

# Specification

## Quality Standards

The overall quality standard for the project shall be that which is expected from a contemporary quality office development. The project is to comply with all current British or European Standard Statutory Regulations, and good practice. However these are to be considered as the minimum requirements

Achieving a BREEAM rating of Excellent

## Occupancy

**Occupancy Density** One person per 10m<sup>2</sup> of net lettable office area for design of lifts and building services

**Means of Escape** One person per 6m<sup>2</sup>

**Cooling/Heating** One person per 10m<sup>2</sup>

**Sanitary Provision** One person per 12m<sup>2</sup> on a 60/60 split

**Divisibility** Building is designed for fully independent occupation on a floor-by-floor basis with each floor plate being divisible into 4 distinct lettable areas

**Office Depths** 18m maximum

**Central Columns** Generally on a 9m grid

**Division Module** 1,500mm

**Floor Heights** All floors to have minimum false ceiling height of 2,750mm minimum above FFL. Structural and services zone to include heating and cooling and lighting zones and notional 150mm raised floor zone, overall FFL/FFL to be 3.850m for all floors

**Floor Loadings** 2.5 + 1.0 + 1 kN per m<sup>2</sup> for office floors

**Service and Suspended Ceiling Loading**

**Roof Loads** To comply with BS 6399 Part 3

**Plant Loads** 7.5Kn per m<sup>2</sup> for plantroom area

**Raised Floor Zone** 150mm (overall)

**Ceiling Lighting Zone** 150mm

**Services Zone** 550mm clear void

## External Finishes

**Elevations** The building elevations will generally be a curtain walling system to include clear glazing and opaque glass insulated spandrel and vertical panels, metal cladding panels and external brise soleil to areas of the facade

Windows to be polyester powder coated thermally broken frames.

A Structural Glazing curtain walling system will be utilised to the front entrance screen

**Roof/Terrace** Combination of green roofs, landscaped terraces with appropriate paving and circulation materials and high performance proprietary roofing system

**Roof Access** Office terrace to be a combination of green roofing, landscaped/paved with S/S and glazed balustrade to perimeter

## Internal Finishes

**Walls** Generally emulsion painted plaster walls

**Raised Floor** Notional 150mm overall raised floor system PSA MOB medium grade to provide a nominal zone of 100mm average clear void using 600×600 mm fully encapsulated panels on an adjustable steel pedestal system

**Ceiling** Notionally 1,500 × 300mm perforated demountable metal suspended ceiling micro perforated plank system with plasterboard margins

**Doors** Solid core FSC Straight Grain Wenge or similar approved

Doors to cores and staircase to have full height fire rated glazed vision panels

**Ironmongery including Locking Facility** Satin stainless steel ironmongery. Sub-mastering per floor with single grand master

**Skirtings** Dry lined plaster and emulsion with square-edged painted MDF skirting's

## Reception and Main Circulation

**Walls** Generally emulsion painted plaster walls on drylined or blockwork walls

**Floor Finishes** Natural stone flooring (varying widths) to reception area

**Ceiling Finishes** Glazed atrium with emulsion painted plasterboard to soffits and landings with perforated sprayed mdf access panels under balconies

**Lighting** Specialist lighting to be utilised in the reception and circulation area

**Doors** Motorised fully glazed circle slide door with integral floor mounted air curtain and entrance matting

**Reception Desk** Provision for reception desk. Reception desk by tenant

**Feature Wall** Feature walls to architects design behind reception desk to run full height of entrance void

**Balustrading to Walkways** 'Continuous' Glazed Sides with Stainless Steel balustrade - fixings to be Stainless Steel. Feature lighting to leading edge of walkway

**Phones + Power Facilities** Provision of floor boxes adjoining seating and reception desk positions. Wiring by tenant

**Control Panels** Fire alarm control panel and Disabled Refuge Call Station in accordance with fire service requirements with ventilation fan and time-clock overrides

## Toilets

**Type** Male and female and disabled facilities

**Wall and Skirting Finishes** Painted plastered or plasterboard walls. 125mm stone skirting

**Floor Finishes** Floor screed with tiled floor

**Ceiling Finishes** Plasterboard ceilings with demountable metal planks in the WC cubicles only. No M + E access via plasterboard ceilings

**Vanity Units** Natural stone with top mounted basins porcelain basins

**Taps** Water saving type complete with click cartridges

**Hand Dryers** Brushed stainless steel hand driers to be provided

**Mirror and Lighting Facilities** Mirrors to ceiling from vanity unit level to length of vanity unit. Also full height mirrors with lighting above

**WC Cubicle Design** Full height proprietary cubicle partitions integral with UPS system with coat hooks, door stops and associated ironmongery. Doors to be natural wood veneer

**Disabled Toilets** Disabled toilet facilities to be provided at all floor levels. Fixings to be in stainless steel, exposed services to be finished in chrome

# Specification

## Showers and Cycle Changing Facilities

**Size and Location** Located within cores with separate facilities for each building wing

**Shower Facilities** Shower units to each changing area. Showers connected to boosted HW system. Location in cores

**Wall and Skirting Finishes** Walls to shower cubicle areas to be tiled with 300 × 300mm module

**Floor Finishes** Floor screed on void filler with 1,200 × 400 natural stone finish throughout

**Ceiling Finishes** Plasterboard painted

**Lockers** To be provided within changing areas

## Lifts

**Lifts Size and Speed** Three nominal 13 person passenger lifts (one oversized) with 1,100mm wide opening doors, serving reception up to second floor with group controls

**Goods Lift** Knock out panel for future flexibility provided within each building wing

**Door and Frames** Stainless steel door coverings with stainless steel frames. 900mm wide openings

**Internal Finishes** Illuminated ceiling with stainless steel trims/rails and opaque glass panels/mirror. Stone floor finish in passenger lifts

**Call System and Control** Computerized control with floor read out at ground floor level and up and down arrows on other floors. Floor by floor door locking

## Design Parameters

### Heating and Cooling

#### Design Temperatures:

**External** 29°Cdb, 20°Ccwb

**Internal Design Temperatures for Office Areas and Reception** Winter 20°C ± 2°C, Summer 24°C ± 2°C

No humidity control

## Cooling Loads (Office Area)

**Lighting:** 15 W/m<sup>2</sup> of lettable area.  
**Equipment:** 25 W/m<sup>2</sup> of lettable area  
**Occupancy:** One person per 10m<sup>2</sup> of lettable floor area @ 90W/person

**Outside Air Maximum Supply Ventilation Rate** 12l/s/person based on 1 person/10m<sup>2</sup> of lettable floor area

**Noise Level (Office Area)** NR38 - 40 at 1,500mm above FFL

**Controls** A fully automatic BMS control system to control the heating and cooling central plant and the office fan coil units

## Lighting

**Lighting Levels to all Areas** Lighting to have high frequency control gear, daylight and occupancy movement sensors. Lighting to office areas to be within 350 - 500 lux maintained average in open plan. Lighting to core areas to be 200 lux maintained (min)

**Type of Light Fittings** Office lighting to be 1,200 × 600mm fluorescent fittings suitable for computer office use. As set out in the spirit of CIBSE LG7 (2005). Building Services specification

Fittings in core areas to be a mix of ceiling down-light and wall mounted fittings and stair areas to be wall mounted fittings

**Special Lighting** Specialist fittings in entrance areas, feature lighting to external areas

**Emergency Lighting** Local packs to feed light fittings in office and core areas to provide emergency lighting to the Local Authority's standard and BS 5266

**Security Lighting** Wireways to be provided around the buildings and linked to electrical service core risers

**External Lighting** Car park and external building lighting to be provided to a coordinated scheme

**Light Switching Flexibility** All lighting installations to be automatically switched with provision for occupier override

**Environmental Performance and Sustainability** The building is designed to achieve a BREEAM rating of Excellent and an EPC of 'B'

The following environmental and energy efficiency measures have been incorporated into the building design:

## Enhanced Fabric Thermal Performance

Providing high quality, flexible, contemporary office space, with a high performance facade. This will incorporate enhanced building fabric U-values to exceed current Building Regulations Part L2A 2010 minimum requirements

**Solar Power** The integration of solar technology into the roof of the building. The site's hot water demand is supplemented by a solar powered system. Roof mounted photovoltaic panels provide a significant contribution to onsite electricity demand

**Passive Solar Control Measures** To prevent overheating and consequently reduce electrical load due to heating and cooling, the design utilises external shading on the east, south and west façades as well as high performance solar coated and opaque glazing

**Daylighting and Lighting Controls** The availability of daylighting within the office area is maximised to reduce energy demand

High energy efficiency lamps and luminaries are to be provided, where suitable, with PIR sensors and daylight controls

The above measures will substantially reduce the energy consumption of the building

**Green Roofs** The biodiversity of the site is greatly enhanced by the adoption of living roofs. The green roof areas reduce summer cooling demands within the building and provide natural attenuation to rainwater

The roofs also provide excellent amenity space for the office occupants

**SUDs** Sustainable Urban Drainage systems through the scheme

**BEMS** The development will utilise a Building Energy Management System

## Parking and Cycling Facilities

### Parking Facilities

298 carparking spaces

**Cycling Facilities** 78 secure covered cycle stands and the building has dedicated showers, lockers and changing areas to each level

**Power** Capacity to the site is 800kVA