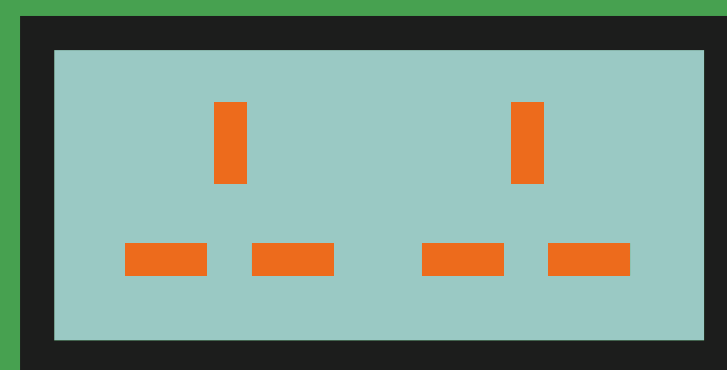
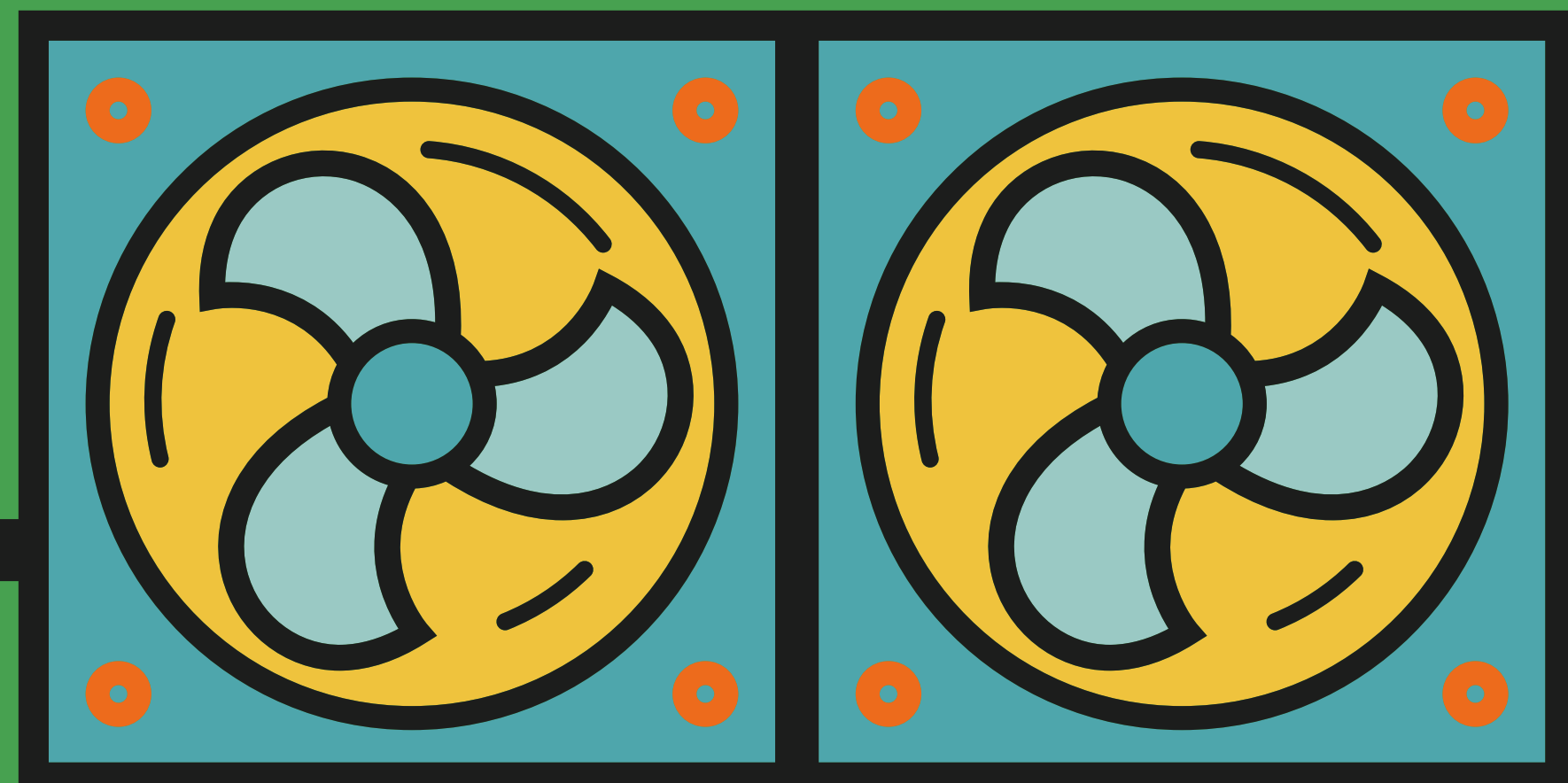
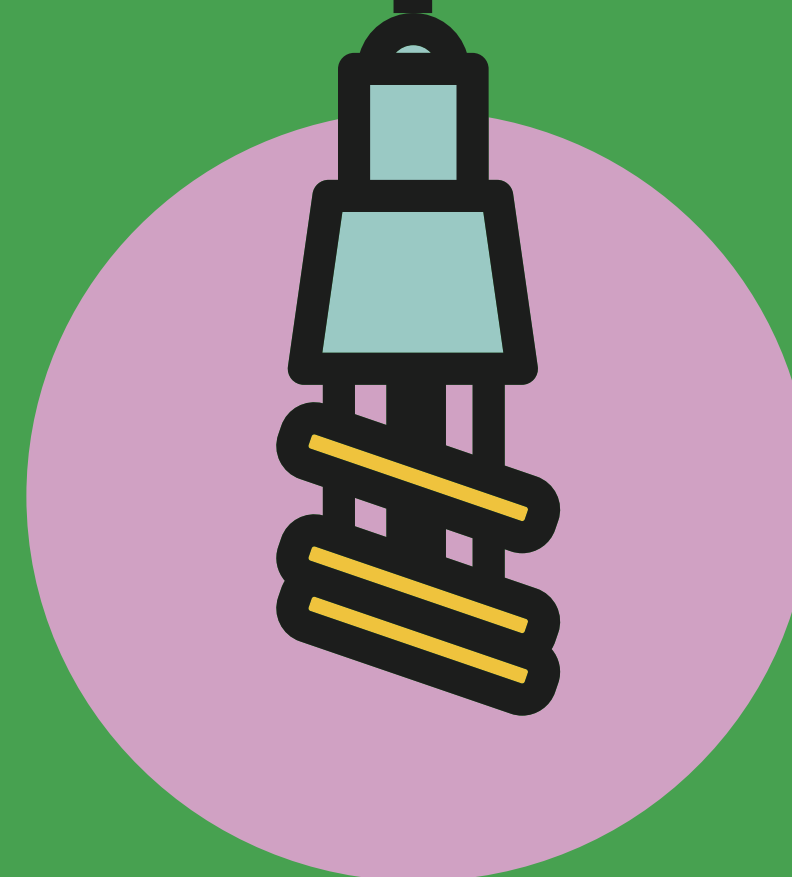
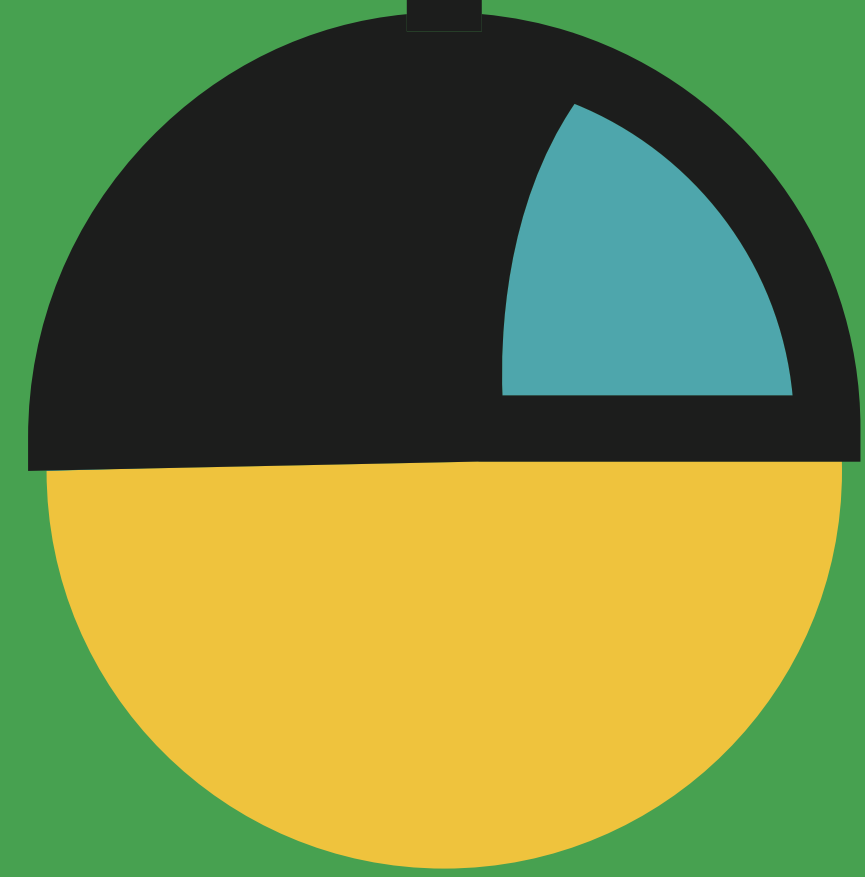


THE SPECIFICATION



DETAILED SPECIFICATION

Design Criteria

Occupancy

Office space – 1 person per 8 sq m (NIA).

Means of Escape

Lower Ground floor – Fourth floor:

1 person per 6 sq m (NIA).

Fifth floor: 1 person per 8 sq m (NIA).

Sanitary provision

1 person per 8 sq m (NIA) based upon 60% male / 60 % female.

Lifts

Lift provision at 1 person per 4m² (NIA).

4 Passenger lifts to office floors.

1 lift to roof terrace.

1 service lift serving ground & lower ground.

Cycling & changing facilities

105 Cycle Spaces.

8 Showers.

92 Lockers.

4 Pool bikes.

Comms

Diverse comms intake and comms room each at lower ground floor.

Key Dimensions

Lower Ground

Raised floor: 150mm.

Finished Floor to Ceiling: 2,800mm.

Ground Floor to Fourth Floor

Raised floor: 150mm.

Finished Floor to underside of lighting / Services: 2,800mm.

Finished Floor to exposed soffit: 3,200mm.

Fifth Floor

Raised floor: 140mm.

Finished Floor to underside of lighting / Services: 2,810mm.

Finished Floor to exposed soffit: 3,210mm.

Structural Floor Loadings

Office floor: 3.5 kN / m²

Plant Areas: 7.5 kN / m²

Roof Terrace: 1.5kN / m²

Balcony : 4.0kN / m²

The structure comprises a reinforced concrete frame. Each floor plate has two structural soft spots provided to facilitate future openings between floors.

Building Services

Outside air provision at 12 litres / second / person based on occupancy density of 1 person per 8 sq m (NIA) +10% allowance for meeting rooms.

Manually operated openable windows are provided throughout the building.

Building services systems can be managed and controlled by occupiers via the smart building technology.

Capped services provision

10 W / m² of additional tenant cooling provision on each floor via chilled water pipework connections.

Tenant condenser plant area available on the Level 5 terraces for future tenant cooling requirements.

Capped provision for domestic water for future tenant tea points.

Metering

Individual metering provided for the following:

Heating and cooling.

Electricity usage (lighting and small power metered separately).

Domestic water usage.

Mechanical Services

System is based on 4 pipe fan coil units.

Internal Design Temperature

Summer 22°C (±2°C).

Winter 20°C (±2°C).

Cooling Provision

Equipment cooling load allowance: 15W / m².

Additional 10W / m² capacity (provided at chilled water connections to each floor).

DETAILED SPECIFICATION

Electrical Services

Small Power 25W / m² (on floor infrastructure).

Lux Levels on working plane : 350–500 lux average.

Lux Levels stairwells: 150 lux.

Lux levels in washrooms: 200 lux.

Lux levels in circulation spaces: 150-200 lux.

Lighting Controls: Daylight responsive energy saving controls, including passive infrared (PIR) sensors.

Lighting power 8 W / m².

Acoustic Criteria

The office accommodation is designed in accordance with BCO and BREEAM guidance to ensure noise levels are with the appropriate Noise Ratings (NR):

NR 38: office areas.

NR 40: Reception and circulation areas.

NR 45: WCs.

Certification

BREEAM: 'Excellent' rating targeted.

Energy Performance Certificate (EPC): 'A' rating targeted.

Wired Score: 'Gold' rating targeted.

Cycling Score: 'Platinum' targeted.

Sustainability

Passive and active measures are employed throughout the design to create a highly efficient and sustainable building fabric.

The building architecture provides an effective passive control, providing naturally lit office floors and a very efficient thermal performance whilst also mitigating solar gain and glare.

Manually operated openable windows are provided to all office floors to supplement the building services fresh air provision. An array of photo-voltaic cells at roof level provides a source of renewable energy.

Efficient building services equipment (including heat recovery, low specific fan power air handling plant and variable speed pumping) have been specified along with high efficiency lighting incorporating daylight sensors to maximise the performance of the building systems.

As a whole these measures enable the building design to target BREEAM 'Excellent' rating and an EPC 'A' rating.

Connectivity

Connectivity of the building has been designed to achieve Wired Score -Gold Standard. This includes two diverse telecommunications intakes and two separate dedicated comms rooms to the lower ground level along with future proofing to risers and other building elements. Free Wi-Fi will also be provided in public areas.

The building possesses the latest in smart building technology with B-Grid sensors installed throughout the building. These collect real time data from around the building to enable the occupiers to gather and process information to optimise and tailor their building environment.

Terraces

A communal roof terrace is accessible to all building occupiers and accessed via a dedicated lift and stair.

Fourth and Fifth floors benefit from private terraces.

Second and Third floors benefit from private balcony spaces.

The lower ground floor offices benefit from external courtyard.

Cycling

The building is provided with a cycle store at lower ground, with spaces for 105 cycles and a cycle repair station. Four pool bikes are provided for the use of the building occupiers. Shower and changing facilities are provided along with lockers. The design is targeting a Cycle Score 'Platinum' rating.