

SPECIFICATION

GENERAL DESIGN

Floor to Ceiling Heights

| | |
|-------------------|------------|
| Level 9 | 2.55m |
| Level 8 | 2.65m |
| Level 7 | 2.60m |
| Level 6 | 2.75m |
| Level 5 | 2.75m |
| Level 2 – level 4 | 2.80m |
| Ground – level 1 | 3.06m |
| Lower Ground | 2.80/2.40m |
| Basement | 4.05m |

Grids

| | |
|---------------|-------------|
| Column grid | 6.0 x 12.0m |
| Planning grid | 1.5 x 1.5m |

Floor Loading

| | |
|----------------|--|
| Office floors: | 3.0kN/sq m |
| | plus 1.0kN/sq m for demountable partitions |

Occupational Densities

| | |
|-------------------|---|
| Workplace density | 1:8 sq m |
| Cooling | 1:8 sq m (at 90W per person) |
| Ventilation | 1:8 sq m (at 12 l/s/person) |
| Public health | 1:8 sq m (at 15 l/s/person) |
| Lifts | 1:10 sq m |
| Toilets | 1:10 sq m (60:60 ratio) |
| | The toilet density can be increased to 1:8 by providing one additional urinal per floor |
| Fire Escape | 1:6 sq m |

VEHICULAR ACCESS PROVISION

Loading/Unloading

Loading bay access from Wood Street

Cycle Storage

- 187 secure bicycle spaces provided at lower ground floor accessed via the loading bay
- 187 lockers
- 15 showers including a unisex accessible shower

LIFTING

- 4 x 13 person destination hall call passenger lifts
- 1 x 13 person destination hall call goods/fire fighting lift

RECEPTION FINISHES

Composite stone walls with a cast grasshopper wing motif feature wall

Typical Office Floors

- White emulsion painted internal wall
- Plank metal tiled suspended ceiling with integrated lighting
- Acoustic plasterboard ceiling with integrated lighting on level 9
- Natural anodised aluminium blind boxes
- Metal tiled raised access floor:

| | |
|-------------------|-------|
| Typical floors | 195mm |
| Level 1 & level 9 | 300mm |
| Level 7 & level 8 | 150mm |

SPECIFICATION

MECHANICAL AND ELECTRICAL SERVICES

Electrical Criteria

| | |
|--|-------------|
| Lighting | 10.0 W/sq m |
| Small power (general office) | 25.0 W/sq m |
| Future small power (general office risers) | 10.0 W/sq m |
| Mechanical Cat A power | 3.0 W/sq m |
| Diversified mechanical plant | 65.0 W/sq m |
| Passenger lifts peak | 11.5 W/sq m |

Lighting

| | |
|-------------|--|
| Office | 300 – 500 lux (target average 400 lux) |
| Reception | 300 lux |
| Toilets | 200 lux |
| Plant rooms | 200 lux |
| Entrance | 150 lux |

Outdoor Air

12 litres per second per person

Internal Temperatures

Average internal design temperatures for offices:

| Levels 1–8 | |
|------------|-----------------------------|
| Summer | 24 degrees (+/-1.5 degrees) |
| Winter | 22 degrees (+/-1.5 degrees) |
| Level 9 | |
| Summer | 26 degrees (+/-1.5 degrees) |
| Winter | 22 degrees (+/-1.5 degrees) |

Air-Conditioning

A refrigerant VRF air-conditioning system serves all office floors powered from tenant distribution boards which are sub-metered. Central fresh air and extract services to each floor

Cooling Power Load Capacity

- 25 W/sq m small power
- 10 W/sq m lighting

Fire System

2 fire escape stairs

CCTV

Concealed and discreet system covering the main entrance, fire exit door, ground level generally and lower ground level. Provision for future installation at terraces to be provided. Access control system and intruder alarm to be provided to monitor perimeter doors, system to be capable of extension into fit out areas

Roof

Plant provided on level 9

Outside Space

Terraces provided at level 7 and level 9

Refuse

Waste and recycling storage facilities provided in the loading bay

Sustainability

BREEAM 'Very Good' rating