

specification

1.0 Building specification

1.1 Structure

Structurally the building is composed of a steel frame and concrete cores. The core structures are in-situ concrete walls, with non-load bearing blockwork partitions.

1.2 Dimensions

Finished floor to finished ceiling height for office floors
3.1m

Finished floor to finished ceiling height for main entrance lobby
3.1m

Raised floor zone
780mm (floor to top of raised tile)

Lighting zone
The lighting layout is based upon linear recessed 1200mm x 300mm LED luminaires orientated perpendicular to the external façade. Luminaires are typically spaced at 3.1m centres parallel to the façade & 3.0m centres perpendicular to façade.

The general office lighting is supplemented by circular downlighters located adjacent to the inner atrium zone.

Structural grid
4.8m grids running east to west and 15.4m single spans running north to south.

Planning grid
1.2m x 1.2m

1.3 Occupancy standards

Ventilation and cooling
1:8 m² NIA

Lifts
1:10 m² NIA

Means of escape
1:6 m² NIA, phased evacuation.

WCs
1:12 m² NIA at 60% male and 60% female split.

1.4 Floor loadings

The floor slabs are designed to accommodate the following uniformly distributed live loads:

Office floor areas (typical)
3.5 kN/m² + 1.0 kN/m²

Ground floor
7.5 kN/m²

1.5 Acoustics

The building fabric including internal structure, partitions and shafts have been designed to meet the following noise criteria:

Offices – NR38
Washrooms – NR40
Reception – NR40

1.6 External envelope

The external walls comprise insulated cavity masonry construction with stonework cladding externally & blockwork inner walling. Individual windows are set within the stone façade on a regular module between the main steel frame following the 1200mm planning module.

2.0 Internal finishes

2.1 Office

Walls
Internal walls have been constructed as full height block work or metal frame plasterboard partitions and provide fire protection as required to meet statutory regulations.

Floors
Fully accessible standard grade raised access metal tile flooring to meet the requirements of BSEN 12825.

Clear 750mm floor void (nominal)

Ceilings
Suspended ceilings using 1200x300mm metal perforated plank tiles on a 1500mm module. The ceiling system is laid out on 1200x300mm modular plank system.

Ceiling void of 830mm (slab to metal tile)

Blinds
Manual solar blinds are required as part of the façade thermal modelling and provides general glare control around the building.

Tenants will have to provide their own roller blinds for the glazed façade to the atrium to landlord approved model & specification set by the Cat A design team.

2.2 Washroom areas

Walls
Laminate stainless steel finish skirtings, with painted plasterboard walls and floor to ceiling integrated pvc laminated duct casing in cubicles to conceal WC cisterns and plumbing services.

Floors
Large vitrified matt porcelain tiling on levelling screed.

Ceilings

White painted plasterboard and demountable perforated metal ceiling panels.

2.3 Staircases and lobbies

Walls
White RAL 9010 vinyl matt emulsion paint on concrete core walls. Existing painted drylining.

Office core walls
White painted drylining with painted MDF skirtings.

Floors
Existing painted concrete as existing.

Ceilings
White vinyl matt emulsion on drylining.

2.4 Lifts

Lift car interiors comprise of mirrors and stainless steel cladding to walls, large format tiles to floor and metal painted soffit with LED lighting.

2.5 Sanitary fittings

Good quality white vitreous chinaware, including floor mounted wc pan, seat & cover with wall mounted urinal bowls with concealed flushing valves and with Corian moulded basin troughs with automatic spray mixer taps & concealed soap dispensers.

2.6 Bicycle racks

84nr secure and weather protected bicycle racks shared amongst all tenants of the building.

2.7 Showers

One dedicated shower and two disabled toilets with the provision for showers will be demised on floor to the tenant.

A separate changing / shower facility is provided for use by all tenants in the loading bay having 6nr shower and 2nr WC cubicles with lockers and a drying room. A number of the lockers will be allocated to individual tenants.

2.8 Signage

Statutory and wayfinding signage shall be provided throughout the building.

2.9 Tenant provisions

The building has an additional tenants generator.

The building is capable of being occupied by up to three separate tenants per floor.

Plumbing and drainage connections are available for extension by the Tenant to teapoints adjacent to the WC cores.

2.10 Servicing

Service access is provided via a separate entrance off Northumberland Street. The main goods lift in Core 1 is accessed directly from the loading bay and serves all floors.

3.0 Mechanical services

3.1 Design criteria

External conditions
Summer 29°C db 20°C wb
Winter -4°C db

Internal conditions
Offices
Summer 24°C db +/-2°C
Winter 20°C db +/-2°C

WC's
Winter 18°C min

Ground floor reception
Summer 24°C +/-2°C db
Winter 20°C +/-2°C db

Base cooling loads
Office lighting 12 W/m2

Office small power 25 W/m2 at the terminal unit
Occupancy density of 1 person per 8m2 @ 90W/person sensible.

Ventilation rates
Offices 14/sec per person based on 1 person per 8m2
WC supply: Make-up air from offices
WC extract: 10 air changes/hour.

3.2 HVAC strategy

Ceiling mounted four pipe fan coil comfort cooling and heating system.

Roof mounted fresh air plant provides tempered fresh air to all floors to each of the three cores.

The central cooling plant serving the building consists of multiple water cooled chillers at basement level. A 24 hour chiller circuit is available for connection by tenants.

The central heat generation plant serving the building consists of gas fired boilers, located at basement level.

The tenant can install individual controls to vary the temperature within their demise subject to Landlord approval.

There is a building strategy for out of normal office hours HVAC use, if a tenant requires this additional control.

4.0 Electrical services

4.1 Design criteria

Office lighting 12 W/m2 @ 400 lux.

Office small power 25 W/m2 with additional 10W/m2 at riser.

4.2 Metering

An MID approved energy metering system will allow direct billing to be available from each switchboard for individual tenants.

4.3 Standby power provision

Landlord life safety generator provided as required by Building Regulations.

4.4 Lighting

Lighting has been designed taking account of the requirements of CIBSE code for interior lighting, LG7. The tenant fit-out will then be able to deliver full compliance.

Emergency lighting is provided to satisfy Building Regulations.

4.5 Lifts

Passenger lifts
8 x 21 person passenger lifts in two banks of four, situated in cores 1 and 3.

Lift speed 2.5m per second.

Firefighting lifts
Three 630kg fire fighting lifts are provided in 3 cores of the building.

Goods lifts
One 3,000kg goods lift serves all floors from ground upwards.

One 1350kg goods lift serves ground and basement from within the loading bay.