

ARCHITECTURAL DESIGN SPECIFICATION

EXTERNAL FINISHES

Dark painted brick to all external elevations.
Re-paved external entry courtyard and planting.
Projecting portal to main entrance.
Double glazed aluminium curtain walling with Brise Soleil.
New metal balustrades around third floor terrace.
Double glazed aluminium sliding doors and curtain walling to terraces.
Accessible non slip tiled terrace at third floor level with bespoke privacy screening.

INTERNAL FINISHES (RECEPTION)

Timber lined feature walls.
Large format porcelain floor tiling.
Welded metal plate portal feature incorporating feature lighting.
Bespoke reception desk.

INTERNAL FINISHES (OFFICES)

Ceiling

Fairfaced concrete soffit with exposed HVAC services mounted above floating ceiling rafts set 2.8m above finished floor level.

Floors

Medium grade access floor.
Large format porcelain floor tiling and skirtings to toilet corridors and WC cubicles; matching non-slip floor tiles to showers.

Walls

Painted plasterboard to offices generally.
Painted plasterboard/laminate panel to toilets with full height tiling to showers and behind WC washbasins.

Doors

Painted solid core timber doors to core, toilet lobbies and WC cubicles; Flush riser doors powder coated metal.

WC Areas

Metal framed glazed doors from cores to each floor.
Painted plasterboard ceilings to toilet corridor with access panels as required; washrooms fully accessible from core at all levels.
Large format porcelain floor tiling and skirtings to toilet corridors and WC cubicles.
Painted plasterboard/laminate panel to toilets with full height tiling behind washbasins.

WC/Shower Areas (Lower Ground only)

Solid grade laminate shower cubicles and doors.

INTERNAL FINISHES (STAIRS AND COMMON PARTS)

ALL LEVELS

Ceiling

Fairfaced concrete soffit with exposed services.
Painted plasterboard ceilings to lower ground floor toilet corridor and showers with access panels as required.

Floors

Painted screed generally and to plant areas.
Sheet vinyl to stairs and landings.

Walls

Painted plasterboard to common parts.

Doors

Paint finished timber doors within cores.
Laminate faced timber panelised doors to WC and SGL faced shower cubicles.

PARTICULAR LOWER GROUND AREAS

WC/Shower Areas (Lower Ground only)

Painted plasterboard/laminate panel to toilet walls with full height tiling to showers and behind WC washbasins.

Large format porcelain floor tiling and skirtings to toilet corridors and WC cubicles; matching non-slip floor tiles to showers.

Cycle Storage

Fairfaced concrete soffit with exposed services.
Painted brick floor.
Secure fencing and automated door control.
Vertical hanging cycle racks and lockers for folding bikes.

Lockers Area

Painted plasterboard to walls and ceiling.
Laminate faced SGL.
Large format porcelain floor tiling and skirtings.
Metal double lockers incorporating ventilation for drying.

MECHANICAL & ELECTRICAL SPECIFICATION

EXTERNAL DESIGN CONDITIONS

Winter:

-4°C, 100% relative humidity.

Summer:

+31°C db 21°C wb.

Heat Rejection Equipment:

Summer +35°C.

Outside Air Provisions:

12 l/s per person assuming occupancy of 1 person/8m².

INTERNAL DESIGN CONDITIONS

Heating

Plant room:

10°C relative humidity uncontrolled.

General office areas:

20°C ± 2°C relative humidity uncontrolled.

Toilets:

20°C ± 2°C relative humidity uncontrolled.

Cooling

General office areas:

24°C ± 2°C relative humidity uncontrolled.

All temperatures quoted are air temperatures (dry bulb) in accordance with BCO guidelines, as measured at the control sensor position.

Outside the normal external temperature conditions, the internal temperatures may fall outside the specified limits. Note that the plant will continue to operate to the extreme operating temperatures, but at reduced capacity.

OCCUPATION DENSITY

1 person/8m² for general office floors.

1 person/6m² for means of escape.

1 person/10m² for WC and lifts.

Cores are calculated at 80% utilisation of workplace density.

VENTILATION STRATEGY

GENERAL OFFICE AREAS

VRF ducted units at high level to all floors providing heating and cooling.

1.5 litres/sec/m² (12l/s/p at 1 person per 8m²).

TOILET EXTRACT

8 ACH extract, with supply from same system at a reduced rate to ensure negative pressure.

AIR INFILTRATION RATE

The fabric shall be designed to achieve an air infiltration or 5m³/m² @50Pa.

DESIGN INTERNAL HEAT GAINS

People:	80 W/person	(Sensible)
	60 W/person	(Latent)
Lighting:	Offices	10 W/m ²
Small Power:	15 W/m ² to office areas with allowance of 10% additional for tenant fit out.	

PLANT REDUNDANCY

Main heating and cooling plant (VRF) comprises of multiple separate systems per floor, each sized to meet the peak load for respective part of the floor. Minimum of two systems to be provided for each floor which will minimise impact on tenant's, in the event of a single VRF system failure.

Single system on third floor.

ELECTRICAL POWER PROVISION

Electrical Supply:

The building has a SSE substation on site. The maximum capacity for the building is 911kVA.

Small Power:

15W/m² (diversified to 15W/m² at the main LV panel).

Spare Capacity:

10% 10W/m² spare capacity in riser to cover tenant IT equipment rooms etc.

Lighting (office):

10W/m².

Mechanical Plant:

To suit selected systems.

Floor void to office floor plates to be minimum of 150mm. 375–420mm (Nom).

STANDBY GENERATION

Ability to install a generator to the main LV panel to fully back to building power service.

LIGHTING

Offices	300–400lux
	(infrastructure capable of 500lux)
Entrance area	200lux
Stairs	100lux
Basement and plant	100lux

Working plane	(generally) 0.75m
Uniformity	0.7

Lighting to be designed in accordance with CIBSE LG7. LED lighting fittings to be used.

Design Criteria:

Lighting load allowance: 10 watts per m².

Small power:

Incoming supply sized at 15 Watts per m² plus spare capacity.

COMMS

Two incoming rooms with dedicated comms risers which are shared between tenants.

Two risers allowing a tenant taking a single floor to use an A and B riser for resilience.

Backbone connect.

CONTROLS/FIRE ALARM/ ACCESS CONTROL

Integrated Salto access control system installed within the building.

Wireways included for ease of tenant installation.

Intelligent control integrating lighting, environmental systems and access control.

CCTV and Access control to achieve Secure by Design standard.

NOISE CRITERIA

Building services noise should be controlled to meet the following noise ratings in Category A Fit-Out condition, these criteria are drawn from BCO Guide 2019 and CIBSE Guide A.

Open Plan Offices	NR40
Entrance Lobbies	NR40
Circulation Spaces	NR40
External Terrace Areas	NR45
Toilets	NR45

ENERGY AND SUSTAINABILITY

The key benchmarks for the buildings energy and sustainability performance shall be:

Compliance with planning requirements.

Compliance with Part L of the Building Regulations.

Achieving a BREEAM "Excellent" rating and targeting an EPC rating of B.

Building Management System (BMS) Automatic control system to provide control and monitoring of the mechanical engineering systems and plant.

LIFTS

The vertical transport strategy shall be designed fully in accordance with BCO guidelines, as indicated below:

Criteria	BCO 2019 Specification
Effective density	1:10m ² NIA
Up peak average journey time from lobby to destination floor	52 seconds

Passenger lift provision:

2x 1,350kg / 18 person.

Shared passenger/goods lift with drapes and concealed hooks.

HOT AND COLD WATER SYSTEMS

Cold water storage:

12l/person/day based on 1/8m².

Hot water storage:

N/A (point of use).

Provision of shower facilities for cyclists adjacent to Cycle Storage.