

Finish

technical specification

(for third and part sixth floors)

1.0 The building

The building underwent a major refurbishment in 2008 to include re-modelling the entrances and receptions, replacement and enlargement of the lifts, and redecoration of the common parts. The office accommodation on the 3rd floor was modernised and redecorated incorporating new air conditioning, raised floors, lighting, internal glazing and toilets. The part 6th floor was fully refurbished to the same specification in 2015.

The building provides high quality grade A open plan office accommodation with an equivalent standard of public areas particularly the entrance reception, lifts and toilets.

2.0 Offices

2.1 Occupancy level

Escape	1 person per 10m ² (108 ft ²)
Internal heat gains	1 person per 10m ² (108 ft ²)
Toilet accommodation	1 person per 10m ² (108 ft ²)

The toilets are designed as “unisex superloos” and assumed occupancy rate is on the basis of 50/50 male/female.

Hours of access

The building is designed such that the offices can, if required, be occupied 24/7.

2.2 General office floor dimensions

Raised floor zone	265mm
Floor to ceiling height	3rd and part 6th floor 2,500mm
Slab to slab height	
3rd floor	3,060mm
Part 6th floor	3,080mm

3.0 Internal finishes

3.1 Office areas

The office floor comprises a fully accessible metal tile raised floor system consisting of 600x600mm tiles mounted on adjustable pedestals.

Skirting throughout all offices and circulation space is 150mm high painted MDF.

All walls in plasterboard and columns finished with an emulsion paint finish.

Ceiling is plasterboard with an emulsion paint finish.

Provision can be made to enable blinds to be installed by the tenant.

3.2 Toilets

The toilet floor consists of non slip 450x450mm ceramic floor tiles with 450x150mm matching skirting.

Stud walls with decorative water resistant panels on the outside. This external styling is carried through into the toilet cubicles as feature panels behind the toilet and wash hand basins.

Ceilings are plasterboard with an emulsion paint finish.

White vitreous china WC suites and all fittings are in high quality chrome / stainless steel finish.

Special disabled white vitreous china WC suite and wash hand basin are provided in the disabled toilet complete with high quality chrome / stainless steel finish.

Mirrors are installed in all WCs.

3.3 Entrance hall

The floor is a limestone tiled finish with inset matwell to tone in with the flooring.

Ceilings are plasterboard with an emulsion paint finish. Bespoke reception desks are located in north and south reception areas in materials to match the rest of the reception area.

Glass surrounds to north core entrance door are back illuminated with low voltage cold cathode lighting.

3.4 Staircases

Carpeted to include suitable nosings with contrasting inserts. Fire resistant dry lined walls with an emulsion paint finish. Ceilings are plasterboard with an emulsion paint finish.

3.5 Lifts

3rd floor can be accessed via four 12 person passenger lifts (two in each core).

Part 6th floor (north) can be accessed via two 12 person passenger lifts (north core only).

3.6 Tea kitchens

Water supply and drainage is provided to each core on all refurbished floors.

3.7 Telecommunications

Space is provided in office risers for the use of tenants in the distribution of voice and data services throughout the building. The risers are suitable for Category 6 structured cabling system.

3.8 Secondary glazing

All existing office windows have high quality openable secondary glazing. The mullions and transoms, where necessary, align with the external windows. The secondary glazing was installed to improve both the acoustic and thermal aspects of the office accommodation. Each window is single hinged wherever possible to avoid internal transoms or mullions.

4.0 Mechanical services

The building is heated, ventilated and comfort cooled on the principle of an open plan office concept.

4.1 Offices

Fan coil units are provided to all floors with space provision for future installation of further units, if required, by the tenant.

The units are located within the raised floor at the perimeter of the building. The units incorporate individual electric heaters.

4.2 Reception

Common parts, areas and toilets are heated using electric radiators and fan coil units.

4.3 Toilets

The toilets are mechanically ventilated using individual toilet extract fans located in the ceiling zone.

4.4 General

Air supply and extract plant are located at both basement and roof levels. Heat recovery devices are used to maximise energy efficiency. Air cooled water chillers are located on the roof and provide chilled water to all floors and the main mechanical air handling plant.

5.0 Design parameters

5.1 External design conditions

Summer	29°C DB/20°C WB
Winter	-4°C DB

5.2 Internal design conditions

Offices	
Summer	24°C DB +/- 2°C DB
Winter	22°C DB +/- 2°C DB
Toilet areas, staircases and plant rooms.	
Winter	18°C DB min

5.3 Fresh air supply and extract

Offices	10 l/s /person
Toilet areas	
Extract rate of 8 AC/HR	

5.4 Supplementary heating

All electric heating.

5.5 Internal heat gains / allowance in cooling system.

Occupancy	1 person/10m ² (90W sensible)
Lighting	12W/m ²
Equipment	20W/m ² small power

5.6 Internal noise criteria

Offices	NR 38-45 depending upon speed selection.
Toilets	NR 45

5.7 Gas systems

A gas meter supply is available within the basement plant room.

5.8 Control systems (BMS)

The control system is an open protocol installation with outstations linked via a LAN network. A central head-end facility may be installed at a future date.

5.9 Hot water supplies

Individual electric water heaters are supplied within each toilet area.

5.10 Cold water supplies

A boosted water supply serves all toilet areas.

5.11 Foul drainage

The building is connected to gravity discharge connections into the adjacent highway.

6.0 Electrical services

An LV sub-main installation was installed with busbar risers located to the north and south cores. At each level there are distribution boards installed within the vacant demises with sub-main cables being supplied to the existing tenants’ boards.

6.1 Design criteria

Landlord common areas – Cleaners’ sockets are provided to stairs, common areas and reception.

Office tenant areas – Tenant fit-out based upon 20W/m²

6.2 Lighting levels

Offices	350-400 Lux average (on desk)
Toilets	100 Lux average
Corridors	100 Lux average (on floor)
Plant rooms	200 Lux average (on floor)

6.3 Office lighting

Exposed ceiling mounted luminaries with wiring to luminaries contained within integral conduit recessed within the plasterboard lining of the ceiling. The luminaries have PIR control to individual zones.

6.4 Electrical distribution

The building incorporates electrical supplies to all landlord areas with distribution board provision at each level for tenant fit-out.

6.5 Small power installation

Tenant fit-out.

6.7 Emergency lighting

Integral within the general office luminaries and adjacent to exit signage to means of escape and in accordance with BS 5266.

6.8 Fire alarm and detection system

In accordance with BS 5839.

6.9 Access control

Wire ways are provided to allow individual control on floor by floor basis.

6.10 Security

A comprehensive security access and CCTV system operates throughout the building and at all entry / exit points.