

full specification

1.0 SUMMARY OF CRITICAL DESIGN DATA

1.1 Dimensions

Planning Grid	1,500mm
Structural Grid: Building No 3	7,500mm x 7,500mm
Buildings No 1 and No 4	7,500mm x 9,000mm
Buildings No 2 and No 5	7,500mm x 7,500/9,000mm
Finished floor to finished ceiling (offices)	2,800mm
Raised floor overall	175 mm
Structural zone	325 mm
Lighting 1 services zone (suspended ceiling)	625 mm
Floorplate width (internal)	
Building No 3	15,700 mm
Buildings No 1 and No 4	18,700 mm
Buildings No 2 and No 5	15,700 mm and 18,700mm

1.2 Loading Criteria

1.2.1 Floor slabs are designed to accommodate the following uniformly distributed live loads:

Office floor areas	4.0 kN/sq m
(Plus 1.0 kN/sq m for partitions)	
Corridors, hallways, stairs, landings	4.0 kN/sq m
Plant rooms	7.5 kN/sq m
Car parking	2.5 kN/sq m
Storage	5.0 kN/sq m
Roof Terraces	4.0 kN/sq m

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2.0 SUPERSTRUCTURE

2.1 Frame

Superstructure above the ground floor slab level is constructed of reinforced concrete framing beams, floors and columns/structural steel framing, to the Structural Engineer's design.

2.2 Plant Rooms

Plant room floors are constructed of reinforced concrete to provide noise attenuation to the office areas below.

3.0 EXTERNAL WALLS

3.1 Elevations: stone areas

3.1.1 Buildings feature storey height reconstituted stonework panels to the entrances and courtyard elevations.

3.2 Elevations: Curtain Wall areas

3.2.1 Main office elevations have a polyester powder coat finished curtain walling system. Spandrel panels are manufactured in aluminium with a polyester powder coat finish to both internal and external surfaces.

Plant room areas are clad in a vertical louvre system in aluminium with a polyester powder coat finish.

3.3 Windows and Curtain Walling

3.3.1 Schuco curtain walling with polyester powder coat finish to elevations. CWCT performance standards and relevant British or equivalent European Standards. The system is electrically bonded.

3.3.2 Double-glazed units are high performance solar control glass and low 'E' clear glass, toughened and heat soaked for thermal shock or safety. Configuration and thickness of double-glazed units to provide the required sound reduction performance.

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4.0 INTERNAL FINISHES

4.1 Reception/Stairs Area and Lift Lobbies

4.1.1 Floors

Honed or polished sealed reconstituted granite to reception area, lift lobbies and galleries.

Office skirting in profiled MDF section.

4.1.2 Walls

13 mm plaster/or skim coated dry lining with 1 mist coat and 2 full coats of matt emulsion.

4.1.3 Ceilings

Glass reinforced gypsum with extruded grid feature to match floor ceiling: patterning. No access provided through ceilings. Concealed services will either be sleeved or maintenance access provided outside the plasterboard area.

4.2 Office Areas

4.2.1 Floor and Secondary Stair

Anti-static, cut pile, carpet tiles 80/20 mix Grade 4, heavy contract wear rating on raised access floor system and laid in accordance with manufacturer's recommendations.

4.2.2 Skirtings

Profiled MDF section with painted finish.

4.2.3 Walls

Minimum 13 mm plaster or skim coated dry lining with 1 mist coat and 2 full coats of eggshell emulsion.provided for tenant blinds.

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4.0 INTERNAL FINISHES CONT...

4.2.4 Ceilings

500 x 500 mm Armstrong Microlook Tegular Dune or similar, housing flush low brightness luminaries and air-conditioning diffusers. Full access facility with all M&E services integrated. All are laser levelled. Sealed fire barriers are provided above the suspended ceiling where required. A plasterboard margin is incorporated at external walls and around columns. Blind boxes are provided for tenant blinds.

4.3 Toilet Areas

4.3.1 Partitioning

Toilet partitioning and ducts to toilet areas are in full height blockwork or studwork. Backs of cubicles are laminated panelling to provide access to ducts. Panels are fully fitted, lipped and balanced on easy release systems.

4.3.2 Walls

Eggshell paint on plaster/drylining (water based) or tiling. Diamond 8 mirrors on plywood backing to selected areas and above washbasins. Full height mirrors are provided to toilets. Splashbacks to wet areas on a sand and cement render backing. Tiled skirtings match the floor finish.

4.3.3 Floors

Reconstituted granite tiles with matching skirting.

4.3.4 Ceiling

Gyproc mf suspended ceiling system and 12.5 mm mr plasterboard with recessed lighting. Ceiling access is provided from the cubicles, via an Armstrong tegular tile with mr properties.

Floor to ceiling height is 2400mm.

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5.0 LIFTS

5.1 Finishes

Hardwood veneer panelling and mirrors to walls, with tiled floor. All landing and car controls have a brushed satin stainless steel finish. Recessed downlighters are incorporated in the ceiling. Doors are brushed satin stainless steel.

One lift in all buildings has top hat section with drop down ceiling panel and is provided with protection drapes and hooks.

5.2 General design

Buildings 1, 2 and 3 will have 2 x 13 person electric traction passenger lifts and buildings 4 and 5 have 3 x 13 person electric traction passenger lifts. All lifts will have a rated speed of 1.0 m/sec and medium speed door systems and have an 'excellent' waiting interval of 20 seconds or less. All are in accordance with the Mechanical and Electrical Engineer's lift traffic survey and specification and to be at least equal to the performance standards set in the BCO Guide 2nd Edition.

A 13 person 1000kg hydraulic goods lift 1100mm wide x 2,100mm deep x 2,200mm high is provided in Buildings 3, 4 and 5 and provision has been made for the potential installation of goods lifts in Buildings 1 and 2.

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6.0 AIR CONDITIONING

6.1 General

Office areas are air conditioned by means of a four pipe fan coil system with supply air delivered to linear supply diffusers or square ceiling mounted diffusers. Return air is drawn into the fan coil unit through the linear or return air diffusers, using the ceiling void as an extract plenum. The air conditioning controls are compatible with a building management system if required by a tenant.

Fresh air is to be supplied to each fan coil unit from a handling unit located in the roof plant room. Boiler installation comprises packaged natural gas fired boilers located in the roof plant room.

6.2 Design parameters

6.2.1 Outdoor design conditions

Summer; 29°C db 20°C wb

Winter; -4°C (saturated)

6.2.2 Office design conditions

22°C +/- 2°C

6.2.3 Occupancy rate

1:10m² for air conditioning

6.2.4 Heat gains

Lighting - 18 watts per sq m

Small power - 25 watts per sq m

6.2.5 Fresh air allowance

1.2 litres per second per sq m

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7.0 ELECTRICAL SERVICES

7.1 Tenants small power distribution

Tenants small power distribution will terminate at the local distribution boards located within the electrical distribution riser shaft. The tenant will be responsible for horizontal distribution.

7.2 Fire alarm

Complete fire alarm systems will be provided to meet the Local Authority requirements.

8.0 TENANT PROVISIONS

8.1 Ducting

Provision has been made for CCTV installation by tenant. Ducts are provided to approved locations plus all car park areas and ducted back to reception desk within each building.

Ducting is provided for tenant external signs, building entrances and between all building units.

8.2 Plant space

Locations have been identified for future tenant's standby generator and future tenant's plant.

9.0 TELECOM CONNECTIVITY

9.1 Local services

The immediate area is served by both British Telecom and NTL and ducts are being created through and off the site for the use of these two service providers. An additional spare duct is being installed to allow further service providers as applicable in the future. The buildings benefit from a duct running between them for potential security and telecoms connections.