

Specification



PLANNING GRID

- 1500mm x 1500mm planning grid



OCCUPATIONAL DENSITIES

- Typical floor occupancy – 1 person per 8 sq m
- Any floor is capable of 1 person per 6 sq m occupancy (up to two floors in total)
- Lifts – 1 person per 8 sq m (assumed utilisation factor of 80%)
- Sanitary accommodation – 1 person per 8 sq m at 60/60 male/female split (assumed utilisation factor of 80%)
- Means of escape – 1 person per 6 sq m
- Services installation – Capacity to enhance 1st and 2nd floors to an occupational density of 1 person per 6 sq m. Systems are based on an occupancy of 1 person per 8 sq m
- Hours of operation – Base engineering systems are capable of continuous 24 hours working seven days a week for normal office usage



CRITICAL DIMENSIONS

- Typical: finished floor to ceiling – 2.85m
- Ground: finished floor to ceiling – 4.9m
- Typical raised floor – 150mm gross
- Enhanced raised floor - 1st and 2nd floors – 200mm- 10th floor – 275mm
- Typical ceiling lighting zone – 100mm



IMPOSED FLOOR LOADING

- 3.50 Kn/m² (+1.0 Kn/m² partitions) generally



AIR CONDITIONING

- Four pipe fan coil units (perimeter) and two pipe fan coil units (internal)



OFFICE TEMPERATURES

- Offices Summer: 24°C +/- 2°C
- Offices Winter: 20°C +/- 2°C
- Entrance/ Reception Summer: 25°C +/- 2°C
- Entrance/ Reception Winter: 21°C +/- 2°C



POWER

- Lighting – 8 W/m²
- Power 25W/m² with 10W/m² upgrade allowance (35W/m² upgrade allowance for 1st and 2nd floors)



WC FACILITIES



LIFTS

- Six passenger lifts
- Density of 1 person per 8 sq m (assumed utilisation factor of 80%)
- Average waiting time (up-peak) – 25 seconds
- Handling capacity (up-peak) – 12% of the served population in a five minute period
- One goods/firefighting lift
- One dedicated firefighting lift
- One vehicle lift (serving Ground, Lower Ground and Basement)
- One cycle lift (serving Ground and Lower Ground and Basement)
- One shuttle lift (serving Ground, Lower Ground and Basement)



BUILDING DESIGN LIFE

- 60 years structure; 30 years cladding; MEPH services design life in accordance with CIBSE Guide M



SUSTAINABILITY

- BREEAM rating – Excellent
- EPC Rating – B (anticipated)



BUILDING AMENITIES

- 11 car park spaces
- 39 motorcycle spaces
- 336 bicycle racks

- Total 17 showers comprising of:- 10 x male showers- 6 x female showers- 1 x accessible shower
- Total 338 lockers comprising of:- 192 x male lockers- 144 x female lockers- 2 x accessible lockers



CONNECTIVITY

- Diverse Comms rooms
- Dedicated independent fibre broadband spine through Hyperoptic offering plug and play day 1 connectivity
- The building has achieved WiredScore Platinum.