



Designed with you in mind.

New best in class office development with contemporary finishes:



Statement entrance and arrival experience



Communal amenity space



Six expansive landscaped terraces with panoramic views



Efficient and flexible floor plates



4-pipe fan coil air conditioning



Occupational density of 1:6m²-1:8m² (1:6m² on levels 1/2)



Floor to ceiling height 2.7m-3m



22 showers



331 cycle racks and 342 lockers

Building Specification

Category A Definition

The office units will be finished to Category A standard.

Category A standard finish shall comprise:

- Raised floors and skirtings
- Suspended ceilings and integrated mechanical and electrical services
- Extension of the mechanical and electrical services above the ceiling and below floors from the riser across the lettable space including cooling and heating systems, office ventilation and life safety systems such as fire alarms, sprinklers and emergency lighting
- Open plan base lighting solution
- Distribution boards
- Statutory signage for means of escape
- Security access control system at entry points from core to office areas and wireways elsewhere
- Decorative finishes to the internal face of the external and core walls
- Decorative cladding to encapsulate internal columns

The Building

Sustainability

BREEAM 2014 New construction: Excellent rating will be targeted. The building will also target an EPC B rating.

WELL Building Standard

The Stage 4 design incorporates elements of the WELL Building Standard V1 Core and Shell.

Summary of Performance Criteria and Key Dimensions

Key Dimensions

Top of raised floor to underside of ceiling — office areas:

- 2,700mm on ground floor
- 2,950mm on 1st floor
- 3,000mm on 2nd floor
- 2,750mm on 3rd to 11th floors
- 2,700mm on 12th to 14th floors

Total raised floor zone:

- 150mm on typical floors (130mm minimum)
- 300mm on 1st and 2nd floors (280mm minimum)

Structural Loadings

Office floors: 3.5kN/m² (live loads) + 1.0kN/m² (partitions) = 4.5kN/m²
5% of floor area at 7.5kN/m²

Staircases: 4.0kN/m²

Roof (access for maintenance): 1.2kN/m²

Plant areas: 7.5kN/m²

Basement (incl. plant areas): 7.5-50.0kN/m²

Loading bay: 15.0kN/m²

Retail spaces (ground floor): 8.0kN/m²

Retail spaces (lower ground floor): 4.5kN/m²

Roof terraces: 4.0kN/m²

Reception: 4.0kN/m²

Bridge: 3.5kN/m²

Parking Provision

Disabled car parking bays: Two including electric vehicle charging point

End of Journey Amenities

Cycle Racks: 286 cycle racks plus 45 folding cycle lockers (331 total)

Cyclist showers and toilets: 22 showers including 2 accessible shower and toilet cubicles; 2 male and 2 female toilet cubicles

Lockers: 342

Drying rooms: 2 male and 1 female

Temperatures

External

Summer: 29°C db (20°C wb)

Winter: -4°C saturated

Internal Office

Winter (mean): 20°C ± 2°C
Uncontrolled % RH

Summer (mean): 24°C ± 2°C
Uncontrolled % RH

Lobbies and reception

Winter (mean): 20°C ± 2°C
Uncontrolled % RH

Summer (mean): 24°C ± 2°C
Uncontrolled % RH

Electrical Services

Office lighting demand: 6W/m²

Office small power: 25W/m²

Office diversified small power: 25W/m² plus 15W/m² over 25% of the NIA

Office fan coils: 6W/m² on floor and in vertical risers

1st and 2nd floors: 150Watts/m²

Landlord's life safety: 400kVA prime rated generators

Tenant generator: Location provided for install by occupier

Lighting Levels

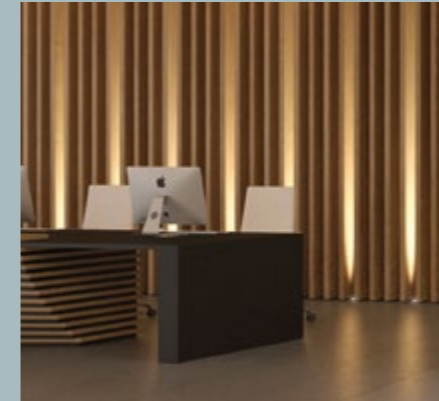
Offices:

- 500 lux average at working plane
0.7 uniformity

- Unified Glare Rating (UGR) ≤19

Lift lobbies: 200 lux

Toilets: 200 lux



8m²
office occupancy
per person



Lift Performance

Population: 1 person/8m² throughout
80% utilisation

Traffic: 85% up, 10% down and 5% inter-floor. Average Waiting Time (AWT) ≤ 25 seconds — Across all floors

Average time to destination: ≤ 90 seconds — for all journeys. AWT can increase to 30 seconds so long as ATTD is ≤ 80 seconds

Goods lift: Dedicated 2,500kg load

Fire-fighting lift: As required by fire strategy

Bicycle lift: Dedicated 18 person/1,350kg load

Future Tenant Provision

Tenant kitchen ventilation risers: Tenant kitchen possible on the top floor

Tenant CER cooling plant: MER and SER. Space provision for tenant 24hr heat rejection plant

Occupancy

Office occupancy:

- 8m²/Person generally
- 6m²/Person on 1st and 2nd floor levels
- 8m²/Person for lift provision to all office areas on ground to 14th floor level inclusive

Office fresh air:

- 8m²/Person generally at 12l/s/person
- 6m²/Person on 1st and 2nd floor levels at 12l/s/person

Office means of escape:

- 6m²/Person

Sanitary accommodation:

- 8m²/Person (60:60 M/F split)

Office disabled toilets: Included in above with unisex cubicles provided

Ground floor entrance toilets:

- 1 accessible cubicle



Cat A Office Areas

Floors

Raised access floor PSA MOB medium grade to provide an overall zone of 150mm on typical floor levels and 300mm on 1st and 2nd floor levels using 600 x 600mm fully encapsulated panels on an adjustable steel pedestal system.

Floor finishes by tenant.

Ceilings

SAS system 330 metal pan ceiling in suspended grid with perforated tiles. Perforation pattern: D1820

Ceiling module:

Generally: 1500mm x 375mm including 40mm wide C profile suspension channel.

Enhanced occupancy floors: 2143mm x 375mm including 300mm wide C profile suspension channel.

Flush mounted modular LED light fittings set into 1460mm x 375mm tiles generally and 1843mm x 375mm on enhanced occupancy floor levels.

Plasterboard margins to office perimeter incorporating blind box recess and fixing.

Building Services

Incoming Electrical Power Supplies

The new electrical supply is taken at 11,000 Volts from the UKPN network and is rated at 3.5MVA via two 1.75MVA supplies, terminating within ring main units located within UKPN HV Network Substation located at lower ground level.

The UKPN Substation also houses a UKPN Network transformer, which is independent of the main building supply.

Under normal circumstances, the building demand will be shared between the two power supply connections. However each connection is capable of supplying the full 3.5MVA capacity in the event that the other fails.

The electrical services distribution will be arranged to allow for either single floor, multiple floor by floor or two tenancies per floor. Separate metering shall be provided for tenant's and landlord's services, monitored by the BMS.

Separate metering shall be incorporated to enable individual meter readings for both lighting and power loads.

Central Cooling Plant

The refrigeration plant comprises four high efficiency air cooled chillers at roof level with circulating water pumps positioned in the basement plant room together with pressure control and system filtration sets.

Office Air Conditioning

The offices are air conditioned by means of a four pipe fan coil system. Fan coil units have EC/DC motor type/variable speed control.

Conditioned air is supplied to the office spaces by means of a four pipe fan coil system. Each fan coil unit is complete with cooling coil, heating coil, filter, fresh air inlet connection, fan section and supplies air via a ducted plenum and linear slot type diffusers to suit the planning grid.

Fire Protection Services

Sprinkler System: A commercial sprinkler system shall be designed to comply with BSEN 12845:2009 + A2 technical bulletins with a hazard classification of OH3. The system shall serve the loading bay, car park, offices plant areas and retail units.

Stand-By Power Systems

Space allocation for a 1,250 kVA future tenant generator is provided. This is located at roof level.

The landlord 400 kVA life safety generator located at basement B2 level, shall automatically start upon sensing of mains failure at any ATS.

The life safety loads and essential loads are connected to the main supply via LV switchboards LV-1 and 2 and to the Standby Generator via LV switchboard LS-1 and a system of automatic transfer switches (ATS's). Priority is given to life safety loads under mains failure conditions with other building loads being supplied in a sequential manner.

Fire Alarm and Detection Systems

A dedicated fire alarm installation will be supplied, installed, tested and commissioned in full accordance with the Building Fire Strategy and BS 5839 and EN 54-23.

Telecommunications

A comprehensive landlord telephone network will be provided and will provide connectivity to all landlord IT equipment, such as workstations, printers and telephones.

Security

The security systems shall comprise of the following:

- Security Management System for monitoring, controlling and responding to security alarms.
- CCTV monitoring of internal and external landlord areas including lifts, stair cores, cycle stores and reception areas.
- Electronic access control system for landlord areas.
- Interface of electronic access control system to turnstiles and the lift destination control system.

331

cycle racks

- Door monitoring system for doors exiting the building.
- Intercoms at external doors for building users arriving out of hours.
- Panic alarm buttons located at security locations, which on activation secure routes into tenant areas.

Vertical Transport Provision

Passenger lifts A to H
Lift size/weight: 24 person/1,800kg
Speed: 2.5 m/s

Goods lift GL1
Serving basement level 2 to 14th floor level inclusive

Lift size/weight: 2,500kg
Speed: 2.0 m/s

Fire-fighting lift D
Dual use fire-fighting Part B fire-fighting lift serving basement level 2 to 14th floor level inclusive

Lift size/weight: 24 person/1,800kg
Speed: 2.5 m/s

Bicycle lift BL1
Serving lower ground to basement level 1
Lift size/weight: 18 person/1,350kg
Speed: 1.0 m/s

22

showers



