

BASE BUILD DESIGN SPECIFICATION

OCCUPATIONAL DENSITY 1:8

Generally: 1:8 sq m
Lifts 1:8 sq m
Air conditioning 1:8 sq m
WCs 1:8 sq m
Means of escape 1:6 sq m

STRUCTURE

1.5 m planning grid
9m x 9m structure grid
2.75m floor to ceiling heights
75 mm raised floors

LOAD DENSITIES FOR COOLING

Lighting
12W/m² infrastructure.
Small power
30W/m².

TOILETS

Office floors
Toilet provision designed to comply with BS 6465:1 2009 and BCO Guide 2009 and provide for the following:

- 1:8m² NIA
- 60/60 male/female
- Using 80% utilisation

Disabled toilets

The installation fully complies with Part M of the building regulations with unisex disabled toilets provided on each floor.

VERTICAL TRANSPORTATION

Passenger lifts

The main passenger lifts use state-of-the-art double deck lifts with fully integrated destination control.

Average waiting time 25 seconds or less during peak, 40 seconds or less at lunchtime.

Handling capacity 15% for up-peak,
12% for lunchtime
two-way traffic.

Lift car load factor 80%
Scheme 2 x 7 car double deck lifts,
one low rise group and
one high rise group.

Cab capacity 21 person
Speed Low rise 4m/s
High rise 6m/s

Goods lifts
2 x 3000kg

Fire fighting lifts
2 x 800kg

Other lifts

Express Sky Garden lifting via on-floor fire lift

The Annex Building is equipped with a cycle / motorcycle lift, goods / passenger lift and two lorry lifts to provide access to the loading dock.

Four escalators are provided in the reception area to link lower and upper ground floor levels.

Control system Destination control.

SERVICES DESIGN PARAMETERS

The design criteria for the mechanical services installations are as follows:

External design conditions

Summer 30°C db, 21°C wb
Winter -4°C db, 100% saturated
Heat Rejection 34°C db, 21°C wb

Internal comfort conditions

Offices
4 Pipe fan coil units 22°C db ± 2°C, 45%
±10% relative humidity

Circulation routes to air conditioned spaces 21°C db ± 3°C

Circulation routes to non air conditioned spaces 18°C minimum

Toilets 18°C minimum

Reception at reception desk. Localised climate control to 21°C ± 3°C

Outside air quantities

2 l/s/m² for offices providing flexibility for high density occupation.

Sky Garden

Naturally ventilated with localised climate controlled areas for the restaurant and café.