

# STRATA SPECIFICATION (Page.1)

## BASE BUILD SHELL AND CORE

### 1. PURPOSE

This new build office building will provide approximately 10,400 Sq m (111,950 Sq ft) of office accommodation over 5 floors, with a ground floor reception. The semi basement level provides storage and changing facilities for cyclists as well as associated car parking.

### 2. BUILDING DESCRIPTION

#### 2.1 Uses

A double height foyer will be located within the new entrance, leading to the core with 4 passenger lifts stair and washroom facilities at each level. The office space will provide large open plan floor plate to shell and core category A standards, over 5 levels arranged around the central atria.

The new building reception on Pinesway will be approached from an external covered space and include shared facilities. Within the ground floor level there will be back-of-house facilities for the building management. The semi basement level, with a vehicular access ramp from Lower Bristol Road will provide parking for the building, alongside an extensive bike store, showers and changing facilities.

#### 2.2 Description

The base-build will accommodate tenancies in a predominantly open plan arrangement. The core layout will allow single occupancy or shared floor plates with secure sub division.

#### 2.3 Design criteria

The office shall be designed in line with BCO guidelines.

A raised access floor is provided across all office accommodation with a nominal 150mm floor zone, suspended ceiling are nominal 2750mm above floor level with a services zone of nominal 750mm. Floor to floor heights as BCO guidelines provide good quality open floor plates.

#### 2.4 Sub-divisibility

A typical floor plate will provide between 2,100 and 2,400 Sq m of net internal space. The base build will allow this to be sub divided into two individual tenant demises per floor either side of the central atrium.

#### 2.6 BREEAM

The development is targetting a BREEAM rating of 'Very Good' under BREEAM New Construction 2014.

An EPC rating of 'B' is targeted.

## 3. OFFICE

### 3.1 Sub and Superstructure

The building will have a structural steel frame with composite reinforced concrete slabs.

### 3.2 Loading criteria

The floor slabs are generally designed to accommodate the imposed live loads as follows:

Ground floor	5.0 kN/m <sup>2</sup>
Ground floor susceptible to emergency trucks	20 kN/m <sup>2</sup>
Office floors - general	3.5+1kN/m <sup>2</sup>
Office floors - high load areas	7.5 kN/m <sup>2</sup>
Office floors - partitions (included in general above)	1.0 kN/m <sup>2</sup>
Roof plant area (see structural plans)	7.5 kN/m <sup>2</sup>
Loading bay	20.0 kN/m <sup>2</sup>
Basement car parking area	2.5 kN/m <sup>2</sup>

### 3.3 Wall finishes (summary)

Within the double height space the reception is backed by a feature wall and full height glazing is provided to the external walls.

The landlord and core areas are generally to be finished in three coats emulsion paint on taped and jointed plasterboard. Painted MDF or softwood skirting will be provided to core walls within office areas.

The washroom walls will generally be finished in a combination of full height porcelain tiles and IPS panel systems within cubicles. Other walls will be decorated with 3 coats of emulsion paint, applied directly to taped and jointed moisture resistant plasterboard.

### 3.4 Floor finishes (summary)

The external paving pattern will be carried through into the floor of the entrance space. A recessed skirting will be fitted into the solid wall build-up. An aluminium reinforced entrance mat will be fitted as part of the main entrance door.

All floors are generally to be raised floor systems that will comply with latest medium grade standard and will include all necessary fire breaks and closure details around the perimeter and columns, and earth bonding back to the occupier's earth bar in the main electrical riser shaft.

Carpet tiles will be installed within landlord areas bonded to the raised access floor with a suitable tackifier.

Washrooms and Core will have a self-levelling screed with anti-slip ceramic floor tiles.

# STRATA SPECIFICATION (Page.2)

## 3.5 Ceiling finishes (summary)

In the reception an aluminium plank ceiling will be provided with feature lighting incorporating recessed down lighters.

A propriety suspended ceiling system suitable for the use and location will be provided in the common areas, with plasterboard ceilings in the washroom areas.

## 3.6 Joinery

The main reception desk will be located in the entrance foyer and include space for back-of-house storage. The reception desk will include controls for fire systems, access and security systems. Comms and data will be provided for two receptionists.

## 3.7 Services risers

Landlord and tenant risers will be provided within the office floors. The risers are to be fire rated with the doors and walls of the riser forming the enclosure. The riser floors are to be provided with an open galvanised mesh grating at each floor level.

## 3.8 Facilities management areas

Landlord facilities management areas will be provided at ground floor level, behind reception. These rooms will be finished in painted plasterboard walls, plasterboard and suspended tile ceilings, and appropriate floor covering over the raised access floor. Other plant rooms and service areas are provided in the Basement and at roof level.

## 4. SERVICES

### 4.1 Design and criteria for building services

#### Mechanical:

##### External Design Condition:

Summer	30 °C dB, 50% RH
Winter	-4 °C dB, 100% RH

Internal Design Conditions:	Summer	Winter
Office areas	23 °C +/- 2 °C	21 °C +/- 2 °C
Stairwells	None	20 °C
Corridors	None	20 °C
Toilets/Shower room/ Changing	None	20 °C

\*where 'None' stated, denotes no comfort cooling provided

#### Occupancy

Density	1 person per 8m <sup>2</sup> (Central plant and risers have capacity for one high density floor at 1 person per 6m <sup>2</sup> )
---------	--------------------------------------------------------------------------------------------------------------------------------------

#### Internal plant loadings (for cooling and fresh air calculations)

Lighting	10W/m <sup>2</sup>
Occupancy	90W/person (sensible)
Occupancy	50W/person (latent)
Small Power	25W/m <sup>2</sup>

Occupancy	8m <sup>2</sup> per person
-----------	----------------------------

#### Ventilation rates

Office floors	12 l/s per person
Toilet/changing	8 air changes an hour
Showers	10 air changes an hour

#### Electrical Cat A office load allowance

Lighting	10W/m <sup>2</sup>
Small Power	25W/m <sup>2</sup>
Miscellaneous	10W/m <sup>2</sup>

#### Noise criteria for building services

Office areas	NR 35
Toilets/stairs	NR 40

## 4.2 Utilities

#### Electrical:

The electrical installation allows for approximately 1.36MVA electrical power supply to the building.

#### Telecommunications:

Diverse entry points to the building will be provided to the local communications networks.

#### Water Services:

Incoming water mains will be provided to basement level cold water storage tanks.

#### Drainage and Plumbing:

Drainage installation shall be divided into two systems above ground; foul and surface water

#### Gas:

A Low Pressure gas main connection from Lower Bristol Road shall provide approximately 2200 kW/hr to the gas meter room in the basement to serve landlords heating plant.

A future tenant capped gas supply pipe shall be provided in the gas meter room.

#### Fire fighting services:

2 No. dry rising fire mains are provided in the main core and secondary core.

## 4.3 Air conditioning system

The building will be fully air conditioned. Central cooling plant shall be located in the roof level plant room with distribution to serve all office floors.

## 4.4 mechanical ventilation systems

Heat recovery supply and extract air handling units are provided to serve the office floors. There are located in the basement with fresh air drawn down a builders work shaft from roof level. The AHU's will be provided with heating and cooling coils to temper the supply air. Air handling units will be provided with heat recovery in the form of thermal wheels. Washroom ventilation is by twin fan extract fans on the roof. Supply air will be provided into the lift lobby.

# STRATA SPECIFICATION (Page.3)

## 4.5 Fire and protection services

A dry riser system will be provided to the escape stair core and the main core including outlet valves at each floor level and fire brigade inlets on the outside of the building.

The fire alarm system will be L2 classification, analogue addressable. A fire alarm interface unit will be installed for each separate tenancy area.

## 4.6 Automatic controls and BMS

A new DDC (Direct Digital Control) system with head end shall be provided to control and monitor the Mechanical, Electrical and Public Health Installations.

## 4.7 Communication risers

Each tenancy will be provided with a tenant telecoms riser. The riser will be provided with containment systems to allow cabling installation by the tenant.

## 4.8 Lightning protection

The building superstructure and foundations serve as the main building lightning protection earthing point. A lightning protection system is installed to BS EN: 62305:2006 on the roof areas interconnected with foundations by means of connections to the building steel frame. All roof installed equipment is connected to the roof lightning protection system.

## 4.9 Security

A CCTV system, linked to the security room, will monitor the cycle storage area and all entrances/exits. An access control system will be provided to control access to all building entry and exit points and access to tenancies on each floor level. The access control system will also be extended into the lifts to control access vertically within the building. Containment to allow for the future provision of security devices on each floor entry point will be provided. Access control will be extended to serve the security gates in the ground floor reception.

## 4.10 Lift installation

The building will be provided with four new passenger lifts. Each lift will be 17 person 1275kg 1.6m/s. The passenger cars will have a minimum headroom of 2.300m and lift door height of 2.200m. Lift finishes shall be floor tile, coloured glass cladding to side walls, mirror to rear wall, LED lighting and stainless steel control panel.

A Goods lift or dual purpose goods/passenger lift shall be provided

## 4.11 Tenant plant space

Future Tenant plant space allowance for server room air conditioning units, communications installations, tenant kitchen and standby power generation will be allocated riser space and plant area.

## 5. EQUIPMENT

---

### 5.1 Refuse and recycling facilities

A refuse collection and storage area is provided as part of the landlords demise on the ground floor. The strategy will be to move waste from each floor and collect in this refuse area, such that eurobin collection can be managed from the ground floor shared surface street across the site.

## 6. EXTERNAL WORKS

---

### 6.1 Paving and lighting

Within the site boundary new external paving is provided, including feature strips that follow the lines of the original railway sidings on the site. New street trees are provided to the perimeter set within planting beds.

The existing pedestrian crossings onto the site are improved and a new crossing provided adjacent to the entrance leading towards Green Park.

### 6.2 Façade

The façades are of Bath Stone with deep reveals containing full height double-glazed window units and curtain walling.

# STRATA SPECIFICATION (Page.4)

## CAT A FIT-OUT

### 1. OFFICE FINISHES

---

#### 1.1 Floor boxes and carpets

Allowance for floor boxes and carpets will be provided subject to specific leasing negotiations.

### 2. OFFICE SERVICES

---

#### 2.1 Lighting installation

Office lighting wired in flexible plug-in wiring is configured from circuits on tenants' lighting distribution boards located in on-floor electrical riser cupboards. Switching is by central on-floor control. Typical luminaires provided are LED, recessed modular type and diffuser assembly in accordance with the spirit of LG7, subject to the limitations of Building Regulations for efficiency of luminaires. Luminaires at emergency exits and throughout the floor area are provided with self-contained battery-inverter packs giving 3 hours' emergency operation necessary for escape lighting. The average lighting level in open plan office spaces (at desk height) is approximately 350 lux. The lighting level in emergency mode is minimum of 0.5 lux. Daylight controlled dimming and occupancy-sensing switching are provided.

#### 2.2 Air conditioning system

The building will be fully air conditioned. Terminal units on the office floors shall be concealed within the ceiling void and ducted to ceiling mounted diffusers. Terminal units have been selected and arranged so that they serve maximum BCO recommended zone sizes of 27m<sup>2</sup> at perimeter and 50-70m<sup>2</sup> internally. Fresh air from the central ventilation system shall be ducted to the rear of the terminal units.

#### 2.3 Electrical supply

Each tenant demise shall have a utility metered electrical supply allowing for accurate tenant billing.

Space for tenant standby generator has been allowed for.

#### 2.4 Additional tenant facilities

The following facilities are provided to allow flexibility of category B fitting out of the floors; drainage and water service capped connections in main core and secondary core for each demise; established routes and plant space for server rooms; space for tenant standby generation.

#### 2.5 Ceiling finishes

Fully accessible modular suspended ceiling system utilising perforated metal tiles based on a 600 x 600mm tile. Acoustic pads will be provided to the back of the perforated ceiling for damping to achieve the specified acoustic performance. All ceilings to be laser levelled. Sealed cavity fire barriers provided where necessary.

Perimeter linear diffusers or grilles will allow air distribution adjacent to the windows, located within a continuous plasterboard margin or within the ceiling tiles. Shadow gap edge trims are to be installed to the perimeter of all areas. Access panels in plasterboard ceiling shall be discrete and painted to match the surrounding ceiling.

#### 2.6 Floor finishes

Raised Access Floor: 600 x 600mm encapsulated floor tiles, with adjustable pedestals.

#### 2.7 Wall finishes

The office space internal walls are generally emulsion decoration on dry line plasterboard systems. The full height acoustic rated glazing around the atria is set in aluminium frames.