

## DESIGN LIFE

The refurbished building will have a minimum service life of the following: structure 60 years, external envelope 25 years, internal elements and services 15 years, internal finishes and decorations 5 years, covered where applicable by collateral warranties that are valid for this period as a minimum.

## PART L

Under Building Regulations Part L: 2010 the building is required to meet the refurbishment requirements as detailed in Part L2B of this regulation.

## SPACE PLANNING

The building is designed to accommodate both open plan and cellular office configurations.

The building design module is 1.5m.

Ceilings, floors and perimeter services have been coordinated for the ease of installation of partitions.

## OCCUPATION DESIGN

The offices are designed to accommodate an occupancy ratio of one person per 8m<sup>2</sup> NIA.

WC accommodation is designed to accommodate an occupancy of one person per 8m<sup>2</sup> NIA based on a 60:60 split (BS 6465:2009). Wheelchair accessible WC's are provided on the basis of a minimum one per floor.

Lifts - 1 person per 8m<sup>2</sup> NIA

Means of Escape - 1 person per 6m<sup>2</sup> NIA

## HOURS OF OCCUPATION

The building will operate 24 hours a day  
7 days a week.

## FLOOR TO CEILING HEIGHTS

Offices 2750mm on floors 1 - 8  
2900mm on floors 9 - 10

## FLOOR LOADINGS

The building has been designed to the following imposed loads:

Office Areas - General (+ 5% extra for storage on floors)	2.5kN/m <sup>2</sup>
Office Areas - Partitioned	1.0kN/m <sup>2</sup>
Plantroom Areas	7.5kN/m <sup>2</sup>

## RAISED FLOOR

Medium grade tiles throughout office areas (to PSA Method of Building Performance Specification MOB PF2/SPU March 1992).

Office floor void zone - 170mm (top of existing slab/top of raised floor tile).

## SUSPENDED CEILINGS

Fully accessible perforated metal suspended tile ceilings, incorporating air conditioning diffusers, lighting, sprinklers, fire alarm detectors and emergency evacuation speakers.

## WC FINISHES

Full height WC 'superloo' cubicles, with ceramic sanitary ware and sensor controlled fittings, stainless steel ironmongery and a porcelain tile floor finish.

## RECEPTION FINISHES

- Main reception: 200m<sup>2</sup>/10.5m high, 2153ft<sup>2</sup>/113ft high
- East reception: 140m<sup>2</sup>/6.8m high, 1507ft<sup>2</sup>/22ft high
- North reception: 125m<sup>2</sup>/6.8m high, 1345ft<sup>2</sup>/22ft high

Full height double glazed entrance

Natural stone floor and wall cladding

Stainless steel ironmongery and glass security barriers

Feature Lighting

## AIR CONDITIONING DESIGN

Office areas are currently designed as 4-Pipe FCU in the perimeter, 2-Pipe FCU in the centre.

External	<b>Winter</b>	
	Dry Bulb	-4°C
	<b>Summer</b>	
	Dry Bulb	29°C
	Wet Bulb	20°C
Internal	<b>General</b>	
	Offices (summer)	24°C ± 2
	Offices (winter)	22°C ± 2

## INTERNAL HEAT GAINS

Occupancy	10 W/m <sup>2</sup>
Lighting	8 W/m <sup>2</sup>
Equipment	25 W/m <sup>2</sup>

## VENTILATION RATES

Air Conditioned Areas: Fresh air rates 12 litres per second per person, based upon one person per 8m<sup>2</sup>.

Ventilated Areas (WC's): Extract allows for 12 air changes/hour.

## LIGHTING

The office luminaires shall be high frequency fluorescent lamps or LED. All luminaires provided by the office tenant shall be dimmable and have day-light linking. Average maintained lux levels:

<b>Area/space</b>	Open plan office space
<b>Illumination level (lux)</b>	350-500 lux average
<b>Limiting glare index</b>	19
<b>Area/space</b>	WC's, stairs, corridors, and lobbies
<b>Illumination level (lux)</b>	300 lux
<b>Limiting glare index</b>	22
<b>Area/space</b>	Reception desk
<b>Illumination level (lux)</b>	350-500 lux average
<b>Limiting glare index</b>	19
<b>Area/space</b>	Management / staff rooms
<b>Illumination level (lux)</b>	300 lux
<b>Limiting glare index</b>	19
<b>Area/space</b>	Store and plant rooms
<b>Illumination level (lux)</b>	200 lux
<b>Limiting glare index</b>	25

## SMALL POWER

The office installation is designed to accommodate equipment loads based on net lettable area.

Office Tenant Load Lighting Power Allowance (W/m <sup>2</sup> )	10 W/m <sup>2</sup>
Office Tenant Load Small Power Power Allowance (W/m <sup>2</sup> )	25W/m <sup>2</sup>
Office Tenant Load On Floor Mechanical Power Allowance (W/m <sup>2</sup> )	4 W/m <sup>2</sup>

Allowance for spare capacity is 15%.

## INTERNAL NOISE CRITERIA

Noise levels generated within the building will not exceed the following values measured at a distance of 1.5m from any grille or other radiating surface:

Office areas	NR 38
Reception	NR 40
Toilets, stairs, corridors and lobbies	NR 45

## FIRE PROTECTION

The landlord's fire alarm system has been provided in accordance with BS 5839 Part 1 2013 and BCO

requirements to comply with the requirements of a Category L2 system.

A landlord's voice alarm system has been installed throughout the building complying with BS5839-8: 2013.

## LIFT INSTALLATION

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Passenger lifts are designed to achieve an interval not exceeding 30 seconds based upon a handling capacity of 15% of the overall occupation in a five minute period.

The passenger lifts in the property operate at a speed of 2.5m/sec.

The main group of passenger lifts will use the latest Destination Control that satisfies the up peak handling capacity and also lunchtime traffic.

- Eight passenger lifts: 24 person
- Office goods lifts: 33 person + 24 person
- Firefighting lift: 8 person

## BICYCLE STORAGE

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400 bicycle racks + 40 folding cycle storage lockers are provided within the basement.

## SHOWERS

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WC's, 40 showers and 400 lockers (including wheelchair accessible facilities) are provided at basement level for building users and cyclists.

## KITCHENETTE

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Potable cold water and capped off drainage services with provision for extract systems are provided on each floor adjacent to service riser cores.

Provision allowed for a full production kitchen adjacent to central core.

## TELECOMMUNICATIONS

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Cable ducts entering the building are present along with cable containment within the vertical risers and BOH areas. Final containment to be provided by the tenant.

Space is provided at roof level for satellite dishes.

## GENERATOR PROVISIONS

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A 500kVA diesel driven standby generator will be installed to support the essential life safety systems only. Furthermore, space will be provided for a generator to support tenants' comms and small power systems.

## SECURITY

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A CCTV system is provided to monitor the external doors to the building and basement area. A fully expandable access control system is provided to all external entrances and doors to tenant areas. An access control computer is installed at the reception desk with facilities for the issuing of identification badges. The access control system is also linked to the CCTV system to provide intruder alerts and monitoring of personal traffic.

## SUSTAINABLE DESIGN FEATURES

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Verde SW1 includes a number design features and sustainable technologies which are summarised as follows:

- Heat recovery utilised in the air handling units to reduce heating/cooling requirements
- Waterside free cooling through cooling tower system and high temperature fan coil units
- Airside free cooling provided by centralised AHUs
- Advanced BMS control and energy monitoring functions
- Base design high temperature fan coil units with direct current electronically commutated (EC/DC) motors allowing full range of speed control providing optimum energy efficiency throughout the year
- Domestic hot water provided by a combined heat and power unit (CHP)
- High efficiency condensing boilers with ultra low NOx emissions

## BUILDING PERFORMANCE

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- A BREEAM (as designed) rating of 'Excellent'
- An (as designed) EPC rating of B37