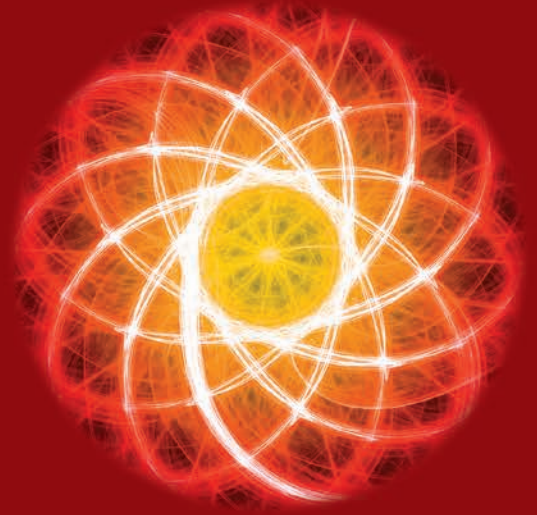


Prospero

Detailed specification



Specified for success

Occupancy

Means of escape:	1 person / 8 sq m
Cooling/heating:	1 person / 8 sq m
Lift provision:	1 person / 8 sq m
Sanitary provision:	1 person / 8 sq m (50% male / 50% female)

Divisibility

Maximum of three independent tenancies per floor.

Planning module

1.2m

Floor loadings

Office floors:	4kN/sq m plus 1kN/sq m
Plant room:	7.5kN/sq m

Floor heights

Floor to floor:	3,975mm
Raised floor zone:	150mm (overall)
Office floor to suspended ceiling:	2,850mm
Ceiling lighting zone:	150mm
Service zone:	350mm

Structure

The building will be steel framed with a sheet piled and blockwork basement.

External finishes

Elevations: Double glazed curtain walling to the front elevation, with facing brickwork and sheet metal cladding at third floor level.

Roof: Single ply membrane insulated warm roof system.

Accessible terraces will be fully paved with stainless steel handrails.

Internal office finishes

Walls: Emulsion painted plastered studwork partitions / dry lining.

Floors: 600mm x 600mm fully accessible medium duty metal fully encapsulated suspended floor.

Ceilings: 600mm x 600mm metal accessible ceiling tiles in exposed micro-grid with plasterboard margins and perimeter shadow edge trims.

Light fittings: LED lighting designed in accordance with the spirit of CIBSE LG7.

Doors: Solid core hardwood crown cut American black walnut veneered and lipped in hardwood frames. Generally full height with clear vision panels.

Skirtings: Generally white painted MDF.

Reception

Walls: One feature wall. Other walls plastered.

Floors: Screeded and finished with 600mm x 1200mm porcelain tiles with matching skirtings. Gradus Esplanade entrance mat.

Ceilings: Suspended plasterboard with stepped edge detailing utilising proprietary trims, acoustic finish and emulsion finish.

Lighting: LED and feature lighting.

Doors: Motorised glazed bi-parting doors.

Reception desk and main reception area to be supplied and fitted.

Toilets

Male, female and disabled with showers on all floors.

White vitreous china WC pans and shower trays. All pipework and cisterns will be concealed throughout the building.

Walls: Emulsion painted studwork and tiled full height wall.

Floors: Vitrified porcelain tiles and tile skirting.

Ceilings: Emulsion painted plasterboard with linear recessed ceiling against vanity counter wall.

Doors: Solid core hardwood crown cut American black walnut veneered and lipped in hardwood frames. Generally full height.

Hand basins: Trough style basins in Silestone, with upstand and apron. Laminate faced panels below concealing pipework.

Mirrors: Large, moisture resistant mirror with concealed fixings to be provided over each range of hand basins. Shower rooms are detailed with a mirror over the basin.

Cubicles: Cubicles will be formed with plastered studwork walls and include full height hardwood veneered doors to match other internal doors. Toilet roll holders and coat hooks to be in stainless steel to match the ironmongery.

Showers

2 male and 2 female shower rooms together with WC, drying area and lockers provided in the basement. 1 shower provided on each floor (in the disabled WC).

Staircases

Main staircase to be steel with carpet and tile finish.

Rear staircases to be of concrete construction with carpet finish.

Lift lobbies

Walls: Emulsion painted plaster dry-lined blockwork and studwork partitions.

Ground floor: Screeded and finished with 600mm x 1200mm porcelain tiles with matching skirtings.

Upper floors: Carpeted with white painted MDF skirtings.

Ceilings: Emulsion painted plasterboard.

Doors: Solid core hardwood crown cut American black walnut veneered and lipped in hardwood frames. Generally full height with clear fire rated vision panels.

Skirtings: Painted MDF.

Lifts

3 x 13 passenger lifts serving all office floors including the basement.

An external disabled access platform lift is provided adjacent to the main entrance.

Walls: Stainless steel cladding to side wall panels and full height mirror to rear walls.

Floors: Screeded and finished with porcelain tiles to match reception, with matching skirtings.

Ceilings: Satin stainless steel ceiling with recessed LED down lighters.

Hand rails: Stainless steel hand rails.

Doors: Centre opening doors with stainless steel including surrounds.

Mechanical installations

Office space cooled and heated by a three pipe heat recovery VRV air conditioning system located within the ceiling voids.

Heating to the central core, all toilet areas, main staircase and reception will be provided from an air source heat pump. The air source heat pump will also meet the fresh air ventilation plant heating demand and hot water service heating. Heating will be provided to the secondary staircase by way of electric heaters.

Design parameters

External temperatures

Summer: 30 degrees CDB/20 CWB

Winter: -4 degrees CDB

Internal temperatures

Heating and cooling to offices and reception

Summer: 23 degrees C

Winter: 21 degrees C

Heating

Toilets: 18 degrees C

Main stairs: 18 degrees C

Storage: 10 degrees C

Showers, changing rooms, drying areas: 22 degrees C

Illumination levels

Office: 300-500 lux

Toilets: 100-200 lux

Reception: 200-300 lux plus feature lighting

Lobbies: 100-200 lux

Car park: 30-50 lux

Heat gain allowance

Lighting: 12W / sq m of lettable area

Tenants
small power: 25W/sq m on floors diversified to 15W/sq m at main plant

People: 130W/sq m

Occupational density

1 person / 8 sq m of lettable floor area.

Ventilation rates

12l/s per person based on 1 person / 8 sq m of lettable floor area.

Acoustic criteria

The system is designed and equipment selected to achieve the following noise levels within the building:

Offices: NR38

Toilets: NR45

Other areas: NR40

Fire alarm

An analogue addressable fire alarm system to BS58392002. Standard L2.

Telecommunications

A minimum of 2 groups of 4 spare 100mm ducts will be installed from the site boundary to the building, providing 2 diverse telecom routes.

Environmental performance / sustainability

Target BREEAM 'Excellent' and an EPC of 'B'.

The following environmental and energy efficient measures have been incorporated into the building design:

Automatic lighting control to offices and cores via daylight sensing and presence detectors.

Building energy management system (BEMS).

Tenant electricity metering per floor.

LED lighting in office areas.

5 electric car charging points in the basement.

Parking

There are 87 car parking spaces available provided at a ratio of 1:552 sq ft net. In addition, 44 cycle spaces are provided.