

BUILDING FABRIC

The existing listed stone façade will be retained and refurbished as part of the overall works to the building including the replacement of all windows and doors. The façade to Barwick Street will be replaced with a new high performance glazed curtain walling system.

Materials

Materials or substances generally known to be deleterious to health and safety or where the durability of materials are compromised have not been incorporated into the scheme.

Cat A Finishes

- **Floors:** Concrete slab to have a tamped finish and be treated with one coat of sealant. Raised access floor comprising 600x600mm pans supported on pedestals
- **Walls:** Painted dry-lining.
- **Ceilings:** Suspended modular perforate metal access ceiling system
- **Skirting:** 100mm recessed painted MDF skirting.
- **Doors:** Full height fixed screen and hinges flush glazed doors

Entrance

The main entrance to the building is on Colmore Row and access is afforded through glazed entrance doors/ lobby to a double height entrance foyer.

The main reception and access to the upper floors is within the Grade 2 listed banking hall comprising the main reception desk, seating and access barriers to the lift lobby within the atrium.

Reception and Entrance Foyer Areas

- **Floors:** Jerusalem white gold limestone on raised/ solid floor
- **Walls:** Feature acoustic panelling. Painted dry-lining
Feature retained refurbished cornicing
- **Ceilings:** Painted existing moulded plasterwork
- **Accessories:** Reception desk; loose furniture

Ground Floor Lift Lobbies

- **Floors:** Jerusalem white gold limestone
- **Walls:** Metal mesh laminated glass panel feature wall.
Painted dry-lining. Stainless steel reveal and soffit panels including feature lighting to lift entrances
- **Ceilings:** Painted MF system
- **Doors:** Full height double glazed doors

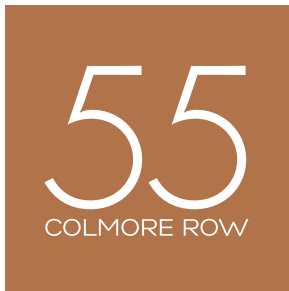
Typical Lift Lobbies

- **Floors:** Jerusalem white gold limestone (subject to confirmation)
- **Walls:** Metal mesh laminated glass panel feature wall.
Painted dry-lining. Stainless steel reveal and soffit panels including feature lighting to lift entrances
- **Ceilings:** Painted MF system (subject to final confirmation)
- **Doors:** Full height double glazed doors

Common Parts Finishes

Toilets

- **Walls:** Full height WC cubicle solid core doors, finished with metal sheet bonded to MDF core. Walls to the rear of the WC cubicles and urinals concealing the WC cisterns to be back painted glass panels incorporating access panels. Partitions between WC cubicles to be full height painted plaster partitions. Walls behind basins to be finished in a combination of white painted glass and mirror which will run the full length of the vanity units. All remaining walls to be painted plasterboard.
- **Ceilings:** Suspended ceiling in painted moisture resistant plasterboard.
- **Skirting:** 100mm high recessed skirting to match floor finish.
- **Vanity Units:** Vanity units with cantilevered support from wall with openings formed for basins and disposal of paper towels. 20mm thick stone counter top.
- **Accessories:** Wall hung white vitreous WC pans (concealed, button operated). White vitreous under counter basins. Spray sensor taps. Full height mirrors in Male



SPECIFICATION

DESIGN AND PERFORMANCE PARAMETERS

BREEAM Rating

The building works will be undertaken to achieve a rating of "Excellent" in accordance with BREEAM.

Design Occupancy (Calculated on a floor by floor basis)

- General Office 1:8
- W.C. provision 1:8
- Male: Female ratio
- 50:50 (BS 6465-1:2006+A1 2009)
- (Based on floor by floor calculations which are combined and designed to BS 6465-1:2006+A1 2009)
- Indoor climate control 1:8
- Fresh air to office areas 1:8

Clear Floor Heights

- Floor to ceiling height 2.7m
- Raised access floor 100mm

Raised Floor

The building generally has a 100mm raised floor zone (including floor pan depth) to all office areas.

Acoustic Rating

The acoustic criteria that the building has been designed to and will be constructed in accordance with are as follows:

- Office areas NR 38 (maximum)
- Reception NR 40
- Toilets NR 45

Disabled Provision

The building provisions accord with all statutory requirements, codes of practice and good design for office buildings.

The principal design parameters that have been adopted for the services installations are as follows:

Indoor Climate Control & Ventilation:

- Minimum Fresh Air Rate: 1.65l/s/m²
- Occupation Density: 1:8

External Design Conditions:

- Summer: 29°C db/20°C wh
- Winter: -5°C db/-5°C wh with overload capacity
- Condensers to operate to -20°C db
- Condensers to operate up to 43°C db

Internal Design Conditions:

- Offices: Summer: 22°C db \pm 2.0°C (No humidity control)
- Offices: Winter: 21°C db \pm 2.0°C (No humidity control)

Stairs & General:

- Circulation: 18°C db min (No humidity control)
- Toilets: 21°C db \pm 4.0°C (No humidity control)
- Reception:
 - Summer: 20°C db min (No humidity control)
 - Reception:
 - Winter: 22°C db \pm 2.0°C (No humidity control)

Mechanical Ventilation Rates:

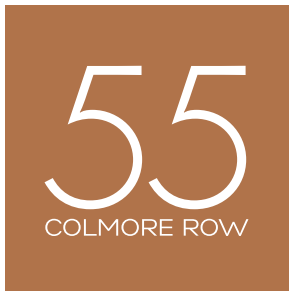
- Toilets:
 - Extract 10ac/hour; Supply 8ac/hour
- Storage Areas: Extract 1ac/hr Minimum Supply 1ac/h Minimum

Design Cooling Loads:

- Small Power: 25W/m² office areas
- Lighting: 15W/m² office areas

Power:

- Lighting Office Floors 15w/m²
- Small Power Office Floors: 25w/m²



SPECIFICATION

M&E

Comfort Cooling/ Heating

VRF fed fan coil units set flush within the suspended ceiling provide heating and cooling in an open plan configuration on each floor connected to an electronic control system to allow maximum flexibility and control for potential occupiers. The controls will be fully compatible with the base build BMS.

The system has been designed to be amended, and supplemented where required, to accommodate cellularisation, creation of meeting spaces to meet modern requirements for occupiers.

Access Control

Access control systems will utilise proximity readers and will be installed at all vehicular and pedestrian access and egress points to the building

Building Management System

A fully automated intelligent building management system will be provided to allow control and monitoring of the building's environmental services. The system will be controlled by the building management and will be designed with the flexibility for tenant fit out works to be connected to the building wide system in terms of temperature control and fresh air.

Lifts

The main lift group will comprise three electric traction lifts of 1275kg/17 person rated capacity lifts and another standalone bank of 2 number electric traction scenic 1275kg/ 17 person lifts, both banks of lifts will serve all upper floors. 1 number, lift in the bank of 3 lifts will also access basement and 1 will access lower ground.

Firefighting lifts will comprise one electric traction machine room less lifts of 700kg /10 person and 1 number 1275kg/ 10 person rated capacity lift.

Data and Telecoms

Data intake rooms are provided within the basement and routes provided from the intake rooms to the tenant shared data risers providing vertical distribution through the building onto the individual floors.

Lighting

All light fittings within the open plan floor areas and common parts will be comprise LED with dimmable LED controller programmable lighting controls which can be programmed to the occupier's specific requirements within their demise.

External Lighting

A building wide external lighting scheme will be provided which subtly accentuates the architectural features of the building, on all sides, whilst providing high quality wayfinding and perimeter lighting at ground level. The scheme will be sympathetic to its environment and cognisant of its prominent location and proximity to the cathedral.

Fire Detection Alarm System

An analogue addressable fire alarm system complying with BS5839 to suit coverage L2 will be installed including automatic detectors and sounders. The system will operate on an open protocol and shall initiate an all-out evacuation upon receipt of a single alarm activation within the building.

CCTV

A CCTV system will be provided which will cover the principal points of access and egress to the building and will be a monitored system.

Future Tenant Facilities

The following services are provided within each tenancy zone for future extension by the tenant on each level:

Tenant risers are defined in each core connecting to roof and basement levels for future tenant installations.

A 54mm capped waste collection below the raised floor and a 15mm valve BCW branch above the ceiling will be provided on each floor for tenant future tea point requirements.

Space is allowed within the roof top plant enclosure to accommodate future Tenant's plant.

Space is allowed at basement levels for the installation of standby generators by conversion of Tenant's allocated storage area/car parking spaces.

Standby Power Generation

The building's essential life safety systems will be supported by a separate radial LV supply to the building.

The basement storage/tenant allocated car parking spaces can be utilised to facilitate the installation of standby generation for major occupiers subject to agreement of location, heat exhaust locations etc.