

Specification

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1.0 GENERAL

1.1 THE BUILDING

The Cabot has been fully refurbished to a high specification throughout.

1.2 DESIGN STANDARDS

The Base Building will comply with all relevant Statutory Regulations, Building Acts, Building Regulations (including the latest edition of Part L).

1.3 OCCUPATIONAL DENSITIES

Occupational design density 1:8 sq m. Trading floor specification can be accommodated to incorporate 1:6 sq m occupational density, 3m floor to ceiling height and standby power.

1.4 FLOOR TO CEILING HEIGHT PROVISION

- Floor 14: 3.2m.
- Floor 7–12: 2.75m*.

*Can be enhanced to 3m for trading.

1.5 RAISED FLOORS

150mm (overall).

1.6 CEILINGS

Metal tiled suspended 'plank' system (by SAS Ceilings).

- Ceiling façade and core perimeters are plasterboard.
- Fully recessed luminaires/downlighters, and grilles fitted in the proprietary ceiling tile system.
- The ceiling tile system is laid out to allow tenant partitions to connect to window mullions and/or columns.
- The office ceiling system has an acoustical absorption NRC value approx. 0.8.
- Ceiling 'plank' size is 1400 × 300mm tiles with flush tramlines.
- Fire stopping, access panels and insulation matting fully concealed.

1.7 LIGHTING

Lighting level is 400 lux at the working plane.

- Recessed linear 1400mm × 300mm LED luminaire within the proprietary ceiling plan system.
- Dimmable high frequency control gear.
- Spot downlights at perimeter plasterboard margin.
- Emergency lighting to BS5266.

2.0 SPRINKLER / FIRE PROTECTION

2.1 SPRINKER PROTECTION

A system of sprinkler protection is installed throughout all areas.

2.2 FIRE ALARM AND DETECTION

- Smoke detection is installed to meet statutory requirements.
- Voice alarm system speakers are installed to meet statutory requirements.

2.3 SPRINKLERS

- The occupier fit out works shall be designed, installed and commissioned so as OH3 classification for high rise buildings can be achieved should the water supplies be upgraded. All works will be designed to BS EN 12845.

- Firefighting systems, automatic sprinkler installations, design, installation and maintenance including the additional features of a Life Safety System.

2.4 EMERGENCY LIGHTING

- Emergency lighting to BS5266.

3.0 MECHANICAL & ELECTRICAL SERVICES

3.1 MECHANICAL

- Heating and cooling is achieved using a four pipe fan coil unit system. Perimeter units are provided with CHW and LTHW coils and internal units are provided with CHW coils only.
- Smoke detection is installed to meet statutory requirements.
- HVAC system is installed in all office areas, consistent with the design criteria (for the Category A fitted out floors).

3.2 ELECTRICAL

- Centralised lighting control system with individual luminaire control, via ceiling sensors. System has the facility for additional control devices to be installed.

4.0 RECEPTION

The new Reception area has been dramatically improved to provide:

- New fully glazed façade.
- New revolving and power assisted 'pass' doors.
- New high quality finishes throughout to walls and floors.
- New lighting throughout.
- New coffee shop within the space.
- New integrated M&E.
- New finishes and lighting within the colonnade.
- New terrazzo on floor and walls.

4.1 LIFT LOBBY

- High quality finishes of terrazzo on floor and FSC timber panelling on the walls.
- Ceiling has FSC timber panelling system with spot lights. The ceiling includes supply and extract air diffusers, sprinkler heads and is accessible as necessary to the services.

4.2 LIGHTING

- Ceiling has a specialist feature lighting system. The ceiling includes supply and extract air diffusers, sprinkler heads and is accessible as necessary.

5.0 VERTICAL TRANSPORTATION

The lifts have been refurbished to include:

- Destination control.
- New lift finishes.
- 6 × 26 person passenger lifts serving floors 7–14.
- 2 × goods lifts (including 1 × 3,000kg).
- Rated Speed 3.5m/s.

5.1 DENSITY LEVELS

- Office floors (Floors 7–14) – one person to 8 sq m with utilisation of 80%.

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5.2 AVERAGE WAITING TIME:

- 25 seconds or less during morning up peak at the main lobby with an increase to 30 seconds if the average time to destination is <80 seconds.

6.0 CYCLE AND SHOWER PROVISION

- 99 × new cycle spaces accessed directly from plaza level.
- 19 × new showers and changing facilities.

7.0 ACOUSTIC CRITERIA

Noise Ingress from External Sources:

- Open plan office – 40dB
- Entrance lobbies / foyer – 45dB
- Circulation spaces – 45dB

Noise Ingress from Internal Sources:

- Open plan office Category A – NR38
- Entrance lobbies – NR40
- Circulation spaces – NR40
- Toilets – NR40

8.0 UPPER FLOORS LIFT LOBBY & CORE FINISHES

8.1 LIFT LOBBY AT OFFICE FLOORS

- High quality finishes of terrazzo on floor and FSC timber panelling on the walls.
- The ceiling has a specialist uniform feature lighting system. The ceiling includes supply and extract air diffusers, sprinkler heads and is accessible as necessary to services.

8.2 DOORS

- Main entrance double doors from lift lobby to office floor are fire rated and high quality FSC timber veneer.
- All other doors are painted FSC timber with stainless steel ironmongery and required fire rating.
- Vision panels included in all new doors except where not appropriate.

9.0 TOILETS

9.1 DESIGN CRITERIA

- The requirement for toilet provision is based on workplace density of 1:8 sq m occupancy and utilisation factor of 80%.
- Based on equal male to female split.
- Compliant with BCO 2014.

9.2 VENTILATION

- Air extracted via adjacent office areas at a minimum rate of 6 AC/hr within toilet areas. Make-up air is drawn from the adjacent offices.

9.3 LIGHTING CONTROL

- Centralised lighting control system with luminaire control via ceiling sensors.
- Lighting level (average to be maintained) is 200 lux.

9.4 GENERAL FINISHES

- Access doors in painted timber with stainless steel ironmongery. All new fire rated doors in painted timber.
- High quality terrazzo floors.
- Plastered walls and half height terrazzo walls.
- Cubicles to be laminate panelling and full height proprietary cubicles, with stainless steel ironmongery.
- Skirting to be terrazzo where needed.
- Suspended plasterboard proprietary ceilings with recessed lighting.
- Lighting to be perimeter feature cove lighting with additional downlighters switched from the toilet lobby PIR detector.
- White vitreous china wall mounted WC pans, seats and covers together with duct mounted 6 litre cisterns, flush pipes, and automatic flushing.
- Vitreous china basins with sensor type stainless steel mixer spray taps.
- Stainless steel taps, flush controls, grab rails and associated fittings.
- Sundry toilet items: Mirrors, double toilet roll holder with spare, wall mounted hand dryers, coat hooks, door stops.
- Mirrors above vanity top with integrated lighting behind and c.150mm border.
- Vanity tops to be terrazzo.
- Part M accessible WCs provided on each floor to meet statutory requirements.

10.0 PLANNING GRID

- The building is designed on a 1.5 metre planning grid, following through from existing window locations.

11.0 ENVIRONMENTAL

- Designed to achieve BREEAM 'Very Good' & EPC 'C'.