

# Specification

## Design standards

- Existing BREEAM Very Good building
- Developed in 1999 and extended in 2009
- Wired Score Target - Gold
- Cyclingscore Target -Platinum
- Smart Buildings Enabled

## Occupancy standards

- 30 WCs in line with BS 6465-1 BCO for a 'whole building provision'
- Fire Risk Assessment (FRA) Maximum occupancy of 700 (existing FRA) for lettable areas is 1 person per 6.5 m<sup>2</sup>
- Fresh air and comfort cooling maximum occupation density 1 person per 8 m<sup>2</sup>

## Structure and building fabric

Grade II Listed building with façade retention to 19th century historic elevations. Largely concrete framed with concrete waffle floor slabs, extended with steel frame and insitu concrete floors.

## Car parking

11 spaces in total, of which 1 is accessible. 4No. 7.2KW electrical charging points for electric vehicles.

## Cycle & changing facilities

60 spaces for cycle parking in doubled stacked racks and 8 spaces in lockers for folding cycles in a secure and covered cycle store. An additional 8 are in Sheffield stands within the enclosed car park. E-Bike charging facilities also provided.

Cycle repair facility and defined cycle route.

4 male and 4 female showers are provided within changing facility on the ground floor, plus 1 which is unisex fully wheelchair accessible.

70 lockers will be provided, 4 of which will be drying lockers. Communal hair dryers and ironing facilities provided.

## Floorplates

- Floor to ceiling height 2600 mm with 4200mm to areas of the ground floor
- 110mm to 150mm raised access floor void (to majority)
- Loading of office areas 4 + 1 kN/m2 with enhanced loading of 7.5 kN/m2 to plant room.

## Environmental services

The building uses a variable refrigerant flow (VRF) heat pump system to meet the space heating and cooling demands of the building. The entire system is newly installed in 2021 and is of Mitsubishi or Daikin manufacture.

Both the internal and external components of the system are suitable for heat recovery applications to enable individual units or groups of units to heat and cool simultaneously, utilising the waste heat from one group to contribute positively to the heat demand of another group.

There is space on the roof and in the offices for Tenant installed air-conditioning and condensers for supplementary cooling to meeting rooms etc. and branch controllers are specified with 25% spare capacity to install additional fan coil units as necessary.

System configuration has been designed to allow sub-division of each floorplate along a notional floor separation whilst providing separate VRF systems to each area. Fan coil units follow the BCO standard configuration for maximum flexibility for tenant fit-out.

Each tenancy has control of heating and cooling set points from a control panel within each demise.

## Ventilation

The building is provided with a centralised air handling unit (AHU) to deliver supply and extract ventilation throughout the office accommodation. The unit has been upgraded in 2021 to provide high efficiency fan units, enhanced filtration and UV sterilisation to maximise bacterial security of the system. Fresh air is tempered at the AHU, and all air delivered through fan coil units to ensure no cold draughts occur.

## Heating and cooling performance

Office areas (summer)	24°C +/- 2°C Office areas (winter)	20 +/- 2°C min
Fresh air		10 ls/m <sup>2</sup>
Occupancy density		1 person per 8 m <sup>2</sup>

## Electrical services

Office areas lighting 400 Lux
Dali Addressable flat panel LED ceiling recessed light fittings by a proprietary manufacturer.

Fire Alarm L2 analogue addressable fire alarm system complying with BS5839
Power Offices - 25W/sqM
Telecoms and data Structured cable system to CAT6 cable provided to serve the Landlord's infrastructure and systems eg. the main Landlord telephony system, Access Control, CCTV, BMS, remote alarm signalling.
Infrastructure will be provided in the main service risers for tenant fit-out, i.e. distribution route for incoming voice and data services.

100MB internet fibre lease line provision to each tenant demise at day one, with 1GB upgrade possible within 2 weeks. Provision via third party supply contract with Technology Within.

Landlords Wifi system to main reception area on a fair usage basis.

## Access control

- Reception desk at ground floor manned during office hours (8:30 – 18:30).
- Facility for Key card/fob access/smart phone controllable to the main and rears entrances, as well s the lifts.
- Cable ways for tenant's Key card/fob access from landings to individual floor suites provided, with integration to the Landlords access control system easily achieved.

## CCTV

CCTV comprehensively covering the car park, cycle store, building access points, reception and ground floor common areas.

## BMS

A Building management system is provided, which provides autonomous control of all 'Landlord's' services including fault monitoring and sub-metering.

The electricity consumption for each demise is sub-metered using MID certified meters, reporting to a centralised data collection system.

## WC and shower facilities

### Typical floor

- 5 unisex superloo rooms within the core.
- 1 additional wheelchair accessible unisex WC.

### Ground floor

- 3 unisex superloo rooms within the core.
- 1 WC in each male and female shower hub
- 1 additional wheelchair accessible unisex WC (with shower).
- 1WC off reception
- Cleaner's store.
- 4 male and 4 female shower cubicles with changing.
- Unisex wheelchair accessible shower and changing room within the core.

## Common areas and circulation space Reception

- Large reception area containing bespoke reception desk, manned 08:30 – 18:30 on weekdays, informal meeting / working area and soft seating.
- Ancillary facilities for reception staff.
- Circulation – lifts and stairs**
- Two 8 person lifts, one of which is a firefighting lift.
- Three staircases; a main staircase and two secondary staircases, situated at either end of the building.

## Sustainability features

- Photovoltaic installation on the roof
- Electric Vehicle charging
- Low water use appliances
- Automatic lighting controls with presence detection
- DALI addressable lighting
- Excellent cyclist facilities
- State of the art air filtration
- UV treatment for air supply
- Central mechanical ventilation with heat recovery
- New VRF heat pump system throughout
- BREEAM Offices rating Very Good (2009)

## Reception Floor

- 1200X600 Terrazzo tiles with inset bespoke satin brass feature inlays.
- Radial entrance barrier matting

### Walls

- Fluted effect glazing within crittall effect metal frames internally
- Backlit barrisol luminaire panelled screen with black hot rolled steel finish skirting
- Black metal panels with feature timber laminate panelling
- Full height glazing to soft seating areas overlooking planters

### Ceiling

- Part exposed concrete waffle slab with co-ordinated exposed services, part suspended plasterboard with inset SAS metal feature ceiling inserts.

### Fitted furniture

- Bespoke reception desk

### Lighting

- Feature down and strip lighting in additional to LED lightwall

## Loose furniture

- Soft seating, coffee table, table and chairs to informal working area
- New automated sliding circular entrance door with glazed side screens and feature portal
- Landlords Wifi system on a fair usage basis

## Lifts

- 2 lifts (one of which is fire evacuation lift)
- Lifts open directly onto the floorplate and feature linked access control system.
- Timber laminate panelling to side walls, Zintec metal panel with mirrors to rear walls.
- Brass handrails
- 2.4m high cars and doors.
- 8 person, 650 kg. Lift gear fully overhauled in 2019.

## Stairs

- Painted steel stair with screed infill to steps and landings, finished with LVT (sheet vinyl to escape stairs).
- Inset aluminium nosings.
- Painted steel balustrades and aluminium handrails (painted to escape stairs).
- Surface mounted light fittings.
- Custom vinyl signage and graphics at each floor level.
- Vision panels to office landings with 60min fire resistance.

## WCs and shower/changing rooms

- Toilet facilities are unisex via superloos and will be separated by full- height partitions with enhanced acoustic performance. Doors to be Polyrey laminate.
- Shower cubicles provide individual changing, showering and drying within separate male/ female changing rooms.
- There are also large male/female changing rooms together with lockers and dedicated drying facilities.
- Feature Timber Laminate panelling to shower and changing areas with integrated counter and wash hand basins with mirrors
- Maxwood Oracle Z-lockers with integrated benches

### Floor

- Good quality ceramic tiles / LVT.

### Walls

- Tiled within shower cubicles
- Toughened glass shower screens and doors
- Laminate panelling to changing and WCs.
- Maxwood Marante WC cubicle system with Polyrey laminate IPS' and integral doorsets

### Sanitaryware and fittings

- High quality wall hung WCs with concealed cisterns and push plate flush
- Wall hung basins, mirrors and feature lights
- Paper towel dispensers, WC roll holders, coat hooks, oiled steel shelves.
- Hand dryers to accessible WCs.

## Office floors

### Floors

- Polished medium duty raised access floor.

### Walls

- Painted plasterboard with feature decorations. Painted timber cills
- Re-coated windows to Victoria Street and Counterslip with new feature glazing to part of 4th floor.
- New windows handles

### Ceiling

- New SAS330 metal suspended ceiling with feature inserts and fleece backing.
- Inset low glare LED flat panel lighting with Dali Addressable system
- Plasterboard perimeter with inset lighting.
- Potable water connections to floor plates valved and capped in core

## Core circulation and core landings

### Floor

- Ceramic floor tiles / LVT

### Walls

- Painted plasterboard with inset crittall effect glazed doorsets onto floor plates.

### Ceiling

- Painted plasterboard.

## Internal Doors

- Generally: 2082mm high to offices from landings.2660mm to superloos. Laminated timber doors, solid-core with timber frames. Riser doors to be paint finish.
- Doors from landings onto floor plates to be crittall effect glazed, fire rated.
- Good quality Stainless steel ironmongery.
- Glazed double doors as part of partition system to ground floor lettable units.

## External Doors

### Main entrance

- Automatic sliding circular entrance door with glazed side screens inset within feature portal. Overhead door heater.

### Ground floor lettable units

- Aluminium framed glazed doors to suit historic façade as required.

### Fire escape doors to stair shafts

- Powder coated aluminium doors.

### External doors to rear elevation

- Crittall effect metal doorsets (power assisted to main entrance from car park/cycle store)

### Refuse store

- New timber bifold gates to secure enclosure

### Rooftop plant access doors

- Painted timber doors with louvres as required

### Car park

- Powder coated powered roller shutter with access control and ventilation perforations.

## Risers

- Painted timber with Stainless steel ironmongery

## Car park

### Floor

- Specialist (partly coloured) Rhinophalt tarmac coating
- Thermoplastic line markings
- Ramped access to powered rear door

### Walls

- Exposed brickwork to outer walls with iroko timber panels to the rear elevation and cycle store

### Ceiling

- Powder coated metal soffit lining system with surface mounted lights.

## Cycle store

### Floor

- Specialist coloured Rhinophalt tarmac coating.

### Walls

- Iroko forest cladding panels supported on steel frame

### Ceiling

- Dark grey soffit cladding
- Double stacked cycle stands for 60 cycles and enclosed storage for 8 folding cycles

## Features

- Access control, CCTV, steel door with safety viewing, cycle repair station

## Signage, graphics and wayfinding

- Bespoke signage and graphics package to include an allowance for main building external sign, tenant's board, floor level markers, WC and shower identification separate from statutory signage allowance.

## Lighting

Generally to front of house, core, WC and shower facilities and landscape areas: luminaires by high quality manufacturers, with LED lamps.

## Building envelope

- Stone repairs to dressed stonework with light cleaning
- Cleaning of cills and brickwork
- Repair and redecoration of painted timber
- Re-coating of powder coated aluminium windows to Victoria Street and Counterslip elevations
- Roof repairs, cleaning down and extension to mansafe system
- Re-coating of rainwater goods
- New feature glazing to reception and part ground floor offices
- Enhanced roof terrace to fourth floor with planters

