

OFFICE  
AT  
CIRCUS  
ST

SPECIFICATION STANDARDS



# OFFICE AT CIRCUS ST

## ACCOMMODATION

### Occupancy Density

Floors 1 - 5: One person per 8m<sup>2</sup> of net lettable office area.

Floor 6: One person per 10m<sup>2</sup> of net lettable office area.

The design of lifts and building services are to reflect this population, noting that BCO guidance allows for core facilities to be based on equivalent effective densities of 10-12m<sup>2</sup> per person to account for absenteeism.

Toilet provision is as per BS6465-1:2010, 6.4 based on an occupancy of one person per 10 m<sup>2</sup> for each for Floors 1 - 5, and one person per 12m<sup>2</sup> of net lettable office area for Floor 6.

### Floor to Ceiling Height

Ceiling mounted services are designed to be exposed, with an overall floor to soffit height of 3,250mm on typical floors.

All services will be installed within 600mm of the soffit on typical floors, enabling future occupiers to install a suspended ceiling at 2,600mm above finished floor level. Structural and services zones in ceiling void includes air conditioning and lighting zones.

Floor 6 has a pitched butterfly roof with exposed soffits ranging from 2,600 to 4,750mm above finished floor level. On Floor 6 only, ceiling height under service bulkheads is 2,000mm.

The minimum headroom in all plant areas is 2,600mm generally, but in exceptional areas with restricted overhead services and structure, a minimum of 2,000mm is provided.

### Sectional Occupation

The building has the ability to accommodate fully independent occupation on a floor-by-floor basis with the capacity for further tenant sub-division per floor. The heating, cooling and ventilation plant serves all office floor areas. The refrigerant VRF fan coil units on the floors are capable of being independently controlled via the Building Management System (BMS).

### Raised Floor Void

The raised floor for office areas will be fully accessible with 600mm square steel faced panels, with the finished floor level 150mm above the structural floor level on Floors 1 - 5, and 300mm above structural floor level on Floor 6. The raised floor provides clear space zone for the distribution of power, voice and data cabling and other tenant services.

### Floor Loadings

2.5kN/m<sup>2</sup> + 1.0Nm<sup>2</sup> for partitions.

0.5kN/m<sup>2</sup> for ceilings and services.

### Fire Standards

Building Regulations fire escape calculations and staircase widths are based on population density of one person per 8m<sup>2</sup> of net lettable office area.

### BREEAM Rating

The building is designed to attain a BREEAM New Construction 2011 'Excellent' rating.

### EPC Rating

Projected EPC Rating 'B'.

## INTERNAL DOORS

### Door Frames

Painted softwood frames with recessed shadow gap details to circulation spaces, or square-edge softwood architraves to exposed concrete walls and back-of-house areas.

### Door Types

Timber solid core flush doors with hardwood lippings and matching flush side panels and over panels. Vertical vision panels are to be included to lift lobby and stairwell doors.

Door heights are generally 2,100mm but, to circulation spaces, with frames full height to underside of ceiling or services level with flush fixed overhead panels.

Coloured feature doors to lift lobbies. Toilet doors are Selo concealed-frame inward (Innova) or outward (Arriva) opening timber doors, faced with Viroc cement particle board panels. Accessible WC doors are bespoke folding concealed doors, also by Selo and faced with Viroc. Riser doors are Selo Una timber one-hour fire doors.

### Ironmongery

Satin stainless steel finished ironmongery from Allgood Modric range generally.

## STAIRCASES

### Main Core Staircases

The stairs are formed of pre-cast concrete flights and half-landings with in-situ full landings. Handrails are stainless steel, with stainless steel balusters and fixing brackets.

### Escape Stair Cores

The building has a single core. Statutory travel distance compliance permits the single staircase as a means of escape.

### Wall and Skirting Finishes

Concrete shear walls to stairwell are left exposed and treated. Circulation areas have painted MDF recessed skirtings with shadow-gap detail to wall linings.

Lobby wall opposite the lifts to upper floors are lined with 10mm Viroc cement particle board panels.

WC cubicles are painted plasterboard generally with back painted glass splash back to sink and back painted glass-finished IPS access panels full height to WC wall. Stainless steel skirting trims to all WC cubicles.

Shower cubicles have full-height back painted glass panels to back wall with full height mosaic tiling to adjacent walls.

Blockwork and feature brick walls to the bin store, retail space and plant room are left fair-faced.

### Ceilings and Soffits

Concrete soffits are left exposed and treated.

### Floor finishes

Stairs are left exposed, both on treads and risers, and treated with concrete sealant. Treads incorporate bespoke inset contrasting nosings.

## LIFTS

### Passenger Lifts

The office design incorporates 2 no. passenger lifts, one of which is also a full fire-fighting lift.

Car Load: 13 person passenger lift  
Car size: 1600mm wide x 1400mm deep x 2200mm high  
Car speed: 1.6 m/s  
Door width: 900mm (centre opening)

Lift provision shall generally be designed to meet with the parameters recommended within CIBSE Guide D, BS 5655 and to comply with the requirements of BREEAM credit ENE 06. Lifts will be constructed in accordance with BS EN 81-72.

### External Finishes

Stainless steel surround to all levels.

### Internal Finishes

Finishes include satin brushed stainless steel wall panels, full height mirrors and concealed fixings, stainless steel ceiling panel incorporating recessed LED lighting and concealed fixings.

Stainless steel handrail with black end sections. Flooring is Nora Norament Serra rubber flooring to match the lift lobbies.

### Call System and Control

Computerised control with floor read-out at all floor levels. Lifts comply with BCO 2014 standards and have been developed based on Kone MonoSpace 500 machine room-less lift with advanced door opening controls.

### Emergency Lighting

Automatic system within lift cars.

## OFFICE AREAS

### Wall and Skirting Finishes

Internal faces of external walls are full width concrete blade columns which are left exposed and treated.

Exposed concrete surfaces are BS 8110 'class B' or NSCS 'Plain' finish quality. All exposed concrete surfaces are treated with a clear concrete sealer.

Plasterboard partitions and ceilings are generally to be taped and jointed and painted with primer, undercoat and appropriate number of emulsion top coats.

Office area skirtings to be part of tenant fit-out.

### Ceiling Finishes

Concrete soffits are generally exposed and treated with coordinated suspended services.

The soffit to Floor 6 is an exposed metal structural deck, factory finished with a Colorcoat finish and coordinated suspended services.

On all office floors there is an area of dropped ceiling/bulkhead/raft adjacent to the ventilation riser concealing extract ventilation ducts and attenuators. This ceiling area is to be formed of perforated anodised aluminium panels on a suspended metal frame.

WC cubicles have a suspended plasterboard ceiling with skim coat plaster, painted. Shower cubicles have a suspended moisture-resistant plasterboard ceiling with skim coat plaster, painted.

Ground floor lift lobby and escape corridor have a fire rated suspended plasterboard ceiling with skim coat plaster, painted. All suspended plasterboard ceilings have access hatches.

### Raised Access Floors

The raised floor for office areas will be fully accessible with 600mm square steel faced panels, with the finished floor level 150mm above the structural floor level on typical floors, and 300mm above structural floor level on Floor 6.

## FACILITIES

### Cycle Facilities

Secure cycle store to be fitted with 17 stainless steel Sheffield Stands (BREEAM compliant products).

### Shower and Changing Facilities

Two high quality unisex shower and changing rooms located on the ground floor, with lockers. An additional fully accessible shower wet room is provided at ground floor level.

## AIR CONDITIONING

### System Type

Comfort cooled and heated by refrigerant VRF fan coil units. Supply air to perimeter distributed throughout office areas by ceiling diffusers.

### Cooling Plant

Modular VRF condensers mounted on the roof.

### Control Module

Control zones to BCO guidelines. For office areas perimeter zones maximum module size is generally on a 6 x 4.5 metre module. Internal zones maximum module size to suit loads and equipment selections but generally maximum 70m<sup>2</sup>.

## DESIGN TEMPERATURES

### Externals

Summer: 28°C db and 30% RH.  
Winter: -3°C db and 100% RH.

### Internal Design Temperature for Office Areas

Summer: 23°C +/- 2°C.  
Winter: 21°C +/- 2°C.

No Humidity

### Cooling Loads (Office Areas)

Lighting 12w/m<sup>2</sup> of lettable area.  
Equipment 25w/m<sup>2</sup> of lettable area.  
Occupancy: 1 person per 10 m<sup>2</sup> lettable floor area.

### Outside Air Maximum Supply Ventilation Rate

10ls/s per person based on 1 person per 10m<sup>2</sup> of lettable floor area.

### Noise Level

NR38 at 1,500mm above FFL.

### Controls

A fully automatic control system is provided to control the A/C system and the office fan coil units.

## HEATING

### Heating Plant

VRF heat pumps serving fresh air supply ventilation and FCU's. Local point of use electrical heaters provide hot water.

### Design Temperatures

External -3°C db saturated.  
Reception & Lift Lobbies 20°C minimum.  
Toilets/Landlord Areas 20°C minimum.  
Stairs N/A.

## ELECTRICAL SYSTEM

### Design loads

25W/m<sup>2</sup> small power provision on office floors for Cat B fit-out. Lighting installed at Cat A.

### Power Circuit Location

2 no. metered split load distribution boards in each floor, to allow split tenancies per floor.

### Wiring and Flexibility

Cores fully wired. Cat A Lighting to all office floors. Raised access floors to office areas for Cat B fit-out.

### Telecom and Power Outlets

General cleaning outlets provided to the core areas.  
Cleaning / Maintenance floor outlets provided to the office areas.

Vertical data risers at each service core.

### Distribution Board Locations

2 no. split load three phase distribution boards per floor, to allow split tenancies.

Separate metering for compliance with Building Regulations part L and to CIBSE TM39.

Pulse type meters integrated into the BMS system for automated billing to tenants' demises.

### Earthing and Bonding

To BS 7671 and BS 7430.

### Fire Alarm & Fire Protection System

Fully automatic Analogue Addressable L2 system, with coverage to BS 5839. Smoke or Heat Detectors throughout.

### Security Systems

Access control system provided to external doors, with further provision and containment for integration of tenanted office areas into the overall building system.

## LIGHTING

### Lighting Levels to All Areas

Office lighting uses high efficiency LED lamp sources with DALI dimmable control gear. PIR lighting control system provided to all areas.

Offices provided with illumination to 400 lux, and core areas provided with illumination to 150 lux.

### Type of Light Fittings

Office areas provided with suspended 1,200x300mm LED modular luminaires, compliant to CIBSE LG7. LED luminaires throughout remaining areas.

### Special Lighting

Specialist luminaires used in reception.

### Emergency Lighting

Offices are provided with separate self-contained emergency downlighters and core areas are provided with integral emergency versions of the general lighting luminaires.

Self-contained Exit signage is provided throughout the building.

### External Lighting

Lighting provided at final exit from building.



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DEVELOPMENT BY



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