

OUTLINE SPECIFICATION

OCCUPANCY

Cooling/Heating:	1 person/ 8 sq m
Lifts:	1 eight person lift in reception, servicing ground and first floor.
Means of Escape:	1 person/ 8 sq m
Sanitary Provisions:	1 person/ 8 sq m (60% male/female split)

DIVISIBILITY

- 2 tenancies per floor.

FLOOR HEIGHTS

Existing Floor to Floor:	5,050 mm
Raised Floor Void:	120 mm (in the majority)
Floor to Ceiling:	3,000 mm (ground floor) 2,750 mm (first floor)

FACILITIES

- Male and female changing facilities and showers on each floor, including accessible shower room at ground floor.

MECHANICAL INSTALLATION

- Office accommodation to be heated and cooled by new VRF system, ventilated by on-floor heat recovery ventilation units.
- WCs and shower accommodation to be ventilated by a central twin extract ventilation plant.
- Reception accommodation to be heated and cooled by a central air handling unit.
- Common areas to be heated by a new electric heating system served by a central boiler plant.

ENERGY EFFICIENT MEASURES

- Ventilation heat recovery via thermal wheels and controls optimisation.
- Dimmable LED lighting to offices and LED lighting throughout.
- Lighting controls will be PIR.
- Automatic lighting control to offices and WCs incorporating daylight dimming.
- On/off infrared sensor taps.

SECURITY

Access control will be provided to the following areas and will allow for future expansion:

- Reception entrance/main doorway
- Doorways to the tenanted areas (only for future expansion) to be provided with wireways

CAR PARKING

- 100 car parking spaces.

EXTERNAL FINISHES

EXISTING ELEVATIONS

- Red facing brick on first floor with buff base and cill courses.
- New powder-coated, thermally broken aluminium windows.
- New powder-coated aluminium cladding over ground floor columns. Brickwork on ground floor with new 2,600 mm high double glazed aluminium windows. Semi-transparent privacy film to bottom of windows.
- New powder-coated aluminium curtain walling to entrance reception with a new DORMA 3 wing revolving entrance door and adjacent pass door.

ROOF

- Man made slate with hidden areas of plant rooms.

ATRIUM ROOF

- Double glazed roof light.

ENTRANCE PODIUM

- Granite Pavers.

LIGHTING

- External ground mounted LED lighting to entrance steps and podium.
- External ground mounted uplighters around ground floor perimeter recessed in existing paving.

INTERNAL FINISHES

RECEPTION ACCOMMODATION

CEILINGS

- Flush, seamless painted plasterboard with inset linear slot grilles.
- 8,000 mm floor to ceiling height.

WALLS

- Curtain walling powder-coated to match elevation cladding. Clear glazing throughout.
- White painted plasterboard finish.

FLOOR

- Resin floor in satin flint finish with set in Heckmondwike Dreadnought entrance mat in ash grey.

RECEPTION DESK

- White Corian reception desk with colour back painted glass wall behind.

ENTRANCE DOORS

- Insulated double glazed manually operated revolving door in powder-coated aluminium to match curtain walling and double glazed side door.

LIGHTING

- Recessed LED lights in ceiling.
- Up and down lighters on central column and feature pendant lighting around staircase.

STAIRCASE

- Dark grey steel staircase encased with solid timber balustrade in white spray finish and a recessed handrail with integrated LED lighting. Bespoke timber panelling to outside face of staircase and walkway balustrade.

FIRST FLOOR WALKWAY

- Solid timber balustrade in white spray finish and a recessed handrail with integrated LED lighting.
- Resin flooring to match reception.

OFFICE ACCOMMODATION

STRUCTURAL GRID

- 4.95 m with a Planning Module of 1.2 m based on 600 mm ceiling and floor grid.

CEILINGS

- 600 x 600mm SAS metal ceiling tiles with an Alugrid-Q grid system to allow for easy integration with partitioning.
- Plasterboard perimeter margins with linear slot diffusers.

WALLS

- Painted plaster finish.

FLOORS

- 600 x 600 mm fully accessible encapsulated steel raised access flooring.

LIGHTING

- 600 x 600 mm recessed LED fittings throughout, providing lux levels of 400.

CENTRAL ATRIUM

CEILINGS

- Painted plasterboard with existing double glazed skylight.

WALLS

- Painted plaster finish.
- Full height frameless glazing to first floor.

FLOORS

- 600 x 600 mm fully accessible encapsulated steel raised access flooring.

LIGHTING

- 600 x 600 mm recessed LED fittings and feature pendant lighting suspended within atrium.

WC ACCOMMODATION

CEILINGS

- Painted plasterboard.

WALLS

- Painted plaster finish.

FLOORS

- Natural finish porcelain stone tile: Domus City Sense Range.

LIGHTING

- LED lighting throughout, recessed cove lighting and LED strip lighting behind basin mirrors.

DOORS

- Compact grade light grey painted finish with stainless steel ironmongery.

BASINS

- Extra wide Bette Aqua double washbasins with wall mounted infrared taps, tiled splashback and concealed soap and towel dispensers behind mirrors.

MIRRORS

- Large mirrors to wall above basin with LED lighting.

CUBICLES

- Full height Formwise cubicle system with walnut veneer finish.
- Duravit WC pans and urinals.

FITTINGS

- Stainless steel recessed high velocity hand dryer and recessed bin.

SHOWER ACCOMMODATION

CEILINGS

- Painted plasterboard.

WALLS

- Porcelain wall tile in gloss finish: Domus Colori Lucido Range.

FLOORS

- Natural finish porcelain stone tile: Domus City Sense Range.

LIGHTING

- Recessed LED lighting.

DOORS

- Compact grade light grey painted finish with stainless steel ironmongery.

SHOWER CUBICLE

- Chrome plated shower set with shower rail, hose, hand spray and showerhead.
- Semi-frameless single slider shower door in clear glass.
- Duravit Starck ceramic shower tray.

ACCESSORIES

- Venesta 4-tier lockers in walnut veneer finish on first floor.
- Changing bench in walnut finish and cove lighting above.
- Full height mirror and stainless steel clothes hook.