

Specifications and key features

ENERGY TARGETS	
BER	A rated
WELL	Enabled
WIRED SCORE	Platinum Target – Core & Shell
LEED	Platinum Target – Core & Shell
PARIS PROOF	

AIR TIGHTNESS TARGET	
Permeability	≤5.0 m³/h.m²@50Pa

GLAZING PERFORMANCE	
G Value	0.35 – 0.45
Existing Basement Floor (Upgraded)	≤ 0.45 W/m2.k
Light Transmittance	0.65-0.80

BUILDING THERMAL PERFORMANCE	
External Wall U Value	0.3 – 0.37 W/m²°K
Roof U Value	0.15 -0.19 W/m²°K
Floor U Value	0.1-0.15 W/m²°K

LIFT INSTALLATIONS	
Passenger	8 no. passenger lifts serving basement to upper tenant floors including 1 no. firefighting services lift in central core.
Fire Fighting Lifts	2 no. additional firefighting lifts in secondary cores lifts

Goods	3 no. Dedicated Goods Lift
Performance Target	All lifts shall comply with EN81, CIBSE Guide D 2015 and the BCO recommendations for lift performance
Control System	Destination Control on all passenger lifts

WATER SERVICES – TOILETS AND SHOWERS	
Air to Water Heat Pumps providing centrally generated hot water to showers and toilet areas	
Low flow water fixtures and low flush WCs and Urinals	

CENTRAL HEATING AND CHILLED SYSTEM	
Heating Cooling	4 pipe multipurpose heat pump

OFFICE AIR CONDITIONING SYSTEM TYPE	
Office areas	4 pipe water side fan coil units with EC motors and 2 port control

FIREFIGHTING SERVICES	
Fire Hose Reels at Basement Level	In accordance with FSC requirements
Dry Riser Mains	In accordance with FSC requirements
Portable Fire Extinguishers	In accordance with FSC requirements

LIGHTING	
General Offices	450 lux average via low energy led lighting c/w dimming and daylight harvesting. All Office Luminaires will have maximum UGR of 19

RENEWABLE ENERGY	
Renewable Energy Type	Central multipurpose heat pump Installations, air to water heat pumps for hot water generation. PV will be installed in accordance with LEED platinum compliance
	Combined Rain and Grey Water Harvesting Systems

PROTECTIVE SERVICES	
Fire Detection & Alarm System	L2/ L3 Fire Alarm System
Lightning Protection	In Accordance with EN 62305

LIGHTING LEVELS	
General Offices	450 Lux
Circulation	200 lux
Toilets	200 lux
Plantrooms	150 lux

LIGHTING CONTROLS	
Office Areas	Automated lighting control with presence detection and daylight sensing

STANDBY GENERATION	
Generator Strategy	Dedicated landlord life safety set and space provision for dedicated tenant generator.

SECURITY SYSTEMS	
Entry/ Exit points to the building shall be provided with CCTV, Door Access Control & Intruder Alarm systems. Upper floors have cable ways installed to facilitate future fit out of door access control to the tenant demise	

INTERIOR FINISHES	
Premium matt porcelain tile finish with natural stone effect in reception areas, certified by Green Building Council	
Luxury engineered matt wood flooring to office spaces, with soft blonde tones containing natural grain patterns	
Copper lift finishes for sophisticated character, corrosion resistance and hygienic properties	
Matt porcelanosa aged clay nature tiling in the changing rooms for a contemporary feel. Robust, hygienic and eco certified	

EXTERNAL DESIGN CONDITIONS	
Winter Design Temperature	-4°C, 60% RH
Summer Design Temperature	28°C dry bulb - 26°C wet bulb, RH @100%

MECHANICAL VENTILATION – OFFICE AREAS	
General Office Areas: The Mechanical Fresh Air Ventilation System will be designed on the basis of 10 litres per second person, one person per 8m² nett lettable. Mechanical Fresh Air Design complies with ASHRAE 62.1 2010 + 30% and CIBSE Guide A requirements. All AHUs will be equipped with heat recovery via thermal wheels and plate heat exchangers with low specific fan power ratings (SFP _e)	

ENERGY SUBMETERING	
Metering Strategy Provision for single tenant (@MV), quarter floor and single floor metering. All electrical sub-metering on the Shell & Core/Tenant Electrical Distribution Boards will comply with the LEED Advanced Energy Metering requirements	
Provision for single tenant, quarter floor and single floor heat (Heating and Chilled Water) metering. All heat sub-metering on the Shell & Core/Tenant LPHW and CHW systems will comply with the LEED Advanced Energy Metering requirements	