

Specification

Office Suites

- Generally – Office suites have been stripped back to the concrete soffit and floors and are comprehensively refurbished including associated services. All heating, ventilation and cooling distribution within suite has been renewed.
- Ceilings – Exposed grid suspended ceiling with plastered perimeter and entrance area detailing. Generous finished floor to exposed grid suspended height of 2,800mm, equivalent to high specification new office developments.
- Lighting – High quality semi-recessed direct / in-direct lighting to office areas providing consistent illumination levels to all surfaces including ceiling, following LG3 / LG7 guidelines. Accent lighting to suite entrance. Main office lighting sensor (PIR) controlled.
- Finishes – Newly decorated throughout. Hardwood joinery.
- Raised Floors – 150mm high full access raised floor for power and data services.
- Carpet – High quality, cushion backed carpet tiling.

- Heating/Cooling – New perimeter radiator LPHW radiator heating installation with pipe work run beneath raised floor. Radiators controlled by TRV's.

VAV comfort cooling and ventilation provided through ceiling void. Installation within suite completely replaced. Final distribution via 600mm² grilles to suspended ceiling. Central plant replaced or overhauled.

- Toilets – Fully refurbished toilet accommodation. High quality finishes including tiled floors and contemporary fittings. Dedicated disabled facility adjacent suite entrance. Toilet provision meets occupancy level of 1 person/10 sq m – ability to increase provision.

Anticipated Design Criteria:

Internal Design Temperatures

- i) 22 +/-2°C db summer temperature
- ii) 22 +/-2°C db winter temperature

External Design Conditions

- a) The systems have been designed where relevant to cater for external conditions as follows:
 - i) Summer conditions: 28°C DB 20°C WB
 - ii) Winter conditions: -4°C @ 100% RH

Internal Heat Gains

- a) For spaces provided with cooling the systems have been designed to take account of internal heat gains within these spaces as follows:
 - i) Lighting: 15 W/m²
 - ii) Occupancy: 100 W/person
 - iii) Equipment: 25 W/m²

- Electrical Services – Appropriately sized 3-phase distribution board. Appropriate supply size.

Note: Additional details relating to specific requirements will be provided on request.



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