

THE
COLMORE
BUILDING

SPECIFICATION

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2

STOREY
RECEPTION

2.75m

FLOOR TO
CEILING
HEIGHT

8

17 PERSON
INTELLIGENT
LIFTS

1:18

SQ M
CENTRAL
PLANT
CAPACITY

ACCESS CONTROL

Access control systems utilise proximity readers and are installed at all vehicular and pedestrian entry and exit points.

BREEAM RATING

The building has been certified as achieving a rating of 'Excellent'.

BUILDING MANAGEMENT SYSTEM

A fully automated intelligent Building Management System provides for individual tenants in terms of timed temperature, fresh air and lighting control; in parallel with fully monitoring the status and performance of all M&E plant and essential services.

CCTV

A CCTV system is provided which is capable of on-site and off-site management.

CEILING FINISHES

Metal suspended ceiling system, nominal 1200 x 300 mm pressed steel micro perforated tiles laid flush into 300 mm "C" section grid on a 1500 x 1500 mm module with PPC finish and acoustic infill.

CLEAR FLOOR HEIGHTS

Floor Zone	Finished Floor to Ceiling
Ground	3,400mm
Mezz-12	2,750mm
Basement 1-5	2,100mm

AIR CONDITIONING

4 pipe fan coil units are provided in all general office areas. The system is designed to be split by tenants in up to four separate principal zones to assist division of the space. Space is provided for the future installation of humidifiers.

DATA TELECOMM / DATA WIRING FACILITIES, ETC

Two remotely located incoming Comms Rooms are provided for diversity with dual entry available for British Telecom and Colt, with additional entry for the five other service providers with local infrastructure.

DESIGN AND PERFORMANCE PARAMETERS

The principal design parameters adopted for the mechanical and electrical services installation are:

External Design Conditions

Winter	- 4°C Sat
Summer	29°C dry bulb 21°C wet bulb

Internal Design Conditions

Offices	
Winter	22°C ± 2°C
Summer	22°C ± 2°C

Air Infiltration

Open plan offices	0.5 ac/hr
Reception/entrance	1.0 ac/hr

Design Occupancy

Open plan offices	1 person/10.0 sq m
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Fresh Air Provision

All office space	16 litres/sec/person
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Extract Rates

Toilets	10 ac/hr
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DESIGN OCCUPANCY

Design occupancy of:

- 8 sq m per person for HVAC central plant
- 10 sq m per person for on floor fan coils
- A 60% / 60% split for sanitary provision
- 12 sq m per person: 80% occupancy (14 sq m per person: 100%) has been allowed for lifts
- An allowance of 6 sq m per person has been allowed in the calculation of means of escape

DISABLED PROVISION

Fully DDA compliant with disabled WCs provided at each level.

FIRE DETECTION ALARM SYSTEM

A fully analogue addressable fire detection system, mains powered, with battery backup is provided throughout the building.

FLOOR LOADING

The following imposed structural loading allowances have been used:

- Floors - 4.0 kN/sq m plus an allowance of 1.0kN/sq m for partitions
- 5% of floor area will have an enhanced loading of 7.5 kN/sq m

Knock out panels are provided to facilitate additional tenant risers.

LIFTS

Eight 17 person lifts form part of the central core which are operated on a Destination Control System, linked to security turnstiles in the entrance. A goods lift, servicing all office floors is accessible from the loading bay.

LIGHTING LEVELS

Intelligent lighting, designed to assist in achieving LG7 compliance.

General offices	400 lux (at working plane)
Entrance foyer	400 lux
Other circulation	300 lux
Toilets /staircases	150 to 200 lux

MECHANICAL AND ELECTRICAL SERVICES

Incoming gas service with 400 kWh spare capacity for future tenant use. Incoming 50mm mains water service and associated cold water storage, boosted distribution service and local electric domestic hot water services.

Incoming 11 KV protected ring power supply with 3000 kVA maximum demand supply availability.

STAND BY POWER GENERATION

Space is provided and allowance made for future adaptation within the tenant storage space/ parking spaces to facilitate the installation of standby power generation.

TENANT POWER SUPPLY & DISTRIBUTION

Power & lighting supplies for all areas are provided and metered at low voltage from the landlord's supply network on each floor. Designed load is 25w/sq m with one circuit every 85 sq m and with 25% spare capacity.