



CANNON PLACE
ENGINEERED FOR BUSINESS

SUMMARY SPECIFICATION

INTRODUCTION

All floors are finished to full Category A specification and designed to accommodate the following:

PLANNING MODULE AND STRUCTURAL GRID

Planning module: 1.50 m.

Structural grid: 21 x 6 m and 12 x 6 m.

LOADINGS

Imposed load allowances on new structures shall not be less than:

- Roof maintenance access only: 1.5 KN/m²
- Plant rooms: 5.0 KN/m²
- Office areas: office + partitions: 3.0 +1.0 KN/m²
- Office areas: storage: (@ 5% of floor area in defined zones) 7.5 KN/m²
- Core areas: inclusive of partition 3.0 +1.0 KN/m² allowance
- Car park and loading bay: 5.0 KN/m²
- Basement generally: 7.5 KN/m²
- Staircases typically: 4.0 KN/m².

FLOOR TO CEILING HEIGHTS

Floor to ceiling height: 2.80 m.

RAISED FLOOR

Nominal raised floor zone: 150 mm.

SUSPENDED CEILING

Suspended demountable ceiling in all office areas with an 820 mm deep ceiling zone between the structural beams including a 95 mm lighting zone (not below beams).

OCCUPATIONAL DENSITIES

An assumed occupational density of:

- WC provision: (including disabled toilets provision) 1:10 per floor, male to female ratio: 60:60
- Lifts: 1:10
- Air conditioning: 1:10 although the ventilation systems are capable of handling increased occupational densities and providing the future tenants with some flexibility
- Fire escape: Maximum occupation of 600 people per floor. This equates to overall floorplate occupational density of 1:7.7.

EXTERNAL CONDITIONS

Summer 32°C db; 21°C wb. Winter -4.5°C db; -4.5°C wb.

INTERNAL CONDITIONS

- Offices: Summer 22°C db +/-1.5°C 60% RH (max). De-humidification control for the summer months is incorporated
- Offices: Winter 22°C db +/-1.5°C db
- Toilet/stairs/circulation areas temperature: 18°C db (min)
- Entrance temperature: 18°C db (min) 26°C db (max)
- Reception, atrium at level 1 and passenger lift lobbies temperature: 18°C db (min) 26°C db (max).

OUTSIDE SUPPLY AIR RATES

General Office Areas: 16 l/s per person per 10m² to allow future tenant flexibility in their fit-out, or to allow increased occupational densities on their floors. 11.2 l/s per person per 7m².

SUMMARY SPECIFICATION

CONTINUED

HEAT GAINS FROM SMALL POWER

- General Office (Category A) 25 W/m²
- The base build cooling system can be adapted by installing an additional (fourth) chiller and cooling tower to provide the following tenant enhancements:

Enhanced area for each tenancy = 60 W/m² (across 15% NIA).

CER (computer equipment room) = 650 W/m² (across 3% NIA).

The base build cooling system can be adapted to serve enhanced cooling loads to a single tenant per floor or, alternatively, a single tenant (i.e. a trading facility and CER). Space provision has been made for the tenant to install an additional fourth cooling tower and chiller to provide up to a further 2 MW of cooling.

THERMAL PERFORMANCE

A high performance facade combined with an efficient system of cooling ensures that the design parameters are achieved and that comfort is maintained with the appropriate use of energy.

NOISE LEVELS

Maximum internal noise levels with the mechanical and electrical services in full operation shall be a minimum of in the open plan offices: NR38, cellular offices: NR35.

FAN COIL UNIT DENSITY

A 4-pipe low energy digitally controlled fan coil system with units serving a 6.0 m x 4.5 m area, can be provided. The units are arranged to allow tenants to have the ability to install additional fan coil units with the minimum impact on the base system, thereby reducing costs. A fully addressable and intelligent Direct Digital Control system can be provided to serve the fan coil units, which is designed to be integrated with the Building Management System (BMS).

SUBSTATIONS / MAIN LV SWITCHBOARDS

A minimum of two identical transformers per substation are provided with LV bus-section switches. Based on estimated maximum demand, the equipment is sized to maintain building operations at base build load under any single transformer outage.

ELECTRICAL LOADS IN OFFICE AREAS

To accommodate not less than the following loads:

Small power: 35 W/m²

Lighting: 15 W/m²

An allowance for fan coils is included in the above rates.

STANDBY GENERATION

3 diesel operated HV generators of 1.7 MVA capacity each are installed which provide back up for all tenant and landlord areas. Fuel storage for approximately 24 hrs running at full building load is provided.

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ILLUMINATION LEVELS IN OFFICE AREAS

390-400 lux average in open plan areas. The system shall comprise addressable intelligent lighting control modules operated by presence detectors, photocells and infra red controls.

SECURITY SYSTEMS

CCTV cameras covering all elevations at ground level, the main entrance and reception areas and the service/loading bays. Access control, intercoms and intruder detection systems are installed at ground floor entrances. Door frames between the core lobbies and office areas have wire-ways for tenants to install future intruder detection systems.

TELECOMMUNICATIONS FACILITIES

The finished building includes a main incoming frame room with cable supports via the core risers to all office floors. Diverse entry points have been provided.

IT FACILITIES

Risers in the central core have dedicated space for the landlord's and tenant's IT cables.

PASSENGER LIFTS

12 no. 1,600 Kg (21 person) arranged as two banks of 6 lifts in the North and South atria, serving levels 1 to 8. Disabled access from ground floor level is provided via two lifts in the North atrium.

FIREFIGHTING LIFTS

4 no. 630 Kg (8 person) fire fighting lifts situated in each core, serve all floors. Two of the fire fighting lifts continue to basement level, and provide a passenger service from the car park to office tenancies.

GOODS LIFTS

2 no. 1,600 Kg goods lifts (one in the North East core and one in the South West core) serve basement, lower ground, ground and level 1 to level 8.

ESCALATORS

Four escalators serving from street level entrance to level 1.

VEHICLE LIFT

1 no. 4,899 Kg vehicle lift serving the access road to the basement car park level is provided with twin motors for added resilience.

CAR PARKING

16 car spaces (including 3 disabled spaces), 69 motorcycle and 204 bicycle spaces at basement and lower ground level.

SHOWER FACILITIES

Showers and lockers are available at basement level.

HI-TECH GLAZING

Double Glazed Units with High Performance Coating.

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