

# SPECIFICATION



**GREYFRIARS**

Reading, RG1 1JG

# SPECIFICATION



## OCCUPANCY

**Means of Escape:**

1 person / 6 sq m.

**Cooling / Heating:**

1 person / 8 sq m.

**Lift Provision:**

1 person / 10 sq m.

**Sanitary provision:**

1 person / 10 sq m.  
(60% male / 60% female).

## DIVISIBILITY

Maximum of two independent tenancies per floor.

## PLANNING MODULE

1.5m.

## FLOOR LOADINGS

**Office Floors:**

2.5kn / sq m.

**Plant Room:**

7.5kn / sq m.

## FLOOR HEIGHTS

**Floor to Floor:**

3610mm – typical.

**Raised Floor Zone:**

180mm – typical.

**Office Floor to Suspended Ceiling:** 2700mm.

**Ceiling Lighting Zone:**

80mm – typical.

**Service Zone:**

350mm – typical.

## STRUCTURE

The building has a steel frame with 300mm metal deck concrete floor.

## EXTERNAL FINISHES

**Elevations:**

A curtain walling system with solar control glazing and modesty fitted glass panels, feature exposed vertical concrete column casings and anodised trim/flushing. A fully glazed elevation with brise soleil anodised fins to the front elevation.

**Roof / Terrace:**

Accessible terrace from 3rd floor office with composite non slip timber decking and glazed balustrade.

**Roof:**

A new Bauder roof has been installed, with a 20 year insurance backed warranty.

## INTERNAL OFFICE FINISHES

**Walls:**

Emulsion painted plaster walls.

**Floors:**

600mm x 600mm fully accessible steel encapsulated raised floor tiles.

**Ceilings:**

600mm x 600mm fully accessible metal ceiling tiles laid in an exposed grid with plasterboard margins.

**Light Fittings:**

LED lighting throughout designed in accordance with the spirit of CIBSE LG7. Daylight sensing and presence detectors.

**Doors:**

Full height solid core Walnut veneered doors with full height glazed vision panels, flush push plates and full height door handles.

**Skirting:**

Flush with shadow gap detail.

## RECEPTION

**Walls:**

Emulsion painted dry lined with feature Walnut linear timber cladding and back painted glass.

**Floor:**

High specification ceramic tiles in 600mm x 1200mm modules.

**Ceiling:**

Emulsion painted plasterboard.

**Lighting:**

LED specialist linear light fittings with bespoke ceiling edge effect.

**Doors:**

Semi-assisted push/pull flush glass doors.

**Reception Desk:**

Bespoke white Krypton reception desk with Walnut timber cladding and back painted glass accents.

## TOILETS

Male and female on each floor and not designated on ground floor.

**Walls:**

Emulsion painted plasterboard.

**Floors:**

High quality porcelain tiles and skirtings.

**Ceilings:**

Emulsion painted plasterboard.

**Doors:**

Full height solid core Walnut veneered doors.

**WCs:**

White vitreous china Duravit pans.

**Wash Hand Basins:**

A single large solid surface Krion basin/vanity trough in each bathroom with concealed drainage. PIR taps in chrome finish.

**Mirrors:**

Full width mirrors above feature glass splashback with linear LED lighting.

**Cubicles:**

Full height Walnut veneer doors, back panels with stainless steel flush plate and back painted glass details.

**SHOWERS**

Four showers are provided, 2 on ground floor (one is within the disabled toilet) and 2 on 4th floor. 20 lockers on 4th floor and provision for drying space.

**STAIRCASES****Main Staircase:**

Carpet tile floor finish and fully glazed balustrade.

**Secondary Staircase:**

Carpet tile floor finish and tubular steel balustrade with posts.

**LIFT LOBBIES****Walls:**

Feature glass panel and white emulsion.

**Floors:**

Modern grey dynamic pattern carpet tiles.

**Ceilings:**

Emulsion painted plasterboard with feature LED linear lighting.

**Doors:**

Solid core Walnut veneer to toilets and fully glazed frameless doors to offices.

**Skirting:**

Flush with shadow gap detail.

**LIFTS**

2 x 10 person passenger lifts serving reception up to 3rd floor with group controls.

**Walls:**

Stainless steel trims/rails and opaque glass panels/mirror.

**Floors:**

High specification ceramic tiles in 1200mm x 300mm modules to match reception.

**Ceilings:**

Stainless steel ceilings with halo lighting effect around edges.

**Handrail:**

Stainless steel trims and rails.

**Door Trims:**

Flush stainless steel doors and jamb trims.

**MECHANICAL INSTALLATIONS**

The office accommodation and reception is cooled and heated by a three pipe VRV AC system with fan coil units located in the ceiling voids. Mechanical ventilation is supplied to the office from air handling plant via the fan coil units.

The toilets are served by mechanical ventilation systems to provide heating and ventilation with the circulation space heated by radiators.

**DESIGN PARAMETERS****External Temperatures****Summer:**

29°C db, 20°C wb.

**Winter:**

-4°C db, 100% saturated.

**Internal Temperatures****Heating and Cooling to Offices****Summer:**

22°C db  $\pm$  1.0°C no humidity control.

**Winter:**

21°C db  $\pm$  1.0°C no humidity control.

**Heating and Cooling To Reception****Summer:**

22°C db  $\pm$  1.0°C no humidity control.

**Winter:**

18°C db  $\pm$  1.0°C no humidity control.



## HEATING ONLY

### Toilets:

18°C db + 1.0°C no humidity control.

### Stairs:

18°C db + 1.0°C no humidity control.

### Showers:

18°C db + 1.0°C no humidity control.

### Plant Room:

Unheated.

## HEAT GAIN ALLOWANCE

### Lighting:

15w / sq m.

### Occupiers Small Power:

25w / sq m.

### People:

90 w per person (S).

50 w per person (L).

### Occupational Density:

1 person / 8 sq m of lettable floor area.

### Ventilation Rates:

12 l/s per person.

## ILLUMINATION LEVELS

### Office\*:

450 lux.

### Toilets:

150 lux.

### Reception (plus feature lighting):

300 lux.

### Lobbies:

150 lux.

### Plant Room:

150 lux.

\* Lighting is compatible with the requirements of CIBSE Lighting Guide (LG7) 2005.

## ACOUSTIC CRITERIA

The system is designed and equipment selected to achieve the following noise levels within the building.

### Offices:

NR38.

### Toilets:

NR40.

### Entrance:

NR40.

## Plant Area:

As per Local Authority Statutory requirement but not greater than 40dBA at the site boundary or in excess of the prevailing background noise level during normal occupation times of the buildings.

## FIRE ALARM

Fully analogue addressable system to L1 classification.

## TELECOMMUNICATIONS

Incoming BT service with containment in risers. 4 incoming 10mm ducts:  
2 BT and 2 spare.

## ENVIRONMENTAL PERFORMANCE / SUSTAINABILITY

Target BREEAM rating of 'Excellent' and an Energy Performance Certificate of 'A'.

The following environmental & energy efficiency measures have been incorporated into the building design:

Performance solar control glazing to all elevations.

Solar shading to the main entrance.

Automatic lighting control to offices & cores via daylight sensing & presence detectors.

Building Energy Management Systems (BEMS).

Separate occupier electricity metering per floor.

Heat recovery from the VRF system to serve the hot water service.

LED lighting.

Heat recovery in the mechanical ventilation systems.