

# Building Two

## Proposed office specification

### Structural grid

9m by 9m.

### Loadings

Office areas (office + partition)  
3.5 + 1.0kN/m<sup>2</sup>.

### Floor to ceiling heights

3m clear to service zone.  
3.55m to concrete soffit.

### Raised floors

150mm.

### Ceilings

Exposed fairfaced Concrete soffit with mechanical plant and acoustic ceiling raft.

### Planning module

1.5m planning module.

### Occupational densities

Based upon net office areas:

General Office	1:8 sq m
General W.C. Provision*	1:8 sq m
General Male:Female Ratio	60:60
Lifting*	1:8 sq m
Air conditioning	1:8 sq m
Fire escape	1:6 sq m

\*20% absenteeism

### Small power

Office Floors 15W/m<sup>2</sup>+10W/m<sup>2</sup>  
(future capacity).

### Illumination levels

LED lighting system  
250-350 lux

### Lifts

Destination Hall Call Control.  
6 Passenger lifts (including firefighting provision). 1 dedicated goods lift.

### Mechanical plant

Four pipe fan coil Air Conditioning System.

### Environmental

Target BREEAM 'Excellent'.  
Target EPC: 'B'.

### Servicing and car parking

Loading Bay at grade.  
Car parking available in adjacent multistorey car park 1 space per 5,000 sq ft.

### Showers/Lockers/Bikes

10 male and 10 female showers.  
204 bike spaces. 204 lockers.