



36 Queen Street

GENERAL

The design development and new construction is generally in accordance with relevant British / EN standards and Codes of Practice, IEE Regulations, HVAC standards, CIBSE guides and good practice.

All new parts of the building are designed to comply with Part M of the current Building Regulations as a minimum.

All new materials are selected by reference to 'Good Practice in the Selection of Construction Materials by Ove Arup & Partners / British Council for Offices.

The building has a 'Very Good' BREEAM rating.

EPC 'B' Rating.

OCCUPANCY DESIGN

For means of escape: 6m²/person.

For sanitary provision: Office floor by floor: nominal 10 m²/person. Provision on the largest floor caters for up to 60% male occupancy and 60% female occupancy.

For services design: 10m²/person.

Build heights: Ground Floor: 3.3m;
First to Sixth Floor: 2.5m.
(approximate)

Floor loading – 2.5kN/m² live load + 1.0kN/m² partition load generally.

STRUCTURE

Existing composite concrete slabs on metal decking. New slabs of similar construction.

OFFICES

Floors – Fully accessible, 600 x 600 module metal raised floor 80mm nominal overall depth.

Walls – A combination of plasterboard dry lining and solid plaster on masonry walls. Matt emulsion finish.

Generally window heads / ceilings detailed to allow tenants to fit blinds.

Ceilings – Accessible perforated metal tiles. Painted plasterboard perimeter margins and bulkheads incorporating linear grilles. Cavity fire barriers.

Joinery – Hardwood veneered, solid core fire door sets with vision panels to circulation area doors. Full height doors to main core. Matching architraves. Stainless steel ironmongery. Skirtings are painted MDF. Sycamore finish to core doors, white glass finish to WC's and white finish to all others.

Capped off services, to allow tenants to fit-out kitchenette / vending areas. Capped services provision adjacent each core for tenants to fit disabled toilets on all upper floors (additional to overall WC provision).

GROUND FLOOR AND BASEMENT

To be left as shell to allow for tenant fit out to desired uses. Capped services within the ducts / plantroom to allow for the fitting out of the spaces as offices or meeting rooms.

Existing ground slab can be partially removed, and structure can be adapted to allow for partial double height space, stairs and lift interconnection to the basement, subject to tenant requirements.

WC FINISHES

High quality stoneware tiles on screed.

Eggshell paint on plastered blockwork and some areas of skimmed plasterboard on metal studwork.

Ceilings are plasterboard with lay-in metal moisture resistant square tiles within the WC cubicles.

High quality opaque / coloured laminated glass; partitions; full height panels and doors. Opaque / coloured laminated glass urinal screens.

Off the wall backlit removable mirror units over vanity units, incorporating lighting diffusers.

White, back to wall WCs dual flush concealed cisterns. Concealed trap urinals with automatic PIR detectors for flushing.

Corian or similar continuous vanity units on metal framework. Ceramic tile splashbacks. Chrome mixer taps with automatic sensor operation.

Built in recessed satin stainless steel paper towel units with integral bins. Liquid soap system with splashback mounted spouts. Dyson electric hand-dryers.

BIKE STORAGE AND CHANGING ROOMS

Secure room with space for 24 bikes.

Unisex shower cubicles at basement. Fully tiled and waterproofed. Glass screens to shower tray areas.

A combined unisex toilet and shower room suitable for use by disabled provided at basement level.

A locker / drying room with heating and ventilation provided adjacent basement core. Male and female changing cubicles provided.

MAIN STAIRCASE

New handrails on wall side throughout to current regulations. New glass balustrade with stainless steel handrail and coverplate to fixings. New carpet with nosings. Emulsion paint wall and ceiling finishes.

SECONDARY STAIRCASE

Painted metal handrail. Emulsion paint wall and ceiling finishes. Carpet finish.

LIFTS

3 No. new Thyssen 13 person Part M compliant lifts, serving all floors from basement to 6th floor. In shaft motor traction approx. 1.6m/s. High quality lift car finishes with matching reception flooring, glass panels, mirror to end wall and stainless steel panels to door walls.

OFFICE RECEPTION

Two sets of double glass doors with glass side and over panels.

All glass automatic sliding doors.

Upper Level: Translucent concrete wall and floor to entrance with LED backlighting adjacent panelised wall with leather cladding. Both elements in double height space with all other surfaces plasterboard with white finish.

Lower Level: Panelised leather clad wall with lift doors in stainless steel and perforated metal cladding to feature column internally lit. All other surfaces plasterboard with white finish.

High quality hard ceramic tiles in two colours to defined areas.

Suspended plasterboard ceiling with stepped bulkhead over waiting area / reception desk with LED strip lighting at level change.

Stainless steel skirtings.

Concealed platform lift in entrance vestibule.

Lighting to enhance architectural features and controls to modulate lighting to respond to external light conditions.

Concealed fancoils linked to main VRF system. Heat curtain in entrance area.

Sculptural white reception desk clad in Corian.

Built in leather clad bench seat to Queen Street elevation.

Steps between upper and lower reception area with LED lighting to nosings to highlight riser.

QUEEN STREET FRONT ELEVATION

Structural double glazed projecting glass bays with glass roofs.

Colour anodised aluminium framed windows.

New solid walls clad in hard limestone.

Main roof areas have new waterproofing membranes on insulation on decking with galvanised steel balustrade.

The 6th floor terraces have high quality concrete paving slabs on spacers / levellers, on insulation on new waterproofing membranes.

Fully glazed office area to 6th floor.

DESIGN CRITERIA:

External Conditions

Winter	=	-4°C saturated
Summer (for comfort cooling load calculations).	=	30°C db/20°C wb (for comfort cooled areas)
External condenser summer design temperature	=	35°C db (for comfort cooling systems)

INTERNAL CONDITIONS

	Heating	Cooling
Offices	= 21°C	23°C
Reception	= 21°C	23°C
Toilets	= 18°C	N/A
Stairs/circulation	= 18°C	N/A

Temperatures are 'operative' temperatures and +/- 2°C for control tolerances.

COOLING LOADS

Comfort cooling systems are designed to cater for the following casual loads:

Area	Lighting	Equipment	Occupancy
Offices	12 W/m ²	25 W/m ²	1 person per 10m ²
Reception	15 W/m ²	5 W/m ²	6 people

VENTILATION

14 l/s/person to office space.

INFILTRATION RATES

The following infiltration rates are used in the offices:

Summer	=	0.5 Air changes per hour
Winter	=	1.0 Air changes per hour

LIGHTING LEVELS

Office areas

400 lux average suitable for computer use.

The office lighting installation complies with the current edition of LG7 and Part L2A Building Regulations.

ELECTRICAL LOADINGS

Office Areas

Lighting	12 W/m ²
Small Power	25 W/m ² locally with 15 W/m ² diversified max at main intake
A/C	60 W/m ²

HEATING AND COOLING

The office and reception areas are heated and comfort cooled by heat recovery variable refrigerant volume (VRV) systems. The systems are able to provide heating and cooling simultaneously from adjacent units and will comprise water source condensers. An adiabatic cooler is located on the roof to serve water cooled condensers located within each tenant's area and the landlord's reception condenser. Boiler plant adds heat to the water loop when required.

A fresh air mechanical supply system supplies air to the office terminal units.

A mechanical extract system extracts air from the office areas from return air / extract grilles.

Heating to the central core and main staircase is provided from the boiler plant feeding radiators. The boilers also meet the fresh air ventilation plant heating demand. The boiler plant has been located in the basement with a flue to the roof.

Toilets, showers and cleaner's cupboards are provided with mechanical extract ventilation.

OFFICE LIGHTING

The office lighting installation comprises recessed modular fluorescent luminaires complete with direct / indirect diffuser.

The luminaires incorporate high frequency Dali control gear.

General lighting is controlled by sensors that detect both movement and daylight.

SMALL POWER

Dedicated MCB distribution boards are provided for the future power circuits for tenant's areas and located within the tenant's risers.

Cleaner's power switched socket outlets, are provided to all areas.

FIRE ALARM

A Category L1 analogue addressable fire alarm system has been provided throughout the building.

ACCESS CONTROL

An access control system are provided for the Landlord's areas with containment for entrance doors onto each office floor.

CCTV SYSTEM

A CCTV system is provided to monitor high risk areas with images recorded on hard disk with a display at the front desk.