

THE NETWORK

NEW TOWN
QUARTER

A world-class development, in a world-class city



THE NETWORK is a new state-of-the-art office building located at the main entrance to NEW TOWN QUARTER—a renewed and vibrant community in the centre of Edinburgh's rich cultural landscape.

Designed with community, connectivity and wellbeing at its heart, large flexible floorplates meet social areas, wellness facilities and roof terraces, offering endless opportunities for people to connect and work well. New pedestrian walkways and nature corridors blend with world-class amenities and a civic square, enhancing connectivity to the local community and beyond.

A beacon of positivity and progress;
space for modern businesses to thrive



THE NETWORK respects the iconic Georgian architecture of the area while reinterpreting space for contemporary work and lifestyles. A modern interpretation of the pioneering spirit on which the New Town was built, this is the last site of its kind in this exceptional and protected area.

Inspired by the past, built for the future

FLAGSHIP **GRADE A** OFFICE IN HEART OF EDINBURGH'S NEW TOWN

82000 SQ FT OVER 5 FLOORS

DOUBLE HEIGHT RECEPTION FLOOR

OPEN PLAN FLOORPLATES

GREEN ROOF TERRACE WITH **PANORAMIC** VIEWS

BREEAM RATING – **EXCELLENT**

EPC RATING – **A**

WIRED SCORE – **PLATINUM**

WORKPLACE DENSITY – **1 PERSON PER 8M²**

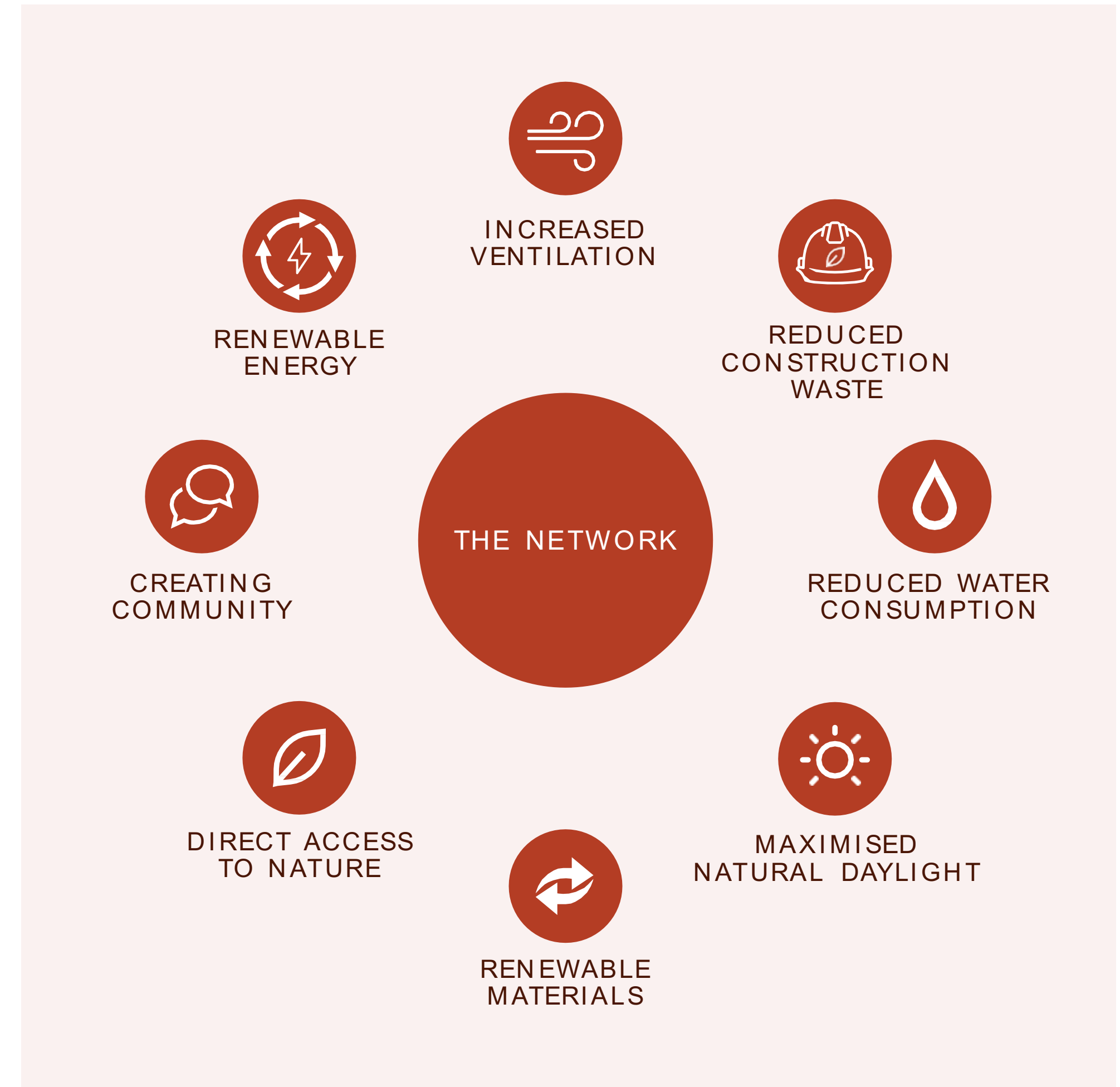
LOW CARBON AND **ENERGY EFFICIENT** DESIGN

INDOOR AND OUTDOOR SPACE OPTIMISED FOR **HEALTH AND WELLBEING**

20 DEDICATED ELECTRIC VEHICLE PARKING SPACES

A safe and sustainable environment

49%	OF SITE IS NEW USABLE SPACE WITH OVER 1.4 ACRES OF NEW GREEN SPACE
40%	OF ROOF DEDICATED TO 'GROW YOUR OWN' GREEN ROOF PLANTERS
25%	OF ROOF IS COVERED BY PHOTOVOLTAIC PANELS AND BIODIVERSE NATIVE WILDFLOWER
25%	OF THE PERIMETER BOUNDARY IS LINED WITH TREES
95%	OF GREEN ROOF IRRIGATION THROUGH PASSIVE RAINWATER RE-USE FROM THE BLUE ROOF
99%	OF DEMOLITION WASTE RECYCLED AND REUSED SAVING 300 TONNES OF CO2





The Network is proudly positioned at the gateway to New Town Quarter



Located at the main entrance, the cornerstone to this new community

- THE NETWORK
Offices
- THE GARDENS
Private Residences
- THE RESIDENCES
Rental Residences
- HOTEL
- Pedestrian walkway (ground)
- Pedestrian walkway (upper level)



Enjoy the luxury of space in the heart of Edinburgh

4.4 ACRES OF LANDSCAPED PARK

50,000sqft OF WORLD CLASS AMENITIES AND CIVIC SPACES

EXCLUSIVE ACCESS TO SOUTH FACING ROOFTOP

3 DEDICATED BIKE PARKS WITH 83 SPACES FOR THE OFFICE

0.5 MILES FROM THE CITY CENTRE



Perfectly programmed for a better work-life balance

IN-HOUSE WELLNESS PROGRAMME AND LIFESTYLE MANAGER

FITNESS STUDIO AND CLASSES

'LUNCH AND LEARN' TALKS AND RETAIL POP-UPS

GYM AND HEALTH FACILITIES ON YOUR DOORSTEP

CAFE WITH HEALTHY LUNCH OPTIONS



A haven for outdoor enthusiasts

ALMOST HALF OF EDINBURGH (49.2%) CLASSIFIED AS GREEN SPACE

HOME TO MORE THAN 130 PUBLIC PARKS

MORE TREES PER HEAD OF POPULATION THAN ANY OTHER U.K. CITY

AN ABUNDANCE OF NATURAL TRAILS FOR CYCLING AND RUNNING

The Water of Leith Walkway



Bruntsfield Links



Edinburgh Castle Gardens



Royal Botanic Gardens





Proximity to the city centre

CITY CENTRE

- 1. Princes Street
- 2. George Street
- 3. Queen Street
- 4. Lothian Road
- 5. New Town
- 6. Dundas Street
- 7. Stockbridge
- 8. Broughton Street
- 9. Canon Mills

COMMERCIAL

- 10 Tanfield
- 11 Royal London
- 12Standard Life Aberdeen plc
- 13 Exchange District
- 14 Standard Life HQ
- 15 Baillie Gifford

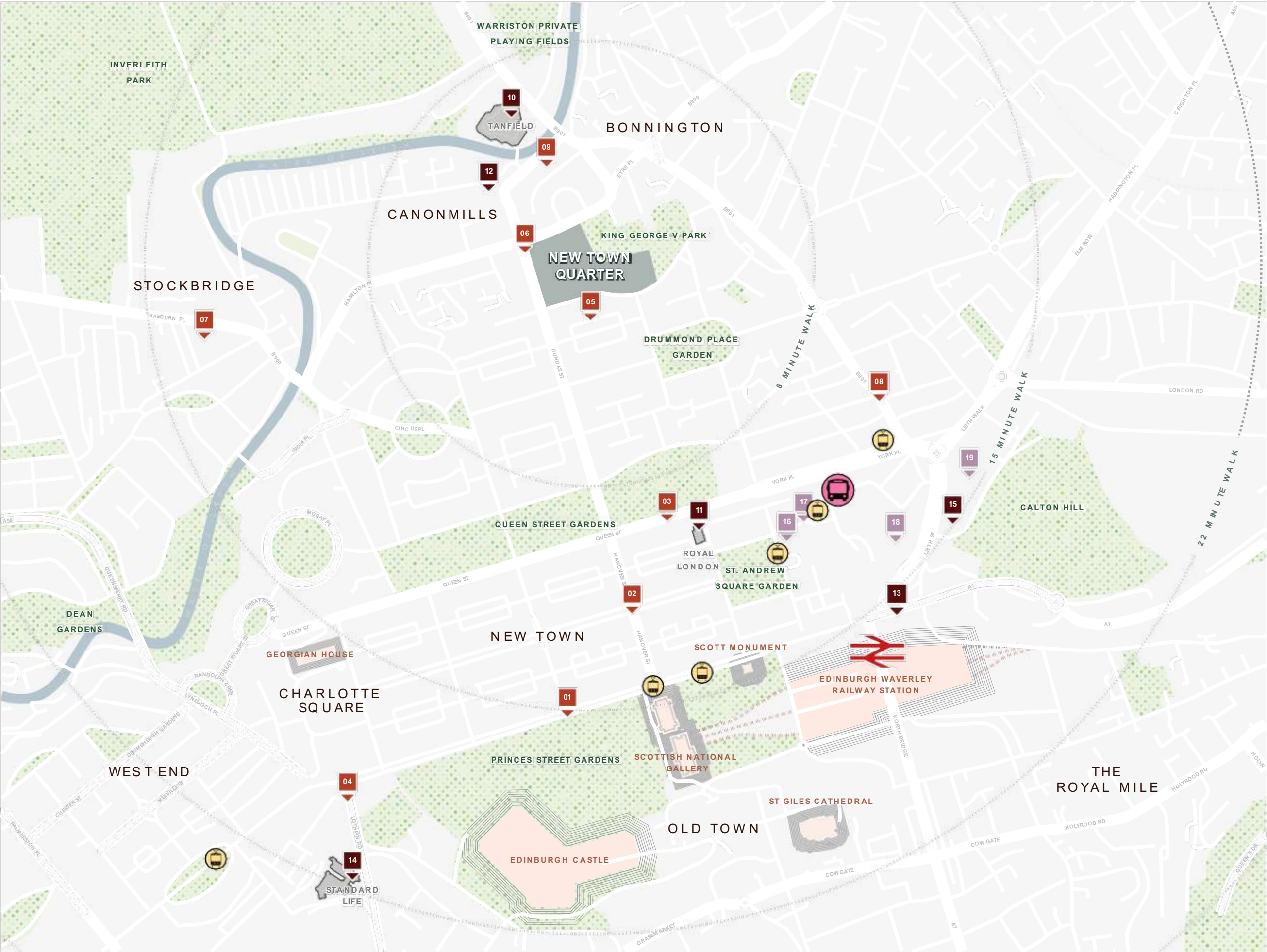
LEISURE AND RETAIL

- 16 Harvey Nichols
- 17 Multrees Walk
- 18 St James’
- 19 Omni Centre (cinema)

 RAILWAY STATION

 BUS STATION

 TRAM STOP



Excellent transport connections

ON FOOT	PRINCESSTREET	18 minutes
	EDINBURGH TRAM, YORK	15 minutes
	EDINBURGH WAVERLEY	20 minutes
	HAYMARKET EDINBURGH	38 minutes
BY BIKE	PRINCESSTREET	9 minutes
	EDINBURGH TRAM, YORK PLACE	7 minutes
	EDINBURGH WAVERLEY	12 minutes
	HAYMARKET EDINBURGH	15 minutes
BY TRAIN	GLASGOW	55 minutes
	NEWCASTLE	1 hour 30 minutes
	ABERDEEN	2 hours 15 minutes
	LONDON	4 hours 30 minutes
BY CAR	EDINBURGH AIRPORT	21 minutes
	GLASGOW	59 minutes
	ST. ANDREWS	1 hour 14 minutes
	ABERDEEN	2 hours 23 minutes
BY AIR	LONDON	1 hour 10 minutes
	DUBLIN	1 hour 10 minutes
	PARIS	1 hour 45 minutes
	NEW YORK	6 hours 55 minutes



A dynamic local community

CONVENIENCES

- 20 The Edinburgh Nursery
- 21 M&S Simply Food
- 22 Canon Mills Dry Cleaners
- 23 Margiotta Food & Wine
- 24 Tesco

WELLNESS

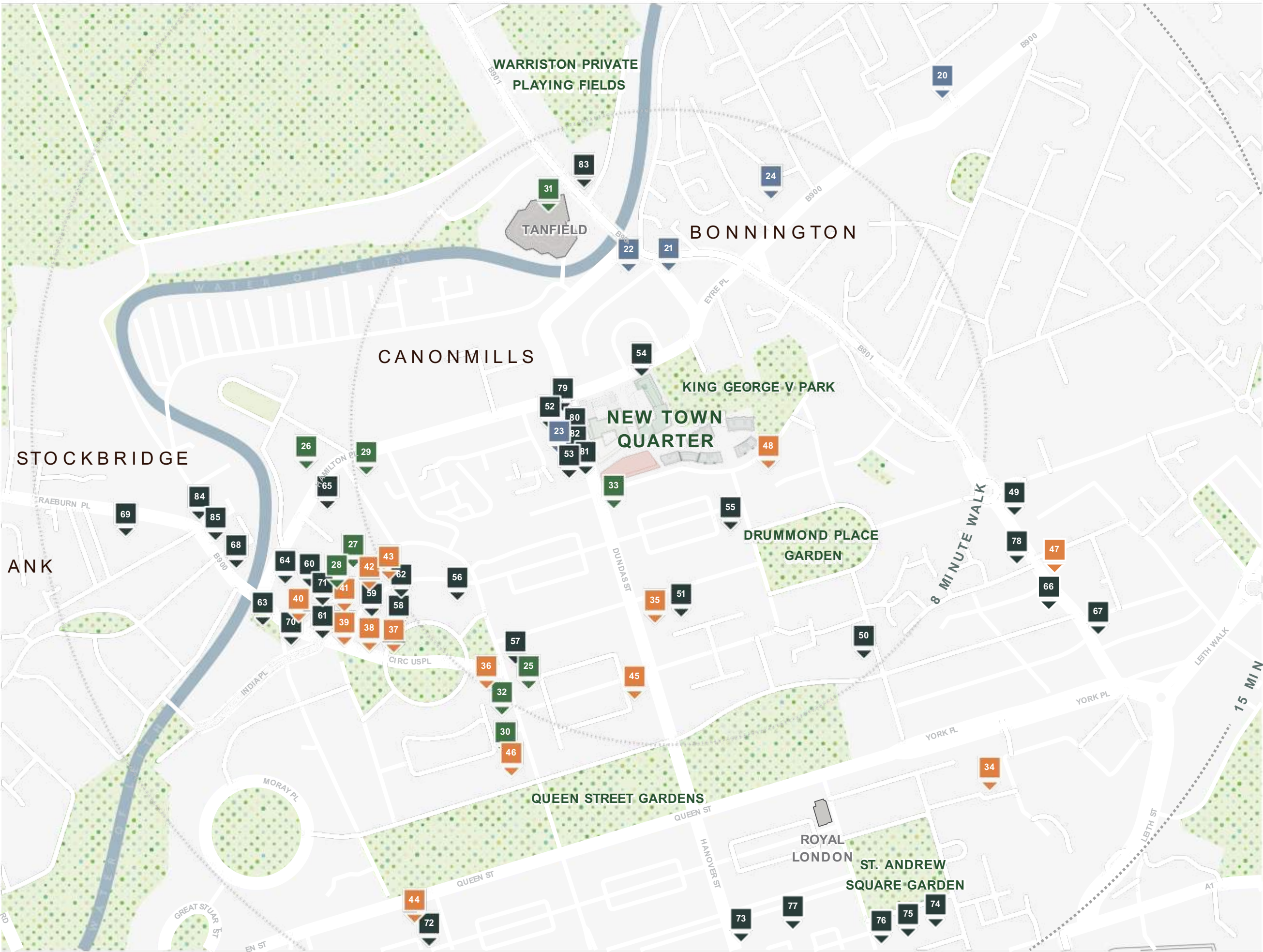
- 25 Tribe Yoga
- 26 Lisa V Beauty
- 27 The Remedy Rooms
- 28 Vagabond Mens Hair
- 29 Paint Hair + Nail Bar
- 30 Luke Bremner Fitness
- 31 JC Fitness
- 32 Reform Pilates Studio
- 33 Rag & Bone Barbershop

LIFESTYLE

- 34 Multrees Walk
- 35 Epitome
- 36 Pad Lifestyle
- 37 Dicks
- 38 Toast
- 39 Aesop
- 40 The Method
- 41 Treen
- 42 Bon Tot
- 43 Golden Hare Books
- 44 Stewart Christies
- 45 Greyfriars Art Shop
- 46 Gamefish
- 47 Narcissus Florist
- 48 Rosemary Hume Florist

F&B

- 49 Harmonium
- 50 Little White Pig
- 51 Archipelago Bakery
- 52 Cuckoo's Bakery
- 53 One20 Wine Cafe
- 54 New Chapter
- 55 The Cumberland Bar
- 56 St Vincent Bar 'The Vinnie'
- 57 Leo's Beanery
- 58 The Pantry
- 59 Patisserie Florentin
- 60 Bells Diner
- 61 The Last Word Saloon
- 62 Lovecrumbs
- 63 Stockbridge Market
- 64 Smith & Gertrude
- 65 Fortitude Coffee
- 66 Vino Wines
- 67 Söderberg
- 68 Howdah Tea and Coffee
- 69 Cowan & Sons
- 70 IJ Mellis Cheesemongers
- 71 Purslane Restaurant
- 72 The Honours Brasserie
- 73 Pret A Manger
- 74 Dishoom
- 75 Gaucho
- 76 The Ivy
- 77 The Dome
- 78 New Town Deli
- 79 Oriento Vegan Restaurant
- 80 Meltmongers
- 81 Clark's Bar
- 82 Finnegan's Sandwich Bar
- 83 Orchard Bar & Restaurant
- 84 The Stockbridge Tap
- 85 Hector's in Stockbridge



A dynamic local community: all within 5 minutes' walk

79



52



23



55

- 79 Oriento
- 52 Cuckoo's Bakery
- 23 Margiotta Food & Wine
- 55 The Cumberland Bar
- 81 Clark's Bar
- 80 Meltmongers



80



81



A dynamic local community: all within 5 minutes' walk

- 21 M&S Simply Food
- 83 Orchard Bar & Restaurant
- 82 Finnegans Sandwich Bar
- 53 One20 Wine Bar
- 31 JC Fitness
- 78 New Town Deli

12



83



82



78



31



53

Evenings and afternoons in Stockbridge

27



60



68



84



- 27 Remedy Rooms
- 60 Bells Diner
- 68 Howdah Tea & Coffee
- 84 The Stockbridge Tap
- 71 Purslane Restaurant
- 64 Smith & Gertrude

64



71

38



61



59



- 38 Toast
- 61 The Last Word Saloon
- 56 St Vincent Bar 'The Vinnie'
- 59 Patisserie Florentin

56





Voted the most attractive city to live and work

FASTEST GROWING CITY IN THE UK

BOOMING TECH HUB COMPETING WITH LONDON AND THE SOUTH EAST

UNESCO WORLD HERITAGE SITE

LARGEST FINANCIAL CENTRE IN THE UK OUTSIDE OF LONDON

UNIVERSITY OF EDINBURGH RANKED WITHIN TOP 20 IN THE WORLD



Where world-class heritage meets contemporary culture and natural beauty





1



2



4



5



3

- ① Edinburgh International Festival
- ② Aesop
- ③ Harvey Nichols
- ④ St Andrews Square
- ⑤ Edinburgh Fringe Festival



A new meeting place in the heart of an open and connected community



Elegant yet contemporary cast
stone frames a grand entrance



An environment designed for networking and socialising









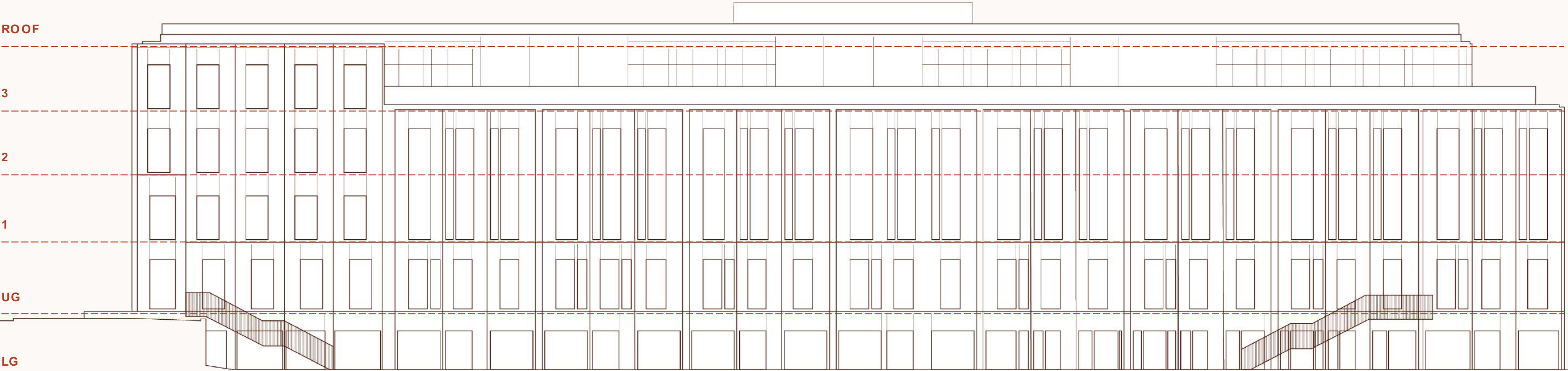








ROOF LEVEL	8,773 Sqft / 815 Sqm
LEVEL 3	15,223 Sqft / 1,414 Sqm
LEVEL 2	18,201 Sqft / 1,691 Sqm
LEVEL 1	18,356 Sqft / 1,705 Sqm
UPPER GROUND	15,624 Sqft / 1,451 Sqm
GROUND	16,044 Sqft / 1,491 Sqm
LOWER GROUND	1,981 Sqft / 184 Sqm



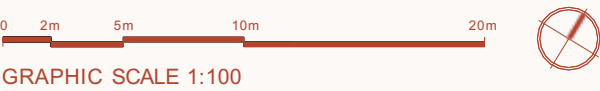
SO UTH FA C ADE FROM FETTE SROW

Lower Ground

Net internal area
1,981 Sqft / 184 Sqm

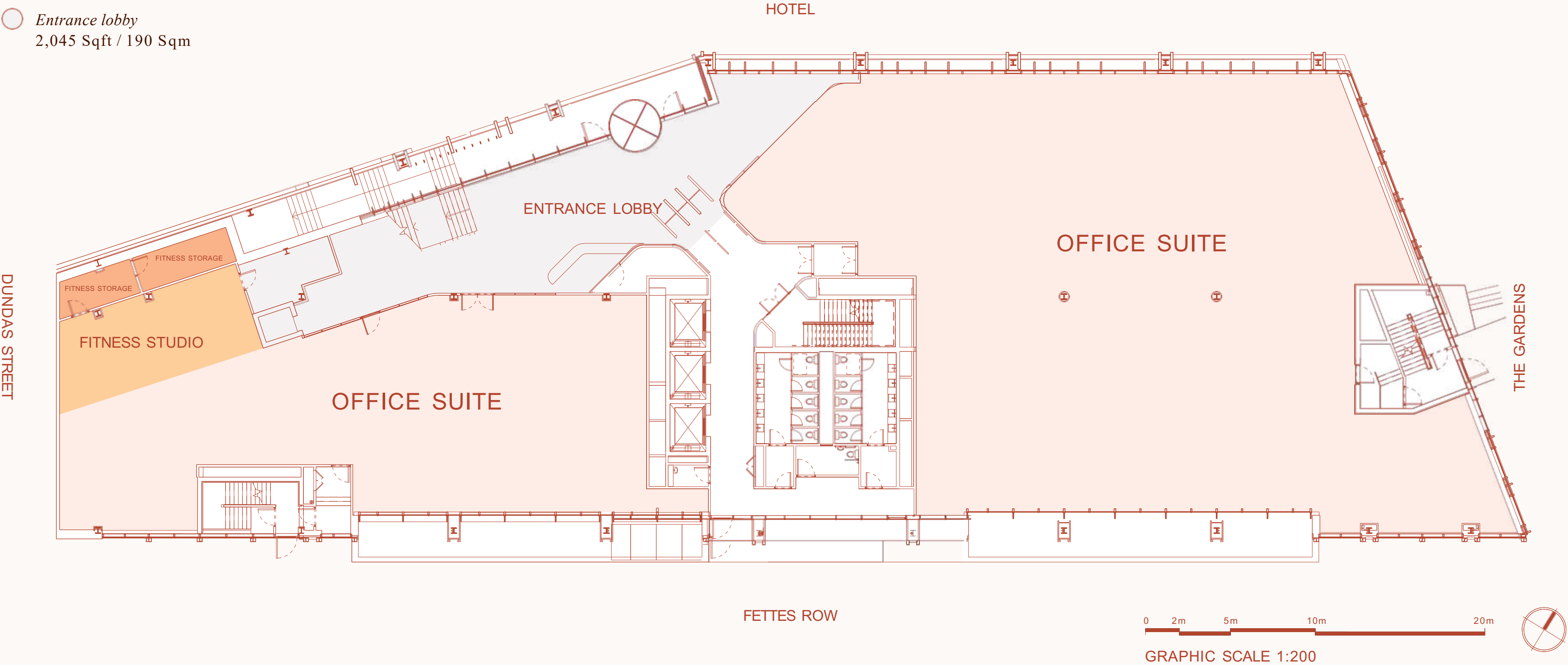
● Showers / Changing Facilities

● Cycle Facilities / 83 Bike Spaces



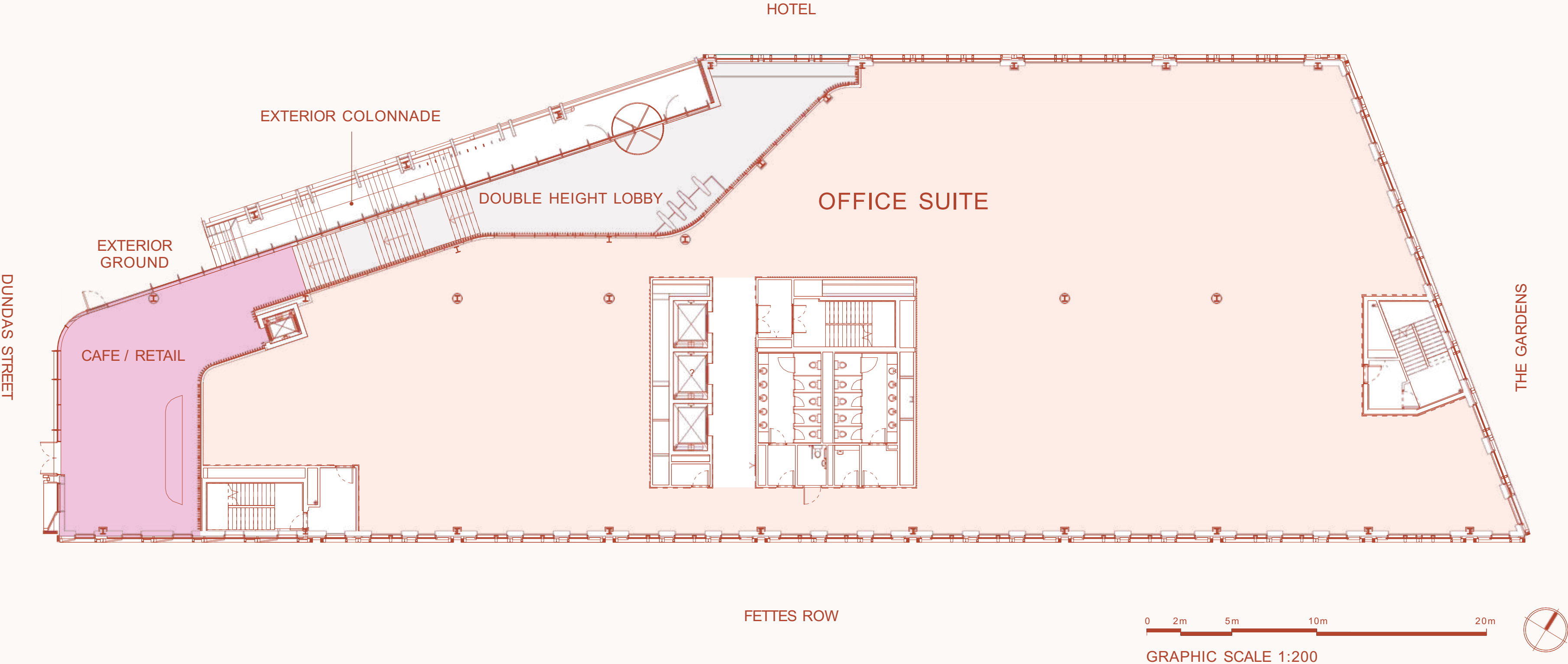
Net internal area
16,044 Sqft / 1,491 Sqm

- Fitness studio storage
269 Sqft / 25 Sqm
- Fitness studio
667 Sqft / 62 Sqm
- Entrance lobby
2,045 Sqft / 190 Sqm

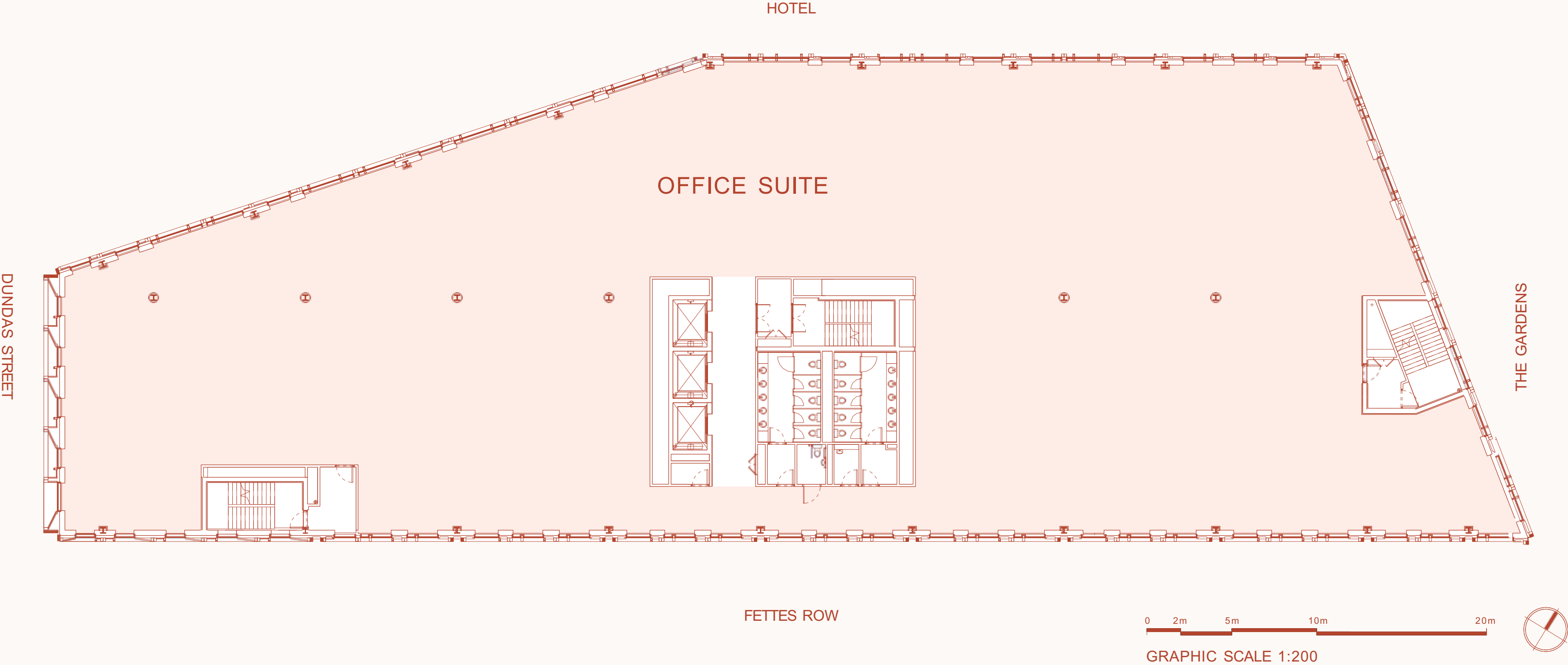


Net internal area
15,624 Sqft / 1,451 Sqm

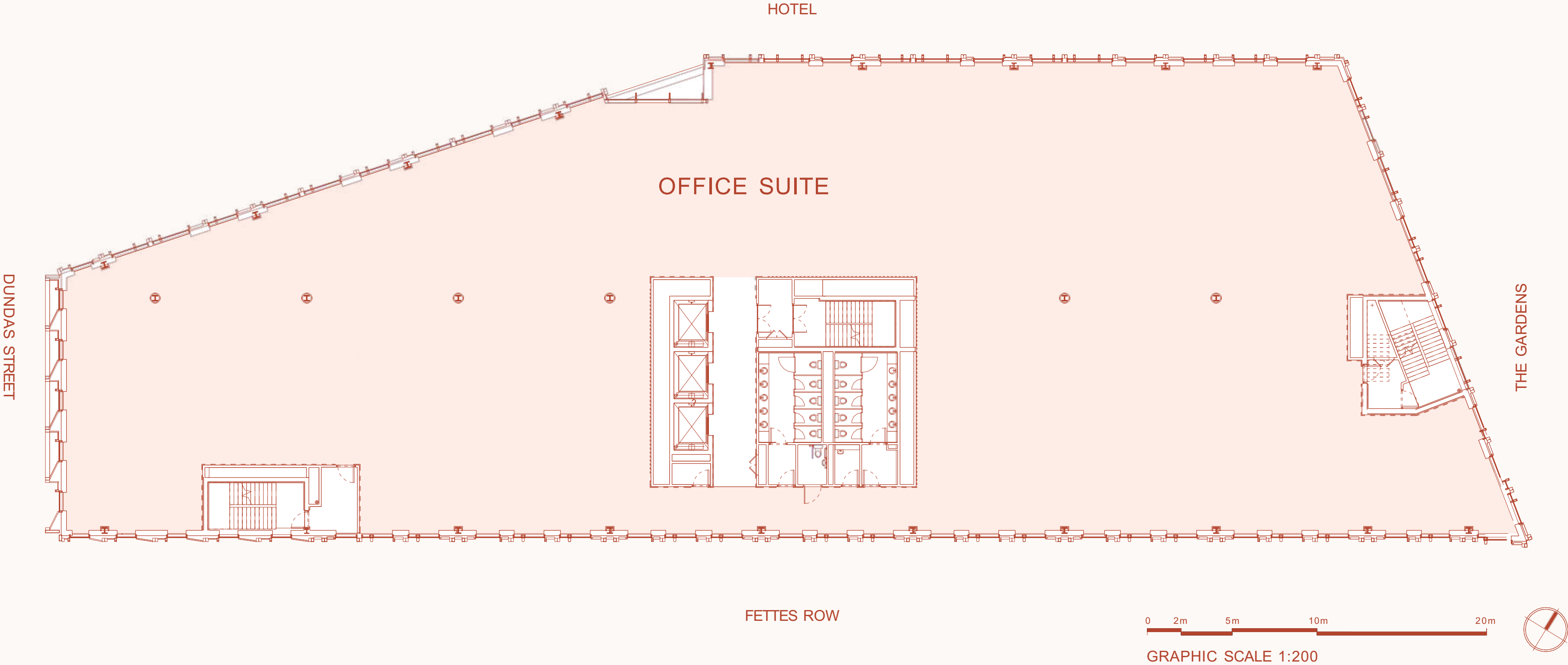
Cafe / retail
1,539 Sqft / 143 Sqm



Net internal area
18,356 Sqft / 1,705 Sqm

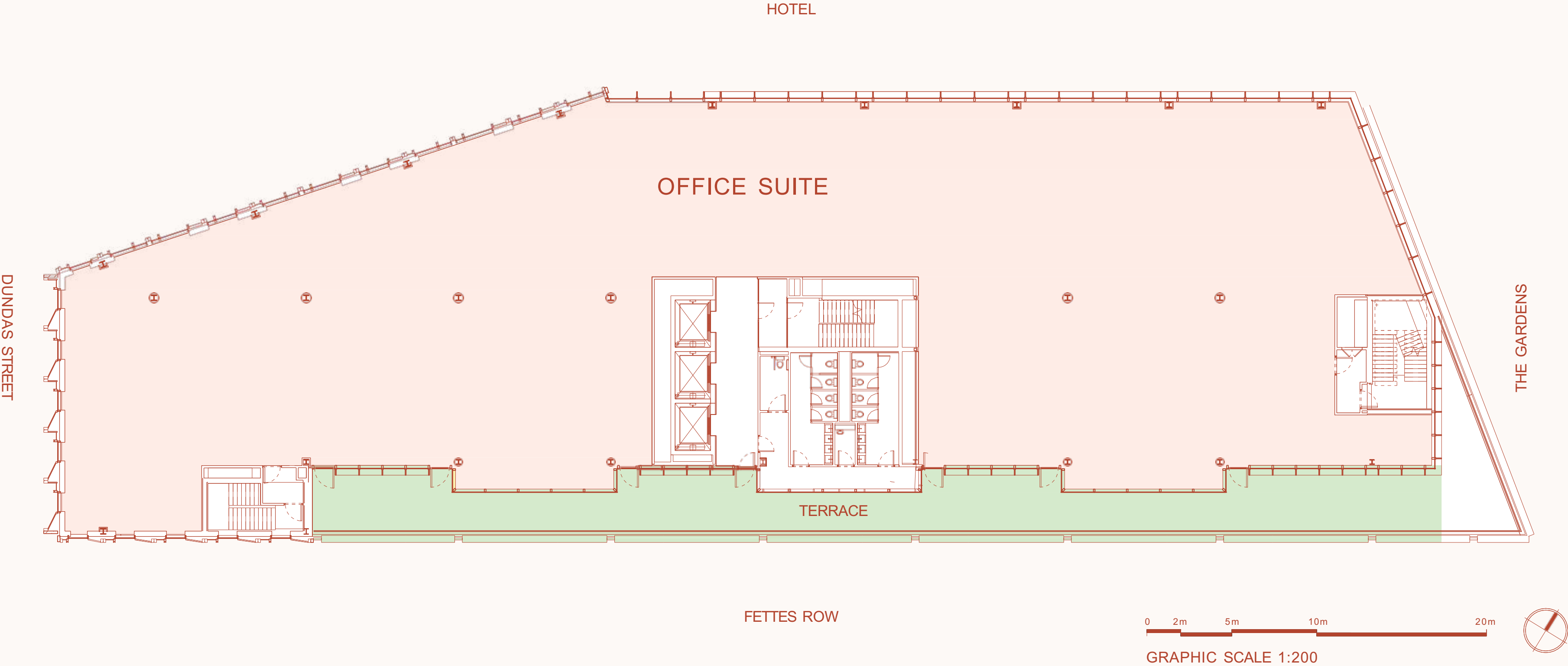


Net internal area
18,201 Sqft / 1,691 Sqm



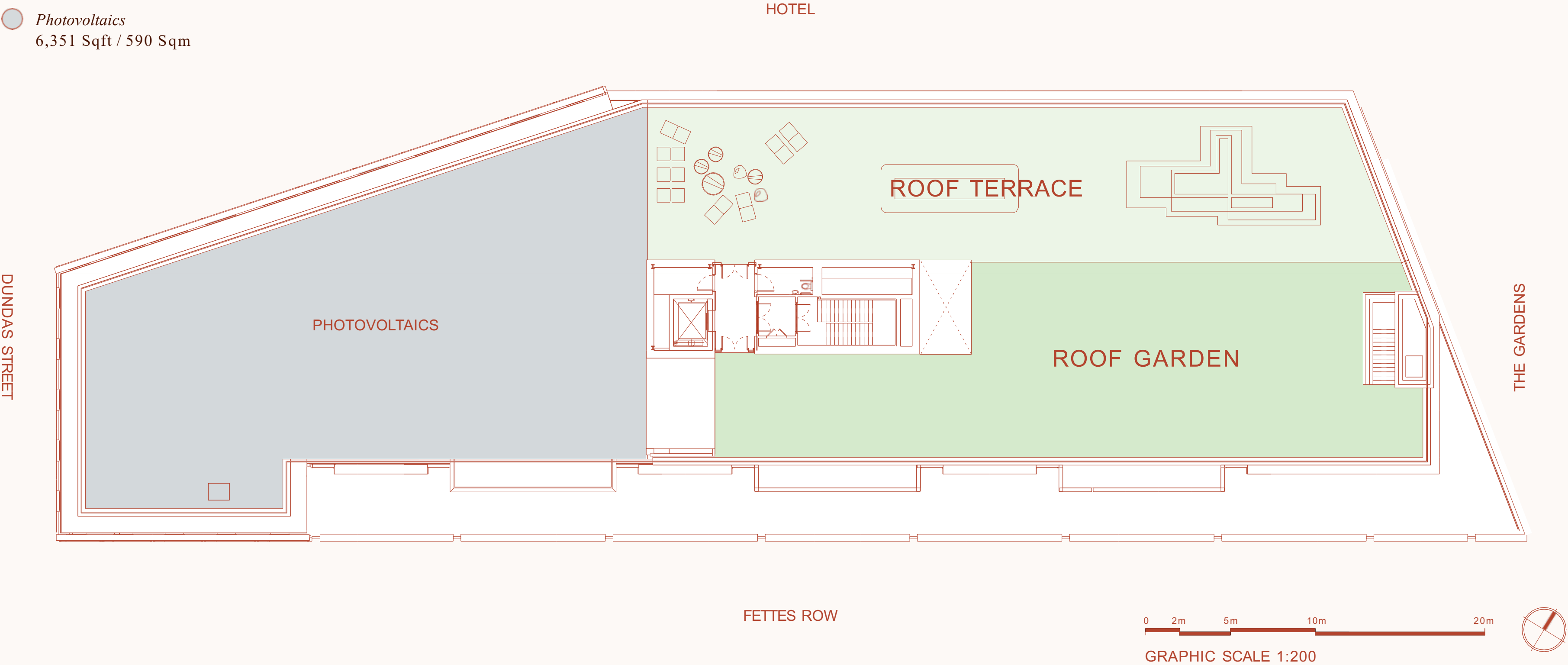
Net internal area
15,223 Sqft / 1,414 Sqm

Terrace
2,196 Sqft / 204 Sqm



Net internal area
8,773 Sqft / 815 Sqm

- Roof terrace
4,682 Sqft / 435 Sqm
- Roof garden
4,090 Sqft / 380 Sqm
- Photovoltaics
6,351 Sqft / 590 Sqm





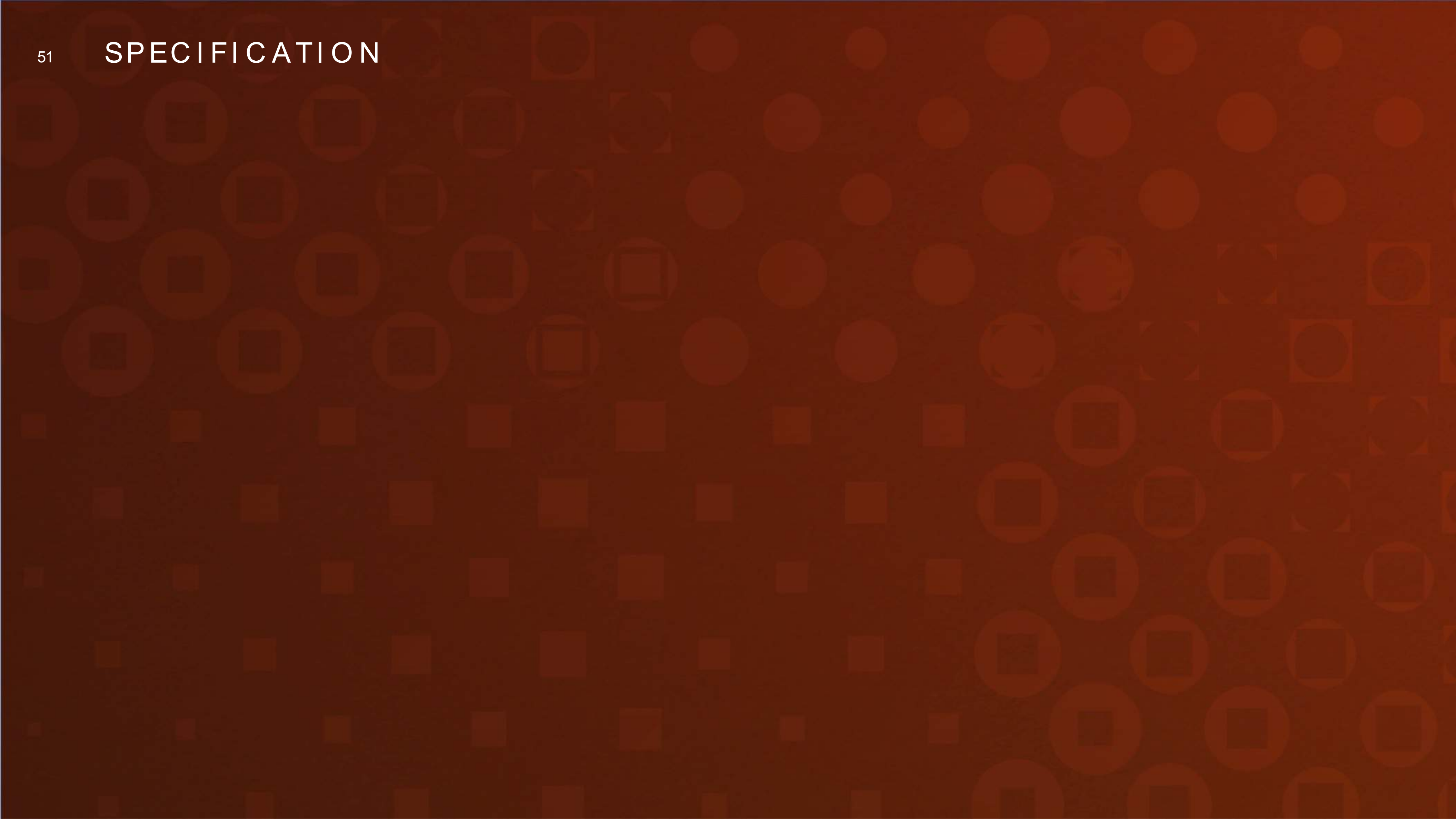




South facade from Fettes Row







Lower ground floor level provides sheltered and secured cycle storage, plant and changing facilities for cyclists as well as associated car parking

Base-build will accommodate office floors in a predominantly open plan arrangement with services enabling a split into 3 separate tenancies
Office floors

<i>Raised floor zone (overall)</i>	150 mm clear
<i>Finished floor to suspended ceiling</i>	2800 mm
<i>Services zone (within 700mm structural zone)</i>	450 mm max depth penetrations
<i>Lighting zone</i>	100 mm

BREEAM rating of ‘Excellent’ under BREEAM New Construction 2014 and an EPC rating of A

Wired score rating of Gold

Loading criteria	
<i>Ground floor office</i>	4.00 kN/m ² +1.00 kN/m ² for partitions
<i>Office floors – typical (upper ground to third)</i>	4.00 kN/m ² +1.00 kN/m ² for partitions
<i>Office floors – 5% storage around cores</i>	7.50 kN/m ²

Dedicated concierge area within reception, with associated desk

Workplace Density	1 person per 8m2
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Dedicated broadband connection

A Hybrid VRF Heat Recovery system shall provide space heating and comfort cooling throughout the buildings occupied spaces

Adiabatic humidification shall also be incorporated in the AHU’s to control relative humidity (%RH) levels in the building.

The reception shall include speed gates to facilitate the flow of staff at peak times.

Provision shall be made for 2 x 21-person and 1 x 17-person passenger lifts within the central core, each incorporating an air purification system and touch free controls.

Fully accessible modular suspended ceiling system utilising perforated metal tiles based on a 600 x 600mm tile.

1	PURPOSE
	Grade ‘A’ office building to provide approximately 82,000 NIA sq.ft. office accommodation over 5 floors, with a ground floor reception. The lower ground floor level provides sheltered and secured cycle storage, plant and changing facilities for cyclists as well as associated car parking.
2	BUILDING DESCRIPTION
2.1. Uses	The space provides large open plan floor plates, with a central core including 3 no. passenger lifts, the central stair and washroom facilities. Two extra escape staircases are located along the south side of the floor plates. At ground floor level there will be a double height entrance off the new civic plaza accessed from Dundas Street and a new retail unit (A1 – A5 use) at the upper ground level, facing Dundas Street. Within the lower ground floor level are back-of-house facilities for the building management, cyclists, car access to the parking and plant enclosures, including a zone for tenant plant. The roof benefits from a green space open for events and potential for allotment style growing areas along with an array of solar panels.
2.2. Description	The base-build will accommodate office floors in a predominantly open plan arrangement with services enabling a split into 3 separate tenancies.

2.3. Design criteria	The office shall be designed in line with BCO guidelines. Office Floors: <i>Raised floor zone (overall)</i> 150 mm clear <i>Finished floor to suspended ceiling</i> 2800 mm <i>Services zone (within 700mm structural zone)</i> 450 mm max depth penetrations <i>Lighting zone</i> 100 mm
2.4. Sub-divisibility	The core and services are designed for split letting of up to 3 tenancies per floor.
2.5. BREEAM & Sustainability	The development is targeting a BREEAM rating of ‘Excellent’ under BREEAM New Construction 2014 and an EPC rating of A.
2.6. WIRED Score	The development is targeting a Wired score rating of Platinum.

3	OFFICE																		
1. Sub and Superstructure	The office shall be designed in line with BCO guidelines, with enhanced imposed load allowances as detailed under ‘Loading Criteria’. The structural grids are typically circa 9m x 14m bays with the secondary beams at 3m centres. The superstructure floor plates will typically comprise 150mm thick normal weight concrete metal deck slabs with a 51mm re-entrant profile such as Tata Steel ComFlor 51+ decking or similar. These will be supported on 700mm deep fabricated plate girder downstand beams acting compositely with the slab above. The services zone will be integral with the beam depth, with 450mm deep penetrations provided within the beam depth to accommodate horizontal distribution across the floor plates.																		
3.2. Loading Criteria	The floor slabs are generally designed to accommodate the imposed live loads as follows: <table><tr><td>Lower ground floor – car park</td><td>2.50 kN/m²</td></tr><tr><td>Lower ground floor – plant areas</td><td>7.50 kN/m²</td></tr><tr><td>Ground floor lobby</td><td>4.00 kN/m²</td></tr><tr><td>Ground floor office</td><td>4.00 kN/m²</td></tr><tr><td></td><td>+1.00 kN/m² for partitions</td></tr><tr><td>Ground floor retail space</td><td>4.00 kN/m²</td></tr><tr><td>Upper ground floor retail space</td><td>4.00 kN/m²</td></tr><tr><td>Office floors – typical (upper ground to third)</td><td>4.00 kN/m²</td></tr><tr><td></td><td>+1.00 kN/m² for partitions</td></tr></table>	Lower ground floor – car park	2.50 kN/m²	Lower ground floor – plant areas	7.50 kN/m²	Ground floor lobby	4.00 kN/m²	Ground floor office	4.00 kN/m²		+1.00 kN/m² for partitions	Ground floor retail space	4.00 kN/m²	Upper ground floor retail space	4.00 kN/m²	Office floors – typical (upper ground to third)	4.00 kN/m²		+1.00 kN/m² for partitions
Lower ground floor – car park	2.50 kN/m²																		
Lower ground floor – plant areas	7.50 kN/m²																		
Ground floor lobby	4.00 kN/m²																		
Ground floor office	4.00 kN/m²																		
	+1.00 kN/m² for partitions																		
Ground floor retail space	4.00 kN/m²																		
Upper ground floor retail space	4.00 kN/m²																		
Office floors – typical (upper ground to third)	4.00 kN/m²																		
	+1.00 kN/m² for partitions																		

Office floors – 5% storage around cores	7.50 kN/m²
Third floor terrace	5.00 kN/m²
Roof terrace – accessible	5.00 kN/m²
Roof terrace – maintenance and access only	1.50 kN/m²
	in areas of PV cells
3.3. Wall Finishes (Summary)	<i>Reception:</i> The reception area shall be finished in a combination of dry-linings, new joinery around the reception desk and new feature walls TBC. (Note – access to services above ceiling to be accessed via proprietary ceiling panels.) <i>Core Areas:</i> 3 coats emulsion paint on taped and jointed plasterboard. Painted MDF or softwood skirting will be provided to core walls within office areas. <i>Washroom Areas:</i> Walls will generally be finished in a combination of full height ceramic tiles or 3 coats of emulsion paint, applied directly to taped and jointed moisture resistant plasterboard.
3.4. Floor Finishes (Summary)	<i>Reception:</i> Selected in-situ / stone / porcelain or similar floor tiles will be laid in the entrance space and provide slip resistance in both wet and dry conditions (this shall be verified by an independent UKAS accredited test, and a PTV value of 40 in the wet). A recessed skirting is to be fitted into the wall build-up.

An aluminium reinforced entrance mat will be fitted adjacent the main entrance doors and within revolving door. An optional timber floor may be laid within the reception space, to provide a differing finish from the main floor. The timber is to be located in one space, which is intended to be a break-out / visitor space.

Common Landlord Areas:
The raised floor will comply with latest MOB PF2 PS/SPU March 1992 medium grade standard and will include all necessary fire breaks and closure details around the perimeter and columns, and earth bonding back to the occupier’s earth bar in the main electrical riser shaft.

Raised Access Floor: 600 x 600mm encapsulated floor tiles, with adjustable pedestals.

Carpet tiles to be installed within landlord areas shall be bonded to the raised access floor with a suitable tackifier to the carpet supplier recommendations.

Washrooms and Core:
Self-levelling screed with anti-slip floor tiles.

3.5. Ceiling Finishes (Summary)

Reception:
Taped and jointed plasterboard finished with 3 coats emulsion paint. Ceiling to include feature lighting incorporating recessed down-lighters. A feature finish may be applied to the entrance space, in a zone anticipated near the reception desk to align with the feature wall finish.

Washrooms and Core:
Taped and jointed plasterboard finished with 3 coats emulsion paint. Ceiling to include feature lighting

incorporating recessed down-lighters.
(Note – access to services above ceiling to be accessed via proprietary ceiling panels.)

3.6. Joinery

Reception:
There will be a dedicated concierge area within reception, with associated desk. The joinery wall with integrated main reception desk shall include space for back-of-house storage.

The main reception desk shall include a heater, and controls for fire systems, access and security systems. Comm’s and data shall be provided for two receptionists.

3.7. Services Risers

Landlord and Tenant Risers are provided within the office floors. The risers are fire rated with the doors and walls of the riser forming the enclosure. The riser floors are to be provided with an open galvanised mesh grating at each floor level.

3.8. Facilities Management Areas

Landlord Facilities management areas are provided at ground floor level, behind reception. Included within this area is a BMS / FM office, and a Fire Command / Security room, to be laid out to suit specific requirements. These rooms will be finished in painted plasterboard walls, plasterboard and suspended tile ceilings, and carpeting on a raised access floor.

4 SERVICES

1. Design and criteria for building services

External Design Conditions
Summer 25°C Dry Bulb and 20.5°C Wet bulb
Winter -10°C Saturated

Internal Design Conditions
Summer 24°C ± 2DegC*
Winter 20°C ± 2DegC
Humidity Control 50% RH ± 10%

* Occupied areas only (eg office, reception).
No comfort cooling to ancillary spaces (eg toilets)

Occupancy
Workplace Density – 1 person per 8m2

Internal Plant Loadings
(for cooling and fresh air calculations)
Lighting – 10 W/m2
Small Power – 25 W/m2
People – 90/50 W/person (sensible/latent)

Ventilation Rates
Office Areas – 12 l/s/p or 1.5l/s/m2
Toilets – 6 ach/hr
Circulation Areas – 3 ach/hr
Shower Areas – 10 ach/hr

Design Illumination Levels
Office Areas – 500 Lux & 0.60 Uniformity
Toilets/Circulation Areas – 200/300 Lux
Car Park – 10 Lux

Electrical Cat A Office Load Allowance
Lighting – 10 W/m2

Small Power – 25 W/m2
Miscellaneous – 35 W/m2

Noise Criteria
Office Areas – NR35
Toilets/Circulation Areas – NR40

4.2. Utilities

Electrical
A new SPEN substation shall be provided for the office building. The utility provider shall then provide a separate metered supply for each demise (maximum 3 per floor) located in a dedicated switch room and a dedicated cubicle isolator owned by the landlord for landlord demise. The Retail Unit within the building shall be provided with a dedicated metered supply from SPEN. A new switchboard shall be provided within the basement switch room to serve the common office areas. Base level power factor correction that shall match the building services requirements.

Telecommunications
Multiple telecoms providers are within the area and shall be brought into the site to support the office. A dedicated room will be provided for incoming comms that shall then distribute to basement level risers. Containment (cable basket) for tenant IT cabling installations will be provided within main risers. A Landlord Information Communication Technology (ICT) system is proposed based on a Cat6A network cabling topology. This installation will provide data points for the Internet Protocol (IP) CCTV cameras in addition to data points for the main reception desk and a data point for a WIFI hub in the main reception. The landlord managing agent shall provide a dedicated broadband connection to allow communication.

Water Services
A new incoming mains water connection shall be provided from the local water authority network, sized to cater for the demands of the office.

Drainage
Drainage will be designed to meet Scottish Water SFS 4 and CEC drainage guidelines.

Gas
A new connection to the utility providers network shall supply metered gas via an appropriately sized governor within the site boundary to the lower ground floor plantroom to serve the landlords heat generation plant.

4.3. M & E Installations

Space Heating & Cooling
A Hybrid VRF Heat Recovery system shall provide space heating and comfort cooling throughout the buildings occupied spaces. The hybrid system will circulate water (not refrigerant) to void mounted ducted fan coil units to provide temperature control. Central plant shall be located at lower ground floor.

Ventilation Systems
Mechanical ventilation shall be provided throughout the building from combined supply and extract Air Handling Units (AHU) located at lower ground floor. Air shall be drawn from intakes at roof level to serve the full fresh air AHU’s. The AHU’s will provide additional filtration and heating/cooling to temper the fresh air supply. Adiabatic humidification shall also be incorporated in the AHU’s to control relative humidity (%RH) levels in the building. Heat shall be recovered and transferred from extracted air to incoming fresh air via thermal wheel with a purge section to minimise air transfer/

leakage. Ancillary spaces such as washrooms, showers and circulation shall also be served from a dedicated AHU providing mechanical extract and fresh air supply.

Fire and Protection Services
Shared automatic fire suppression sprinkler, vehicle fume and smoke clearance ventilation systems shall be provided as part of the overall development, to serve the area of lower ground floor car park that falls within the office building’s demise. New and or existing fire hydrants shall be provided or maintained to cover and protect each face of the building to ensure compliance with current regulations.

A dry riser installation shall be provided within each escape stair to provide protection to all levels. The installation shall comprise a multi-loop analogue addressable panel complete with an independent standby battery source. All zones shall be visually indicated on the panel at the Main Entrance. The building shall be provided with a dedicated fire alarm panel at the front reception and a repeater panel at the rear at the entrance / exit to the Green.

Automatic Controls (BEMS)
An automatic control system shall be provided to control all mechanical plant serving the office as well as providing energy monitoring facilities to all meters etc.

Communication Risers
Individual risers shall be providing for each tenant suite from basement to 3rd floor, assuming up to 2 tenants on ground floor or first floor, and up to 3 tenants on any of the upper floors.

Lightning Protection
The structure of the building shall be assessed under

BS EN 62305 during the detailed design stage to determine the level of protection required from direct or indirect lightning strikes with appropriate allowance made based on the outcome of the assessment.

Security
A comprehensive alarm detection system shall be provided in all vulnerable areas and shall include door monitoring contacts with multi-function passive infra-red (PIR) corridor and trap detection to form a perimeter protection system to the new building. The building shall have a PC based head end to manage the site door access requirements. This shall be linked to the car park barriers and any area for controlled access. Dedicated CCTV shall also be provided as part of the site security review.

The reception shall include speed gates to facilitate the flow of staff at peak times.

Lift Installation
Provision shall be made for 3no. 21-person passenger lifts within the central core. Each lift car shall incorporate an air purification system and touch free controls.

Tenant Plant Space
A future tenant plant area has been allocated at lower ground floor level with direct communication to internal risers and external air, providing flexibility to accommodate a wide variety power, IT and cooling plant resilience options for single or multiple tenants. A secure tenant plant area has also been allocated at roof level for communication installations if required. There is also plant area identified for tenant generator if deemed a requirement.

5 EQUIPMENT

1. Refuse and recycling facilities

A refuse collection and storage area is provided as part of a dedicated landlord’s demise area within the lower ground floor / car park area. The strategy will be to move waste from each floor and collect in this refuse area. Collection is to be managed from the street on Eyre Terrace.

6 EXTERNAL WORKS

6.1 Paving and lighting

Within the site boundary new, contemporary reconstituted stone paving is to be used. Terraced metal planters containing seasonal planting mixes are included within the public realm. Lighting and seating are also to be included. A new accessible route is to be formed from Dundas Street and also through into the adjacent park.

6.2 Façade

The façades are a combination of framed Natural and Precast Stone with deep reveals containing full height double-glazed window units and / or curtain walling areas.

1. OFFICE FINISHES
1.1. Floor boxes and carpets
Allowances for floor boxes and carpets will be provided subject to specific leasing negotiations.
2. OFFICE SERVICES
2.1. Lighting, Small Power & Fire Detection
Provision of primary lighting will comprise suspended and/or recessed modular LED luminaries and an intelligent lighting control system. Provision of emergency lighting shall be made for all areas and shall be provided together with directional over door illuminated signage.
Each tenant demise shall be provided with the following: – General lighting and power Distribution Boards – Main containment runs to support LV/ELV cabling. – Fire detection and alarms with each tenant demise. – Conduit drops for access control at entry points
2.2.Ventilation, Heating & Cooling
The Hybrid VRF system shall provide heating and cooling to the office floor plates via concealed ceiling void mounted fan coil units delivering conditioned air via ducted ceiling mounted swirl diffusers. The units shall be selected and arranged in accordance with BCO zoning recommendations. Mechanical extract and treated fresh air from the centralised AHU’s shall ventilate the offices via the

fan coil units, ceiling mounted grilles and/or bell mouths terminated in the ceiling void.

2.3. Electrical Supply

The office shall have a power supply of approx. 540kVA for the office floors above podium and basement area below that forms part of the demise. This value shall be reviewed in stage 3 once the building services strategy has developed further.

2.4. Additional Tenant Facilities

A domestic water services and drainage connection strategy shall be provided to support incoming tenants fit-out requirements. Tenant plant areas and communication risers for IT, power, cooling, and communication equipment has been considered.

2.5. Wall finishes

3 coats emulsion paint on taped and jointed plasterboard to perimeter walls and core walls.

2.6. Floor finishes

The raised floor will comply with latest MOB PF2 PS/SPU March 1992 medium grade standard and will include all necessary fire breaks and closure details around the perimeter and columns, and earth bonding back to the occupier’s earth bar in the main electrical riser shaft.

2.7. Ceiling finishes

Fully accessible modular suspended ceiling system utilising perforated metal tiles based on a 600 x

600mm tile. Acoustic pads will be provided to the back of the ceiling system for damping to achieve the specified acoustic performance. All ceilings to be laser levelled. Sealed cavity fire barriers provided where necessary. Perimeter linear diffusers or grilles will allow air distribution adjacent to the windows, located within a continuous plasterboard margin or within the ceiling tiles. Shadow gap edge trims are to be installed to the perimeter of all areas.

Access panels in plasterboard ceiling shall be discrete and painted to match the surrounding ceiling.

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- 1 The Shizimen Tower, Zhuhai, China
- 2 3 Al Seef, Dubai, UAE
- 4 Greatwall Complex, Wuhan, China
- 5 Jinwan Mall, Zhuhai, China



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