

Specification

1 New Park Square

Edinburgh Park

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ENVIRONMENTAL PERFORMANCE CHARACTERISTICS

The thermal transmittance (U-value) for the individual elements of the cladding systems has been specified to provide an average U-value for the façade that meets or exceeds section 6 of the Scottish Building Regulations 2015 (non Domestic).

Glazed areas have been specified to achieve performance characteristics that provide a balance between allowing daylight in perimeter zones and restricting solar heat loads in line with the recommendations from the Scottish Building Regulations.

The engineering services have been designed to achieve an overall rating of 'Excellent' using BREEAM 2014 New Construction.

The building has been designed to target an EPC A certification.

CONCRETE FRAME

The superstructure comprises a reinforced concrete frame, utilising 'flat' concrete slabs 325mm thick supported on a 9m x 9m column grid and on the reinforced concrete central core.

Imposed floor loading

The office floor slabs are designed to accommodate the following uniform imposed load:

Live load	4.00 kN/sq m
Partitions	1.00 kN/sq m
Raised floor, ceiling & services	0.35 kN/sq m
Total	5.35 kN/sq m

Local areas on the floors adjacent to cores and part of the ground floor have been designed to take an enhanced live load of 7.5kN/m².

EXTERNAL ELEVATIONS

The office cladding generally comprises of punched window openings within the brickwork skin with deep brick reveals as a response to the anticipated solar gains. The Southern elevation features a large area of glazed curtain walling setback from the building's edge, provided external balconies, accessible from the office floorplate.

The extent of window to brick varies on the North, South & East / West and relates to the solar orientation of the building:

- The North elevation (facing Loch Ross) has a larger expanse of glazing, with slim brick piers and recessed brick spandrels below sill level.
- The South elevation (facing a new public square) has a setback glazed façade tailored to minimising the solar gains whilst providing accessible balconies on 1st, 3rd & 4th floors.

- The East and West elevations have large 2.4 x 2.4m double glazed windows set within deeper brick reveals, with one side chamfered.

Brickwork, UK standard size, light grey brick, waterstruck and through colour. Light grey cement based mortar with raked joints.

Curtain walling to ground floor: high-performance double glazed composite aluminium / timber stick system. External frame finish: dark grey metallic PPC finish to match with high-level windows.

Plant rooms, substation, switch room, toilets etc to have PPC louvred panels integrated into curtain walling system.

WINDOWS

High-performance low iron double glazing, g-value to comply with energy model aluminium window system with slim aluminium frame. Fixed and manually operated (inward opening) casement windows.

Dark grey metallic PPC frame finish to match with ground floor curtain walling

Brushed stainless steel ironmongery.

BALCONIES

Paving:
600 x 600 x 50mm concrete pavers on adjustable pedestals.

Lighting:
Up/down wall washers mounted to the back face of the brick piers.

Parapets:
Brickwork with precast concrete sill.

ROOF

Sedum roof blanket system with integrated water retention and filter layer. Bauder XF301 sedum blanket or equivalent.

Inverted roof with Alumasc Hydrotech waterproof membrane. XPS insulation to be used above waterproofing membrane.

Fall-arrest safety system for upper roof level to facilitate inspection and maintenance of sedum roofs and gulleys. Roped access and abseil points for window cleaning and for gully and sedum roof inspection/maintenance.

GROUND FLOOR INTERIORS

Reception Area

Bespoke Boon Edam manually operated glazed revolving doors with double curved external walls and solid stainless steel top.

Doors to be 2.4m tall with full height stainless steel handles and integrated mattwell to match internally. Design, integrated within curtain walling system.

Tormax fully automatic glazed pass doors connected to bespoke stainless steel external and internal totem and linked to reception desk.

The floor finish to the ground floor reception area, passenger lift lobby and break-out areas is provided with a terrazzo tiled finish with underfloor heating.

Intraform drainable aluminium entrance matting anodised to standard RAL colour.

Wall finishes to lift lobbies slatted timber cladding battens or planks with acoustic lining behind.

In-situ exposed concrete feature wall behind reception desk.

Reception doors to be panelled in the same timber cladding to achieve a 'concealed effect' on electromagnetic hold opens linked to fire alarm.

Bespoke tenant signage board with a high-quality finish.

Exposed concrete soffit and columns.

Feature large LED 'high bay' pendants on tracks face fixed to concrete soffit. Track to incorporate PIRs and smoke detection.

Designer pendants above reception desk. Recessed, plastered-in downlights to lowered ceiling areas.

Bespoke design reception desk and custom fabrication. Concealed low level LED lighting behind recessed plinth.

Electrical supply and containment to be provided in the floor for future installation of security gates.

GROUND FLOOR INTERIORS

Office Space from 1st to 4th Floor CAT. A fit-out

Kingspan steel raised access floor system on a 600 x 600mm module.

Trench heaters with stainless steel grilles.

White painted skimmed plasterboard to walls and window reveals. Flush mounted 60mm high MDF painted skirting boards with 10mm shadow gap throughout. Painted MDF sill board with 10mm shadow gap detail throughout.

Exposed concrete blade columns.

Exposed concrete columns and soffits.

Surface mounted Zumtobel TECTON lighting track with integrated PIRs and smoke detectors.

Concealed blind box to be provided, blinds supplied by tenants.

Doors to lift lobbies timber with vision panels and full height pull handles.

Proprietary stainless steel ironmongery.

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GROUND TO 5TH FLOOR INTERIORS

Lift Lobbies

Terrazzo floor tiles.

Painted and skimmed plasterboard walls, flush mounted skirting and architraves with 10mm shadow gap.

Lift core walls and reveals to be exposed concrete with cast in recess for lift control panels.

Painted timber face riser doors flush with plasterboard wall with perimeter shadow gap detail.

Timber doors to office floors with glazed vision panels and full height pull handles.

Solid ply faced doors to the core to be painted to match lobby walls on electromagnetic hold opens linked to fire alarm.

Exposed concrete soffit

Soffit-mounted Zumtobel Ondaria pendant light fittings.

Lift Cars

Two x 21 passenger lifts are provided for vertical circulation travelling at a contract speed of 1.6 metres per second. The passenger lifts are 'machine room less'.

The passenger lifts have been designed to achieve an average interval time, of 30 seconds with a five minute handling capacity based on a population density of one person per 10m² net and assuming an allowance of 20% approximately for absenteeism etc and 50% of 1st floor occupation will use stairs.

Internally 2.7m high lift cars.

Lift doors to be centre opening and painted metal.

Oak strip flooring with cross cut and oiled finish. Terrazzo laid on screed finish with underfloor heating.

Bespoke black painted glass walls with integrated buttons, laser-cut lettering, mirrors with stainless steel handles to meet DDA requirements.

Standard stainless steel framed ceiling with integrated lighting.

Stairs

Concrete stairs and landing.

Exposed concrete sealed walls with KEIM Ecotec.

Zumtobel Ondaria stair lighting.

Solid fire doors on electromagnetic 'hold opens' connected to fire alarm and pocketed into wall lining.

WCs

High quality male, female and accessible WCs on all levels. Finishes will include large format 'concrete effect' porcelain floor tiles and glazed ceramic wall tiles with contrasting colour grout.

Shower rooms

Health club quality male, female and accessible showers easily accessible and adjacent to the cycle store.

Cycle store

External doors providing secure, easy access to the bike store.

Two tier galvanised bike racks to provide 70 cycle spaces.

FM FACILITIES

The FM staff facilities are located at ground floor, adjacent to the reception space and comprises a security / meeting room & staff room.

BMS system which will be an "Open Protocol" system conforming at all levels of network communication with the BACNET Standard

The Building Management System (BMS) has been designed to facilitate sub-metering of all heating circuits. These will be monitored and recorded in kWh by the BMS allowing tantalisisation and individual energy bills to be prepared for each tenant.

CCTV and security systems equipment control.

NOISE LEVELS

The base building is designed to achieve the following maximum noise levels from building services installations, subject to completion of the fit out in accordance with the Category A specification and in accordance with BCO 2014 Clause 8.5:

– Cellular offices:	NR35
– Speculative offices	NR38
– Open plan offices:	NR40
– Entrance lobbies:	NR40
– Circulation spaces:	NR40
– Toilets:	NR45

All noise levels applicable when base building plant is running under normal operation with carpets and furnishings.

Provisions for occupiers

Provision to service office tenancy tea bar facilities with valved and capped domestic water connections at Tenant Riser locations and ground floor Food and Beverage areas, kitchens etc.

Drain stacks are provided to serve the tenant tea bar provision on each level, capped for future connection by tenants during fit out.

Dedicated area for tenant plant on the roof and space for a tenant generator on the ground floor.

M&E TO FOLLOW

Cooling

All areas within the office building are comfort cooled and heated using a high efficiency heat recovery variable volume displacement ventilation system. This comprises two exposed side by side roof mounted full fresh air supply and return air AHU plant, with air ducted to control zone (slaved quarter floor plate) VAV boxes within raised access floor voids.

Heating

The building heat source will be roof mounted Air Source Heat Pump systems. This heat pump plant will generate Low Temperature Hot Water (65°C flow/35°C return) to serve the building perimeter trench heating, ground floor underfloor heating, radiator and domestic water systems.

Small power

Heating to office areas is via recessed LTHW trench heating around the perimeter of the floor plates with each active section incorporating a TRV located within the trench to suit anticipated cellular office sub-division.

Lighting	10 W/sq m
Small power	25 W/sq m

Telecoms

There is a dedicated telecoms room on Ground Floor. Incoming telecoms duct will enter building at this point from diverse locations externally. There is allowance for two sets of eight 100mm diameter incoming telecommunications ducts.

Cable distribution

A network of cable tray links Ground Floor telecoms room to tenant risers.