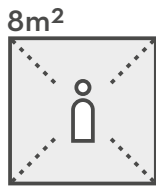


Big on details

Key features

Building performance



Occupation density corporate layout:
1 person/8 sq m

Occupation density creative
layout: 1 person/8 sq m

Means of escape: 1 person/6 sq m

Clear floor to ceiling height: 2.75m

Raised floor depth: 150mm (gross)



Air-conditioning systems:
four-pipe fan coil

Raised floor depth:
150mm (gross)

Diverse routes for data

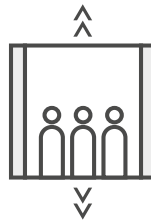
1.5m planning grid



Fresh air: Cat A office 14l/s per
person based on total occupancy
of 1 person per 8 sq m

Office floor loadings: 3.5kn/sq m
plus 1.0 kn/sq m

Planning grid: 1.5m x 1.5m



Six 21-person passenger lifts,
one 2500kg service lift and one
21-person 1600kg bicycle lift

Lifts: operated using a hall call
allocation (HCA) control system

Office area small power: 25 W/m²

Office lighting levels: 300-500 lux

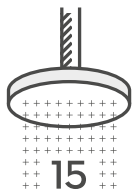
Big on details

Key features

Amenities



414 secure cycle spaces at Lower Ground level, with lift access from Plaza



15 showers (7 female, 7 male, 1 disabled)

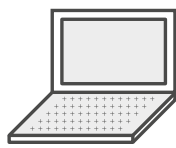


330 lockers

Changing facilities

17 car parking spaces (5 blue badge, 1 car club, 11 standard)

Electric car charging points



Business lounge



Café

Work lobby

3 terraces (Floors 9, 10 and 11)

Funicular lift connecting Plaza level to Urban Park

Male, female, and disabled WCs on each floor

WC density 1:10 with 20% absenteeism

Concierge service

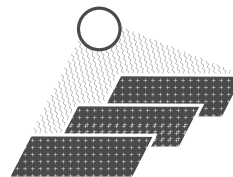
CCTV

Sustainability

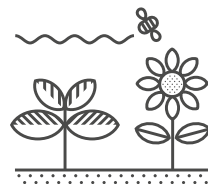


BREEAM for Offices 2011: Excellent

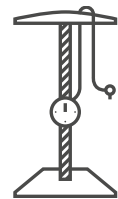
Target EPC B



150 sq m of photovoltaic cells



Significant areas of planting in vibrant Urban Park and green roof



Extensive cycle facilities

Proactive approach to carbon reduction in the structure and future use

Pedestrian friendly public realm space

Segregator waste/recycling storage