

Imperium Building Specification

relating to

Level 1 West, Ground Level East
and Level 1 East

Imperium, Worton Grange,
Reading, RG2 0TD

prepared by

Tuffin Ferraby Taylor
The Tower Building 11 York Road
London SE1 7NX

t: +44 (0) 20 7928 7998

f: +44 (0) 20 7928 2779

www.tftconsultants.com

1. Building Fabric Elements

1.1 Walls

Walls are of solid construction with a painted plaster finish. The separating wall to the atrium comprises glazed and veneered timber panels.

1.2 Windows

Windows comprise aluminium double glazed fixed units with opening top light casements.

1.3 Floor

Each floor is provided with a raised floor system, comprising pedestal legs supporting square floor pans. Each floor pan is of 30mm thickness and comprises timber board with a metal cap finish. The minimum floor void is 150mm.

Ceiling heights from the top of the raised floors to suspended ceiling are 2700mm.

The metal floor pan is left unfinished ready for the incoming tenant to provide carpet and floor boxes.

1.4 Ceilings

Suspended ceilings to the office space comprise SAS metal pan foil backed tiles, incorporating mineral tiles to perimeter details where the ceiling abuts the windows, and mineral tiles to the central column line. The ceilings incorporate recessed luminaries, linear ventilation diffusers, smoke detectors and lighting presence detectors.

The minimum ceiling void between the underside of the structural beams and suspended ceiling is 370mm.

Ceilings to ancillary toilets and shower rooms comprise painted skimmed plasterboard, incorporating access panels.

1.5 Fixtures and Fittings

Windows are fitted with surface mounted white powder coated metal blinds, with wand control.

1.6 Doors

Entrance doors to the offices off the atrium comprise a mixture of glazed timber and metal doors.

Doors within each office comprise a mixture of wood and painted plane faced solid timber doors.

1.7 Toilets and Shower Facilities

The sanitary accommodation to Level 1 West, Ground Level East and Level 1 East comprises:

Level 1 West:

3No. unisex cubicles with wash hand basins
3No. male cubicles with 3No. wash hand basins
3No. female cubicles with 3No. wash hand basins
1No. shower room
1No. cleaners store, with sink

Level 1 East:

2No. unisex cubicles with wash hand basins
3No. male cubicles with 3No. wash hand basins
3No. female cubicles with 3No. wash hand basins
1No. shower room
1No. cleaners store, with sink

Ground Level East:

3No. male cubicles with 3No. wash hand basins
3No. female cubicles with 3No. wash hand basins
1No. shower room

The finishes within the toilets comprise ceramic wall and floor tiles, vitreous china wash hand basins with chrome mixer taps, and vitreous china WC pan with concealed cisterns. The wash hand basins to the female and male toilets are sited on corian vanity units.

The number of WC's to each office floor has been designed on an occupancy rate of 10m² per person in accordance with British Standard 6465 Sanitary Provisions.

2. Mechanical and Electrical Services

2.1 HVAC system

Each office is served by a VAV (variable air volume) air conditioning system comprising a common roof mounted air handling unit, supply and extract ductwork and VAV boxes serving perimeter slot diffusers.

Each office has the availability of free cooling from the AHU via motorised dampers when ambient conditions permit.

Each VAV box has individual control from a new dedicated wall mounted controller allowing for ease of office sub division.

All VAV boxes have been recently serviced and re-commissioned and all VAV controls upgraded.

Internal Design Conditions	Winter 22°C ±2°C offices (no RH control); 18°C other areas, Atrium 20°C Summer 22°C ±2°C DB office (no RH control) 26° Atrium	
External Design Conditions	Winter minus 4°C saturated Summer 28°C DB, 20°C WB Condenser 35°C DB	
Internal Design Standards	Noise NR40 Occupancy 1 per 10m ² Fresh air 10L/sec/person Max cooling Perimeter 120W/m ² ; Core 75W/m ²	
WC Ventilation	Main core toilets	Extract 10 air changes Supply 8 air changes
	Lobby Toilets	Extract 6 air changes Supply via transfer ducts

2.2 Power supply and under-floor busbar system

Power supplies are provided from dedicated tenants risers within each office.

Each office is served by two risers via 63A TPN tap off boxes, which supply local tenants power and lighting MCB distribution boards. Metering of power supplies to each floor is provided within the respective riser cupboards.

Power distribution upon each floor is via a new Electrac underfloor busbar system. Floor boxes are to be provided by the tenant.

Max small power provision 40W/m².

2.3 Lighting

Lighting is provided to each office by a new lighting system comprising 600x600 recessed luminaires controlled by a digital lighting control system comprising local lighting control modules switched by presence detectors. Scene setting switches are located at office main doors. Emergency lighting is provided by 3 hour self contained emergency fittings. Wall uplighters are provided upon columns.

Illumination level = 500 Lux

Power consumption = 12W/m²

Lighting is designed to CIBSE LG7 standards

2.4 Fire Alarm System

Each office has a new fire detection and alarm system, which interfaces with a new main panel within the LGF security office and a repeater panel within reception.

New smoke detectors, sounders and call points are provided throughout the office ceilings and additional smoke detectors are provided within the ceiling voids.

The system has the facility to be upgraded to an addressable system via the new landlord's addressable panel.

Design is to BS5839 20023:Pt L1.

2.5 Telecoms

The floors are not provided with telecoms provisions. It would be the responsibility of each respective tenant to install and provide all required telecoms.