

RedCentral

Technical Information

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1.0 Introduction

This document provides an outline of the design criteria and specification for Red Central.

1.1 Location

RedCentral is located at the southern end of Redhill High Street, a short walk from Redhill bus and rail station.

1.2 Accessibility

The building is accessed from Marketfield Road running off the High Street. The High Street is readily accessible from the A23. There is parking for 131 cars on four levels within the building. Pedestrian access to the building is via both the entrance to the reception area and from the car park levels. (Disabled access is via the main reception or the podium level car park and is in accordance with current building regulations.)

1.3 Scheme Summary

RedCentral has been developed by UK & European Investments. The project involved the redevelopment of a town centre site to create a new high quality air-conditioned office building providing open plan accommodation on ground and five upper floors, with a minimum of 131 car parking spaces, together with retail space fronting the High Street. The building has four pipe fan coil air conditioning, full access raised floors and suspended ceilings. The building has been designed in a contemporary manner to provide a light and stimulating environment.

The building has a 3.4m high reception area, a spectacular central entrance core incorporating three 10 person lifts, male, female and disabled lavatories on each floor, shower rooms and a feature staircase. Two secondary stairs provide alternative means of escape at the perimeter of the floor plate.

Externally the building is clad in a combination of glazed curtain walling and ceramic granite.

The accommodation on each floor can be summarised as follows:

<i>Basement</i>	18 car parking spaces, plant.
<i>Ground Floor</i>	Office entrance, reception area, office accommodation, ancillary plant areas and 24 car spaces.
<i>Mezzanine Level</i>	15 car parking spaces, entrance to office reception.
<i>Podium Level</i>	74 car parking spaces including 6 disabled spaces, entrance to office reception.
<i>First to Fifth</i>	Office accommodation with core containing lift, stairs, toilet accommodation and service risers and two escape stairs.
<i>Roof</i>	Roof mounted plant within visual and acoustic enclosure.

1.4 Design Approach

The scheme provides regular large scale open plan floorplates with dimensions of 60m in length and 16-20m in width. The floors are finished to Category A specification with installed air conditioning, suspended ceilings, Category II lighting and unfinished raised floors. The floors benefit from excellent natural light with full height glass on the long east & west elevations.

The ground floor entrance creates a fitting entrance for the building with a feature staircase and high quality finishes and lighting.

1.5 Floor Areas

Net Lettable Areas		
Fifth	10,450 sq ft	971 sq m
Fourth	11,150 sq ft	1,036 sq m
Third Floor	11,150 sq ft	1,036 sq m
Second Floor	11,150 sq ft	1,036 sq m
First Floor	11,150 sq ft	1,036 sq m
Ground Floor	5,110 sq ft	475 sq m
Reception	1,070 sq ft	99 sq m
TOTAL OFFICE	61,230 sq ft	5,689 sq m
Ground Floor Retail	8,500 sq ft	790 sq m

1.5 The Developer

UK & European Investments is a large and diversified property investment company specialising in office development. The company owns and manages a portfolio of properties with a value of over £500 million in both the UK and US. Further information is included in the company's website – www.ukandeuropean.com.

UK & European Investments take great pride in the quality and design of their projects and are keen promoters of sensitive modern architecture.

2.0 Design Criteria

2.1 Dimensions

Office Accommodation/Planning Arrangement

The office accommodation is planned on a partitioning grid, which relates to the window positions. The grid is based on the 5.486m (18ft) building grid providing a 1800 / 1846 mm module.

Structure

The structure of the building is based on a 18ft x nom. 22ft / 29ft. grid constructed with a braced steel frame and concrete floors on metal decking.

Clear Ceiling Height

The minimum clear ceiling heights measured from top of finished floor to underside of suspended ceiling in the office accommodation are generally as follows:

Third Floor	2.7 m
Second Floor	2.7 m
First Floor	2.7 m
Ground Floor	2.9 m

The above heights generally allow for a 150 mm overall (110mm clear void, 40mm thick floor panels) raised access floor and a ceiling zone of 670 mm (595mm void and 75mm of suspended ceiling construction).

2.2 Floor Loadings

Structural floors are designed to have a load bearing capacity of:

Third Floor	3.5 + 1 KN/sq m
Second Floor	3.5 + 1 KN/sq m
First	3.5 + 1 KN/sq m
Ground Floor	4.0 + 1 KN/sq m
Podium	2.5 KN/sq m
Roof	1.5 KN/sq m
Plant Area	7.5 KN/sq m

2.3 Assumed Occupancy

(ratios quoted in relation to net lettable floor areas)

For purposes of the means of escape the permissible occupancy level is 1 person per 64.5 sq ft (6 sq m) giving a maximum density on a typical floor of 168 people.

For the purposes of internal heat gain and fresh air ventilation the air-conditioning system is designed upon an occupancy of 1 person per 10 sq m. Additional fan coil units can be introduced for higher density occupation.

For the purposes of toilet accommodation the provision is designed upon occupancy of 1 person per 108 sq ft (10 sq m) with allowance for up to 60% of occupancy to be male or female.

2.4 Hours of Occupancy

The scheme is designed so that the offices can be occupied 24 hours per day, 7 days a week.

3.0 Mechanical & Electrical Services

3.1 Lift Installations

Primary internal circulation around the building is provided by three 10 person passenger lifts which will travel between all levels of office accommodation. The lifts have a speed of 1.0m per second and an average waiting time of 29 seconds.

3.2 Air-Conditioning

The offices are to be heated and cooled by a 4 pipe fan coil system located within the suspended ceiling, providing a combination of ducted fresh and re-circulated air. The fan coils are controlled by return air sensors in the ceiling void plenum.

The air conditioning can be operated on a floor by floor basis with override switches on each floor to permit extended running hours of the heating and cooling plant.

Fan coil unit locations provide the facility for partitioning on structural bay modules at the perimeter. Units to the internal areas are arranged to suit an open plan layout. Pipework has been designed to allow future introduction of fan coil units for higher density cellularisation.

An air handling plant located at roof level provides fresh air via a ductwork system above the suspended ceiling to the fan coils.

Air is re-circulated from the space via air handling luminaries and ceiling mounted grilles. Vitiated air is extracted from the offices via the ceiling and discharged at roof level.

Chilled water is provided by a packaged air cooled chiller located within the roof plant enclosure which utilises zero ozone depletion potential refrigerant.

Low temperature hot water is provided via modular gas fired atmospheric boilers with high efficiency, low nitrogen dioxide output.

The entrance hall is air-conditioned via fan coil units served by the central boiler and refrigeration plant.

The toilet ventilation is via a supply and extract air handling plant providing tempered fresh air via ceiling mounted air valves.

The main staircase has under floor electrical heating.

A fully automatic Direct Digital Control (DDC) software system is provided to control the heating, cooling and ventilation system. A facility is provided for the tenant to introduce individual control of

each fan coil by the provision of additional controllers and sensors. The system is designed to allow system adjustment and interrogation from the mechanical services control panel with the facility for a tenant to upgrade to a full BMS system supervisor.

Summer and winter design temperatures in the offices are $22 \pm 2^{\circ}\text{C}$ with a fresh air rate of 1.3 litres per second per sq m. Small power loading is based on 25 watts per sq m and an occupancy of one person per 10 sq m.

3.3 Lighting

Lighting has been designed to maintain 400 Lux on an open plan basis in the office areas using 600 x 600 category 2 fluorescent lighting flush mounted in the suspended ceiling system. Emergency lighting is provided throughout the building.

3.4 Electrical Services

A complete system of landlord small power services is provided throughout the common areas with cleaners sockets provided within the tenant areas.

Provision has been made for the future installation of tenant power below the raised floor from the distribution boards provided in the risers. The system is designed to support a small power load of 25 w/sq m across all tenant's office space

Voice and data wire-ways are provided within the electrical risers for future use by a tenant.

Facilities for floor by floor metering are provided.

3.5 Gas

A new gas service has been provided to the building.

3.6 Water Installation

A metered incoming mains water service connection has been provided by the local water authority servicing a cold water storage tank and pressurisation unit at basement level.

A new boosted cold water service serves the toilets.

Water supply and drainage connections are contained in the main core to suit installation of tea stations by tenants.

Hot water is provided by individual electric heaters on each floor.

3.7 Soil and Waste

Rainwater and soil downpipes are uPVC.

3.8 Fire Protection

Offices – Fire protection services are provided in accordance with the requirements of the Local

Authority and the Fire Officer.

Fire Alarm Installation – A complete and fully monitored fire alarm system to the relevant British Standard is provided within the Building – Category L2.

Sounders are provided to achieve an audible alarm of 65 dBA or above.

Fire compartmentation of the building is as agreed with the Local Authority and the Fire Officer.

3.9 Telecommunications

A frame room has been provided for British Telecom and cable providers.

The telecommunications riser takes the form of a cable tray within a dedicated riser.

3.10 Security

The following security system are provided:

- ◆ A video entryphone/proximity card reader installation to monitor the front and rear doors of the building, controlled from the reception desk.
- ◆ A video handset and door release unit has been provided as part of the reception desk.
- ◆ All external doors and doors to accessible external space are alarmed.

Cableways are provided for:

- ◆ A video entry phone handset in the tenants' area at each floor level.
- ◆ A proximity card reader/doorbell at the entrance to each floor.
- ◆ A door release and emergency override break glass within each tenants' area.

These facilities terminate within the Ground Floor Reception and distribute through to the electrical riser.

A network of recessed conduits is provided to each entrance to each tenanted area, to facilitate the installation of the access controls by an incoming tenant without damage to the building fabric. The conduits terminate in the ceiling void, adjacent to an unswitched spur wired from the local tenant's distribution board. Access/egress point positions are fitted with flush brushed stainless steel blankplates.

3.11 Natural Ventilation

Lift shafts are ventilated to outside air through roof outlets to provide a free area of ventilation in accordance with the relevant statutory requirements.

Manually operated smoke vents are provided to the main staircase in accordance with the Fire Officer's requirements.

3.12 Tenant's Services

Tea kitchens – two water supply and drainage connections are provided on all office floors.

Cleaning cupboards – provided in foyer to the ladies WC on each floor.

Plant – The structure is designed to allow additional plant adjacent to the plant room subject to the necessary statutory approvals.

4.0 Structure

4.1 Structural Specification

The principle structural elements are:

- Braced steel frame on pile foundations.
- Composite lightweight concrete slabs with steel decking.
- Feature staircase in steel.
- Braced steel lift core above podium, reinforced concrete below.
- Rooftop plant room and part fifth floor in structural steel frame.

4.2 Roofs

The new roof covering to all areas is provided with a 15 year warranty.

4.3 Curtain Walling/Windows

Windows – Powder coated cladding system generally including sealed high specification glazing units as described below and insulated interface panels.

Glass – All glass is fixed in accordance with and tested to the relevant British Standards. Double glazed units are hermetically sealed and constructed to comply with the specified thermal and acoustic criteria. The glazing is low 'e' with a U-value of 2.0 w/sq.m.k⁰c. Solar control glass is tinted, with the maximum light transmittance combined with low surface reflectivity.

Toughened or laminated glass is used in situations where it is required for safety or security; otherwise clear float glass is used.

Cleaning and Access – Window cleaning and façade maintenance to all elevations is by a cradle system operated from a roof mounted rail.

5.0 Internal Construction

5.1 Internal Walls and Partitions

Internal core walls – Internal core and toilet walls are constructed in gypsum board on metal studwork. WC partitions are constructed full height.

Plant room – The plant rooms are constructed in painted blockwork. The rooftop plant room is formed in a lightweight construction. The open plant area is screened with acoustic louvres.

5.2 Internal Doors

Doors within the office accommodation – Custom designed, hardwood veneered solid core with hardwood lippings to all four edges or similar with hardwood frames and architraves. Vision panels are provided as necessary in clear fire resistant glass.

Ironmongery – Doors are provided complete with overhead hydraulic door closers, push/pull handles, protective plates, mortice locks fitted with interchangeable suited barrels and similar, as appropriate.

Ironmongery in the office areas, staircases, reception and toilets is high quality stainless steel. Plant rooms and other ancillary areas are aluminium or similar.

6.0 Internal Finishes

6.1 Wall Finishes

Offices and core areas generally – All walls and columns are plastered or skimmed as necessary and decorated with emulsion paint.

Toilet areas – All walls are decorated with eggshell paint.

A full height IPS system provides access to concealed cisterns and pipework. Skirtings are tiled.

Reception – High quality plastered finishes.

6.2 Floor Finishes

Office areas generally – New 600 mm x 600 mm x 150 mm deep raised floors, PSA medium grade to all levels.

The floor system is left bare for future tenant fit-out with the exception of the fourth floor which has been carpeted. Painted MDF skirtings are provided around the core area.

Toilets – Porcelain floor tiles.

Reception – Natural slate tiles. Underfloor trunking provided to facilitate wiring by a tenant.

Lift Lobbies – carpet.

6.3 Ceiling Finishes

Office areas generally – 600 x 600 mm Armstrong mineral fibre suspended ceiling on a lay-in grid. The system comprises a plain metal trim supporting grid capable of restraining office partitioning and fully accessible ceiling tiles. Fire cavity barriers are provided above the ceiling in accordance with the Local Authority and Fire Officer requirements.

A painted plasterboard border is installed to the perimeter of the ceiling.

Toilets – Plasterboard ceiling system with feature lighting.

Reception + Lift Lobbies – Plasterboard system with concealed perimeter lighting and additional feature lighting.

6.4 Staircases Finishes

6.4.1 Main Staircase

The main staircase is finished as follows:

Treads, risers and landings – Open treads, slate on lower flight, carpet on treads and landings from first floor upwards.

Balustrading and Handrail – Painted steel balustrade with polished stainless steel handrail.

6.4.2 Secondary Staircases

The finish to the secondary staircases is as follows:

Walls – Internally painted, plastered blockwork.

Treads, riser and landings – Galvanised steel safety plate supported on galvanised support frame, with carpet on concrete landings and lobbies.

Balustrading and Handrail – Galvanised balustrades to all levels.

7.0 Fixture and Fittings

Signs – All signs throughout the building are of a high quality proprietary system carried out in a consistent typeface throughout the building. Directional fire signage are via ceiling mounted luminaries.

Vanity Units – Feature vanity units are provided in the male and female toilets, formed from a ceramic granite top supported on a cantilevered steel frame with exposed polished chrome traps.

Mirrors – Full height and width mirrors are installed over all vanity units with concealed top edge lighting.

Blinds – Window heads are designed to accommodate blinds installed by the tenant.

Reception – A purpose made reception desk has been provided in materials that match the rest of the reception area.

Sanitary Fittings – White vitreous china WC suites are provided. Taps and wasters are high quality chrome finish. Concealed cisterns and waste traps are plastic unless exposed in finished work.

White vitreous china WC suites with concealed cisterns and wash hand basins are provided in the disabled toilets complete with high quality special taps and grab rail, soap holder, toilet roll holder, coat hook and door stops.

8.0 External Works

External lighting – is provided for security to all car parking areas.

Façade lighting scheme – a lighting scheme at fifth floor to the underside of the roof has been implemented to further increase the building's prominence.

Refuse Disposal – refuse storage space is provided in the ground floor parking area.

Drainage – All drainage is designed strictly in accordance with the Building Regulations and has been approved by Building Control inspectors.

9.0 Quality Standards

The works have been executed in accordance with the relevant current British Standards and Codes of Practice and where appropriate Codes of Practice do not exist, the Contractor has conformed with current good practice.

All new materials comply with the relevant British Standards at the time of installation and are incorporated into the works in accordance with the manufacturers' written recommendations.

The works comply with the latest edition at the time of installation of the following publications:

- Building Regulations
- Office, Shop and Railway Premises Act
- Health & Safety at Work Act
- The Construction Design and Management Regulations 1994

10.0 Owner/Agents

Developer/Owner

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