



CADWORKS

GLASGOW

Outline Specification



01 Occupancies

Means of escape	1 person per 6 m ² NIA
Internal climate	1 person per 8 m ² NIA
Passenger lift	4 x 21 person
Sanitary provision	1 person per 6 m ² NIA
Services	1 person per 8 m ² NIA

02 Floor loading

Ground Floor	5.0 kN/m ²
Upper Floors	5.0 kN/m ²
Roof (plant)	7.5 kN/m ²

03 Floor heights

Ground Floor + Reception	4.0 m
Upper Floors	2.75 m
Raised Access Floor	150 mm to top of tile / 112 mm clear void

04 Structure

Foundations	Concrete piles
Superstructure	Steel frame with slip form concrete core
Floors	Metal decking with concrete slab

05 Sustainability

BREEAM	Excellent
WELL	Gold
WiredScore	Platinum
EPC	A
Air Tightness	3.5 m ³ /h.m ² @ 50 Pa
Recycled content	?
Construction landfill diversion	?

06 External Finishing

Cadogan Street and West Campbell Street Elevations

- High quality silicone jointed curtain walling, with perimeter anthracite grey capping
- White glass reinforced concrete cladding in a 2 storey 'superframe'
- 3.0 m glass revolving entrance door

Wellington Lane Elevation

- Anthracite grey non-combustible composite cladding
- High quality capped curtain walling system
- Stacked bonded polished grey blockwork at ground floor level

Roof

- Intensive green roof, with sedum finish to central core
- Inverted membrane roof with ballast / concrete paving slab finish

07 Internal Finishes (core areas)

Ceiling

Timber raft ceiling with exposed slab above

White painted plasterboard with access tiles to rear circulation corridor

Walls

White painted plasterboard

Floors

600 x 600 mm porcelain tile

Doors

White oak veneered doors

⁰⁸ Reception

Ceiling	Timber raft ceiling with exposed slab above
Walls	Full height glazed vision panels to feature cycle ramp White painted plasterboard to remainder
Floors	600 x 600 mm porcelain tile High grade entrance matting
Features	Revolving metal framed mesh panel space dividers Bespoke credenza and catering bar Integrated seating and media wall

⁰⁹ Toilets

Ceiling	Painted plasterboard with metal access tiles
Walls	600 x 600 mm porcelain tile
Floor	600 x 600 mm porcelain tile
Cubicles	Full height, flush, white gloss doors with stainless steel ironmongery
Vanity	Bespoke acrylic wash trough with stainless steel automatic mixer taps Full length mirror above wash trough
Sanitaryware	Wall mounted white porcelain WC pans with concealed cisterns
Accessible WC	Finishes to match main toilet provision

¹⁰ Cycle Facilities

Bike Ramp

Dedicated bike ramp providing unencumbered access from street level to basement

Bike Racks

Mixed provision for 119 cycles to be stored

Electric bike charging points

Folding bike lockers

Exposed concrete slab

White painted blockwork walls

Feature wall graphics

Ceiling

Walls

Floor

Rubber, high grip flooring

Features

Bike wash and maintenance station

Stretch zone and cool down area

¹¹ Changing Facilities

Ceiling

Exposed concrete slab

Floor

Anti-slip vinyl flooring

Cubicles

Full height, white satin finish doors with stainless steel ironmongery

Accessible Shower

Finishes to match main changing provision

Lockers

138 lockers + 10 mini lockers with USB charging points

Features

Cool down air machine

Airing units, Towel stations and Ironing stations

Dry bar with power outlets for hair dryers

12 Passenger Lift

Number / size	Four 21 person lifts
Levels served	One lift serves basement to roof, three serves ground to level 9
Ceiling	Stainless steel with integrated lighting
Walls	Stainless steel with mirror and grab rails
Floor	600 x 600 mm porcelain tile
Capacity	1600 kg
Lift Speed	2.5 m/sec

13 Mechanical Installation

The heating and cooling is provided by high efficiency air source heat pumps (VRF) consisting of internal units in the "ceiling void" and outside units on the roof. Each floor has 2 No. systems to allow sub-division of the floor.

The services installation is designed to provide flexibility to meet the tenant needs.

On the first floor the fit out is complete to a Cat A standard based on a 600 x 600 ceiling, incorporating 600 x 600 ventilation grilles and LED luminaires.

On the second floor the installation is also to a Cat A standard but this time using rafts. The grilles and LED lights are rectangular based on 1200 x 100

On the upper floors the services have been installed above the datum of 2750 mm AFFL. This incorporates the VRF indoor units, all containment and sprinklers. This gives the tenant flexibility to choose a ceiling finish, rafts or exposed services. It also reduces potential waste from stripping out a Cat A installation that needed significantly modified.

14 Design Temperatures

External Ambient (winter)	-6°C db/100%RH
External Ambient (summer)	26°C db/20°C wb
Internal:	
Comfort Cooled Offices	Summer 22°C, +/-2°C Winter 20°C, +/-2°C Humidity uncontrolled
Reception	22°C ± 2°C
Toilets, Lobbies etc.	Summer – not comfort cooled Winter 18°C

15 Fresh Air Supply

Offices	Fresh air to occupants at 12 l/s/person based on the proposed occupancy (1:8 NIA).
Filtration Standard	MERV 13
Toilets	10 air changes per hour extract

The ventilation enhances the BCO requirements and is provided by 4 No. AHUs on the roof, allowing for sub-division of the floorplates as well as flexibility to serve different operating regimes of the occupiers. The AHUs incorporate heat recovery measures.

16 Electrical Installation

2 No. Incoming utility supplies:	
Landlord Supply	300 kVA
Tenant Supply	1000 kVA Total Tenant Supply 100 kVA per tenant floor (50 kVA per half floor)

Option to sub divide floors with dedicated electrical metering.

17 Cooling Loads

Occupancy Loadings

Sensible	90 Watts/person
Latent	50 Watts/person

Acoustic

Open Plan Offices	NR38
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Electrical

Office Lighting	1.5 W/m ² /100lux
Small Power	25 W/m ²
General Power	5 W/m ²

18 Acoustic Levels

Full BCO Compliance (NR38 in offices)

Full BREEAM Compliance

19 Electrical Design Criteria

General Office Lighting	10 W/m ²
Small Power	25 W/m ² (100 W/m ² for Ground Floor)
Mech Power	25 W/m ² to 50 W/m ²

Reception fitted with twin sockets **c/w** USB charging

20 Lighting

Energy efficient LED lighting scheme with tuneable white lighting to provide circadian rhythm lighting

Office (option 1 Suspended)	Low Energy LED Tuneable White 600 x 600 Recessed Luminaires, perimeter bulkhead illuminated with Tuneable White LED recessed downlights
Office (option 2 Raft)	Low Energy LED Tuneable White Suspended Raft mounted Luminaires, perimeter bulkhead illuminated with Tuneable White LED recessed downlights
Reception	Low Energy LED Feature and Functional Lighting
Toilets	Low Energy Recessed LED Downlights
Changing Rooms	Low Energy Recessed Linear Luminaires

21 Lighting Levels

Offices	500 lux
Toilets	200 lux
Stairs / Landings	100 to 200 lux
Plant Rooms	200 lux
Reception	300 lux
Store Rooms	200 lux
Bike Store / Ramps	100 to 300 lux
Changing Rooms	200 lux
Emergency	To BSEN 50172, BS EN 5266, BS EN 1838

22 Lighting Levels

- Lighting Control system with graphical front end, system incorporates energy saving features such as presence detection and daylight dimming throughout the building.
- Open plan office space meets BREEAM zoning and control requirements consisting of 1 switch per 40 sq m. Daylight sensors dim perimeter lighting during hours of sufficient daylight while PIR detectors turn off lights 10 minutes (variable) after last detection. Local switch for master control provided for each office floorplate.
- Manual control provided in plant rooms & stores.

²³ Standby Power

- A 250 kVA generator is installed to support landlord and essential service requirements. Space reserved on rooftop plant area for an additional tenant generator facility.

²⁴ Building Management System

- The development will be provided with a Building Management System, controlling, monitoring and reporting the performance of Building Services. The system will be provided with a dedicated front end comprising operator's workstation, printer etc. and allowing interface, monitoring and/or set point alterations for the following systems:
 - i. Flexibility is provided to allow tenants to install their own BMS or make use of the Landlord's BMS by agreement.
 - ii. Electrical Power Monitoring System installed to monitor Tenant and Landlord energy usage. Energy trends can be displayed remotely such as in the reception or incorporated into Tenants energy management system.

²⁵ Protective Installations

- Category L1 automatic fire alarm and detection system throughout the building. Phased evacuation provided via Voice Annunciation (VA) system. Additional Visual indication devices (VID's) provided in toilets and open plan spaces for the hard of hearing.
- Emergency Voice Communication systems provided at disabled refuge locations throughout.
- Sprinkler installation complying with LPC Rules to OH1

²⁶ Building Management Facilities

- The concierge reception point is supported by a ground floor FM managers room, and supplementary FM room at basement level
- The building perimeter and public areas are protected by CCTV.
- Access control is provided to the perimeter doors. Containment has been provided to allow tenant's to install their own access control on floor entry doors.
- A large cleaners store is located within basement level to serve the common areas.

²⁷ Communications Provisions

- The building has a Wired certification Level of Platinum.
- A containment system has been installed through the risers allow the Tenant to install their own IT system as part of the fit out works. Two diverse comms risers are provided in compliance with WIRED accreditation for diverse routing of containment and the backbone infrastructure.
- There are two diverse points of entry into the building for communication services, these will be linked to the main Telco Room located in the basement which has been sized in accordance with WIRED criteria. Diverse routes have been provided to each of the comms risers.
- WiFi capability provided in the reception of the building for tenants and guests.
- Standard wayleave agreements in place with major providers.

²⁸ Energy Metering

- Energy metering in accordance with the requirements of Section 6 / Approved Document L.
- Multifunctional MID approved meters connected to each Distribution board and loads greater than 10kW. All metering linked back to the landlords Energy Management System (EPMS) to monitor energy usage and charges. Energy trends can be displayed remotely to the public.

²⁹ Building Maintenance

- All external glazing will be cleaned via abseiling



³⁰ **Accessibility**

Level access is provided throughout the building to all levels

³¹ **Waste**

Waste processing and recycling facilities are provided within a dedicated ground floor refuse store

³² **Electric Vehicle
Charging Points**

4 No. electric vehicle charging points capable of fast charging

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