

Chichester Business Park Tangmere

Plot 5 Office Campus



Units from 576 M² 6198 ft² nett floor area on two floors, service pod access to first floor with stair and lift, toilet accommodation on both storeys

SITE 5, CHICHESTER BUSINESS PARK OUTLINE SPECIFICATION

1.0 General Description:

This site is on the Business Park is reserved for separate or linked office pavilions of two storey form with paved parking areas and direct access to the main park access road. The Office pavilions have pitched roofs and separate circulation pods giving clear open office floor plates.

The buildings are designed as follows:-

2.0 The Building Structure:

The buildings are of steel beam and post framed construction with mass concrete foundations. The steel posts support steel beams which in turn a profiled steel first floor deck with concrete and steel mesh reinforcement known as a composite floor slab. The ground floor is a ground bearing reinforced concrete slab.

The pitch roof is formed by steel trusses which carry the galvanised steel channel purlins to support the insulated roof finish, while the perimeter steel columns support galvanised rails to carry the wall cladding panels.

All the steel and concrete structure will be designed to the Structural Engineers calculations and details



Unit Plans

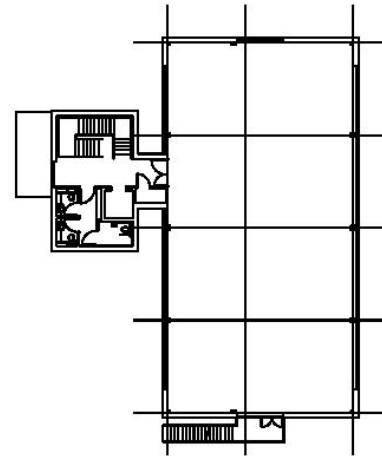
Office accommodation on ground and first floors with serviced pod incorporating stair and lift access between floors for all users

External paving graded to front entrance doors with feature porch covering

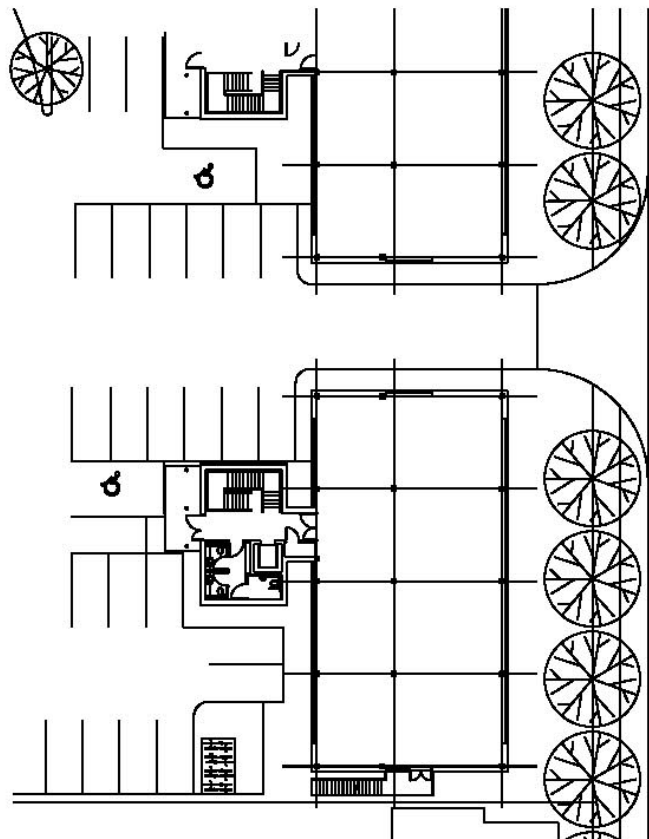
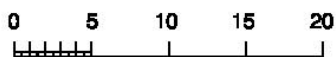
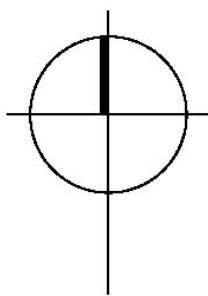
Parking bays allocated to building units

Cycle racks located adjacent to bin storage facility remote from building unit

Tree and hedge planting with graded grassed banks to entrance road footpath

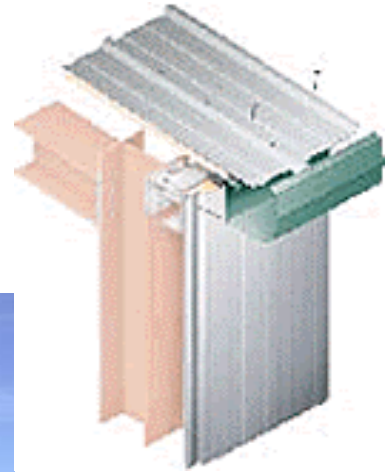
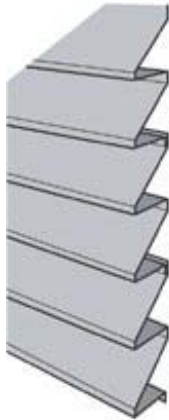


First Floor



Ground Floor

3.0 The Building Envelope:



3.1 Roof:- the roofs are designed as a simple pitched roof with projecting eaves which give some solar shading to first floor windows and protect the outside walls from rain. The roof finish will be plastic coated standing seam sheeting system complete with insulation and vapour control layers.

The roof eaves and sides are finished with matching pressed aluminium sections. Water from the roof is discharged by PVF2 coated pressed metal gutters and circular section rainwater pipes, colour to match roof trims and cladding panels.

3.2 External Walls:

Generally cavity wall construction is of facing brick outer leaf, min. 50 mm clear residual cavity, partial fill cavity fill thermal insulation boards and dense concrete blockwork inner leaf. Plasterboard drylining internally, for direct decoration.

Upper level gable walls, spandrel between ground and first floor windows to main elevations, and core/office link walls to be clad with 900 mm module micro-rib insulated composite cladding panels, laid horizontally. Dense concrete blockwork back up wall, with plasterboard on dabs drylining internally. Roof level wall to core block clad externally with louvre profile cladding sheet, PVF2 finish. U value through external wall constructions to be 0.35 W/m²K or better. Thermal insulation core of composite cladding panels to be Loss Prevention Council approved.

PVF2 finish to cladding panels, colour to be agreed and in accordance with the Chichester Business Park Planning Control Document.



3.3 Windows and Doors

Windows are to be :-

Proprietary polyester powder coated aluminium system fitted with argon filled sealed double glazed units incorporating Low E glass, to give a U value of 2.2W/m²K or better.

Window module 1500 mm horizontally and 900 mm vertically, fully integrated and coordinated with composite cladding panel system.

Top hung openable casements to provide natural ventilation to office space.

Double glazed units to incorporate green body tinted outer pane

(colour to be agreed and to suit powder coated frame colour) and ceramic coated inner pane to spandrel panels where applicable.

Powder coat colour from standard RAL or British Standard range to be agreed. Windows to have matching pressed aluminium cills.

Commercial quality SAA ironmongery to include all necessary hinges, restrictors, lockable handles and controllable trickle vents.

Hardwood window boards throughout

Steel framed fire resistant doors/windows with suitable FR glazing adjacent to external fire escape routes as required by the Building Regulations.

3.4 External Fire Escape Stairs:

Polyester powder coated fabricated mild steel external escape stairs with flat plate strings.

Non-slip galvanised steel treads and landing plates.

3.5 Entrance Canopies:

Fabricated stainless steel structure consisting of tubular section CHS posts and beams, with welded fin plates bolted back to stainless steel brackets through face of core external wall. Box section stainless steel internal gutter discharging to below ground drainage via concealed sleeved down pipes within structural posts.



Structural glazed canopy roof of silicone pointed toughened safety glass panels, fixed back to structure through satin finish stainless steel seatings and neoprene pads.

4.0 The Building Interior

4.1 Internal Walls:

Concrete blockwork partition walls with plasterboard on dabs dry lining to all exposed faces, using tapered edge boards with joints taped and filled for direct decoration.

4.2 Internal Doors and Joinery:



CORE AREAS:

Clear lacquered light oak veneered solid core flush doors with hardwood lipping, in matching solid hardwood frames. Fire rating of doors as required by Part B of the Building Regulations.

Door thickness generally 44 mm, 54 mm to 1 hour rated fire doors where required. D segment Georgian wired glass vision panels as required to comply with Parts B & M of the Building Regulations.

Oak bullnose skirtings and architraves to match door sets.

OFFICES:

Hardwood joinery throughout.

IRONMONGERY:

Finish: Satin anodised aluminium D pull and lever handles, push and kick plates or similar.



4.3 Internal Stairs:

The Stairs will be painted mild steel with flat plate strings and pan

type treads to receive screed infill and floor finish to match landings, with contrasting nosing inserts.

Satin finish stainless steel balustrading and handrails to core staircases and landings



4.4 Passenger Lift:

8 person / 630 kg passenger lift. Lift car and controls to fully comply with the requirements of the current Approved Document M of the Building Regulations.

Lift to be of conventional electro-hydraulic motor room less (MRL) type, complete with all necessary lifting equipment, control equipment, car wiring etc.

Operating speed 0.50 m/second.

Car size 1100 mm wide x 1400 mm deep x 2200 mm high.

Door type 800 mm wide x 2000 mm high, front two panel centre opening.

Stainless steel landing doors and surrounds to be FD30 fire rated.



4.5 General WC Finishes and Sanitaryware:

Commercial quality white ceramic sanitaryware and chrome plated brassware.
Document M Package to Disabled WC's including all necessary handrails, mirror, coat hook, soap and towel dispensers, door pull handle etc.
White ceramic cleaners sink with tiled splash back in cleaners cupboard.
Water heaters to appliances and mechanical extract ventilation system to be provided. Non-slip heavy duty vinyl floor covering with welded seams and coved skirtings.

4.6 Office and Link WC Finishes Generally:

Semi-countertop wash hand basins mounted on laminate faced countertop units, with concealed pipework. Where applicable exposed wastes and bottle traps to be chrome plated.
Back to wall wc pans with concealed cisterns, with laminate faced duct panelling incorporating removable panels as necessary to provide access to concealed plumbing installation.

Full height 200x100 module plain colour satin finish ceramic wall tiling. Mirrors above wash basins coordinated and set flush with ceramic wall tiling.
Non-slip ceramics tile floor covering.



4.7 Suspended Ceilings:

600x600 white mineral fibre tegular edge semi-exposed grid suspended ceiling system, with integrated luminaires and service fittings. Moisture resistant tiles to toilet areas.
Minimum service void 200 mm clear of beams and 500 mm clear of structural soffit.
Minimum office ceiling height 2.65m, with a height tolerance of ± 20 mm.

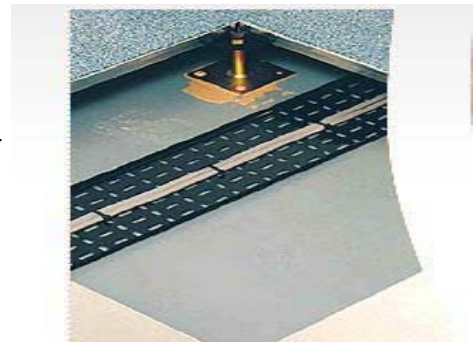
4.8 Floor Finishes:

CORE AREAS (EXCEPT WC'S):

Large format limestone effect porcelain floor tiles with grey grout.
Recessed mat well to entrance doors, with inset barrier matting and anodised aluminium perimeter trim angles.

OFFICES:

Medium duty contract quality 500 x 500 cut pile carpet tiles, bonded to floor base.
Colour/pattern to be determined. Over 100mm raised flooring system



5.0 Mechanical Services

5.1 Heating & Cooling

The building will be provided with heating and cooling by means of a reverse cycle heat pump system.

This will consist of ceiling mounted cassette units arranged as a VRF system operating in conjunction with suitable outdoor units installed on the roof of the core area, thereby minimising any potential noise or vibration intrusion into office space. The cassettes will be arranged typically on a 6m x 6m module to provide individual environmental control in sub-divided offices down to approximately 35²m. The system will provide economy in operation by utilising heat recovery between spaces requiring cooling and those requiring heating. The ceiling mounted cassettes will leave all wall space completely free of mechanical services.



5.2 Domestic Water Services

Cold water will be supplied to all outlets at mains pressure and local point-of-use water heaters will be installed. This arrangement will minimise maintenance requirements and maximise water system hygiene. Drainage points will be provided with cold water feed for tenants tea bar or drinks dispenser unit.



5.3 Ventilation

Sanitary accommodation will be provided with mechanical extract ventilation using efficient and silent fans mounted within ceiling voids. Extract rates will be in excess of those required under the Building Regulations.

Office accommodation will be naturally ventilated making maximum use of the potential for cross ventilation. The end user may wish to consider division of space with cellular offices which could be obviated with option 6.1B

6.0 Electrical Services

6.1 Mains

Mains and distribution will be planned for maximum flexibility using miniature circuit breakers for circuit protection.

Distribution boards will facilitate compliance with the latest IEE Regulations for applications where IT equipment is used.

6.0 Mechanical Services to Offices and Link

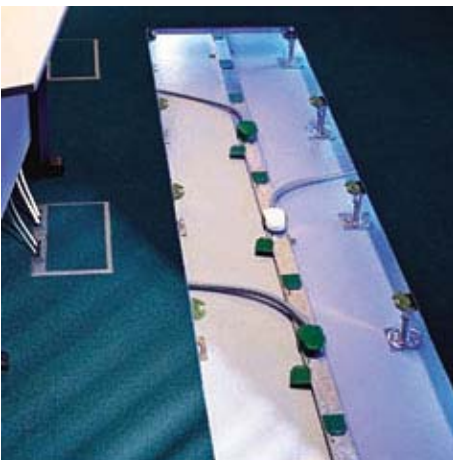
6.1 The Offices will be provide with a hot water central heating system. Option B-A comfort cooling with added air conditioning to laboratories to free up all wall space extra over cost as tenants contribution.

6.2 Lighting

Lighting will be based on 600 mm² luminaries for optimal flexibility and uniformity of illuminance.



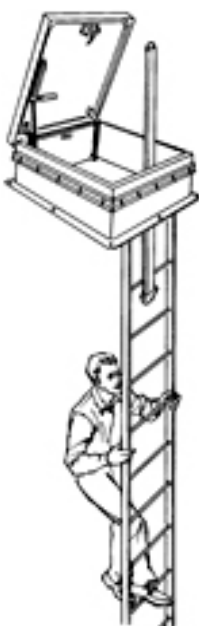
The luminaries will feature profiled louvers to assist with the elimination of dark patches on the walls and provide low-level illuminance to the ceiling all in compliance with the latest best practice for lighting where visual display terminals are used. The luminaires will also be provided with flexible switching and connections so that they can be relocated to any of the immediately adjacent ceiling tiles without wiring modifications. Upgrade 1 PIR sensor control offering potential savings.



6.3 Small Power

Small power will be provided to the core area with provision for fitting out and maintenance in the general office space. The office space will be provided with raised floors to permit the occupier to fit out with their own selected underfloor power distribution system and specification to suit their budget. Data/ telecom distribution will be underfloor.

Option 1 will be an Electrak type busbar system complying with all current IEE Regulations and British Standard Specifications with particular reference to environments where large numbers of PC's and associated offices equipment is to be used. The system will permit the relocation of floor outlet boxes anywhere within the office floor space without the need to carry out wiring alterations. Outlet boxes can be simply plugged in to the Electrak system wherever required, permitting quick and simple rearrangement of electrical outlets without the need to employ an electrician".



6.4 Fire Alarm

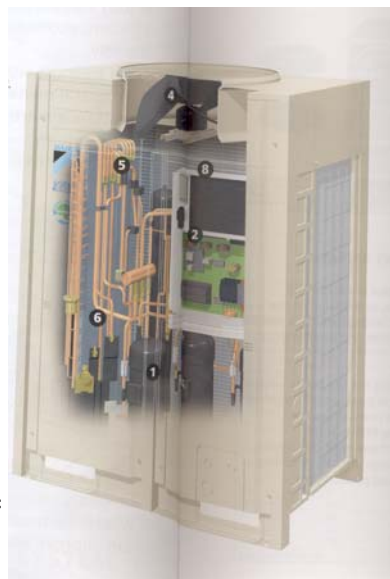
A fully automatic fire alarm with current British standards will be provided.



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6.5 Pod Level Access and Plant

Roof Access



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7.0 Landscape Paving and Outside Features:

7.1 CYCLE STORAGE:

Contemporary cycle shelters (Urban Engineering B Series or similar) of polyester powder coated square tubular section steel framed construction, with transparent PET sheet curved roof and end panels.

Shelters to incorporate secure hoop racks (10 no. per shelter).

7.2 Refuse Bin Storage:

215 mm facing brick built solid wall enclosure with BOE capping. Facing bricks to match building elevations. Tamped concrete base laid to nominal falls for wash down to central floor gulleys.



7.3 Hard Surfacing:

Trafficked roadways, vehicular parking areas and footways to be surfaced with interlocking concrete block paviors of complimentary contrasting colours for demarcation. Parking bays to be delineated with contrasting block paviors (lighter colour than parking areas).

Sub-base and levels/gradients of paved areas to detailed design and specification by the consulting engineer.

Block paving to incorporate chamfered block kerb edgings, with drop kerbs as necessary to allow for level approach in accordance with Approved Document M.

7.4 Perimeter Margins:

Perimeter maintenance margins adjacent to building faces to be surfaced with gravel with suitable concrete or treated timber edgings.

7.5 Soft Landscaping:

External area to be between east and north elevations of the buildings and back edge of pavement to the business park spine road is to be levelled and grassed. Tree and hedge planting adjacent to back edge of pavement in accordance with the Outline Planning Consent approved site landscaping scheme.

Areas of low maintenance soft landscaping, consisting of ground cover shrub planting and semi-mature trees, to be provided within the development.

7.6 External Lighting etc:

Ambient lighting to courtyard parking areas to be provided by column mounted globe type luminaires.