

■ Detailed Specification

1.0 Architecture

- 1.1 General Arrangement
- 1.2 Structure
- 1.3 Façade
- 1.4 Glazing

2.0 Category A Office Specification

- 2.1 Drylining
- 2.2 Raised Access Floors
- 2.3 Suspended Ceilings
- 2.4 Air Conditioning
- 2.5 Lighting
- 2.6 Internal Doors

3.0 Internal Finishes

- 3.1 Reception
- 3.2 Passenger and Goods Lift
 - 3.2.1 Passenger Lift Car Finishes
 - 3.2.2 Goods Lift Car Finishes
- 3.3 Toilets
- 3.4 Internal Doors and Ironmongery
- 3.5 Servicing and Waste Management

4.0 Mechanical Services

- 4.1 Air Conditioning
- 4.2 Office Heating & Cooling Systems
- 4.3 Tenants Office Space Ventilation
- 4.4 Design Criteria

4.5 Automatic Controls

- 4.6 Smoke Ventilation Controls
- 4.7 Office Smoke Control Systems
- 4.8 Gaseous Extinguishing Systems

5.0 Electrical Services

- 5.1 Incoming Electrical Supply
- 5.2 Mains Distribution
- 5.3 Standby Generator
- 5.4 Low Voltage Distribution
- 5.5 Small Power Provision
- 5.6 Passenger and Goods Lift
- 5.7 Office General Lighting and Control
 - 5.7.1 Emergency Lighting
 - 5.7.2 Fire Alarm System
 - 5.7.3 Telephone/Data System
 - 5.7.4 Electrical Check Metering
 - 5.7.5 Lightning Protection
 - 5.7.6 TV Aerial Distribution System
 - 5.7.7 Security System
 - 5.7.8 Earthing and Bonding
- 6.0 Public Health Services**
 - 6.1 Sanitary and Drainage
 - 6.2 Gas Supplies
 - 6.3 Fire Protection

1.0 Architecture

1.1 General Arrangement

The Peak is a building of high architectural quality which has been designed to deliver efficient and flexible space.

The building comprises three distinct parts:

At ground and first floor levels the north facade is recessed to form a double height colonnade, allowing access to the ground floor retail units from the widened pedestrian footpath.

The office floors from 2nd to 6th level provide clear floor plates of circa. 10,700 sq ft (994 sq m).

Above the 7th floor a curved roof profile rises a further three storeys. The steel roof structure envelops two further office floors and roof top plant, all contained within an asymmetrical barrel vault. The curved roof sets forward from the Apollo Theatre and reaches towards the north. At levels seven and eight, the floor plates step back forming terraces beneath the cantilevering roof to create depth and interest at high level at the culmination of Wilton and Vauxhall Bridge Roads.

The retail units at The Peak are split between Ground and Lower Ground floors. The facades address both Wilton and Vauxhall Bridge Roads and terminate at the apex of the building beneath a two-storey colonnade. Access is from both Wilton Road and Vauxhall Bridge Road. The unit is completed in a shell condition with capped off services and there is provision for sub-division.

The building has been designed to provide flexible office floor plates by locating a single core to the south against the theatre demise line. A planning module of 1.5m has been adopted and all structure, cladding, services, floors and ceilings have been designed along the 1.5m grid.

1.2 Structure

The building is supported on bored piled foundations which have reinforced concrete pile caps. It has a steel frame and is stabilised by a concrete core and reinforced concrete basement structure.

The basement and lower ground floors have been waterproofed to Grade 3 level (in accordance with BS 8102).

The floor plates of the building are designed to resist loading from the dead weight of the structure, services and finishes plus an imposed live load of 3.5kN/ sq m + 1.0kN/ sq m (for partitions). The plant room loads are 7.5kN/ sq m.

An area directly accessible from the office goods lift on each floor between 1 and 8 has an increased loading capacity of 7.5kN/ sq m.

The nominal grid is set out at 1.5m x 7.5m spacing.

1.3 Façade

The Wilton Road and Vauxhall Bridge Road elevations from ground to sixth floor parapet level are detailed as treated Portland Stone facades with double height columns at ground level. The office glazing is formed as a layered façade comprising fitted glass solar shading in front of an aluminium framed curtain wall system. The mullions supporting the floor to ceiling glazing panels are established on a 1.5m grid with narrow fitted glass panels adjacent to each column. The solar shades are held by a lightweight stainless steel suspension system and provide a subtle contrast to the robust detailing of the stonework.

1.4 Glazing

The glazing to all office elevations is thermally broken, anodised aluminium frames with double glazed units comprising clear toughened glass outer panes, argon filled cavities and clear Low E laminated glass inner panes.

2.0 Category A Office Specification

2.1 Drylining

Plasterboard dry lining or shaft wall construction, incorporating metal studs, plasterboard and/or fire line board, form partitions around and within the core area. All walls are lined with a double layer of plasterboard with insulation included in the cavity around lift shafts. Metal stud support systems are used, either freestanding or as linings to reinforced concrete walls.

Fire rated dry lining partitions are installed where they enclose a protected shaft, stairway, lift(s), ductwork, sealed air shafts, or form a fire division wall.

Plasterboard ceilings are provided in the lift lobbies, fire fighting lift lobbies, stair landings and toilet areas.

Access panels are incorporated where necessary to provide access to services.

2.2 Raised Access Floors

Medium duty raised access flooring with a nominal overall depth of 150mm on all office floors (inclusive of panel and floor finish), comprising 600x600mm fully encapsulated cementitious core gravity lay tiles. At the perimeter the raised access floor is sealed against the curtain wall transom or against a flush mounted MDF skirting. The concrete floor has a dust sealant, applied prior to the installation of the raised floor.

2.3 Suspended Ceilings

The suspended ceiling system is comprised of polyester powder coated perforated pressed metal tiles fixed into a flush visible grid system with sound absorbent mineral wool pads located above and fully encapsulated in flame retardant coverings.

The ceiling layout is a 750x750mm square grid set out to the 1.5m planning grid. The junction between the façade and the main grid of the ceiling is formed using painted plasterboard or glass reinforced gypsum (GRG) ceiling margins. Tiles are perforated to 22% open area, 1.5mm hole, diagonal pitch. The colour is white – RAL 9010 at 20% gloss level.

2.4 Air Conditioning

Air conditioning of the office space is provided by a water based heat pump fan coil unit (HPFCU) system. Each unit filters, heats or cools the air provided to the space to maintain the design environmental conditions. Further details are provided in section 4.0.

2.5 Lighting

Office areas are provided with recessed modular fluorescent luminaires compatible with the requirements of LG7. Average illumination levels for the office accommodation are 500lux.

2.6 Internal Doors

Flush solid core hardwood veneered doors with hardwood frames and polished finishes are provided to all doors opening onto the office areas (except for external doors).

Painted flush solid core MDF faced doors and hardwood frames are provided to service access doors/panels around the cores.

All doors have stainless steel ironmongery.

3.0 Internal Finishes

3.1 Reception

The entrance lobby opens directly onto Wilton Road, to the west of the building. Entry to the space is via full-height power-assisted glazed doors or a disabled accessible automated pass door. A feature wall within the lobby provides a backdrop for the reception desk.

The reception floor is of a high quality finish incorporating under-floor heating.

The reception ceiling is constructed from painted plaster board or profiled GRG with integrated feature lighting.

There is a contemporary reception desk purpose designed to accommodate security and access systems. The reception desk has been designed to be functional for ambulant visitors and wheelchair users.

In addition, a disabled accessible w.c. is provided via a corridor from the reception area.

A suitable contemporary artistic installation is included as part of the completed development.

3.2 Passenger & Goods Lift

3.2.1 Passenger Lift Car Finishes

The lift cars are finished to a high standard. Lift doors are full height and benefit from a 1.2m wide clear opening. Full height over-panels frame the doors to the reception

area and each office floor plate. Lift cars include a panel ceiling, 2.4m high, with recessed low voltage downlights. A 15" TFT screen is provided.

3.2.2 Goods Lift Car Finishes

Standard stainless steel goods lifts are finished with stainless steel chequer plate flooring.

3.3 Toilets

Superloos are provided allowing flexibility for male/female split based on eventual occupation requirements.

Toilet finishes are as follows,

- walls - full height glass panels, full height mirrors and high-gloss lacquered laminate panelling
- floor and skirtings - high quality terrazzo or ceramic floor tile
- ceiling - painted drylining with recessed linear troughs. Plasterboard drylining with integrated modular access tile ceiling inside cubicles (to allow services access)
- doors - high quality timber veneered full-height doors with concealed frame
- lighting - recessed linear slot downlighters are operated via the toilet lobby PIR detector. Low voltage downlighters over sink/mirror
- sundry toilet items - full height mirrors above counter top, double toilet roll holders, coat hook with integral rubber door stop, recessed paper towel dispensers with integral towel bins and suitable shelf space
- vanity tops - natural polished granite or composite, with concealed fluorescent lighting

- sanitary fittings - white vitreous china wall mounted WC pans, seats and covers together with accessible duct mounted 6 litre cisterns, flush pipes, and dual flush plates. White vitreous china basins with integral chrome mixer tap (low water usage) and soap dispenser.

3.4 Internal Doors and Ironmongery

Steel doors are provided (fire resistant where required) to plant rooms and general back of house areas at lower ground and roof levels.

Cylinder mortice locks are provided to plant room and toilet lobby doors. External escape doors are fitted with push pads.

All doors have stainless steel ironmongery.

3.5 Servicing and Waste Management

The commercial offices are serviced from the loading entrance at pavement level on Vauxhall Bridge Road. The development has a time limited loading space which is used for refuse collection and goods deliveries subject to London Borough of Westminster time restrictions.

The refuse store is located in the south-east corner of the building with direct access to Vauxhall Bridge Road. In addition the store can be accessed from the office floors above via the goods lift. A compactor is provided to deal with office waste. There is also a separate provision for recycled waste.

A courier drop-off room is located on the ground floor accessed via a separate entrance from the main office reception on Wilton Road.

4.0 Mechanical Services

4.1 Air conditioning

Air conditioning of the office space is provided by a water based heat pump fan coil unit (HPFCU) system. Each unit filters, heats or cools the air provided to the space in order to maintain the design environmental conditions.

HPFCU's are located within the ceiling void space of the office and are accessed via demountable ceiling tiles or panels. Air is supplied to the room via supply grilles with ducted connections. Return air is via ceiling mounted grilles using the ceiling void as a plenum.

Each HPFCU's is provided with an integrated control system comprising a digital control module and a return air temperature sensor. The HPFCU controls are networked and connected to the landlord Building Management System (BMS) monitoring all aspects of the landlord and tenants plant.

The operation of the HPFCU's within the office space is locally controlled via their return air temperature sensors. Where cellular office space is created as part of a tenant fit out, HPFCU's can be provided with room mounted controller. The controller gives an indication of room temperature, temperature set point, temperature adjustment and fan speed. The controller incorporates push button toggle switches to adjust the fan speed and temperature.

4.2 Office Heating & Cooling Systems

The HPFCU system is connected via a 2 pipe condenser water loop to landlord central heating and cooling plants located at basement and roof levels respectively.

The condenser water loop is installed in un-insulated plastic pipework.

A gas fired condensing boiler installation complete with associated pumps, pressurisation unit and controls provides heating input to the HPFCU system, ventilation plants and landlord areas.

An air cooled heat pump installation complete with associated pumps, pressurisation unit and controls provides heat rejection from the HPFCU installation.

4.3 Tenants Office Space Ventilation

Fresh air ventilation to the office areas at each floor level is served from a landlord Air Handling Unit located on the roof providing 100% fresh air with heat recovery.

Treated supply air is provided to the space through a range of insulated ductwork discharging within ceiling voids at the rear of each heat pump fan coil unit.

Return air from the office space is extracted via ceiling mounted diffusers and ventilated light fittings and routed through the ceiling plenum to the extract side of the AHU through a range of insulated ductwork.

Both the supply and extract fans are automatically controlled and interlocked to ensure that the spaces are maintained under positive pressure to minimise infiltration.

The extract ductwork distribution system is fire rated as required by the Local Authority and provided with fire rated extract fans at roof level connected on a bypass around the AHU to provide smoke clearance facility to the office spaces in an emergency.

4.4 Design Criteria

a) Building Occupied Period

Assumed as 10 hours/day, 5 days/week but suitable for 24hr operation. Plant available 24hours/day. Independent 24hr cooling available (limited capacity) for critical functions.

External Temp: Summer DB 30°C Max, 13.5°C Min
WB 20°C Max, 10°C Min
Winter -4°C/100% sat

Internal Temperatures: Winter Summer
Office – general 20°C+/-2°C 23°C+/-2°C
IT & Comm Rooms 21°C+/-1°C (24 hr/day)
Internal low limit 10°C

b) Heat Rejection Plant 32°C Ambient.

Continue to operate above 32°C Ambient @ diminishing capacity to a maximum of 40°C

c) Relative Humidity

No direct humidity control

d) Solar Shading

Internal blinds assumed

e) Building & Window Infiltration

Air permeability at 50pa differential pressure.

Typical 5m³/hm²

Target 3m³/hm²

f) Occupancy Levels

Offices – open plan 1 person/10m² with 1 person/7m² over 25% of the floor area (increased occupant density assumed to be accommodated on any of the floors 1–6 inclusive)

g) Ventilation

Offices 12.0 l/s/person fresh air

h) Internal Noise Levels (from Mechanical Systems)
Offices NR38

i) Internal Heat Loads
Occupancy

90W per person sensible 60w per person latent

Small Power and Lighting Allowances for Air Conditioning Loads

Offices 12 w/m² lighting

22.5 w/m² + 10 w/m² over 25% of floor area.

IT & Comms Room's 500w/m² power based on 1

10m² server room per tenant, i.e.

2 x 5kw cooling per floor

j) Fuel

Natural gas taken from metered supplies. Diesel fuel oil for standby electrical generation plant.

4.5 Automatic Controls

Control of the building engineering services is achieved by means of a Direct Digital Control (DDC) system. The system comprises control sensors and actuators connected via a series of outstations and motor control centres, to a central processor (BMS) using both fibre optic and a screened cable ring main data communications network throughout the building.

Local control units have 'stand alone' capability to permit continued operation of the plant in the event of a communications network failure.

The BMS consists of a central computer supervisor terminal and provides monitoring and full function control of all items of plant and equipment as well as data logging and sub-metering and billing capability. The system also provides full records of all fault alarms and is able to alter

time and temperature settings of the various plants.

Utility and energy consumption attributable to the tenants within the building is metered and recorded. The metering requirements are integrated into an operators billing and accounting system.

The BMS system is not limited to the control of HVAC systems, but is extended to monitor and interface, where necessary, with other aspects of the buildings services such as lighting systems, lifts, electrical switchgear, sprinklers, security and access control, fire alarm systems and smoke control systems.

The BMS control system and comms network system is capable of continued operation during mains power failure via integrated UPS modules and generator backed essential power supplies. Under mains power failure, all life safety systems and associated controls are available under generator power and monitored by the BMS.

4.6 Smoke Ventilation Controls

A networked controls system complete with graphical user interface (GUI) panel is provided to monitor and control the various smoke ventilation systems comprising motorised fire/smoke dampers, automatic opening vents (AOV) and smoke extract fans. The smoke ventilation control system interfaces with both the BMS to provide monitoring and status information and to the fire alarm panel to provide Fire Brigade control under emergency conditions.

4.7 Office Smoke Control Systems

Smoke control systems are provided to meet the requirements of Building Regulations, British Standards,

Local Authority Building Control Officer and the Fire Brigade.

Offices have a mechanical extract ventilation system utilising the general office extract ductwork which is insulated and fire rated throughout in accordance with BS 476 (stability, integrity & insulation) and incorporate duplicate fire rated axial flow smoke extract fans located at roof level.

Smoke extracts are provided to individual floors via motorised fire/smoke dampers on the supply and extract ductwork controlled from the smoke damper control system.

Fresh air make up is provided by natural means and the normal supply ventilation system.

The system is designed to ventilate the spaces at an extract rate of 6 air changes per hour under emergency conditions or to maintain a clear layer of 1.75m height above floor level. The extract fans, associated electrical supplies and controls are suitably fire rated and duplicate electrical supplies are provided. A normal mains supply and a standby emergency generator are supplied to ensure continuity of operation in the event of a mains power failure.

4.8 Gaseous Extinguishing Systems

The tenants shared IT/Comms room at basement level benefits from a gaseous extinguishing system to protect the space in the event of a fire. The system is interfaced with the fire alarm system and operates on a 'double knock' principle.

5.0 Electrical Services

5.1 Incoming Electrical Supply

A new EDF energy sub-station with 3 11kv/415V transformers is located on the lower ground floor. The transformers and the LV switch arrangements within the EDF sub-station provide the supplies to the building as follows,

- a) 1 x 1000kVA serving office and retail tenants
- b) 1 x 1000kVA serving landlord requirements
- c) 1 x 800kVA EDF Energy local Network Reinforcement.

5.2 Mains Distribution

The tenants supplies terminate into a 2 x 600amp EDF Energy Service Head within the Tenants switchroom. A C/T chamber is provided, so that the supply can be connected to a "bulk" utility meter, if required.

From each 600amp service head, the tenant(s) supply will terminate into a multiway TP&N HRC Ryfield distribution board as required and in accordance with EDF Energy System.

From the Ryfield distribution board a TP&N supply for each floor will be provided complete with tenant metering and main switch.

5.3 Standby Generator

A combined landlord and Tenants generator is provided at roof level rated at 700/800Kva. The generator provides full standby support for tenants services under mains failure conditions or in emergency conditions supports landlord life safety services.

Both landlord and Tenants IT/Comms room, small power

and A/C systems are supported by the generator.

The tenants shall be responsible for their own IT/Comms installations inclusive of any un-interruptable power supply (U.P.S) requirements.

The generator provision is automatic and interfaced with the landlord switchboard/systems. The mains and sub distribution switchgear serving the Tenants LV arrangements, is provided with auto changeover facility, to enable tenants to interconnect.

A diesel fuel storage tank is located at sufficient level with capacity to maintain generator operation for 48hrs under mains failure conditions.

5.4 Low Voltage Distribution

The basic arrangement of LV distribution from the HV substations is as follows,

- the tenants are served via two independent supplies from EDF Ryfield distribution board arrangements
- supplies from the Ryfield distribution board to tenant floor distribution boards are by means of XLPE\SWA\LSF Cu cables on tray
- the landlord and Tenants IT/Comms room power is served via PDU's from the respective power supplies and interfaced with the generator.

Within each floor from the 2 Tenants electrical risers, a multiway TP&N MCB distribution board is provided to serve tenant lighting and small power.

Provision is included in the Main landlord low voltage switchboards for the installation of detuned power factor correction equipment.

Tenants main switchgear and metering is located on the lower ground floor.

OFGEM approved meters are provided within the LV switch panel. Meters are suitable for pulsed output of kWh and analogue output of kVA for BMS monitoring. Meters are connected to a centralised power monitoring system as part of the BMS system.

All distribution boards for lighting and general-purpose power are equipped with miniature circuit breakers.

The sub-main (excluding distribution boards) electrical distribution system is sized to allow for an additional 10% capacity. Distribution boards are provided with the facility to install an additional 25% spare ways.

5.5 Small Power Provision

Offices	29 w/m ²
	Risers and sub mains distribution (excluding tenant distribution boards) system capable of supporting 29 w/m ²

The small power distribution in the office areas is the responsibility of the Tenants as part of their fit out works.

5.6 Passenger and Goods Lifts

3 high performance 1,275kg / 17 person passenger lifts (Ground to 8th floor) and 2 2000kg goods lifts (1 for office use) are provided. One of the passenger lifts is also a dual-entry fire fighting lift.

All lift entrance doors are 1.2m wide.

Lifts are designed to the occupancy levels as described above.

Passenger lifts use Destination Hall Call Control Systems.

Security – Both goods lifts are fitted with Access Control Systems which provide the necessary security between the shared servicing areas and the tenants retail and office accommodation.

5.7 Office General Lighting and Control

Design Parameters:

Average Maintained Illumination Levels,

Offices 500lux

Comms Room 500lux

CIBSE Code for Lighting LG7.

Office areas are provided with recessed modular fluorescent luminaires and perimeter down lighters, suitable for Class 1 or 2 display screens, compatible with the requirements of LG7.

Provision has been made for zonal switching and a lighting control system for tenant lighting. This includes controller modules, button-type control panels, electronic time clock and photoelectric cells to enable different lighting levels to be achieved.

Luminaires in the Tenants office space are fed via a modular wiring system, installed in the ceiling void complete with lighting control modules in each potential tenanted area interconnected by means of a data cable to a floor control router located in the associated tenants electrical riser, to enable system configuration.

Control of each floor is by means of a PIR System to operate luminaires in each zone. Groups of luminaires are programmed to operate as open plan/ corridor routes. The infrastructure provided will enable tenants to amend/extend/adapt to suit their fit-out and to comply with Building Regulations. Provision of daylight linking is provided.

All office area luminaires (office areas) are equipped with dimmable HF ballast.

5.7.1 Emergency Lighting

Emergency lighting installation is provided in accordance with BS5266. Self-contained battery packs are provided for selected general lighting luminaires to give three hours of general illumination in the event of power failure.

The emergency lighting system is provided with a test facility as part of the lighting controls system to enable periodic maintenance testing of the emergency lighting.

5.7.2 Fire Alarm System

An analogue addressable fire alarm and detection system complying with BS5839 Part 1: 2002 with detector coverage to L2 standard is provided. The system is configured on a single floor per zone basis.

The FA indicator panel is located in the Ground Floor Fire Control room.

Components of the system include a central controller; smoke detectors, heat detectors, (ceiling and floor voids greater than 800mm are equipped with automatic detection) sounders, manual call points, interface and modules, air sampling detection.

The FA system,

- a) shuts down designated mechanical services plant
- b) operates fire fighting lifts and controls the parking of other lifts
- c) monitors sprinkler system flow switches
- d) overrides door access control systems and enables them to be opened without the use of supplementary means (in Landlord areas)
- e) interfaces with smoke control system.

The fire alarm system cause & effect strategy, is simultaneous evacuation under fire conditions, with plant shutdown, grounding of lifts and alert signal to retail tenants.

5.7.3 Telephone/Data System

6 ducts in the external wall of Vauxhall Bridge Road and Wilton Road are provided to enable both landlord and tenants to apply for future incoming comms services.

The tenants (office areas) are responsible for the supply, installation, and procurement of their IT facilities as part of their fit-out.

5.7.4 Electrical Check Metering

Sub-metering is provided on the main LV distribution board and all local distribution boards with a rated input load greater than 50kw to comply with part L of the Building Regulations.

5.7.5 Lightning Protection

A lightning protection system is provided in accordance with BS6651. The structural steel and the roof enclosure provide the connectivity/bonding.

5.7.6 TV Aerial Distribution System

Space at 7th floor level is allocated for future installation of satellite dishes and terrestrial aerial provision with containment (Tray) provided in the tenants and landlord riser for TV distribution cabling. (The installation of hardware cabling as part of Cat 'A' works is subject to clients decision).

5.7.7 Security System

Provision of containment comprising trunking and

conduit is provided in risers and the doors leading into the office space, to allow future installation by the Tenant of the following,

- access control system
- intruder system.

As part of shell and core provision of CCTV, access/intruder alarm systems are provided to ensure that the building is afforded with security coverage.

5.7.8 Earthing and Bonding

An earthing & bonding system has been installed in accordance with the requirements of BS7671 and local utility recommendations. There is provision for earthing in the landlord and tenants Comms rooms.

6.0 Public Health Services

6.1 Sanitary & Drainage

General Cold Water Storage: based on BS 6700 based on 24 hour storage 45 l/person/day (24 hours).

General Hot Water Storage: one Gas fired, direct hot water generator with nominal storage buffer facility.

Storage temperature: 60°C. Hot water generator sized at 100% duty.

Water treatment: chlorine dioxide for all domestic water services.

Water Softening: local base exchange water softeners are provided, as required.

Cold Water Supplies: boosted with copper pipe work supply system and local pressure reducing valves.

Hot Water Supplies: boosted with copper pipe work supply system with local pressure reducing valves. Heat

maintenance tape applied to supply pipework to maintain HWS temperature at 55°C.

Drinking Water Supplies: from the boosted domestic cold water supply.

Soil and Waste System Gravity system: designed to BS EN 12056-2:2000, cast iron throughout with UPVC/MUPVC connections to sanitaryware.

Sanitary Ware: sanitaryware to be confirmed.

6.2 Gas Supplies

A new low pressure incoming gas supply serves the building from the existing mains in Wilton Road.

A valved and capped branch is provided on the upstream side of the meter for a future second metered gas supply to serve the tenants.

All gas distribution pipework is routed in naturally ventilated shafts/ pipes, i.e. open to atmosphere at both ends, or is pipe-in-pipe.

6.3 Fire Protection

A landlord automatic sprinkler system is provided and complies with LPC Rules for Automatic Sprinkler Installations incorporating BS EN 12845. All materials used are approved and listed by the LPC. The sprinkler system serves the whole building, inclusive of the tenant office floors, and is designed to Ordinary Hazard group I occupancies having a minimum design density of 5mm/min/m² over an area of 72m².

A common sprinkler riser serves the office floors with independent supplies to each tenancy zone. Each zone has a monitored control valve, a flow switch, pressure gauge, drain and test facilities. A zone does not cover

more than one floor level and is compatible with the building fire compartmentation.

Ceiling voids, being greater than 800mm in depth, are sprinklered.

The sprinkler system is monitored with a system that provides alarm and fault monitoring via a dedicated panel in the fire command centre.