

RAISED FLOORS

Raised access floor to all office floors, ranging from 120–165mm.

CEILINGS

Office floors & Reception: Exposed soffit throughout with black sprayed services and hanging linear up & down lights.

COLUMNS

Exposed columns on office floors.

VENTILATION

In today's climate adequate ventilation of office environments is vital to improve productivity and to reduce the risk of potential contamination. The Reach achieves British Council for Offices (BCO) compliant air volumes, providing 14 litres/second/person, provided via two dedicated roof mounted AHU's with integral DX heat pumps. The AHU's utilise heat recovery via both the thermal wheel and integral heat pump to improve energy efficiency. The ventilation system has been designed and installed in accordance with RESET Air Quality standards, FitWell and BREEAM requirements, ensuring adequate filtration, monitoring and ventilation levels are achieved.

HEATING AND COOLING

Space heating and cooling is provided via a Mitsubishi Variable Refrigerant Flow (VRF) heat pump system, with external condensers at roof level and chassis soffit mounted Fan Coil Units (FCU's) on the floor plates with secondary ductwork to evenly distribute environmental control. This is a completely electric heating and cooling solution that reduces the buildings dependency on non-renewable energy sources. The air conditioning system has been zoned in accordance with BCO requirements and to also provide tenants with independent control over the system via temperature sensors that can be set up to the set points that the end users want.

ACOUSTICS

All on floor FCU's and grilles have been selected to achieve NR40 or better.

WC AND SHOWERS

WC's are provided with a dedicated extract ventilation system to achieve 6 air changes per hour (ACH). The basement level showers and changing facilities have a dedicated MVHR to provide supply and extract ventilation at a rate of 10 ACH.

WATER

Capped off boosted cold water connections and drainage points are provided on a floor-by-floor basis for future connections.

ELECTRIC SUPPLY AND DISTRIBUTION

An 18th Edition and Part L compliant electrical system is utilised with dedicated tenant distribution boards provided per tenancy. The DB's have been selected with future capacity for tenant required small power.

LIGHTING AND LIGHTING CONTROL

Energy efficient LED Lighting has been specified to achieve 500 lux, compliant with the upper levels of the BCO requirement and SLL LG7. The buildings Lighting Control System implements PIR's and photocells to control the lighting via absence detection and integrate daylight dimming.

METERING

Electrical consumption sources are metered and monitored via the BMS, including Small Power, Lighting, Heating, Ventilation and Hot Water consumption.

BREEAM Very Good
Targeting Fitwell 2*
Reset Standard