

NO.2 FORBURY PLACE

SPECIFICATION

Floors and ceilings

- 150mm (nominal) raised access floor
- 2.9m minimum target floor to ceiling height within the offices
- Metal ceiling tiles

Lifts

- 6 x 13 person passenger lifts
- One lift doubling as a passenger and fire fighting lift
- 1 x 2,000 kg goods lift
- BCO 2014 compliant

WCs & Showers

- Ground floor visitor WCs
- Male & female WCs on each floor
- Shower and changing facilities in a combined "gym" style block in the basement

Mechanical services: office performance

- VRF air conditioning system
- Internal design conditions 23°C +/- 2°C (summer), 21°C +/- 2°C (winter)
- Mechanical ventilation with heat recovery

Electrical services

- Lighting: Offices 350–400 lux (target)
- Digital lighting control system
- Daylight dimming & PIR Control
- Central Building Management System (BMS)

Parking spaces and access

- 225 car spaces
- 10 motorcycle spaces
- 4 electric car spaces and charging points
- 255 cycle spaces with foldable bike lockers

Landscaping

- Landscaped terrace on 6th floor
- Extensive public realm and new high quality estate landscaping
- Public art

Sustainability

- Target BREEAM "Excellent" rating for Offices 2011
- Target EPC "B" rating