

25
WINDSOR
ROAD
SLOUGH



ENCOMPASS THE INFINITE POSSIBILITIES

DESIGNED TO AN EXCEPTIONAL
STANDARD WITH CONTEMPORARY
FINISHES THROUGHOUT.

SPECIFICATION

- Stunning 3,500 sq ft full height atrium with feature reception desk, informal seating and touch down space
- 4 x 17 person passenger lifts
- Large open plan floor plates, benefiting from excellent natural light
- 600 x 600mm metal tile suspended ceiling with LED Lighting
- Raised floors with 150mm clear void
- 2.85m floor to ceiling height
- VRF air conditioning system
- Male and female WCs on each floor
- 12 showers with lockers and changing facilities
- 40 secure cycle storage bays
- Target EPC of B and BREEAM 2014 Rating of 'Very Good'
- 252 car parking spaces, providing a parking ratio of 1:418 sq ft
- Designed to an overall occupancy ratio of 1:9 sq m

1. Occupancy

Cooling/heating:

- 50% NIA 1 person / 8 sq/m
- 50% NIA 1 person/ 10 sq/m

Lift provision: 1 person /12 sq/m

Sanitary Provision: 1 person / 12 sq/m (60% male / 60% female)

2. Divisibility

Maximum of two independent tenancies per floor.

3. Floor Loadings

Office Floors: 3.5 + 1 kn/m²

Plant Room: 7.5 kn/m²

4. Floor Heights

Raised Floor Zone (Overall): 150mm-typical

Office Floor to Suspended Ceiling: 2850mm

Ceiling Lighting Zone: Approx 80mm

Service Zone: Approx 350mm

5. Key Dimensions

Frame: Concrete as existing. New structure above fourth floor.

Foundations: As existing with some new to support new stairs, lift cores and additional columns.

6. External Finishes

Elevations: New curtain walling stick system to include new double glazed clear glass windows elements, insulated metal panels elements and opaque glass insulated squandrel panels. Polyester powder coated internal mullion structure with thermally broken and fully drained frames.

Roof/Terrace: Accessible terrace from 5th floor office.

Roof: New structural roof slab to be fully insulated to meet Part L Thermal Model and BREEAM requirements.

7. Internal Finishes - Offices

Walls: Emulsion painted plaster walls.

Floors: 600mm x 600mm fully accessible steel encapsulated raised floor tiles.

Ceilings: 600mm x 600mm fully perforated metal ceiling tiles, SAS System with plasterboard margins.

Light Fittings: Flat panel LED light fittings.

Doors: 1100mm wide glazed swing doors in ppc frame including full height stainless steel hand rails on both sides.

Skirting: White emulsion painted mdf skirtings.

8. Reception/Atrium

Walls: New atrium/office enclosure, single glazed, mullion free glass walls. Ground

floor to be double glazed.

Atrium walkways: Atrium access on 1st to 5th floors to be exposed cantilevered steel structure balconies with carpet finish, structural glazed balustrades with stainless steel handrails.

Atrium roof: New glazed roof on specialist support frame.

Floors: High specification porecelain tiles 400mm in width with random lengths.

Skirting: 100mm high solid walls to match floor finish.

Reception Desk: Feature reception desk.

9. Toilets

Male, Female, Disabled and two showers per floor.

Walls: Painted plasterboard with 100mm tiled skirting as per floor finish.

Floor: High quality ceramic tiled floor.

Ceilings: Plasterboard ceilings with demountable metal planks in the WC cubicles.

Doors: Full height pressure laminate board finished with a hardwood vertical veneer.

WCs: White glazed sanitary wear.

Wash Hand Basins: Custom made linear troughs formed in corian. Female WCs include handbag shelf.

Mirrors: Mirrors to ceiling from vanity unit level.

Cubicles: 2700mm height proprietary cubicle partitions with IPS system.

10. Showers

1 shower and changing facility on each floor.

1 fully compliant doc M facility is included within accessible toilet room on each floor.

A total of 12 shower facilities.

10 lockers to be provided per floor.

Acrylic shower door, fold down bench, hooks, mirror and shelf to be provided in each shower room.

11. Staircases

Main Staircase: New carpet and new metal safety nosings with vinyl inserts.

Secondary Staircases: New pre-formed galvanised steel staircases within a new concrete reinforced shear.

12. Lift Lobbies

Walls: Feature glass panels and white emulsion.

Ceilings: Suspended plasterboard soffits with emulsion paint.

Skirting: Painted mdf skirtings and trims.

13. Lifts

4x 17 person passenger lifts serving reception up to 5th floor.

Floors: High specification tiled floor finish as specified for reception.

Doors and Frames: Asturias satin brushed stainless steel door covering with stainless steel frames.

Ceilings: Illuminated ceiling.

Handrail: Brushed stainless steel trims and rails.

14. Mechanical Installations

The office accommodation will be heated and cooled by a VRF system with the external plant located at roof level.

The reception and atrium will be served by local refrigerant based combined heating comfort cooling units.

15. Electrical Installations

External Temperatures

- Summer: 30°C db, 20°C wb
- Winter: -3°C db, -3°C wb

Internal Temperatures

Heating and cooling to offices

- Summer: 23°C db no humidity control
- Winter: 21°C db no humidity control

Heating and cooling to reception

Summer: No control

Winter: 20°C db no humidity control

Plant Room: Unheated

Heat Gain Allowance

Lighting: 12w/m²

Tenants Small Power: 25 w/m²

People:

- 90 w per person (S)
- 50 w per person (L)

Occupational Density

- 50% NIA 1 person / 8 sq/m
- 50% NIA 1 person/ 10 sq/m

Ventilation Rates

- 12 L/S per person

16. Illumination Levels

Office*: 400 lux

Toilets: 150 lux

Reception: 200 lux

Staircases: 150 lux

* lighting is compatible with the requirements of CIBSE Lighting Guide (LG7) 2005

17. Acoustic Criteria

The system is designed and equipment selected to achieve the following noise levels within the building.

Offices: NR38

Reception: NR40

Staircase and circulation area: NR40

18. Fire Alarm

To comply with Building Regulations.

19. Environmental Performance / Sustainability

BREEAM rating of 2014 'Very Good'

The following environmental & energy efficiency measures have been incorporated into the building design:

- Energy Performance Certificate of 'B'.
- Building Energy Management Systems (BEMS).
- Automatic lighting control to offices & cores via daylight sensing & presence detectors.
- Tenant electricity metering per floor.
- LED Lighting.

20. Parking

A total of 252 car parking bays are allocated for the exclusive use of 25 Windsor Road at a ratio of 1:418 sq ft.

21. Cycle Storage

40 secure covered cycle storage bays are provided in a proprietary cycle shelter.

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