

The background of the entire image is a repeating pattern of pig silhouettes. Most are white, but one pig silhouette on the left side is colored red. The silhouettes are scattered across the black background.

REGENT'S SUMMARY SPECIFICATION WHARF

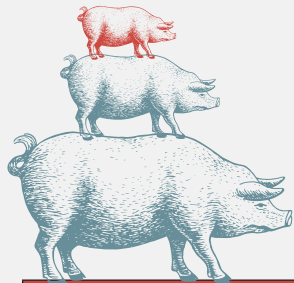
STAIRS

Each building has its own main staircase. Each stairwell is visible from the external routes into the campus, encouraging their use as a first priority, ahead of lifts

LIFTS

Thorley Works	Heritage Buildings
Two 13 person, 1000kg passenger lifts	The Canal Building and The Mill are provided with two 9 person/675kg passenger lifts
Dedicated goods lift of 2,000kg at 1.0 m/s serving basement and ground floor	The Packing House is provided with one 9 person/675kg passenger lift

All passenger lifts to operate at speeds of 1.6m/s



DESIGN DENSITIES

	Thorley Works	Heritage Buildings
Workplace	1/8m ² (NIA)	1/10m ² (NIA)
Core	1/10m ² (NIA)	1/12m ² (NIA)
Escape	1/6m ² (NIA)	1/6m ² (NIA)

All WCs are gender neutral, with 1no. accessible + 1no. ambulant cubicle provided within every WC block



SERVICE DESIGN CRITERIA

Internal Office Conditions

20°C to 24°C +/- 2°C

Cooling Loads

Small power loading 25W/m² + 10W/m² capacity on risers and central plant
Lighting 12W/m² office areas

Building Services Noise Levels

Office NR38

Air Conditioning

Combination of exposed and perimeter four-pipe fan coil units for simultaneous heating and cooling served by central air source heat pumps

FRESH AIR

Thorley Works	Heritage Buildings
Mechanical ventilation with heat recovery. On floor fresh air via exposed ceiling ductwork distribution	Mixed mode ventilation, with heat recovery. Perimeter areas near the windows to be naturally ventilated with internal areas provided with mechanical ventilation

Ventilation designed at 1.5 litre/s per m² + 10% for meeting rooms and high occupancy areas

LIGHTING LEVELS

As per CIBSE Lighting Guide

OTHER LIGHTING

Emergency Lighting: Comprehensive system in accordance with BS 5266
Lighting Protection: In accordance with BS EN 62305 Parts 1, 2 and 3



SMALL POWER LOADS

Office areas

25 W/m² + 10 W/m² spare capacity for incoming supply and mains distribution

Lighting

8 W/m²

Dedicated future hand drier connection points are also provided within each toilet core

MAINS DISTRIBUTION

- The building is provided with a 1522 kVA incoming low voltage electrical supply by UKPN
- Back-up Generator (life safety) provided
- Space available on roof for tenant generator

FIRE ALARM SYSTEMS

In accordance with BS 5839: L1 Category (with phased evacuation Disabled person WC alarm system with remote indication) a Disabled refuge alarm system with intercom facilities will be provided at refuge points, connecting to an indicator panel at reception/security

SECURITY SYSTEMS



- Access control system including video door entry systems to primary entrance doors
- Internal tenant entrance doors supplied with containment systems
- CCTV coverage is provided to all main entry points of the building

TELECOMMUNICATIONS

Incoming dual fibre routes. Vertical containment is provided in the risers

LOADINGS

Thorley Works	Heritage Buildings
3.0 kN/m ² + 1.0 kN/m ² for demountable partitions with 5% floor area at 7.5 kN/m ²	The existing structure is designed for office loading at a rate not less than 2.5kN/m ² with an allowance for partitions 1kN/m ²

OFFICE FLOOR TO CEILING HEIGHTS



	Thorley Works	The Canal Building	The Mill	The Packing House
Upper floors	3.1m	2.1m to 3.0m	2.2m to 3.1m	2.1m to 2.8m
Ground floors	3.9m	3.7m	3.5m	3.5m
Lower ground	3.0m	n/a	2.2m	n/a

RAISED FLOOR ZONES

Thorley Works	Heritage Buildings
Minimum of 150mm gross (100mm clear)	Minimum of 150mm gross (100mm clear) with the exception of a handful of floors where there is a minimum of 100mm gross

KITCHEN FACILITIES

Tea Points

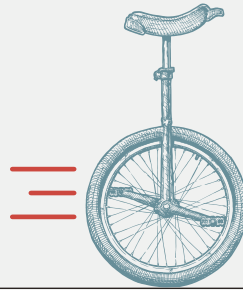
Capped off plumbing and drainage services provided at every floor for tenant installation

Small Kitchen

Capped off plumbing and drainage services provided at every floor for tenant installation of small re-heat kitchens (based on one multi-hob, an oven and several microwaves)

BICYCLE SPACES & LOCKERS

153 long-stay and 26 short-stay cycle spaces plus an additional 15 Brompton bike lockers. Further e-bike and scooter charging points. 16 showers and 80 lockers for active commuters.



BABY CHANGING & PARENTING ROOM

Dedicated space, provided at ground floor of Thorley Works adjacent to the Central Courtyard

BREEAM

Campus to achieve BREEAM "Excellent"

WELL

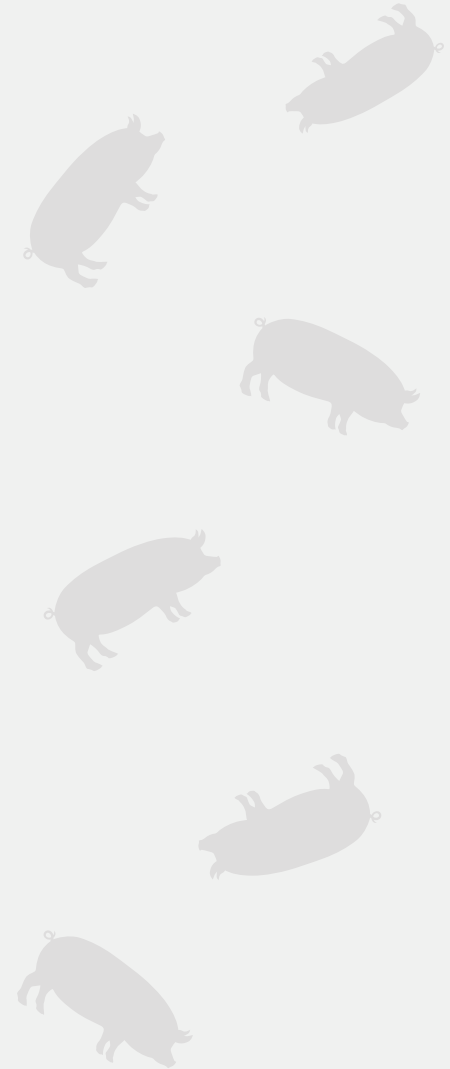
Campus to be WELL Gold enabled

WIREScore

Campus to achieve Wired Score "Platinum"

ACTIVEScore

Campus to achieve Wired Score "Platinum"



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All details are accurate at time of publication and subject to final verification. March 2023.
Heritage Buildings comprise of The Mill, The Packing House and The Canal Building.