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EDINBURGH

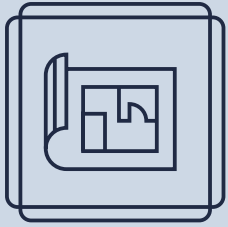
SPECIFICATION DOCUMENT
DECEMBER 2022

WELCOME TO 30 SEMPLE STREET



A remarkable redevelopment combining
Scotland's leading sustainability standards
with outstanding wellbeing facilities and
exceptional flexibility.





OCCUPANCY

- High density office workspace design – NIA per workspace: 1 per 8 sq. m.
- Shower facilities: 2 unisex, 3 male, 3 female, 1 Accessible
- Fire escape: 1 person per 6 sq. m.

FLOOR HEIGHTS

FLOOR-TO-FLOOR HEIGHTS:

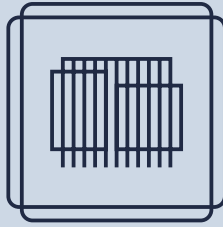
- 4,300mm (Levels basement to 03)
- 4,200mm (Level 04)
- 3,950mm (Levels 05 – 06)

FLOOR TO CEILING HEIGHTS:

- Top of raised floor to underside of suspended ceiling: 2,800mm to all office areas on levels 00 to 06.
- 3907mm (with exposed structure and services) on Level -01.
- 2,400mm within toilets, changing rooms and other ancillary areas on Level -01.

RAISED ACCESS FLOOR

- 250mm zone on Levels 00 – 03, 150mm zone on all other Levels.



EXTERNAL FINISHING

SEMPLE STREET FAÇADE:

New façade. A combination of glazed curtain walling with sandstone mullions, transoms and granite details. Glazed façade to levels 5 and 6.

NORTH LANE FAÇADE:

New façade. A combination of glazed curtain walling, sandstone ashlar stonework, facing brick and anodised metal panels.

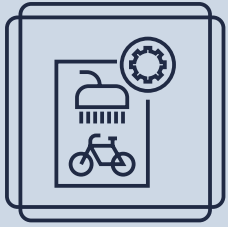
EAST FAÇADE (CASTLE):

New façade. A combination of glazed curtain walling, facing brick and anodised panels.

SOUTH LANE FAÇADE:

New façade. A combination of glazed curtain walling, sandstone ashlar stonework, facing brick and anodised metal panels.





INTERNAL FINISHING (CORE AREAS)

Low VOC (Volatile Organic Compounds).

Products and finishes, such as paints and varnishes, have been specified with low or no Volatile Organic Compounds.

MAIN ENTRANCE

Walls are lined with acoustic fabric panelling system, ceramic tiling and bespoke feature timber slatted wall with inset mirror.

Floors have low-slip ceramic tile flooring laid on granolithic screed topping with ceramic tile skirtings and bristle entrance mats recessed into the floor and the revolving door.

TOILETS

Lavatory cubicle walls and doors have wood-effect laminate-faced panels. Panels are full height from floor level to suspended ceiling level. Floors have ceramic tiles laid on granolithic screed topping with ceramic tile skirtings.

CYCLE FACILITIES

There is easy access to the 85 cycle and scooter spaces in the basement. Each one allows for the wheel and frame to be locked and is secured via CCTV and access control. Storage allows for a range of bicycle types, as follows:

8 Electric bike charging points, 1 Scooter dock (4 scooters), 6 two-tier bike rack (60 bikes), 4 Sheffield Hoops (8 bikes), 1 semi-vertical bike rack: (7 bikes), 2 three-tier folding bike locker units: (6 bikes).

Total: 81 bikes + 4 scooters

There is also a maintenance stand with pump and tools.

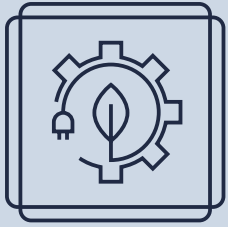
Adjacent to the cycle areas are the supporting amenities; including showers, drying room, changing areas with benches and storage lockers.

CHANGING FACILITIES

Shower walls are tiled. Cubicle separating walls and doors are in solid grade 13mm wood effect laminate. Panels are full height from floor level to suspended ceiling level.

Mirrors in the changing rooms are full width between walls enclosing the basin counters, above tiled splashback.





MECHANICAL & ELECTRICAL INSTALLATION

PASSENGER LIFTS

2 x 13 person lifts & 1 x 8 person lift.

HEATING AND COOLING

Provided by an energy efficient Hybrid VRF fan coil system with high efficiency external condensers on the roof. These provide chilled and heated water to local hybrid fan coil units, with each fan coil unit able to be individually controlled.

VENTILATION

Centralised air handling plant provides demand control ventilation to all tenant floors. Office floors benefit from the provision of mixed mode ventilation, via openable windows linked to air quality monitoring sensors.

KITCHENS/TEA POINTS

Each office floor is provided with domestic services and drainage connection in 2 locations to suit fit-out and the installation of kitchens/tea points, by tenant.

ELECTRICAL INFRASTRUCTURE

Supplied to each tenant demise (per 1/2 floor) via a metered supply.

MECHANICAL SERVICES

Common services energy use is separately metered and will be re-charged via a managed service charge. The roof-mounted PV array provides power to common areas.

TENANT PLANT & RISER SPACE

The plant areas have been sized to provide flexible and adaptable space to meet the needs of future tenant install, including space for office tenant split systems. Risers are sized to provide adequate space for future tenant routing.

BACK-UP GENERATOR

There is a generator installed to provide power back-up to all the life safety systems.

DESIGN TEMPERATURES

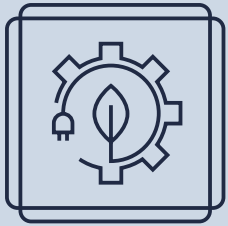
Outdoor Ambient Conditions

Summer: 31°C dry bulb 21.5°C wet bulb (2050 weather data)

Heat rejection: 35°C dry bulb

Winter: -3.3°C dry bulb -4.0°C wet bulb





MECHANICAL & ELECTRICAL INSTALLATION (CONTINUED)

INTERNAL TEMPERATURE DESIGN CRITERIA

Space	Winter	Summer
Office Areas	20 ± 2 °C	24 ± 2 °C
Stairwells	20°C	None
Corridors	20°C	None
Toilets/Shower Room/Changing	20°C	None

FRESH AIR SUPPLY AND AIR QUALITY MONITORING

The ventilation system is mixed mode. This allows for the windows to be opened providing natural ventilation. When they are opened the ventilation is switched off locally thus allow energy savings.

The office space is monitored for CO2 levels. The ventilation is increased or decreased as required. Again, providing energy efficiency.

VENTILATION CRITERIA

- **Toilet/Changing:** 6-10 air changes an hour
- **Showers:** 10 air changes an hour
- **Office ventilation rate:** 1.875 l/s/m² (15 l/s/p)

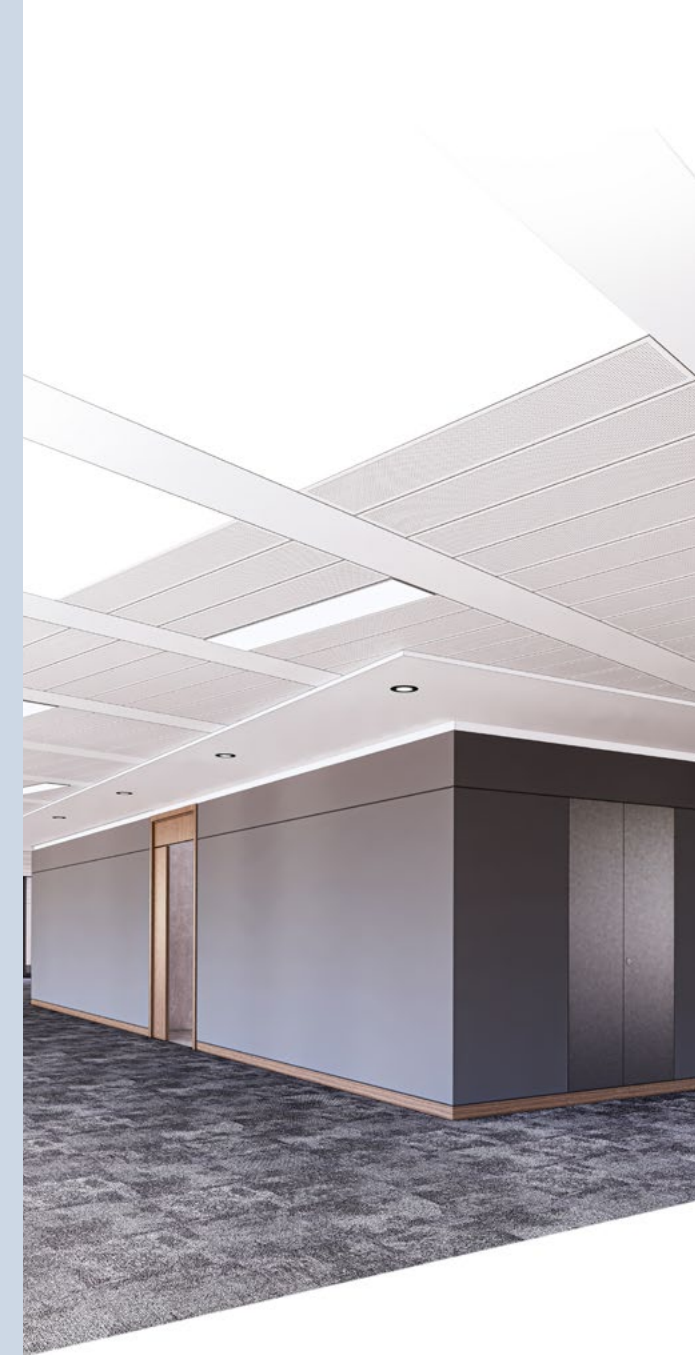
This will allow a future tenant to occupy to a density of 1 No person per 8m², which substantially exceeds the British Council for Offices recommendations in the "Thoughts on Office Design and Operation After COVID-19" guidance.

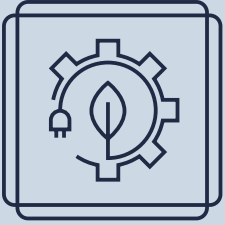
ACOUSTIC LEVELS

The building has been designed and tested to be fully acoustic compliant with sound insulation and ambient noise regulations. Noise from external plant is designed to ensure it is not a nuisance to the tenants and neighbours.

ELECTRICAL DESIGN CRITERIA ALLOWANCE

The electricity supply shall be 230V/400V, 3-phase, 4-wire, 50Hz, earthed as provided by the local Electricity Supply Company. Spare capacity of 25% is included in all power system sizing, i.e., incoming supplies, switchgear, spare ways, cabling, etc. to allow for future expansion.





MECHANICAL & ELECTRICAL INSTALLATION (CONTINUED)

LIGHTING

Low-energy LED lighting throughout with a Digital Addressable Lighting Interface (DALI) system. The DALI system incorporates energy saving features such as time channel control and presence detection.

Daylight sensors dim perimeter lighting during hours of sufficient daylight while PIR detectors turn off lights when the space is not occupied.

BUILDING MANAGEMENT SYSTEM

Building Management System (BMS) is installed to control the building services. The BMS utilises Trend software or other open protocol systems.

The BMS system includes all interfacing with all main items of central plant including HVRF plant, air handling plant, fan coil units, hot water plant etc. to provide a complete and comprehensive building environmental control and monitoring system.

A BMS control panel is located in the basement plant room. Outstations are provided on each floor providing window interface controls, temperature and CO2 monitoring and adjustment.

Power, water and all major items of plant are individually metered. Each half-floor is also individually monitored for energy, allowing a tenant to understand its utility use for each space.

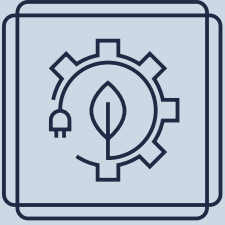
COMMUNICATIONS PROVISION

Fully flexible fibre backbone brings multiple providers direct to each floor.

SUSTAINABLE DESIGN ASPECTS

- Passive solar design principles without overheating, due to incorporation of solar shading by deep window recesses in the façade.
- High performance fabric u-values are used throughout.
- High efficiency air source heat pump air conditioning system.
- Variable flow central ventilation system based upon occupancy levels.
- High daylight levels in office floors through façade design.
- Low energy LED lighting together with daylight dimming and absence detection lighting control.
- A full BMS system linked to a central control system.
- Smart meters installed to enable consumption and CO2 emission monitoring.
- Water efficiency items include; water meters, water saving appliances, leak detection and sanitary supply shut off.





MECHANICAL & ELECTRICAL INSTALLATION (CONTINUED)

RENEWABLES

The building utilises heat pumps to supply chilled water and heating to the buildings air conditioning system. For every 1kW of electrical energy input at least 3kW's is produced for the cooling system.

The building has 80 sq m of roof-mounted photovoltaic panels providing on-site renewable energy generation.

The use of heat pumps and PVs are estimated to save 27% on the energy demand for the building.

WATER

Very low water consuming appliances have been installed saving 50% on a standard office building.

ACCESSIBILITY

The building is fully DDA Compliant.

WASTE

Bins are located in an annex to the rear of the building. Recycling facilities are provided in this space.

ELECTRIC VEHICLE CHARGING POINTS

Five accessible parking spaces are located to the rear of the building with electric vehicle charging provided.

PROTECTIVE INSTALLATIONS

CCTV, intruder detection and access control systems covering access points to the building.

Reception has space and infrastructure to allow future installation of speed gates.

Fire detection and alarm system installed throughout the building.

Automatic sprinkler suppression system.





30 S E M P L E S T

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