

103  
COLMORE  
ROW

# THE FINER DETAILS

## EXCELLENCE AS STANDARD

### The development has achieved:

- A BREEAM Accreditation of Excellent
- EPC Rating A
- WiredScore rating of Platinum

### Introduction

- The building has been developed generally in accordance with the guidelines set out in the British Council for Offices Design Guide 2014
- The development has a gross external area of approximately 35,000m<sup>2</sup>. Above ground there are 20 floors of office space together with a double height restaurant at floors 23 and 24. The building is generally serviced from the basement and upper floor plant areas at floors 21 and 22

### Office Fit-Out

- Office areas are fitted to Category A standard including all building services
- The ceiling comprises of perforated metal tiles incorporating 1200 x 300 flush mounted LED luminaires
- Raised access flooring – 150mm
- Heating and cooling is provided to office areas by a 4-pipe system with FCU controls zoning 6 metres wide and 4.5 metres deep at perimeter
- 103 Colmore Row has 12 lifts including two dedicated lifts serving the roof top restaurant and a single 30-person/3,000 kilogram goods lift. There is also an additional passenger lift access to bicycle and car parking levels
- Separate male and female changing facilities and shower cubicles located at basement level plus WC's, drying room and cleaners cupboard

### Occupational Criteria

- The building has a means of escape occupancy ratio based on 1-person per 6m<sup>2</sup> for the office accommodation
- Toilet accommodation is provided at the density of 1-person per 10m<sup>2</sup> in an arrangement of unisex super loos
- Lift installations provide for an occupancy of 1-person per 8m<sup>2</sup> on floors 1 – 11 and 1-person per 10m<sup>2</sup> on floors 12 to 20 inclusive
- The cooling and heating systems are based upon 1-person per 8m<sup>2</sup> for floors 1 – 11 and 1-person per 10m<sup>2</sup> for floors 12 – 20
- The building is designed to accommodate 24-hour/7-day-a-week access
- Floor loading – office accommodation 3.5 kn/m<sup>2</sup> (plus 1 kn/m<sup>2</sup> for partitions)

### Building Services Criteria

- External design conditions – Summer 28°C / Winter -4°C
- Internal design conditions – Office area: Summer 22°C / Winter 22°C
- Office Fresh Air Ventilation – 12 litres per person
- Tolerances – based on room temperature plus or minus 2°C at point of measurement
- Lighting
  - Office areas: 375 – 400 lux
  - Toilets: 200 lux
  - Staircases: 100 lux
  - Reception: 200 – 300 lux
  - Car Park: 75 lux

### Timeline

The building achieved Practical Completion on 19/11/2021

### Professional Team

#### Project Manager:

Quantem

#### Planning Consultant:

GW Planning

#### Architect:

Doone Silver Kerr Architects

#### Cost Consultant:

Quantem

#### Principal Designer (CDM):

Quantem

#### Structural Engineer:

Davies Maguire

#### M&E Services Engineer:

ARUP

#### Environmental Consultant/BREEAM:

Watkins Payne Partnership

#### Vertical Transportation Engineer:

Hilson Moran Partnership

#### Fire Engineering Consultants:

Fire Ingenuity

#### Legal:

Stephenson Harwood LLP

#### Agents:

Cushman & Wakefield

Knight Frank LLP

Colliers International



103colmorerow.com

To view a virtual tour, please go to: <https://vr.103colmorerow.com/>

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