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SUMMARY
SPECIFICATION.



THE BRINELL
BUILDING



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OCCUPANCY

General Occupancy:	1:8 sq m
Means of escape:	1:6 sq m
Air Conditioning:	1:8 sq m
Lift Provision:	1 person per 8 sq m with 20% absenteeism
Sanitary Provision:	1 person per 8 sq m 60% male & 60% female provision to BS6465-1 2006

OFFICE FLOOR LOADINGS

Imposed loading & partitions 3.5 kN/m² (2.5 + 1.0) + 5% of each floor at 7.5kN/m² RAF and Ceiling 0.85kN/m²

FLOOR HEIGHTS

Office areas:	2.7 m
Reception area:	6.9 m

RAISED ACCESS FLOOR

Floor zone: 150 mm including tile

FIRE STANDARDS

In line with building regulations. Means of escape based on an occupational density of 1:6 sq m.

BREEAM RATING

Target 2014 BREEAM "Excellent"

EPC RATING

Target EPC 'A' Rating

STRUCTURE

Foundations: Reinforced concrete ground beams and pile caps

Superstructure: Steel frame

PASSENGER LIFT

3 x 13 person Kone lifts serving Ground to 6th floor, with one lift servicing the basement level.

Waiting times to comply with BCO. Lift speed 1.60 m per second.

Lifts open directly onto each office floorplate at the upper levels.

Each lift car will be installed with a proximity card reader which controls access to each office floor level.

AIR CONDITIONING SYSTEM

The open plan office areas will be served by VRF fan coil units which provide heating and cooling under central control. Each unit will typically serve a 25-30m² perimeter zone or an internal zone of 50-70m², to comply with BCO design recommendations.

ELECTRICAL SERVICES

Dedicated tenant electrical and comms riser. Incoming building LV supply via internal electrical sub- station.

Internal LV electrical mains distribution to each floor level.

Building supply: 575kVA/800amps, 400volts three phase 50Hz.

Supply to each floor: Approximately 65kVA/90amps, 400volts three phase 50Hz.

ELECTRICAL LOADINGS

Tenants electrical load allowances:

Lighting	8.5W per sq m
Small power	25W per sq m
Supplementary small power	15W per sq m
Mechanical plant power	50W per sq m

CONNECTIVITY

Two incoming conduits offer diverse telecommunication routes to two separate and secure telecoms rooms within the building. Local carriers include BT, Virgin and any others that are made available within the local vicinity.

ACOUSTIC LEVELS

Office NR38

Toilets NR45

Staircases NR45

Reception Area NR40

SECURITY

Internal and external perimeter CCTV camera surveillance system to all building common areas, exits and entrances.

Secure access control to all building entrances.

Each lift car will be installed with a proximity card reader which controls access to each office floor level.

OFFICE DESIGN TEMPERATURES

Winter temperatures: Internal offices 21°C +/-2°C, no RH control

Summer temperatures: Internal offices 22°C +/-2°C, no RH control.

OFFICE FRESH AIR SUPPLY

12 l/s per person. 1 person per 10m²

METERING

Electric metering shall be provided to each floor located locally at the tenants mains distribution panel to separately monitor: lighting, power and mechanical power. Water supply to each half of the office floors is metered. All metering information shall be gathered at the BMS.

EXTERNAL FINISHES

GROUND FLOOR

Bronze Laser cut decorative metal panels along Blackman Street to the car park.

The entrance is identified in a two-storey glazed screen, incorporating a revolving door with a bronze canopy above.

UPPER FLOORS

London stock clay facing brick façade with a bronze finished aluminium framed curtain walling system.

Feature vertical fins have been included above the canopy and run the full height of the building.

6th Floor terraces: Aggregate faced flag paving slabs on paving supports over insulation with a waterproofing system. Upstand to perimeter finished in insulated through colour render with aluminium coping and feature LED lighting.

INTERNAL FINISHES

OFFICE FLOORS

Ceiling: 600mm x 600mm perforated metal ceiling tiles.
 Columns: plaster board dry lined with painted finish.
 Walls: Plasterboard dry lining with filled and taped joints, decorated with vinyl matt finish emulsion paint.
 Floor: 600mm x 600mm raised access floor.

RECEPTION

Ceiling: Plasterboard dry lining with acoustic panels.
 Walls: Metal feature panel system with LED light detailing and plasterboard dry lining with filled and taped joints, decorated with vinyl matt finish emulsion paint.
 Floor: Large format tiles and a recessed mat-well to the entrance.

Reception Desk: Bespoke reception desk.

Lighting: Feature Tom Dixon 'Melt Pendant' lighting to the double height space, Tom Dixon 'Beat Tall Pendant' lighting above the reception desk and LED downlighting.

TOILETS

Full height partitioning system between cubicles with feature full height joinery panel and door system with stainless steel ironmongery. Full height mirror to the end wall.

Corian vanity unit with inset sinks and recessed downlighting.

TIMEFRAME



CHANGING FACILITIES

Showers: 6 shower and changing booths are located in the basement changing area, along with an accessible shower and changing room.

Lockers: Lockers will be installed in the changing area.
 Drying Cupboards: Two drying cupboards are included within the changing area.

Ironing Boards: Two ironing boards have been incorporated within the changing area.

Dry Rooms: Separate male and female dry rooms are located in the changing areas and included dry benches, ironing boards, hair dryers, charging points and other amenities.

Air Conditioning: The changing areas will be served by VRF fan coil units as per the office floors.

CYCLE STORAGE

77 secure cycle spaces have been included within the basement for occupiers, along with dedicated visitor cycle parking.

A bike maintenance area with tools is included in the secure cycle parking area.

The changing facilities can be accessed directly from the cycle parking area.



CAR PARK

There are 17 car parking spaces in the secure basement car park. The car park is accessed via a roller shutter on Blackman Street.

THE DELIVERY TEAM

For The Brinell Building, McAleer & Rushe have brought together a highly experienced professional team who have first-hand experience of working on successful comparable city centre office schemes in the South East and London.

McAleer & Rushe are the developers and contractors for The Brinell Building. Established in 1967 McAleer & Rushe are Specialist Design & Build Contractors, Developers, Asset Managers and Investors in multi-sector, mixed use schemes across the whole of the UK and Ireland.

McAleer & Rushe have completed over 2 million sq ft of offices, along with 20,000 hotel bedrooms, 10,000 residential units and 4,500 student bedrooms.

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DEVELOPER & CONTRACTOR



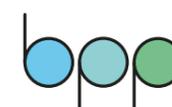
ARCHITECT:



M&E:



SUSTAINABILITY:



STRUCTURAL:



CYCLING GURU:





THE BRINELL
BUILDING

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