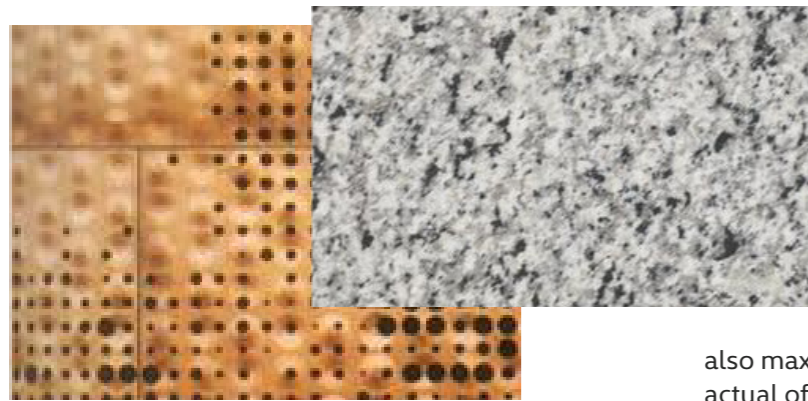


Technical specifications

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STRUCTURE

Designed from the ground up to offer maximum internal flexibility, the building's post-tensioned concrete structure offers unrivalled 16m spans between pillars that allow for open-floor column-free workspaces where the structure extends right to the façade to provide maximum layout freedom and a sense of openness.

On the ground floor the concrete colonnade provides a sense of elegance and frames the unique double height arrival space that leads to the main entrance.

On the basements, a well thought structural grid makes the best use of the space while providing a fast and comfortable parking experience.

FAÇADE

The building features a high-performance unitized curtain wall façade with enhanced noise insulation capabilities to maximize the quality of the internal environment. The floor to ceiling glazing on the external and central atria facades allow for deep penetration of natural light into the spaces as well as unobstructed sight lines that create a sense of openness in all directions.

FLOOR LAYOUT

The building has been designed with maximum tenant versatility in mind. The central core plan allows for the office floors to be subdivided in up to 4 independently serviced tenancies, all of which can be accessed from the central core. This arrangement

also maximizes the use of glazed façades for actual office space placing most of the service and circulation spaces in the centre of the plan. Alternatively, the plan can be split through the core with minimum intervention effectively creating two separate buildings, each maintaining its own share of services provision and access to lifts and stairs. This concept can be extended to the ground floor where each block could have its own access and reception space.

ELEVATORS AND CORES

The vertical service core provides lifts and stairs to accommodate an occupant density of up to 7 sqm per person, which ensures an ample margin for comfort and quality service in any situation. The building features a state-of-the-art lift provision to UK's leading BCO office standard. The 8 no. 26 people capacity lifts minimize waiting and travelling times during peak hours at maximum building occupancy.

Additional service cores are provided at each end of the building. Each core is equipped with a 1.600kg/21 people robust service lift conveniently placed so that maintenance, set-up and supply-related activities never interfere with the main core's operation or compromise the experience of the building's common spaces. Additional escape stairs are also located on these cores and offer greater flexibility to the offices on each floor.

LOOK & FEEL

EXTERNAL AREAS

Careful consideration has been given to the external finishes to provide a welcoming atmosphere and contribute to the user well-being.

A combination of robust Portuguese light-coloured limestone cobbles are used for circulation areas. A softer composite timber decking is also used on floors to promote informal activities such as outdoor meetings, resting and eating as can be seen on the distinctive "seating steps" on the ground floor and the floor of the office terraces.

The combination of cobble stones and decking provide an interesting and inviting contrast for the public areas in combination with the slick building facades and the softness of the greenery in the extensively landscaped gardens.

External soffits feature a suspended light coloured metal ceiling system with carefully incorporated feature lighting to designed to enhance the building features.

RECEPTION SPACE

The reception space boasts a dramatic double height space and glazed façade announcing the building upon arrival. High quality materials are used throughout with a contemporary yet inviting look. The reception space is accessed through top of the line fully glazed revolving doors integrated into the glazed façade and leading into the double height space.

Once inside the very distinctive large format porcelain tiles used for the floors is complemented with a series of full height smooth and ribbed

natural oak panels lining the walls, creating points of visual interest as the user moves along the space.

Felt slat open grid ceilings are used on the soffits throughout with carefully integrated designer lighting and concealed services. The system provides acoustic comfort as well as a compelling yet calm look for the ceilings.

The reception desk occupies the prime location and features a combination of oak ribbed panels, greek marble panels and accents of anodized aluminium for a warmth modern look. Top of the range turnstiles allow access to the lift lobbies where the oak panelling is used to highlight the access to stairs and lifts.

The lift interiors combine the durable porcelain flooring used for the reception with robust full height light coloured back-painted glass and mirror panels on the walls and matching timber ceiling panels, complementing the spacious and elegant feel of the 26 people capacity lift cabin.



THE STAIRS

The stairs feature a minimalistic yet compelling material palette combining exposed concrete, precast steps, perforated metal balustrades with beautifully crafted natural oak timber handrails conceived with the user well-being in mind and to promote the use of the stairs. With plasterboard ceilings throughout and modern linear light fittings, the walls of the landings are used to showcase art and surprise the user on its journey up and down the building.

LIFT LOBBIES

The office floor lift lobbies have been designed to provide a contemporary and uplifting atmosphere. Featuring extra-large porcelain tiles selected for its elegant and distinctive appearance and accents of timber to mark the lift entrances. The ceilings feature an attractive open grid system with slender felt slats which provide a softer look and improved acoustics also incorporating a linear lighting system along the walls.

TOILETS

Special care has been put in the finishes and furnishing of the toilet spaces with high quality distinctive glazed mosaics and porcelain tiles on walls and floors. A combination of plasterboard and acoustic suspended metal ceilings is complemented with thoughtful lighting throughout. Specially selected sanitary fittings add the final touch together with ample mirrors and top of the range hand dryers.

THE OFFICE SPACE

The uninterrupted office space on each floor can accommodate a great variety of office layouts and configurations, from open plan to cellular offices and meeting rooms along the facades on a variety of sizes and formats.

Raised floors are provided throughout with a clear 2.8m height under the high quality fully accessible suspended acoustic metal ceiling. With all services hidden from view and a carefully considered ceiling and lighting design the office space feels light and airy.

Technical specifications

MECHANICAL, ELECTRICAL AND PLUMBING ENGINEERING

AIR CONDITIONING AND VENTILATION

The Air Conditioning and Ventilation systems are designed so that the occupied spaces have mechanical ventilation that increases air quality by 30% compared to the minimum rates required. In addition, through a UV filtration system, the building is able to retain 70-80% viruses and microparticles. In addition, the building will have openable windows to provide natural cross ventilation.

The enclosure design, air conditioning and ventilation equipment are designed for maximum energy efficiency, saving more than 25% compared to ASHRAE standards. In this way, the building achieves the maximum energy rating "A".

ENERGY EFFICIENCY

The key is to reduce energy consumption in order to reduce operating costs and related adverse environmental impacts such as emissions. To achieve this goal, different strategies have been implemented in the design of air conditioning, ventilation and lighting control and other energy consumption processes.

ILLUMINATION

This project aims to implement an illumination design by using highly efficient equipment with low energy consumption but still ensuring adequate levels of lighting according to local building codes for office use.

Thanks to LED technology and a detailed study, the electrical power has been optimized to an average of 4.50 w/sqm, to provide maximum efficiency in the use of indoor equipment: computer equipment, lighting etc., much lower than the ratio established by local regulations (10 w/sqm.).

- Power consumption according to regulations: 298,054 Kw
- Power consumption of the project: 134,054 Kw
- Power savings: 163,903 Kw (45%)

OPENABLE WINDOWS

A total of 89 openable windows have been installed in the curtain wall of the building (parallel system as the following image). Includes manual projection window and an interior glass balustrade. The openable systems allows the tenants to open the windows, if the exterior air quality is under the requirements allowed for the human healthy according pollution indexes.

WIRESCORE

In addition to energy efficient designs, the project aims to achieve a platinum WiredScore certification focused on improving the digital connectivity features that future-proofs the asset and meets the tenant's technology requirements. The following features have been implemented into the project design: the mobile and wireless connectivity of the building, the digital infrastructure for technical installations, the electrical resilience and ease of access.

The intelligent building system is characterized by the installation of a fibre-optic backbone to provide security and stability related to the exchange of data in the cloud.

COMMUNICATIONS AND SECURITY

The communications infrastructure at Skylight Building meets the WiredScore standard and parallel installations offer tenants full flexibility with regard to their Internet connection. Security measures include the installation of building and car park access-control systems and a comprehensive security camera network to monitor the entire building.

FIRE PROTECTION

A building of this type requires exceptional safety features, including fire and smoke detection systems, suspended ceilings and raised floors, fire curtains, a gas extinguisher system, fire hose cabinets, hydrants, dry risers and a pre-installed sprinkler system.



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