



**WESTGATE  
LONDON  
W5 1YY**

**Tel. 020 8799 8280**

## **BASE BUILDING SPECIFICATION**

Revision 3. 20 November 2003

## **CONTENTS**

- 1.0 INTRODUCTION
- 2.0 SCHEDULE OF APPROXIMATE AREAS
- 3.0 SUMMARY OF BUILDING FACILITIES
- 4.0 INTERNAL CONSTRUCTION
- 5.0 INTERNAL FINISHES
- 6.0 MECHANICAL SERVICES
- 7.0 ELECTRICAL SERVICES
- 8.0 WINDOW CLEANING
- 9.0 FIRE PROTECTION
- 10.0 LIGHTNING PROTECTION
- 11.0 SECURITY
- 12.0 TELECOMMUNICATIONS
- 13.0 BUILDING MANAGEMENT SYSTEM
- 14.0 GOODS ACCESS
- 15.0 DISABLED FACILITIES
- 16.0 SIGNAGE
- 17.0 REFUSE COLLECTION
- 18.0 CAR PARKS
- 19.0 EXTERNAL
- 20.0 MISREPRESENTATION ACT 1967

## 1.0 INTRODUCTION

This document is a brief description of the infrastructure of the building known as Westec House, West Gate, Ealing, London W5 1YY, telephone number 020 8799 8280.

Westec has undergone a comprehensive refurbishment programme during the first six months of 2001. This has included both survey and overhaul of all of the main building services, and replacement where necessary.

### 1.1 Location

The building is located on the North West corner of Hanger Lane at the junction of the A406 North Circular Road and the A40 Western Avenue, London W5. The site is bounded to the North by West Gate and to the South by the London Transport Central Line railway.

Hanger Lane (Central Line) underground station is immediately adjacent, whilst Park Royal (Piccadilly Line) station is within 10 minutes walk. Both stations provide services to Central London.

### 1.2 General Description Of The Building

Westec comprises an eight-storey reinforced concrete structure faced with an aluminium cladding system placed around double-glazed panels, fitted onto a reinforced concrete structure at each floor level. The building is fitted with a modern air-conditioning system, and the two plant rooms serving the office floors are located on Level 8.

A main feature of the property is the central atrium which extends from Level 2 up through Level 8, finishing as a glazed roof formed by a series of roof lights with shallow pitched roofs.

The main entrance to the building is on Level 2, which is situated off West Gate and is accessed via a paved car parking area with associated landscaped areas.

The building has an approximate net internal floor area of 15,192 sq.m. 163,524 sq.ft. available from 929 sq.m.(10,000 sq.ft.) and the building's floor plate will accommodate a variety of office layouts from totally cellular to fully open plan.

There are approximately 300 car parking spaces, incorporated around the building and remote car parking areas, secure motorcycle parking and cycle storage is provided adjacent to the building.

The building has VAV air conditioning, fully accessible raised floors and suspended ceilings with recessed lighting.

There are two service cores, each with three passenger lifts.



Discrimination Act 1995.

There are also disabled chair lifts from outside the front entrance into the Reception Area.

### 3.3 Staircases

3 No. staircases with a minimum 1085mm overall width between handrails.

### 3.4 Toilet provision

2 male and 2 female toilets per floor.

2 Disabled toilets on Level 1.

1 Disabled toilet on Levels 2, 5, 6, 8.

### 3.5 Car Parking Provision

The main car park has space for approx 134 cars, and 2 disabled spaces, space for motor cycles, and a covered cycle rack, with an additional provision of 32 VIP and visitor spaces to the front of the building.

There is also an overflow car park that holds an additional 140 spaces.

The access control barriers are linked to the building's security access control system that covers both car parks and additionally they are covered by our CCTV system.

## **4.0 INTERNAL CONSTRUCTION**

### 4.1 Structure

The framing system used is a conventional reinforced concrete, (RC), frame consisting of RC beams and slabs cast insitu forming a framework supported by RC columns. The columns as with the slabs are cast in place forming a rigid structural frame stiffened by the floor slab.

### 4.2 Internal Walls and Partitions

There is a combination of block and stud partition walls throughout the building.

### 4.2 Entrance/Core areas - Internal Doors

The doors are constructed of Polished Steam Beech with vision panels, D handles, push plates and kick plates.

### 4.3 Office Areas

Mainly open plan with access doors to lobbies and lifts.

### 4.3 Risers

There are electrical, telecoms and IT risers on each floor. These are available to the tenant for use but are controlled by the landlord's management team in the interest of good housekeeping. Application to access and use a riser should be made to the Building Manager.

## 5.0 **INTERNAL FINISHES**

### 5.1 Reception

The reception is located on level 2 in the central atrium and has the following finishes; granite tiles to the floors and walls, glazed partitions to the offices and a curved glass topped reception desk.

There is an open plan visitors reception area incorporating a seating and meeting area, with a plasma TV screen.

A spiral staircase leads from the reception to the mezzanine level and is finished with polished stainless steel handrails and glass treads. There is additional raised seating and meeting areas on the mezzanine. A glass and steel Link Bridge provides additional access to the mezzanine from the adjacent core and the bridge also forms the disabled access route.

A new concierge service has been introduced on the front desk offering a 'meet and greet' service to tenants and their visitors.

### 5.2 Office Areas

The layout to the office areas is mainly open plan but the building's floor plate will accommodate a variety of office layouts, varying from totally cellular to fully open plan.

#### *Floors:*

All the floors are fitted with a raised floor system allowing services to be run within the void that is approximately 100mm in depth. The floors are fitted with floor boxes, and are finished with carpet tiles.

#### *Ceilings:*

The office floors with the exception of levels 4 and 5 are all fitted out with suspended ceilings, which are suspended from the structural slab, with recessed fluorescent lighting. There is a combination of ceiling tile finishes, generally they are of a mineral fibre type but on the refurbished floors, they are a metal-plank tile.

#### *Windows:*

The external windows are double-glazed. Blinds are fitted to the glazing on the floors on both elevations. The external facing windows are also fitted with solar reflective sheeting.

### 5.3 Main Staircases

Concrete construction, with plastic capped steel handrails, carpet covering, painted plaster walls and a sprinkler system.

### 5.4 Plantrooms

The concrete slab floors are sealed with a water-resistant paint finish. There is provision for drainage and bund walls to plant areas.

### 5.5 Cleaners Cupboards

There is a cleaner's cupboard located within each core per floor and it is fitted with sink and hot and cold water.

### 5.6 Shower Units

3 male and 3 female showers located in the gymnasium area on Level 1.

## **6.0 MECHANICAL SERVICES**

The main air-handling units serving levels 1-7 are located in the two plant rooms on level 8 and they are fully controlled by the building's 'Trend' management system. The building's air conditioning is delivered via VAV boxes on all floors with local pneumatic controls and the new units fitted to level 2 are fitted with electronic controls. Level 8 has its own air-handling units, controlled from the BMS, again by VAV and with local controls.

The atrium is served from its own air-handling units, which are located on level 1.

Fresh air to the offices and atrium will be supplied via the central air handling plant on the roof level, where it is filtered, cooled, or heated according to season and building requirements.

## **7.0 ELECTRICAL SERVICES**

### 7.1 Incoming Supply

Two 211KVA Transformers.

There is a standby emergency diesel generator located in the generator room to the rear of the building. The generator is designed to cover the building's life safety systems together with the building's security systems.

### 7.2 Electrical Metering

Each floor is fitted with individual sub-meters, which are located in the electrical risers. The landlord's nominated M&E engineers will read the meters on the 1st of each month.

### 7.3 Emergency Lighting

The building is fitted with emergency lighting to all office areas and means of escape.

### 7.4 Lighting

The lighting to all office areas is via fully recessed modular luminaires with high frequency control gear, fluorescent lamps and low brightness louvers. The louvers on the refurbished floors 1, 2, 3 and 8 meet Category II requirements.

Localized switches within the office areas will provide control of luminaires within the office.

Decorative luminaires are provided to cover the lighting to the circulation and core areas. Lighting to plant rooms is provided by surface mounted fluorescent lighting. Control of these areas will be by locally mounted switches.

Lighting to the car park and pathways is provided by pole mounted lamps with feature lighting.

## **8.0 WINDOWS-CLEANING AND ACCESS**

External windows and cladding are cleaned by the use of the cradle system, the atrium area is cleaned by use of a combination of the cradle systems and abseiling method.

The internal glazing will be cleaned using traditional methods.

## **9.0 FIRE PROTECTION**

### 9.1 Alarm System

The building is fitted with a manual and automatic single stage fire alarm system, with break glass and smoke and heat detection. Smoke beam detectors are fitted to the atrium. The fire alarm is compliant with BS5839 Part 1 to L1 standard.

The tenant is required to liaise with the landlord and to use the landlord's nominated contractor for any alterations to the fire alarm system to suit their occupation.

## 9.2 Portable Fire Equipment

Portable fire extinguishers are located on all escape routes, plant rooms and in the landlord's areas.

The tenants in accordance with the Local Authority's requirements are to provide portable fire extinguishers for their demise.

## 9.3 Dry Risers

A dry riser is fitted to core 1 and core 2 incorporating a landing valve at each floor.

## **10.0 LIGHTNING PROTECTION**

A comprehensive lightning protection system is provided incorporating roof level perimeter tapes.

## **11.0 SECURITY**

The building is secured by a comprehensive system. This incorporates the use of external and internal CCTV, External Intruder Detection, and Needap electronic card access control system. The building is provided with 24 hour manned guarding with the benefit of a new security control room located on level 1 adjacent to the service entrance.

## **12.0 TELECOMMUNICATIONS**

The building is fitted with a BT Norstar system in order to provide an internal house phone system enabling all floors to be in contact with the building management and services personnel.

## **13.0 BUILDING MANAGEMENT SYSTEM**

The main control of the central plant is carried out via a Trend BMS system.

## **14.0 GOODS ACCESS**

- 14.1 All goods are delivered into the building either through the manned security desk at the rear door or via the goods bay. Both of which are operated by building security. Goods deliveries and dispatches are not permitted via the main or any secondary entrances.

## **15.0 DISABLED FACILITIES**

- 15.1 Lavatory provision comprising of unisex wheelchair access toilets to levels 1,2,5,6, and 8.
- 15.2 Wheelchair access has been provided by the provision of a lift at the front entrance on Level 2. Wheelchair access is also possible at ground floor level (Level 1) at the rear of the building.
- 15.3 Disabled parking spaces have been provided in accordance with Local Authority requirements.
- 15.4 An alarm system is provided to all disabled toilets.
- 15.5 There are 6 x 13 Person/1000KG electric Passenger Lifts to the building located in two cores. Each core has a group of 3 lifts, two of which have door openings of 950mm, and one has door opening of 1100mm. The lifts fully adhere to the Building Regulation's part "M" and alterations have been carried out on the lifts so that they fully conform to the Disability Discrimination Act 1995.

There are also disabled chair lifts from outside the front entrance into the Reception Area.

## **16.0 SIGNAGE**

- 16.1 Fire exit and other signage internally and externally provided as required by statutory regulations.

Level indicators will be provided on all stairs and lift lobbies.

## **17.0 REFUSE COLLECTION**

- 17.1 An external refuse area has been incorporated into the car park at the rear of the building with sufficient space for paladin bins or a compactor.

## **18.0 CAR PARKS**

The main car park has space for approx 134 cars, with 2 disabled spaces, space for motor cycles, and a covered cycle rack. There is an additional provision of 32 spaces for VIPs and visitors to the front of the building.

There is also an overflow car park that has an additional 140 spaces.

## **19.0 EXTERNAL**

### 19.1 Barriers and Gates

Parking barriers control access to all the car parks and the barriers are linked to the buildings security systems.

### 19.2 External Lighting

External lighting is provided throughout.

### 19.3 Landscape and Planting

The surrounding area and car park has been landscaped and includes trees and shrubs, and is regularly maintained to a high standard.

## **20.0 MISREPRESENTATION ACT 1967**

20.1 This specification is intended to give a fair description of the building and does not form the basis of a contract or any part thereof. The descriptions and technical details are believed to be correct but their accuracy is in no way guaranteed.