

**Scope of work**

**9. Switchgear**

The existing EDF Energy 200 Ampere three-phase supply will be retained at the lower ground floor level electrical intake room. A new sub-main moulded case circuit breaker load centre will be provided in the intake room to feed to all the floors/areas.

The existing low smoke and fume armoured cables will be retained/reused from the new sub-main load centre to all distribution boards. This will save having to thread new cables through the building structure/floor joists.

New miniature circuit breaker distribution boards will be provided to all floors in a similar location to the existing.

The existing riser location will need to be enlarged/widened to take account of the distribution boards and communication cables.

Final circuits to lighting and power will be low smoke and fume type, contained within the floor and ceiling voids.

**10. Power**

13 Ampere switched socket outlets will be provided to all floors/areas. This will be achieved by chasing walls to receive flush accessories at a height of 450mm. The colour of the faceplates will be selected for contrast against the background for DDA purposes.

Where the offices are fairly deep plan, floor boxes will be used.

At the lower ground floor level dado trunking will be used.

**11. Lighting**

In areas/rooms where visual display terminals are to be used low glare fluorescent luminaires will be provided in accordance with CIBSE LG3 and LG7. Reception and waiting areas will be provided with downlighters. Luminaires to be used will be in compliance with Part L of the Building Regulations.

Light switches will be flush by chasing the walls. The mounting heights will be compliant with DDA.

Emergency lighting will be provided to circulation routes together with illuminated "Exit Signs".

**12. Fire Alarms**

A fire detection system will be provided throughout the premises in accordance with BS 5893 Category L1. This will consist of manual break glass contacts at all exits and in the staircase area.

Audio/visual warning will be provided by using a combined fire detection/audio/visual.

All wiring will be FP200 type.

The main panel will be at ground floor by the main entrance. A "BT Redcare " line will link the system to a central monitoring station.

**13. Security**

A security system will be provided to the premises with a keypad at the ground floor main entrance. The lower ground, ground and first floors will be protected with PIRs to all external windows and door areas. The upper floors will have PIRs to circulation areas only.

The system would be the same "BT Redcare" line as for the fire alarms.

**14. Communications**

A central cabinet will be provided at lower ground level with Category 5e data cables taken from the cabinet location to every data/voice outlet at all floor levels. The maximum cable length between the cabinet and outlets is 90 metres.

**15. Access Control**

A video door entry system will be provided to the main entrance with handset/ monitor at the ground floor reception.

**16. Commissioning and Testing**

All systems will be commissioned and tested with demonstrations to the Client/Users.

**17. Record Documentation**

O&M Manuals and Record Drawings will be provided.

# **52/53 Russell Square WC1**

## **Planning Report**

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