

the toilet. Fed from a power supply unit at high level in the toilet with battery backup.

3.3.4 Containment

New dedicated cable containment cable trays will be installed throughout the office space for the purpose of containing the cables for all electrical services

In general cable tray will be used to convey all sub main cables to the distribution boards in the risers and the mechanical plant on the roof.

Separate dedicated cable tray containment will be provided for -

Horizontal for Lighting and high level small power.

Horizontal and vertical between floors for Fire alarms.

Horizontal and vertical between floors Security/BMS.

Vertical for future IT cables.

Vertical for lighting communications between floors

Horizontal and vertical for sub mains cabling.

3.3.5 Access Control and Intruder Alarm Detection

Access control facilities will be provided on the external doors (main entrance doors) and wire ways only for future access controls on the tenant's entrance doors onto each floor.

An intercom audio/video system will be provided on the external door with a audio/video station on each floor and at the reception to allow the tenants to unlock the external doors for visitors.

The access control system will consist of an

- external video intercom door station, electronic door lock, break glass unit, Proximity reader, Push to release button

Containment will be provided to the doors onto the office floors for future access control along with conduits for future security alarm contacts on office doors.

Provide an intruder alarm system for the main perimeter doors linked to an intruder alarm panel with keypad for set/unsetting system in reception.

3.3.6 IT & AV Systems wire ways

New incoming communications ducts and cables will be installed from the street to a distribution cabinet at Basement level in a dedicated cupboard.

Vertical cable basket will be provided vertically in the riser for future Cat B IT cable installation. From the riser data cabling will run directly into the floor void of the office floors. From the comms intake high level cable basket will run to the data riser.

3.3.7 Earthing & Bonding

All relevant metal construction elements including structural steelwork and water pipes will be earthed and bonded as required by IEE Wiring Regulations.

Provide dedicated tenants earth bars in the riser at each level linked back to the main earth bar at the main switch panel.

3.3.8 Lightning Protection

We have carried out a risk assessment will recommend that a lightning protection system is installed. We have assumed that a lightning protection system won't be provided due to cost, but this needs to be discussed and agreed with the client's insurers.

3.3.9 Photovoltaic Cells

6 PV panels (10 m/sq) will be provided at roof level with local isolation wired from the main panel board at Basement level. Provide a separate meter for the supply.

3.3.10 Leak Detection and alarm

A water leak detection system will be provided on the mains water supply to the building with an auto shutoff valve to provide BREEMV credits. The system is to be linked to the BMS system.