

- 01 Structure:**
Hybrid Cross Laminated Timber (CLT) and Steel Frame
- 02 Daylight + Ventilation:**
Clerestory windows exhaust warm air at roof level
- 03 Thermal Mass:**
Concrete Slabs with embedded cooling pipework make up 50% of floor
- 04 Acoustics:**
Perforated Spruce panels to control reverberation
- 05 Ventilation:**
Auto BMS controlled top ventilation door and manual bottom door
- 06 Lighting:**
Task lighting to desks which is user controlled and connected to a separate underfloor power track
- 07 Acoustics:**
Acoustic louvre absorbs low frequency traffic noise and allows secure night-time heat purge
- 08 Lighting:**
Automatic lighting only to circulation routes
- 09 Day Lighting:**
"Light Shelves" to south windows bounce light deeper into offices. Manual blinds to fixed glazing provide glare control
- 10 Services Distribution:**
Exposed soffits with raised access floor. "Kill Switch" enables shut down of PC's and lights at night to save power

