

Independent
building control

Highly-efficient, superbly-located
and the best office space
outside London – Colmore plaza



Approved Design
Helping you achieve compliance

Colmore Plaza is a pioneering and iconic development for Birmingham. With over 310,000 sq ft (28,800 sq m) of Grade A accommodation over 14 storeys, it is the largest single-building office development available outside London, providing innovative and premium accommodation for inward investors and indigenous organisations alike.



It combines a central location – at the heart of Birmingham’s office core, in the thriving new Colmore Business District – with an exceptional specification, a bold design and large, flexible floorplates. Together it makes for the best office space outside central London.

Completed earlier this year, Colmore Plaza is expected to attract occupiers of the highest calibre. With one floor already let, interest is high in taking the remaining space. Colmore Plaza is the only development of its kind to be available for occupation now.

Colmore Plaza offers, quite simply, the most efficient space in Birmingham. The flexible floorplates, combined with the availability of basement storage space, make Colmore Plaza a competitive option for organisations looking to both maximise return and move to signature premises.

Property consultancy firm, Davis Langdon, has already made the move to Colmore Plaza – benefiting from world-class accommodation and Birmingham’s most prestigious office address.

Outstanding specification

Colmore Plaza offers a supreme specification that is rarely seen in the UK outside of London. It provides a viable alternative for companies wanting to locate in London-standard premises in a major city without the cost and congestion of the capital.

Arranged over ground, mezzanine and 12 upper floors, Colmore Plaza meets the highest standards of design, innovation and flexibility.

The building uses 1,350 tonnes of steel in its superstructure. With 23,000 sq ft (7,011 sq m) floorplates, it offers an exceptional standard of working environment and intelligent building design. Its 1.5m planning grid features minimal columns; with fewer barriers, a more flexible fit-out can be ensured.

Colmore Plaza has a feature loggia running the length of the building. Externally, the use of an integrated panel system provided by Permasteerlesta - Europe's foremost specialists in advanced façade solutions - features clear solar controlled glazing that will give the appearance of a clean, simple structure. A contemporary glazed canopy entrance leads to a striking foyer.

A stunning double height reception with mezzanine balcony level welcomes employees and visitors to Colmore Plaza. "Hall call" technology in the eight primary lifts remotely reads personal identity cards for key facts such as location of workspace and access restrictions. The lift system is programmed to transport the passenger to the correct floor in the swiftest, most efficient manner. There are two further lifts dedicated for goods and internal staff movement.

Building management is unsurpassed and provides services varying from security and maintenance to a concierge style meet and greet reception.

With 2.75m between each suspended metal ceiling and full access raised floor, and 3.4m between the floor and ceiling on the ground level, Colmore Plaza offers a truly individual working space.

Designed specifically for Colmore Plaza by Zumtobel, the world's premier supplier of integral lighting solutions, the sophisticated 'intelligent lighting' systems will enhance the space while assisting with LG7 compliance. A BMS-controlled four-pipe fan coil heating and cooling system provides fresh air giving occupiers the greatest temperature control and flexibility; there is a further option to provide humidity control should occupiers require it.

High quality male and female WCs and an integrated shower and disabled WC at each level assist in ensuring the building is fully DDA compliant.

Further value is added in the secure basement which features 115 car parking spaces and the ability to provide back-up power generation.

Sustainable offices for a sustainable future

Premier accommodation doesn't have to cost the earth.

Colmore Plaza complies with Part L2a legislation, conforming to high standards of energy efficiency and resultant reductions in carbon emissions. Air conditioning is run on a refrigerant with an ozone depletion of zero. In addition, the development has achieved certification of "Very Good" in accordance with BREEAM 2004.

Approved Design were instrumental in developing key design features of the building including phased evacuation to increase the net lettable to acceptable levels, the fire strategy including sprinklers, smoke control and managed egress along with the architectural application of access standards.

Approved design Consultancy were pleased to act as the Building Control Body on this project to help facilitate the exciting design standards developed both in concept and detail by the Architects Aedas.



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