



Cornerblock●



WHERE WORK MEETS LIFE

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WHERE WORK MEETS LIFE

Offices are no longer solely places of work. The boundaries between the professional and the personal are merging. After forty years designing, modernising and managing buildings, Bruntwood knows any building that claims to promote business success must also promote the personal well-being of those within it.

Rebuilt in partnership with award-winning Glenn Howells Architect, set at the heart of Birmingham's Colmore Business District – Cornerblock is a prime example of precisely how where you work can influence how you work, and how you live, for the better.





STRIKING BALANCE

Finding and retaining the right talent, fostering a culture of collaboration and creativity: it all depends on a sense of balance between work and play.





STRIKING BALANCE

An abundance of natural light and air is not only good for health, but connects your people to their surroundings and the world beyond. Cornerblock delivers this through floor-to-ceiling glazing and state-of-the-art mechanical fresh air.

The building's top floor is home to Birmingham's largest roof terrace – from where all staff can work stimulated by the change of perspective, relax and take in views across the city.

This combination of physical and mental wellness runs throughout the entire building, with a state-of-the-art gym and facilities for employees who wish to cycle or run to work – including bike storage, changing, drying and even cycle training equipment – all located on the ground floor.





Cornerblock

- 1 BRINKWOOD
- 2 BRINKWOOD
- 3 NP
- 4 NO
- 5 ACME LEGAL
- 6 BANK OF BRANKFORD
- 7 BANK OF BRANKFORD
- 8 COLMORE LTD
- 9 HES 04

Cornerblock



ENCOURAGING CHOICE

Everyone at Cornerblock has the freedom to influence their environment – making the most efficient use of space to create something that best reflects their brand, and offers staff a variety of spaces to shape how they work.



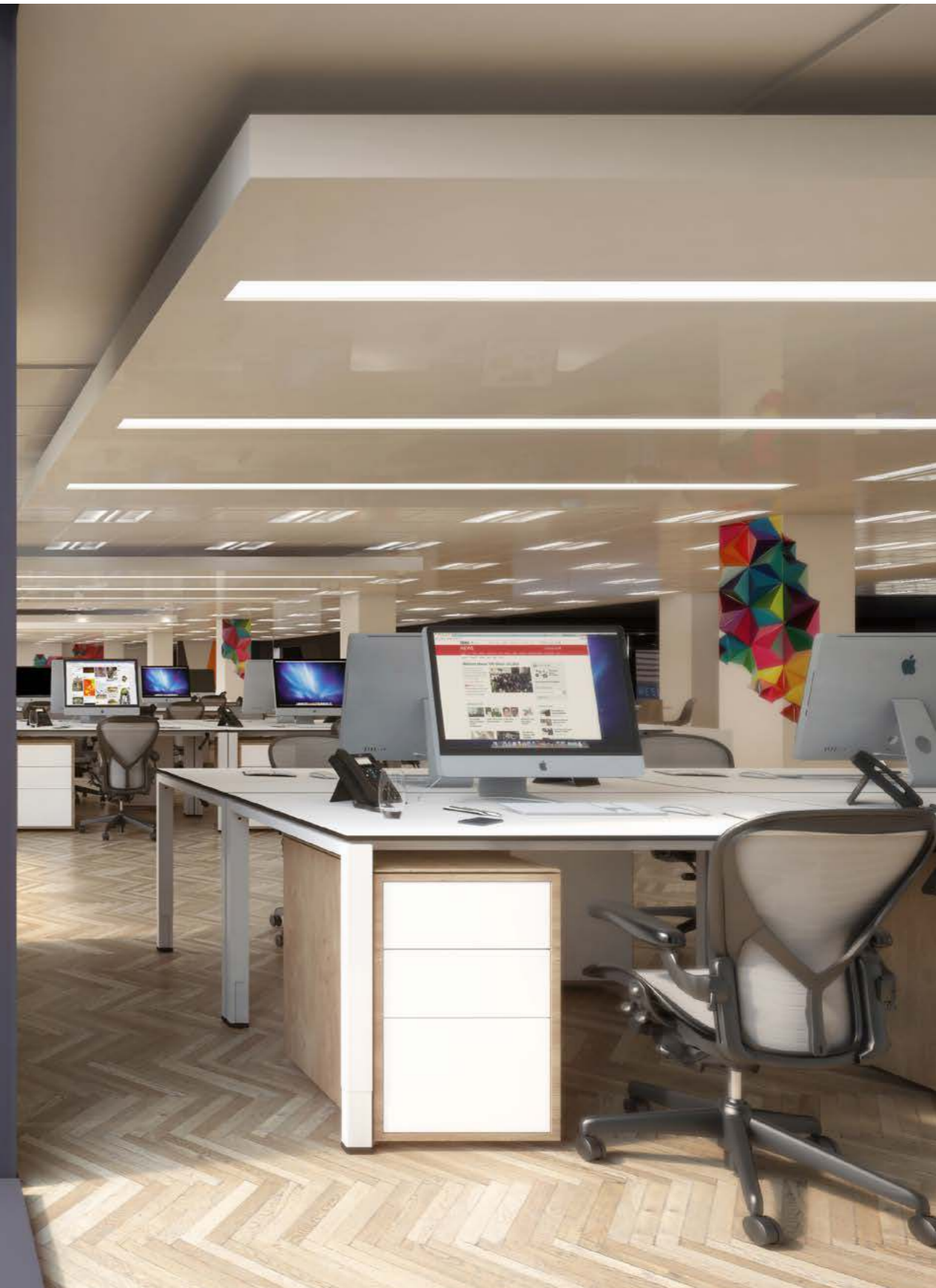


ENCOURAGING CHOICE

Research points to better productivity in offices with a range of breakout areas, private offices, standing desks, meeting rooms and open plan areas. With a 1:8 occupancy density, Cornerblock is designed to give you room for flexibility and mobility without compromising the well-being of individual occupants.

We understand businesses can expand and downsize at relatively short notice. Choosing Cornerblock offers unrivalled flexibility allowing you to expand or contract, perfectly fitting your business needs.

In addition to providing workspace we also offer a number of services such as utilities, telecoms, storage and cleaning. As we own and manage all our buildings we're able to offer a seamless service and you can be confident the highest standards are maintained at all times.

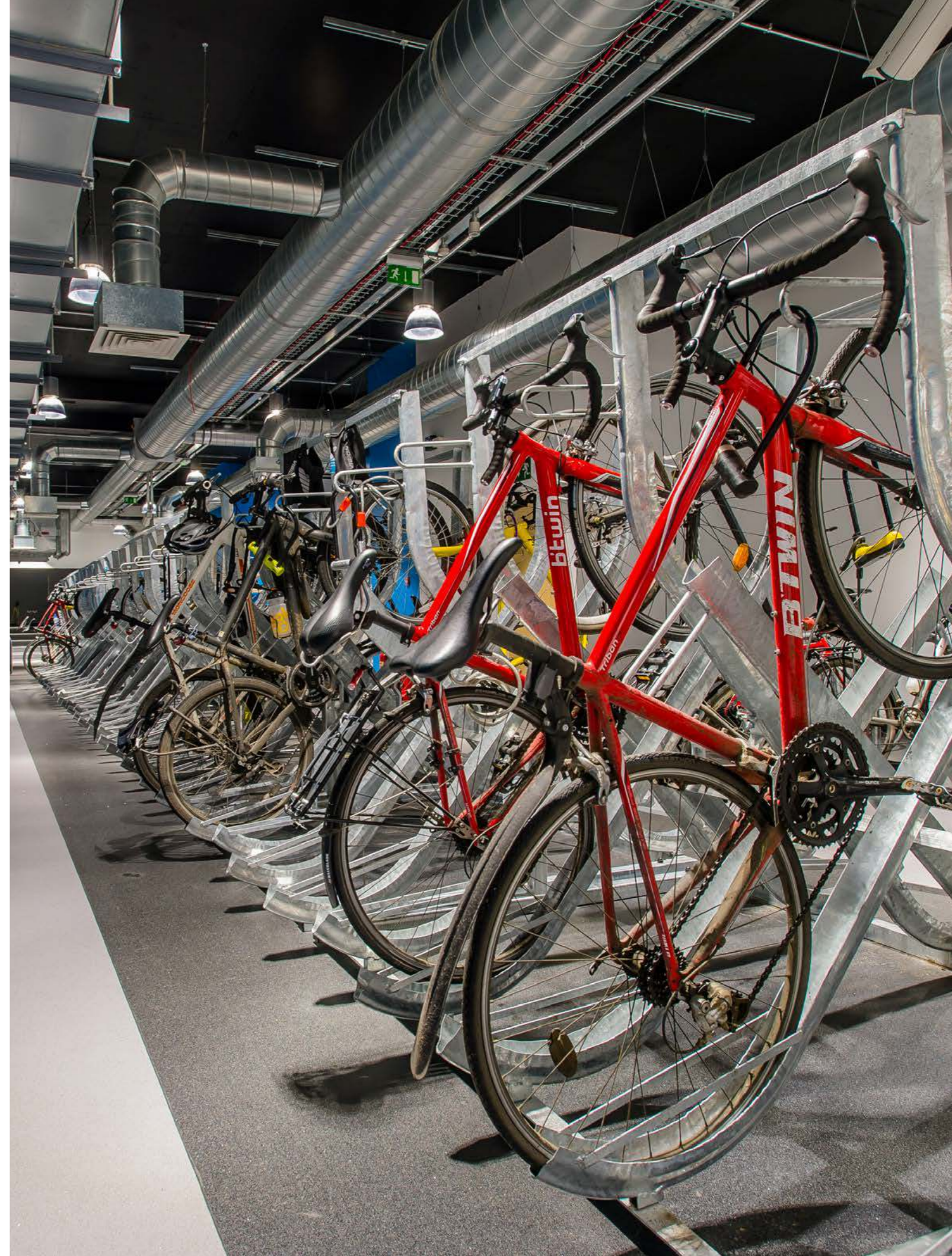






LIVING SUSTAINABLY

Cornerblock location and facilities makes travelling to work quicker and easier. That means less stress, more options and a greater sense of control. In other words, happier people, and more efficient, sustainable working.





LIVING SUSTAINABLY

Fully equipped with cycle storage, a gym and located next to major road, rail and metro networks, Cornerblock's accessibility gives your staff options, and time.

That's time they can spend at home, on personal development, or improving professional relationships. It means colleagues who travel or work remotely have the option to drop in, and feel like part of the team. With the onsite gym, staff also have the chance to exercise together both in and out of work hours – improving their physical and mental wellbeing.

The result is a workforce who won't feel the pressure of the rush hour. Who can fit exercise and socialising easily around work. A better, personally sustainable way of working.





Cornerblock

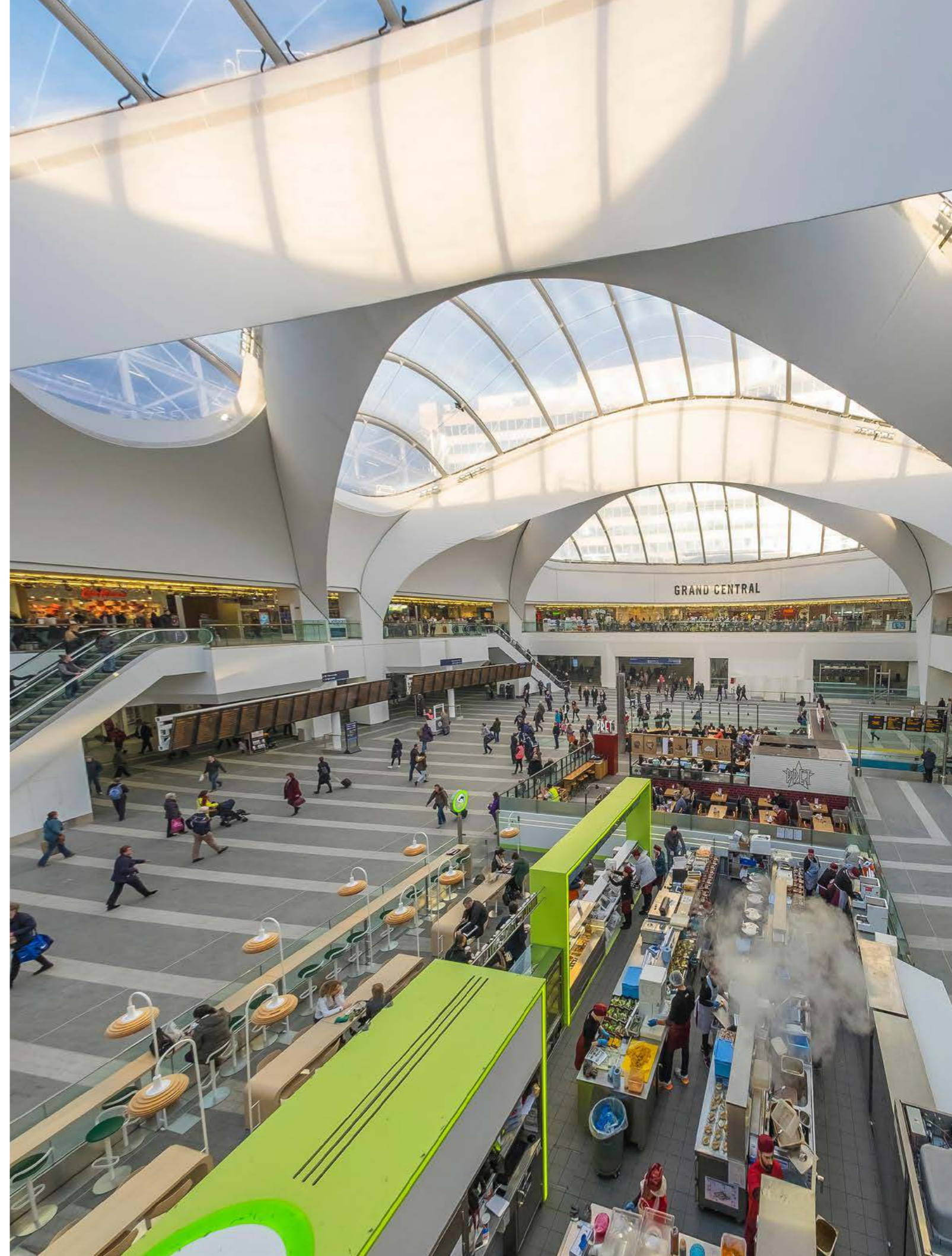
- 1 BRUNSWICK
- 2 BRUNSWICK
- 3 HQ
- 4 HQ
- 5 ACHE LEGAL
- 6 BANK OF BRISTOL
- 7 BANK OF BRISTOL
- 8 CRESTWOOD LTD
- 9 HILL HALL

Cornerblock



BUILDING CONNECTIONS

Birmingham has more green space than any other European city. The most Michelin-starred restaurants outside London. Boutiques set among The Great Western Arcade's Victorian splendour. The hustle of the Bullring. Cornerblock puts you in the centre of it all.





BUILDING CONNECTIONS

Beyond blending worklife and nightlife, you and your employees will be connected to something bigger as your business becomes part of the city.

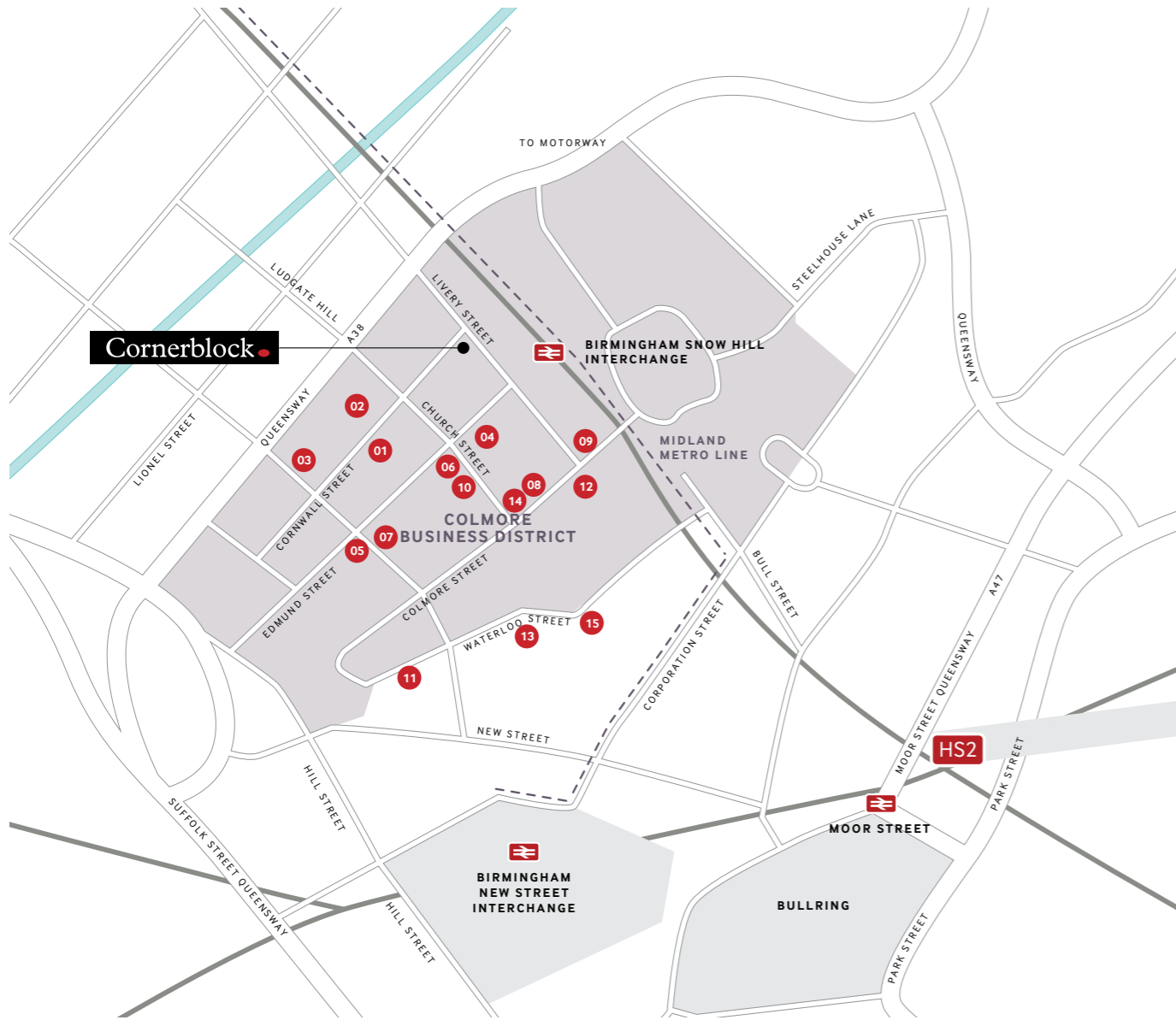
It's a city that has taken charge of its own destiny to become a leading global destination.

Billions have been invested in infrastructure to ensure the city's one million-strong population and 37 million annual visitors can easily travel to and through the city.

This central location and generation-defining inward investment are just two of the reasons why Birmingham has the largest concentration of businesses outside of London – many of which are leading global brands.

Birmingham also represents a vibrant, growing talent pool. Cornerblock customers would have access to one of the youngest, most diverse populations in the UK – including the 120,000 high-calibre graduates produced by the region's 20 universities every year. Not to mention hotspots for finance, digital media and HR, Enterprise Zones and the city-wide Business Birmingham, a body with a presence in North America, India, Europe, Australia and China.

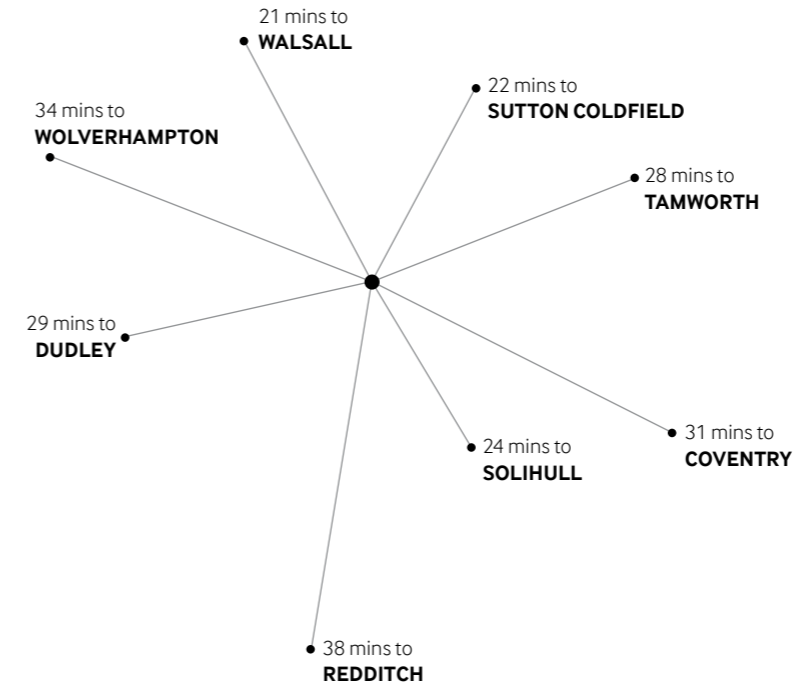




LOCAL AMENITIES
IN YOUR VICINITY

- Cornerblock
- Colmore Business District
- Midland Metro Line
- 🚉 **BIRMINGHAM SNOW HILL INTERCHANGE**
1 mins walk
- 🚉 **MOOR STREET STATION**
11 mins walk
- 🚉 **BIRMINGHAM NEW STREET INTERCHANGE**
13 mins walk
- 01 Opus
- 02 Purnells
- 03 All Bar One
- 04 Hotel Du Vin
- 05 Asha's
- 06 Urban Coffee Company
- 07 Purnell's Bistro
- 08 The Grand Hotel
- 09 Little Waitrose
- 10 Utopia
- 11 Adams
- 12 Pret A Manger
- 13 San Carlo Fumo
- 14 Gusto
- 15 House Of Fraser

BY CAR



TRAIN FROM
BIRMINGHAM NEW STREET

- BIRMINGHAM AIRPORT**
10 minutes
- LONDON**
1 hour 24 minutes
- MANCHESTER**
1 hour 26 minutes
- EDINBURGH**
4 hours 7 minutes
- CARDIFF**
1 hour 58 minutes

MIDLAND
METRO LINE

- **BIRMINGHAM SNOW HILL**
- 3 mins to **ST. PAULS**
- 4 mins to **JEWELLERY QUARTER**
- 6 mins to **SOHO BENSON ROAD**
- 7 mins to **WINSON GREEN OUTER CIRCLE**
- 8 mins to **HANDSWORTH BOOTH STREET**
- 10 mins to **THE HAWTHORNS**
- 12 mins to **KENRICK PARK**
- 13 mins to **TRINITY WAY**
- 14 mins to **WEST BROMWICH CENTRAL**
- 15 mins to **LODGE ROAD, WEST BROMWICH TOWN HALL**
- 16 mins to **DARTMOUTH STREET**
- 17 mins to **DUDLEY STREET GUNS VILLAGE**
- 19 mins to **BLACK LAKE**
- 22 mins to **WEDNESBURY GREAT WESTERN STREET**
- 23 mins to **WEDNESBURY PARKWAY**
- 26 mins to **BRADLEY LANE**
- 27 mins to **LOXDALE**
- 29 mins to **BILSTON CENTRAL**
- 30 mins to **THE CRESCENT**
- 31 mins to **PRIESTFIELD**
- 34 mins to **THE ROYAL**
- 36 mins to **WOLVERHAMPTON ST GEORGE'S**



BUILDING SPECIFICATION

Cornerblock will bring 110,000 sq ft of Grade A workspace to Birmingham, with bike storage, showers, a gym and ample parking. The top floor is home to Birmingham's largest private roof terrace which has wifi connectivity and seating areas, giving views across the city centre whether working or relaxing.



2,800 SQ FT
TERRACE



WIFI THROUGHOUT
INCLUDING ON THE ROOF TERRACE



30 SECURE CAR
PARKING SPACES



EPC RATING



MALE AND FEMALE
SHOWERS AND LOCKERS



24h ACCESS VIA
ELECTRONIC FOB



50 BICYCLE
STORAGE RACKS



24h MONITORED CCTV



DISABLED TOILETS
ON EACH FLOOR



HIGHLY EFFICIENT AIR CONDITIONING
WITH MECHANICAL FRESH AIR



FULLY EQUIPPED
GYM & FITNESS SPACE



LED LIGHTING
THROUGHOUT

This plan illustrates a typical office space of 13,746 sq ft and how it could be used. Designs are indicative as we understand the importance of creating a tailor-made solution to suit your business needs.

142

NUMBER OF WORKSTATIONS

24

NUMBER OF HOT DESK SPACES

6

NUMBER OF SOFT SEATING AREAS

6

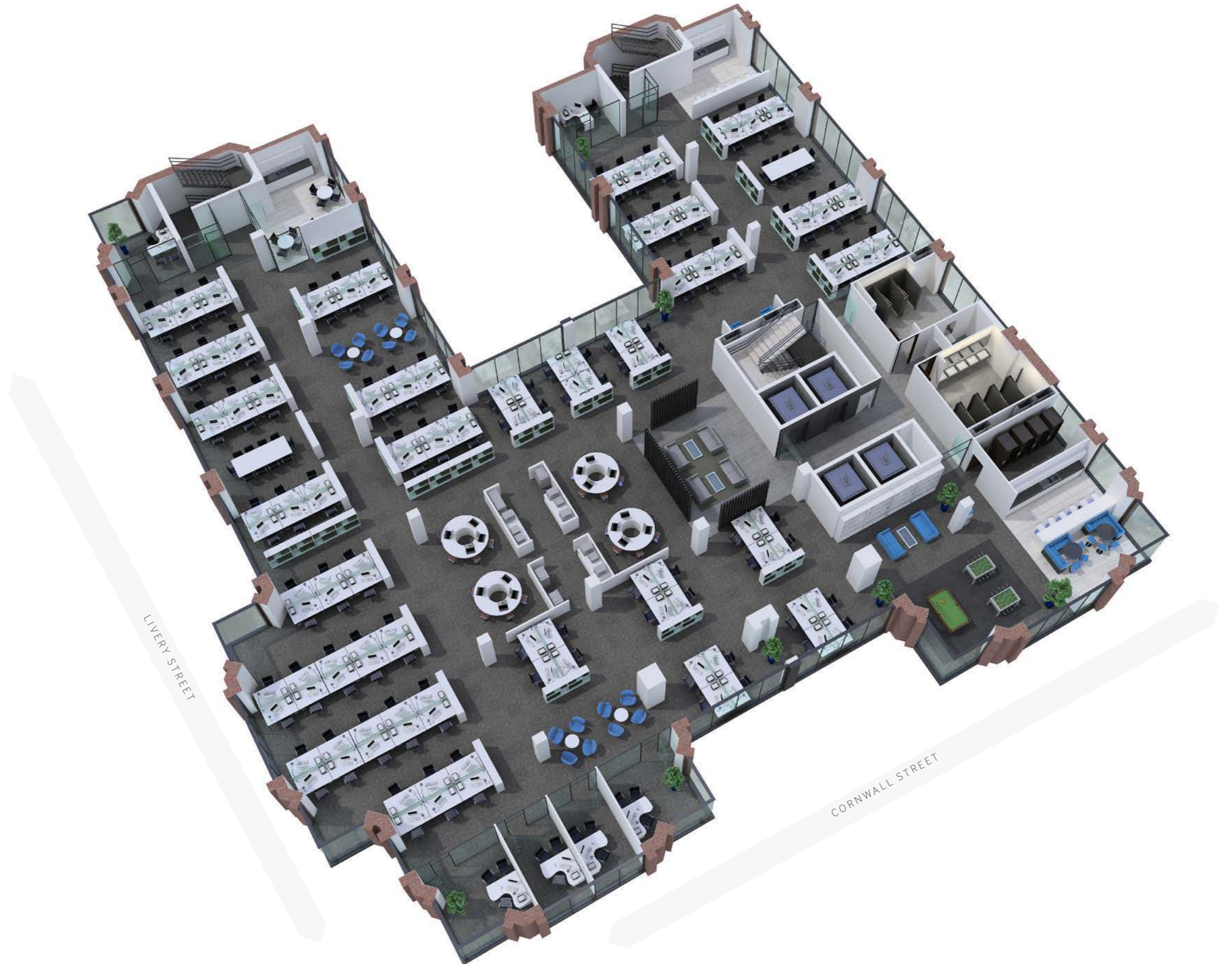
NUMBER OF PRIVATE OFFICES

13,746

TOTAL SQ FT

3

NUMBER OF KITCHENS





106

NUMBER OF WORKSTATIONS



8

NUMBER OF MEETING ROOMS



1

NUMBER OF RECEPTIONS



12

NUMBER OF HOT DESK SPACES



10

NUMBER OF SOFT SEATING AREAS



6

NUMBER OF PRIVATE OFFICES



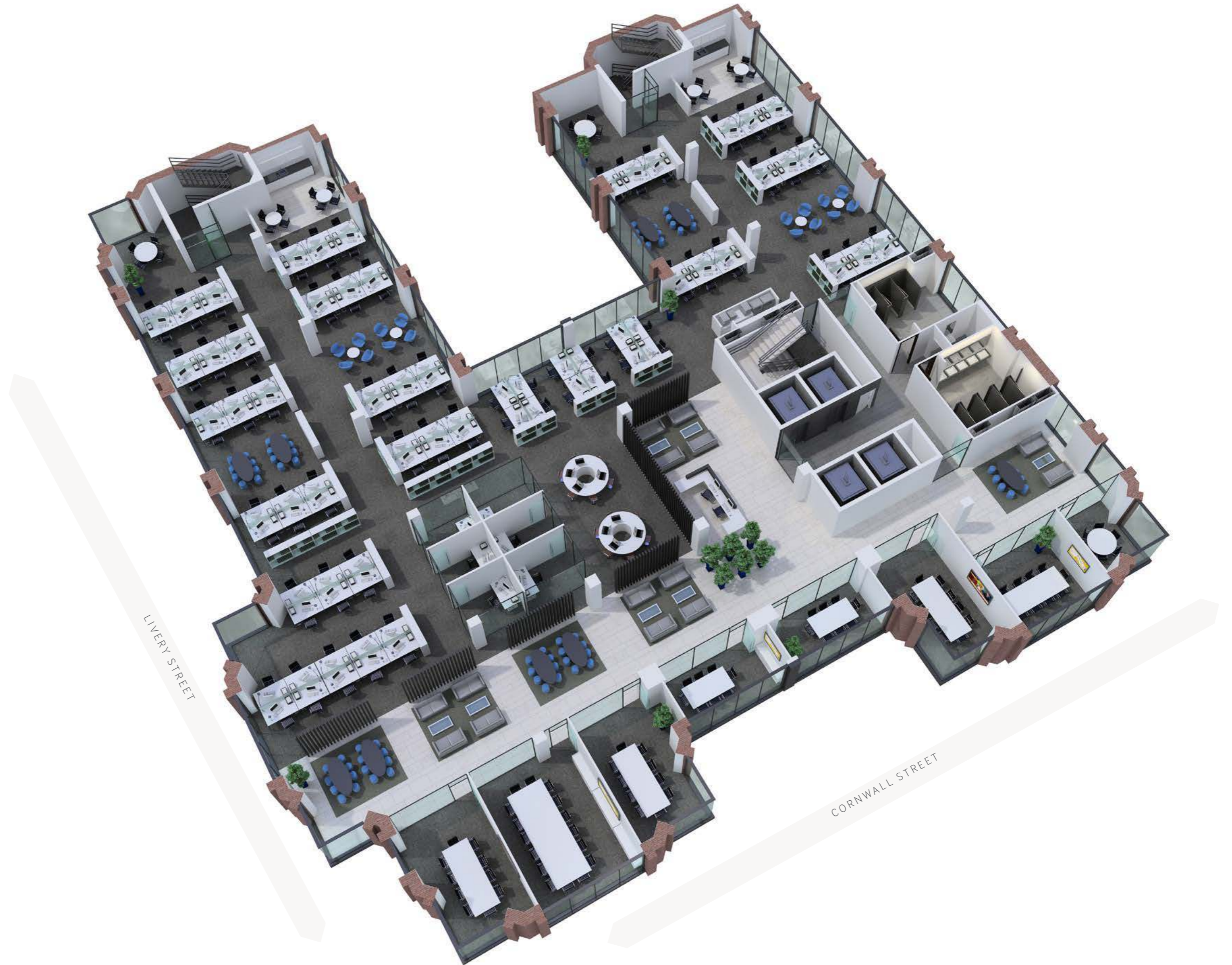
13,746

TOTAL SQ FT



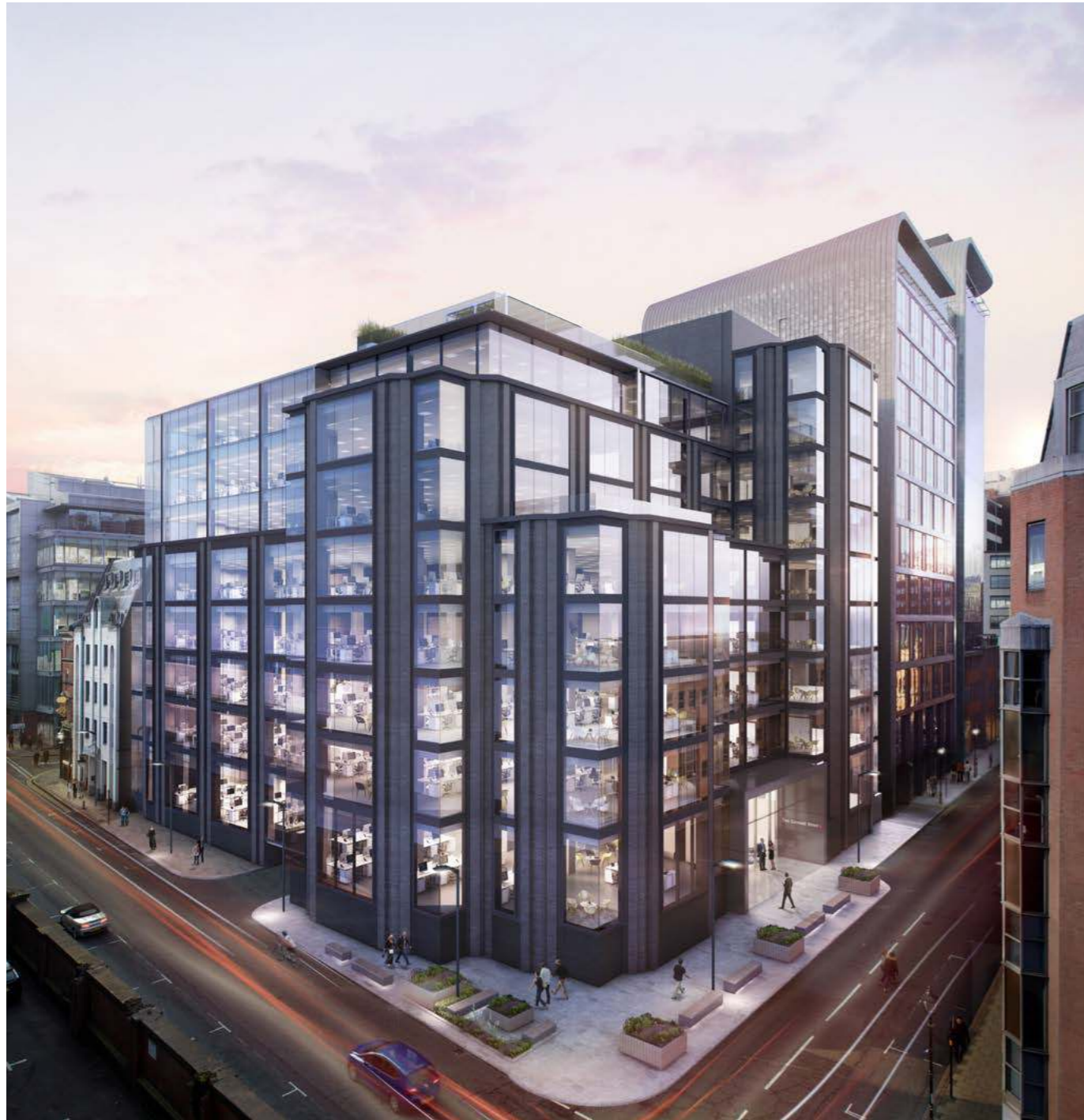
2

NUMBER OF KITCHENS

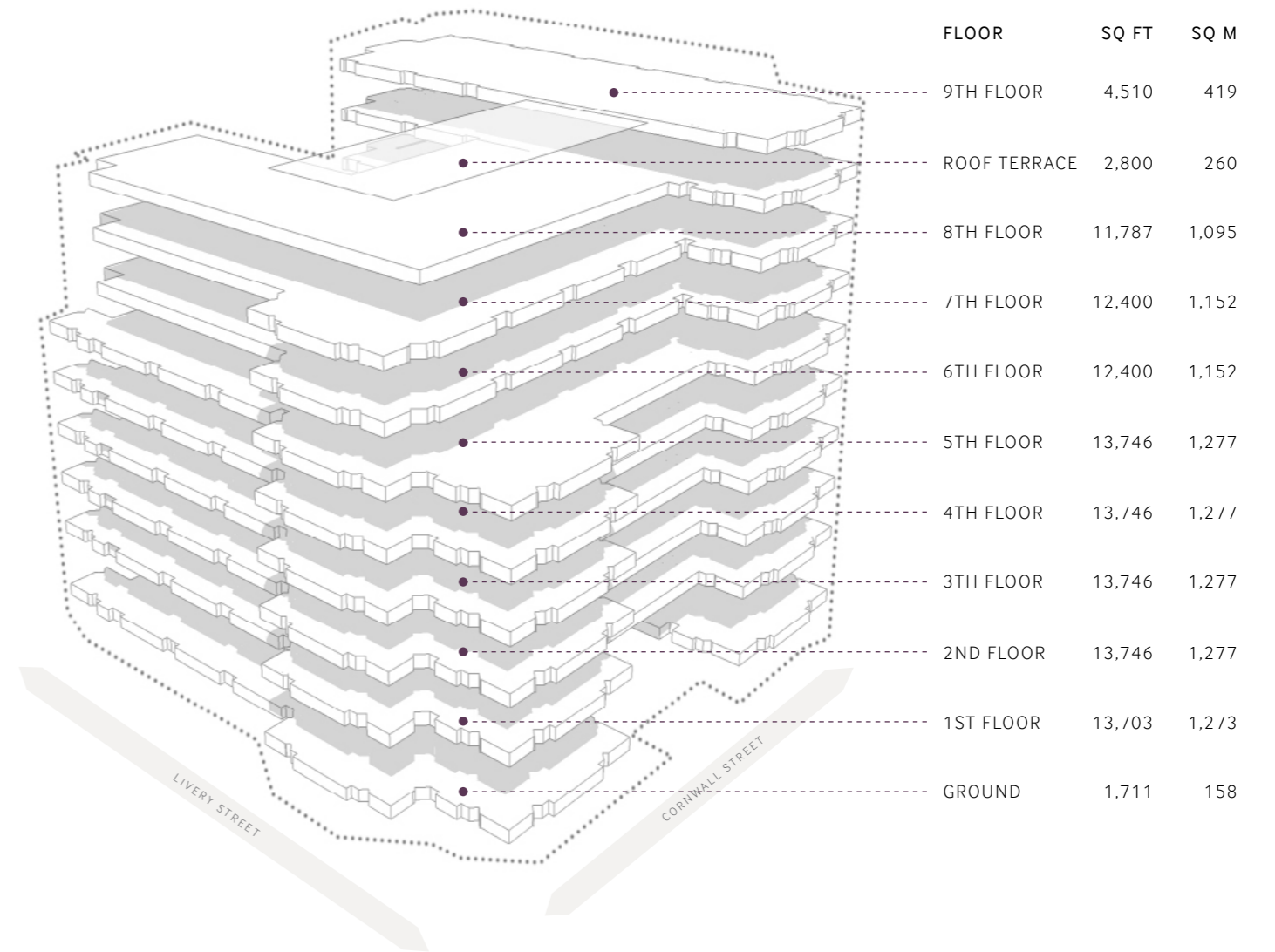


LIVERY STREET

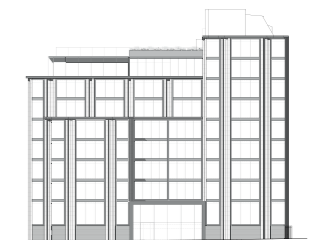
CORNWALL STREET



FLOOR BY FLOOR




114,295
 TOTAL SQ FT



GROUND FLOOR



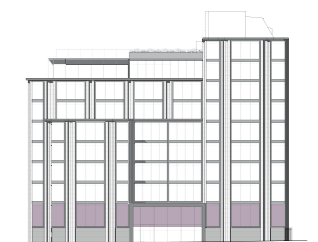
RECEPTION
 GYM
 SHOWER & CHANGING FACILITIES
 BIKE STORE
 CAR PARK



1ST FLOOR



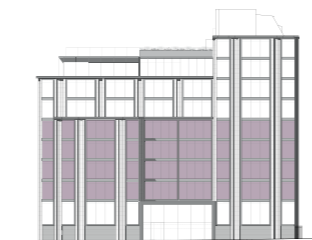

13,703
 TOTAL SQ FT



2ND, 3RD, 4TH & 5TH FLOOR



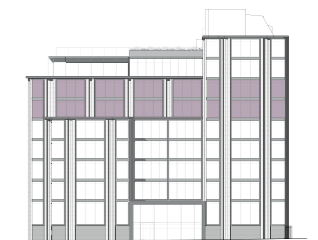

13,746
 TOTAL SQ FT



6TH & 7TH FLOOR





12,400
 TOTAL SQ FT



8TH FLOOR

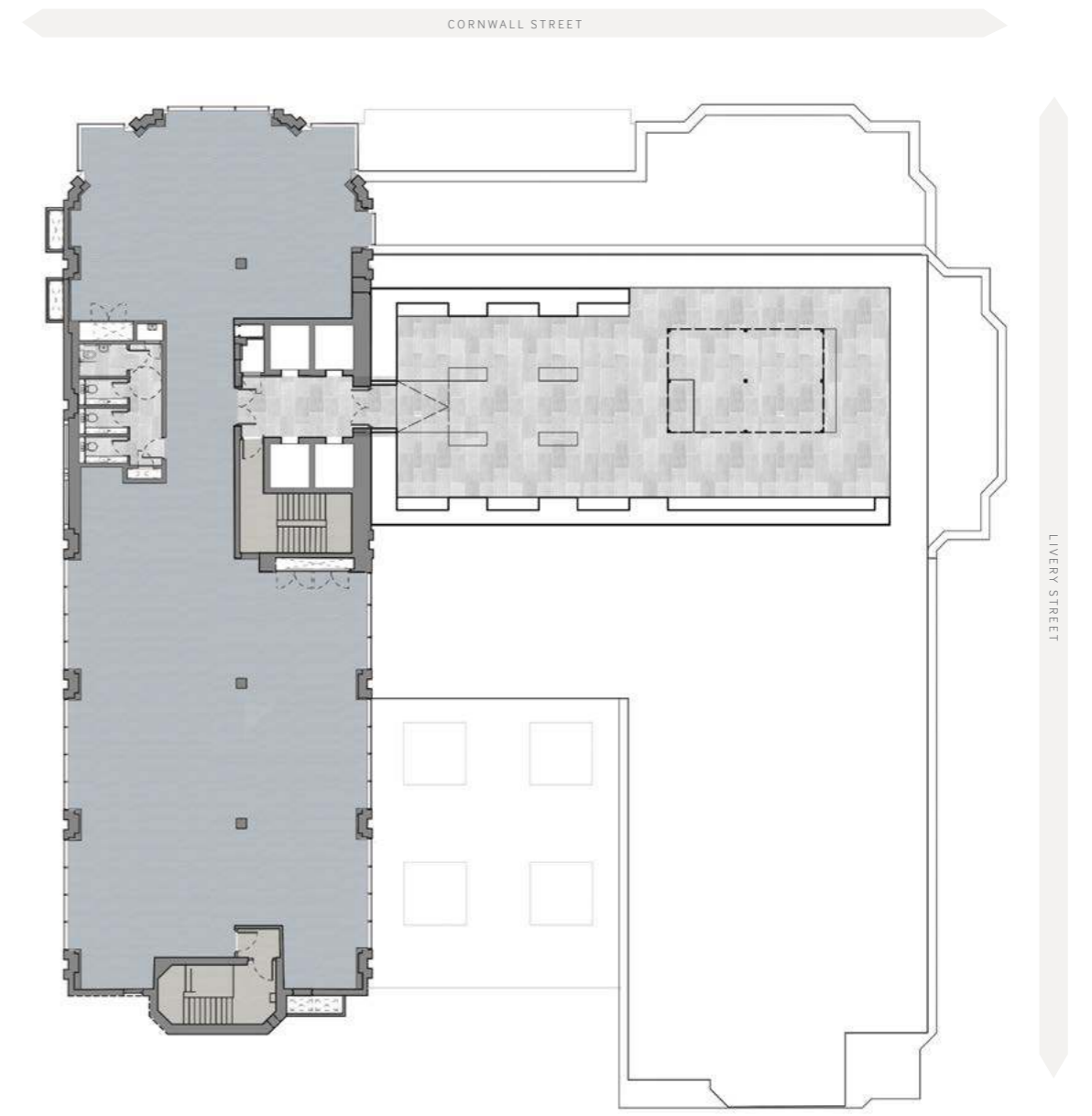


 11,787

TOTAL SQ FT



9TH FLOOR



 4,510

TOTAL SQ FT



Bruntwood is a family-owned and run property company whose goal is to create the right places for people to succeed.

We have a fundamental belief that there is always a way to improve the world around us and that as a good business we have a responsibility to leave things better than we find them. Every place, every company and every person has the potential to improve – they just need to be given the right opportunity to grow and develop.

For our customers, we focus on creating the right environments for their businesses to thrive, no matter what sector they operate in. We develop, let and manage all our own buildings, combining an innovative approach to property development with a single minded focus on the needs of our customers: if it doesn't work for them, then it doesn't work for us.

In the cities where we operate, we always keep an eye on the bigger picture, as our goal is to create growth that is sustainable in the long-term. If our cities improve and grow that helps us to do the same.

For us, good business is a game with two winners. Because if you succeed, we succeed.

6m

ESTIMATED SQ FT OF DEVELOPMENT TO BE UNDERTAKEN IN THE NEXT FOUR YEARS

8.8m

TOTAL OWNERSHIP IN SQ FT

£1bn

TO BE INVESTED IN BRUNTWOOD'S DEVELOPMENT PIPELINE OVER THE NEXT FOUR YEARS

2,584

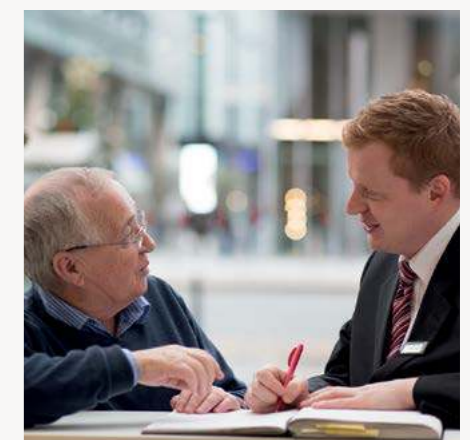
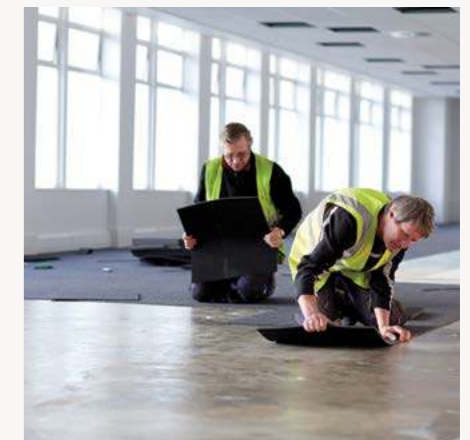
TOTAL NUMBER OF CUSTOMERS

£1.5bn

TOTAL VALUE OF CURRENT DEVELOPMENT PIPELINE ONCE WORK COMPLETED

95%

AVERAGE OCCUPANCY LEVELS IN BIRMINGHAM



Cornerblock is on course to receive an EPC rating of A and Alex Edwards, Head of Building and Construction for Bruntwood in Birmingham was at the forefront of this achievement; making the tough decisions which help to both cut energy costs and benefit the end user.

"Sustainability is integral to our approach and has been throughout the redevelopment of Cornerblock," says Alex. "By using sustainable construction practices, we can take an intelligent approach to energy use in all stages of the building's life-cycle and help to cut our carbon emissions".

The building has been stripped right back to the frame, but everything else is brand new. "We had a completely blank canvas to work from, allowing us to design the building as if it were a new build and make it as efficient as possible," adds Alex.

Specific on-floor heating and cooling systems have been installed throughout the building resulting in incredible energy efficiency. "The system allows floor space to be split easily giving customers the option to have the perfect occupational density for them" says Alex. It also has the functionality to measure exactly who is using the energy, meaning costs can always be attributed to the relevant customer.

The decision was also made to use LED lighting throughout Cornerblock due to advancements in the quality of bulbs. "We're now at the point where LED lighting is as good as fluorescent and it's well documented that LED is more efficient," states Alex. "Plus, all lighting in Cornerblock is controlled by movement sensors meaning they're only on when needed."

At Bruntwood we always ensure that we choose the most efficient option available to us and Cornerblock is no exception. Anyone looking to take space within Cornerblock has the peace of mind knowing that this building is as efficient as it can possibly be.

"It was much more sustainable to take the building back to the original frame and then extend where possible. Redeveloping it in this way has significantly reduced the carbon footprint associated with the building."

Alex Edwards,
Head of Building and Construction, Bruntwood



“By working intelligently, we have been able to deliver some really unique features like the EPC A rating, LED lighting throughout, an on-site gym, the largest roof terrace in Birmingham.”

Rob Valentine
Head of Birmingham, Bruntwood

Head of Birmingham for Bruntwood, Rob Valentine is hearing more and more how the needs of businesses are changing.

Cornerblock has been developed to make sure that occupiers are able work more flexibly and get the most out of their space.

“Businesses now find themselves working in different locations thanks to technology. Organisations don’t necessarily need one desk per person anymore because in any one day, they might only have 60% of their workforce in the building,” says Rob. This means businesses can look at shared desk policies, with more emphasis put on collaboration through informal meeting areas and break out spaces. “When designed properly this can really help the flow of communication.”

Retaining staff is a key priority for businesses. “People are their number one asset and our customers are increasingly more interested in the benefits for their staff: how easily they can get to work, what local amenities they have access to, how they can work effectively in the building and how can it aid well-being,” explains Rob. We have developed Cornerblock with this insight in mind, thinking about the people and types of businesses that will take space here, what they need to be successful and how we aid this.

“Cornerblock is Bruntwood’s most ambitious development yet. It represents a fabulous opportunity to show that when working with a world-class architect we can effectively redevelop an existing building to deliver everything which the modern business needs.”

With 25 years of experience, Glenn Howells Architects has grown a strong reputation for efficiently delivering high quality buildings. Having been involved in much of the regeneration of Birmingham, they were naturally the perfect fit to work with Bruntwood on the design of Cornerblock.

The vision for Cornerblock is one based around transformation. "We want people to see this as a new piece of the city," says Glenn.

One of the major driving forces behind the creation of new workspaces is collaboration. "The most important work you do now is probably in conversation with someone else sitting next to you," says Glenn.

"People want more informal working spaces with height, scale and airiness - the old-style formal desk has become outdated. It's now all about creating an environment where people want to be.

"The building won't just look different on the outside, it will be fundamentally different on the inside. This isn't a redevelopment, it's a transformation that maximises the potential of the location."

Glenn Howells
Director, Glenn Howells Architects





THE FINER DETAIL

1. SUMMARY SPECIFICATION

Office occupancy levels

1 person per 8m² office net lettable floor area.

Office floor to ceiling height

2.6m.

Raised access floor

60mm clear void.

Passenger lift capacity

Four 10 person passenger lifts situated within the main core, 1.75m per second travel speed, providing BCO 'Very Good' service levels.

Access

24/7 via an electronic fob system.

Security

24/7 monitored CCTV & door access system. Speedgate entry system.

EPC

The building has achieved an 'A' rating based on current Part L Building Regulations.

Parking

32 secure spaces at ground floor level.

Cycle provision

50 cycle racks complete with dedicated maintenance area, located on ground floor.

Shower facilities

Male and female showers with changing facilities and lockers.

2. CONSTRUCTION

2.1 Building design strategy

The building will be comprehensively redeveloped to the extent that the finished product will be unrecognisable from the original building. The design has taken inspiration and evolved the current best practice in the UK while also meeting BCO specification where possible.

The reception quality and volume fits our aspirations and ensures that the arrival experience is excellent.

Sustainability – cycle, showers, EPC = A and LED lighting throughout Amenity – roof garden

2.2 Procurement

Sustainability Inc were appointed as principal contractor on a Design & Build contract in September 2015. Construction is due to complete in December 2016.

2.3 Warranties

Collateral warranties are available to occupiers from:
Principal contractor - Sustainability Inc
Architect - Glenn Howells Architects
Structural engineer - DW Consulting
M&E consultant - Hulley & Kirkwood

3 BUILDING PLANS

To provide occupiers with flexibility, the base build specification allows for the ability to split floors into a variety of suite sizes.

6. MECHANICAL

6.1 Design criteria

External design conditions

Design Winter: -5°C dry bulb, 100% relative humidity.

Design Summer: 28°C dry bulb, 19°C wet bulb.

Internal design conditions

Offices: 21°C +/-1.5

Stairwells and toilets:

Winter : ≥19°C

Summer: uncontrolled

Office area occupancy

One person per 8m².

Ventilation requirements:

Office areas: 10 litres per second per person.

Cleaners, WCs, showers: >8 air changes / hour extract.

Heat gains (assessed values for calculation purposes)

Lighting: 15W/m²

Equipment: 25 W/m² (offices);

Metabolic: 20W/m²

Solar gains: As dynamic thermal model

6.2 HVAC systems to office areas

Mechanical ventilation is provided to all offices. These areas are served via air handling units (AHUs) located at roof level and to the rear of the property at 1st floor level. Each AHU incorporates supply and extract fans, filtration, heating coil and high efficiency heat recovery.

All air through the AHU is drawn directly from outside and filtered/tempered to the required condition. Mechanical ventilation is provided throughout the building to meet fresh air requirements. Recirculation of air from the central plant does not occur, although heat recovery is generated from return air.

High efficient Mitsubishi VRF is installed to all office areas, with external units located at both roof and ground floor level. Concealed ducted fan coil units are provided internally, with units connected to swirl diffusers located within the ceiling.

6.3 Domestic water services

Domestic hot and cold water is provided to each office. Provision is made to allow the domestic services to be extended, in an agreed manner, into the occupier's areas for the provision of kitchenette facilities. It is envisaged that any such facilities would be located adjacent to the existing toilet cores.

6.4 Resilience

The building is provided with a 250kVA generator to essential landlord services.

6.5 Sprinklers and dry riser

Sprinklers are provided to the ground floor car park area only. A dry riser inlet is provided at street level and outlets are provided in the lift lobbies at each level.

6.6 Building management system

A Building Management System (BMS) is employed to control and monitor the mechanical services, internal environmental conditions in all areas and energy usage of the building. The BMS controls the HVAC system to automatically control the internal temperatures to the design condition.

Each control zone is independent and can therefore provide heating or cooling, depending on the individual requirement. The larger floors are split into three separate systems, with each system working independently; this allows individual metering and a higher degree of control and resilience to failure. The systems are set up to operate on a time clock depending on the individual hours of occupation for each end user. Set point temperatures can also be adjusted to suit individual requirements.

7. STRUCTURAL

7.1 Substructure

The foundations are piled bearing onto the underlying bedrock.

7.2 Superstructure

The building frame is a mixture of reinforced concrete and steel, with the original structure being reinforced concrete and new extensions and infill areas being constructed by steel. The original floors are cast in-situ ribbed construction with new floors being composite construction of profiled steel decking with in-situ concrete. The core walls to the staircases and lift core act as shear walls providing stability to the building.

The structural grid on the floor plates is generally 6.5m by 7.8m or 5.8m. The slab to the ground floor car park is 450mm thick with the original reinforced concrete floors being 325mm thick and the new composite floors being 130mm thick.

The design imposed loads to the office areas are:

Office loads = 2.5kN/m²

Partitions = 1.0kN/m²

Finishes = 0.5kN/m²

Services = 0.5kN/m²

7.3 Acoustics

The noise climate around the site has been considered allowing for the facade sound insulation performance to be reviewed and specified in order to meet the internal noise criteria. To control noise ingress to the building, recommendations have been made for suitable cladding and glazing systems to meet internal noise criteria. To control noise egress from the site, a building services review has been conducted and suitable attenuation has been specified to ensure that the external noise criteria is not exceeded.

A review of horizontal airborne and structure borne sound insulation requirements to all levels has been carried out. Building elements such as partitions and doors have been reviewed and specified to meet the sound insulation requirements.

A review of the vertical airborne and structure borne sound insulation requirements to all levels has been carried out. The proposed floor buildups have been reviewed to ensure they are capable of meeting the sound insulation requirements. A review of finishes has been undertaken to control reverberation within offices.

8. INCOMING BUILDING SERVICES

8.1 Electrical substation

A new 1250kVA substation will be provided to the building and located in the ground floor car park along the Livery Street elevation.

8.2 Telecoms

The building has incoming connections from both BT and Virgin Media. Occupiers may also bring in additional incoming connections from alternative suppliers as required. Data cabling shall be installed by the occupier as part of their fit-out to suit their specific needs.

8.3 Gas

The building has an incoming gas supply used for low pressure hot water (LPHW) heating of the common areas and for the heating coils on the AHUs.

9. SUSTAINABILITY

9.1 Energy procurement

Bruntwood purchases gas and electricity on the wholesale market, which is re-sold to our customers for less than the retail market rate. Each of our energy customers is supplied with a smart meter which provides information on real time energy consumption, helping to reduce wasteful consumption and costs. Our efforts to

reduce our impact on the environment are based on solid commercial reasoning, which is consistent with our sustainable longterm approach.

9.2 Energy Performance Certificate

The building has achieved an A rating.

9.3 Recycling

A total waste management service is offered to our customers and includes the following separated for disposal: general waste, paper, mixed paper, cardboard, small plastics, small glass, small metal, fluorescent tubes, light bulbs, batteries, waste electronic and electrical equipment, printer cartridge and toners, and other hazardous waste.

10. DISABLED FACILITIES

10.1 Disabled toilets

These are located on each office floor and in the ground floor shower facilities.

10.2 Disabled shower room

Located in the ground floor shower facilities.

10.3 Disabled parking spaces

Disabled parking spaces are located close to the platform lift providing level access to the reception area.

10.4 Disabled refuge

There is a refuge point within the fire fighting cores on each level. Each is equipped with a two way communication call point linked to the central indicator point.

11. BUILDING MANAGEMENT

A Property Manager will oversee the front of house and back of house staff, consisting of a reception and maintenance team who

provides services to ensure the building is always operated to the highest standards. The building will be staffed during normal

office hours, however flexibility to adapt to the requirements of the occupiers will be always be an option.



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GBR Phoenix Beard
0121 200 4500
gbrpb.com

