



The Fairfax, Bristol, BS1 3BN

Connectivity Guide

www.zettaconnect.co.uk

Glossary of Terms

Carrier

The company who owns a physical fibre network out in the street, over which internet services are transmitted.

E.g. - Openreach, Colt, EuNetworks, Virgin Media, Verizon, Vodafone, Zayo

Internet Service Provider (ISP)

The company selling internet services as X bandwidth for £Y per month. An ISP relies on a carrier's physical fibre network to transmit the services to a user. Most carriers have a branch of their business selling internet services over their own physical fibre network.

E.g. - Colt, BT, EuNetworks, Commsworld, Connective, Gamma

Building Flexibility Point (BFP)

A small box, typically in the basement of a building, acting as a transitioning point between a carrier's external and internal fibre. The BFP houses in-use and spare fibres from the incoming high-capacity fibre cable.

Cross-connect

The practice of patching and testing a handed off circuit from one location to another, ensuring negligible light loss.

Summary

Zetta Connect have implemented a package of telecommunications upgrades to improve the current state and future opportunities for telecoms infrastructure at The Fairfax. This guide details the connectivity infrastructure that is in the building, the available carriers and details for getting a new service connected as well as how to get in touch to report any issues.

As part of a package of telecoms infrastructure upgrades, Zetta have installed a landlord owned fibre backbone, terminating on every floor via the comms riser.

This infrastructure will simplify and expedite the provisioning of new fibre services to occupiers and remove the requirement for additional cabling and wayleaves for each new service.

In addition to this, Plug & Play infrastructure has been installed on the 1st, 4th, and 7th floors.

Guest Wi-Fi is also provided to common parts of the building.

A significant program of work to provide best in class fibre connectivity infrastructure at The Fairfax.

The Fairfax benefits from a diverse fibre backbone extending from the Landlord's LG comms room to the 14th floor and Roof.

Fibre will be pre-terminated to all floors (G-14) in an enclosure within the main comms/electrical riser.

All fibre infrastructure managed by Zetta Connect is open access, meaning all carriers and internet service providers (ISPs) are able to utilise the infrastructure. We maintain total provider neutrality so that service choice is unrestricted, and we are able to offer unfettered advice and recommendations.

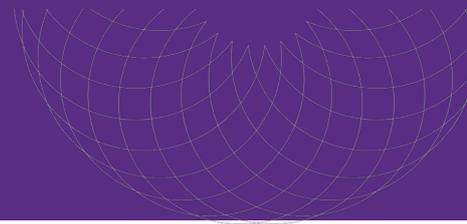
No wayleave or legal fees are required to use this landlord infrastructure, provided the chosen carrier is connected to the backbone, significantly reducing start-up time and cost.

Carriers marked in the table below as on-net have a physical presence in the building, with fibre delivered via one or more entry points and connection to the fibre backbone. Meaning no wayleave is required to access services from them via the backbone. Carriers also identified as active have live equipment connected to the backbone, further reducing lead time.

Active carriers are able to provision services with a vastly reduced lead time, typically circa 10 working days.

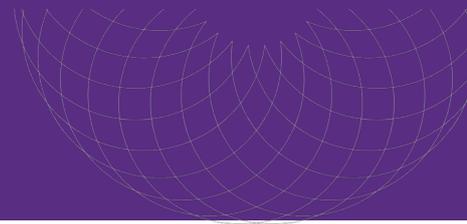
Where carriers are not yet connected to the backbone, a one-off bi-party wayleave is required between carrier and landlord to cover the initial fibre backbone connection.

Available Carriers



Carrier	Status	Capabilities
	On-Net	<ul style="list-style-type: none">•Fibre delivered via a single entry point.•Capable of supporting speeds up to 10Gbps.•4-hour SLA fault resolution.
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	On-Net	<ul style="list-style-type: none">•Fibre delivered via a single entry point.•Capable of supporting speeds up to 10Gbps.•4-hour SLA fault resolution.
	On-Net	<ul style="list-style-type: none">•Fibre and copper delivered via a single entry point.•Capable of supporting speeds up to 10Gbps.•4-hour SLA fault resolution.
	On-Net	<ul style="list-style-type: none">•Fibre delivered via a single entry point & presented within landlord's comms cabinet.•Capable of supporting speeds up to 10Gbps.•4-hour SLA fault resolution.

Fibre Backbone



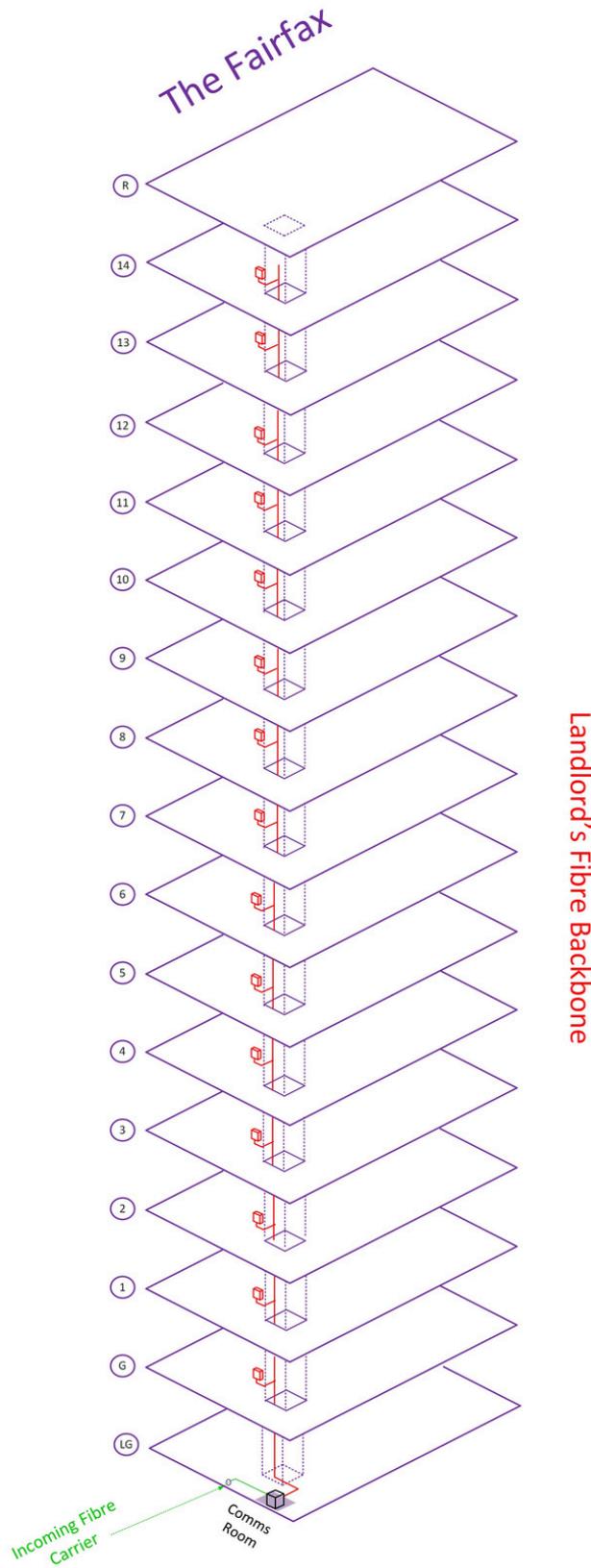
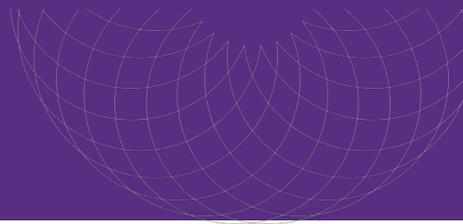
A fibre backbone provides resilient, open access, fibre throughout the property.

Services are handed off by carriers within a Landlord telecoms room, and then transmitted to the riser of an occupier's demise via the fibre backbone, where the occupier connects from the backbone to their networking equipment.

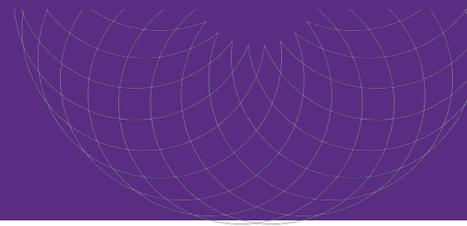
This solution eradicates the requirement for carriers to install new cabling through the building for each new service they provision, avoiding the expensive and protracted procedure of wayleave agreements.

4-core fibre terminations will be run to tenants' comms cabinets in units 1-6 on the 1st floor. 8-core fibre longlines will be run to tenants' comms cabinets on the 4th floor and in units A and B on the 7th floor.

Fibre Backbone Schematic



Plug and Play



Plug and Play infrastructure provides secure, remotely managed and dedicated connectivity apparatus. This enables the space to be used from the first day of occupancy, kickstarting productivity.

Wi-Fi is provided across selected floors via an array of Wi-Fi 6 access points. Furthermore, hard wired connectivity is also provided via newly installed structured cabling, offering a diverse connection medium. Tenants will benefit from a fully managed private network, with access to up to 1Gb service.

Plug & Play equipment will be presented on the 1st (1-6 Office Units), 4th, and 7th (Office Unit A & B) floor.

All of the above network equipment is managed by Zetta Connect, utilising the Landlord fibre internet service.

Communal Wi-Fi

Communal Wi-Fi is provided in the Changing Room and Bicycle Store areas within the Lower Ground floor and on the Reception/Club Room, Meeting Pod, and Flexible Space on Ground floor.

Ruckus WiFi6 Access Points are installed throughout the above communal areas to provide guest Wi-Fi.

How to Get Connected

Please Contact info@ZettaConnect.co.uk for further information on how to get connected at The Fairfax.

Please contact the Zetta Connect team to discuss your telecoms requirements – we can advise of on-net carrier equipment, expected lead times, and answer any questions you may have regarding the Building's connectivity.

When placing an order with your chosen service provider, the service must be marked for delivery to the Landlord's telecoms room. Please inform the Zetta team of carrier attendance to allow supervised access to be arranged. We recommend that Zetta's details are supplied to the provider as point of contact for building access, and to ensure hand-off compatibility.

Please ensure your carrier will deliver the service with single-mode LC/UPC fibre hand-off - This will ensure direct compatibility with the fibre backbone. If the service provider is supplying a managed router, this should be installed in your on-floor comms rack.

Following carrier installation, Zetta will perform a cross-connect and transmission loss test once the carrier has completed their install. A one-off £500 cross-connect fee is payable per service cross-connected.

To physically connect to the fibre backbone, a fibre longline is required. This links the backbone termination enclosure to your on-floor comms cabinet location. Zetta will provide a recommended technical specification for the longline, and can assist with supply and installation of this, at an additional cost, if required.

Helpdesk

Visit our support page at zettaconnect.co.uk/support to log a ticket

Alternatively, please send an email to support@zetta.odoo.com

Contact us

Please contact the team at Zetta Connect to arrange site access for any carrier or ISP visits.



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