



THE AVENUE
LONDON

SPECIFICATION

BUILDING SPECIFICATION

Occupancy Design Criteria

Building Services

1 person per 8 sq m (net) for ventilation and cooling /

1 person per 9 sq m (net) for lifts.

Means of Escape

1 person per 6 sq m (net).

Sanitary Accommodation

1 person per 10 sq m (net) 60% male / 60% female

(with 20% absenteeism).

Showers

9 showers (4 male, 4 female and 1 disabled) along with
3 WCs in the lower ground changing area.

Cycles

78 bike spaces and 9 'Brompton' lockers, with 94 individual clothes lockers and additional dedicated electric drying lockers for wet gear

Office Accommodation

Planning Grid

The office accommodation layout provides opportunity for cellular, mixed or open plan office layouts utilising 1.5 m circulation zones.

Clear Ceiling Heights

6.8m floor to ceiling in office entrance lobby reducing to 3.15m in the ground floor lift lobby.

2.7m on all upper office floors.

Raised Floors

All office floors provide for nominal 150 mm from top of structural slab to top of finished floor (including carpet finish).
Ceiling / Lighting Height

A lighting zone of 450 mm is generally provided in the offices.

Internal Finishes - Offices

Walls

The office floorplates have been designed as a neutral box to allow incoming tenants the freedom to carry out the Cat B fit out to their own specifications. The cores are clad in painted white (RAL 9010) plasterboard with flush skirting, 150mm high to align with the door kick plates

Internal Doors

The riser doors are flush and frameless with concealed hinges and hidden leading edge fire signage. Core doors (to the washrooms and escape cores) are full height (2.7m) with a dark timber veneer and vision panels to the escape lobbies.

Ceilings

The ceiling is an accessible metal tile lay-in modular system with perforations for acoustic dampening. The 1.5 x 1.5 grid comprises four 375mm x 1,350mm tiles and 150mm metal bands to allow Cat B partitions to be easily installed. Continuous grilles and downlights are also provided in white plasterboard margins at the perimeter of the building.

Floors

The raised access floor will be solid core galvanised steel panels, medium grade.

Internal Finishes - Reception

Ground Floor

The double height reception has been carefully designed to a high quality, clean space. The 1500mm module from the exterior runs across the polished concrete floor as inlaid brass strips and forms the ordering device for the main feature wall. Large, light concrete panels give the space a sense of scale and grandeur, the gaps between the concrete panels echoing the external fins.

The palette of materials has been kept to a minimum. The contrasting shades of polished concrete on the walls and floors reflect the solidity of the exterior whilst the brass strips in the floor echo the bronzed shopfronts. This material re-appears along the back lift wall in a patinated form to bring warmth and texture, acting as a natural sign to the lifts.

Lift Installation

3no. passenger lifts with a capacity of 1,275kg (one doubling as firefighting lift).

Lift speed 2.0m/s with an interval of 30 seconds and average waiting time of less than 25 seconds coupled with a 15% of population in five minute handling capacity.

The three passenger lifts have bespoke interiors. The walls are lined with glass fronted patinated brass and mirrors while the floor is polished concrete with inlaid brass strips to match the reception.

A dedicated goods lift has been provided between ground floor loading bay and basement.

Toilet Accommodation

Finishes

The washrooms have a floor to ceiling height of 2.7m, matching the office area. The bespoke vanity is made from white Hi-macs with a large back lit mirror above, which contrasts with the high quality dark timber veneer on the full height cubical doors.

The floors and backdrop walls of the cubicles and urinals is finished in porcelain tiles of a similar tone and feel to the polished concrete in the reception and main stair core.

Sanitary Ware

Quality white china WCs and flush bespoke Hi-macs basins with chrome fittings. Separate male (3 No. WCs and 2 No. urinals), female (5 No. WCs) and 1 unisex Accessible WC provided typically per office floor.

The seventh floor has 3 unisex WCs and 1 unisex Accessible WC in same language as the lower floors with white Hi-macs, dark timber veneered doors and large back-lit mirrors.

Disabled WC

1 No. accessible WC provided per office floor.

Showers

9 showers – 4 male and 4 female, with changing lockers and drying facilities, plus 1 disabled shower and 94 clothing lockers at basement level.

High specification gym quality facilities are provided for tenants, with heated floors, towels, televisions and background sound system provided by the landlord.

External Envelope

Shopfronts

The ground and first floor fronting Tottenham Court Road has been articulated to create an implied two-storey frontage. The shopfronts have been articulated with tall portals between gridlines clad in bronzed aluminium.

Tottenham Court Road

Across the lower four floors of the Tottenham Court Road elevation, reconstituted stone fins cut out the oblique angles of mid-day sun from the full height glazing behind and provide a textured elevation that changes according to the angle of view.

The upper four floors on Morwell Street and the upper two floors on Tottenham Court Road are set back away from the lower building's perimeter providing a full height glazed façade from a unitised aluminium system.

Bedford Avenue

The Bedford Avenue elevation has greater depth and visual weight appropriate to its landmark status. This allows for a higher percentage of solid cladding and better solar shading to counter direct southern sun.

The double storey order at ground floor is carried round from Tottenham Court Road and terminates at the building entrance, an 8m wide opening articulated with a bronze aluminium portal with 3m manually operated glazed revolving door and adjacent pass door.

Morwell Street

On the east side the building terraces back by approximately 1.5m per floor, providing accessible terraces from the office floor plates from the 4th-7th.

Metal panels have been introduced into the glazing system to echo the context of slate and lead mansard roofs that are common in the Bedford Square area.

The upper level terraces on Morwell Street are a mixture of accessible terraces and sedum. A stainless steel balustrade runs the length of the facades. Where accessible, extensive green roof gives way to high quality granite pavers.

Structural

On raft foundations with a reinforced concrete substructure. The building has a structural steel frame with composite metal deck concrete floor around reinforced concrete cores.

Floor Loadings

The following imposed loads have been adopted in the design:

<u>Office</u>	3.0 kN/m ² + 1.0 kN/m ² for partitions
<u>Plant</u>	7.5 kN/m ²

5% of office area adjacent to core have increased live loads to 7.5 kN/m² (total).

Services

The heating and cooling system provided to the office areas is based on a multi-tenancy arrangement of a maximum of 2 tenants per floor. The air conditioning system comprises of four pipe fan coil units located on a modular basis within the ceiling voids to suit an open plan office layout.

Linear air diffusers will be located along the perimeter external walls of the office space.

External Design Conditions

<u>Summer</u>	29°C db 21°C wb
<u>Winter</u>	-4°C db -4°C wb

Internal Design Conditions

<u>Offices Summer</u>	22°C (+/-2.0°C control tolerance)
<u>Offices Winter</u>	21°C (+/-2.0°C control tolerance)
<u>Toilet areas (heating only)</u>	18.0°C minimum (tempered via transfer make-up air from offices)
<u>Staircases (heating only)</u>	16.0°C minimum

Landlord areas design air temperatures

<u>Entrance</u>	23.0°C +/-2.0°C
<u>Reception summer</u>	
<u>Entrance</u>	20.0°C
<u>Reception winter</u>	minimum (excluding areas within 3m of the entrance doors)
<u>Entrance</u>	20.0°C minimum.
<u>Reception winter</u>	(Excluding areas within 3 metres of the entrance doors)

Ventilation Systems

<u>Office Area</u>	1.65 l/s/m ²
<u>Fresh Air</u>	
<u>Toilets</u>	10 air changes per hour extract
<u>Shower and changing areas</u>	10 air changes per hour extract
<u>Internal Humidity</u>	No control

Power

<u>Small power allowance</u>	25W/sq m (on floor) BCO 2014
<u>Lighting allowance</u>	10W sq m (on floor) BCO 2014

Noise Levels

<u>Office</u>	NR38
<u>Reception</u>	NR40
<u>Toilets</u>	NR40

Lighting

The following lighting levels have been adopted in the building design in accordance with the following design criteria: BCO guide 2011 (incorporating the following standards): BS EN:12464 (2011) Lighting requirements for indoor workplaces, SLL Code for lighting (2012), CIBSE Lighting guide LG7

<u>General office</u>	350 lux
<u>Reception</u>	200 lux (350 lux over desk)
<u>Stairs</u>	100 - 150 lux
<u>Lift lobbies and Toilets</u>	200 lux

The lighting to the offices comprises recessed LED luminaires and perimeter LED downlights. Open plan offices are provided with a modular wiring system with PIR / Daylight sensors.

Emergency Lighting

Emergency lighting will be provided throughout the building to meet the requirements of BS 5266 and current draft European standards.

Standby Generator

A standby generator is provided for Life Safety purposes and will be installed at roof level.

A dedicated room for a future tenant generator is located at basement level. Ventilation openings (Supply and Extract) are available to street level. Ductwork and attenuation within the basement to/away from the openings may be installed by the tenant to suit their specific requirements.

Fire Alarm

Comprehensive intelligent analogue addressable fire alarm system throughout the office building with break glass units positioned adjacent to all primary escape routes.

Smoke detectors and sounders to be provided throughout the office building as necessary, including all plant rooms.

Security

CCTV cameras will be installed covering Morwell Street and the One Bedford Avenue main entrance of the building and will include landlord areas - service bay, reception, cycle entrance, cycle store, ground floor lift lobby, basement lift lobbies and roof plant areas. Images will be recorded on a digital recorder and transmitted to screens in the security office located on the ground floor of the building.

Access control operated by a swipe card is to be installed at the main reception door and lifts. The same system will also provide access to the ground floor cycle store entrance and the service bay.

Doors between tenant and landlord space are fitted out with conduits and a draw wire preinstalled to enable future wiring of an access control system if required. External doors to terraces on floors 4-7, will have door contacts installed to allow future tenant alarm provision.

Refuse Strategy

The bin store is located in the basement with space for ten Camden Eurobins, a compactor and a bailer. The bins are transported by the landlord to the ground floor in the goods lift directly into the bin presentation area. Taps and wash down gullies are provided in both bin areas for easy cleaning.

Cleaning

One cleaners' cupboard is provided on each floor within Core 2 adjacent to the washrooms.

Access and Egress

The main office access and egress is via the ground floor reception on One Bedford Avenue. Access for cyclists is via the dedicated cycle entrance on Morwell Street. Deliveries and servicing to the building is via a dedicated loading bay entrance on Morwell Street.

Telecommunications

The building shall be provided with diverse routed incoming ducts for communications - at One Bedford Avenue and Tottenham Court Road.

Intake points are provided at basement level at the back of the facilities management room adjacent to Bedford Avenue and next to the LV switch room adjacent to Tottenham Court Road.

Allocation of the cable route shall be agreed with the Landlord. All such additional incoming data services would be the responsibility of the tenant to secure, install and agree with the Landlord.

Capped Services for Tenant

Waste connections and water connections are available for on floor Tea Points.

Tenants' Plant

Space allocation is to be provided at roof level for the provision of future plant installation by office tenants which will be agreed with the Landlord.

Sustainability

Sustainability is incorporated at the heart of the design. The building will deliver BREEAM 'excellent' for the offices and sustainable measures include green & brown roofs, photovoltaics and CHP. The building has been designed to achieve an EPC B rating.

Public Art

A public artwork has been commissioned for the Bedford Avenue façade of the building. A series of coloured LED neon lights have been integrated into the reveals of the reconstituted stone. The arrangement has been devised by the artist Lilah Fowler who conceived the work as a homage to the dying technology trade that has characterised the southern end of Tottenham Court Road since the Second World War. Its demise reflects the move from analogue to digital which is ultimately rooted in binary code.

"I have proposed a light work for the building façade that replicates patterns of binary code as a way of heralding contemporary technology and reflecting a new and modern building design, which shall also house businesses that function using precisely this technology."

Lilah Fowler, artist

The pattern of the display is derived from the binary code translation from a passage in one of the Commonplace books of Francis Russell, the fourth Earl of Bedford (1593 - 1641).

"Our knowledge is nothing but the glass of our own imperfections"

The use of LED neon is a modern interpretation of the iconic 'Time Out' sign that marked the entrance of the former building on the site.

A development by

AshbyCapital

exemplar



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