

Orms

20 Air Street

Project

20 Air Street

Client

The Crown Estate

Date

June 2022



20 Air Street is a West End development by The Crown Estate, providing 180,000 sq ft of prime Grade A office space just off Regent Street. The mixed use development comprises office, retail, residential and restaurant space. Outside the streets create extensive pedestrianised public realm. There is also the 5 star Café Royal hotel next door.

AirW1 incorporates the restoration of Art Deco details from the original building, combined with high-specification modern features including a stunning central atrium.

FEATURES

- Distinctive green, blue and white faience façade
- Glasshouse Street pedestrianised
- Double-height reception with Noir Saint Laurent marble
- Dramatic central atrium

- Current 2 x 27,000 sq ft column free floors
- 2.7m floor to ceiling height
- 5 hall control passenger lifts
- 227 cycle racks, 228 lockers and 18 showers



The Entrance



The Entrance



Reception



Reception lift lobby



Lift Car



Lift Lobby On Floor



The Bridge Approach



Column free space



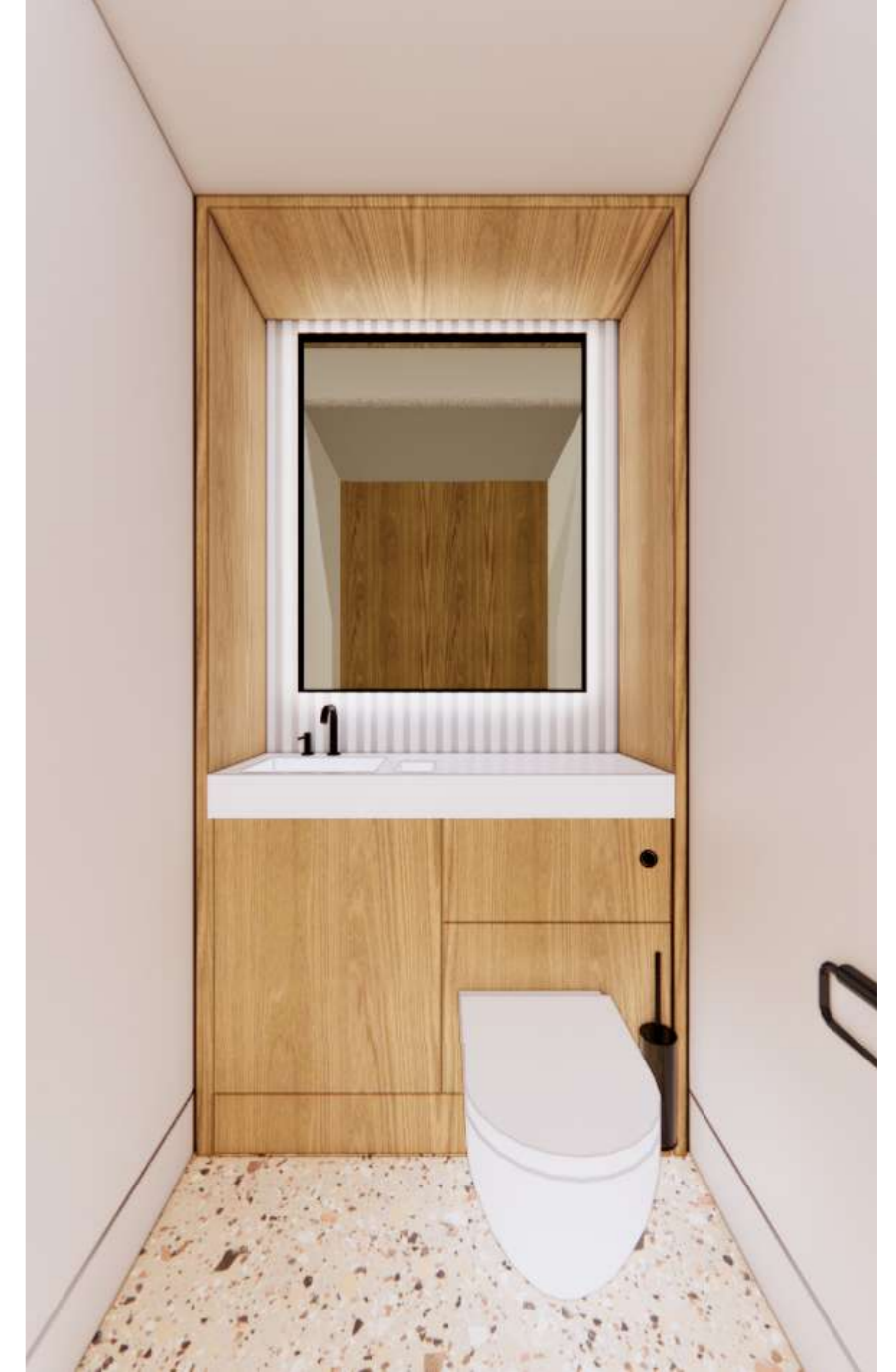
On floor



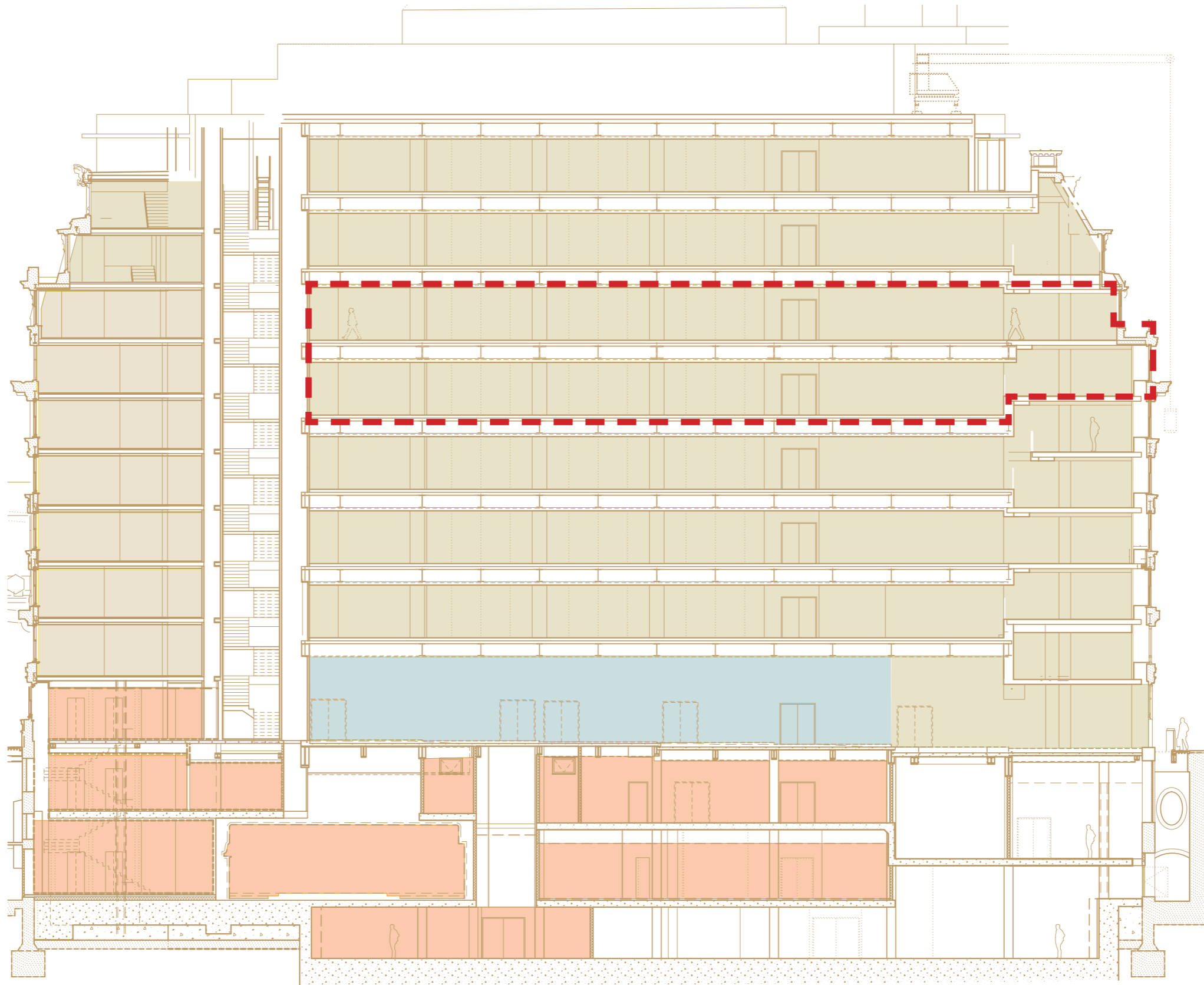
Lift lobby/ Cental WC core



WC Amenity



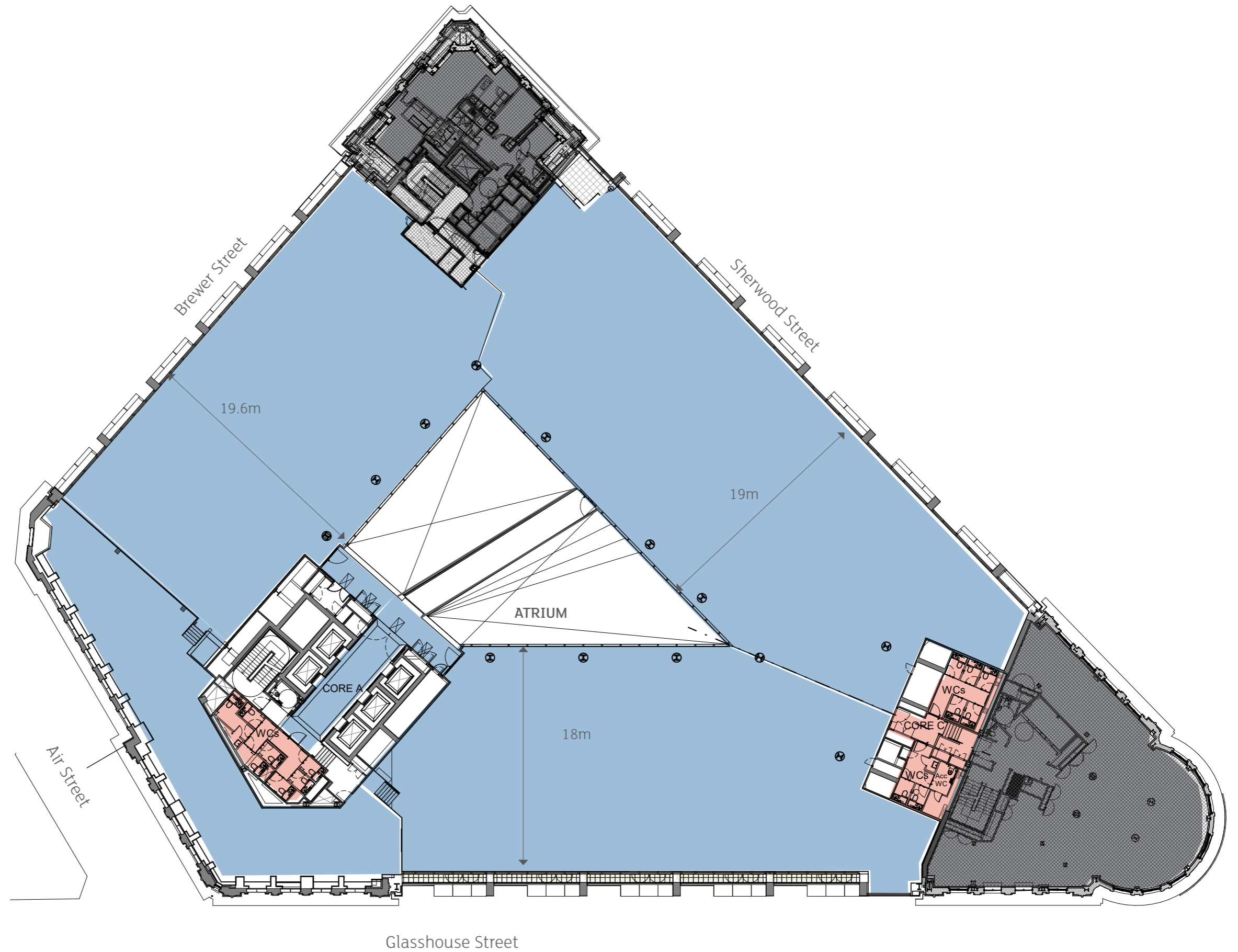
Cross Section



Fourth Floor Plan

Key

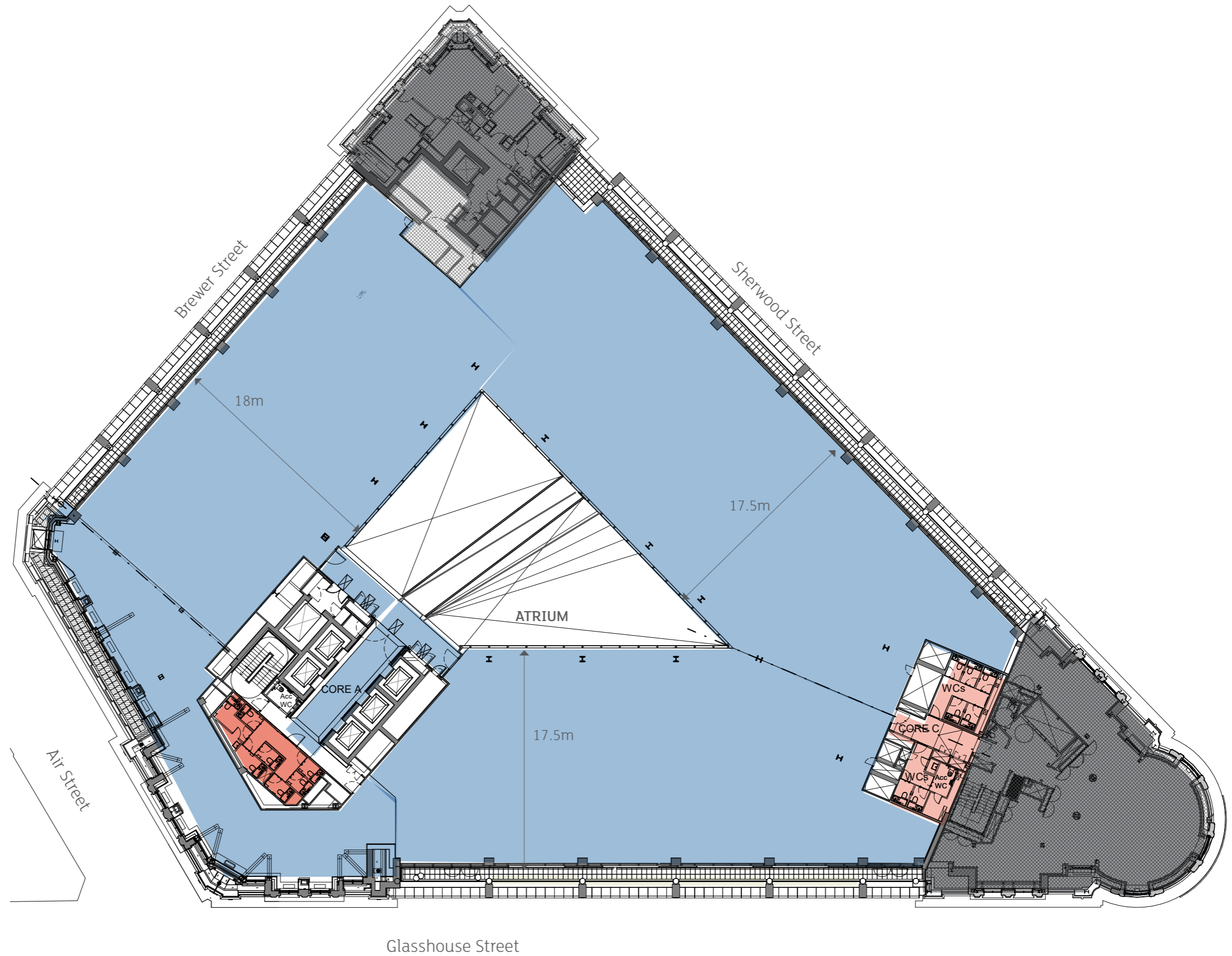
- Offices
- WCs



Fifth Floor Plan

Key

- Offices
- WCs



Outline Specification

Sustainability & Energy Reduction Measures

Connection to a central low carbon energy centre
Provision of new LED lighting throughout
Daylight and present detection lighting control
Mechanical ventilation with heat recovery
Variable speed pumps and fans
Sub-metering for energy monitoring services

Specification

Key dimensions

1.5m planning grid
2.7m floor to ceiling height

Floors and ceilings

150mm (nominal) raised access floor,
Powder coated perforated & expanded mesh metal
ceiling tiles.

Air conditioning

A 4-pipe fan coil air conditioning system providing
heating and cooling, a 2-pipe fan
coil in internal areas to provide cooling only.

Mechanical services

Internal Design Conditions

22°C +/- 2°C (summer), 20°C +/- 2°C (winter)

Electrical services

Small Power: 25W/m² plus 10W/m²
Lighting: 12W/m² – LG7 compatible, 80mm
electronic metal venetian blinds provided
on all external windows.

Building Management System is provided.

Standby generators

Landlord generator

Tenant Plant area

Population density

Occupancy of 1:10 per sq m on the office floors
(escape 1:8 per sq m)

5 hall control 16 person passenger lifts and
goods lift (2,000 Kg)

WC and shower provision

50:60 male to female ratio based on 1:10

18 individual shower units in the basement

Storage and access

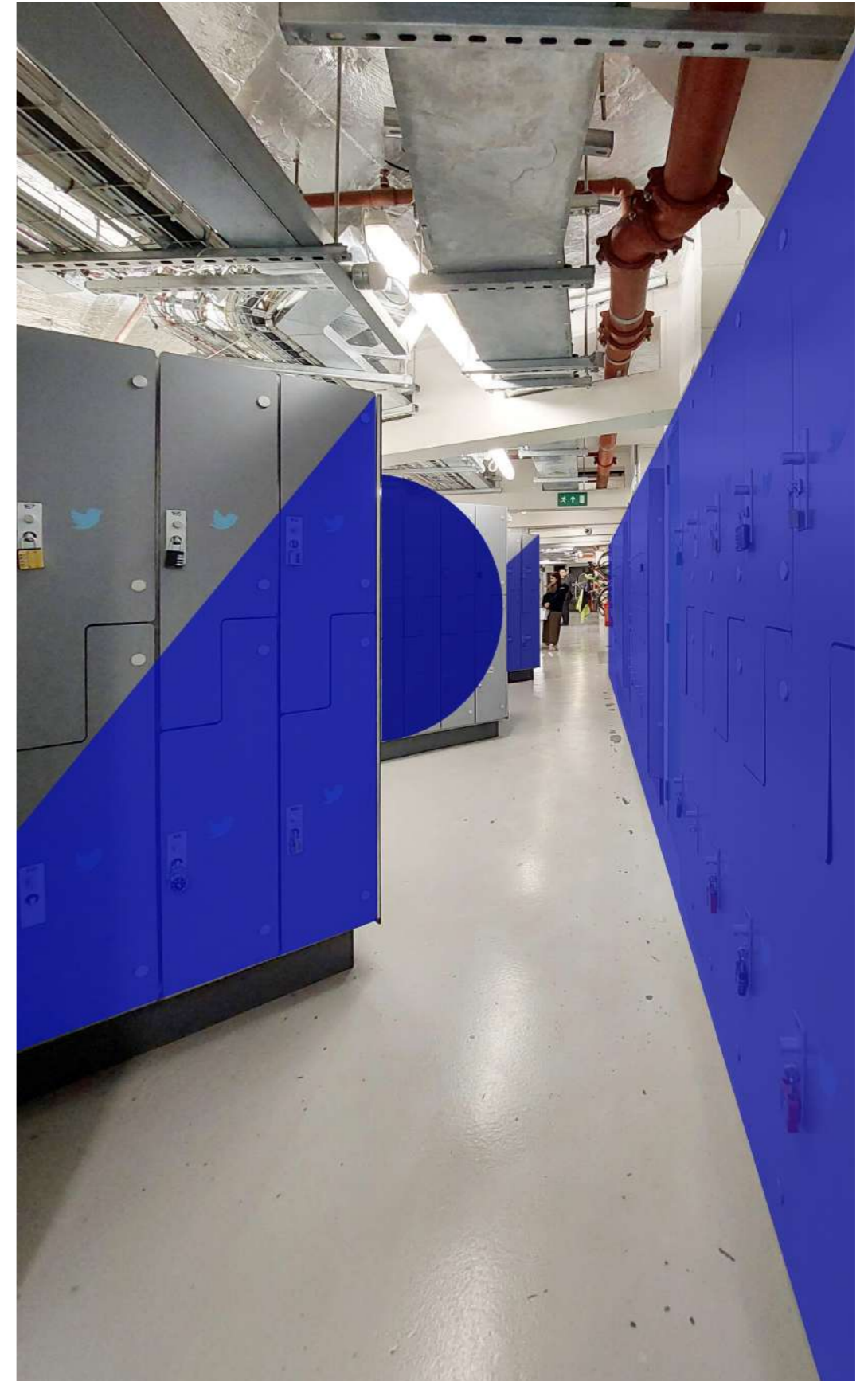
227 bicycle storage and lockers in the
basement. Separate goods receiving area

Sustainability

BREEAM 'Excellent' rating

Circular Economy principles embedded

Cycle Facilities



Cyclist Facilities



Sustainability

The scheme embraces a design approach that prioritises retention and refurbishment over demolition and rebuilding. Spaces are designed so that they can be adapted, reconstructed and deconstructed to extend their life and that allow components and materials to be salvaged for reuse or recycling.

Two design philosophies underpin this concept. The first considers the life expectancy of the different building elements, allowing different layers of the building to be refurbished as necessary. The second utilises the waste hierarchy.

Refurbishment of the existing building and re use of high carbon elements such as the raised access floor tiles, metal ceiling tiles, FCUs, and the stone floor tiles will contribute to large carbon savings.

