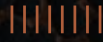




MARYLEBONE

LONDON W1



**TECHNICAL PACK
BUILDING SPECIFICATION
& FLOOR PLANS**

*A new office development by
The Howard de Walden Estate*



BUILDING STRUCTURE

AN EXTENSIVE REFURBISHMENT TO THE EXISTING MARYLEBONE HIGH STREET CORNER BUILDING AND NEW REAR EXTENSION ON ST VINCENT STREET ELEVATION TO PROVIDE A MODERN OFFICE BUILDING WITH LARGE, OPEN FLOOR PLATES AND AN INDUSTRIAL AESTHETIC.

The office development will retain period features from the original building structure whilst providing a contemporary industrial aesthetic. The use of exposed concrete, steel and brickwork combined with the warmth of timber and bronze/brass detailing will be throughout and will include a brand new cantilevered feature staircase.



ENTRANCE

Level access to office via the main entrance from St Vincent Street. Entrance to be a glass door (height 3m) with aluminium bronze finished frame and adjacent backlit signage.

RECEPTION, LIFTS & STAIRWELL

- Reception will have category B fitout to include Tibor limestone floor, marble reception desk, feature floor to desk, copper light and kitchenette/coat cupboard at rear. Fire alarm panel to be housed in glass vision panel behind the desk
- Lift exteriors will have patinated metal surround to lift doors throughout building core. Lift interiors to have a mirror on rear wall with back painted glass (white) to each side. Top frieze, skirting and handrail in light bronze; push buttons in brushed brass. Lift floor to be finished in stone to match reception area
- Exposed concrete cantilevered staircase to upper floors with timber tread and metal balustrade with brass handrail
- Feature bespoke brass sliding door with cast iron pulley system from stairwell to WCs on 1st - 3rd floors
- Demidec pre-cast concrete feature wall on ground floor and 1st floor of common parts

WCs

14 unisex WCs (4 DDA compliant) with exposed concrete and galvanised steel aesthetic used throughout:

- Finishes to include: Jura stone floor; Bert & May refined concrete basin, Dolphin solutions BC360 soap dispenser; stainless steel mixer and spout; Dyson Airblade V; Duravit Starck 3 wall-mounted toilet and Gerberit Sigma 30 dual flush. New cold-water feed to all sanitaryware with a pressure-boosted cold water service fed to a roof mounted tank and underfloor heating

AIR CONDITIONING

New VRF floor mounted units on office floors (units to be 243mm deep, laid out to comply with BCO guide specification 2014). All units individually controlled. External units housed in acoustic enclosures at roof level. Chilling capacity of A/C is 22°C based upon 25 W/m² small power, 12 W/m² and 1 person per 10 m².

VENTILATION

Mechanically ventilated via individual heat recovery units with combined supply/extract system installed on each floor on wall mounted louvre panels. Auxiliary areas ventilated via extract grills and ductwork system via heat recovery unit.

Rate of air flow to following areas:

- Core & WCs will be 8 litres/second
- Showers will be 15 litres/second
- Office floors will be 14 litres/second





LIFTS

- Two electric traction 8-person lifts. 1 lift will serve all floors; 1 lift will serve ground to third floor
- Opening height 2100mm x opening width 900mm
 - Doors to open from RHS/LHS depending. BMS integration to be provided in both lifts and 2-way non-OEM autodialling telephone system
 - Lighting level: 100 lux at floor level
 - Carrying capacity: 630 kg; travel speed of 1m/second

CYCLE STORAGE & LOCKERS

- Secure cycle storage accessed via lift and separate staircase (Falco cycle wheel ramp installed) from St Vincent Street:
- 17 dedicated cycle spaces to be provided at lower ground level. Falco semi-vertical cycle racks to be provided
 - 18 bespoke timber lockers to have secure steel carcass and laminated oak doors, to be fitted with digilock axis keypads (each locker 950mm x 300mm)

SHOWERS

- Four unisex showers (1 DDA compliant) located on the lower ground floor:
- Finishes to include: Hansgrohe Raindance Select S 240 2-jet overhead shower and shower arm; 900mm Majestic frameless Monaco shower screen; 1300mm x 750mm Duravit D-code shower tray, Mandarin stone Maranello Smoke wall and floor tiles with grey grout and chrome towel hooks

ACCESS FOR THE DISABLED

Level access via main entrance on St Vincent Street



WINDOWS

- Bronze framework on all windows in St Vincent Street rear extension with slight variation on each floor:
 - First Floor** - frameless glass bay windows with pivot opening glass
 - Second Floor** - inward opening French doors with balustrade
 - Third Floor** - inward opening casement window with chamfered setback in brickwork
 - Fourth Floor** - mansard roof with inward opening casement windows
- All existing windows to be replaced with slimline double glazed timber windows to match original

ROOF

- A new 70° glazed mansard with metal fin detail and standing seam metal roof to St Vincent Street elevation with bronze insulation panels and incorporating a green roof sitting above
- Existing building roof coverings to be stripped and upgraded with new thermal insulation installed

GREEN ROOFS

Two green roofs (adjacent to rear 3rd floor office and on top of the new mansard roof) will be housing UK native species wildflower blanket. An "insect hotel" is also proposed to encourage biodiversity by creating a new habitat for wildlife and increase ecological value of the roofs.

SUSTAINABILITY

Building to be developed to comply with BREEM Very Good.

FIRE ALARMS & SECURITY

- Analogue addressable fire alarm system in accordance with BS5839 part 1 202 and A2 2008
- CCTV system installed with coverage of main reception entrance, fire escape staircase and basement cycle storage. CCTV system can be linked to IP address and with an access-controlled system to monitor the movement of personnel in defined space within the building
- Intruder alarm with PIR motion detection in all offices space, with keypad control from reception

ALTERNATIVE FIRE ESCAPES

Two alternative fire escape routes.

1. Via lower ground staircase and door to St Vincent Street
2. Via adjacent demise from second, third and fourth floors



OFFICES FLOORS

- Exposed steelwork, brickwork and concrete vaulted ceilings throughout all existing office floors. Demidec soffits to new areas of office floors
- All office floors to be fitted out to category A standard with 600mm x 600mm raised floor panels. Floor void is 250mm with raised access floor to provide a point load of 3kN, and evenly distributed 8kN/m²
- Capped-off services for future kitchenettes provided in 2 locations across all office floors
- Office floors to have linear suspended up/down light fittings which will be grey (75mm) and provide warm white LED lighting. Central blanking plate to allow for potential sub-division of open plan space
- Double glazed windows and fire rated doors between core and office throughout the building

ELECTRICAL SERVICES

- Main electrical intake and distribution panel will be 300-amp 3-phase supply to entire office demise. Distribution boards to be in riser cupboards on office floors and spare ways for tenant fit out purposes located on the distribution board
- Each floor will contain an individual hot water generating system via local electric heaters with integral storage

LIGHTING

Low energy lighting throughout core areas and office floors. DALI control system. 1 DALI gateway provided per office floor. Entire building shall comply with part L2 of building regulations and emergency lighting to be provided in accordance with BS 5266.

OCCUPATIONAL DENSITY

One person: 10 sq m of net lettable office area for cooling and ventilation.

STRUCTURED CABLING

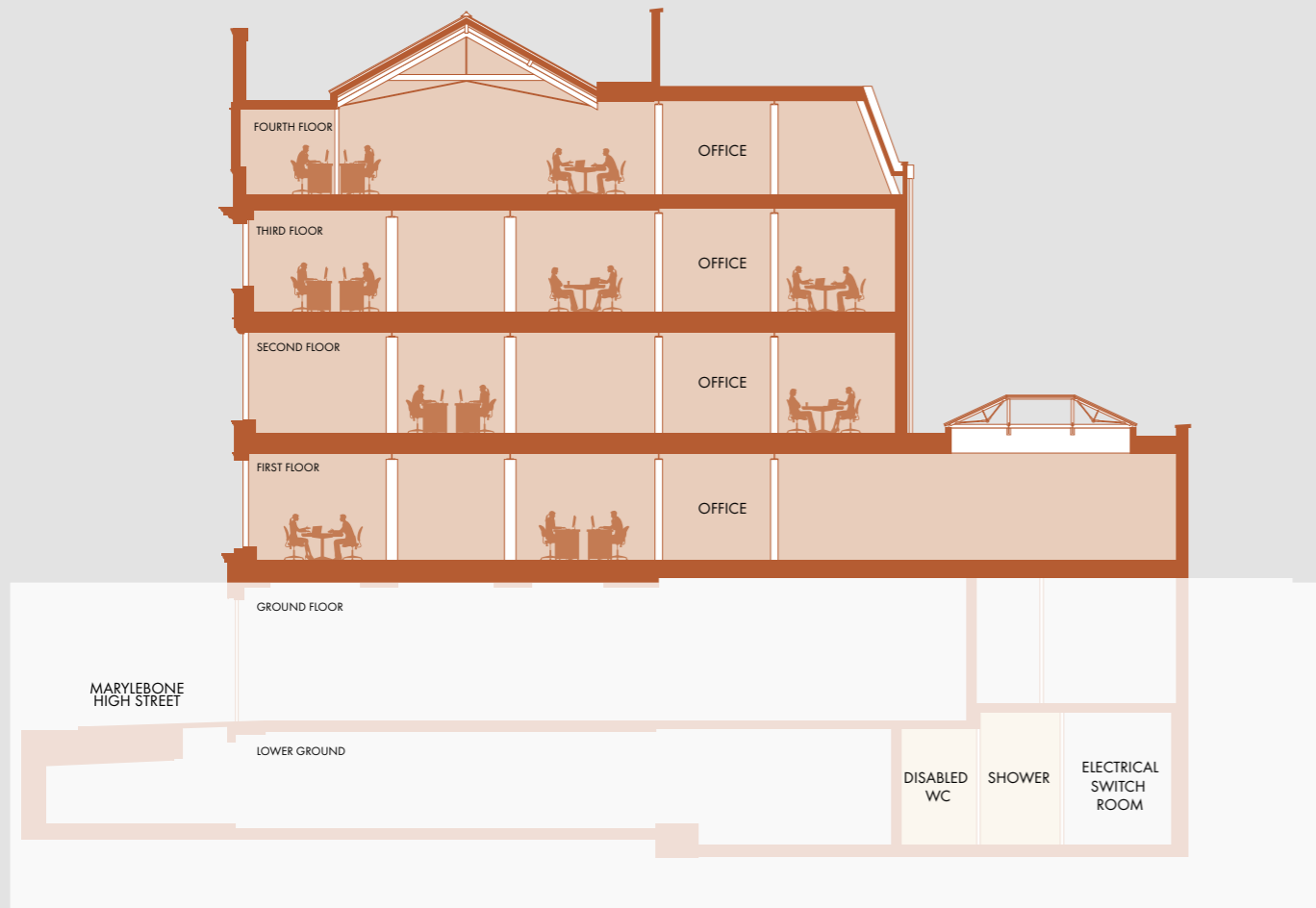
- Data and telecommunications distributed over CAT 6 structured wiring installation comprising multiple RJ 45 outlets into office floors
- 1 GB structure fibre line supplied by G Network into all office floors
- BT Open Reach to be installed to the building

Building Management System: The BMS has a monitoring function and provided with time clock control. The VRF system will be controlled by an i-touch manager. Office floor A/C units and ventilation to be controlled by local controllers.



CROSS SECTION OF EAST ELEVATION EXISTING BUILDING

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FLOOR-TO-CEILING HEIGHTS

FLOOR	SLAB-TO-SLAB	FLOOR-TO-CEILING
FOURTH	N/A	2450MM-4250MM (APEX ROOF & MANSARD ROOF AT REAR OF OFFICE FLOOR)
THIRD	3106MM	2600MM
SECOND	3214MM	2650MM
FIRST	3341MM	2800MM
GROUND	4220MM	4000MM
LOWER GROUND	3288MM	2600MM (INCLUDING EXPOSED M&E SERVICES)

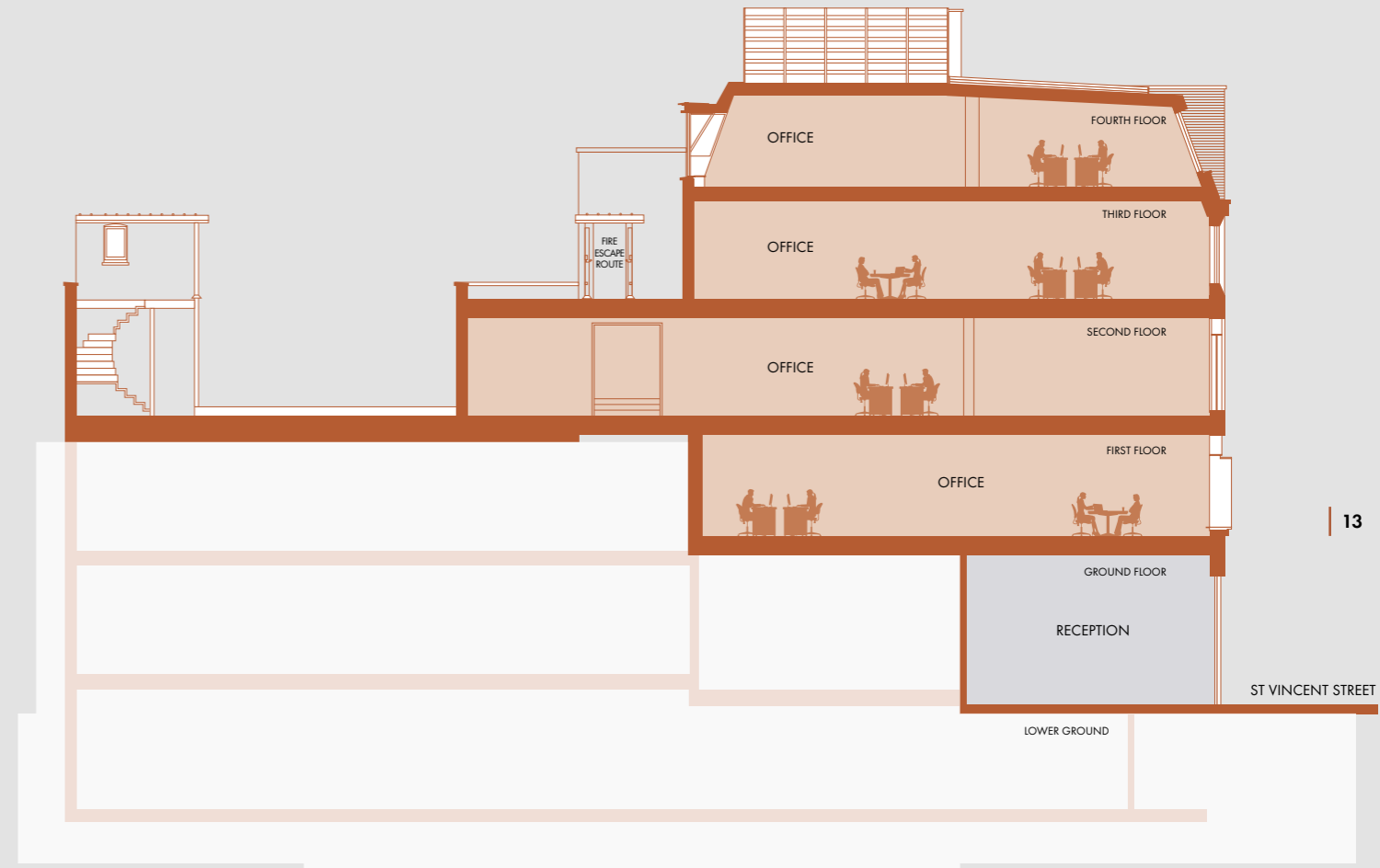
KEY

- OFFICE
- WC/SHOWERS



CROSS SECTION OF WEST ELEVATION NEW EXTENSION

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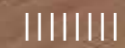
SCHEDULE OF FLOOR AREAS

FLOOR	SQ.FT	SQ.M
FOURTH	2609	242.4
THIRD	3028	281.3
SECOND	4338	403.0
FIRST	2822	262.2
GROUND (RECEPTION)	576	53.5
LOWER GROUND (CYCLE STORAGE & SHOWERS)	816	75.8
TOTAL NIA	12797	1188.6
TOTAL (WHOLE BUILDING)	14189	1318.2

KEY

- OFFICE
- CORE

All floor areas will be verified on completion in accordance with RICS code of measuring practice and IPMS.



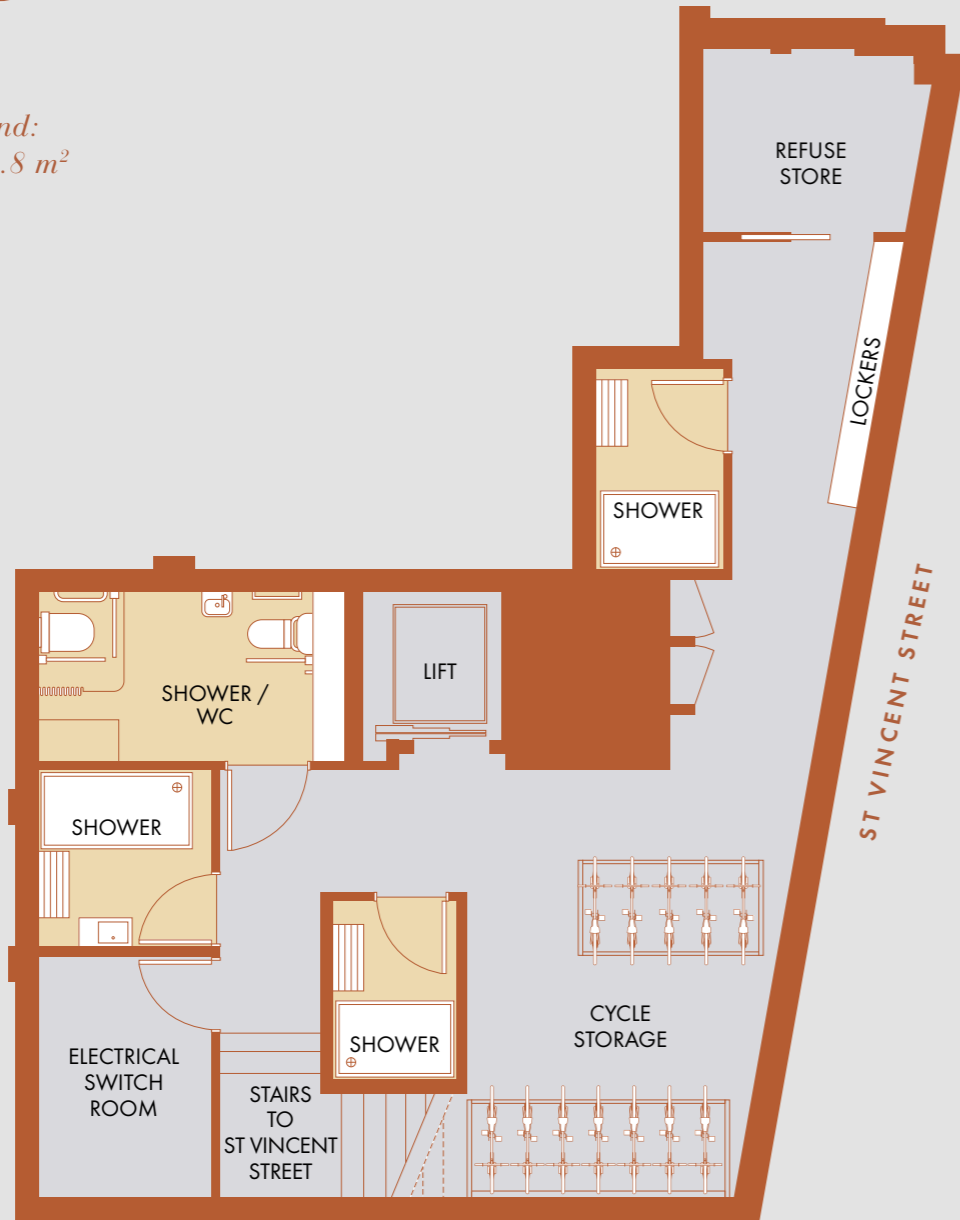


LOWER GROUND



Lower Ground:
816 sq ft | 75.8 m²

MARYLEBONE HIGH STREET



KEY

- OFFICE
- CORE
- WC/SHOWERS
- CAPPED OFF SERVICES/TEA POINT

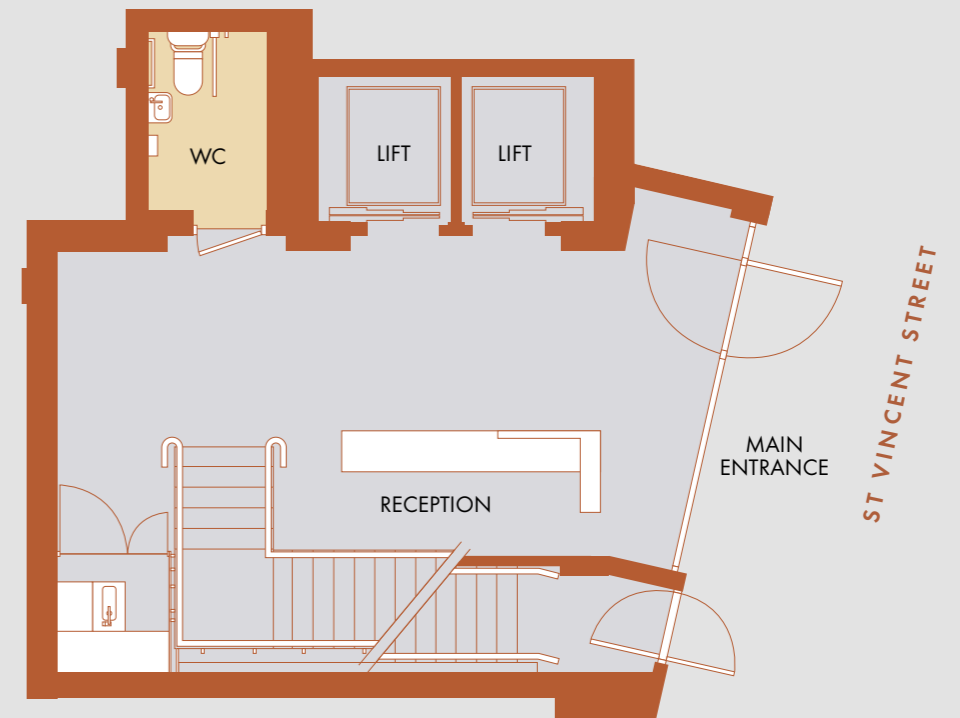


GROUND FLOOR



Ground Floor:
576 sq ft | 53.5 m²

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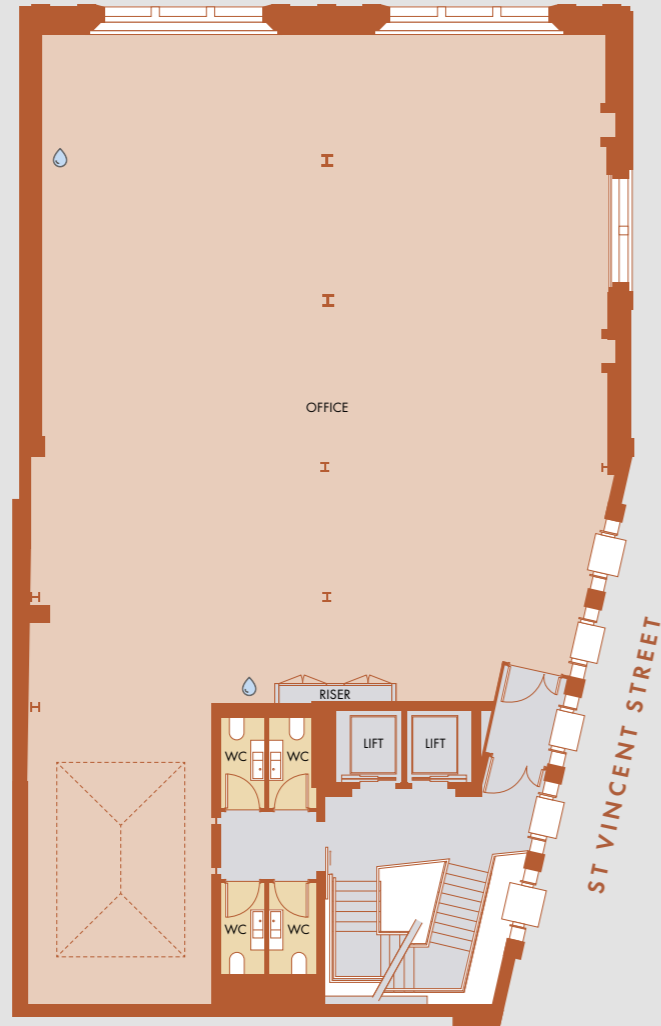
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FIRST FLOOR



First Floor:
 2,822 sq ft | 262.2 m²

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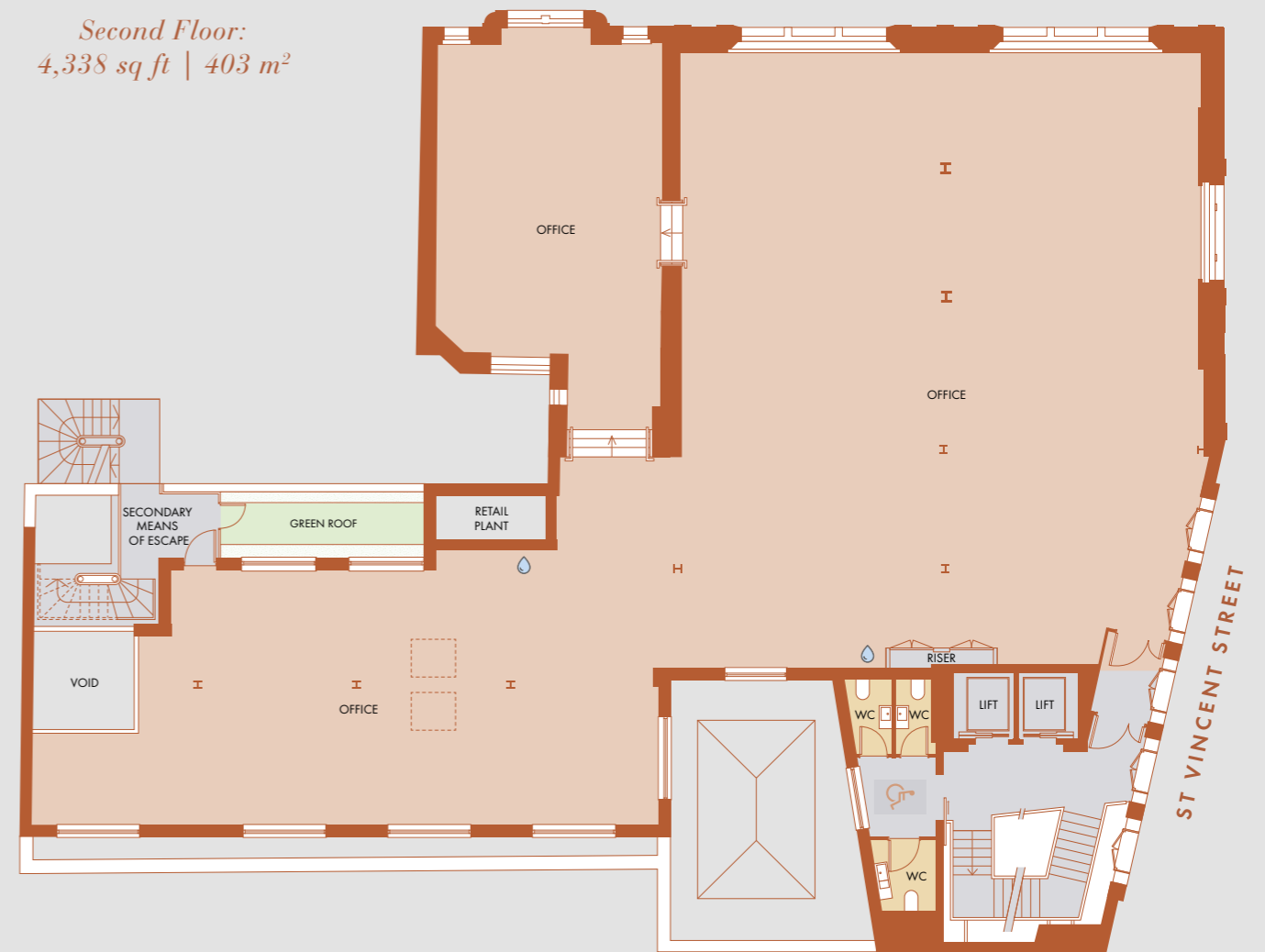
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SECOND FLOOR



Second Floor:
 4,338 sq ft | 403 m²

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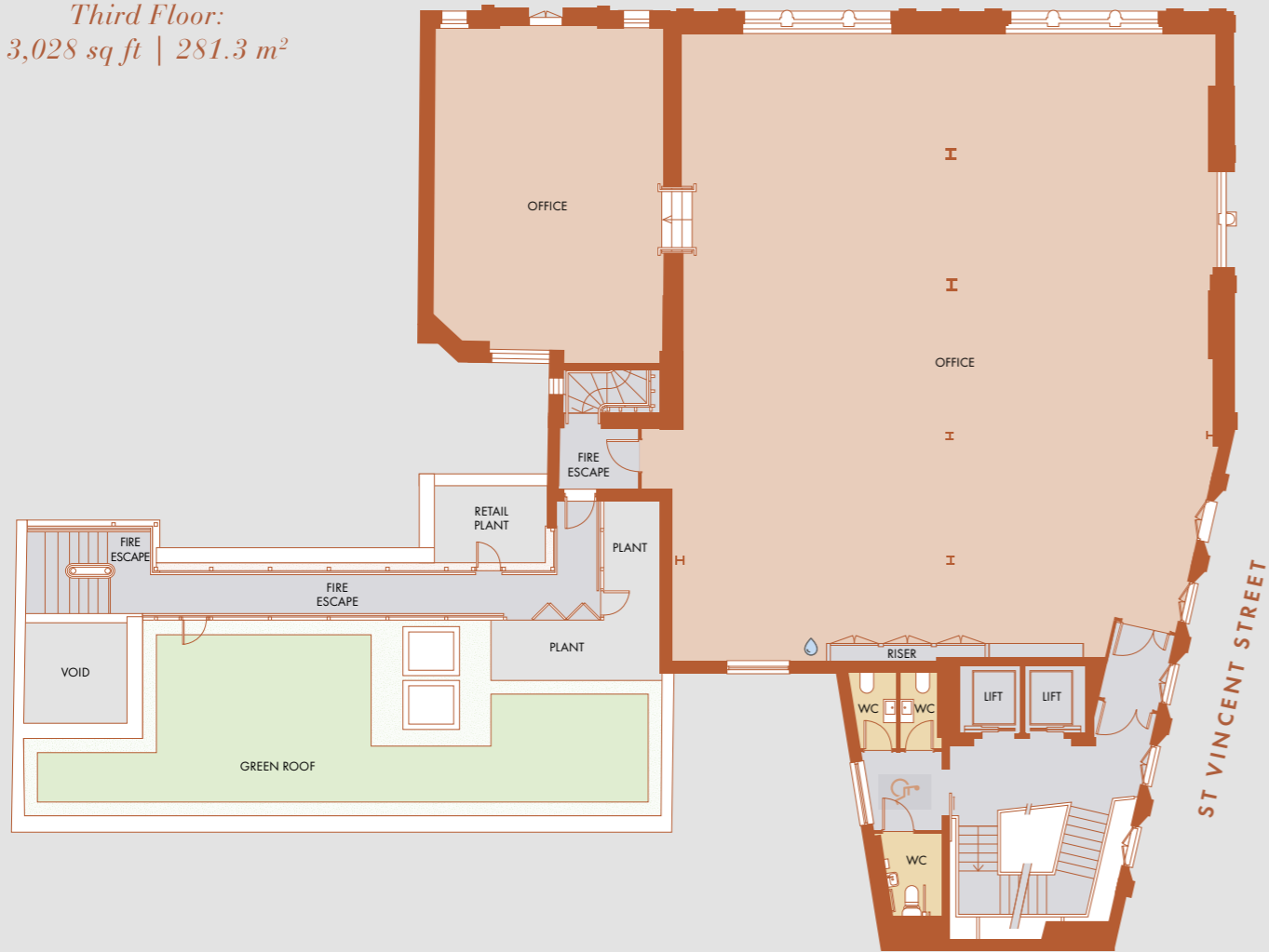


THIRD FLOOR



Third Floor:
3,028 sq ft | 281.3 m²

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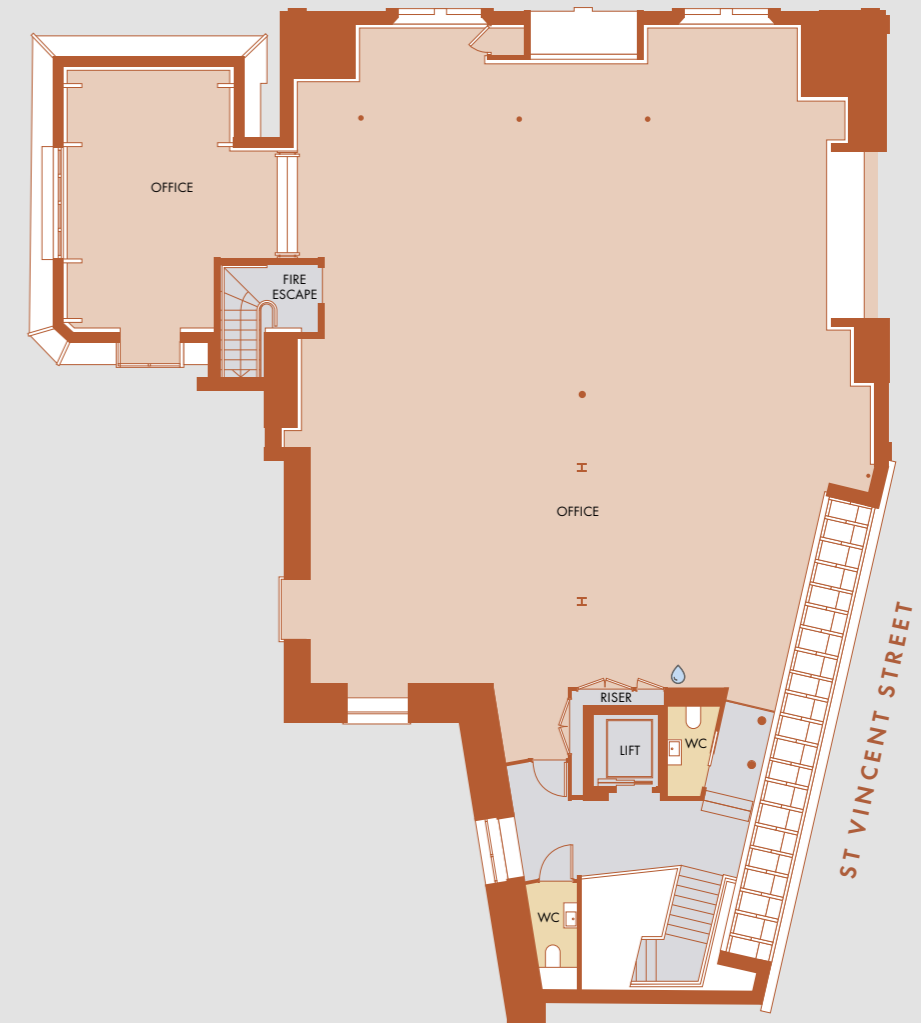


FOURTH FLOOR



Fourth Floor:
2,609 sq ft | 242.4 m²

MARYLEBONE HIGH STREET



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KEY

- OFFICE
- CORE
- WC/SHOWERS
- CAPPED OFF SERVICES/TEA POINT



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