



**THE AVENUE**  
LONDON

**SPECIFICATION**

## BUILDING SPECIFICATION

### Postal address

One Bedford Avenue,  
London,  
WC1B 3AU

### 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 is solid core  
galvanised steel panels, medium grade.  
Carpets by occupier.

### 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**

3 passenger lifts with a capacity  
of 1,275kg (one doubling as  
firefighting lift).

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 are 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 WCs and 2 urinals), female (5 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 materials as the lower floors with white Hi-macs, dark timber veneered doors and large back-lit mirrors.

### **Disabled WC**

1 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 façades. 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 <sup>2</sup> + 1.0 kN/m <sup>2</sup> for partitions
<u>Plant</u>	7.5 kN/m <sup>2</sup>

5% of office area adjacent to core have increased live loads to 7.5 kN/m<sup>2</sup> (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 are located along the perimeter external walls of the office space.

**External Design Conditions**

Summer 29°C db 21°C wb  
Winter -4°C db -4°C wb

**Internal Design Conditions**

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

**Landlord areas design air temperatures**

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

**Ventilation Systems**

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

**Power**

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

**Noise Levels**

Office NR38  
Reception NR40  
Toilets NR40

**Lighting**

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

General office 350 lux  
Reception 200 lux (350 lux over desk)  
Stairs 100-150 lux  
Lift lobbies and Toilets 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 is 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 is 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 are located throughout the office building as necessary, including all plant rooms.

**Security**

CCTV cameras cover Morwell Street, the One Bedford Avenue main entrance of the building and landlord areas - service bay, reception, cycle entrance, cycle store, ground floor lift lobby, basement lift lobbies and roof plant areas. Images are 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 provided at the main reception door and lifts. The same system also provides 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 is 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.

### Capped Services for Tenant

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

### Tenants' Plant

Space allocation is 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 technology trade that once 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



THE BEDFORD ESTATES

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