



72  
Welbeck  
Street<sup>W1</sup>



## DEVELOPER'S SPECIFICATION

1ST TO 4TH FLOORS  
72 WELBECK STREET,  
LONDON, W1G 0AU



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## CAT A DRAWINGS

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## 1.0 INTRODUCTION

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### 1.1 General

72 Welbeck Street forms the northern part of the island site that is bounded by Wigmore Street to the north, Welbeck Street to the east, Marylebone Lane to the west and Henrietta Place to the south. The site is located within the City of Westminster.

72 Welbeck is a 6 storey, mixed use building that occupies the northern half of an island site. The adjoining car park to the south is currently being demolished to make way for a new luxury hotel. The ground floor and basement of the building house seven retail Units fronting Welbeck Street, Wigmore Street and Marylebone Lane respectively. The first to fourth floors comprise large office floor plates planned around a central atrium, accessed via a reception on Welbeck Street. The fifth and sixth floors comprise 23 residential units accessed from a separate entrance on Marylebone Lane.

### 1.2 Functional Content

#### 1.2.1 1st to 4th Floors

The office accommodation surrounds a main central atrium with communal toilets to the south and 2 no. lifts serving all floors from the main reception. There is 1 no. goods lift for transporting deliveries in and out of the building.

#### 1.2.2 External

Plant accommodation and space for tenant plant provision is on the roof.

## PART A

### 2.0 DESIGN PARAMETERS

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#### 2.1 Design Occupancy Standards

##### 2.1.1 Heating Ventilation & Air Conditioning System

The new CAT A Works to be based on a workplace density of 1 person per 8 sq. m. for the purposes of provision of heating ventilation and air conditioning.

##### 2.1.2 Internal Acoustic Criteria

The noise criteria from the services installations are as follows:

- Speculative open plan office NR 38

##### 2.1.3 Fire Escape Occupation Densities

- To be Building Regulations compliant and have sufficient means of escape to achieve the intended occupancy of 1:6 persons per m<sup>2</sup>.

#### 2.2 Key Dimensions

The indicative dimensions of the office floors as existing are as follows:

	SSL to Structural Soffit	Raised Floor Zone
1st Floor	2,900mm	80mm
2nd Floor	2,900mm	800mm
3rd Floor	2,900mm	80mm
4th Floor	2,950mm	80mm

### 3.0 STRUCTURE

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#### 3.1 Superstructure

The superstructure comprises a reinforced concrete frame composed of ribbed slabs, wide spine beams and reinforced concrete columns on a piled foundation. The original atrium was infilled with a reinforced concrete floor slab on metal decking.

### 4.0 INTERNAL

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#### 4.1 Enabling Works

- ##### 4.1.1 Strip out of existing office space to open plan shell left free of all internal demountable partitions and finishes.

4.1.2 Strip out of existing mechanical plant, electrical and public health services leaving capped at the riser for reconnection to new installations.

#### **4.2 Internal Walls and Doors**

4.2.1 Redecoration of riser doors.

4.2.2 New doors onto floors from lift and toilet lobbies

#### **4.3 Wall Finishes**

4.3.1 Paint to solid elements of perimeter walls, columns and core walls using matt emulsion paint, colour RAL 9010.

#### **4.4 Floor Finishes**

4.4.1 New raised access floor with a circa 80mm floor void.

#### **4.5 Ceiling Finishes**

4.5.1 A new suspended plank system ceiling around the central portion of the office, stepping up to reveal exposed services to the perimeter.

4.5.2 White matt emulsion paint to any suspended plasterboard soffit.

#### **4.6 Finishes and Fittings**

4.6.1 Emergency escape signage to be installed in accordance with building regulations to CAT A open plan layout.

4.6.2 Clean existing window frames.

### **5.0 BUILDING SERVICES**

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#### **5.1 Design Parameters**

The following design parameters have been selected using the guidance noted within:

- CIBSE Guide A – Environmental Design
- CIBSE Lighting Design Guide
- Institute of Public Health Engineers – Design Guides
- Public Health Engineering CIBSE Guide G
- Building Regulations Document H.

External Temperature	30°C db (summer) / -4°C db (winter)
Internal Temperature	20°C +/- 2°C heating mode 24°C +/- 2°C cooling mode
Office Ventilation	12 l/s/person + 10% for densely populated areas/meeting rooms at 1 person per 8m <sup>2</sup> 10 l/s/person at 1 person per 6m <sup>2</sup> meeting room air allowance - 10%
Noise	NR 38
Lighting Level	350 - 400 lux (average maintained illuminance) at working at plane level
Small power	25 W/m <sup>2</sup> (allowance for incoming tenants)

### 5.1.1 Mechanical Services

The office areas are heated and cooled by a 2 pipe fan coil with electric batteries. The heating and cooling is generated from gas fired boiler plant and air cooled chiller plant respectively located in the landlord's plant areas.

The office areas are provided with mechanical supply and extract ventilation from landlord's air handling plant located at basement level.

### 5.1.2 Electrical Services

The office areas are provided with electrical supplies from the landlord's main LV supply. This generally comprises of rising busbars connected to distribution boards on the second floor located in the electrical service risers.

The small power installation to tenant floors stops at the distribution board within the tenant's riser, with fire-stopped openings into the floor void at each level, the final distribution being installed during the tenant's fit-out.

Emergency lighting, fire alarms and smoke detection will be installed in accordance with the requirements of the respective British Standards.

### 5.1.3 Public Health Services

The WC's on each floor are provided with hot and cold water and drainage services from the landlord's central plant.

## 6.1 Heating and Cooling Systems

Heating and cooling is provided by new 2 pipe fan coil with electric batteries on the 1st to 4th floors. The fan coil units are mounted at high level off the slab.

The units will be connected by new chilled water pipework and valves running at high level off the slab. The pipework will connect back to the new landlord's services within the risers and back to the new central heating and cooling plant.

Conditioned air will be supplied into the offices via a range of ductwork and diffusers.

Each fan coil will be fitted with a return air sensor and a new controller that will be linked back to the building's new BMS system.

Valved and capped cooling connections to be allowed to cellular / special zones  
Locations and sizes of valved connections to be advised by Tenant to suit CAT B fitout.

Provisions for BMS, power, and condensate drainage to be allowed for the Tenant to extend to fan coils serving cellular zones.

## 6.2 Ventilation

Outside air will be supplied to the offices via the fan coil units. This will generally take the form of a series of new supply air ducts running at high level with branches to the rear of the fan coil units.

The outside air supply ducts will connect back to the landlord's service risers and back to the new central ventilation plant at basement level. Stale air will be extracted at high level adjacent to the service risers.

## 7.0 ELECTRICAL SERVICES ELEMENTS

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### 7.1 Electrical Design Criteria

Lighting Level	350 - 400 lux (average maintained illuminance) at working plane level
Small power	25 W/m <sup>2</sup>

### 7.2 Lighting

New office lighting on the 1st to 4th floors.

A new intelligent lighting control system will be installed incorporating new presence sensing devices and area controllers set up to operate with perimeter zone daylight control.

The area controllers allow for the tenant to locally adjust their lighting. The adjustments can relate to the time delay for switching off of the luminaires after no presence has been sensed.

The lighting will be derived from a new local lighting distribution board located within the electrical riser.

### 7.3 Emergency Lighting

Within all areas, the emergency lighting is achieved by the use of integrated battery packs capable of operating the lamps for three hours after loss of power supply.

## 7.4 Small Power

New power and wiring will be installed to suit the new mechanical plant and equipment. The new power will be derived from new local distribution boards in the landlords risers.

## 7.5 Fire Alarms

It is proposed to install a new fire alarm loop on the 1st to 4th floors to comply with BS 5839: Part 1. The level of coverage shall be L1 and the system shall consist of new smoke detectors, sounders and xenon beacons.

The new devices shall be connected back to the existing main building fire alarm system via a new junction box in the landlord's riser.

Fire alarm connection points to be allowed for cellular zones for extension by the Tenant.

## 8.0 PUBLIC HEALTH SERVICES ELEMENTS

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- 8.1 New capped off cold water and drainage connection shall be provided within the landlords existing service riser for the tenant to connect into for a tea point or kitchenette.

## 9.0 ASSUMED FLOOR AREAS

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- 9.1 The estimated indicative net internal areas, based on site survey information for design purposes, are summarised in the table below:

For the purposes of calculation of rent the floor will be measured in accordance with the current RICS Code of Measuring Practice post Practical Completion by Lane & Frankham or similar approved independent surveyors.

FLOOR	AREA
1st Floor Offices	18,546 SQ FT
2nd Floor Offices	18,169 SQ FT
3rd Floor Offices	18,126 SQ FT
4th Floor Offices	10,689 SQ FT

## 10.0 CAT A DRAWINGS

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The drawings appended to this specification define the works to be undertaken for CAT A



## PART B

### 11.0 1ST TO 4TH FLOOR WC'S (MALE, FEMALE & ACCESSIBLE) AND LOBBIES

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A refurbishment of the toilets associated to the 1st to 4th floors to be undertaken as Landlord works on the basis of the following scope of works:

- Installation of new LED light fittings throughout
- New WC cores to include WC facilities and associated fit out.
- New fixtures and fittings to be installed i.e. bins, soap dispensers, hand dryers, mirrors etc.
- Decorations to all surfaces
- New document M pack to accessible toilet and to be compliant with Building Regulations

### 12.0 LOBBIES

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The lobbies to the Landlord common parts to be refurbished to 1st to 4th floors on the basis of the following scope of works:

- New doors to the demise as indicated on the Lease plans
- New lighting to be installed throughout with more energy efficient LED light fittings
- Installation of new finishes and decorations
- Statutory signage and emergency escape signage to be renewed and compliant with Building regulations
- Decorations to usually decorated surfaces
- 4th floor shares a lobby space in front of the lifts with existing tenant

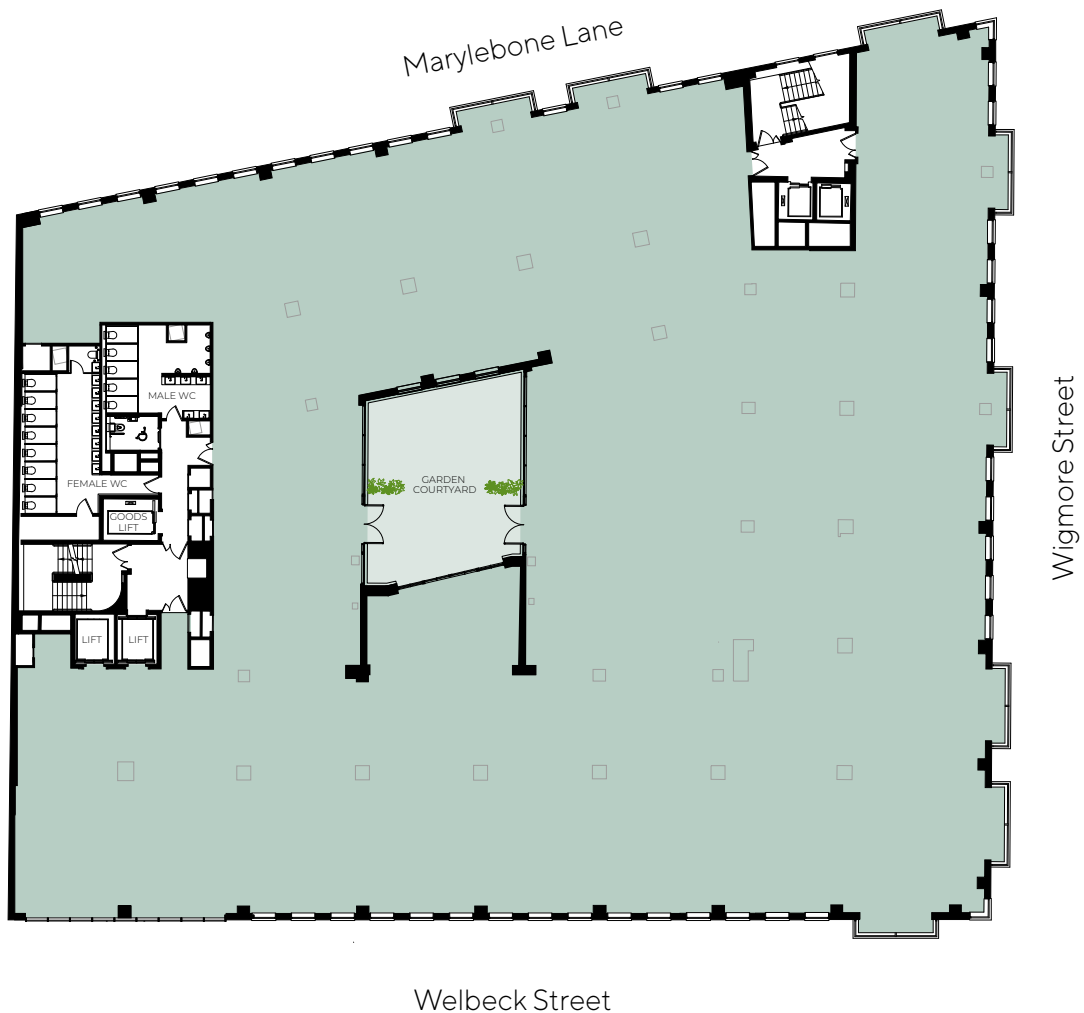
## APPENDIX A CAT A DRAWINGS

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### FIRST FLOOR

Office:  
18,546 SQ FT / 1,723 SQ M

Garden courtyard:  
850 SQ FT / 79 SQ M



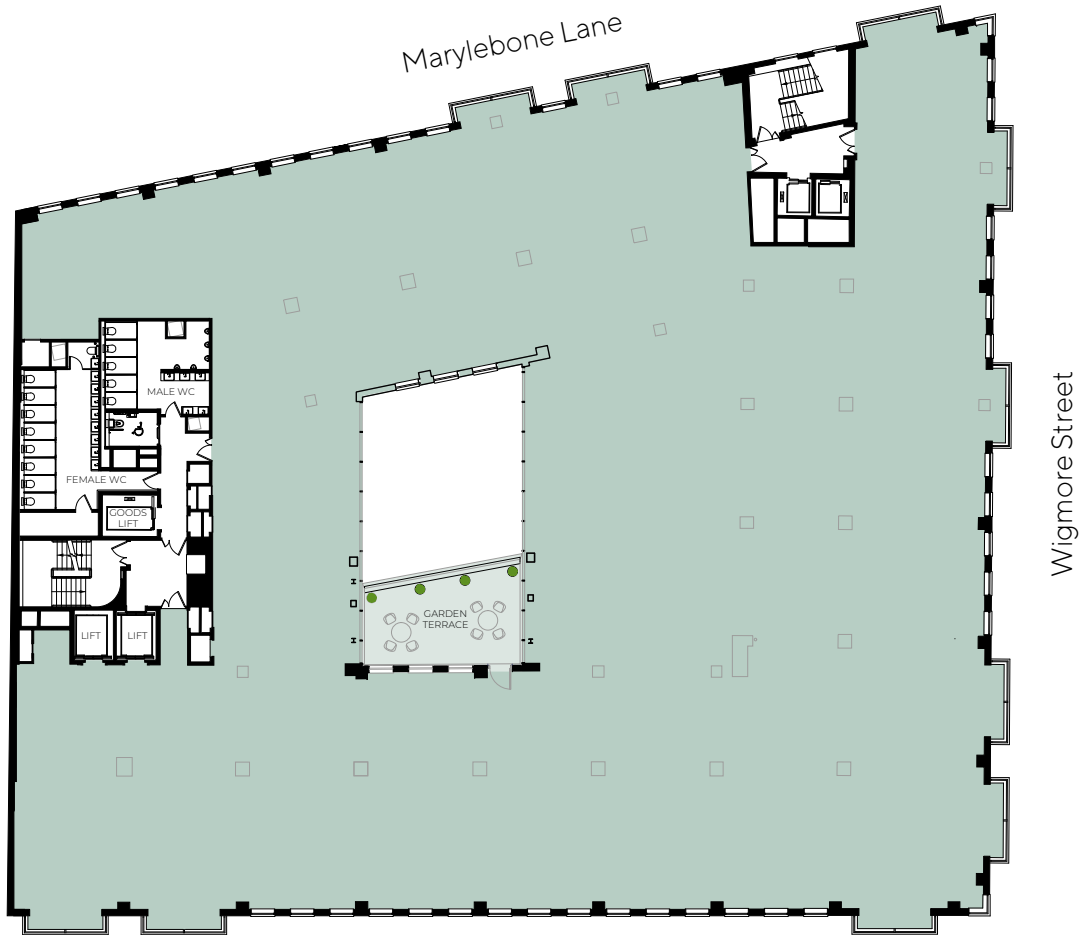
## APPENDIX A CAT A DRAWINGS

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### SECOND FLOOR

Office:  
18,169 SQ FT / 1,688 SQ M

Garden terrace:  
409 SQ FT / 38 SQ M

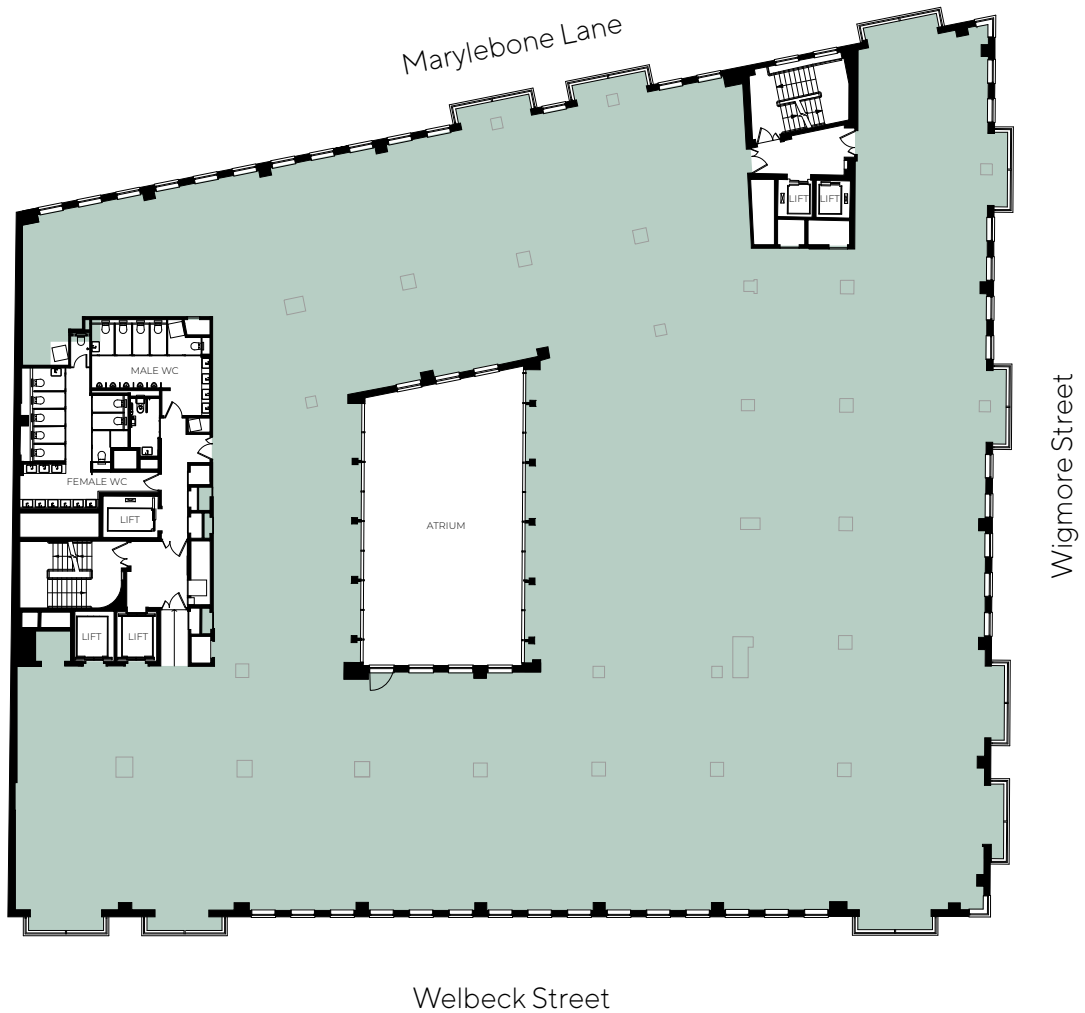


## APPENDIX A CAT A DRAWINGS

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### THIRD FLOOR

Office:  
18,126 SQ FT / 1,684 SQ M



## APPENDIX A CAT A DRAWINGS

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### FOURTH FLOOR

Office:  
10,689 SQ FT / 993 SQ M

