



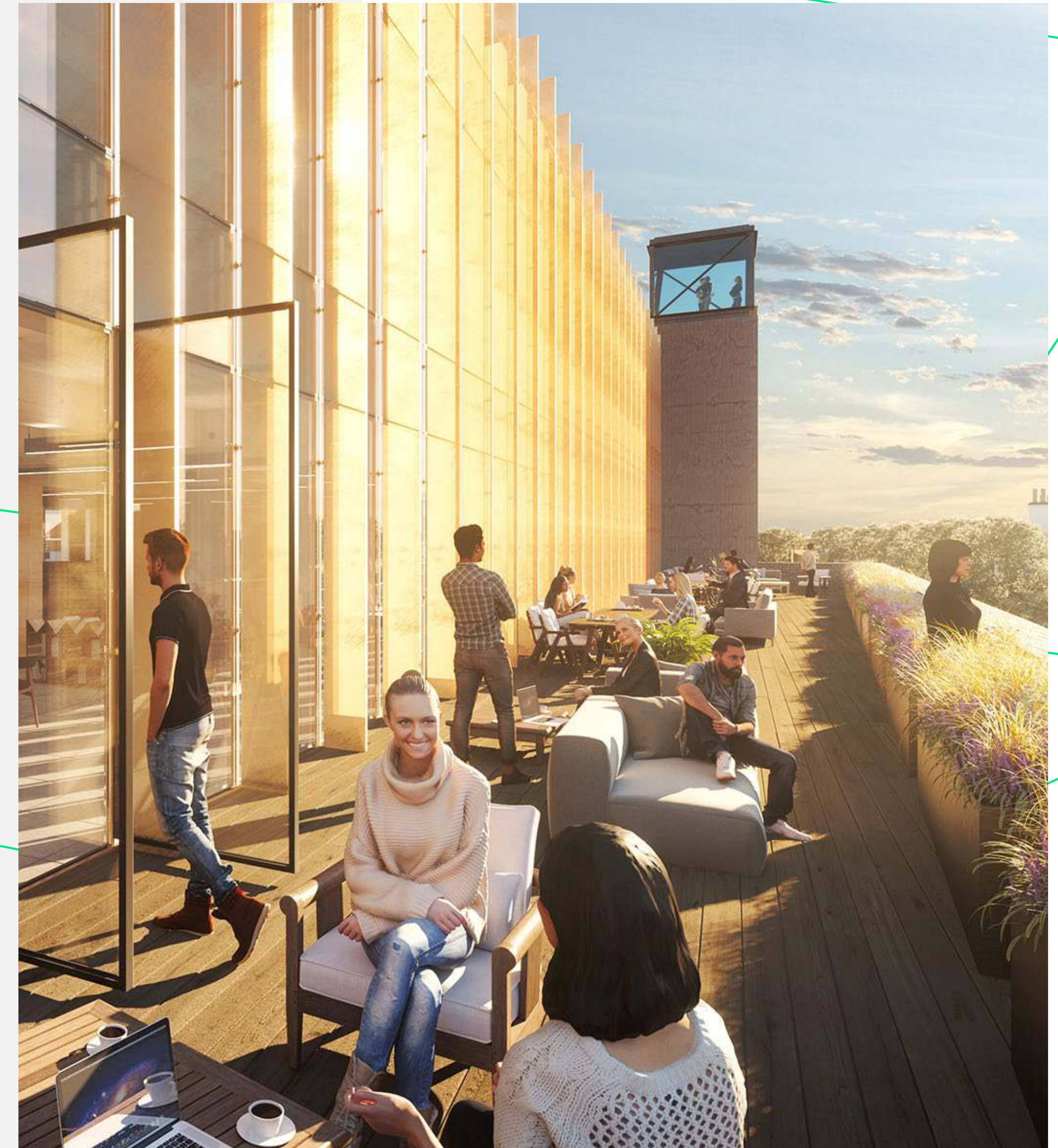
The Dock at The Gramophone Works

326 Kensal Rd, W10 5BZ

Technical Specifications

Inspiring spaces. *Impressive spec.*

- 64,132 sq ft available office accommodation
- Floorplates ranging from c.7,083-14,111 sq ft
- Terraces providing c.6,300 sq ft of outdoor spaces
- Cycle park with 90 cycle spaces with lockers and maintenance area
- Changing facilities with 7 showers
- Contemporary reception with an event space of c.2,400 sq ft
- Canal side cafe & bar c.1,100 sq ft
- Feature meeting room spaces within historic circulation tower
- Innovative expressed timber structure
- 3 no. (10 person) passenger lifts
- New metal tiled raised floor (125 mm floor void)
- Floor to ceiling height 3500mm (second to fifth floors)
- Exposed ceiling mounted VRV heating & cooling system combined with fresh air supply
- Exposed concrete feature columns
- Building designed to an occupational density of 1:10 sq m (1:8 sq m to ground & first floors)



Technical Specifications

Occupancy Levels

For the purpose of calculation, the following occupation levels have been used:

- Ventilation/Servicing Strategy: 1 Person / 8 sqm
- Means of escape: 1 Person / 7.5 sqm
- Lifts: 1 Person / 8 sqm
- Toilet Provision: 1 Person / 8-10 sqm as per BCO guidelines

Structure

- Existing concrete structural frame retained and adapted.
- New extensions will be constructed from an engineered timber frame with cross laminated timber (CLT) infill wall, and floor panels.
- New cores will be constructed from a combination of reinforced concrete and CLT panels.
- New foundations where required will be reinforced concrete piles.

Existing Towers

A key identity of the design is the retention and celebration of the circulation towers to add character, heritage and vertical expression to the scheme. Both towers will be extended and capped with a coloured glass feature to define the building's identity. The North tower will be accessible on all floors.

Floor to Ceiling heights

On all office floors the height is maximised by the omission of suspended ceilings. The existing ground & first floors have a floor to ceiling height of 2650 mm with beams and services running below this. To maximise height they do not have raised access floors over the existing structure. However, areas of new structure have a 125mm service void below a raised access floor.

Second to fifth floors have a floor to ceiling height of 3500mm with beams and services running below this. They all have raised access floors with a 125mm service zone throughout.

Facade & Glazing

Brick facade with large punched framed windows from ground to second floor. The upper floor facades are all of glazed curtain walling with expressed external bronzed aluminium mullions.

Roofs

Flat roofs throughout with areas of planting to encourage local biodiversity, photovoltaic panels and service areas.

Terraces & External Spaces

Terraces & external spaces are provided wherever possible to capitalise on the canal side location. The ground floor has direct access to the mews running along the rear of the property, the courtyard and the cafe terrace onto the canal. At third floor level the building is set back along the canal providing a large terrace. Smaller terraces are located on the fourth & fifth floors.

New terrace planting will be provided in freestanding planters to be maintained and replenished as required. Integrated lighting will be provided throughout for way finding and highlighting aspects of the building. The external spaces can be secured with steel access gates.

Lifts

Three central passenger lifts, each carrying 10 passengers at 1.0m/s serve the ground floor through to fifth floor with one of the lifts serving the basement floor level to meet BCO guidelines. In addition two fire-fighting lifts are located in the east and west escape cores which can be used for passenger movements. One of these will double up as a goods lift and provide cycle access to the basement storage facility.

WC's & Shower Facilities

All WCs are 'superloos' with hand basins and wall mounted pans, vanity mirrors & hand dryers. Materials reflect the character of the building with plain & feature tiled surfaces and

timber louvre ceilings.

Separate Male & Female changing rooms are provided with personal locker storage areas in the basement. Showers are individual wet rooms with private changing areas & 900mm x 900mm showering areas. Non-slip finishes are provided throughout.

Acoustic Criteria

External noise ingress is controlled to within the BCO criteria as follows:

- Open Plan Office Areas: NR38
- Entrance Lobbies: NR40

Noise from building services is controlled to within the BCO criteria as follows:

- Open Plan Office Areas: NR38
- Entrance Lobbies: NR40
- Toilets: NR45

Servicing

Refuse stores are located on the ground floor along the mews. Plant areas are located direct from the mews or via the dedicated service lift to the basement.

Cycle Provision

There are 90 cycle spaces located within the basement adjacent to the shower facilities and lockers.

Dedicated clothes drying and bike maintenance areas are also provided.

In addition there is space for 12 no. visitor cycle spaces within the mews.

Mechanical Services

- All areas are air conditioned using a centralised high efficiency VRV system with a high level of zonal control. Heat

rejection will occur via roof mounted cooling plant

- Filtered Ventilation is supplied to each unit via air handling units with heat recovery systems, located at the roof plant area
- To allow for division of office floors, two separate electrical, heating & chilled water risers are located at opposite sides of the floor plate.
- Extract is provided to the office toilet & shower areas.
- Dedicated tenant plant areas have been provided at roof level. Allowance based on two tenants per floor, installing up to two separate systems of up to 10kW each

Automation

A Building Management System (BMS) is proposed to provide effective and automatic control of the environmental conditions within the buildings. This will include the heating, cooling, ventilation, domestic water and gas systems. The ventilation system/panels will be linked to the fire alarm to enable the system to 'shut down' as required.

Mechanical Design Criteria

External Design Criteria

- Winter: -4°C dry bulb / Saturated wet bulb
- Summer: -30°C dry bulb / 20°C wet bulb
- Heat Reduction Design Criteria: 35°C dry bulb, 22 °C wet bulb

Internal Design Criteria (Office)

- Winter: 21°C +/- 2°C
- Summer: 24°C +/- 2°C

Ventilation

- Office Areas: 12 litres per second per person + extra 30% to allow for future partitioning
- Toilets: 8 air changes per hour extract

Technical Specifications

Public Health Services

Unvented gas-fired hot water calorifiers are located within the basement DHW plant room and a twin pipe flow and return system is provided with a secondary circulation pump maintaining design temperatures at 55°C. Thermostatic Mixing Valves are provided at point of use such as wash basin outlets.

Portable boosted cold water service is provided to all drinking water outlets and sanitaryware cold water connections.

Soil and waste systems will be provided to take the discharge of foul and waste water from all sanitaryware and fitments.

Dedicated boosted cold water services are provided to supply a potable cold-water service to each office floor demise, with provision for 2 independent tenants per floor.

Electrical services

The development is served by a new UKPN power supply. A new UKPN HV network sub-station will be located at ground floor level. The substation will house UKPN HV switchgear and transformers.

The estimated maximum demand for the development is 790kVA with 10% future load expansion factor incorporated.

Each office distribution board is split metered into two load groups to monitor small power and lighting consumption.

The electrical services have been designed to provide maximum flexibility for incoming tenants. To provide this flexibility, electrical risers have been located to allow a notional office split. Tenant distribution boards will be provided on all floors. Landlord distribution boards will be provided throughout the building.

General small power outlets shall be provided throughout the Landlord areas of the building to serve cleaning equipment, plantroom maintenance, hand dryers, reception desk, security services and items of mechanical plant.

General small power distribution to tenant office spaces will not be provided as part the Cat A fit-out allowing incoming tenants maximum flexibility for the configuration of office spaces.

Electrical Design Criteria

Service Systems	load density (NIA) (W/m²)
Lifts	10
Hvac	55
Ancillary	10
Office	
Lighting	12
Small Power	25
Cafe	
Lighting	12
Small Power	225 - Assuming gas cooking
Amenity	
Lighting	10
Small Power	5
Plant rooms & Core	
Lighting	10
Small Power	5

An allocation of 15kW has been allowed for the basement comms room. An Allocation of 20kW has been allowed for the Tenants' Secondary Equipment Rooms (supplied by Tenant).

Lighting

The design illumination (average maintained) levels shall be within the following ranges as recommended by CIBSE lighting guides:

Area	Illuminance level (Lux)	Colour Rendering
Cafe	200-300	80
Office	400-500	80
Plant Room	150-200	60
Toilets / WC's	100-200	80
Circulation	100	40
Entrance lobby	100	80
Stairs	100	40

Emergency Lighting 1 lux minimum on escape path and 0.5 lux minimum on open plan office.

Lighting design has been carried out in accordance with BCO guidelines & the principles of the CIBSE Lighting Guides. Office areas will be illuminated by low energy, electronic, suspended fluorescent & / or LED luminaires. The lighting is controlled by means of a programmable control system. This will enable the lighting layout to be easily reconfigured for partitioning works without major alterations.

Fire

Detection

The office accommodation including all ancillary accommodation will be fitted with an automatic fire detection & fire alarm system to a minimum Category L1 coverage in accordance with BS5839-1:2013.

Evacuation

Designed to BS9999:2008 & based upon simultaneous evacuation, protected stair cores with refuges & call points serve the building with two modes of escape from each floor.

Compartmentation

- Compartment floors: 90FR
- Firefighting shaft: 120FR
- Between firefighting stair/lobby/lift: 60FR
- Structure: 90FR

Protective installations

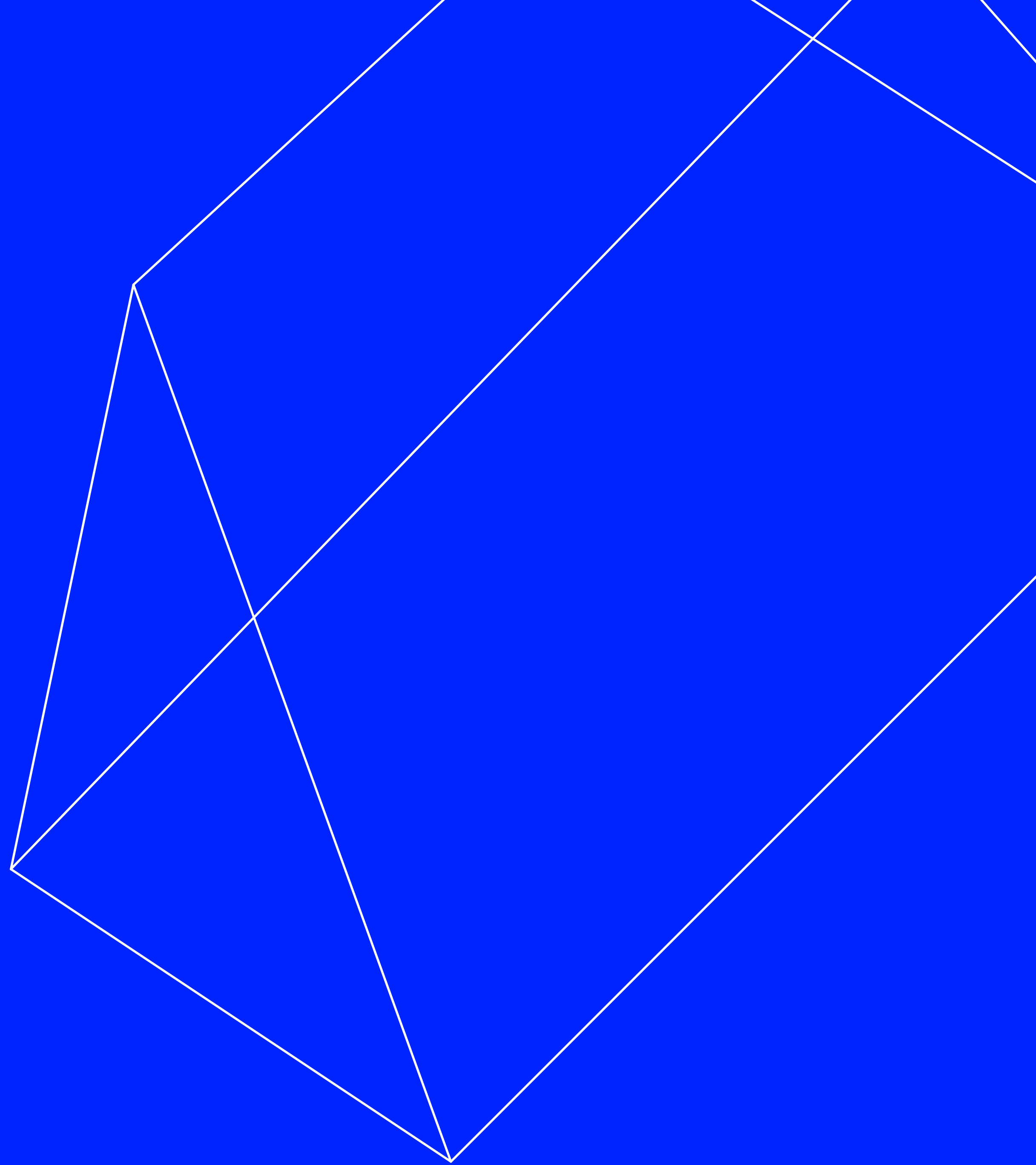
150kVA Life Safety Generator at 0.8 PF serving:

- Fire alarm system
- 2no. Firefighting lifts
- 2no. Firefighting lobby smoke ventilation systems

The Studio at The Gramophone Works

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The Building

- Total office area c.20,000 sq ft NIA
- Floorplates ranging from 600 - 5,000 sq ft NIA
- Contemporary designed office reception with event space (c. 500 sq ft)
- 13 person passenger lift
- 3 roof terraces across 1st & 3rd floors totalling 1,200 sq ft
- 30 cycle hub spaces with lockers and maintenance area
- Changing facilities including 7 showers
- Exposed concrete structure
- Exposed ceiling mounted VRF heating & cooling system combined with fresh air supply
- Building designed to an occupational density of 1:10 sq m
- Industrial double-glazed heritage style windows
- LED linear suspended up/down lighting



Technical Specifications

Occupancy Levels

For the purpose of calculation, the following occupation levels have been used:

- Ventilation/Service Strategy:
1 Person / 8 sqm
- Means of escape: 1 Person / 7.5 sqm
- Lifts: 1 Person / 8 sqm
- Toilet Provision: 1 Person / 10 sqm as per BCO guidelines

Structure

Existing structural concrete columns and beams will be retained, repaired and repainted. The new terrace extensions will be constructed from Glulam timber columns & beams with timber decking infill & vertical timber balustrading.

Floor to Ceiling heights

On all office floors the height is maximised by the omission of raised access floors and suspended ceilings with the exception of the ground floor which has a raised access floor with 125mm service void. Due to the eclectic mix of buildings and spaces the floor to ceiling heights vary considerably across the development.

Approx. max. floor to ceiling heights

Building 1	
Ground	3900mm
First	2800mm
Second	2800mm
Third	2800mm
Building 2	
Ground	3700mm
First	2600mm - 5000mm (sloped roof)
Building 3	
Ground	4100mm
First	2600mm
Second	2800mm
Third	2200mm

Facade & Glazing

The existing facades have been repaired and internally insulated to improve thermal efficiency. All glazing is either double-glazed Crittall style heritage windows or aluminium framed contemporary glazing (e.g. Reception entrance).

Terraces & External Spaces

Terraces & external spaces are provided wherever possible to capitalise on the canal side location. The ground floor has direct access to the central courtyard space which is partially covered by the first-floor terrace. In addition a canal side terrace is accessed from the first floor. Two roof terraces overlooking the canal are also accessible from the third floor. The external spaces can be secured with steel access gates.

Lifts

13 person passenger lift. This will travel at 1.0m/s between basement & third floors. Fob access controls will ensure security due to the ground floor external access. Building 3 does not have lift access and is instead served by the existing external staircase.

WC's & Shower Facilities

All WCs are 'superloos' with hand basins and wall mounted pans, vanity mirrors & hand dryers. Materials reflect the character of the building with plain & feature tiled surfaces. Separate Male & Female changing rooms are provided with personal locker storage areas in the basement. Showers are individual wet rooms with private changing areas & 900mm x 900mm showering areas. Non slip finishes are provided throughout.

Servicing

Refuse stores are located on the ground floor below the external access stairs. Plant areas are located at basement and roof levels.

Office Cat A

- Plasterboard painted walls
- Exposed brickwork feature walls
- Painted concrete columns beams and soffits
- Exposed ceiling mounted services
- Glazed or partially glazed facades
- Galvanised steel perimeter & column service conduits throughout
- Cleaner's cupboards
- Capped off tea-point services

Building Reception

The ground floor of Building 2 provides a reception and communal event space located directly off the courtyard.

Cycle Provision

There are 30 cycle spaces located within the basement adjacent to the shower facilities and lockers. Dedicated clothes drying and bike maintenance areas are also provided. Additional external visitor cycle spaces are provided at ground floor.

Mechanical Services

- All areas are air conditioned using a centralised high efficiency VRF system with a high level of zonal control. Heat rejection will occur via roof mounted cooling plant
- Ventilation is supplied to each unit via air handling units located at the roof plant area
- Extract is provided to the office toilet & shower areas.
- Dedicated tenant plant areas have been provided at roof level

Public Health Services

Portable boosted cold water service is provided to all drinking water outlets & sanitaryware cold water connections. Soil & waste systems will be provided to take the discharge of foul & waste water from all sanitaryware & fitments.

Electrical services

Each office area has a dedicated distribution board and is metered to monitor small power & lighting consumption. The electrical services have been designed to provide maximum flexibility for incoming tenants. General small power outlets shall be provided throughout the Landlord areas of the building to serve cleaning equipment, plantroom maintenance, hand dryers, reception desk, security services & items of mechanical plant. General small power distribution to tenant office spaces will not be provided as part the Cat A fit-out allowing incoming tenants maximum flexibility for the configuration of office spaces.

Lighting

Lighting design has been carried out in accordance with BCO guidelines & the principles of the CIBSE Lighting Guides. Office areas will be illuminated by low energy, electronic, suspended fluorescent & / or LED luminaires. The lighting is controlled by means of a programmable control system. This will enable the lighting layout to be easily reconfigured for partitioning works without major alterations. Recessed low energy LED lighting used throughout WCs and changing areas.

- Architectural and feature LED lighting to Reception area
- External building accent lighting to reception area
- External wayfinding lighting along canal towpath and external spaces

Access & Security Systems

- Video entrance system with electronic release controls to gates
- Fob access lift