

# Detailed Specification

## 1. GENERAL DESCRIPTION

One Newman Street is located on the northern side of Oxford Street on the corner of Newman Street and is directly opposite the western ticket hall for the new Tottenham Court Road Elizabeth Line station.

Class A1 (retail) accommodation is located basement to first floors and Class B1 (office) accommodation at second to seventh floors. An option has been secured, but not implemented, through the town planning approval to convert Class B1 (office) to Class A1 (retail) use on the second floor only.

## 2. OFFICE DESIGN CRITERIA

### Office Floor Occupancy:

<b>Net area/ person</b>	means of escape: 1 per 6 sq m NIA
<b>Net area/ person</b>	environmental comfort: 1 per 8 sq m NIA
<b>Net area/ person</b>	WC provision: 1 per 8 sq m NIA.
<b>Net area/ person</b>	lift provision: 1 per 8 sq m NIA

**Note:** both WC and lift occupancy levels assume a 20% absenteeism across the office floors.

## 3. OFFICE ACCOMMODATION

Area schedule split across each of the overall office floors is as follows:

<b>Level 02 (L02)</b>	1,298 sq m	13,972 sq ft
<b>Level 03 (L03)</b>	1,276 sq m	13,733 sq ft
<b>Level 04 (L04)</b>	1,280 sq m	13,778 sq ft
<b>Level 05 (L05)</b>	1,281 sq m	13,789 sq ft
<b>Level 06 (L06)</b>	1,281 sq m	13,786 sq ft
<b>Level 07 (L07)</b>	1,080 sq m	11,623 sq ft

The building is capable of being occupied by a single occupier or sub-divided on a floor by floor or part floor basis. Designed to accommodate two subdivisions split 40:60% as the base offering, amendments to the base-build MEP systems allow for the split to be adjusted to either 30:70% or 50:50%.

### Planning Grid:

12m x 12m internal structural column grid on 1,500mm planning grid for future occupier fitout. Columns along the façade line are set at 6m centres.

### Clear Ceiling Heights:

Measured from the assumed finished floor level (FFL) to the notional ceiling height, for exposed services this equates to the suspended light fittings:

Levels 02 – 07: 2,750mm

The following is also relevant for exposed services.

Finished floor to underside of structural soffit: 3,525mm

Finished floor to underside of structural beams: 2,915mm

## 4. CYCLE, CHANGING & TOILET ACCOMMODATION

### Basement B02:

Cycle Facilities: located at B02 accessed via two shared cycle lifts on Perry's Place. Finishes will include exposed services, concrete soffit, medium-dense concrete blockwork walls, and an epoxy painted float finished concrete floor.

Cycle parking accommodates 175 double stacked racks, 8 alternative racks and 15 Brompton lockers.

Changing Facilities: adjacent to the cycle facilities includes 8 showers, 2 WCs and 1 combined accessible WC and shower within both the male and female changing areas.

In addition, 136 male, 136 female and 18 mixed lockers of varying sizes plus 96 drying room cage lockers.

A gender neutral WC & shower room is also provided.

### Ground Floor:

A single accessible guest WC is provided adjacent to the main reception area.

### Levels 02 – 07:

Separate male and female WC facilities repeated across each floor.

**Male** 3 urinals and 3 cubicles

**Female** 5 cubicles

**Accessible** 1 unisex accessed via the main core corridor

### Level 08:

Located in the lift lobby area to support the external communal terrace, one WC and one accessible WC.

## 5. INTERNAL FINISHES

### Floors, Internal Walls, Doors and Partitions Flooring:

Typical 150mm raised floor system including the thickness of the metal tile with an assumed 100mm clear void for future occupier fitout inclusive of a 10mm finishes zone (finishes by occupier). Exception of L07 where the raised floor zone is enlarged to allow for level threshold to the external terrace areas.

### Internal Walls:

Combination of exposed concrete to the lift cores and painted plasterboard to the remainder of the cores.

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**External Walls:**

Bespoke, unitised, high performance, double glazed curtain wall system with external, perforated, metal solar shading and glass-reinforced concrete (GRC) elements. Glazing to the office floor plate is floor to ceiling height. Internally the solid panels on the west, north and east elevations are finished with a light grey PPC finished metal lining.

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**Soffits:**

Exposed metal decking and structural steelwork.

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**Internal Doors:**

Door adjacent to the lift core has blackened metal finishes to match the lift doors and architraves whilst the east and west doors comprise a painted timber door with vision panel, in addition to a full height glazed panel.

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**Ironmongery:**

Stainless steel ironmongery throughout the office areas.

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**6. RECEPTION****Cladding:**

Double height, double glazed façade system with a four leaf revolving door and a secondary pass door. The cladding is set into a precast stone portal with Italian limestone creating the surrounds to the entrance. Located adjacent to the reception entrance is the public art, an 8m by 3m panel using the same stone as the reception portal.

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**Ceiling:**

Painted plasterboard ceiling with feature lighting throughout the space.

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**Walls:**

Bespoke architectural detailing with terrazzo, vertical slatted timber and fluted glazing along with custom made, full height, curved concrete booth seating with integrated lighting.

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**Flooring:**

Large format terrazzo tiling with bamboo style entrance matting.

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**7. EXTERNAL TERRACES**

External terracing is provided at L02, L07 and L08. L08 is communal and is accessible by all office occupiers.

The L08 communal terrace is complete with a range of planters with integrated seating, feature lighting and retractable awnings.

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**8. VERTICAL TRANSPORTATION**

Four passenger lifts with a capacity of 13 persons / 1000kg provide access to all office floors, one of which doubles as a goods lift with the necessary protective measures. In addition, specific lifts link to the B02 cycle / changing area and the L08 communal terrace.

Two goods lifts with a capacity of 33 persons / 2500kg are located with the external loading yard servicing levels B02, B01 and L01.

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**9. MEANS OF ESCAPE**

The building has two internal staircases providing escape from all upper floors, in addition two internal staircases provide escape from the two basement levels, B02 and B01.

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**10. SECURITY**

The service yard to the rear of the development will be closed overnight with gates securing the property.

Secured access / egress routes are provided via Perry's Place for office cycle facility users.

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**11. SERVICING & DELIVERIES**

Service yard with turning table.

2 no. loading bays                      7m length x 2.75m width  
for servicing vans

2 no. loading bays                      9.4m length x 4m width  
for box vans

Servicing hours are restricted to authorised hours – 07:00 and 23:00.

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**12. WASTE MANAGEMENT**

A centralised servicing strategy for the property supports all of the office floors in collecting and managing office waste alongside the waste from the lower retail floors. A dedicated office refuse room is located at basement level B02 with general and recycling waste facilities along with a compactor and cardboard bailer.

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**13. OFFICE OCCUPIER PLANT SPACE**

Dedicated, additional future plant space has been allocated for the office tenant on the plant gantry at L03 & L04 and within the external roof plant areas at L08 & L09 for additional external plant units.

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**14. FIRE PROTECTION SERVICES**

The building is fully sprinkler protected with the system extended across all office floors.

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**15. STRUCTURAL DESIGN CRITERIA**

The scheme generally uses a structural grid of 6m x 12m to the perimeter and 12m x 12m internally. Some transfers have been incorporated to limit the number of columns across the floor plate.

All the elements of structure will have a fire rated treatment to achieve the minimum of 60 mins fire rating.

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**Cat A floors:**                                      3.5 kN/m<sup>2</sup>

**Future partitioning allowance:**            1.0 kN/m<sup>2</sup>

**Reception:**                                        4.0 kN/m<sup>2</sup>

**External terraces:**                              7.5 kN/m<sup>2</sup>

**Roof:**    7.5 kN/m<sup>2</sup>

**Plant areas:**                                        7.5 kN/m<sup>2</sup>

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A 3m zone surrounding the central core on the office floors will also be designed for 7.5 kN/m<sup>2</sup> enhanced load.

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**16. SERVICES DESIGN CRITERIA**

**Summer air conditioned space:**            22 °C +/- 2.0 °C

**Winter air conditioned space:**            21 °C +/- to 2 °C

**Small power allowance:**                      25W/m<sup>2</sup>  
(with an additional 10W/m<sup>2</sup> available at the core)

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## 17. HEATING, COOLING AND VENTILATION

The offices are cooled and heated using a Variable Refrigerant Flow (VRF) comprising high efficiency air source heat pumps coupled to indoor Fan Coil units to afford simultaneous heating and cooling. The secondary air from the VRF fan coil units will be supplied to the space by exposed architectural ductwork and 'swirl' diffusers. All primary ductwork is overlaid so that all foil insulation is obscured.

Office ventilation shall be provided through two central air handling unit (AHU) plants located within L08 roof plant areas with connections to each floor via landlord risers. The two air handling units have been sized to accommodate the full range of subdivided tenancy options to the office floors.

## 18. ELECTRICAL INSTALLATION

The building will be served by a new High Voltage (HV) supply provided by UKPN. The new HV supply will serve 2 no. HV transformers within a building substation at basement level B01. The 2 no. 1.5MVA transformers allow for the incoming HV supply to be split as two separate LV supplies for the office and retail respectively with secured loads as follows:

**Office accommodation** 892 MVA (capped)

**Retail accommodation** 1,120 MVA (capped)

Electrical distribution to the office floors is via a rising busbar with tap off points provided on each of the tenant risers for future occupier use. All electrical metering is captured through the building wide Energy Metering System (EMS).

## 19. LIGHTING

Architectural suspended lighting throughout the Cat A floors with feature fittings to the south east and south west curved corners. Feature lighting is incorporated into the primary façade elevations and reception entrance portal along with the L08 communal terrace areas.

## 20. WATER

The building has a boosted potable cold water supply serving the WC and welfare facilities, metered at office floor level. Furthermore, two cold water supplies are capped at the edge of the core for future occupier tea points within their demised areas. Both bulk and occupier specific metering will be located within the development, with no direct billing by the occupier through Thames Water.

## 21. DRAINAGE

Two drainage connections are capped at the edge of the core for future occupier use to service the east and west tenancy split. Corresponding vent connections will be provided at high-level within each subdivision.

## 22. GAS

Gas supply to the property is provided to the landlord gas-fired hot water system only. There is no direct supply to any occupier floors.

## 23. ENERGY PERFORMANCE

The building will have a BREEAM 'Excellent' rating and an EPC level of A for the combined landlord and commercial office areas.

## 24. SECURITY AND ACCESS CONTROL

Access control is provided throughout the landlord areas to restrict unauthorised access into the building. CCTV is provided at designated points within the landlord areas, with key focus on the key access/egress areas into and from the property.

## 25. COMMUNICATIONS AND WI-FI

The property is designed and certified to a WiredScore Platinum standard with two diverse incoming comms duct routes (8 ducts per route) provided, linking directly to separate the basement B01 comms rooms. Furthermore, vertical containment is then provided linking directly to each tenanted floor.

A landlord installed Wi-Fi network is provided to key areas of the property, such as the basement B02 cycle and shower areas, reception, core areas and the L08 communal terrace.

## 26. ENERGY & SUSTAINABILITY

Office EPC A. Note this is a predictive rating.

### BREEAM 2014

The office areas have been designed to a high standard with the environment in mind and will secure BREEAM 'Excellent' rating.

### WELL Building

The shell and core building has been designed to accommodate the WELL standards, with the building designed to secure a 'Gold Enabled Commercial Property'.