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< PORTMAN >  
SQUARE

LONDON W1



DETAILED SPECIFICATION

## 1 OCCUPANCY

Means of escape:	1 person per 10 sq m*
Internal climate:	1 person per 10 sq m
Lift provision:	1 person per 10 sq m with 15% absenteeism
Sanitary provision:	1 person per 10 sq m with 20% absenteeism
Toilet ratio:	60% male & 60% female provision to BS6465-1 2006 + A1 2009; with 20% absenteeism

\*The building escape provisions will support an occupancy density of up to 1 person per 6 sq m and the building services design provides supplementary fresh air, power and cooling capacity to support a greater occupancy density than 1 person per 10 sq m.

## 2 PLANNING MODULE

1.5m square generally throughout

## 3 STRUCTURAL GRID

13m x 6m generally

## 4 FLOOR LOADINGS

Office floors: 3.5kN per sq m (+ 1kN per sq m partitions)  
7.5kN sq m for 10% of floor area in locations as identified on the loading drawings

Lift lobby & toilet areas:	4.0kN per sq m
External terraces:	5.0kN per sq m
Plant rooms:	7.5kN per sq m
Areas of roof outside plant areas:	1.5kN per sq m
Car park:	2.5kN per sq m
Bicycle storage & shower area:	3.0kN per sq m
Loading bay:	10.0kN per sq m

## 5 FLOOR HEIGHTS

Reception floor to ceiling:	6.1m at front and 2.75m at rear
Office slab-to-slab:	3.8m
Office floor to ceiling generally:	2.75m
Raised floor zone:	nominal 150mm (top of structural slab to top of finished floor level)
Ceiling light zone:	nominal 117mm (underside of steel to finished ceiling level)
Structure generally:	150mm composite slab on 633mm deep fabricated beams

## 6 STRUCTURE

The structure is steel-framed with lateral stability provided by the concrete core. Perimeter columns are generally on a 6m module. The office floor plates are clear spanning from the core to the façade. The span from face of the core wall to face of the column before the application of finishes is approximately 13.2m to the west of the core and approximately 13.05m to the east. The frame sets back from the 5th to 7th floors to create a raking façade to the rear and a pavilion structure fronting Baker Street and returning on the flank elevations. Intumescent Paint is applied to primary steel members only, in accordance with the Fire Engineering Consultants Report.

## 7 EXTERNAL FINISHES

Composite unitised aluminium curtain walling system with dark bronze anodised finish, with generally a 3m horizontal grid in varying configurations as follows:-

**West façade: (Baker Street)**  
**West façade: (Retail frontage)**

Unitised aluminium grid in-laid with limestone, with a vertical dichroic glass fin mid-panel (1.5m planning module). Single-glazed screens set within aluminium curtain walling system - 3m module. Retail doors can be located to suit internal configuration. Vertical louvered aluminium ventilation and signage zone above glazing.

**South façade: (Fitzhardinge Street)**

Western side is unitised aluminium grid with horizontal dichroic glass fins and an intermediate mullion (1.5m planning module). Eastern portion is aluminium grid in-laid with limestone (1.5m planning module).

**East façade: (Baker's Mews)**

Central portion of the façade is unitised aluminium grid with an intermediate mullion (1.5m planning module). Both north and south ends are the same unitised aluminium grid but in-laid with limestone.

**North façade: (Robert Adam Street)**

Western side is unitised aluminium grid with an intermediate mullion (1.5m planning module). Structural silicone glazing on 1.5m module in the unitised and stick system configurations.

**Main lobby:**

Structural laminated glass fin support assembly to glazed entrance wall incorporating glazed bronze framed revolving doors and pass door. Inverted roof on concrete deck with either ballast or paving depending on location. Structural glass balustrades with bronze finished handrail.

**Terraces:**

Aluminium standing seam roof system.

**Roof:**

2 No. 2.17m diameter, manual (with power assist) glass revolving doors with 1 No. powered disabled pass door.

## 8 INTERNAL OFFICE FINISHES

<b>Walls:</b>	Emulsion-painted dry lining.
<b>Floors:</b>	600mm x 600mm access flooring medium duty (10% of floor designated for heavy duty fit-out).
<b>Columns:</b>	Emulsion painted plasterboard encasement.
<b>Ceiling:</b>	Metal suspended ceiling system to suit 1500mm square planning module. Perforated 1200mm x 300mm ceiling tiles with linear 300mm solid margins. System to incorporate light fittings, diffusers, smoke detectors, illuminated signage, etc. System achieves RW rating of 30dB. Painted plasterboard margins will incorporate slot diffusers and down lighting.
<b>Blinds:</b>	Plasterboard margins will incorporate a blind box detail to the perimeter of all external windows. Power assisted blinds will be installed to the inclined and curved glazing on the 5th to 7th floors with manually operated blinds to all other office windows.

## 9 RECEPTION

<b>Floors:</b>	Large format limestone tiled floor with a honed finish and in-set carpet to seating areas. The limestone floor carries through to the portico where it is augmented with bush hammered features.
<b>External walls:</b>	Laminated glass contained in a dark bronze anodised aluminium cladding system.
<b>Internal walls:</b>	Adjacent to seating areas are painted dry-lining with a white glazed wall incorporated at high level.
<b>Feature art wall:</b>	Double-height wall in blue coloured glass running from the outside portico into reception behind the reception desk.
<b>Ceilings:</b>	Plasterboard with illuminated recess detailing and acoustic perforated plasterboard above the seating area.
<b>Reception desk:</b>	A bespoke unit of high-quality to main reception.

## 10 LIFT LOBBIES

<b>Walls:</b>	Leather with stainless steel corner trims. Full-height laminated mirror incorporating a fabric feature. Bamboo timber laminate wall panelling.
<b>Floors:</b>	Large format limestone tiled floor and skirting.
<b>Ceiling:</b>	Plasterboard ceiling with illuminated recess detail.
<b>Doors:</b>	Low profile framed glass doors to the office accommodation.

## 11 TOILETS

<b>Walls:</b>	Moisture resistant plasterboard lining with eggshell paint finish.
<b>Floors:</b>	Large format limestone tiled floor and skirting.
<b>Ceilings:</b>	Dry lining with emulsion paint; recessed periphery lighting troughs.
<b>Doors/partition:</b>	Bamboo timber veneered to match lift lobbies.
<b>Vanity units:</b>	Composite stone counter top with inset white vitreous china wash hand basin incorporating soap dispenser and motion controlled mixer-tap. Bespoke mirror over, incorporating side illumination and concealed paper towel dispenser beneath. Vanity shelf in female washrooms and shoe polishers in the male washrooms.
<b>Sanitary ware:</b>	Wall hung WC pans and urinals with concealed cisterns.

## 12 SHOWERS

7 No. showers adjacent to the bike storage on the mezzanine, split as follows: 3 male/female, 1 disabled; with associated lockers and toilets.

## 13 PASSENGER LIFTS

<b>Manufacturer:</b>	Otis
<b>Size:</b>	4 No. 17 person (1275kg)
<b>Lift speed:</b>	1.75m per second
<b>Internal lift finish:</b>	Bamboo timber laminate interior with mirrored rear wall and limestone flooring. Brushed stainless steel lift car doors/control panel with stainless steel ceilings, recessed down lighters and edge illumination.
<b>Waiting time:</b>	Passenger lift peak average interval is less than 30 seconds assuming handling capacities of 15% of the building population in a 5-minute period. One of the four passenger lifts performs as a fire fighting lift. A separate goods lift of 2000kg capacity is located in the core.

## 14 MECHANICAL INSTALLATIONS

Fresh air provided by a central AHU in the plant area. Exhaust air extracted via ceiling level plenum. The office space is cooled and heated by a 4 pipe fan-coil system located within the ceiling void. The reception area has under-floor heating.

## 15 DESIGN PARAMETERS

Winter temperatures:-

Outside:	-4°C db, saturated
Internal offices:	21°C +/- 2°C, no RH control
Toilets:	20°C no RH control
Reception:	18°C db minimum, no RH control

Summer temperatures:-

Outside:	30°C db, 22°C wb
Internal offices:	22°C +/- 2°C, no RH control
Toilets:	22°C +/- 2°C, no RH control
Reception:	26°C db maximum/no RH control

## 16 FRESH AIR SUPPLY

Offices:	17.6 litres/sec/person
Toilet:	10 air changes/hr make-up (10 air changes/hr extract)

## 17 ACOUSTIC LEVELS

Office:	NR38
Toilets:	NR45
Staircases:	NR45
Reception area:	NR40

## 18 ELECTRICAL INSTALLATION

The electrical installation for base building consists of the following:-  
 11kV ring main unit. Metering at HV. Service provided by UKPN.  
 2 x 1.25MW 11kV/400V transformers serving a landlord main switchboard and distribution system.

Distribution boards provided for each floor to serve tenants' lighting and small power requirements. Each notional tenancy, 2 per typical floor, is provided with a tenant electrical riser. Each tenancy is provided with 2 No. distribution boards, lighting and small power provided from a rising busbar system. Each tenant will also be given facility to connect to a standby generator supply from a separate rising busbar system in this riser.

## 19 DESIGN CRITERIA

Tenant electrical load allowance:-

Lighting:	8.5W per sq m
Small power:	25W per sq m
Supplemental small power:	20W per sq m
Allowance for future flexibility:	15W per sq m
Cooling load from small power:	25W per sq m
Supplementary cooling provision (delivered to each floor):	15W per sq m

## 20 LIGHTING

Offices:	General purpose lighting comprising recessed modular luminaries selected to comply with the design intent of CIBSE Lighting Guide LG7.
Reception:	Perimeter recessed strip also containing concealed down lights. Additional overhead lighting provided to reception desk.
Toilets:	A decorative but functional feature lighting scheme will be provided.

## 21 LIGHTING LEVELS

Offices:	350 lux to 450 lux maintained luminance at 0.75m working plane and 0.7 uniformity.
Staircases:	200 lux to 300 lux maintained luminance at floor level.
Toilets:	150 lux luminance at floor level average with concentrated lighting provided to vanity unit.
Reception:	300 lux luminance at floor level average.

## 22 LIGHTING CONTROL

The main tenant lighting control system will utilise lighting control modules connected on a communication network to allow daylight and occupancy control. This system will be programmable for any reasonable future fit-out requirement. Smaller landlord areas like small stores, staff rooms etc. will be provided with standalone presence/daylight lighting control sensors.

## 23 STANDBY POWER

Two x 900kVA standby generators capable of backing up the entire building load.

## 24 BUILDING MANAGEMENT SYSTEM

A BMS system will control the primary mechanical services systems and the environmental conditions within the floors.

## 25 PROTECTIVE INSTALLATIONS

Fire alarm system:	Fire detection and voice-alarm system is based upon phased evacuation in line with Building Control requirements. These systems serve the landlords areas with tenant interface panels to each individual office.
Sprinklers:	The building is protected by a common sprinkler system. The office area system is based on Ordinary Hazard Group 3 Classification.
Security system:	An IP based CCTV system will monitor external areas and entrance foyer. Empty conduit will be provided at core/tenancy doors, for future tenant access control system to interface with base build access control/security system at the reception and security turnstiles.

## 26 COMMUNICATION INSTALLATION

Two incoming telecommunication rooms will be served by two different BT duct networks to allow diverse connections to the building. Each of these communication rooms has 3 spare ducts in addition to the BT service to the street for future connections to other providers. Cable tray distribution will be provided from these telecommunication rooms to IT risers which serve the office floors.

## 27 BUILDING MAINTENANCE

Window cleaning:	Specialised mechanical equipment is provided to allow cleaning and light maintenance and glass replacement of the external façade.
Internal cleaning:	The reception area will be accessed and cleaned via mobile elevation work platforms (MEWP's).

## 28 ACCESSIBILITY

Step Free access is provided to the office accommodation from the internal circulation spaces.  
 Disabled WC and accessible toilet cubicles are provided on each floor.  
 A disabled shower and changing room is provided on the mezzanine level adjoining the cycle storage.

## 29 CAR & BICYCLE PARKING

Car parking spaces:	8 (including 2 No. disabled spaces)
Bicycle spaces:	124 located at mezzanine level, access is via a stair with side ramp from the car park.

## 30 LOADING BAY

The loading bay is located at lower ground level and is accessed from Baker's Mews. Goods lift access is available to all floors via a dock loader.

## 31 REFUSE COMPACTOR

Space is provided for a refuse compactor in the refuse storage area adjacent to the loading bay.

## 32 BREEAM & PART L COMPLIANCE

The base building has achieved a BREEAM 2008 'Excellent' rating with an EPC 'B' rating.  
 The thermal model demonstrates that the carbon emission levels are equivalent to those required by 2010 Building Regulations.

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ESTATE

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