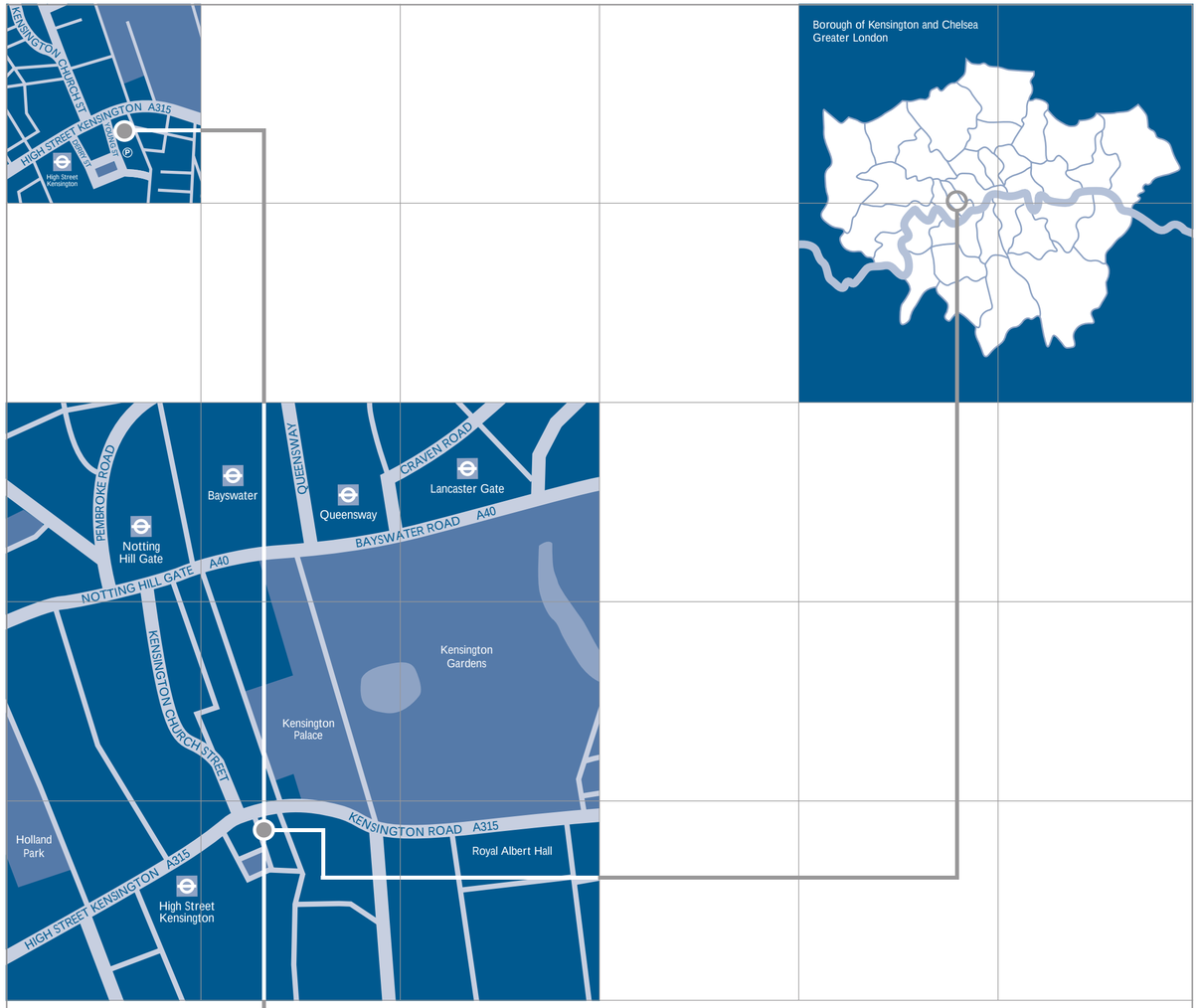
5 YOUNG STREET

KENSINGTON

GLOBAL LOCATION | LOCAL ENVIRONMENT

5 Young Street, Kensington, London, W8
45,693 sq ft (4,245 sq m) of high quality air conditioned offices

GLOBAL



LOCATION

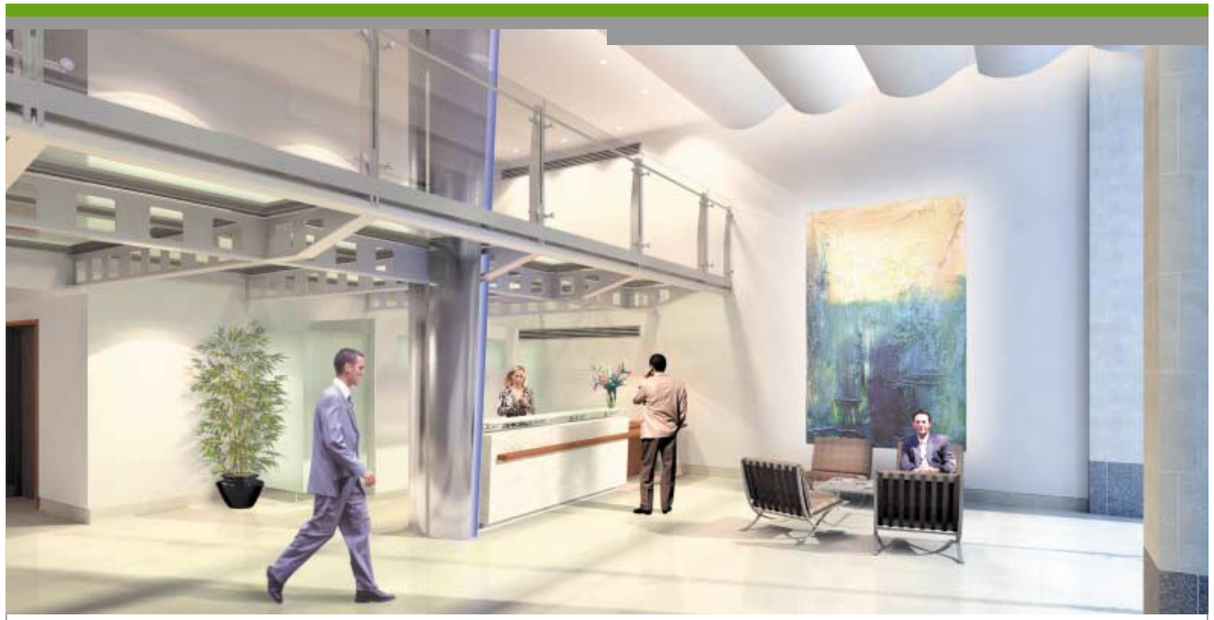
LAT (WGS84) N51:30:06(51.501533 LONG (WGS84) W0:11:22(-0.189474)
OS X 525765 OS Y 179620 LR TQ257796 mX -21092 mY 6677031

The Royal Borough of Kensington & Chelsea is an area of enormous historic and architectural interest and renowned world wide for its handsome residential streets and Squares. It is home to numerous Embassies, famous London landmarks including the Royal Albert Hall as well as being a thriving commercial and cultural centre.

There is a wide selection of parks and open spaces and whether it is simply a pleasant spot to relax in or an area for outdoor activity or attractive gardens to enjoy, Kensington Parks have much to offer. Kensington is also home to some of the world's most famous museums which include the Victoria & Albert Museum and the Natural History Museum.

KENSINGTON CULTURE

LOCAL



ENVIRONMENT

For those who work or live around Kensington, the area combines convenience, centrality and charm and provides a thriving area offering the latest in food, fashion and leisure. Its infrastructure and unrivalled amenities have attracted a diverse range of occupiers in recent years from Associated Newspapers to EMI.

This headquarters office building is prominently situated in Young Street just off Kensington High Street and south of its junction with Kensington Church Street.

Kensington High Street underground station is within a short walking distance and parking is available virtually adjacent to the property.

SPECIFICATION

- Double Height Entrance
- Fan Coil Air Conditioning
- Raised Floors
- Category Two Lighting (LG3 compliant)
- Three x 10 Person Automatic Passenger Lifts
- Standby generator
- High Quality Finishes
- Roof Terraces

ACCOMMODATION

Floor	Sq ft	Sq m
Fifth	5,070	471
Fourth	7,513	698
Third	9,279	862
Second	9,838	914
First	10,064	935
Mezzanine	990	92
Ground	1,432	133
Basement	1,507	140
Total	45,693	4,245

TECHNICAL INFORMATION

INTRODUCTION

Building Specification

The office building has been designed to meet the classification "good" as assessed by BRE's Environmental assessment method and all other Statutory and Local Authority requirements (prevailing at the time of the application for Building Regulations Consent).

General Design Criteria

Floor to Ceiling dimensions: The building is designed to provide a clear floor to ceiling height of 2600mm and an overall raised floor of 150mm.

General: The building is designed generally for an occupancy of one person per 10 sq m with the following exceptions:

Means of Escape: Means of escape provisions will be designed on the basis of an occupancy of one person per 8 sq m on all levels.

Toilet Accommodation: The toilet accommodation on each floor has been calculated on an occupancy density of one person per 12 sq m at a ratio of 60/60 male/female occupants.

EXTERNAL ENVELOPE

Façade and Glazing to Upper Storeys

Kensington High Street: The façade consists of a natural stone cladding to columns and proprietary sealed double glazed insulated metal curtain walling system with bronze coloured aluminium capping pieces. The central element of this façade consists of a protruding bay of a 'planar' type proprietary structural glazing system.

Young Street Façade: The main office entrance is designed to give a double height space with a façade of 'planar' type proprietary structural glazing and vertical elements of natural stone.

The glazing will incorporate a high quality fully glazed, electrically operated revolving door cylinder with integral matting together with an adjoining electrically operated pass door sized to give easy access for the disabled.

Rear and Side Elevations: These generally comprise a combination of quality facing brickwork and a proprietary metal framed polyester powder coated system finished, with double glazed windows.

Various windows to the rear and side elevations at first to fifth floor levels will be glazed with opaque glass to meet planning and environmental requirements.

Those windows not accessible for cleaning from the external terraces will have a track mounted window cleaning trolley system mounted at roof level.

Rooves and Terraces

All external areas of flat roofing will have an inverted roof system with proprietary waterproofing laid without falls, with rigid insulation, finished with pre-cast concrete paving slabs and washed gravel ballast margins.

Safety balustrades will be provided to the Statutory height as required to comply with the Building Regulations and Health and Safety legislation.

LIFTS

Passenger Lifts

The main entrance will be provided with three 10 person passenger lifts generally serving Ground floor through to Fifth floor.

The lift service will have a peak interval of 25 seconds or less based on an occupancy of one person/10 sq m.

One lift will act as a passenger/goods lift and will serve Basement through to Fifth floor.

One lift will act as a fire fighting/passenger lift and will serve Basement through to Fifth floor. This lift is designed as a dual entry lift

The passenger lifts will have glass cladding to walls, stainless steel handrails, natural stone floors and decorative metal ceilings incorporating low voltage downlighters.

Goods Lift

A 2000kg hydraulic goods only scissor lift will serve Ground level and Basement.

INTERNAL FINISHES

Reception

The entrance hall has been designed to invoke an atmosphere of elegance and quality using modern materials.

The hall is formed as a double height space with a mezzanine. However to ensure that the sense of space and light is maintained, the leading part of the mezzanine will be constructed in glass.

The floor is centrally supported on a single column clad in a tapering stainless steel casing which creates the physical demarcation between the reception desk/waiting area and the controlled access passageway to the lifts and stairwell.

The ceiling over the double height space will be created using a series of undulating waves forms housing discrete, concealed lighting.

A natural stone will be used as a finish to the ground floor to compliment the external stone cladding that will extend into the entrance hall beyond the planar glazed screen.

The reception desk is to be of a bespoke design using the four principal materials utilised elsewhere in the building limestone, steel, glass and walnut.

Offices

Doors: Doors to the offices and lobbies are to be high quality hardwood veneer solid core doors with hardwood frames. Doors are to be provided with vision panels where needed.

Doors and frames to service ducts will be solid core with white laminate finish.

Ironmongery: Ironmongery will be high quality stainless steel and include all handles, latches, flush bolts, push plates, pull handles, kicking plates, locks (with a floor-by-floor key system), and self-closers, as required.

Ceilings: Proprietary perforated metal pan-type tiles with appropriate acoustic backing/seal will be installed with plasterboard margins and bulkheads, where required, and provision for installation of light fittings, detector heads, speakers etc.

Walls: Plaster and emulsion paint

Raised Floor System: A full access medium strength raised floor system with an overall height of 150mm will be provided in the office areas. Panels will be formed in galvanised steel with a fully encapsulated particle board core. Supporting pedestals will be adhesive bonded to the concrete floor.

Carpets: An allowance will be made for carpet tiles to all raised floors in office areas.

Toilets

Toilets will be designed as individual integral units containing one WC and one wash hand basin per unit and will be accessed from a common shared lobby.

The quantity of sanitary fittings provided, based on the applicable codes and regulations, will meet the requirements for an average population density of one person per 12 sq m at a 60% to 60% male to female ratio.

Disabled persons toilets will be provided in accordance with Statutory regulations.

The internal toilet suite finishes will be as follows:

- Ceilings to be painted flat seamless plasterboard with service access, recessed lighting and provision for air diffusers, detection heads, sounders etc
- Walls to be ceramic tiles with mirrors above the wash hand basin
- Doors will be quality hardwood veneer with solid core and hardwood frames
- Floors to be high quality ceramic tile with matching skirtings
- Sanitary ware to be white vitreous china with all exposed fittings in stainless steel

BUILDING SERVICES PERFORMANCE CRITERIA

Loading Design Criteria

The floor slabs will be designed to accommodate the following uniform superimposed live loads (kN/sq m):

- Basement: 10kN/sq m
- Ground floor office reception: 3.5 + 1.0 kN/sq m
- Office floors – mezzanine, First to Fifth: 3.5 + 1.0 kN/sq m
- Plant areas: 7.5 kN/sq m

In addition, the following uniform superimposed dead loads will be allowed for in the office areas:

- Suspended ceiling and Building Services: 0.5 kN/sq m
- Raised Floor: 0.3 kN/sq m

Design Conditions

Outside Temperatures

- The maximum assumed summer external conditions for general design purposes will be 29°C db, 20°C wb as Table 2.19 of CIBSE Guide A 1999
- The minimum assumed winter external design conditions for general design purposes will be -4°C, saturated as Table 2.18 of CIBSE Guide A 1999
- For air-cooled refrigeration plant, the ambient temperature for selection will be 35°C db

Inside Temperatures

- Offices: 22°C +/-2°C No humidity control
- Staircases: 18°C minimum
- Toilets: 21°C minimum
- Reception: 21°C +/-2°C
- Plantrooms: 10°C minimum

Cooling Load Conditions

In addition to the solar and transmission loads, the supply air quantities, equipment and refrigeration duty will be designed for the following internal loads.

- Lighting: 12w/sq m
- Tenants small power: 25 w/sq m

Ventilation Rates

A minimum outside air quantity of 12 litres/second will be provided for each person.

Acoustic Criteria

The systems will be designed and equipment selected to achieve a maximum noise level of NR38 in the offices.

Mechanical Ventilation

Where not determined by air-conditioning requirements, the following mechanical ventilation rates will be provided;

Toilets: Supply: Natural air make-up.
Extract: Eight air changes per hour.

Electrical Services

Power Supply

The power supplies and distribution equipment will be sized to cater for the undernoted loads.

Tenants' areas:

- Lighting (general office): 12 W/sq m
- Small power (general office floor): 25 W/sq m
- HVAC plant: 65 W/sq m

Lighting

Internal Lighting

The Internal Lighting Installation will be designed to provide the following levels;

Office Areas: 400 lux will be achieved at desk top height. The lighting will meet the downward component requirements of CIBSE Lighting Guide LG3.

Toilets, cleaners and plant rooms:	200 lux
Stairways:	150 lux
Lobbies:	200 lux
Reception:	250 lux
Loading bays:	50 lux

The undernoted reflection factors will be used for lighting level calculations.

Ceiling: 70%, Wall: 50%, Floor: 20%
Account has been taken of glazed areas.
Minimum/Average illuminance ratio: better than 0.8

Lightning Protection

Lightning protection will comply with BS 6651.

Fire Alarms

Fire alarm equipment will comply with BS 5839 for single stage evacuation.

Gas

Gas supply has been sized on basic load.

Water

Water supply has been sized on the basis of the occupational densities.

Drinking water to be provided capped in the core to serve one kitchenette on each floor.

Mechanical Services

Air Conditioning

The system selected is two pipe fan coil units (FCUs) with chilled water side control and electric heaters.

Control zones: 4.5m x 4.5m deep perimeter zone and interior zones of 65 sq m.

Chilled water will be supplied to all required areas and base building plant via a pumped primary circuit. Chilled water pipework will be provided at the one core with valves and commissioning stations.

The office secondary chilled water pumps will be arranged as duty and standby.

Reverse return systems will be provided to service the fan coil units on each office floor.

Refrigeration Plant

Air cooled liquid chillers will be located at roof level and are rated to meet the base building cooling load. Primary chilled water pumps will circulate chilled water through the system and will run on R407 or R134A refrigerant.

Primary Outside Air Ventilation

A vertical duct riser will provide outside air to meet the specified air supply rate from air handling unit located on the roof comprising air inlet louver, damper, pre-filter, run-around coil, EU7 rated bag-filter, gas fired heater, cooling coil, humidifier space and one supply fan.

The Riser has been sized to provide air at the agreed rate. Fire dampers volume control dampers will be provided on each branch off the riser. The supply air system will be low velocity.

Air will be extracted from the office space through combined luminaries/diffusers using the ceiling void as a return air plenum.

Fire dampers together with volume control dampers will be provided on each floor branch off the extract riser. The extract plant will be located at roof level.

Toilet Ventilation

Extract from the toilets will be via ceiling grilles within the WC cubicles to galvanised sheet metal risers to duplicate extract fans at roof level.

Staircase Smoke Ventilation

The fire staircases and lobbies will be naturally ventilated.

An automatic openable vent will be provided at the head of the staircase.

A smoke vent shaft of each will serve all the fire-fighting lobbies from Basement to Fifth floor.

Plant Rooms

All plant rooms will be provided with extract and make-up air systems to ensure temperatures in the spaces do not exceed those for continued reliable operation of the plant and equipment.

Cold Water Services System

A metered incoming water main will supply the building's water consumption needs. A dual compartment water storage tank will be rated to meet the base building requirements.

Hot Water Services System

Domestic hot water to sanitaryware will be provided by a central electric hot water heater.

Sanitary, Plumbing, Rainwater and Drainage

Capped soil waste will be provided for each tea point per floor.

Dry Riser

A dry riser will be provided with an outlet in the fire fighting stair lobby at each floor level.

Control System

The system to be installed will use DDC (Direct Digital Control) to continually monitor plant and equipment for faults through a series of intelligent floor-by-floor, stand-alone, out-stations.

Access for routine monitoring and control will be via a fascia panel-mounted interrogator at basement level and/or via a laptop computer.

The equipment covered will include:

- Refrigeration plant
- Cooling system pressurisation sets
- Chilled water circulating pumps
- Primary air handling units
- Extract fans
- Toilet ventilation
- Plant room ventilation & lift motor room cooling
- Sump pumps
- Fan coil units

The system, overall, will be capable to responding to programming requirements for the whole office floor space, floor-by-floor, or, suite-by-suite.

Access to the common plant areas will be provided by means of graduated security passwords. Similarly, the fault-alarm system will recognize and respond differently according to the severity of any failure. Acknowledgement of, response to, any alarm will be by means of a security password.

Electrical Services

Low Voltage Electrical services

A metered low voltage supply will be provided to serve both the common parts and office areas from a new sub-station provided by the supply company.

Low Voltage Distribution and Small Power

Low voltage feeds will serve the main LV switchboard: which will serve the mechanical services, fire systems, vertical transportation and rising bus-bars for lighting and small power. The standby generation plant will feed the main LV switchboard.

The distribution will provide flexibility for separate metering and sub-metering.

Standby Generation

The base building generator will be a life safety unit supporting the Retail smoke extract fans, fire alarms and fire fighting lift and be capable of supporting 50% of the office lighting, 100% of office small power and the office mechanical ventilation system.

The generator installation will be provided with 24-hour fuel storage at full load for the set.

Fire Alarm Systems

A combined fully addressable fire alarm and detection system Type L1 to BS.5839 will be provided with a detection and sounder interface box for each Office floor.

Incoming Telecommunications

Multiple banks of ducts will be provided at one location to external land lines. One incoming communication room will provide for the siting of telecommunication company frames.

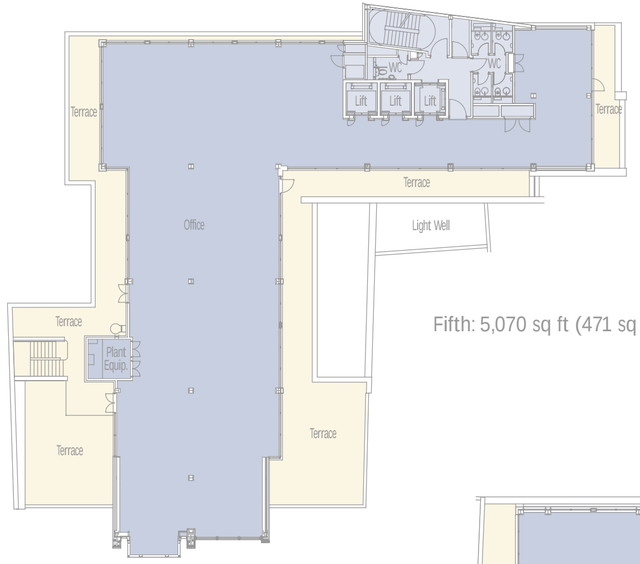
Cable ducting will be provided for the incoming supply source and fed to the communication riser.

Security

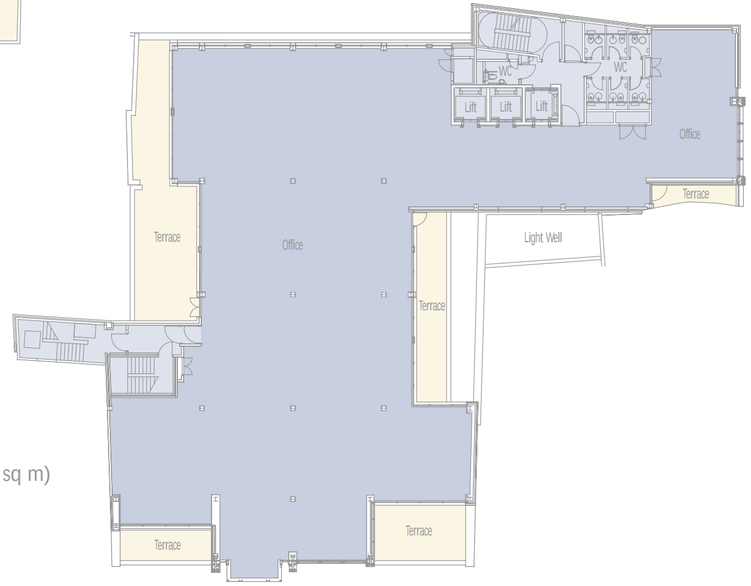
CCTV security monitoring/coverage will be provided for the external envelope of the building including all entrances, entry points and the loading bay.

Further security measures, including CCTV, will be available, internally, for the whole office space, floor-by-floor, or, suite-by-suite and including the reception area.

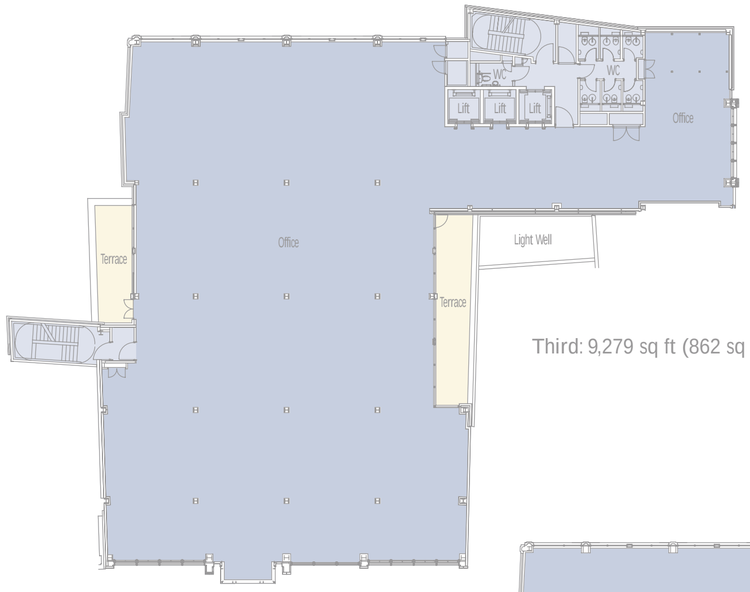
FLOOR PLANS



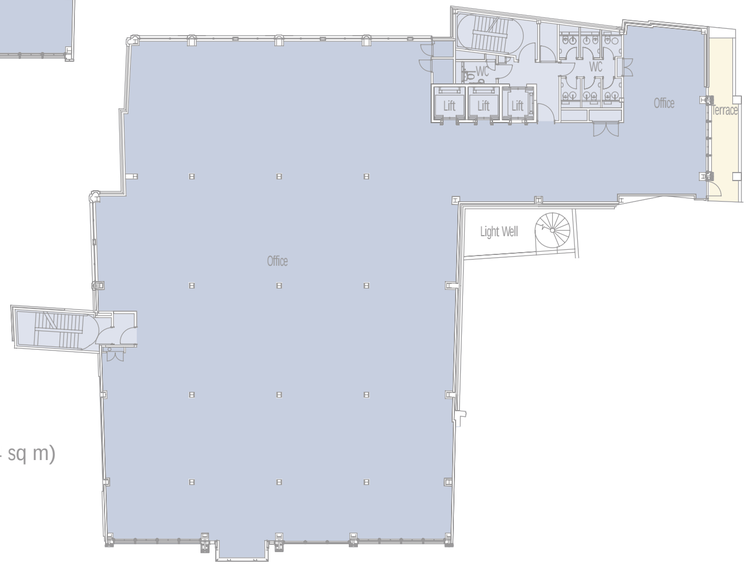
Fifth: 5,070 sq ft (471 sq m)



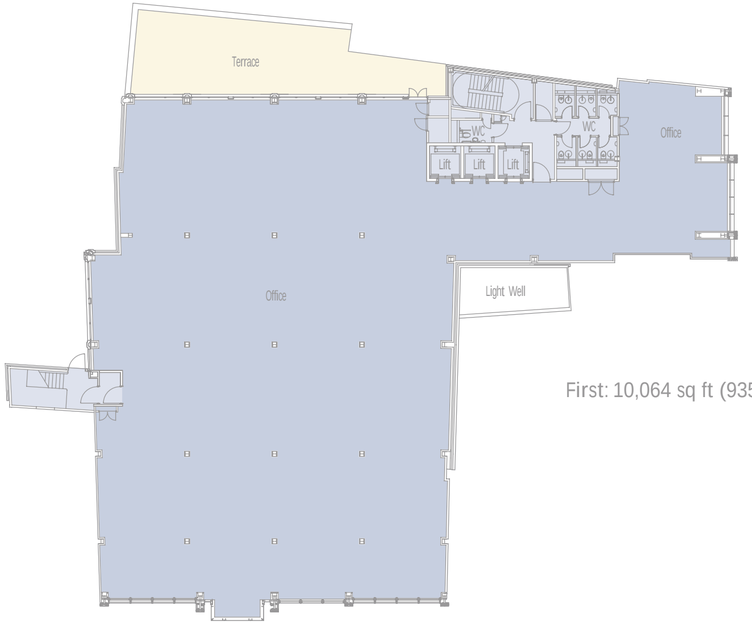
Fourth: 7,513 sq ft (698 sq m)



Third: 9,279 sq ft (862 sq m)

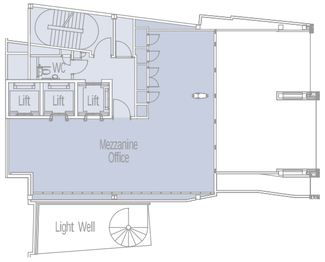


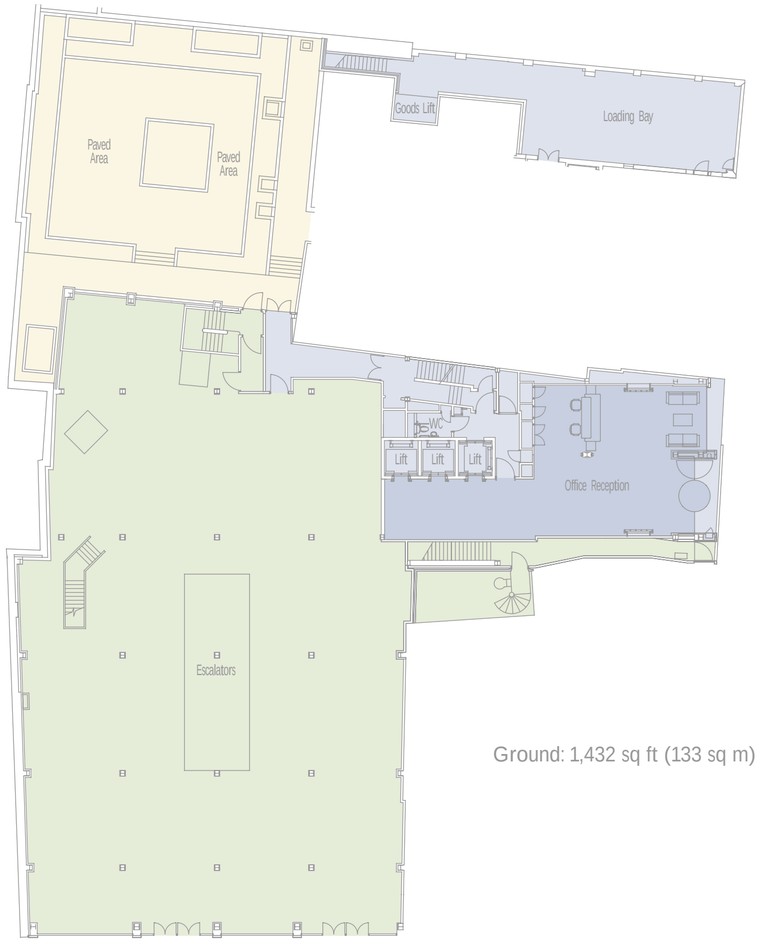
Second: 9,838 sq ft (914 sq m)



First: 10,064 sq ft (935 sq m)

Mezzanine: 990 sq ft (92 sq m)

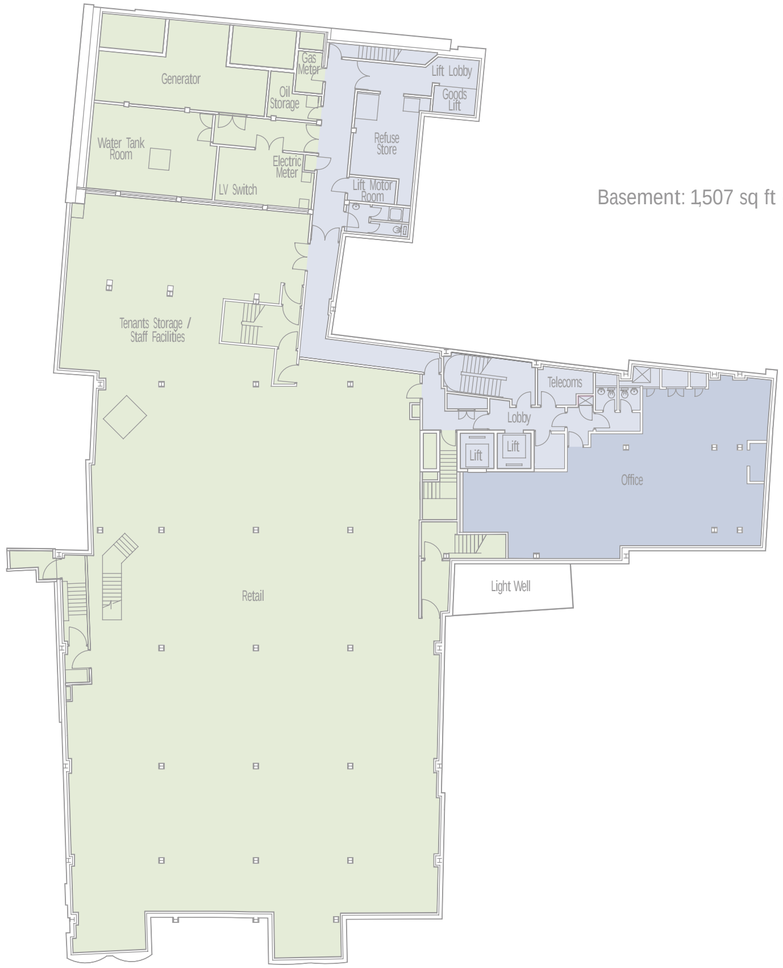




Young Street

Ground: 1,432 sq ft (133 sq m)

Kensington High Street



Basement: 1,507 sq ft (140 sq m)

Scarborough Development Group plc

Shepherd Developments

A joint venture development between Shepherd Developments
and Scarborough Development Group

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