

# DETAILED SPECIFICATION

## 1.0 GENERAL DESCRIPTION

70–88 Oxford Street is located on the northern side of Oxford Street on the corner of Newman Street and is directly opposite the Dean Street ticket hall for the new Tottenham Court Road Crossrail station.

Class A1 (retail) accommodation is located on lower ground (-1) to first floor levels and Class B1 (office) accommodation at second to seventh floors. An option to convert Class B1 (office) to Class A1 (retail) use on the second floor only has been secured through the town planning approval.

## 2.0 RETAIL DESIGN CRITERIA

### Floor Occupancy:

Net area/person – means of escape: 1 per 2 sq m NIA.  
Net area/person – environmental comfort: 1 per 5 sq m NIA.

## 3.0 RETAIL ACCOMMODATION

Up to four subdivisions across the overall retail demise – currently assumed vertically split across lower ground, ground and first floors based on the Oxford Street frontage.

### Area schedule split across each retail unit:

86–88 Oxford Street	Unit 1	868 sq m (9,344 sq ft)
82–84 Oxford Street	Unit 2	215 sq m (2,319 sq ft)
78–80 Oxford Street	Unit 3	619 sq m (6,660 sq ft)
70–76 Oxford Street	Unit 4	1,777 sq m (19,124 sq ft)

### Clear Ceiling Heights:

Measured from the assumed finished floor level (FFL):

Lower Ground Level (-1):	
FFL to soffit:	4090 mm
FFL to underside of structure:	3480 mm
Ground Level (Unit 01):	
FFL to soffit:	4700 mm
FFL to underside of structure:	4090 mm
Ground Level (Units 02 – 04):	
FFL to soffit:	4850 mm
FFL to underside of structure:	4240 mm
Level 1:	
FFL to soffit:	4545 mm
FFL to underside of structure:	3935 mm

## 4.0 INTERNAL FINISHES – FLOORS, INTERNAL WALLS, DOORS AND PARTITIONS

### Flooring:

Exposed in-situ concrete – Screed and finishes zone allowance of 100 mm at lower ground (-1), ground and first floor areas. All screed works within the retail demise is to be undertaken by the retail occupier.

Unit 01 screed & finishes zone is deeper at ground floor to allow for the occupier internal levels to match to the external thresholds.

### Internal Walls:

Combination of exposed blockwork and concrete.

### Soffits:

Exposed metal decking and structural steelwork.

## 5.0 WINDOWS, EXTERNAL DOORS AND SIGNAGE

### Cladding:

Full height single glazed façade system from ground to first floor with a precast stone façade creating the surrounds to each retail bay.

### Doors:

A set of double manual side hung doors with a total of 2.8 m nominal clearance provides primary access to each unit. Unit 04 is provided with two sets of doors across the Oxford Street retail front.

### Signage:

Primary signage zone between the ground and first floor demise (horizontal band) allows either internal or external signage (all signage is to be installed by the occupier).

External flag signage includes LED lighting provision, with cabling taken back through the façade and terminated within the unit.

Retail occupiers will adhere to the Landlord's 'Guidelines for the display of Shop Advertisement'.

## 6.0 CYCLE, SHOWER AND TOILET ACCOMMODATION

The retail units are provided with dedicated cycle parking, lockers and showers at basement level, accessed via the cycle lifts located at ground level.

The basement level retail facilities include:

- 20 cycle parking spaces for retail usage.
- 18 lockers for retail usage.
- 3 showers for retail usage.

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

## 7.0 LIFTS AND ESCALATORS

### Lifts:

2 no. goods lifts (2,500 kg/33 person) provided by the Landlord within the external loading yard servicing basement level, lower ground level (-1) and level 1.

Each unit is provided with a single lift pit at lower ground level (-1) and structural framing at ground level and level 1 designed to accommodate a 17 person (1,275 kg) passenger lift. Lift installation and fit-out to be carried out by the occupier.

Unit 02 and 04 are provided with two lift pits and associated structural framing.

### Escalators:

Escalator pits for 2 no. escalators are provided at lower ground level (-1) within Unit 04 for future occupier fit-out.

Structural Soft Spots – Future retail lift and escalator pits have been located at lower ground level (-1). The structural frame has been designed to cater for these pits and openings.

Removable precast concrete plank covers will be placed over all the pits within the retail areas and these can be removed if the pits are utilised.

Structural openings for the escalators will not be provided within the steel frame above lower ground level (-1), but secondary columns have been allowed at lower ground level (-1) so that framing and the occupier can install supporting steels.

Additional soft spots have been provided along the Oxford Street frontage within the level 1 structure to allow for a double height advertising zone.

The zones range from 1.5 m to 6 m.

Removable precast concrete plank covers will be placed over all the double height advertising zones.

## 8.0 MEANS OF ESCAPE

Each unit will have designated means of escape routes via two fire cores at both lower ground level (-1) and level 1. Ground floor has front and rear means of escape.

## 9.0 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 users of the retail cycle facilities.

## 10.0 SERVICING AND DELIVERIES

Service Yard with turning table.

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

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

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

## 11.0 WASTE MANAGEMENT

Centralised servicing strategy for the property supports all of the retail units in collecting and managing retail waste alongside the waste from the upper office floors.

A dedicated retail refuse room is located at basement level with general waste and recycling waste facilities, along with a compactor and cardboard bailer.

## 12.0 RETAIL OCCUPIER PLANT SPACE

Dedicated retail plant zone is available within the gantry to the rear of the development for retail VRF installation. Retail plant will need to comply with the external plant noise limit set through the town planning approval.

## 13.0 FIRE PROTECTION SERVICES

The building is fully sprinkler protected with single valved connection off the Landlord's system to each retail subdivision and capped connection points at lower ground level (-1) and level 1 to the rear of each unit.

Interface unit for communication with base build system to each subdivision.

## 14.0 STRUCTURAL DESIGN CRITERIA

### Structural Grid:

The scheme generally uses a structural grid of 6 m x 12 m to the perimeter and 12 m x 12 m 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 resistance.

### Retail Live Loads:

Retail:	5.0 kN/sq m
Plant areas:	2.75 kN/sq m

### Retail Superimposed Loads:

Retail – Solid floor system:	2.4 kN/sq m
Retail – Ceiling and services allowance:	0.5 kN/sq m

## 15.0 HEATING, COOLING AND VENTILATION

Occupier VRF plant space is available within the external gantry with allocated VRF pipework routes through Landlord areas and terminated within the retail demise. Containment is installed through Landlord areas linking the plant area and retail demise to allow occupiers to install VRF pipework.

Access to an external air louvre at high level at the first floor along the main façade for supply and extract to each unit. Louvre is blanked internally as part of the basebuild works.

Connections, associated plant and internal distribution by occupiers as part of their fit-out works.

Lower ground level smoke extract and associated make up air ductwork connections link to each subdivision at lower ground level. Ductwork is capped at high and low levels to meet fire strategy requirements. Extension of ductwork forms part of the occupier fit-out works.

## 16.0 ELECTRICAL INSTALLATION

### Incoming Supplies:

Electrical supply is sized according to electrical design criteria (minimum 100AMP 3 phase provided) to each unit with terminations at lower ground level (-1) and level 1 to the rear of each retail unit. Meter application and final connections form part of the occupier works fit-out.

Assumed allowance: 150W/sq m with an additional 50 W/sq m external plant allowance for each unit.

## 17.0 LIGHTING

Temporary access lighting is to be provided within the retail shell prior to future occupier fit-out.

## 18.0 WATER

The building has a boosted potable cold water supply with dedicated 22 mm diameter supply located at lower ground level (-1) and level 1 to the rear of each retail unit.

Metering will be located within the development, albeit the occupier will need to contact Thames Water to activate the supply.

The retail occupier will be responsible for backflow prevention devices above Cat 2 risk as part of the approved fit-out (e.g. injected drink vending, dish/glass washing equipment).

## 19.0 DRAINAGE

2 no. 100 mm diameter foul drain (stub stack) connections to each subdivision at lower ground level (-1) and level 1. Corresponding vent connections will be provided at high-level within each subdivision.

## 20.0 GAS

Gas supply is not provided to any of the retail units.

## 21.0 ENERGY PERFORMANCE

The retail areas have been designed to a high standard keeping the environment in mind. The building will secure a BREEAM 'Very Good' rating and an EPC level B for the combined retail areas.

## 22.0 ACCESS CONTROL

Access control is provided to restrict unauthorised access into the building.

Each retail occupier will receive an appropriate number of programmed fobs giving access to cycle facility gates and basement level changing and cycle storage room.

## 23.0 COMMUNICATIONS

Two 100 mm diameter communication ducts are capped at high-level at lower ground level (-1) in each retail unit.

Furthermore, communication cable tray connections to each unit are provided at lower ground level (-1) and level 1 from the combined communications services distribution within the Landlord areas.

Common distribution links back to both east & west communications intake rooms.