

Architecture engineered

# BRUNEL ♦ BUILDING

— Canalside —

Paddington W2



## *01 Inspiration*

05-06 An Introduction to Isambard Kingdom Brunel

## *02 Paddington's History*

08-09 A Richly Historic District, 10-11 Timeline

## *03 The Location*

13-14 Overview & Site Map, 15-18 Portrait of Paddington, 19-20 Local Amenities

21-22 Connectivity, 23-24 Elizabeth Line

## *04 The Building*

26-27 Overview & Building Exterior, 28-29 Structure Elevations, 30-31 Key Features

30-31 Sustainability & Connectivity, 32 Wellness & Wellbeing at Work, 33-34 Exterior CGIs

35-36 Schedule of Areas/Floor to Soffit Heights, 37-38 Reception & Exterior CGIs

39-52 Floor Plans & CGIs, 53 Flexible Vertical Integration, 54-61 Space Plans & Sketch-ups

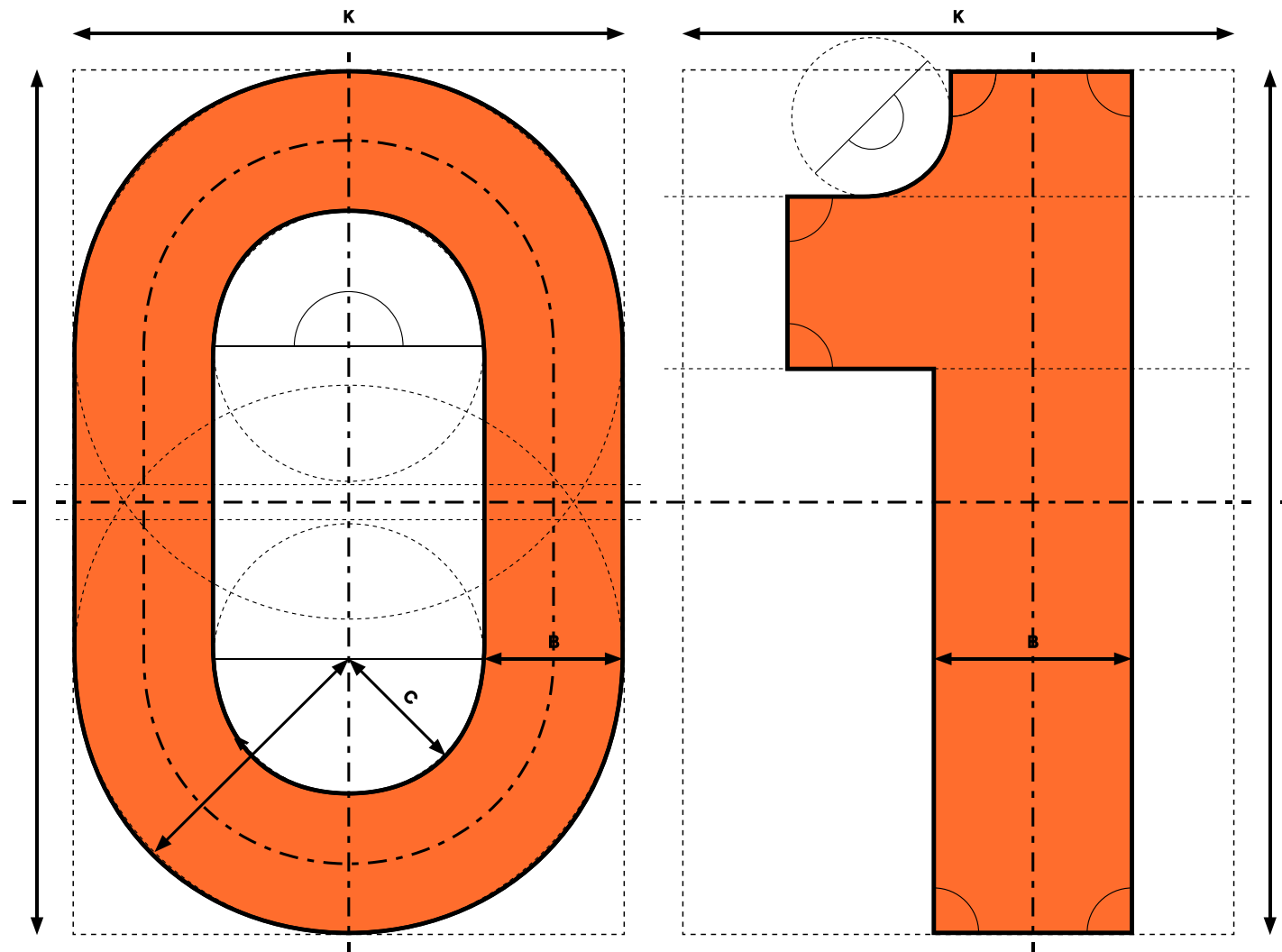
62 Building Envelope, 63-64 Lifts & WCs, 65-66 Public Realm

67-72 Specification & Architects' Sketches

## *05 The Team*

74-75 Derwent London & Fletcher Priest, 76 Agents' Information

## 01 INSPIRATION





## *Brunel's Masterpiece*

Leading architects, Fletcher Priest, have taken their inspiration from the great civil engineer, Isambard Kingdom Brunel.

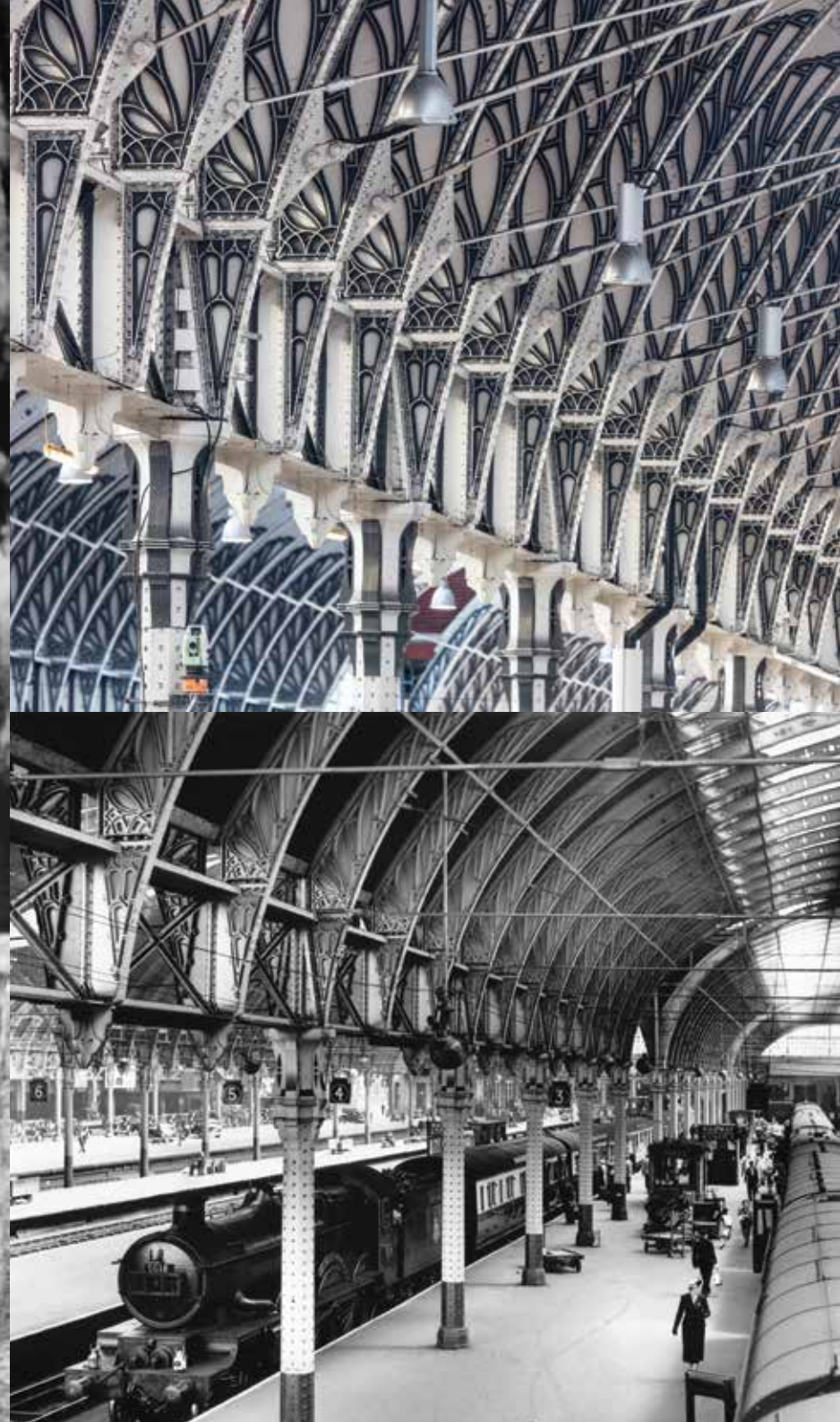
Brunel was more than a great engineer; he was an artist and a visionary, according to his biographer, industrial historian Tom Rolt.

Amongst many of his works was laying the Great Western Railway to Bristol. The first section opened in 1838, and Paddington Station, which he also built, was opened in 1854. He also designed and built the original 1839 iron Bishop's Bridge over the canal basin, which was discovered in 2004, a week before it was due to be bulldozed but fortunately, it was rescued by English Heritage.

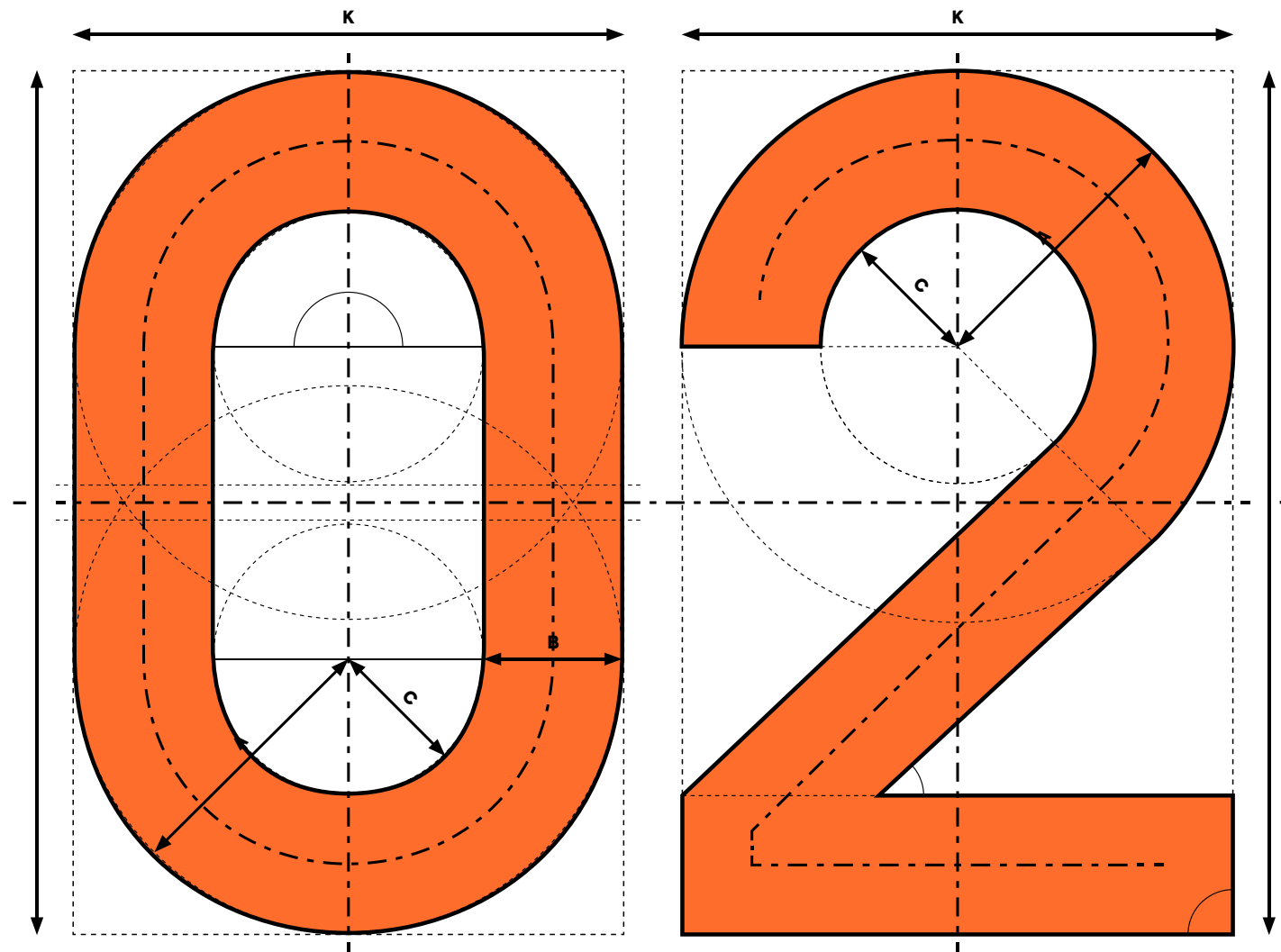
A life-size statue by John Doubleday of Brunel is situated within Paddington Station between platforms 8 and 9.



Isambard Kingdom Brunel



## 02 PADDINGTON'S HISTORY

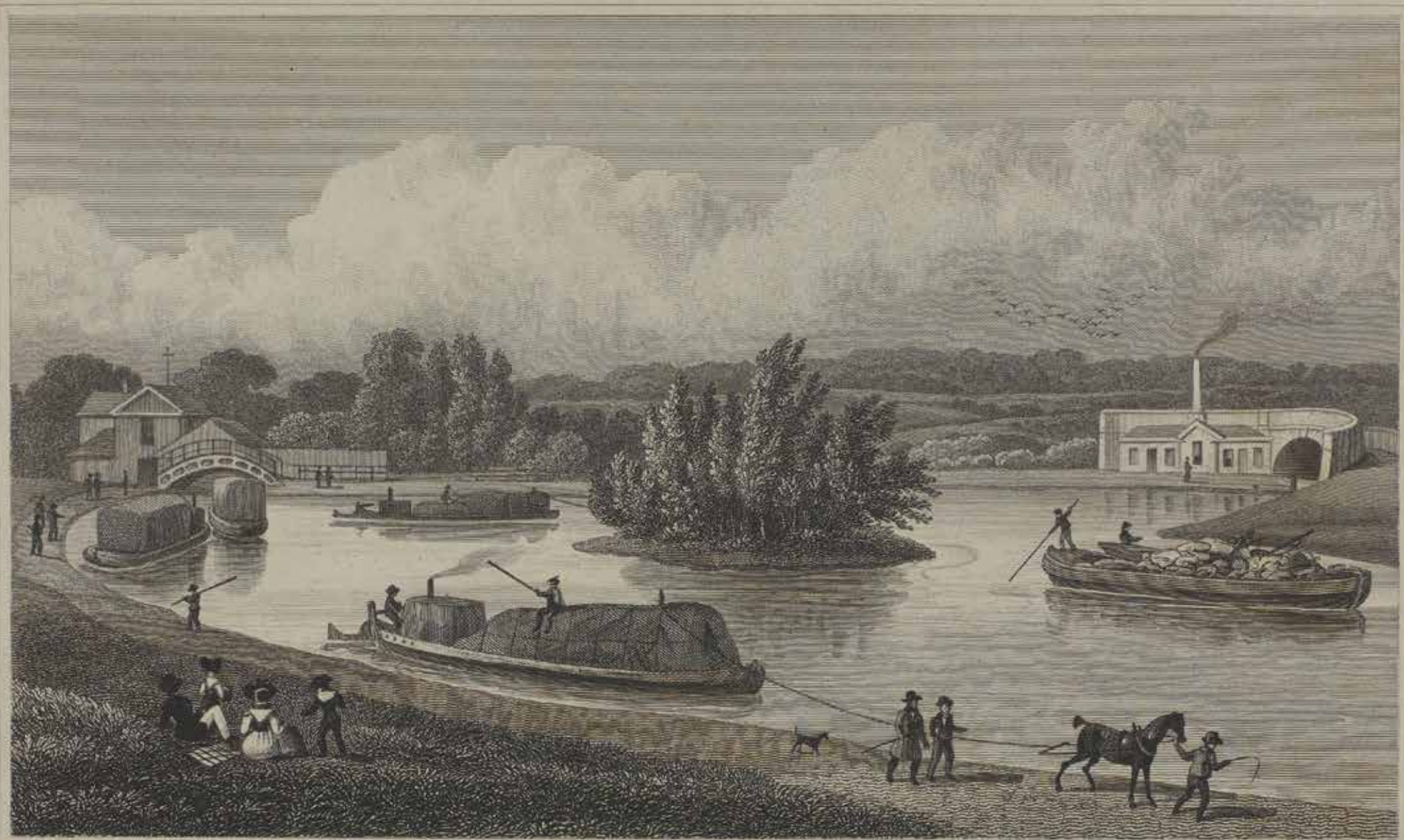


## *Roman roads, Georgian canals and Victorian railways*

Paddington is a well-connected place. It started in Roman times, when the area included the junction of the two main roads leading west and north-west from London – today the Uxbridge and Edgware roads.

It was still a village among fields when the industrial revolution came calling at the end of the 18th century. The Paddington arm of the Grand Junction Canal from the Midlands to the Thames arrived in 1801, terminating in a basin with wharfs handling coal, building materials and rural produce one way and taking out the capital's refuse the other. Some 15 years later, the Regent's Canal formed a link into London from the junction called Little Venice. These waterways, now used for leisure, are key to the tranquility and charm of the district.





Drawn by Thos. Stothard

Engraved by S. Sastry

# JUNCTION OF THE REGENT'S CANAL, AT PADDINGTON.

Published May 24. 1826 by James E. B. 3. Abchurch Lane, King's Cross Road, London.



## 1800s-1810s

The canal arrived from the west when Paddington was just a village among fields, terminating in Paddington Basin where goods came into London by barge.



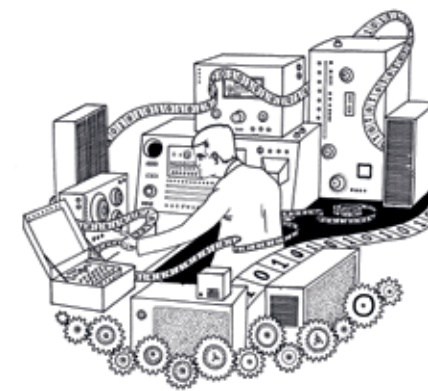
## 1830s-1850s

Isambard Kingdom Brunel built Paddington station, which is the terminus to his Great Western Railway.



## 1870s

One of only 13 cab shelters left in London, this was built to provide rest and a hot meal for London's iconic black cabbies, including a drinking trough for horses.



## 1910s

Computer pioneer, Alan Turing, was born in Paddington. Best known for his work at Bletchley Park during World War II, and his part in breaking the German Enigma code.



## 1920s

Sir Alexander Fleming discovered penicillin, the world's first antibiotic, in his laboratory just south of here.



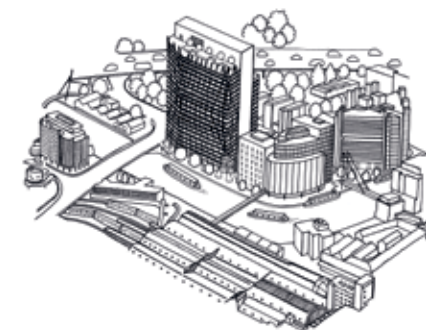
## 1950s

Michael Bond, who still resides in the area, created the character Paddington Bear, named after the station where he mysteriously arrived with his suitcase from deepest darkest Peru.



## 1960s

The tycoon Richard Branson, aged 16, purchased a houseboat for his girlfriend, Monday, and her dog, Friday. He remains the owner and the boat is still moored in the Basin today.

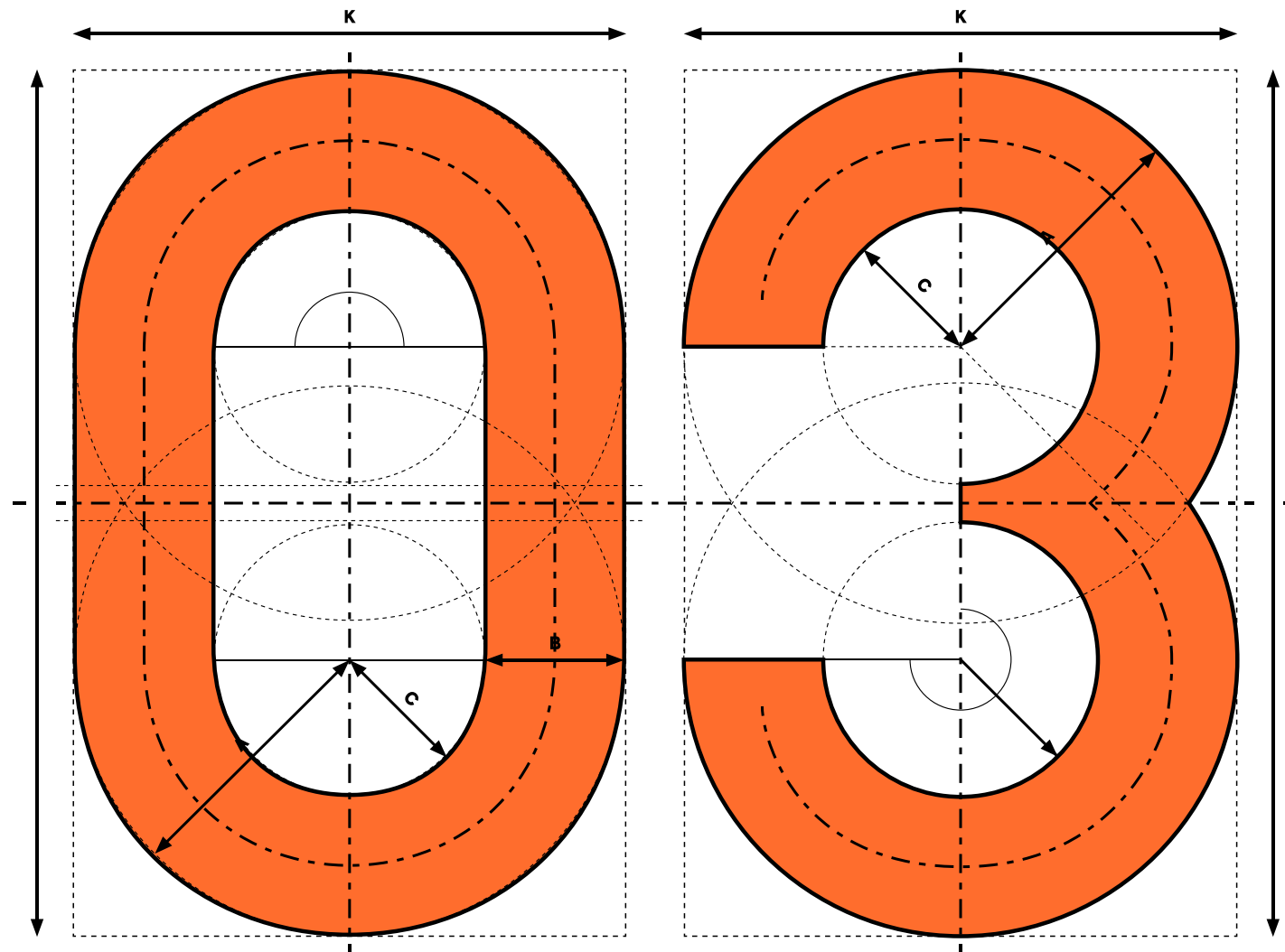


## 21st Century

Paddington has exciting times ahead with the arrival of the new Elizabeth Line in 2018. 2019 will also see the arrival of the 244,000 sq ft strikingly designed Brunel Building; waiting to become home to new occupiers.



### 03 THE LOCATION



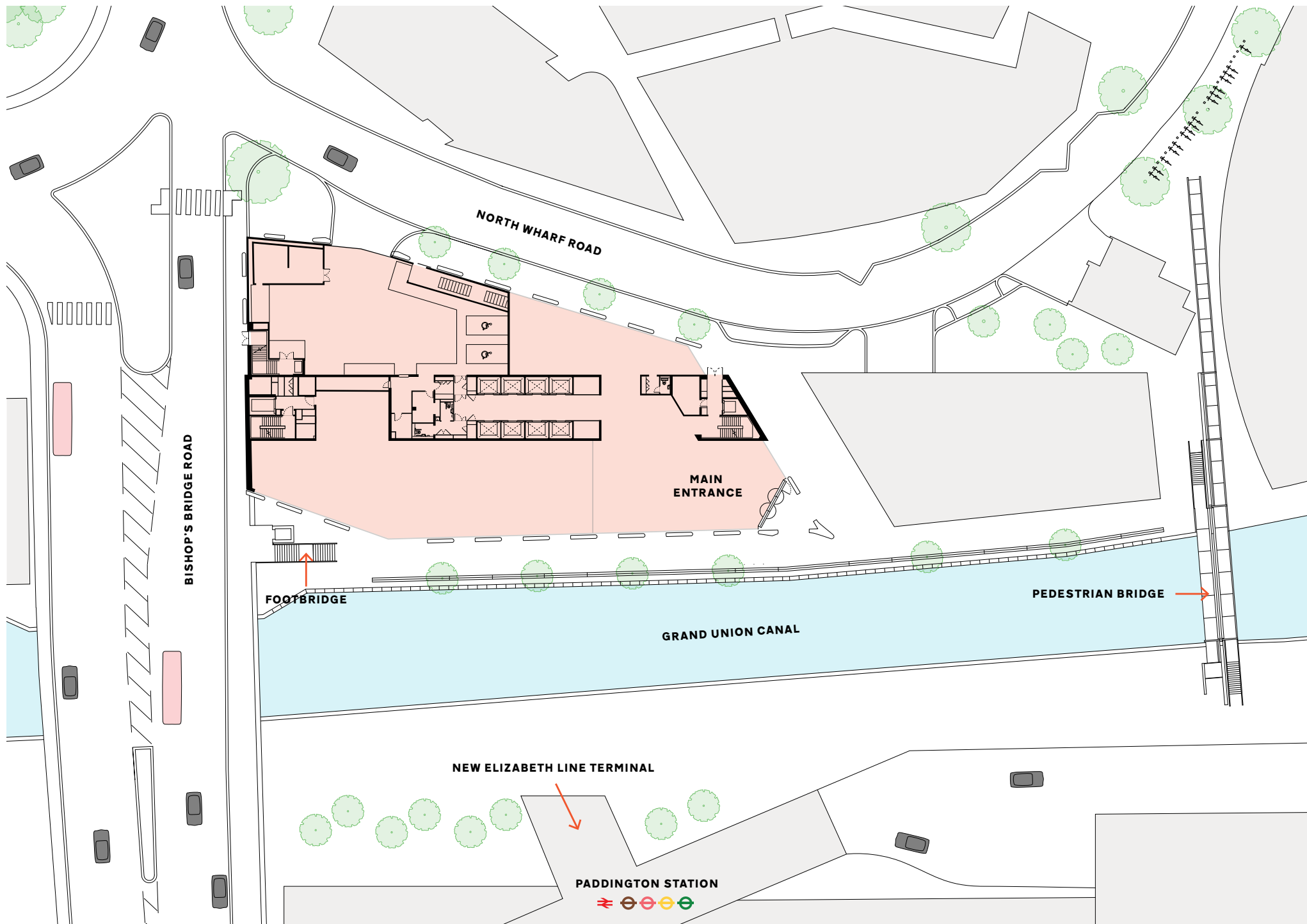


## *Paddington Vicinity*

Paddington is one of London's most interesting and rewarding locales. Bordering Little Venice, the area around the canal basin just north of the station, is one of London's most significant recent redevelopments with office and residential buildings, cafes and restaurants. It is an urban oasis on a grand scale. Close to Maida Vale one way and Hyde Park the other, this is a richly rewarding and rapidly changing part of London. The Brunel Building will add a new dimension as a place to work that opens up fully to its much-enhanced surroundings.

Grand boulevards run near Paddington Station. Walk east along the basin with its art-installation bridges, then south across the front of Paddington Station – you find yourself in streets full of shops, restaurants, art galleries and pubs, soon giving way to grander streets leading down to Lancaster Gate, Hyde Park and the Serpentine lake.

The charming and beautiful Little Venice is part of the wider, attractive neighbourhood of Maida Vale with broad residential streets and crescents, served by Warwick Avenue Underground, just a five minute walk away.























## WHAT'S ON YOUR DOORSTEP

Paddington | Little Venice

A good way to explore the area is via the canal footpaths, you'll be delighted at what you find. There's a world of fascinating hidden London a few yards away.



## LOCAL AMENITIES

### Leisure

- 01 Absolute Flowers
- 02 Buchanans Cheesemonger
- 03 Canal Cafe Theatre
- 04 Cocomaya
- 05 The Colonnade Hotel London
- 06 De Roemer
- 07 The Dresser
- 08 Formosa Flowers & Chocolaterie
- 09 Hilton London Paddington
- 10 Lancaster London
- 11 Lisson Gallery
- 12 Lucy Choi London
- 13 Mark Jason Gallery
- 14 Mercure London Paddington
- 15 Mud Australia
- 16 Novotel London Paddington
- 17 Pipa
- 18 Prewett Miller
- 19 Puppet Theatre Barge
- 20 Rembrandt Gardens
- 21 Subway Gallery

### Eat & Drink

- 01 ABASTO
- 02 Angelus Restaurant
- 03 Baker & Spice
- 04 Bathurst Deli
- 05 Beany Green
- 06 The Bridge House
- 07 Casa Malevo
- 08 Clifton Nurseries
- 09 Darcie & May Green
- 10 Frontline Restaurant
- 11 Grand Union
- 12 Heist Bank
- 13 Kateh
- 14 Kioskafé
- 15 KuPP.
- 16 Kurobuta London
- 17 The Larrik
- 18 Les petits Gourmets
- 19 Lockhouse
- 20 London Shell Co
- 21 The Mad Bishop & Bear
- 22 Massis Lebanese Grill & Bar
- 23 Molly's Delicatessen
- 24 The Monkey Puzzle
- 25 Noorjahan II
- 26 Old Mary's
- 27 Pearl Liang
- 28 Pergola Paddington Central
- 29 Pizza Express Paddington
- 30 Poncho 8

- 31 Prince Alfred
- 32 Raoul's Deli
- 33 The Red Pepper
- 34 Roba Bar & Restaurant
- 35 Salt & Honey Bistro
- 36 Smith's Bar and Grill
- 37 Stuzzico Ristorante
- 38 The Summerhouse
- 39 Toast
- 40 The Truscott Arms
- 41 The Union Bar & Grill
- 42 The Victoria
- 43 The Warrington Hotel
- 44 Warwick Castle
- 45 Waterside Cafe
- 46 The Waterway
- 47 The Winery

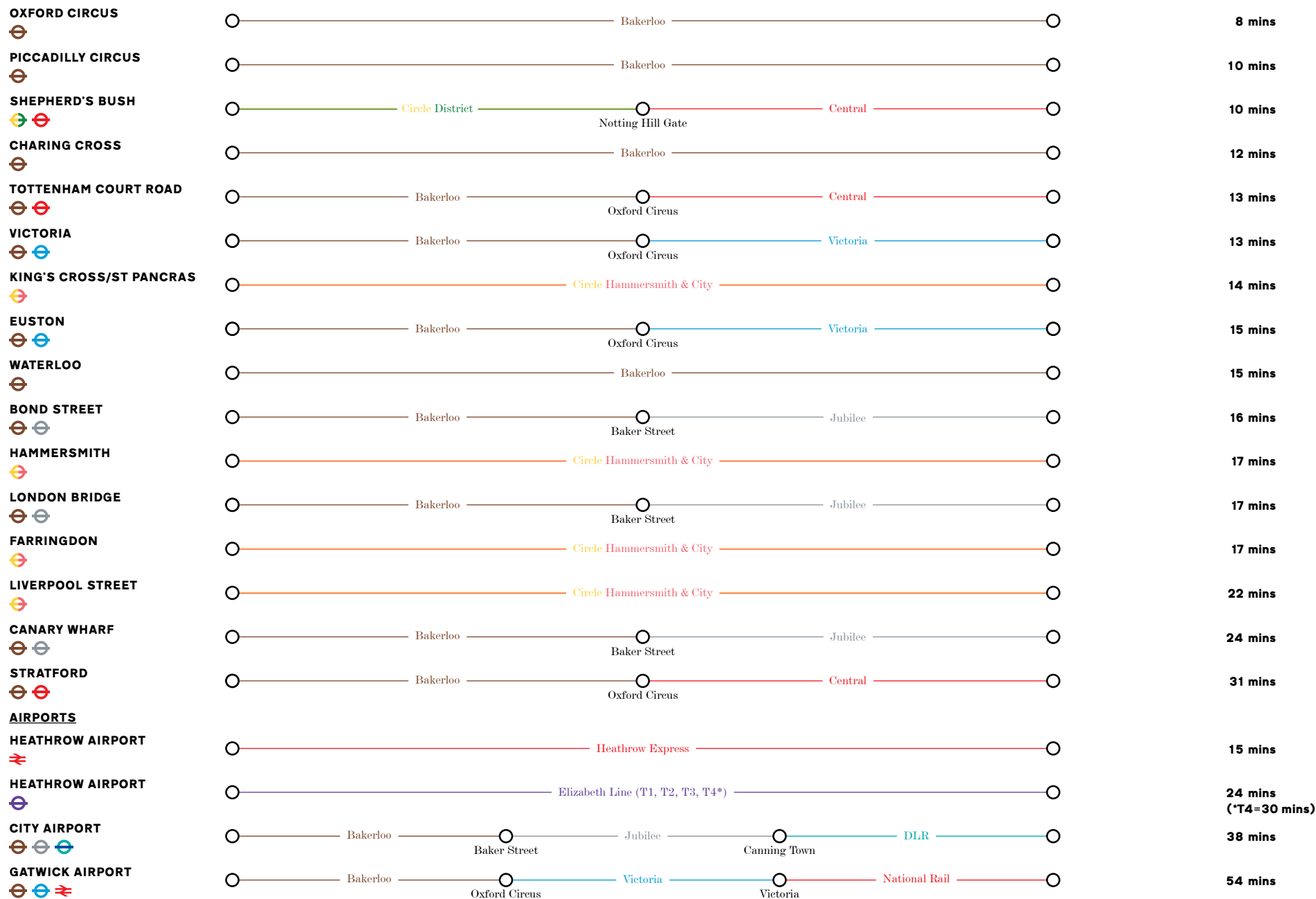
### Fitness & Wellbeing

- 01 Active 360 Paddleboarding
- 02 Dance Art Studios
- 03 F45 Training Paddington
- 04 Floating Yoga Pocket Park
- 05 Hyde Park Stables
- 06 Little Venice Sports Centre
- 07 Notting Hill Harbour Club
- 08 Nuffield Health Paddington
- 09 Paddington Sports Club
- 10 Peacock Pilates
- 11 Porchester Centre
- 12 Virgin Active  
Merchant Square
- 13 St Mary's Hospital

### Occupiers

- 01 A2Dominion
- 02 Adam & Eve
- 03 Addison Lee/BT
- 04 BMG Chrysalis
- 05 CB&I
- 06 Kingfisher / SIG
- 07 Marks & Spencer  
Head Office
- 08 Microsoft /  
Nokia Communications
- 09 Misys
- 10 Nissan Design Centre
- 11 The Office Group
- 12 Prudential / Statoil
- 13 Virgin Management Ltd.
- 14 Visa Europe
- 15 Vodafone
- 16 WeWork
- 17 30 Eastbourne Terrace





### CONNECTIVITY FROM PADDINGTON

London Underground & National Rail

Source: tfl.gov.uk  
Most direct route



## CONNECTIVITY

Paddington is an extremely well-connected place – embarkation point of the Heathrow Express, Bakerloo, District & Circle and Hammersmith & City Underground lines making it a hub for connectivity across London, across England and the world via Heathrow airport.

There are plenty of other ways to get to and from Brunel Building, not least by taxi, bicycle or even by boat!





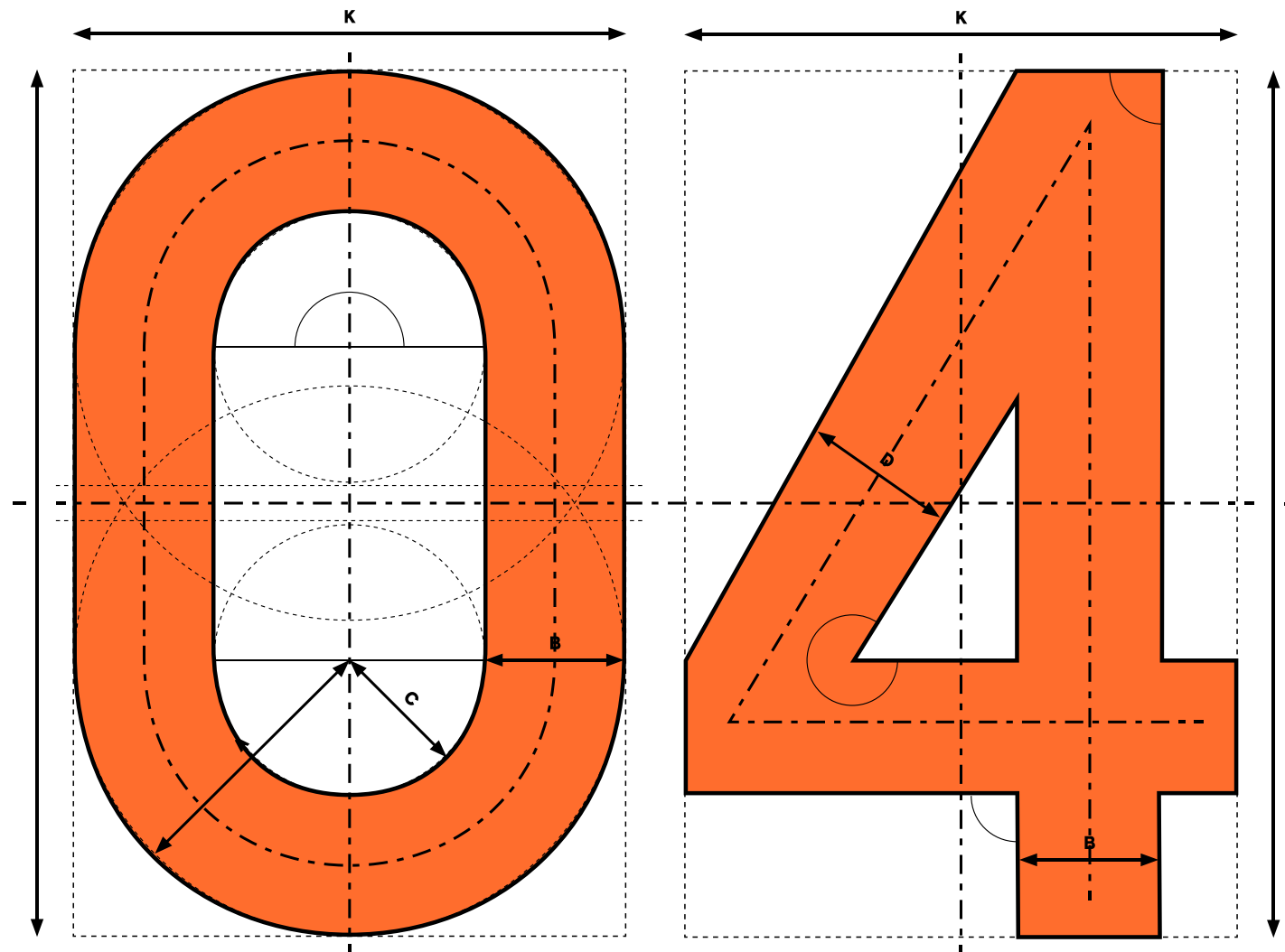


## ELIZABETH LINE

The Elizabeth Line, will run right across south-east England from Berkshire to Essex and North Kent. It dives under London in wide tunnels and a sequence of brand-new stations linking with the existing system. Its formidable capacity will also ease movement elsewhere on the system, providing an extra 10% rail capacity for London.

Paddington is the key western interchange, marked by the most ambitious new station.

## 04 THE BUILDING



## *Brunel Building*

In contrast to more orthodox office blocks, the Brunel Building has scale, dynamism, generosity of space and light and a people-centred design that will – upon completion in 2019 – set new standards for the area and for London as a whole.

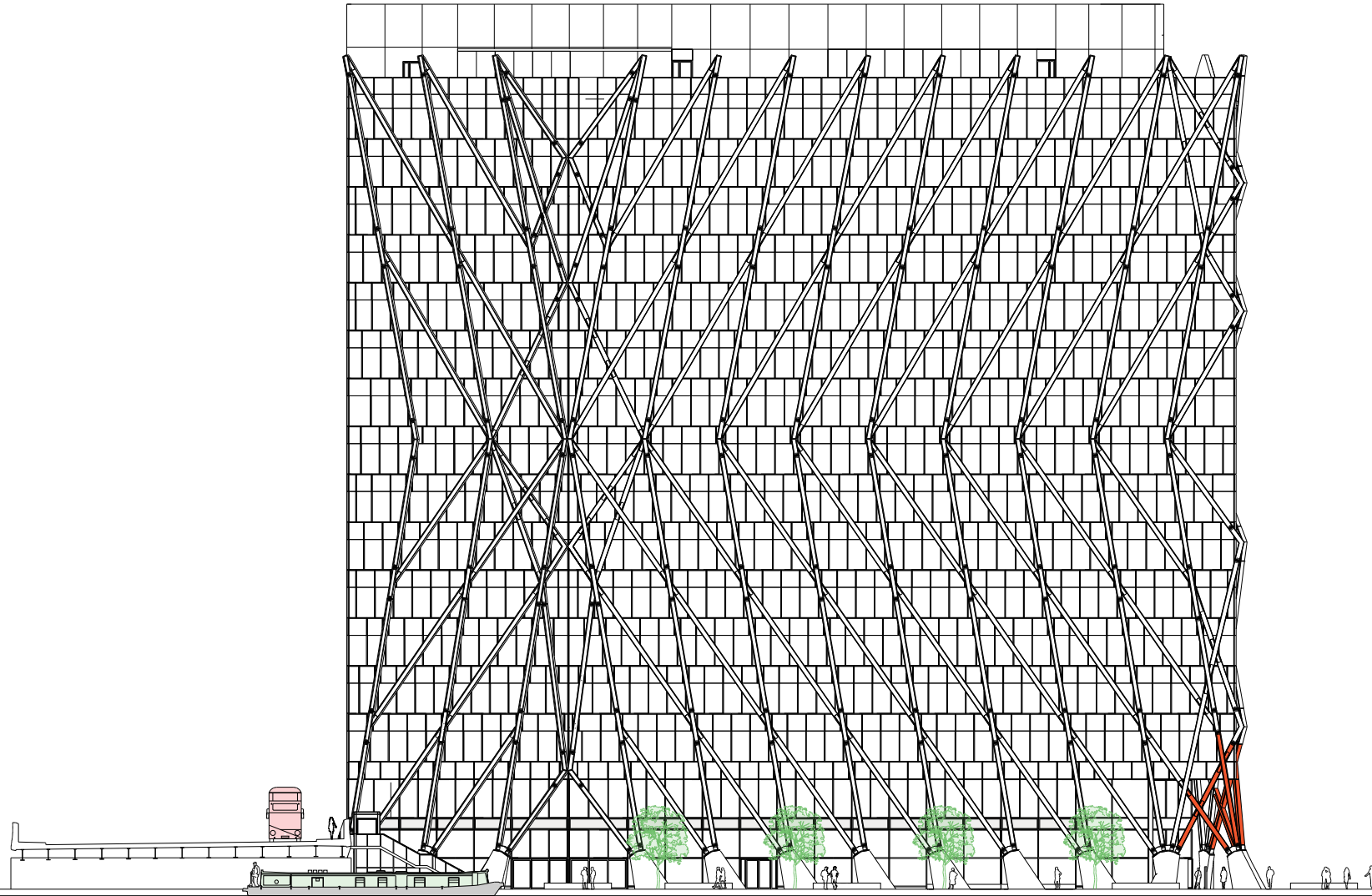
This is a new sculptural London landmark on the prominent corner of North Wharf Road and Bishop's Bridge Road.



Fig. 4.1 | Building Exterior

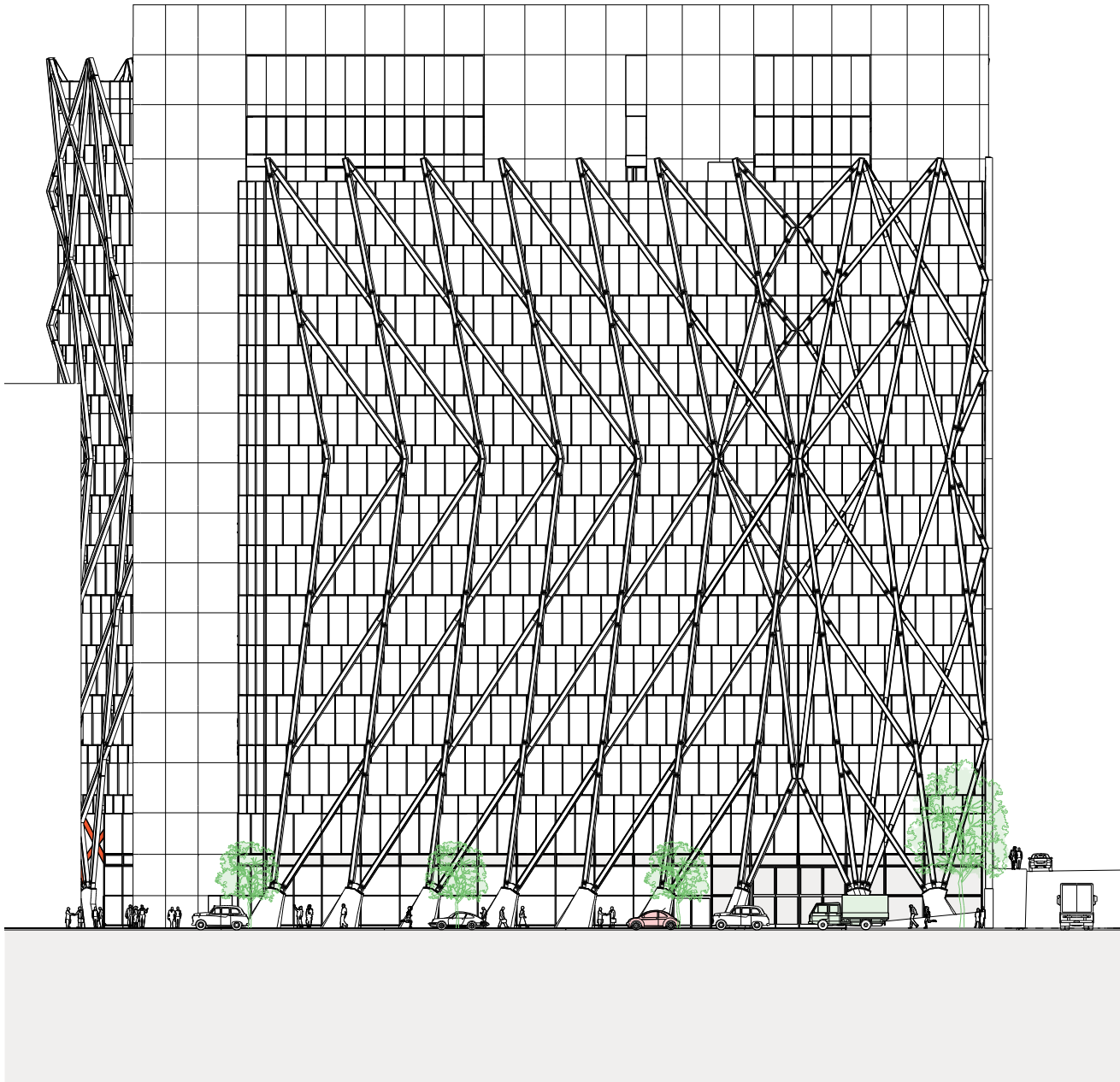






**CANALSIDE ELEVATION**





NORTH WHARF ROAD ELEVATION

The Brunel Building's asymmetrical steel exoskeleton creates generous, spacious, column-free spaces.

Architecturally it is about more than the expressive use of steel, dramatic though it will look. The building forms a polyhedron in plan, following the boundaries of the site, its frame visually responding directly to lines of force. At its heart is a monolithic rectangular concrete core, celebrated rather than hidden, engineered with huge openings to provide cross-access inside. This traverses the entire building from end to end.



Start 2016

Following design sign off with Fletcher Priest Architects, demolition commenced in 2016 and construction is ongoing.

Complete 2019

In 2019 Paddington will be home to a truly spectacular building.

244,000 sq ft total development

The asymmetrical steel exoskeleton creates generous, spacious, column-free spaces

165,800 sq ft available

Floorplates that offer a wide variety of workplace configurations.

77,200 sq ft let to Sony Pictures Entertainment

Welcoming an exciting new occupier to the building.

Full air-conditioning (exposed four pipe fan coil)

Exposed services offering an industrial aesthetic with four pipe fan coil.

Excellent, clear floor to soffit heights of 3.475 m

The voluminous space on all floors offers a stimulating working environment.

Double-height panoramic sliding doors to reception from the canal

Bringing the outside in.

Striking external diagrid structure

Inspired by the great Civil Engineer, Isambard Kingdom Brunel.

Communal roof terrace

Generous outdoor space for all tenants offering amazing views across London and entertaining space.

Ability for private entrance

Opportunity to create your own reception.

Canalside location

Facing the Grand Union Canal the building embraces the calming effect of the water.

New Elizabeth line station opening 2018

Currently extremely well-connected, things will only improve in 2018 for Paddington.

1:8 occupational density throughout

Providing the opportunity for companies to grow without having to find a new home.

260 cycle spaces and 26 showers

Meeting the needs of our tenants and encouraging cycling.

On site retail/restaurant offering

c.5,500 sq ft industrial chic space.



#### SUSTAINABILITY & CONNECTIVITY

The Brunel Building will have best-in-class internet connectivity certified by WiredScore.

- ♦ The tall floors – nearly 3.5 metres in height – and high-performance solar-control glass allows for maximum use of natural light and good cooling
- ♦ BREEAM 2014 rating for new and refurbished offices ‘Excellent’ targeted
- ♦ LEED ‘Gold’ targeted
- ♦ Aquifer Thermal Energy Store (ATES) system will be used to meet part of the development’s heating and cooling requirements
- ♦ High efficiency Turbocore chillers and condensing gas fired boilers
- ♦ Energy Performance Certificate Rate (EPC) B
- ♦ Excellent location for public transport / local Underground lines / Elizabeth Line
- ♦ Generous bicycle store – 260 spaces
- ♦ 26 showers and 260 lockers
- ♦ Loading bay
- ♦ Designed to minimise waste in construction and in use
- ♦ WiredScore – ‘Gold’ targeted





#### WELLNESS & WELLBEING AT WORK

Increasingly, wellbeing at work is paramount. The aim is to provide a healthy and stimulating working environment, which tenants will actively enjoy.

- ♦ Four gyms within a 15 minute walk (Porchester Centre, Virgin Active, Nuffield Health, Little Venice Sports Centre)
- ♦ Nine mile cycle path along Regent's canal
- ♦ Nuffield Health lunchtime running club every Wednesday
- ♦ Active 360 stand up paddleboarding and yoga classes in Paddington Basin
- ♦ Year round tennis classes and floodlit courts at the Paddington Sports Club
- ♦ Public table tennis tables set up year round in Sheldon Square courtesy of Ping! London



Fig. 4.2 | Building Exterior





Fig. 4.3 | Building Entrance



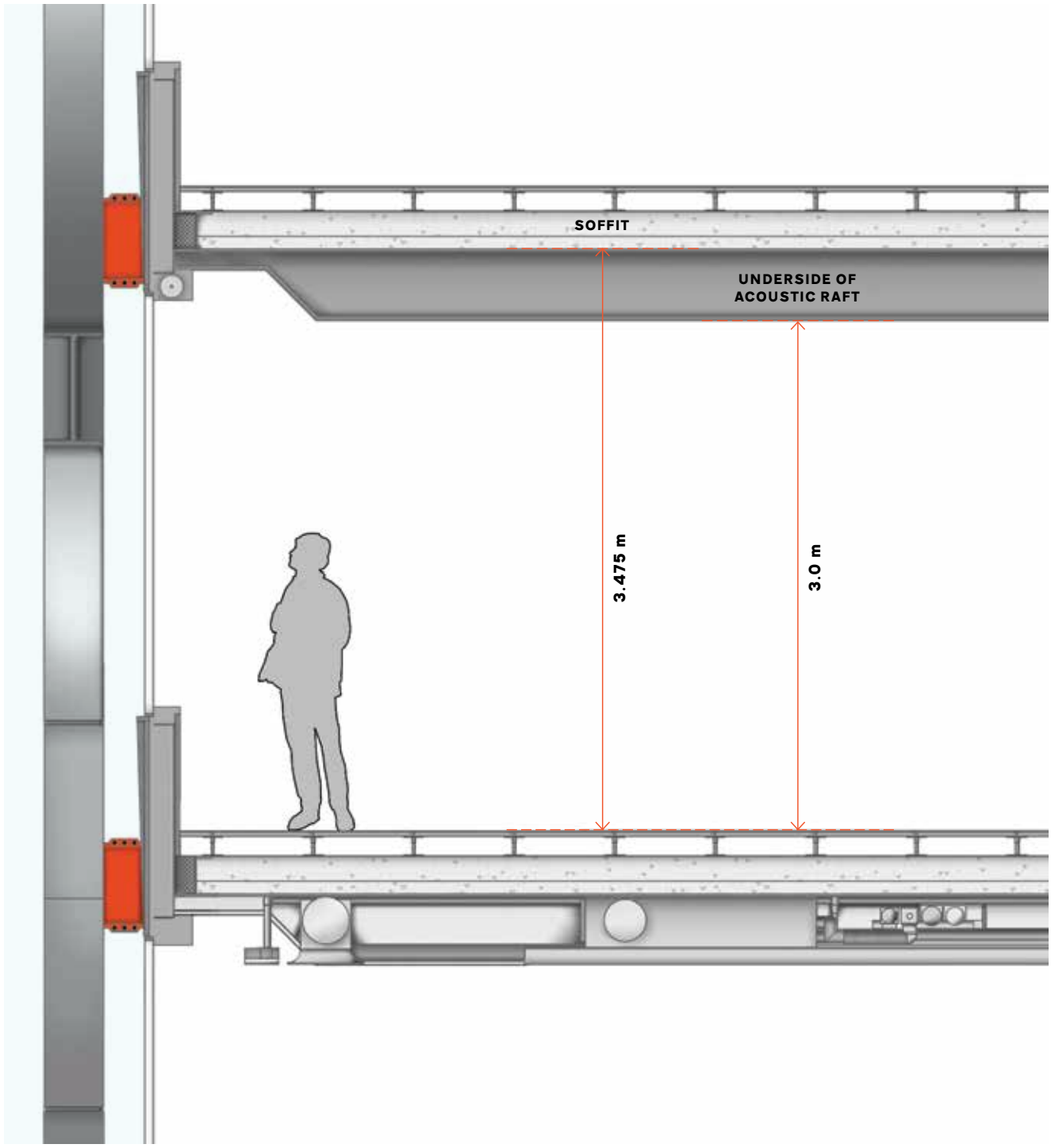


## SCHEDULE OF AREAS

		sq ft*	sq m*	sq ft*	sq m*	sq ft*	sq m*
16	Sixteenth	-	-	-	-	Terrace 8,051 (communal)	Terrace 748 (communal)
15	Fifteenth	10,258	953	-	-	-	-
14	Fourteenth	10,247	952	-	-	Terrace 6,652 (private)	Terrace 618 (private)
13	Thirteenth	Let to Sony Pictures Entertainment	-	-	-	-	-
12	Twelfth	Let to Sony Pictures Entertainment	-	-	-	-	-
11	Eleventh	Let to Sony Pictures Entertainment	-	-	-	-	-
10	Tenth	Let to Sony Pictures Entertainment	-	-	-	-	-
9	Ninth (Part)	Let to Sony Pictures Entertainment	-	-	-	-	-
	Ninth (Part)	7,287	677	-	-	-	-
8	Eighth	16,501	1,533	-	-	-	-
7	Seventh	16,523	1,535	-	-	-	-
6	Sixth	16,533	1,536	-	-	-	-
5	Fifth	16,533	1,536	-	-	-	-
4	Fourth	16,533	1,536	-	-	-	-
3	Third	16,533	1,536	-	-	-	-
2	Second	16,533	1,536	-	-	-	-
1	First	15,296	1,421	-	-	-	-
G	Ground	1,615	150	-	-	-	-
	Ground Restaurant	-	-	5,457	507	-	-
TOTAL		162,319**	15,080**	5,457	507	14,703	1,366

\* Subject to measurement on practical completion. IPMS measurement on request.

\*\* Excluding reception of 4,165 sq ft (387 sq m).



# FLOOR TO SOFFIT HEIGHTS

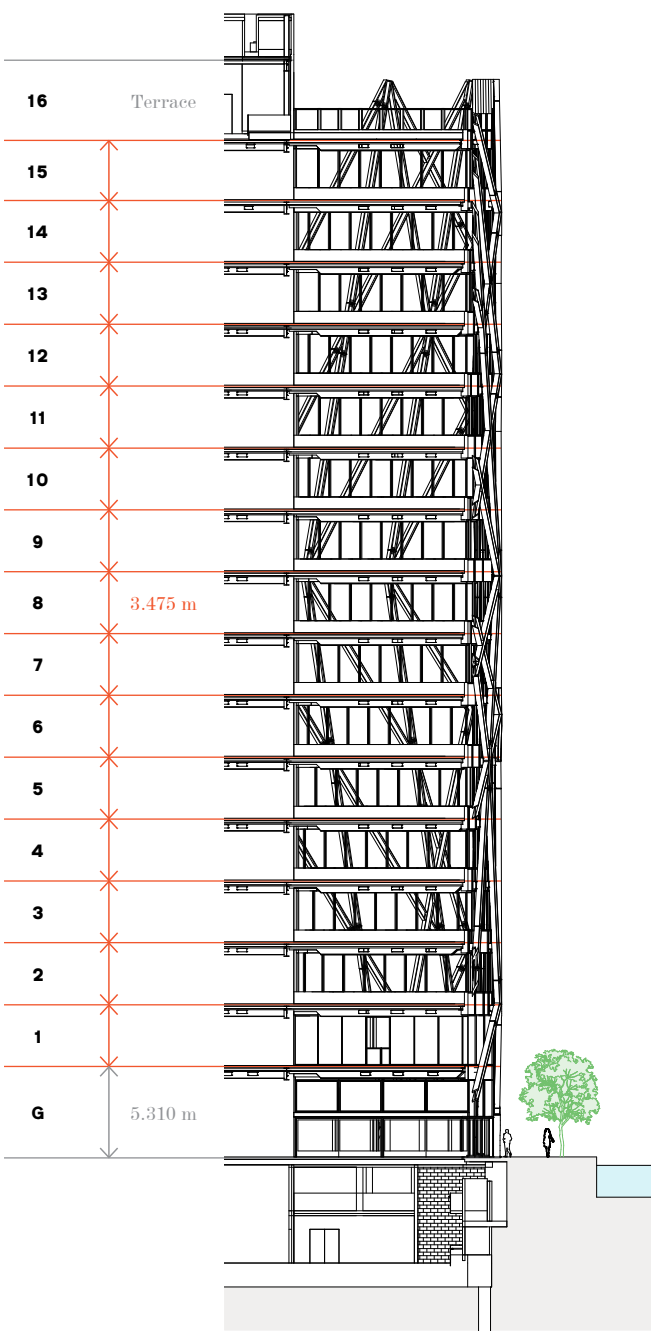




Fig. 4.4 | Building Reception







## *Highly Flexible Floor Layouts*

Thanks to this advanced structure, at its widest point the floor spans some 36.5 m of internal space without columns.

This allows for a very wide variety of workplace configurations. A typical lower floor covers 16,533 sq ft, rising to 17,072 sq ft on the upper floors. There is the ability to link the first floor with its own staircase from reception. Two roof terraces, on the 14th and 16th floors, provide amazing views north-east to central London and south-west. The 16th floor terrace is a shared amenity for everyone in the building to enjoy.



Fig. 4.6 | Third Floor





BISHOP'S BRIDGE ROAD

NORTH WHARF ROAD

GRAND UNION CANAL

- 01 Alternative entrance/  
Office reception
- 02 Passenger lift lobby
- 03 Passenger lifts
- 04 Fire fighting lift
- 05 Goods lift
- 06 Fire escape stairs
- 07 Accessible WC
- 08 Main reception & lobby
- 09 Loading bay
- 10 Restaurant/Retail
- 11 Facility/Building Management
- 12 Cycle entrance
- 13 Fire control room
- 14 Main entrance

- Alternative entrance/  
Office reception
- Restaurant/Retail/Gallery
- Main reception



## GROUND FLOOR

RECEPTION AND RESTAURANT

- Cycle storage area
- Shower room area
- Locker room area
- Drying room area

BISHOP'S BRIDGE ROAD

NORTH WHARF ROAD

GRAND UNION CANAL

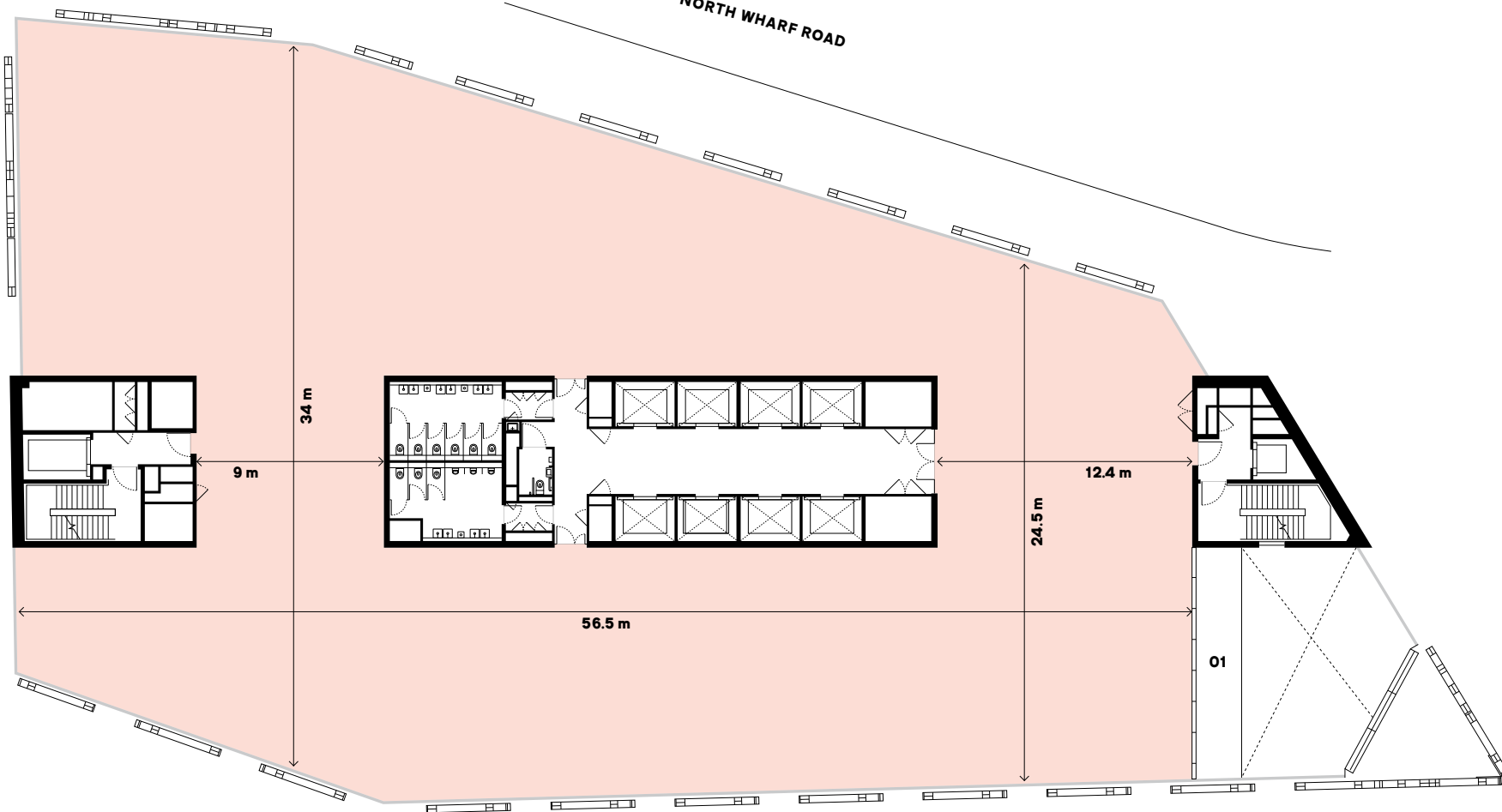
## LOWER GROUND

SERVICES AND BACK OF HOUSE



BISHOP'S BRIDGE ROAD

NORTH WHARF ROAD



GRAND UNION CANAL



**FIRST FLOOR**

15,296 sq ft | 1,421 sq m

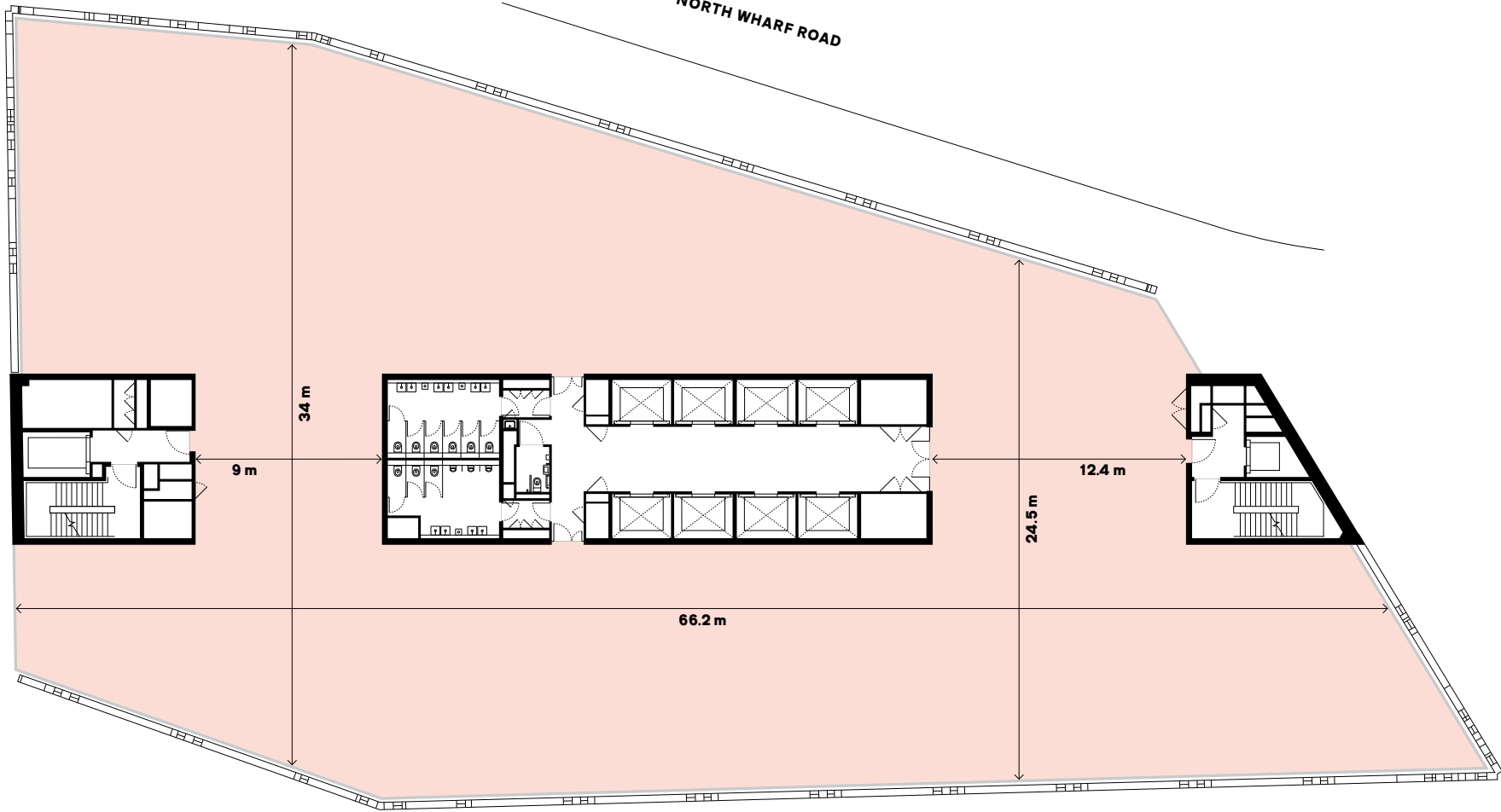
Fig. 4.7 | Twelfth Floor





BISHOP'S BRIDGE ROAD

NORTH WHARF ROAD



GRAND UNION CANAL



### TYPICAL LOWER (THIRD FLOOR)

16,533 sq ft | 1,536 sq m

Fig. 4.8 | Fourteenth Floor



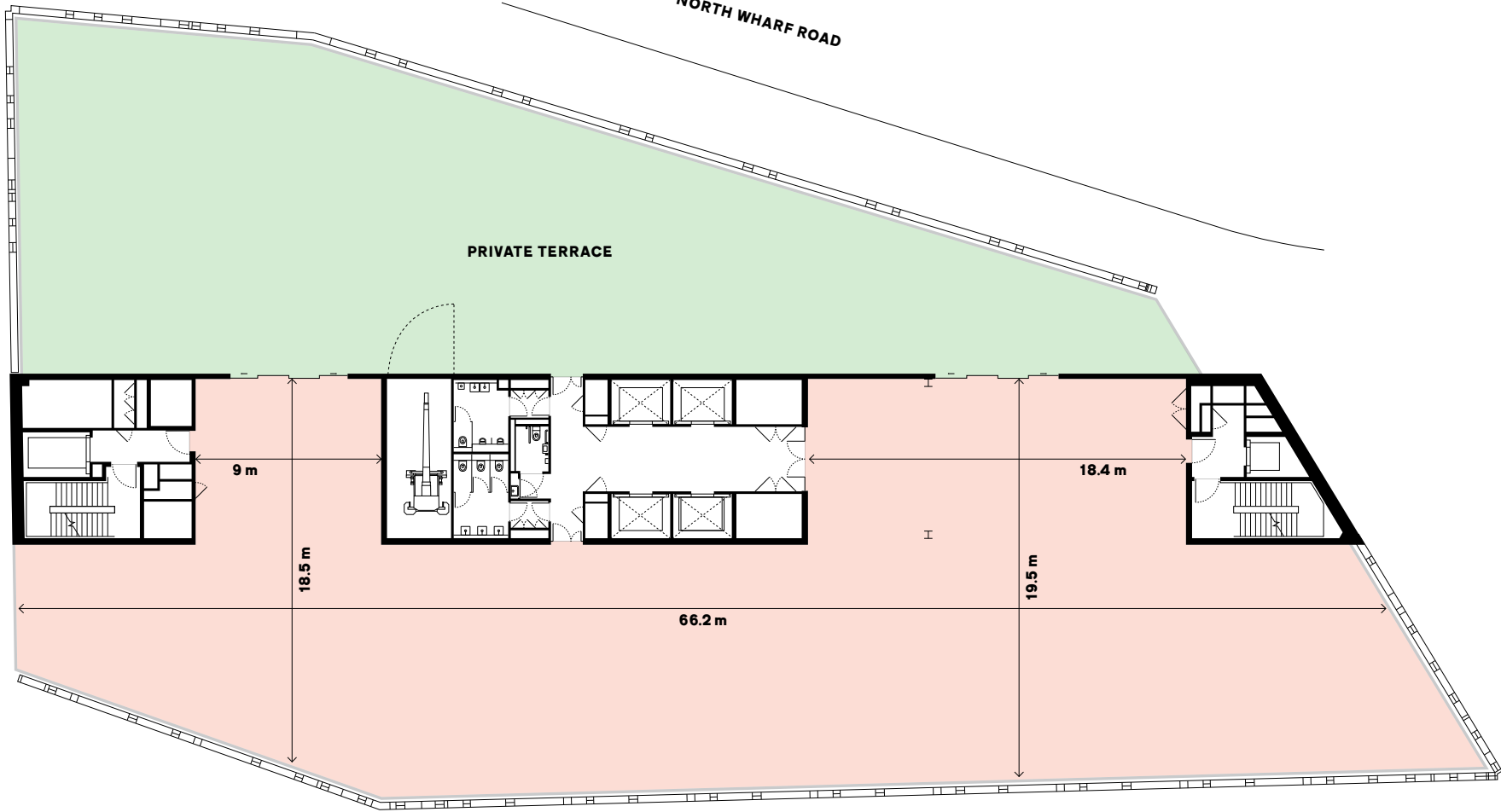




BISHOP'S BRIDGE ROAD

NORTH WHARF ROAD

PRIVATE TERRACE



GRAND UNION CANAL

## FOURTEENTH FLOOR & TERRACE

10,247 sq ft | 952 sq m & 6,652 sq ft | 618 sq m





NORTH WHARF ROAD

BISHOP'S BRIDGE ROAD



GRAND UNION CANAL

**FIFTEENTH FLOOR**  
10,258 sq ft | 953 sq m



BISHOP'S BRIDGE ROAD

NORTH WHARF ROAD

PAVILION

COMMUNAL TERRACE

GRAND UNION CANAL



## SIXTEENTH FLOOR

8,051 sq ft | 748 sq m



## 16th floor pavilion mood board





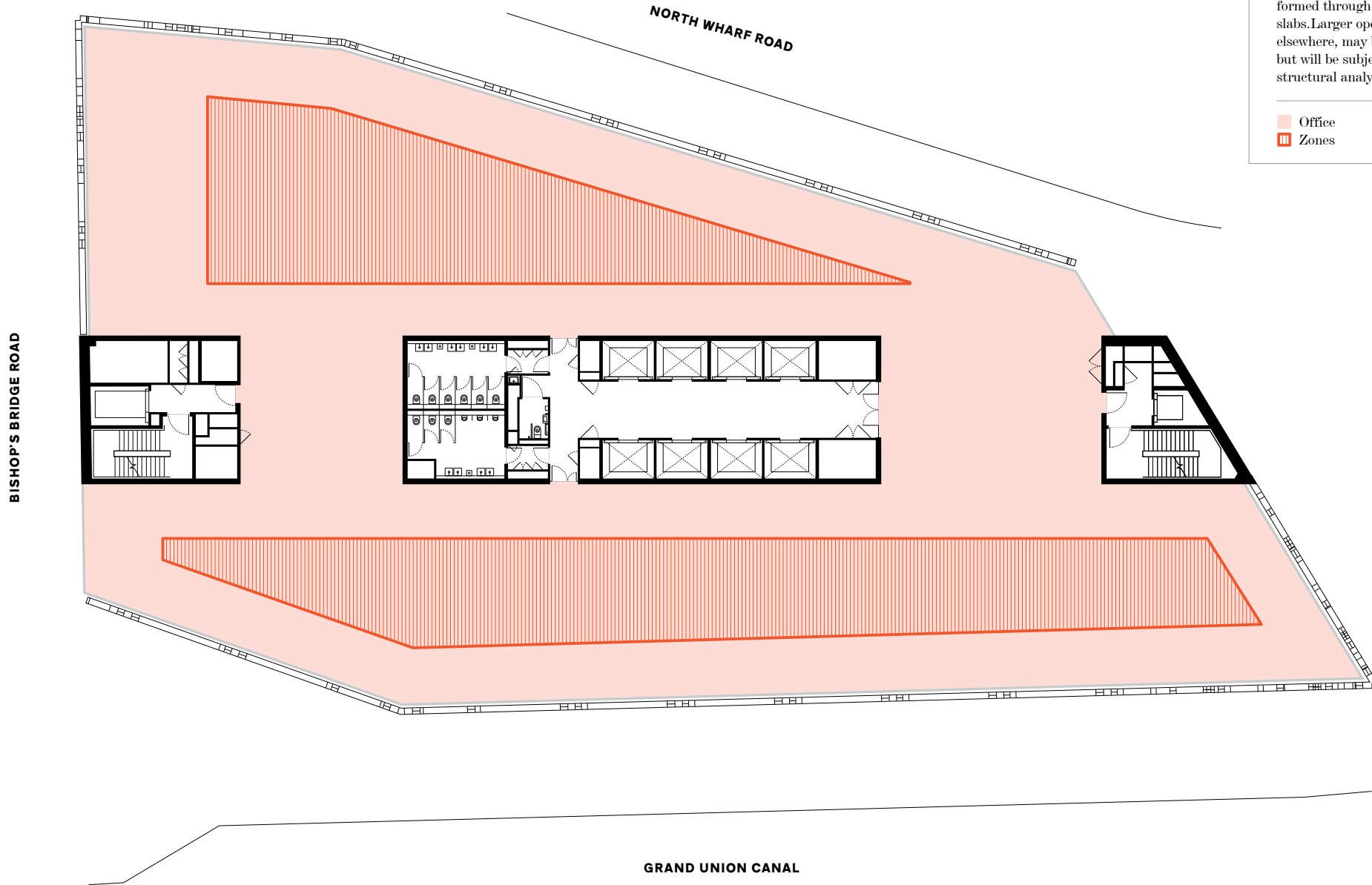
Fig. 4.10 | Sixteenth Floor Communal Terrace





These areas are indicative zones where individual openings of up to c.3m x 3m might readily be formed through the office floor slabs. Larger openings, or openings elsewhere, may be possible but will be subject to further structural analysis.

Office  
Zones



## FLEXIBLE VERTICAL INTEGRATION – TYPICAL FLOOR

16,533 sq ft | 1,536 sq m



BISHOP'S BRIDGE ROAD

NORTH WHARF ROAD

GRAND UNION CANAL

16,533 sq ft, 1,536 sq m  
 Open plan workstations 188\*  
 Reception area (2 people)  
 Office 4 (4 people)  
 Total headcount 194  
 Meeting room for 12 | 3 (36 people)  
 Meeting room for 8 | 2 (16 people)  
 Meeting room for 4 | 2 (8 people)  
 Meeting pods 4 (8 people)  
 Quiet booths 8 (8 people)

- Reception
- Offices
- Formal meeting spaces
- Open plan desking
- Collaboration areas
- Meeting pods
- Quiet booths
- Breakout area/coffee bar
- Storage & lockers (100)

pantry



## THIRD FLOOR OCCUPIER DENSITY 1:8 SQ M - STRUCTURED

16,533 sq ft | 1,536 sq m

\*Based on 1,400 mm desks



BISHOP'S BRIDGE ROAD

NORTH WHARF ROAD

GRAND UNION CANAL

16,533 sq ft, 1,536 sq m  
 Open plan workstations 124\*  
 Reception area (2 people)  
 Office 4 (4 people)  
 Total headcount 130  
 Meeting room for 12 | 3 (36 people)  
 Meeting room for 8 | 2 (16 people)  
 Meeting room for 4 | 2 (8 people)  
 Meeting pods 3 (6 people)  
 Quiet booths 10 (10 people)

- Reception
- Offices
- Formal meeting spaces
- Open plan desk
- Collaboration areas
- Meeting pods
- Quiet booths
- Breakout area/coffee bar
- Storage & lockers (132)



\*Based on 1,400 mm desks

# THIRD FLOOR OCCUPIER DENSITY 1:12 SQ M - STRUCTURED

16,533 sq ft | 1,536 sq m

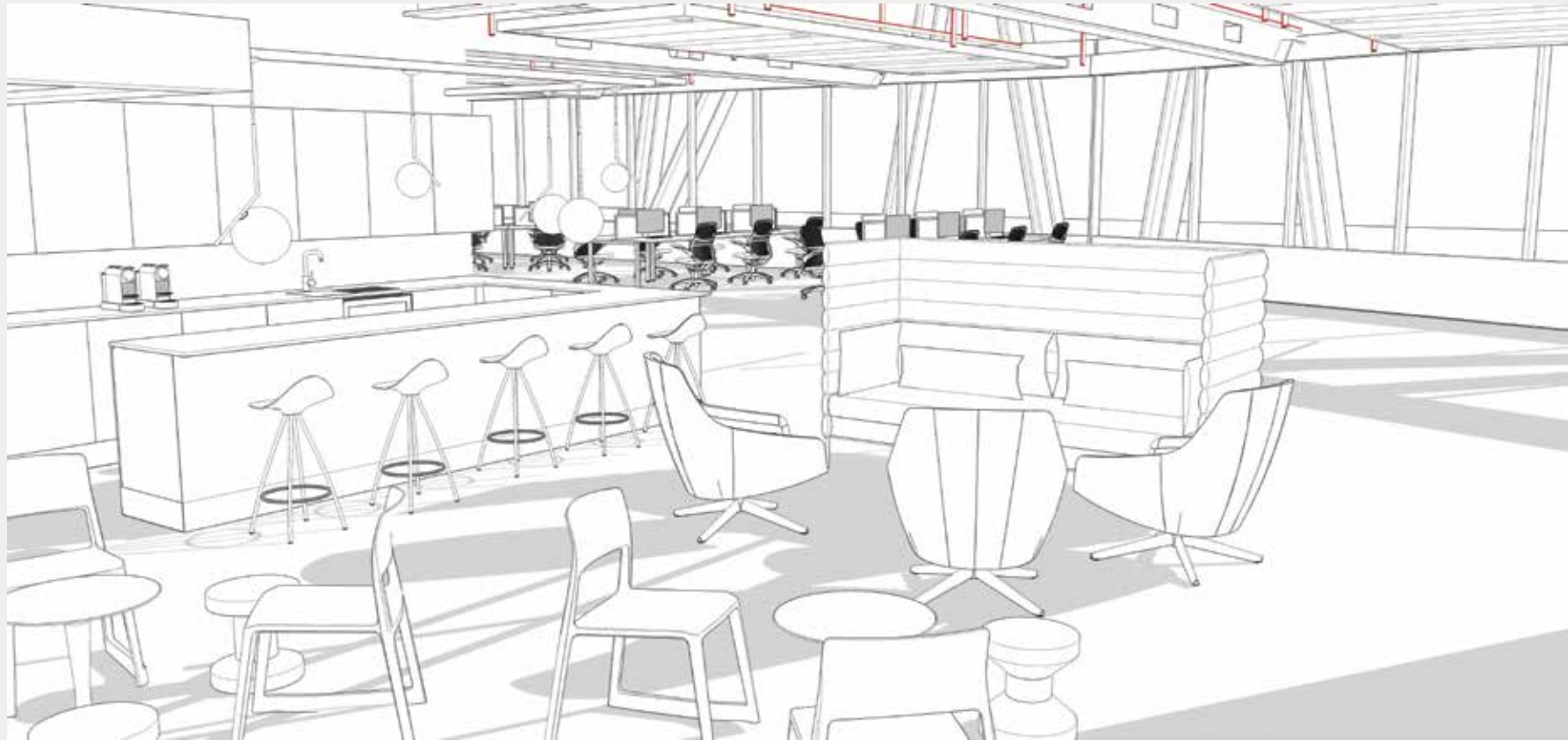


Fig. 4.12 | Indicative Sketch of Third Floor Reception





Fig. 4.11 | Indicative Sketch of Third Floor Cafe Breakout Area



BISHOP'S BRIDGE ROAD

NORTH WHARF ROAD

GRAND UNION CANAL

16,533 sq ft, 1,536 sq m  
 Open plan workstations 188\*  
 Welcome/Reception area (3 people)  
 Office 4 (4 people)  
 Total headcount 195

Meeting room for 12 | 3 (36 people)  
 Meeting room for 6 | 2 (12 people)  
 Meeting room for 4 | 2 (8 people)  
 Meeting room for 3 | 1 (3 people)

Meeting pods 1 (2 people)  
 Quiet booths for 4 | 2 (8 people)  
 Quiet booths for 6 | 2 (12 people)

- Reception
- Offices
- Formal meeting spaces
- Open plan desking
- Collaboration areas
- Meeting pods
- Quiet booths
- Breakout area/coffee bar
- Storage & lockers (192)



\*Based on 1,400 mm desks



## THIRD FLOOR OCCUPIER DENSITY 1:8 SQ M - AGILE

16,533 sq ft | 1,536 sq m



BISHOP'S BRIDGE ROAD

NORTH WHARF ROAD

GRAND UNION CANAL



16,533 sq ft, 1,536 sq m  
 Open plan workstations 124\*  
 Welcome/Reception area (3 people)  
 Office 4 (4 people)  
 Total headcount 131

Meeting room for 12 | 3 (36 people)  
 Meeting room for 6 | 2 (12 people)  
 Meeting room for 4 | 2 (8 people)  
 Meeting room for 3 | 1 (3 people)

Meeting pods 2 (4 people)  
 Quiet booths for 4 | 2 (8 people)  
 Quiet booths for 6 | 2 (12 people)

- Reception
- Offices
- Formal meeting spaces
- Open plan deskings
- Collaboration areas
- Meeting pods
- Quiet booths
- Breakout area/coffee bar
- Storage & lockers (172)

\*Based on 1,400 mm desks

## THIRD FLOOR OCCUPIER DENSITY 1:12 SQ M - AGILE

16,533 sq ft | 1,536 sq m



10,247 sq ft, 952 sq m  
 Open plan workstations 57\*  
 Welcome/Reception area (3 people)  
 Office 5 (5 people)  
 Total headcount 62

Boardroom for 20 | 1 (20 people)  
 Meeting room for 8 | 1 (8 people)  
 Meeting room for 6 | 1 (6 people)

- Offices
- Formal meeting spaces
- Open plan deskings
- Meet & greet
- Lounge areas
- Storage



\*Based on 1,400 mm desks

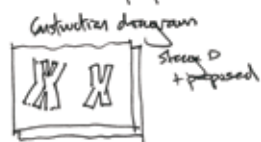
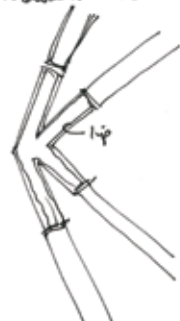
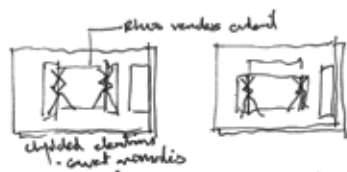
## FOURTEENTH FLOOR - EXECUTIVE

10,247 sq ft | 952 sq m



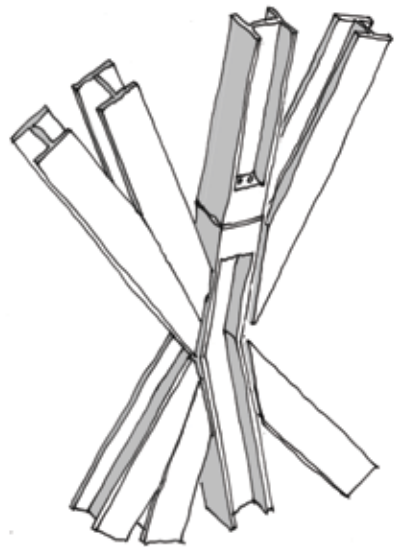
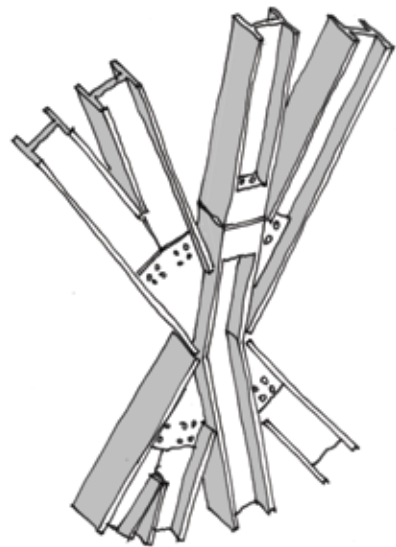
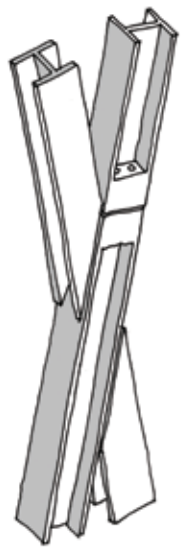
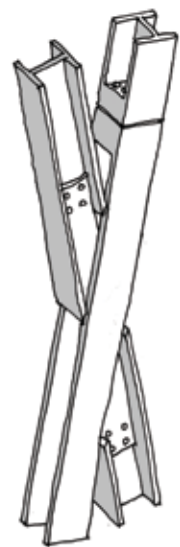
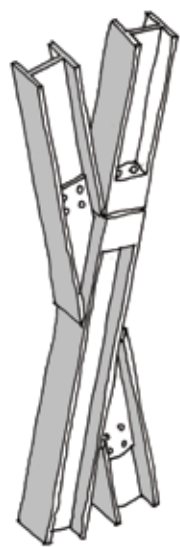
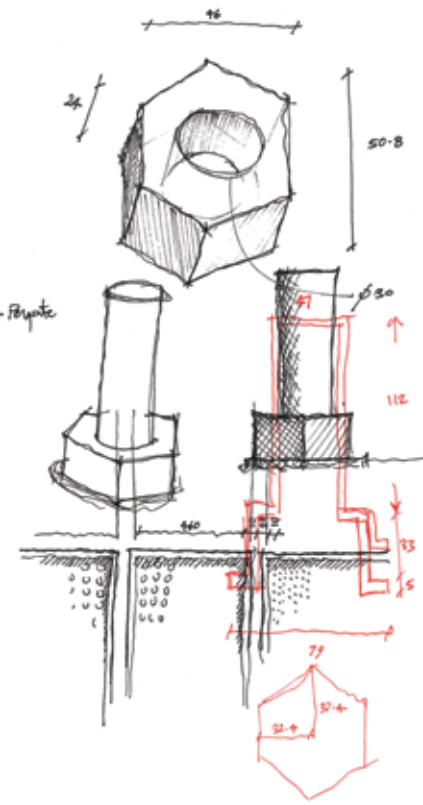
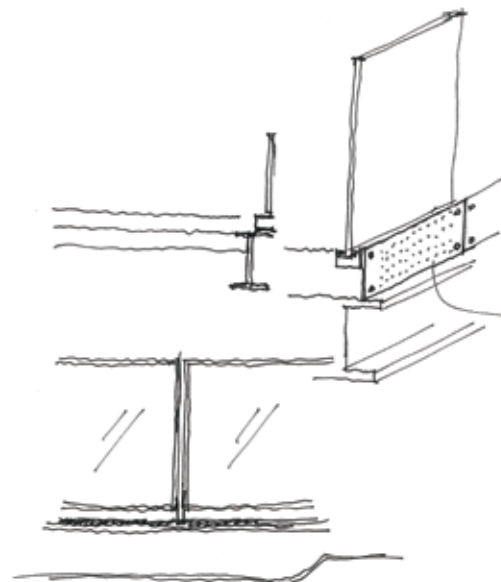
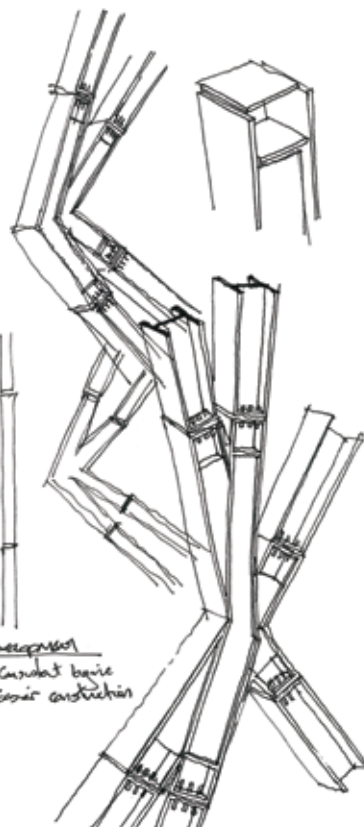


- Arrangement across elevation
- Construction



STATE 0  
Same pan rule  
Different pan prod

reconstruction  
Constant basic  
Cosmic construction





## BUILDING ENVELOPE

The building comprises a solid concrete core along the length of the building with floor plates on each side. The floor plates are glazed with high performance solar control glass to allow natural light to flood into the space and give the building maximum transparency.

A spandrel panel sits below the window allowing for an internal cill and privacy screen. Its external metal form hints to the industrial history of the site, Brunel and the neighbouring Paddington Station.

The external lattice of the structure provides visual dynamism to the façades while providing column-free space internally. The diagrid also provides external shading to the glazing.





## LIFTS AND WCs

The internal finishes of the WCs and lifts adopt a similar industrial design aesthetic to the rest of the building.

The WC walls are lined with white ceramic tube tiles, while the floor is finished with large, grey concrete porcelain tiles. White, wall hung, ceramic WC pans, urinals and large Belfast basins are complemented by bespoke copper taps, mild steel framed mirrors and stainless steel fittings. Wall mounted industrial light fittings illuminate the space.

The lifts are lined with stainless steel panels. The saw milled oak timber flooring in the lifts is continued from the lift lobbies. Exposed services with industrial style pendant lights illuminate the lift lobbies, whilst fair-faced concrete and black powder coated metal finish the lift lobby walls.

Brunel Building will offer 8 passenger lifts with a capacity of 21 persons per lift.







05



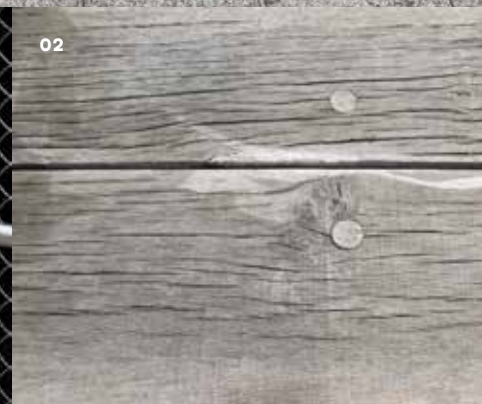
01



06



02







## PUBLIC REALM

As well as 238,000 sq ft of office space over 15 floors, the Brunel Building also welcomes the public. It includes a new accessible quayside onto the canal, opening up access onto an active new waterfront, connecting via stairs and lift up to the road bridge across the canal. A footbridge also crosses the basin directly to Paddington Station.

The building itself opens up via hangar-sized sliding doors, revealing a 5-metre high reception concourse – a possible restaurant venue – covering 5,500 sq ft.



- 01 Flame finished granite paving
- 02 Seasoned European oak timber railway sleeper strip with metal tactile studs
- 03 Seasoned European oak timber railway sleeper bench
- 04 Concrete canal edge to match existing
- 05 Grasses and planting mix
- 06 Stainless steel wire mesh
- 07 Mild steel stair. Colour to match exoskeleton
- 08 Steel and glass hydraulic lift
- 09 Concrete balustrade to match existing Bishop's Bridge Road

## BUILDING INFORMATION

Building Summary

• <i>Size</i>	244,000 sq ft
• <i>Height</i>	Ground + 15 storeys
• <i>Floor Plates</i>	15,000–17,000 sq ft per floor
• <i>Floor To Soffit</i>	3475 mm
• <i>Plan Depth</i>	12–16 m
• <i>Raised Floor</i>	150 mm (typical floor inc. finishes)
• <i>Reception</i>	4,000 sq ft (including lift lobby) 9 m double-height entrance 12 x 4.5 m doors onto canalside frontage
• <i>Retail/Restaurant</i>	5,500 sq ft with canalside frontage

Occupied Floors

• <i>Window to window</i>	20-21 m (floors 14 & 15)
• <i>Window to core</i>	6-16 m
• <i>Finished floor to underside of soffit</i>	3.475 m office (3 m to underside of acoustic raft)
• <i>Planning grid</i>	1.5 m
• <i>Column grid</i>	No columns
• <i>Plan efficiency</i>	80-85%

Loading Bay

• <i>Accessible parking</i>	2 spaces
• <i>Post room</i>	Yes
• <i>Basement waste storage</i>	Yes

Terraces

• <i>Major tenant (views over Regents Park)</i>	6,600 sq ft (14th floor)
• <i>Communal (views over Hyde Park)</i>	8,000 sq ft (16th floor)
• <i>Tenancy split</i>	Multi-tenant (each floor subdivided in 2) Additional independent tenant entrance available

Occupancy

• <i>Lifts</i>	1 person per 10 sq m with 80% utilisation
• <i>M&amp;E</i>	1 person per 8 sq m (20% at 1 person per 6 sq m)
• <i>WCs</i>	1 person per 8 sq m (20% at 1 person per 6 sq m) 80 occupancy with 60% / 60% male and female ratio Soft spots in core for extending WC facilities

Occupancy cont.

• <i>Means of escape</i>	1 person per 6 sq m (NIA)
• <i>Workplace density</i>	1 person per 8 sq m (20% @ 6 sq m) (NIA) G + 15 office floors above ground
• <i>Number of occupied</i>	2
• <i>Number of lower ground floors</i>	2

Lifts

• <i>Lifts</i>	8 passenger lifts 1600 kg / 21 person 1 goods / firefighting lift 2000 kg 1 firefighting lift 630 kg
• <i>Car loading</i>	80%
• <i>Waiting time</i>	<30 seconds
• <i>Handling capacity (up-peak)</i>	15%
• <i>Handling capacity (two-way lunchtime)</i>	12%
• <i>NIA per person</i>	12 sq m
• <i>Hall call systems (time to destination)</i>	<90 seconds

Mechanical & Electrical Services

• <i>Small Power</i>	
• <i>On floor distribution</i>	30 W / sq m
• <i>Diversified load (over 1000 m<sup>2</sup>)</i>	20 W / sq m
• <i>Lighting (Average maintained luminance)</i>	
• <i>VDU use</i>	350 lux
• <i>Paper based tasks</i>	350 lux
• <i>Task uniformity</i>	0.8
• <i>Unified glare rating (UGR)</i>	19
• <i>Electrical load allowance</i>	12 W / sq m
• <i>Design load</i>	8 W / sq m
• <i>Lighting energy use</i>	10-20 kWhr / sq m / yr
• <i>Comfort HVAC</i>	EC/DC variable speed fan coil units
• <i>Airtightness</i>	3 m 3 / hr / sq m
• <i>Fresh air supply</i>	1.9 l / s / sq m
• <i>Air conditioned space</i>	Summer 24°C ± 2°C Winter 20°C ± 2°C
• <i>Acoustics</i>	
• <i>External noise intrusion open plan</i>	NR38 (L <sub>eq</sub> )
• <i>Building services open plan</i>	NR38

Structure

• <i>Structure</i>	Reinforced concrete core Steel beams Precast concrete slabs Soft spots between floors External steel exoskeleton Column-free floor plates Exposed Spandrel panel (700 mm internal height)
• <i>Columns</i>	
• <i>Soffit</i>	
• <i>Cill</i>	

Structural Loading

• <i>Live</i>	
• <i>Office floor</i>	2.5 + 1 kN / sq m
• <i>High loaded areas</i>	7.5 kN / sq m over 5% of floor
• <i>Circulation/entrance/toilets</i>	5.0 kN / sq m
• <i>Plantrooms</i>	7.5 kN / sq m
• <i>Loading bay</i>	12 kN / sq m
• <i>Roof (maintenance only)</i>	0.6 kN / sq m
• <i>Roof terraces</i>	5.0 kN / sq m
• <i>Superimposed Dead</i>	
• <i>Raised floor/ceiling/services</i>	0.85 kN / sq m
• <i>Roof terrace (hard landscape)</i>	1.5 kN / sq m
• <i>Roof terrace (planting areas)</i>	7.0 kN / sq m

Tenant Amenities / Facilities

• <i>Cycle spaces</i>	260
• <i>Showers</i>	26 (+1 accessible)
• <i>Separate drying room</i>	Yes
• <i>Tenant plant</i>	1.2% of NIA
• <i>Dedicated tenant risers</i>	Yes
• <i>Kitchen extract provision</i>	Yes
• <i>Bike maintenance station</i>	Yes

Sustainability

• <i>BREEAM 2014 rating for new and refurbished offices</i>	Excellent (targeted)
• <i>Energy Performance Certificate rate (EPC)</i>	B (targeted)
• <i>LEED</i>	Gold (targeted)
• <i>ATES (Aquifer Thermal Energy Storage)</i>	Non-mounted chillers, gas boilers and ATES system

## TECHNICAL SPECIFICATION

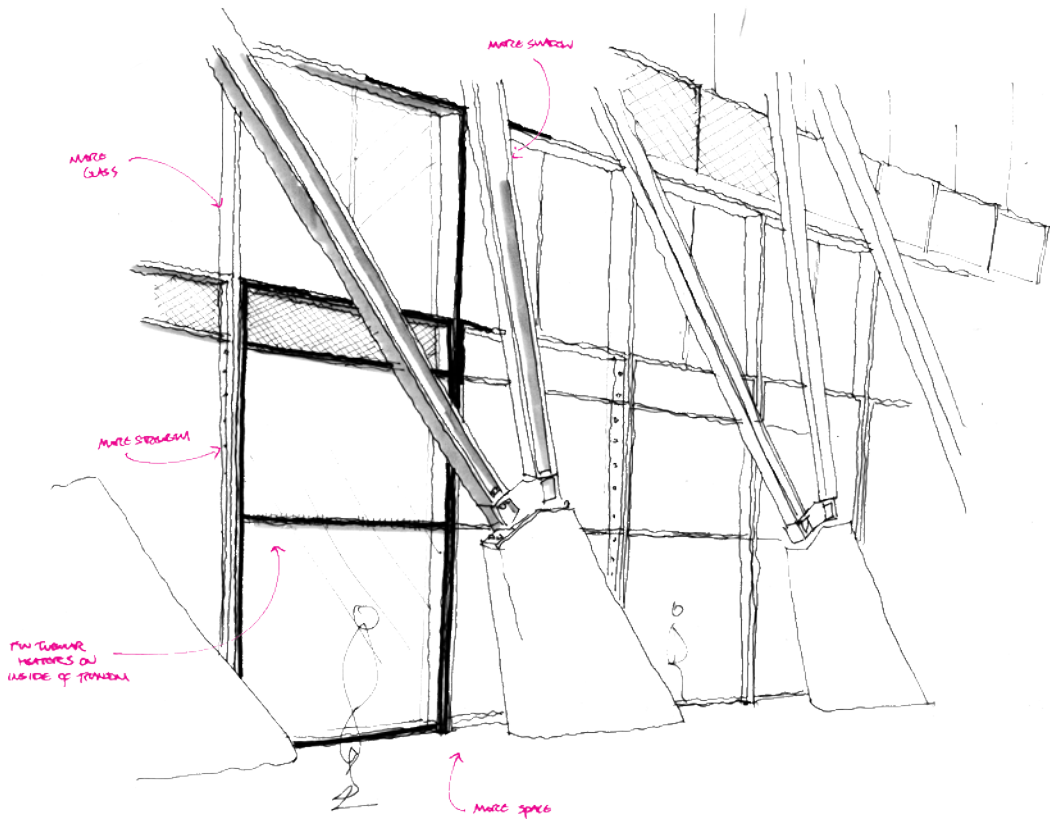
External Finishes

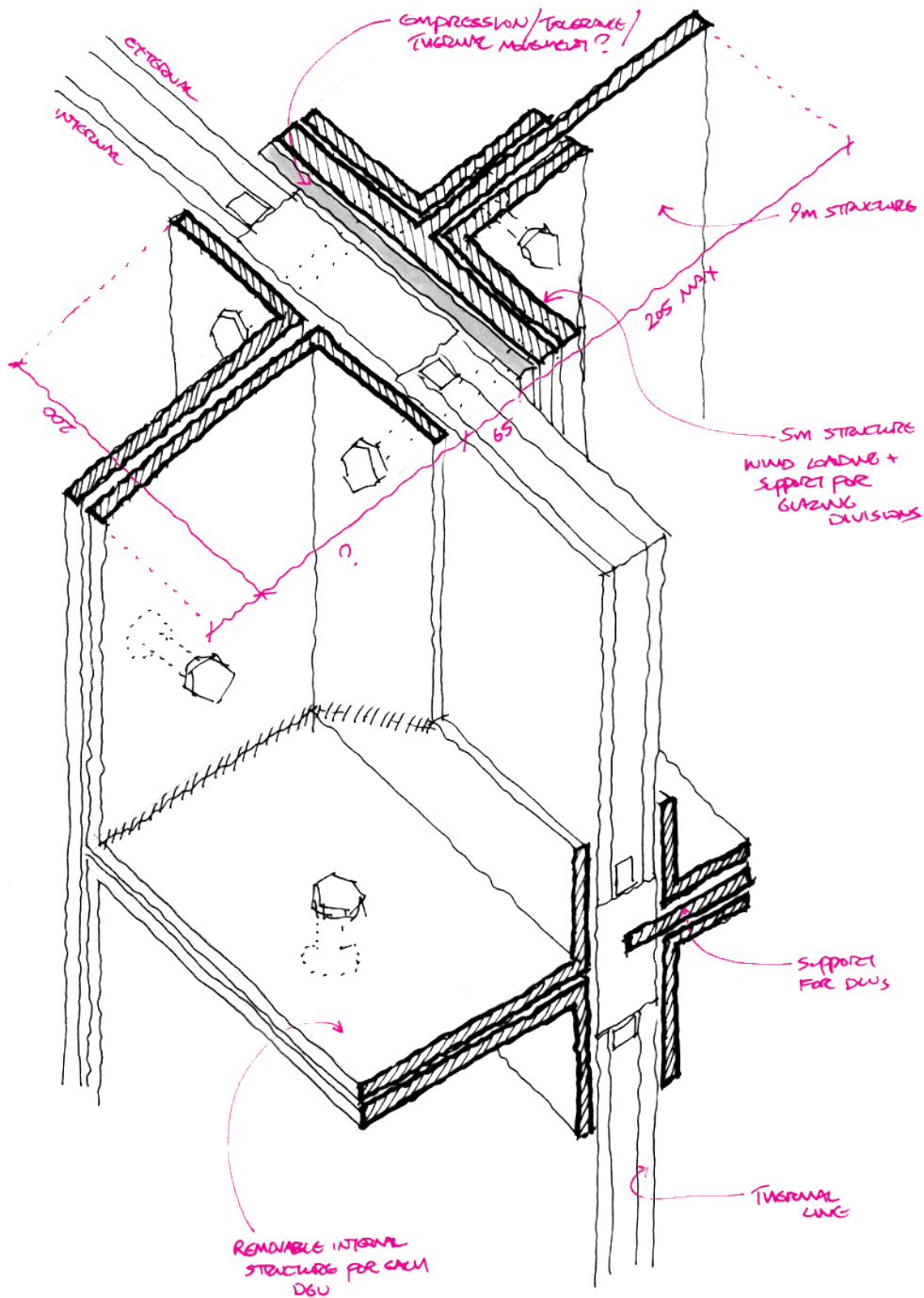
• <i>Curtain wall</i>	Ground floor: full-height framed low-iron glazing, perforated panels to loading bay 1st floor: full-height framed low-iron glazing Upper floors: perforated spandrel panel, mullions and low-iron glazing, orange aluminium wrapped insulated collars at stub connections 14th / 15th floor: concrete spandrel panel, mullions and low iron glazing
• <i>External cladding</i>	Fair-faced concrete to external faces of core, perforated concrete panels to roof plant
• <i>External structure</i>	Intumescent painted fabricated sections (load bearing), painted rolled sections (bracing), intumescent bolt caps
• <i>Doors</i>	Glazed revolving doors to main entrance, motorised pass door, 12 x 4.5 m sliding doors to canalside, aluminium framed glazed doors to restaurant and cycle store to match curtain wall, perforated aluminium folding sliding loading bay door to match curtain wall, concealed fire escapes

Main Reception Area

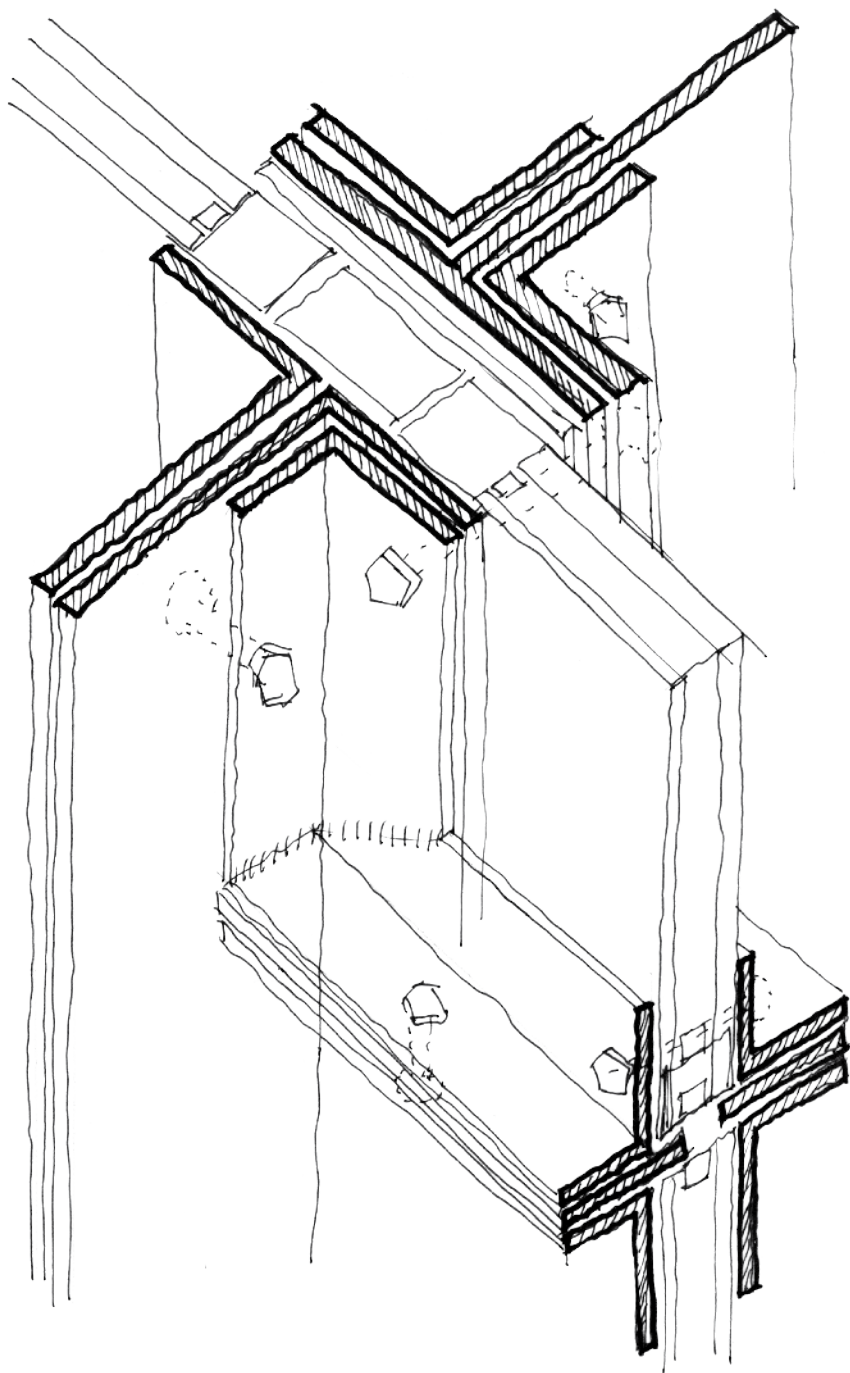
• <i>Walls</i>	Fair-faced concrete, curtain wall to external walls
• <i>Floors</i>	Oak board flooring
• <i>Ceilings</i>	Exposed concrete soffit and services, painted steel beams Black steel mesh ceiling raft to lift lobby
• <i>Doors</i>	Glazed revolving doors to main entrance 12 x 4.5 m sliding doors to canalside Steel framed glazed sliding doors to adjacent retail unit Steel framed glazed swing doors to adjacent office area
• <i>Heating</i>	Exposed electric fin heaters mounted to façade Air curtain above pass door Local heating provided to reception desk
• <i>Lighting</i>	Salvaged industrial pendant light fittings on steel winch system Concealed LED uplighting to steel beams
• <i>Reception desk</i>	Waxed hot rolled steel with black leather top surface
• <i>Access control</i>	Floor trunking and boxes for future speed gate installation



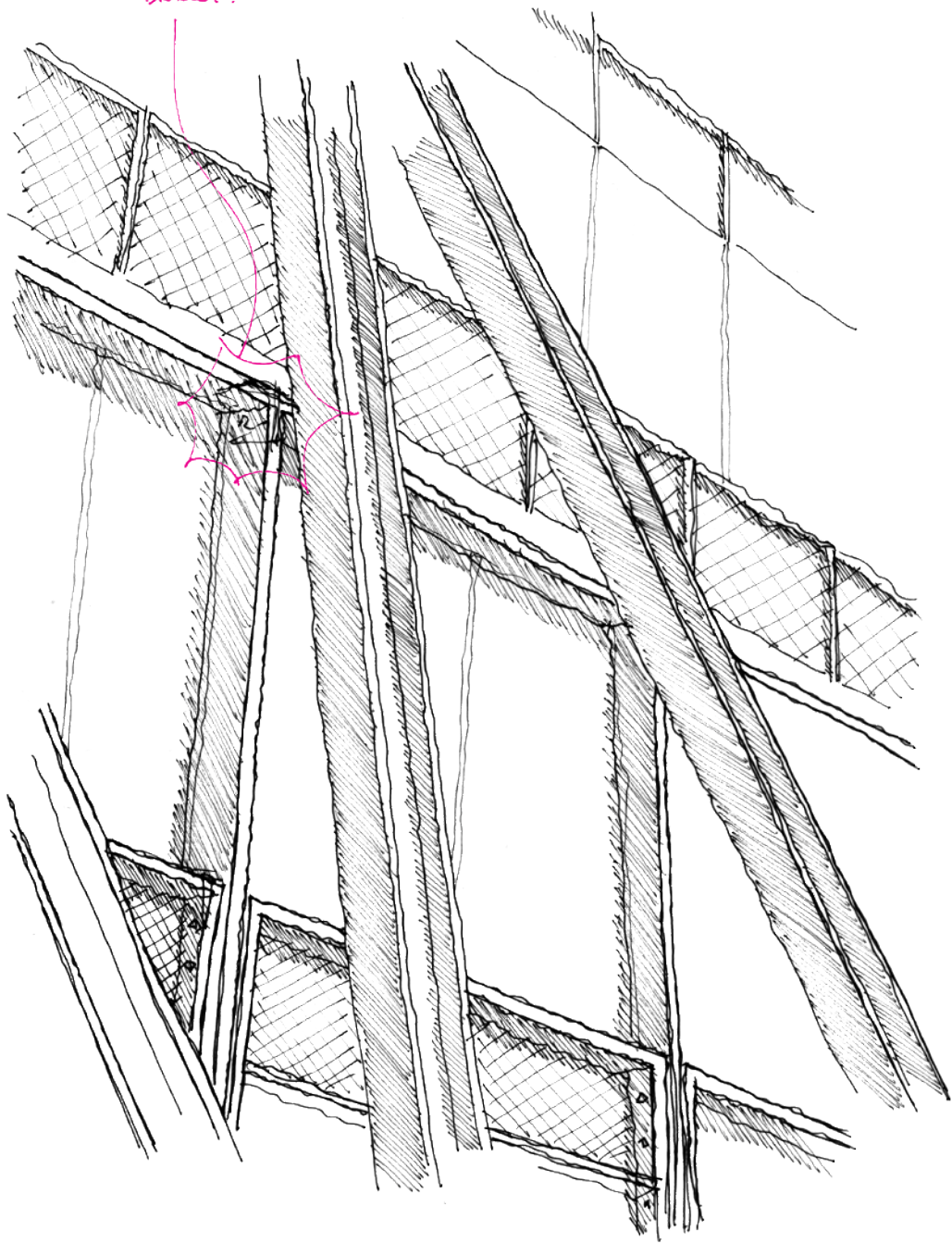








BRACKET?



Office Space

- ♦ **Walls**  
Fair-faced concrete to core walls, curtain wall with plasterboard lined spandrel to external walls
- ♦ **Floors**  
600 x 600 mm fully accessible steel encapsulated raised floor
- ♦ **Ceilings**  
Exposed concrete soffit and services, painted steel beams.  
Light grey acoustic ceiling rafts
- ♦ **Lighting**  
Downlights within ceiling rafts, pendant downlights between ceiling rafts  
Uplighting to cross beams
- ♦ **Doors**  
Black powder coated steel framed glazed doors to lift and stair lobbies  
Black powder coated steel riser doors
- ♦ **Blinds**  
Concealed manual roller blinds

Core

- ♦ **Floor**  
Oak board flooring
- ♦ **Walls**  
Fair-faced concrete  
Black powder coated steel riser walls
- ♦ **Ceiling**  
Exposed concrete soffit and services
- ♦ **Lighting**  
Industrial pendant light fittings
- ♦ **Doors**  
Black powder coated steel framed glazed doors to lift and stair lobbies  
Black powder coated steel riser doors  
Black powder coated steel-faced timber doors to WCs

Passenger Lifts x8

- ♦ **Walls**  
Stainless steel panels, mirror to rear, leather clad handrail, flush stainless steel buttons and LED indicator screen  
Black powder coated steel riser walls
- ♦ **Floors**  
Oak board flooring
- ♦ **Doors**  
Stainless steel
- ♦ **Lighting**  
Light box with perforated metal panel below

Stair Cores

- ♦ **Walls**  
Fair-faced concrete

- ♦ **Floor**  
Black rubber with aluminium nosing
- ♦ **Handrail**  
Stainless steel with orange nylon coating
- ♦ **Balustrade**  
Solid painted mild-steel
- ♦ **Lighting**  
Linear light fittings mounted to underside of landings
- ♦ **Heating**  
Exposed electric fin heaters

WCs

- ♦ **Walls**  
White ceramic tiles, white emulsion paint
- ♦ **Floors**  
Large format dark grey porcelain tiles
- ♦ **Ceilings**  
Painted plasterboard ceiling
- ♦ **Doors**  
White laminate cubicle doors
- ♦ **Lighting**  
Industrial wall and ceiling mounted fittings
- ♦ **Pictures**  
White wall-hung ceramic WC pans and urinals, white wall-hung double basins, copper tap, mild steel framed mirror, stainless steel, soap dispensers, toilet roll holders, toilet brushes, hooks, stops and ironmongery. Wall mounted perforated waste bins

Showers

- ♦ **Walls**  
White glazed tiles
- ♦ **Floors**  
Black resin
- ♦ **Ceilings**  
Painted plasterboard ceiling
- ♦ **Doors**  
White laminate, white laminate cubicle doors
- ♦ **Lighting**  
Downlights, wall-mounted industrial light fittings
- ♦ **Fixtures**  
Solid oak shelves, glass shower screens, white wall-hung double basins, stainless steel fittings as WCs

Terraces

- ♦ **Finishes**  
Light grey concrete paving, ipe timber decking, ipe clad planters
- ♦ **Seating**  
Ipe clad loungers (16th floor terrace)
- ♦ **Lighting**  
Liner lighting concealed within planters, uplighting to trees

- ♦ **Planting**  
Grasses, flowering plants and low trees in raised planters
- ♦ **Services**  
Irrigation taps, power sockets, drinking water point (16th floor terrace, internal)

External Landscape

- ♦ **Finishes**  
Granite paving, granite setts to vehicle lay-bys and entrances. WCC paving to Bishop's Bridge Road, concrete canal edge
- ♦ **Seating**  
Oak railway sleeper benches
- ♦ **Lighting**  
Spotlights mounted to canalside external structure  
WCC lamp posts to North Wharf Road
- ♦ **Planting**  
6 Field Maple trees to canalside

Loading Bay

- ♦ **Deliveries**  
2 x delivery bays, dock master's office, post room
- ♦ **Parking**  
2 x accessible parking spaces, electric car/mobility scooter charging point

Proactive Installations

- ♦ **Fire alarm**  
L3 Fire detection system  
Wet rising main  
North and south cores each have a wet rising main fed by tanks at lower basement
- ♦ **Security systems**  
The building is provided with a CCTV system to monitor key areas throughout the building and its surrounding streets

Access Control

- ♦ **Main entrance**  
Audio/videophone in stainless steel totem by pass door, linked to reception desk
- ♦ **Cycle store**  
Card reader and audio/videophone flush mounted to façade
- ♦ **Loading bay**  
Audio/videophone flush mounted to façade
- ♦ **Retail unit**  
Cableways provided for tenant to fit-out

Lighting Control

- ♦ **Offices**  
PIR presence detection, with lighting levels linked to astronomical time clock/ daylight sensor

- ♦ **WCs/Stairs/Lift lobbies**  
PIR presence detection with specific morning, evening and night scenes
- ♦ **Showers**  
PIR presence detection
- ♦ **Plantrooms**  
Local switching
- ♦ **Reception**  
Lighting control panel with specific morning, evening and night scenes
- ♦ **System control**  
DALI lighting control system with automatic emergency testing

Building Facilities

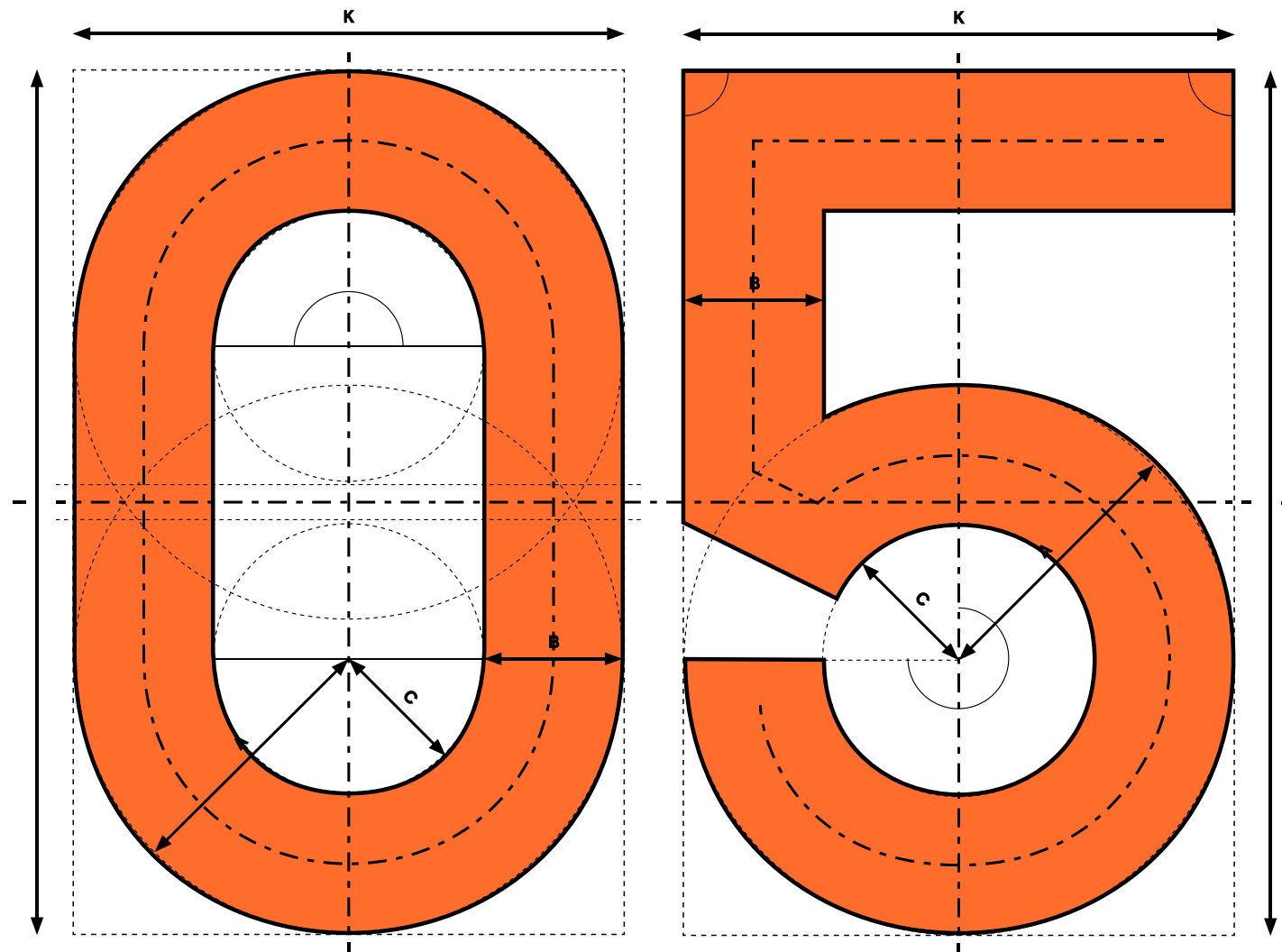
- ♦ **Cyclists**  
260 cycle spaces in secure store at lower ground level, accessible via stair with cycle channel and lift from reception  
DDA access for hand-cyclists via an external access door and lift in the south core
- ♦ **Showers**  
12 x male, 12 x female (+ 1 x accessible) with integral changing area  
1 x accessible shower/WC  
Drying room  
260 x lockers

Building Maintenance

- ♦ **Facade maintenance**  
Reach and wash cleaning to ground and first floor and terrace elevations. Core elevations cleaned via cradle suspended from demountable davit arms  
Upper floors cleaned via BMUs running on concealed tracks at terrace level
- ♦ **Internal maintenance**  
Cleaner's cupboard provided at every floor within the central core. Hot and cold water supply and Belfast sink
- ♦ **Refuse storage**  
Refuse store, compactor and recycling room at lower basement level  
Bike maintenance station



## 05 THE TEAM





White Collar Factory, Old Street Yard EC1  
 237,000 sq ft  
 Architects AHMM  
 Completed 2017  
 Pre-let 143,000 sq ft, including Adobe, AKTII, BGL's  
 comparethemarket.com, Capital One, The Office Group,  
 Runpath & Spark44



Horseferry House & 1 Page Street SW1  
 162,700 sq ft & 127,800 sq ft  
 Architects AHMM  
 Completed 2008 & 2013  
 Pre-let Burberry



Turnmill, 63 Clerkenwell Road EC1  
 70,500 sq ft  
 Architects Piercy&Company  
 Completed 2015  
 Pre-let Publicis Groupe



40 Chancery Lane WC2  
 102,000 sq ft  
 Architects Bennetts Associates  
 Completed 2015  
 Pre-let Publicis Groupe



At Derwent London design and architecture is always at the forefront of our vision for every project we undertake. As such, we seek to create spaces and places in which businesses and people can flourish. Volume, high quality detail and abundant natural light are imperative features in creating space in every one of our projects. We are innovative and design with people in mind and believe in a building directly responding to its place.

This response runs from the full impact of a project to its finer detailing, and in this approach we partner with the most talented architects and designers who share our passion and regard for the finest artisanship. Equally, we believe in making spaces that are sustainable - both to their environments and users. This approach is achieved through extensive research with all our consultants. We adopt this ethos and know we have succeeded when we see our tenants happy in their surroundings. We're committed to making better buildings and better places. As at 31 December 2017 our portfolio in London was 5.5 million square feet with a value of around £4.9 billion.

Property Week Property Company of the Year 2018  
 Global 100 Most Sustainable Companies  
 EG Offices Company of the Year 2017



Angel Court  
317,000 sq ft  
Client Stanhope  
Completed 2016



Nomura  
510,400 sq ft  
Client Nomura/Oxford Properties/UBS/CORE  
Completed 2009

New Ludgate  
377,000 sq ft  
Client Land Securities  
Completed 2015



**FLETCHER PRIEST**

Fletcher Priest, designers of the Brunel Building, is an award-winning firm of architects based in London, Riga and Cologne.

Strong in interiors and urban design as well as architecture, Fletcher Priest is known for imaginative workplace buildings – new and refurbished – education and cultural buildings, especially cinemas. The Brunel Building design team is led by partners Keith Priest and Tim Fyles, with Associate Joseph Sweeney. Fletcher Priest knows the Paddington area well, having worked on a number of other projects here since 2004.

Keen to encourage the best emerging architectural talent, the practice runs the charitable FPA Trust to support architecture and architectural education in the UK and sponsors the International Lecture Series at the Bartlett School of Architecture.



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### Energy performance certificate

Targeting B

### WiredScore

Targeting Gold

### Misrepresentation act

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brunelbuilding.com

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