JAMESTOWN WHARF

CAMDEN TOWN, NW1

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SUMMARY SPECIFICATION

- Total office area 66,200 sq ft NIA
- Floorplates ranging from 5,000 - 12,000 sq ft
- Contemporary designed office reception with soft seating (1,700 sq ft approx)
- 3 (13 person) passenger lifts
- Separate fire fighting lift
- Roof terraces on 4th and 5th floors
- Canal side terrace on ground floor and balconies on 1st & 2nd floors
- 102 no. bike spaces
- Changing facilities including 5 showers on lower ground floor and wet rooms on upper floors
- New metal tiled raised floor (90 mm floor void)
- Finished floor to soffit height ranging from 2800mm – 3400mm
- Exposed ceiling mounted 4 pipe comfort cooling system combined with fresh air supply
- Building design to an occupation density of 1:10 sq m
- Exposed concrete soffit and columns
- Zumtobel Tecton C LED linear suspended up/down LG7 lighting
- BREEAM “Very Good”

CGI view from Jamestown Road. Indicative CGI only.

CGI view Atrium. Indicative CGI only.

JAMESTOWN WHARF

Jamestown Wharf is a 66,200 sq ft office building with floorplates ranging from 5,000 sq ft - 12,000 sq ft. The development is situated on Jamestown Road in the heart of Camden Town, overlooking the Camden Lock Market and a short walk from the tube station. Originally constructed in 1989, this project is a refurbishment and partial reconstruction of the existing building located along the Regents Canal for London & Regional Properties. The neighbouring developments present a strong canalside character, with an emphasis on wide masonry piers, deep-set windows and balconies projecting over the waterway. The proposed scheme will retain this sense of quality and character through a number of sensitive interventions and alterations to the exterior.

Ben Adams Architects are leading the project design, including the creation of a new atrium to bring more light into the internal spaces and adding two new floors to the building as part of a major roof extension. The project will also create new façades on both the Jamestown Road and canalside elevations. The exterior will be characterised by large windows delineated by bands of light-coloured brick that reflects the palette of the surrounding context. Two new floors of office space nestle on top of the building, set back from the building edge, therefore creating planted terraced spaces from which to enjoy views out over the canal to the north, and south to Regents Park and the West End. Balconies are created along the canalside through a series of recessed spaces and projecting platforms, allowing the lower floors a similar experience of the outside environment.

CAMDEN

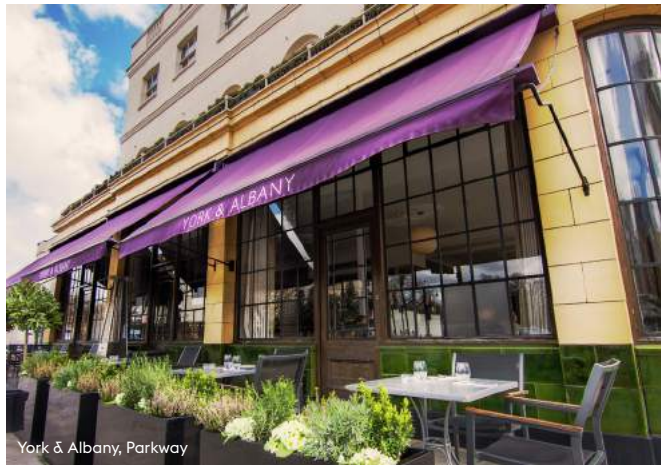
Camden Town steeped in its rich and often-times notorious cultural history is an established and enviable business location. Businesses such as Hugo Boss, French Connection, Condé Nast and Viacom have chosen Camden for their London headquarters. Its streets are populated with a diverse retail offering including household names and independent boutiques catering for local occupiers needs throughout the working day.

Camden's proximity to the West End makes it an ideal location to establish a base of operations access to the rest of Central London. Doorstep connectivity to Kings Cross St Pancras and Euston Stations connect Camden across the UK and internationally.

Open spaces such as Regent's Park and Regents Canal provide an opportunity to escape the office to relax or take part in sports and outdoor pursuits. After hours Camden's world renowned music and entertainment scene draws a host of exciting acts. Camden Market's food court combined with a wide range of local restaurants offer exciting dining opportunities across the culinary spectrum.

Regent's Park

The Roundhouse, Chalk Farm Road



York & Albany, Parkway

DIRECTORY

BARS & RESTAURANTS

1. Brewdog Camden
2. The Blues Kitchen
3. Proud Camden
4. The Lock Tavern
5. The Roundhouse
6. Hache
7. Sen-Nin
8. Byron Burgers
9. Mildreds
10. Honest Burgers
11. Electric Ballroom
12. York & Albany
13. The Prince Albert
14. Grand Union Camden
15. The Cuban

BUSINESSES

16. Lean Mean Fighting Machine
17. Associated Press
18. MTV – Viacom
19. ASOS
20. Conran Design Group
21. Conde Nast
22. Getty Images
23. Collective Hub
24. French Connection HQ
25. Hugo Boss HQ
26. Piercy & Co
27. British Heart Foundation
28. Revlon HQ
29. RKCR/Y&R
30. Wunderman
31. Sheppard Robson
32. Ted Baker

- Northern
- Piccadilly
- Circle
- Victoria
- Overground
- District
- Waterloo
- Central
- Bakerloo
- Metropolitan
- Hammersmith & City
- Docklands Light Rail
- Jubilee

Map is not to scale and indicative only.

Crossrail coming 2018.

JAMESTOWN WHARF TO:
Angel 18 mins
Bank 23 mins
Barbican 29 mins
Blackfriars 31 mins
Bond Street 26 mins
Chalk Farm 10 mins
Charing Cross 20 mins
Euston 13 mins
Farringdon 27 mins
Green Park 21 mins
Hampstead 14 mins
Kentish Town 10 mins
King's Cross 15 mins
Leicester Sq. 19 mins
Liverpool St. 27 mins
London Bridge 25 mins
Marylebone 29 mins
Old St. 28 mins
Oxford Circus 19 mins
Paddington 33 mins
Regent's Park 25 mins
Shoreditch 38 mins
South Hampstead 30 mins
Tottenham Court Rd. 18 mins
Victoria 23 mins
Waterloo 23 mins
Heathrow Airport 58 mins
Gatwick Airport 1 hr. 5 mins
London City Airport 51 mins
Luton Airport 58 mins
Stansted Airport 1 hr. 30 mins
JAMESTOWN WHARF
Hampstead
Kentish Town
Chalk Farm
Camden Road
South Hampstead
Primrose Hill
Camden Town
King's Cross St. Pancras
Angel
Regent's Park
Euston
Old St.
Baker Street
Shoreditch High Street
Marylebone
Farringdon
Barbican
Paddington
Tottenham Court Rd.
Moorgate
Liverpool St.
Oxford Circus
Bond Street
Blackfriars
Bank
Leicester Sq.
Charing Cross
Hyde Park
Green Park
London Bridge
Waterloo
Westminster
Victoria
HAVERSTOCK HILL
CAMDEN ROAD
MAIDA VALE
CITY ROAD
WESTWAY
KENSINGTON ROAD
BOROUGH HIGH STREET
A41
A400
A5200
A5203
A5205
A501
A200
A4200
A201
A13
A1203
A4
Map is not to scale and indicative only. Times quoted are approximate and calculated from the development. Provided by tfl.gov.uk
Crossrail coming 2018.

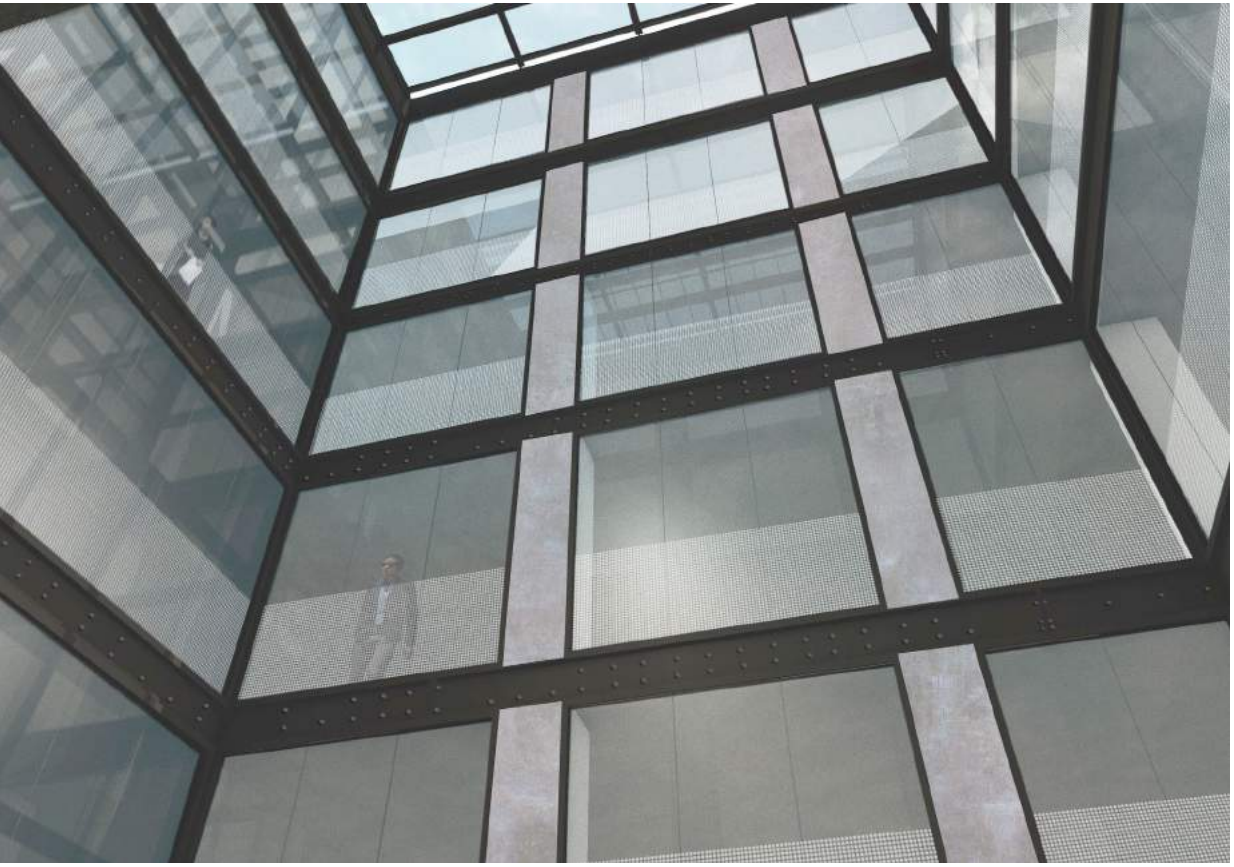
THE ARCHITECTS

BEN ADAMS ARCHITECTS

Established in 2010, Ben Adams Architects has quickly developed a reputation for elegant, contextual architecture balancing function with an appropriate degree of innovation and flair. The built portfolio demonstrates an ability to design buildings that fulfil clients' immediate needs, but which also provides enough flexibility to meet changing requirements in the future.

Much of the work is underpinned by ongoing research and development projects. The practice choose not to specialise, their approach subsequently leading to them designing a range of projects including offices for architects Feilden Clegg Bradley Studios and Wilkinson Eyre, auctioneers Philips de Pury's London headquarters including gallery and auction house, private homes in both countryside and city and the reworking and refurbishment of existing buildings including 24 King William Street for Beltane Asset Management, a co-working space for The Office Group on Old Street and the creation of a new type of office building in Clerkenwell, now home to furniture designers, Orangebox.

benadamsarchitects.co.uk



CGI view Atrium. Indicative CGI only.

DESIGNED TO INSPIRE

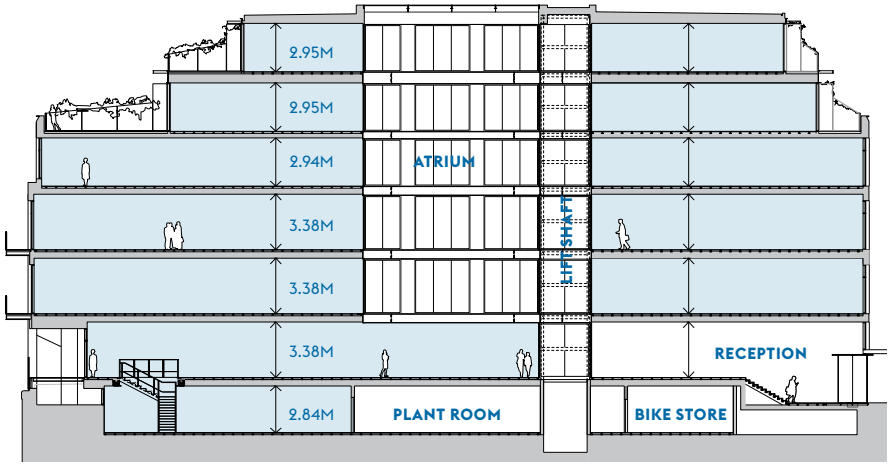
A robust, simple industrial palette of materials is proposed, inspired by the canal side location. Exposed brick is predominant, echoing the industrial heritage of Britain's waterways, which is complemented by elegant steelwork, minimally framed glazing and finely finished concrete. The building elevation will be softened by planting at its upper level parapets.

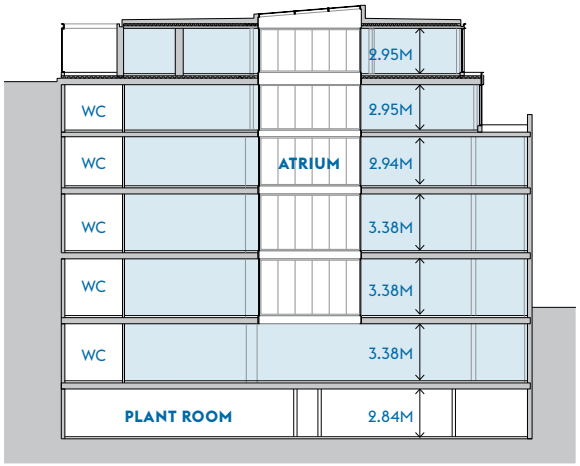
The office floors share a simple, unpretentious palette of materials that emphasise the dramatic exposed concrete slabs and hint at the industrial character of the building.

CGI view Reception. Indicative CGI only.

CGI view Office floor. Indicative CGI only.

SECTIONS





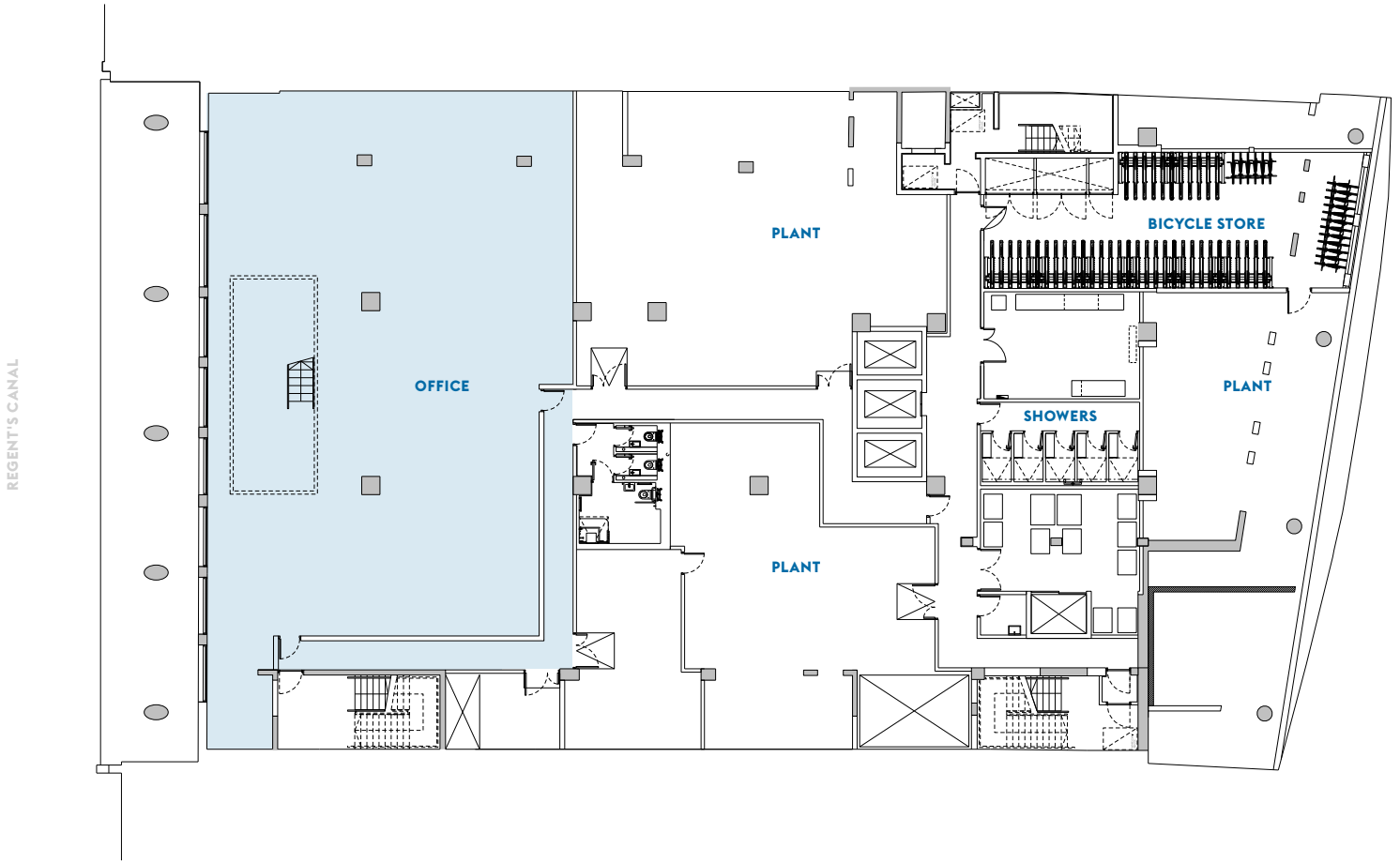
SCHEDULE OF AREAS*

	PROPOSED NIA SQM	PROPOSED NIA SQFT
FIFTH FLOOR	540 sqm	5,800 sqft
FIFTH FLOOR TERRACES	119 sqm	1,280 sqft
FOURTH FLOOR	819 sqm	8,800 sqft
FOURTH FLOOR TERRACES	218 sqm	2,354 sqft
THIRD FLOOR	1,153 sqm	12,400 sqft
SECOND FLOOR	1,153 sqm	12,400 sqft
SECOND FLOOR BALCONY	7.5 sqm	80 sqft
FIRST FLOOR	1,153 sqm	12,400 sqft
FIRST FLOOR BALCONY	7.5 sqm	80 sqft
GROUND FLOOR	965 sqm	10,400 sqft
GROUND FLOOR TERRACE	88 sqm	949 sqft
LOWER GROUND	375 sqm	4,000 sqft
TOTAL OFFICE AREA	**6158 sqm**	**66,200 sqft**

*Subject to verification on completion of works

LOWER GROUND

375 SQM | 4,000 SQFT

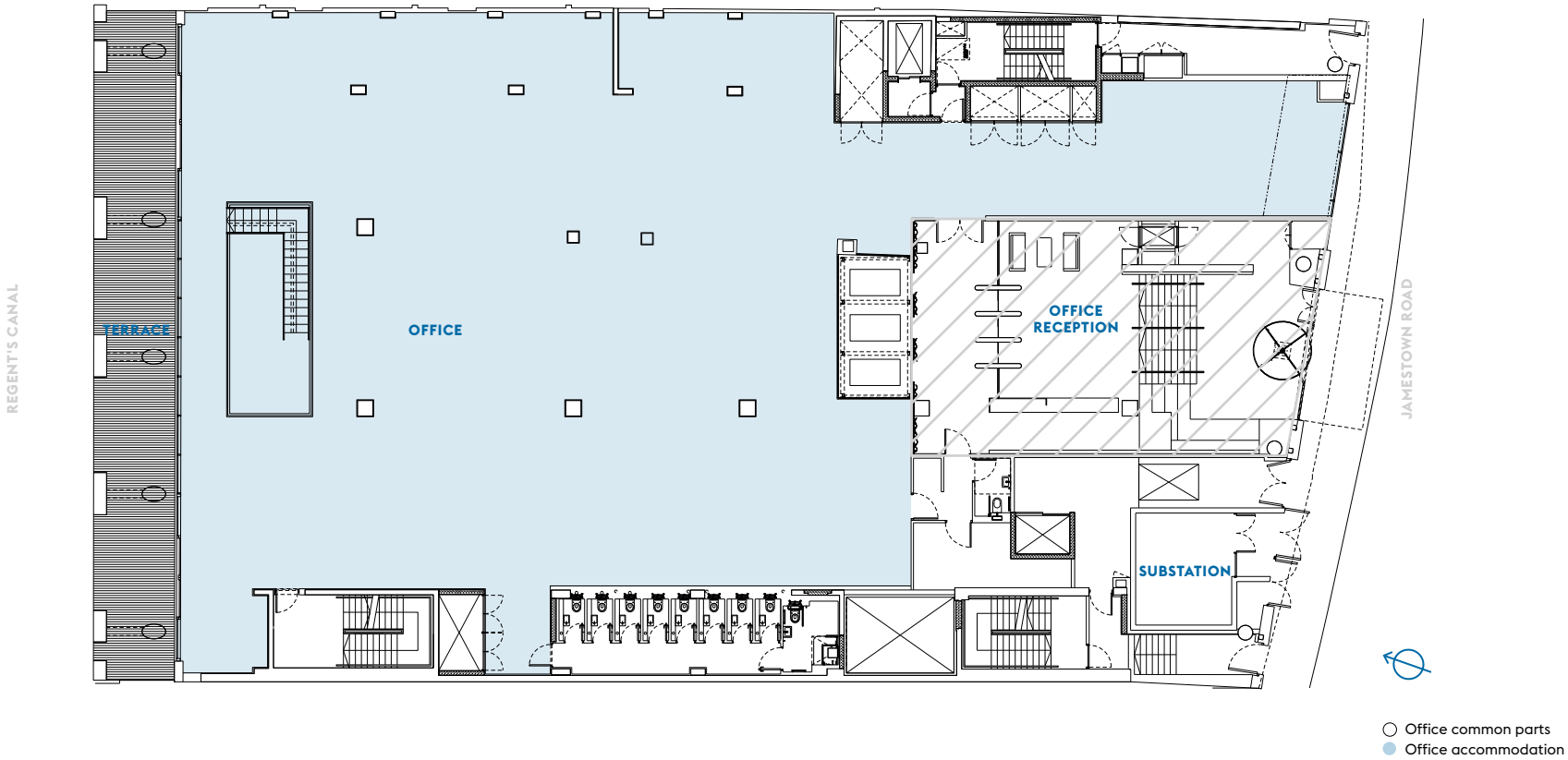


Office common parts
Office accommodation

Plant accommodation, cycle storage (providing 102 spaces) and showers are located in the building's basement.

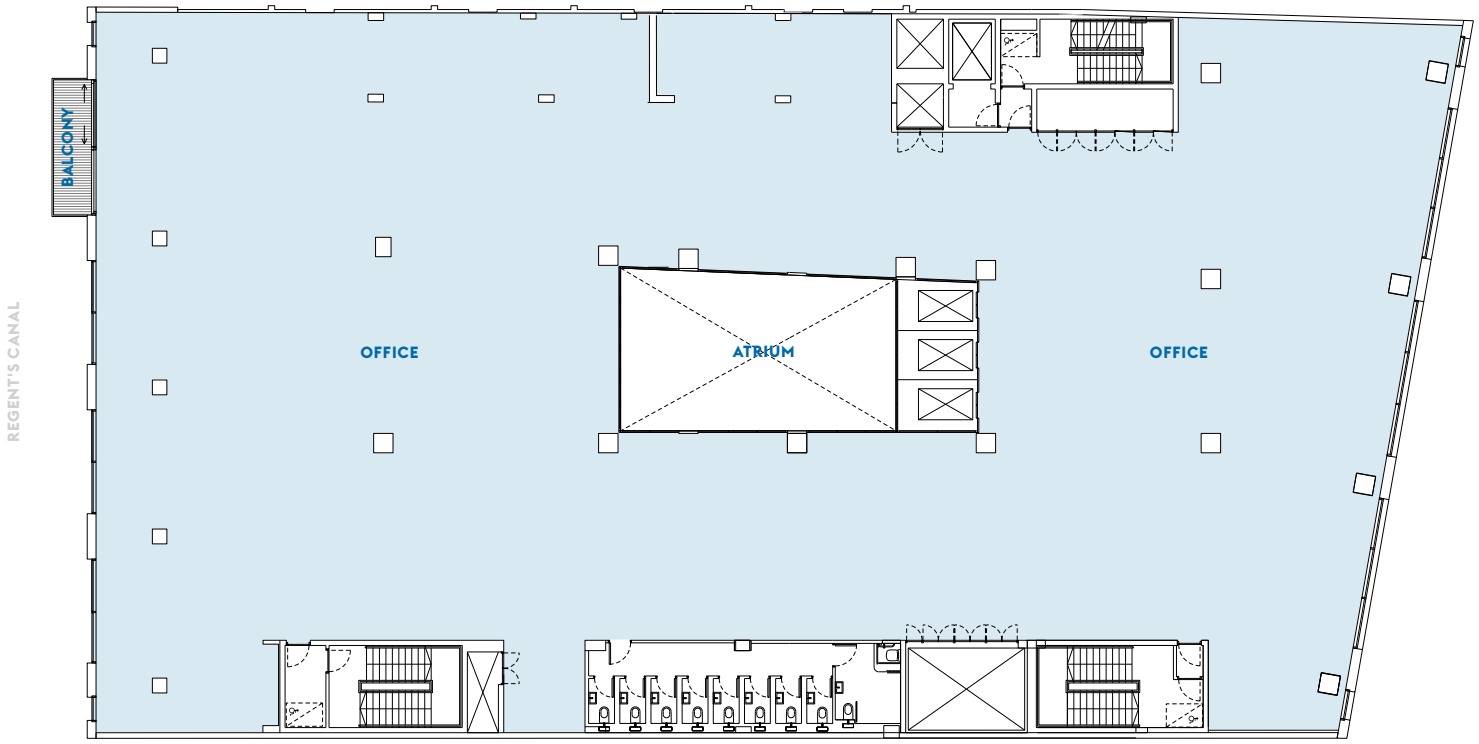
GROUND FLOOR

964 SQM | 10,400 SQFT



FIRST & SECOND FLOORS

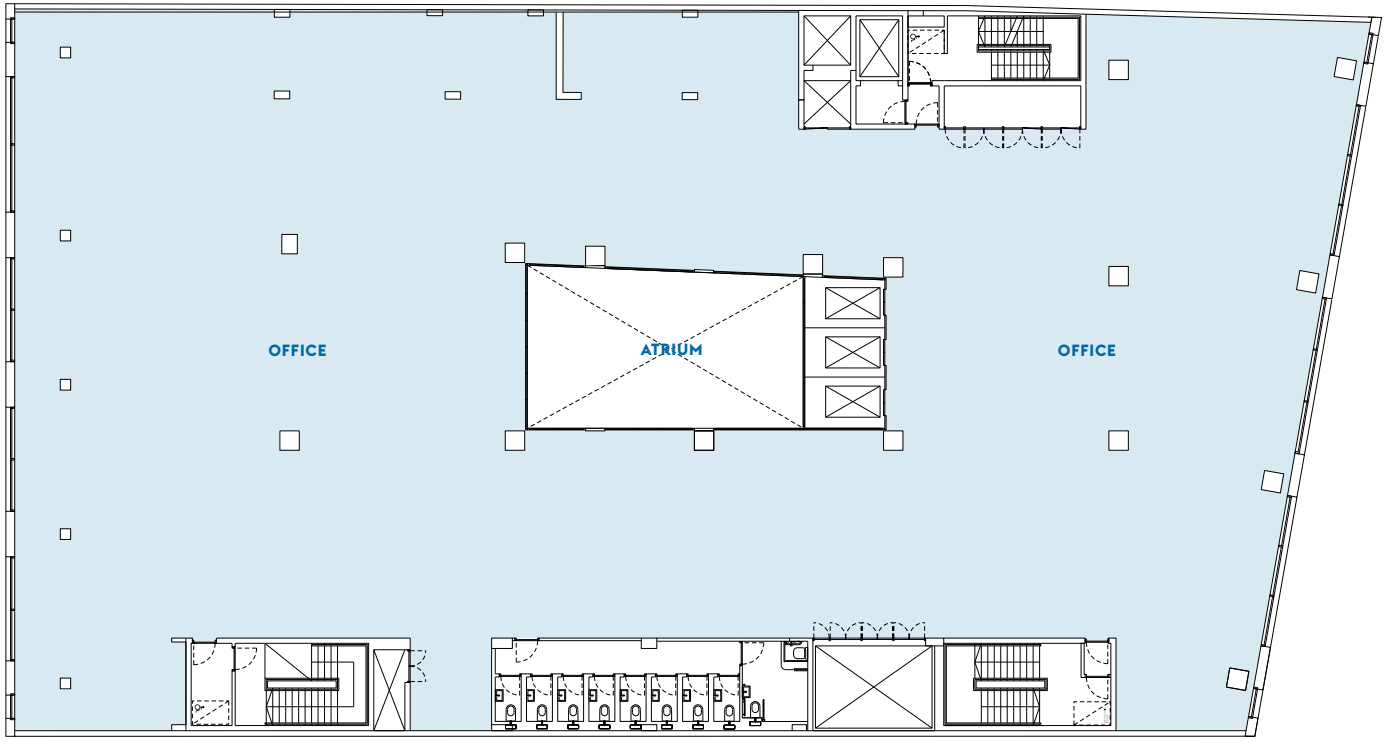
FIRST & SECOND FLOORS 1,152 SQM | 12,400 SQFT



Office common parts
Office accommodation

THIRD FLOOR

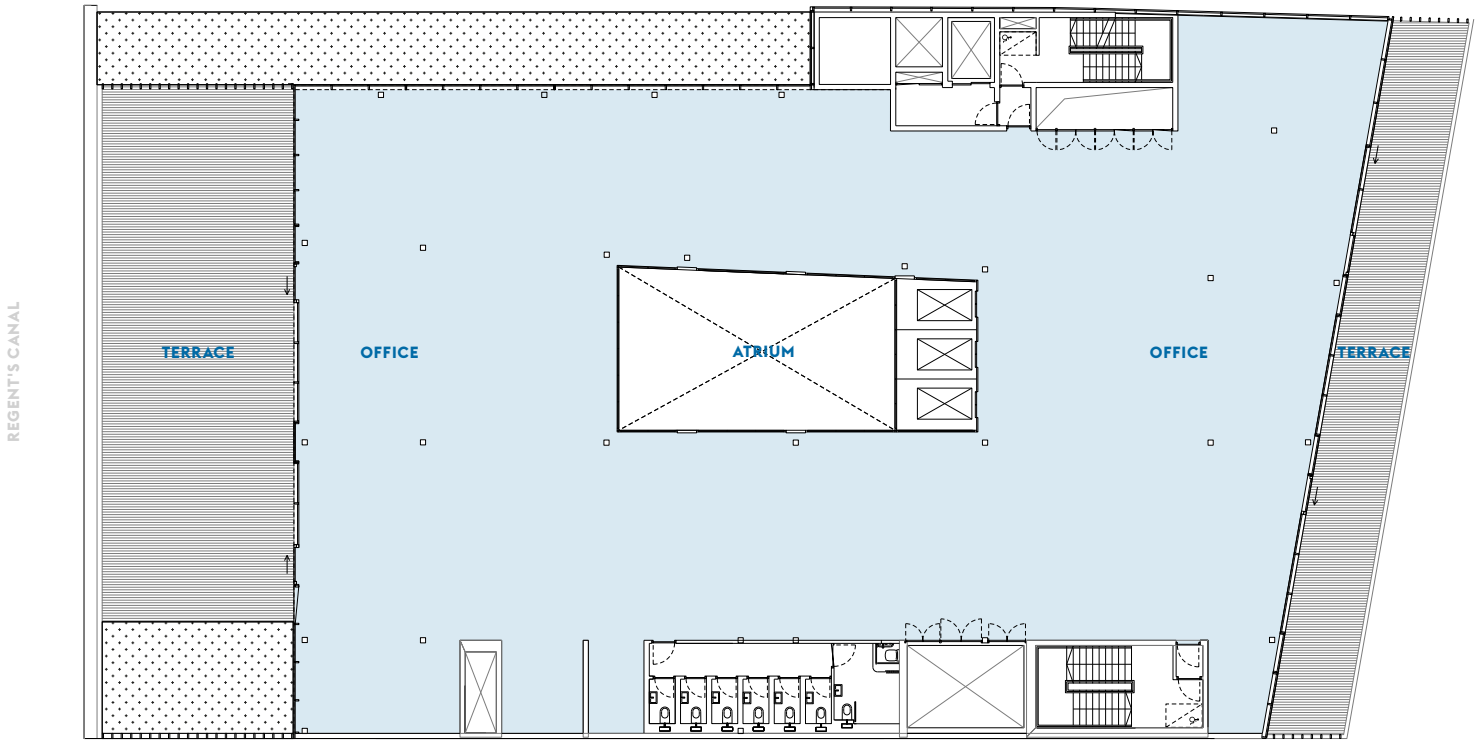
1,152 SQM | 12,400 SQFT



Office common parts
Office accommodation

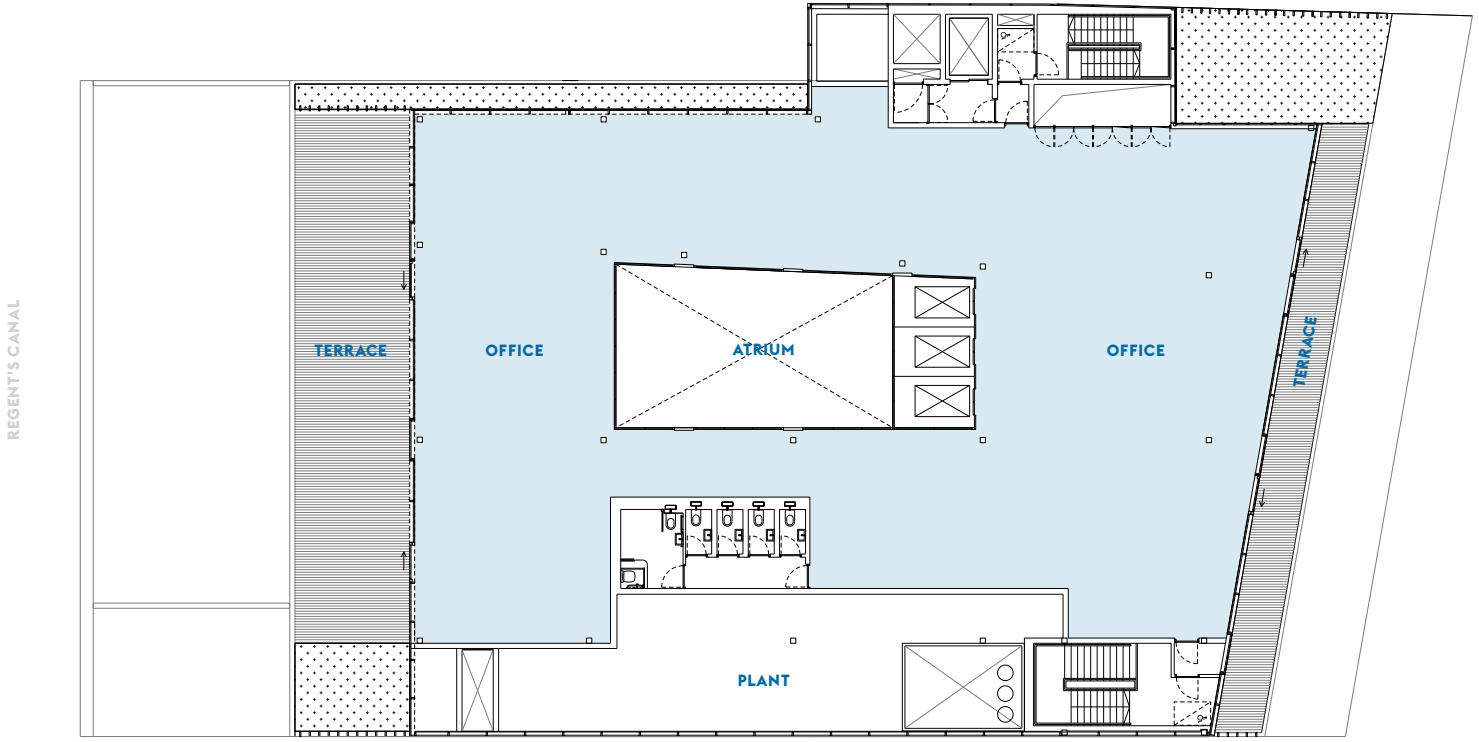
FOURTH FLOOR

818 SQM | 8,800 SQFT



FIFTH FLOOR

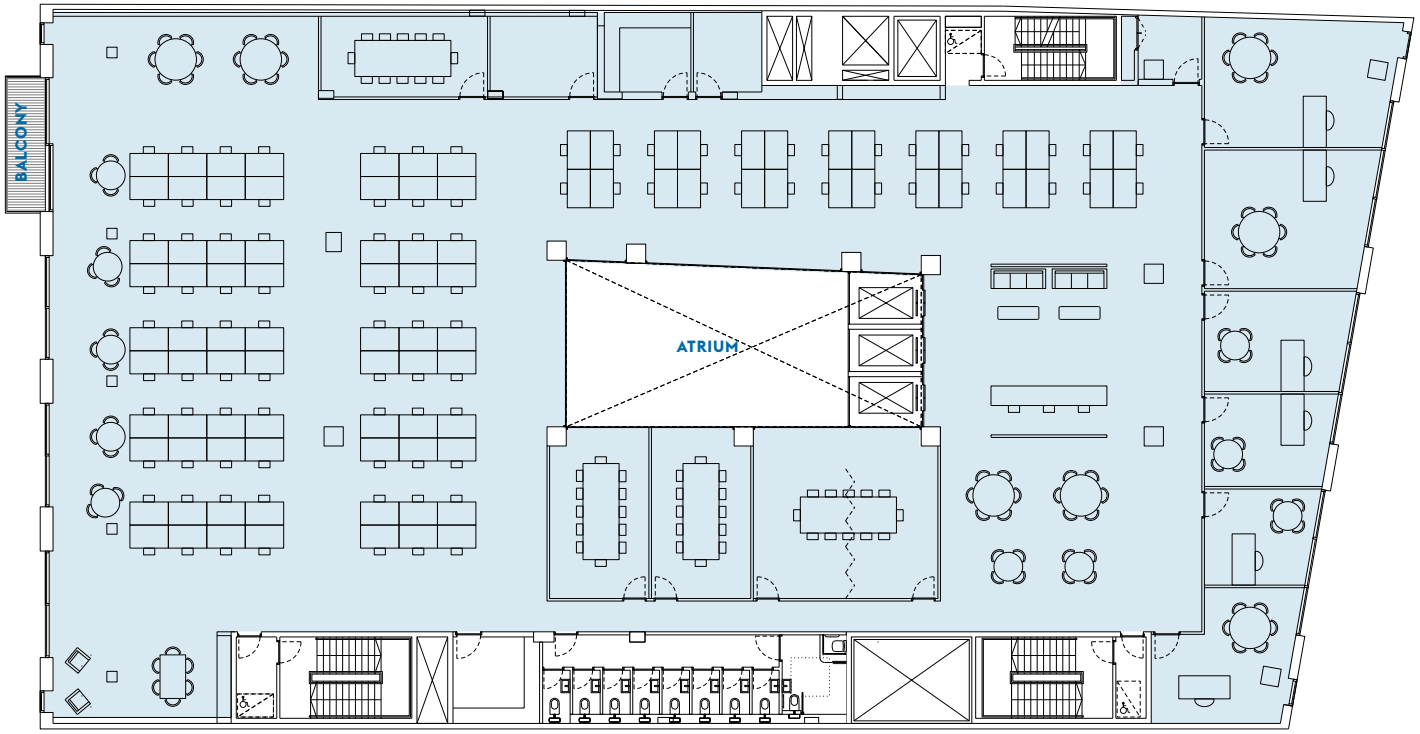
536 SQM | 5,800 SQFT



SPACE PLANNING

TYPICAL OFFICE FLOOR (12,400 SQFT) SPACE PLAN

OCCUPATION BASED ON APPROXIMATELY 1 PERSON TO 10 SQM.
108 OPEN PLAN DESKS, 40 INFORMAL SEATING, 4 X 12 PERSON MEETING ROOM, 6 PRIVATE OFFICES.



SPECIFICATIONS

OCCUPANCY LEVEL

Building design to an occupation density of 1:10 sqm

Ventilation / Servicing Strategy: 1 Person / 10 sqm*

Means of escape: **2 per office floor**

Lifts (with 80% utilisation): 1 Person / 10 sqm

Toilet Provision**

Upper and Lower ground - 1:10

1st-3rd floor - 1:10

4th floor - 1:9

5th floor office - 1:10

STRUCTURAL FRAME

The existing concrete frame has been retained and adapted, with new concrete and steel elements at 4th and 5th floors.

Floor to ceiling Heights

On all office floors the height is maximised by the omission of suspended ceilings. Ground to second have a clear floor-to ceiling height of 3385mm (third to fifth 2950mm) and each floor has a clear floor void of approximately 90mm.

*12 Litres per second per person plus an additional 10% allowance on the plant to accommodate future tenant meeting rooms.

**Calculated as per BCO guidelines.

FAÇADE AND GLAZING

The façade and glazing is completely new, with brick piers and large aluminium framed windows from ground the 3rd floor. The upper ground floor unit features a fully glazed wall at canal side and 1st and second floors have balcony's overhanging the canal. The fourth and fifth floors are of curtain walling with areas of bronze mesh bonded within the glass and integrated sliding doors opening onto terraces.

ROOFS

Flat roofs throughout with areas of planting to encourage local biodiversity.

TERRACES

Terraces and balconies are situated throughout the building to capitalise on the canal side location. Ground floor features a terrace along the full width of the unit backing directly onto the canal, with large sliding doors and full height glazing. 1st and 2nd floors have new steel balconies of 5.3m x 1.2m suspended over the canal with large fully glazed sliding doors opening directly from the units. 4th and 5th floors both feature very extensive terraces with timber decking to both North and South.

LIFTS

Three scenic passenger lifts, each carrying 13 passengers at 1.0m/s serve between ground floor through to fifth floor with one of the lifts serving the basement floor level.

- One fire fighting lift carrying 13 passengers at 1.0m/s serving all floor from ground to fifth.
- 1 dedicated goods/bin lift carrying a 2500kg load serves between basement and ground floor.
- A platform lift is provided in reception at ground floor level for DDA/Wheelchair access.

WC'S & SHOWER FACILITIES

All WC's are 'superloos' with hand basins and wall mounted pans, vanity mirrors, chromed steel accessories and integrated concealed dryers and waste facilities. Materials reflect the character of the building, with white gloss tiles to the walls, poured concrete floors and black joinery details.

Showers are individual wetrooms with private changing areas and 1200mm x 900mm showering areas. The walls are tiled with small format white tiles and the floor has 300mm x 600mm non slip tiles with integrated slot drains.

ACOUSTIC CRITERIA

External noise ingress is controlled to within the BCO criteria as follows:

- Open Plan Office Areas NR40
- Entrance Lobby NR40

Noise from building services is controlled to within the BCO criteria as follows:

- Office Areas NR38
- Toilets NR45

SERVICING

Refuse collection and access to basement plant areas served by a dedicated separate lift core.

INTERNAL FINISHES

The proposed office floors share a simple, unpretentious palette of materials that emphasise the dramatic views over London and Regents Canal with exposed concrete slabs that hint at the industrial character of the building.

SPECIFICATIONS

OFFICE CAT A

- Plasterboard walls and Exposed concrete soffit
- Exposed ceiling mounted services with custom cover plates
- Glazed atrium
- Black lacquered panels to cores.
- Raised access floor provided with floor finish to be supplied by tenant.

BUILDING RECEPTION

The proposed reception features robust, hard wearing finishes which reference an industrial aesthetic and the exterior of the building. This includes:

- Precast concrete tiles to floor with brass detailing
- Exposed concrete ceiling
- Exterior brick walls wrap inside to clad the flank walls of reception
- Feature bronze reception desk with integrated services
- Feature bronze wall with integrated building signage
- Illuminated handrails and up lighting integrated into floor
- Bespoke black lacquered enclosure platform lift
- Feature bronze chain mail wall to glazed lifts
- Bronze clad speedstile security barriers
- Bronze Tenant board recessed into raw plastered wall

CYCLE & SHOWER PROVISION

There are 102 cycle spaces located on the lower ground floor.

Each upper floor has a demised wheelchair friendly wet room shower as part of the accessible WC suite, including a changing area and full height mirror. In addition there are 5 showers in the basement adjacent to the cycle storage facilities.

MECHANICAL SERVICES

- Office areas are comfort conditioned using ceiling mounted 4 pipe fan coil units.
- Chilled water is generated using water cooled chillers located in the basement room, rejecting heat via a roof mounted cooling tower.
- Low temperature heating water is generated by gas fired condensing boilers located in the basement room.
- Ventilation is supplied to each tenancy via Air Handling Units with heat recovery system, located in the basement plant room.
- To allow for a future tenancy split on the office floors, two separate heating and chilled water risers are located at opposite sides of the floor plate.
- Heating and cooling is provided to the ground floor reception lobby area by a dedicated VRF system.
- Toilet extract is provided to the office toilet areas and shower areas.
- A building management system (BMS) is installed to provide automatic control of the services within the building. This system comprises a number of standalone BMS outstations connected together via an Integrated Communications Network.
- An additional 10W/m2 of chilled water is provided via capped off connections on each floor for use by future tenants for (e.g.) meeting rooms.
- Further to this provision dedicated plant areas have been provided at 5th floor roof level for future tenant supplementary condenser plant to serve 24/7 server / comms room.

GREEN CREDENTIALS

BREEAM 2014 “Very Good”

MECHANICAL DESIGN CRITERIA

External Design Criteria

- Winter: -4°C dry bulb / -4 wet bulb
- Summer: -30°C dry bulb / 21°C wet bulb
- Chiller and cooling towers operating ambient temperatures up to 32°C dry bulb, 23 °C wet bulb

Internal Design Criteria

- Office: 22 +/- 2 °C
- Toilets: 19 °C minimum

Ventilation

- Office Areas: 12 litres per second per person + extra 10%
- Toilets: 10 air changes per hour extract

SPECIFICATIONS

HOT & COLD WATER SYSTEMS

Unvented hot water calorifiers are located within the basement boiler plant room and a twin pipe flow and return system is provided with a secondary circulation pump maintaining desing temperatures at 55°C. Thermostatic Mixing Valves are provided at point of use such as wash basin outlets.

Potable boosted cold water service is provided to all drinking water outlets and sanitary ware cold water connections.

ELECTRICAL SERVICES

Incoming Supply

The UKPN substation located at ground floor is connected by a resilient 11kV ring main system which serves the on-site 1000kVA transformer.

2No. new incoming electrical services are provided from the new substation to supply the landlord's main switchboard and tenants' main switchboard.

From the main LV switchboards, supplies to the tenants distribution is provided in the form fo sub-main cables to sub-distribution boards/panels, mechanical system MCC panels, lifts, chillers and other ancilliary services

The incoming LV supplies to the building are derived from the UKPN ring main substation, providing a high level of resilience and security of supply to the building.

The total incoming power capacities are:

Ø Landlords Service: 545 kVA
Ø Tenant Service: 288 kVA

Each office distribution board is split metered into two load groups to monitor small power and lighting consumption.

Sub-Main Distribution

Digital energy meters will be provided throughout the system. Independent metering will also be provided integral to final distribution boards, to allow for the separate energy monitoring of small power and lighting services.

A standalone energy monitoring system will be installed, with a dedicated PC head-end, to record 90% of the building annual energy consumption.

This system will connect up all of the building energy meters to allow for automatic recording of the energy usage split throughout the building. This will also be used for the office tenant billing purposes.

The electrical services have been designed to provide maximum flexibility for incoming tenants. To provide this flexibility, electrical risers have been located to allow a notional office split.

Tenant distribution boards will be provided on all floors respectively.

Landlord distribution boards will be provided throughout the building.

General small power outlets shall be provided throughout the Landlord areas of the building to serve cleaning equipment, plantroom maintenance, hand dryers, reception desk, security services and items of mechanical plant.

General small power distribution to tenant office spaces will not be provided as part the Cat A fit-out allowing incoming tenants maximum flexibility for the configuration of office spaces.

Lighting

Offices:	300 - 500 Lux
Ø uniformity:	0.8
Ø Maintenance:	0.75
Staircases:	150 Lux
Corridors:	100 Lux
Reception:	200 - 300 Lux
Toilets:	150 Lux
Plant Rms:	15 - 200 Lux

Lighting design has been carried out in accordance with BCO guidelines and the principles of the CIBSE Lighting Guides.

Office areas will be illuminated by low energy, electronic, suspended fluorescent and / or LED luminaires. The lighting will be controlled to enable the lighting layout to be easily reconfigured for partitioning works without major alterations.

The lighting is controlled by means of a programmable lighting control system.

ELECTRICAL DESIGN CRITERIA

Power Supplies

Office Areas

- Lighting: 12W/m² (including task lighting and CAT B allowance)
- Small Power: 25W/m²
- Mechanical Plant: 60W/m² (55W/m2 applied across office & 5W/m2 across the common areas)
- Lifts: 10W/m²

SPECIFICATIONS

FIRE

Detection

The office accommodation including all ancillary accommodation will be fitted with an automatic fire detection and fire alarm system to a minimum Category L2 coverage in accordance with BS5839-1:2013.

Evacuation

Designed to BS9999:2008 and based upon simultaneous evacuation, protected stair cores with refuges and call points serve the building with two modes of escape from each floor. Fire curtains drop around the UG and LG accommodation stair upon the fire alarm sounding and the final exit doors open automatically.

Compartmentation

- Compartment floors (LG, Reception and 3rd): 90FR
- Firefighting shaft: 120FR
- Between firefighting stair/lobby/lift: 60FR
- Other protected shafts (escape stairs, risers, lift etc.): 90FR
- Atrium: 60FR
- Structure: 90FR

PUBLIC HEALTH SERVICES

Soil and waste systems will be provided to take the discharge of foul and waste water from all sanitaryware and fitments.

The hot water will be provided from centralised hot water heaters generated from the central gas fired boilers.

Dedicated tenants boosted cold water services are provided to supply a potable cold water service to each office floor demise, with provision for 2 independent tenants per floor.

Rainwater harvesting system will be provided to serve the WC flushing cisterns and washdown/irrigation points.

PROTECTIVE INSTALLATIONS

- 200kVA Life Safety Generator serving: Fire fighting lift, fire escape stair-core lighting, basement smoke extract and atrium smoke extract
- Fire Alarm System: BS 5839-1 (L2+M Classification)
- Sprinkler System: Basement level only, BS EN 12845 (OH3)

COMMUNICATIONS AND SECURITY SERVICES

An Integrated Communications Network (ICN) provides a backbone infrastructure for day-to-day building operations. It also provides the most cost effective platform for rapid roll out of site wide services, both day 1 and into the future.

The development has a Main Equipment Room to house all services headend equipment.

A CCTV system is provided within the office reception for safety and security.

Electronic access control system is provided for all Landlords areas.

Door entry/intercom system is provided at main reception for the main entrance doors.

TV system is provided with Freeview services and the ability to connect to Sky TV.

SUSTAINABILITY

The development achieves a “Very Good” BREEAM Rating. Features that contribute to this are:

- Photovoltaic Panels mounted on the building’s roof contributing to the developments power supply.
- New efficient mechanical and electrical systems with modern controls, monitoring and targeted metering.
- Cyclists parking and shower facilities.
- Rainwater harvesting System serving WC flushing and irrigation systems.

PROJECT TEAM

STRUCTURAL ENGINEER

expedition

COSTS CONSULTANT

LONDON
Cost Consultancy Ltd

ARCHITECT

Ben Adams Architects

ENGINEERING CONSULTANT

Norman Disney & Young

MISREPRESENTATION ACT

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or misstatement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations or in particular by the vendor, lessors or agents Hatton Real Estate, Richard Susskind & Co, and DTZ. All figures are exclusive of rates, service charge, VAT and all other outgoings. The agents have not tested the services. All floor areas are approximate. Date of preparation August 2016.

LEASING AGENT

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