

**120,000 SQ FT BEST IN CLASS, CHARACTERFUL OFFICE, WC2**

**AVAILABLE Q1 2026**



**BRETtenham**  
HOUSE

**HELICAL**

# 1

## THE BUILDING

- 03 The Building
- 04 Lancaster Place entrance
- 07 Savoy Street entrance
- 09 Key features
- 10 Sustainability
- 11 Smart-tech

# 2

## THE PLANS

- 14 Area schedule
- 15 Floorplans

# 3

## AMENITIES

- 29 Terraces
- 30 Panoramic views
- 31 Active travel
- 32 Office space

# 4

## LOCATION

- 35 Map
- 38 Local occupiers
- 39 Bars, restaurants and cafés
- 40 Hotels
- 41 Green spaces and wellness
- 42 Connectivity

# 5

## CONTACT

- 44 The team
- 47 Contact details

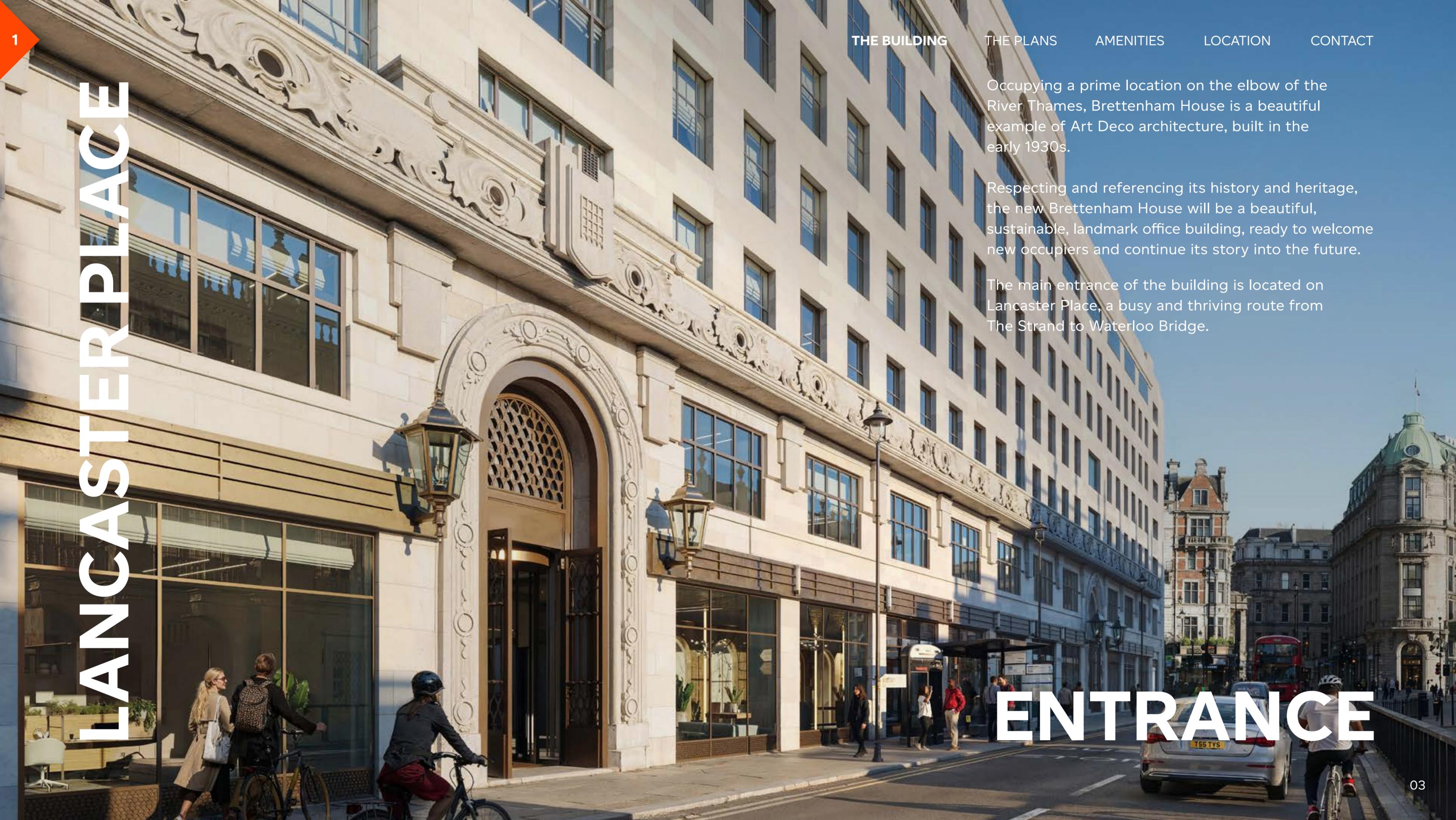
# CONTENTS



1

# THE BUILDING

View from the South



# LANCASTER PLACE

Occupying a prime location on the elbow of the River Thames, Brettenham House is a beautiful example of Art Deco architecture, built in the early 1930s.

Respecting and referencing its history and heritage, the new Brettenham House will be a beautiful, sustainable, landmark office building, ready to welcome new occupiers and continue its story into the future.

The main entrance of the building is located on Lancaster Place, a busy and thriving route from The Strand to Waterloo Bridge.

# ENTRANCE



# LANCASTER PLACE

Facing the majestic western elevation of Somerset House, the Lancaster Place reception is a welcoming and expansive space with multiple zones for collaboration and casual working. Two retained, marble art deco staircases offer a visually stunning connection to the upper floors of the building.

# RECEPTION





# SAVOY STREET

A second entrance is situated on the opposite side of the building, on the quiet and charming Savoy Street. Overlooking the tranquil Savoy Chapel gardens, this entrance is intended for building occupiers or VIP visitors who require a more discrete arrival experience.

# ENTRANCE



# SAVOY STREET

**THE BUILDING**

THE PLANS

AMENITIES

LOCATION

CONTACT

Acting as a gateway to the amenity areas, this impressive, triple height space provides an opportunity to touch down and gather thoughts before embarking on a busy day ahead. A bespoke staircase connects this area both visually and physically to the main Lancaster Place reception.

# RECEPTION

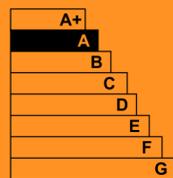
# KEY

TARGETING  
**BREEAM**  
OUTSTANDING

  
**NABERS**  
5\* RATING

**STUNNING**  
RIVER VIEWS

**OPENABLE**  
WINDOWS



EPC A RATING



**EXEMPLARY**  
AMENITY PROVISION  
INCLUDING 310 BICYCLE SPACES

**6,600**  
SQ FT OF OUTDOOR  
TERRACE SPACE

EXEMPLARY  
**CONNECTIVITY**  
CREDENTIALS

TARGETING  
**99%**  
OF CONSTRUCTION WASTE  
DIVERTED FROM LANDFILL

**COMMUNAL**  
MEETING AND WORKING  
AREAS

**ALL ELECTRIC**  
BUILDING

# FEATURES

TARGET CERTIFICATIONS AND CREDENTIALS

  
NABERS

---

**5\* RATING**

**BREEAM**

---

**OUTSTANDING**

**WELL**  
CORE AND SHELL

---

**PLATINUM**

**EMBODIED CARBON**

circa 250kgCO2e/m2

58% lower than the current pilot version of the UK Net Zero Carbon Building Standard

**OPERATIONAL CARBON**

ESTIMATED TO BE BELOW 100KWH/M2

In line with the current pilot version of the UK Net Zero Carbon Building Standard

- No fossil fuels onsite
- All electric building
- Significant uplift to biodiversity including habitat creation
- Sophisticated rainwater and greywater harvesting systems to recycle water through the building
- 99% of waste diverted from landfill
- Onsite apprenticeships, work experience and training

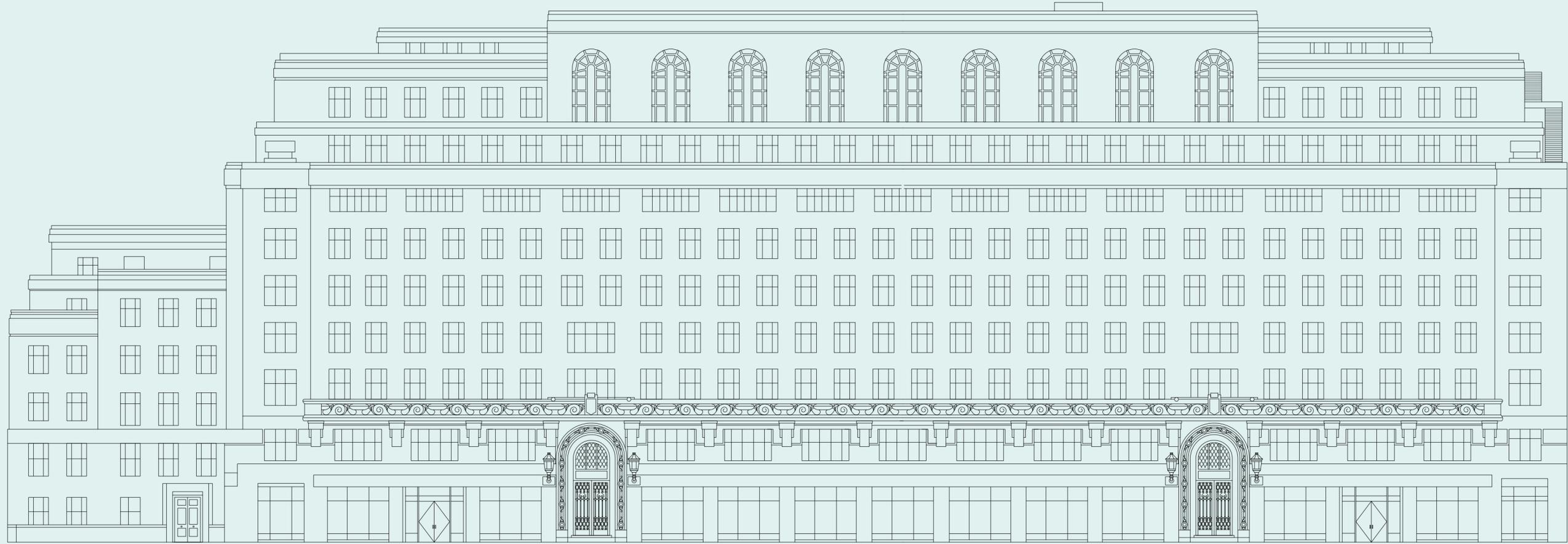
SUSTAINABILITY



While steeped in history, the workspace at Brettenham House is designed for the most modern and future focussed occupiers with cutting edge smart building technology installed, including:

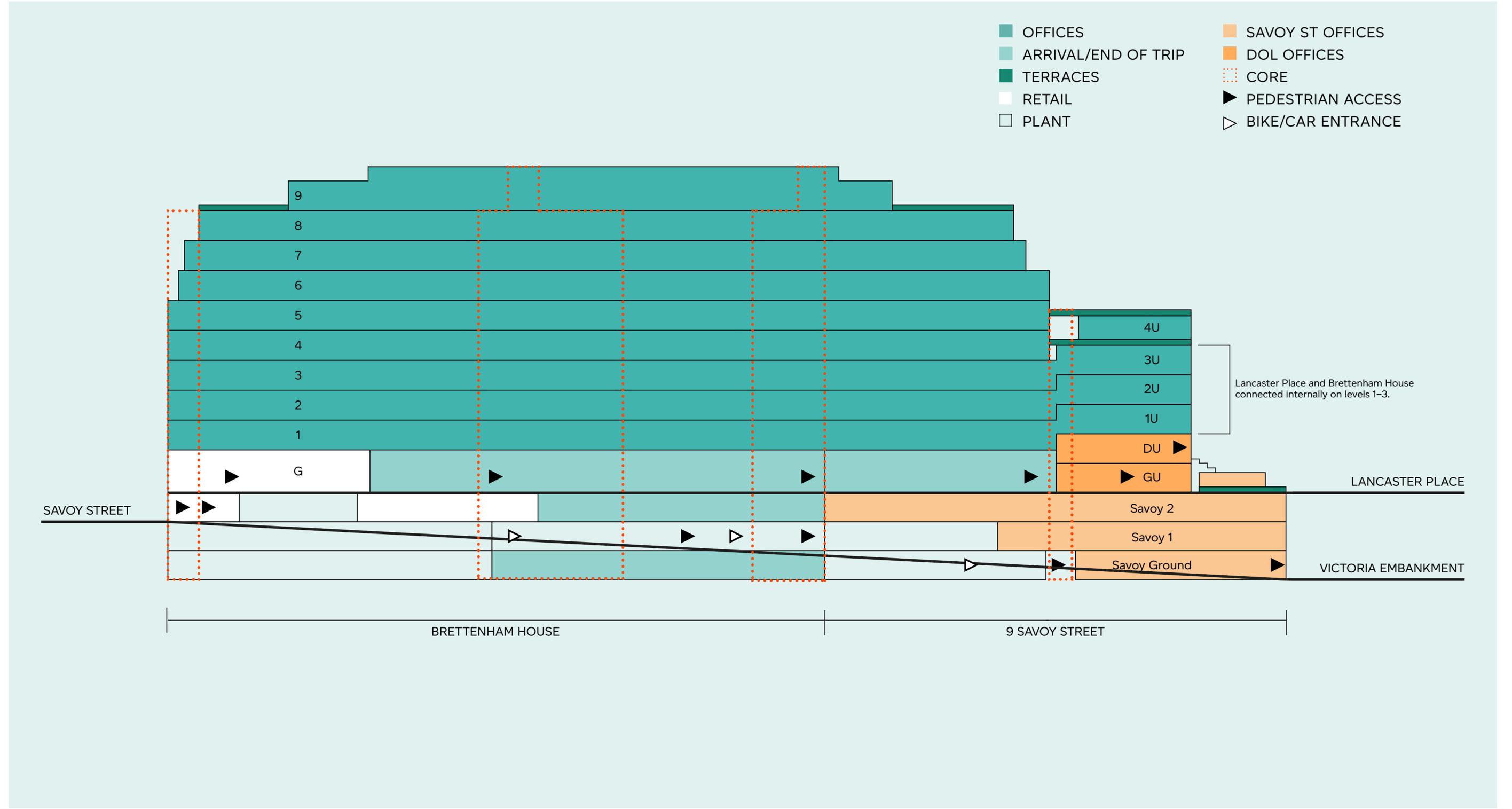
- Bespoke building app for system control, access and connectivity at your fingertips
- Whole building digital twin enabling granular control, maintenance and customisation options
- Extensive sensor network monitoring real time building conditions and usage and enabling smart and sustainable occupation
- Potential to utilise digital twin as part of tenant fit out to enable meeting room/desk booking and other customisation options
- Exemplary connectivity credentials

2



# THE PLANS

# BUILDING STACKER



# AREA SCHEDULE



LEVEL	OFFICE SQ FT	9 SAVOY ST SQ FT	RETAIL SQ FT	TERRACE SQ FT
9	3,315			3,305
8	8,105			
7	9,989			
6	12,443			
5	12,723			893
4	13,250			883
3	14,294			
2	14,553			
1	13,993			527
G	3,218		3,358	732
Savoy 2		5,952	2,390	323
Savoy 1		4,155		
Savoy Ground		3,509		
<b>TOTAL</b>	<b>105,884</b>	<b>13,616</b>	<b>5,748</b>	<b>6,663</b>

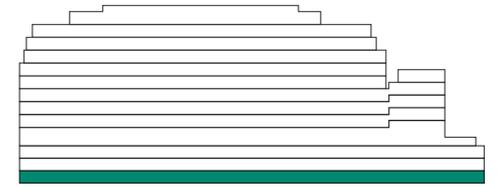
DUCHY OF LANCASTER OFFICES – 1,981 SQ FT

# SAVOY GROUND

3,509 SQ FT

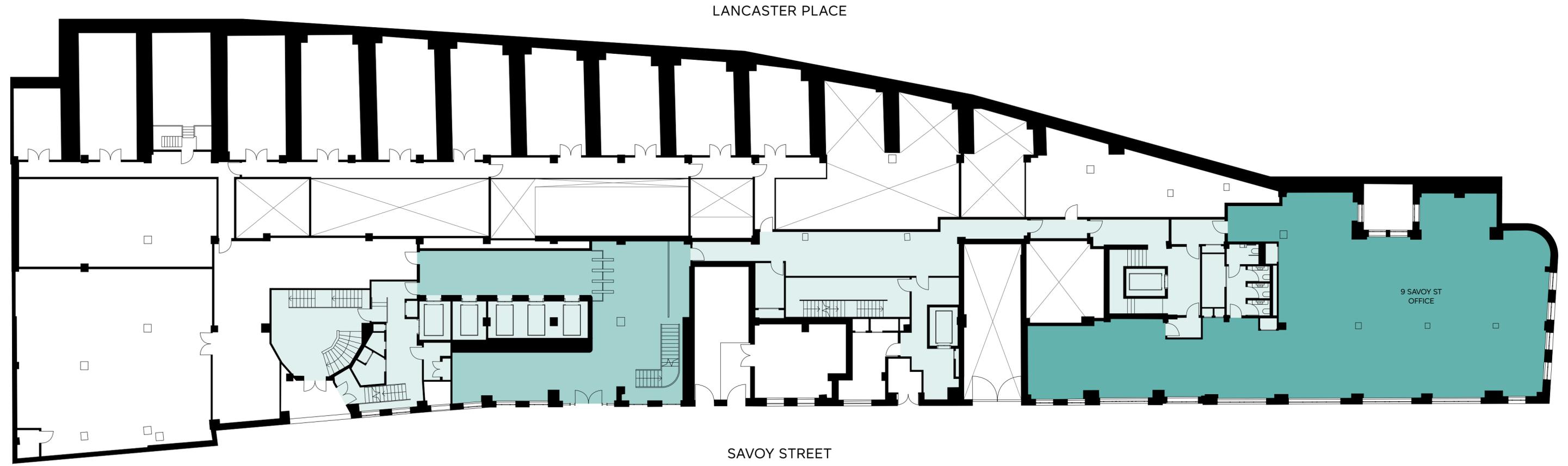


- OFFICE
- AMENITY
- CORE

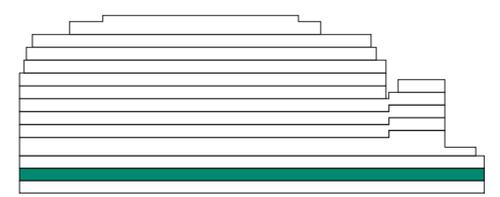


# SAVOY 1

4,155 SQ FT



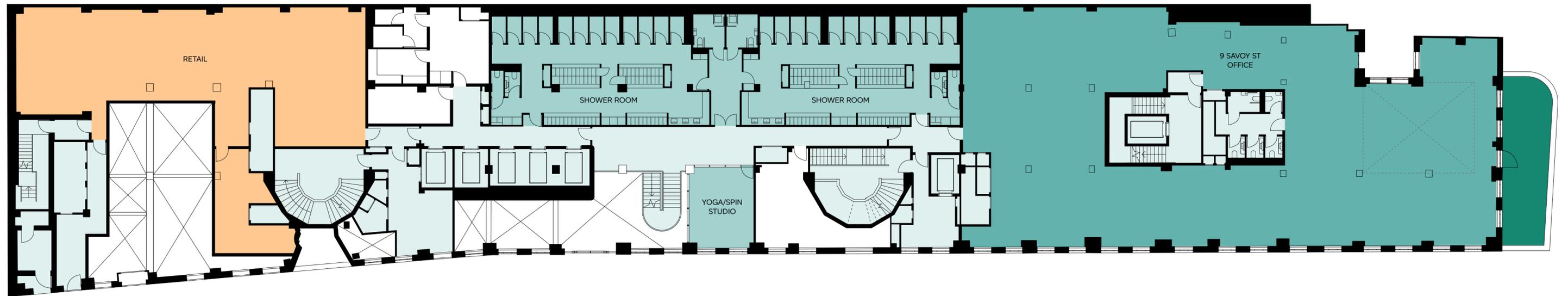
- OFFICE
- AMENITY
- CORE



# SAVOY 2

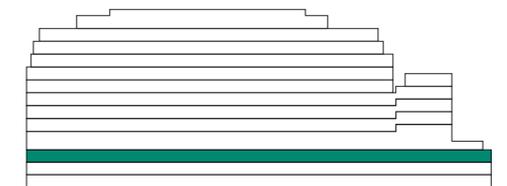
5,952 SQ FT

LANCASTER PLACE



SAVOY STREET

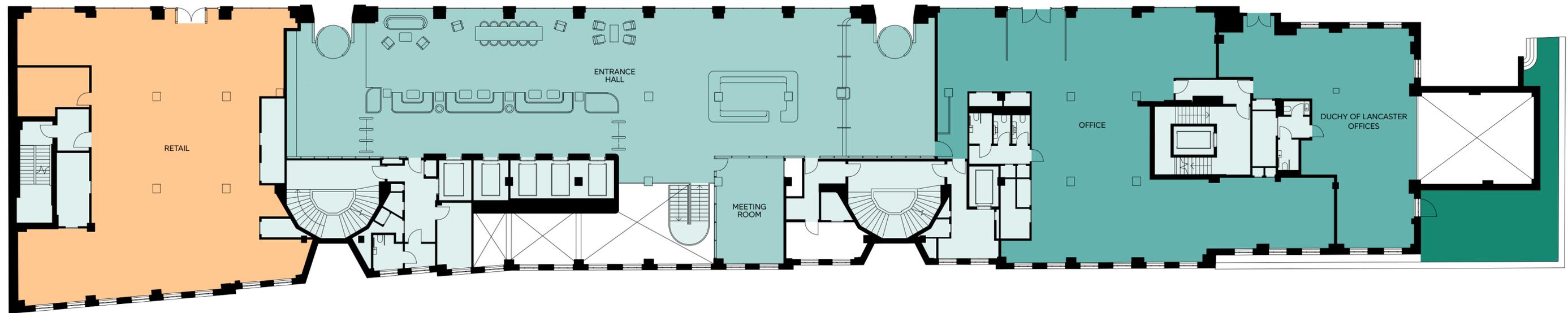
- OFFICE
- AMENITY
- CORE
- RETAIL
- TERRACE



# GROUND FLOOR

3,218 SQ FT

LANCASTER PLACE



SAVOY STREET

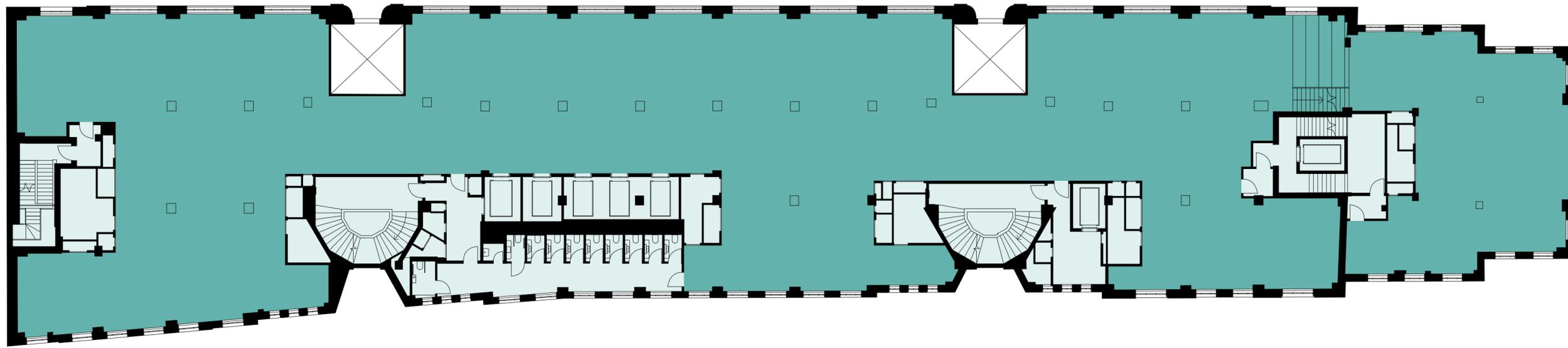
- OFFICE
- AMENITY
- CORE
- RETAIL
- TERRACE



# FIRST FLOOR

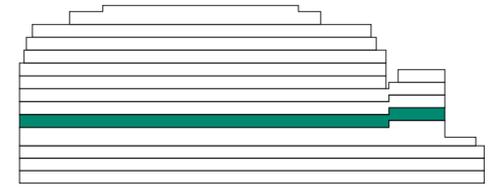
13,993 SQ FT

LANCASTER PLACE



SAVOY STREET

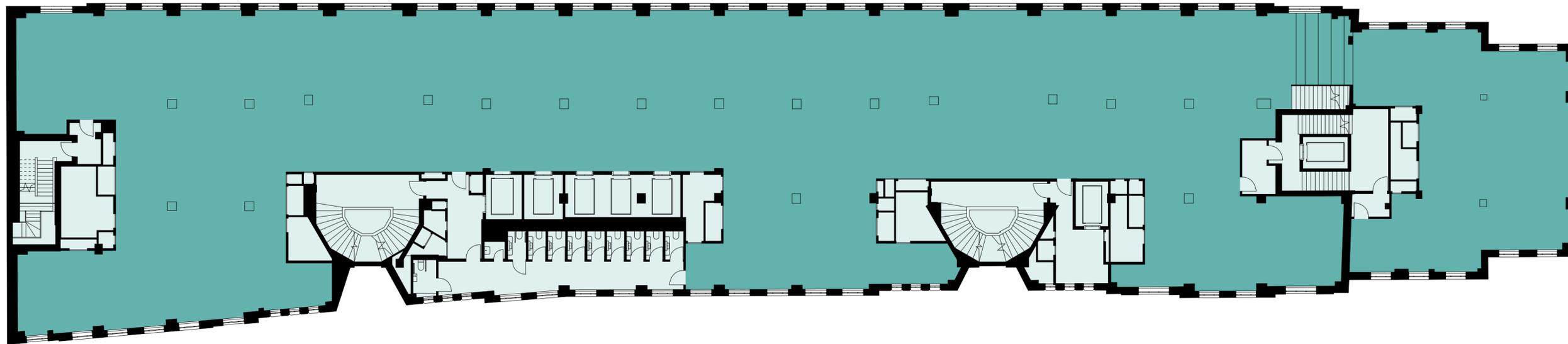
- OFFICE
- CORE



# SECOND FLOOR

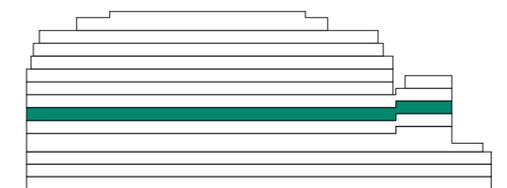
14,553 SQ FT

LANCASTER PLACE



SAVOY STREET

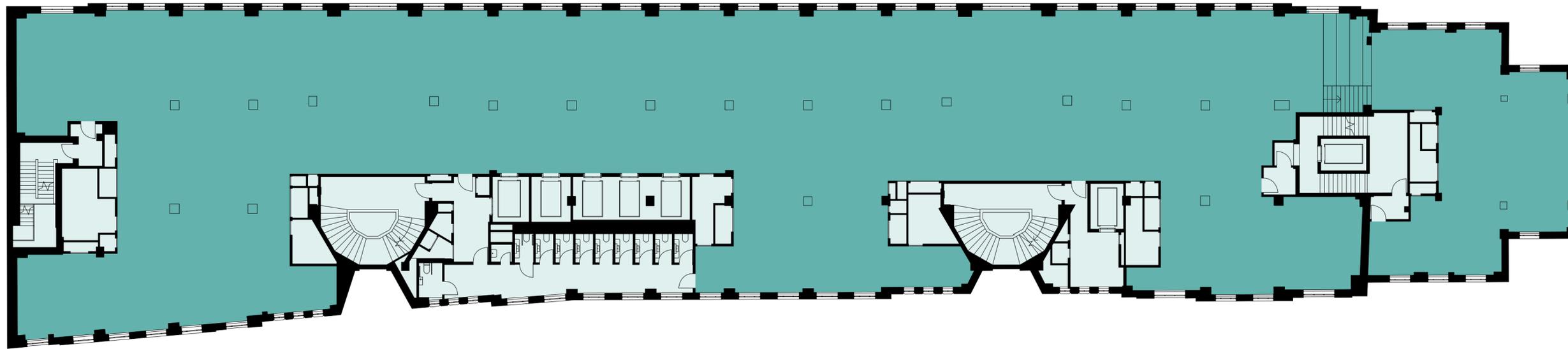
- OFFICE
- CORE



# THIRD FLOOR

14,294 SQ FT

LANCASTER PLACE



SAVOY STREET

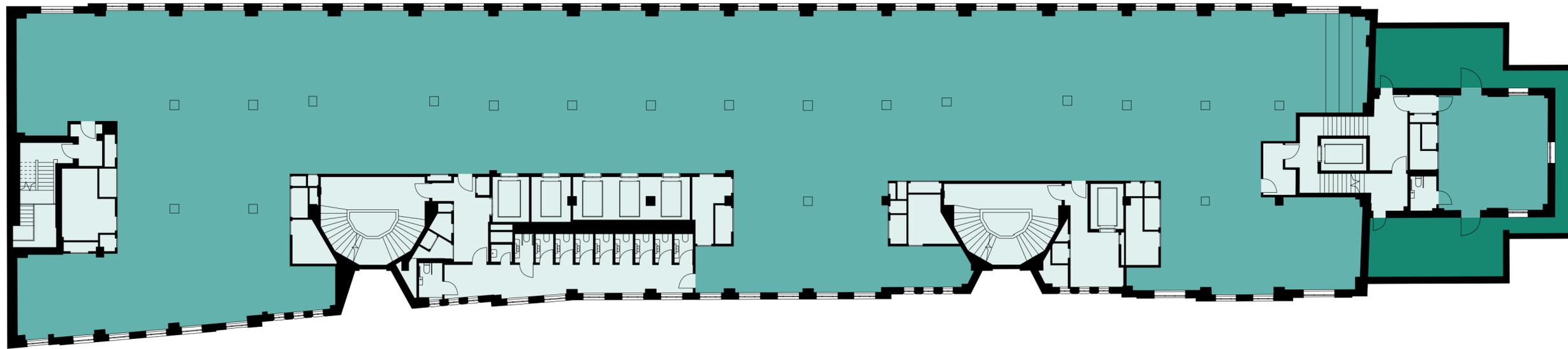
- OFFICE
- CORE



# FOURTH FLOOR

13,250 SQ FT

LANCASTER PLACE



SAVOY STREET

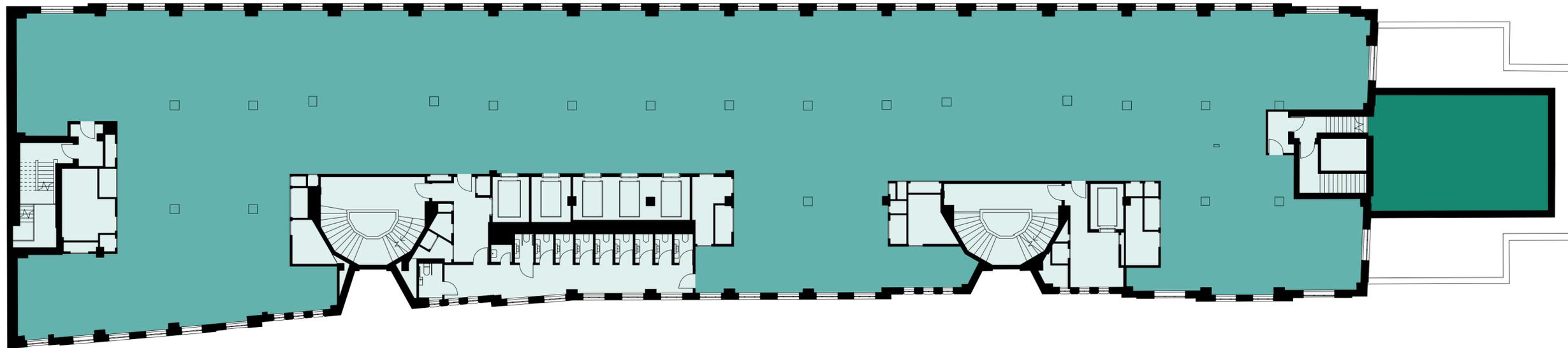
- OFFICE
- CORE
- PRIVATE TERRACE



# FIFTH FLOOR

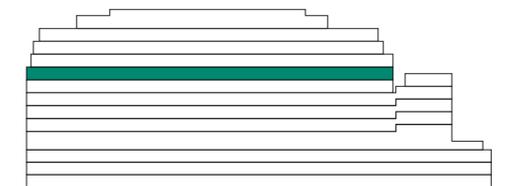
12,723 SQ FT

LANCASTER PLACE



SAVOY STREET

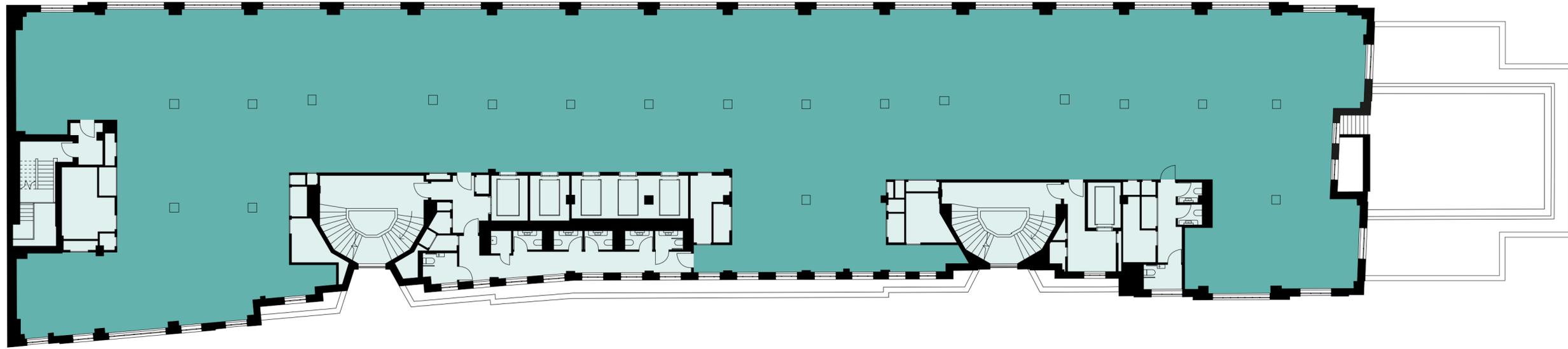
- OFFICE
- CORE
- PRIVATE TERRACE



# SIXTH FLOOR

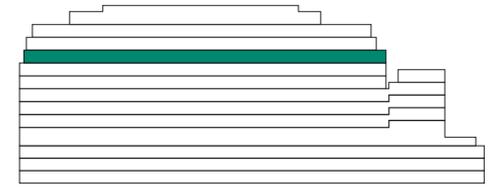
12,443 SQ FT

LANCASTER PLACE



SAVOY STREET

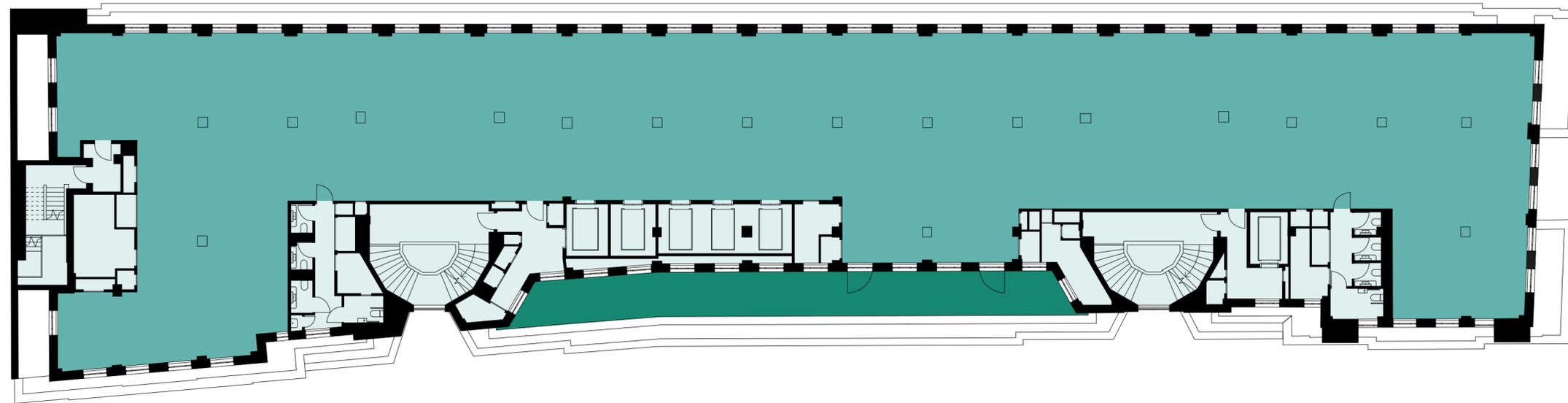
- OFFICE
- CORE



# SEVENTH FLOOR

9,989 SQ FT

LANCASTER PLACE



SAVOY STREET

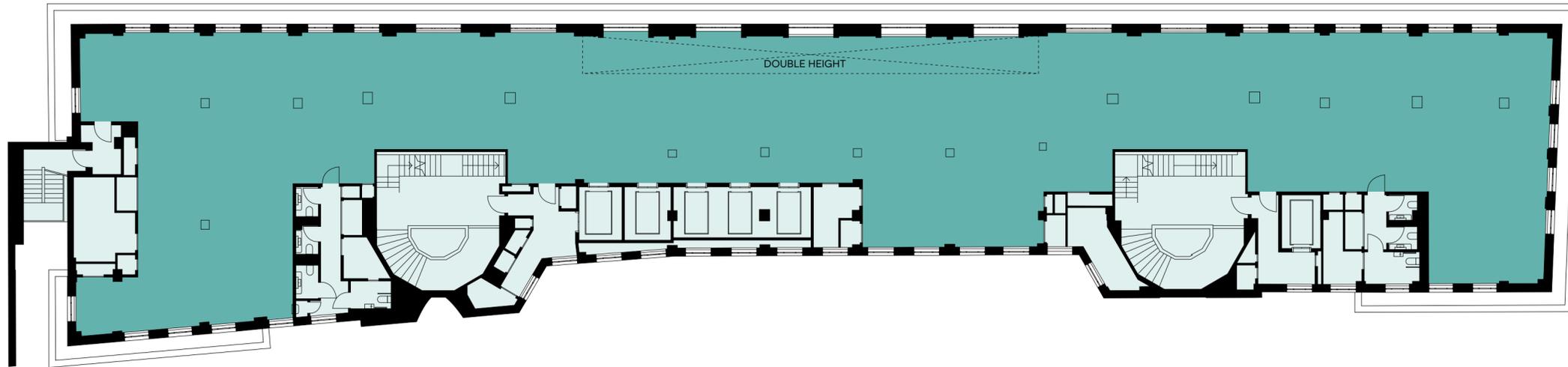
- OFFICE
- CORE



# EIGHTH FLOOR

8,105 SQ FT

LANCASTER PLACE



SAVOY STREET

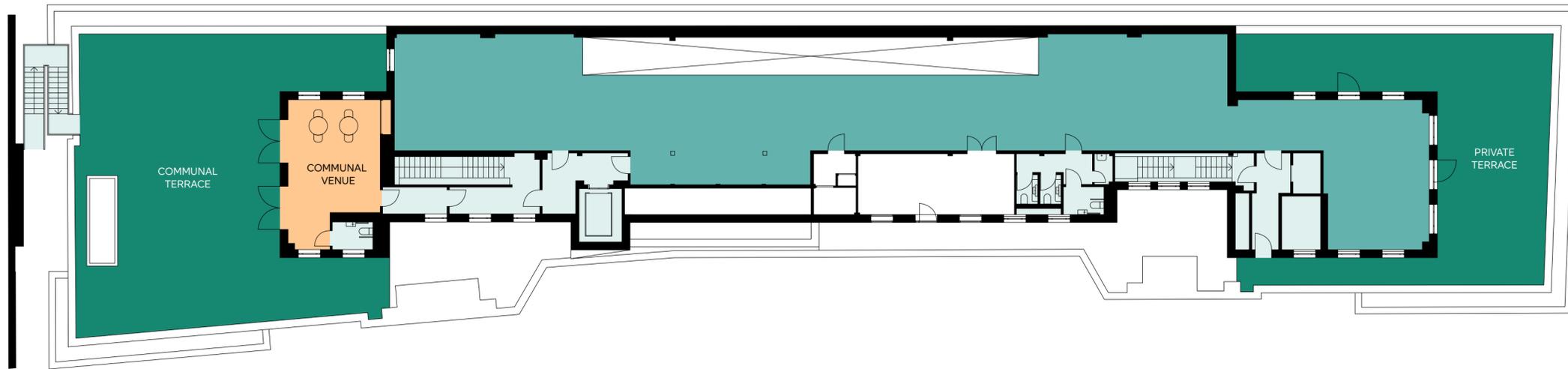
- OFFICE
- CORE



# NINTH FLOOR

3,315 SQ FT

LANCASTER PLACE



SAVOY STREET

- OFFICE
- AMENITY
- CORE
- COMMUNAL VENUE
- TERRACE



3

# AMENITIES



# TERRACE

The 9th floor houses two impressive terraces with some of London’s best views, thanks to the building’s prime position on the elbow of the River Thames. The northern terrace is intended for communal use, accessible to all occupiers in the building. Sensitively landscaped by Townshend Landscape Architects, this space offers a stunning amenity for occupiers on a day to day basis or a wonderful location for a one off party or event.

The southern terrace benefits the 8th and 9th floor demise exclusively, making this a truly special space within the building. Terraces are also provided to the 4th, 5th and 7th floors, as well as private outdoor space for the occupier of the 9 Savoy Street southern element of the building.



# SPACES



From the City cluster in the east to Big Ben in the west, all of London's major landmarks can be seen not only from the terraces at Brettenham House but, thanks to the building's dual aspect, from the office floors, with each floor having its own unique viewpoint from this special part of the capital.

VIEWS

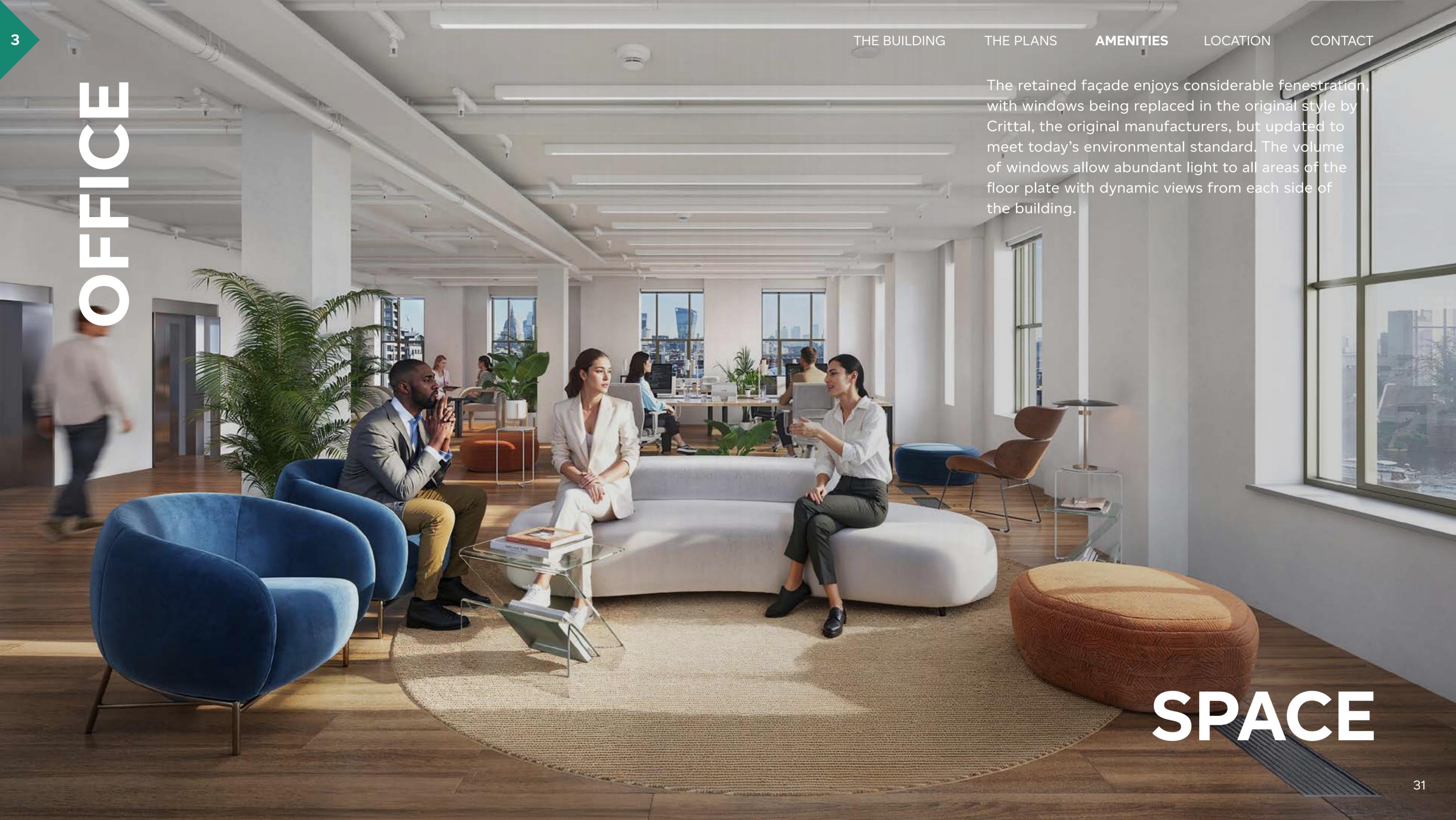
# ACTIVE



Accessed directly from Savoy Street, the characterful basement vaults of the building house 320 bike storage spaces, including spaces for a variety of cycle types, a wash down facility, a bike repair area and automatic water fountains.

High quality showers and changing rooms are located at lower ground level, providing 24 showers, evenly split across two changing rooms, ample lockers, drying rooms, shoe cleaning stations, hairdryers, straighteners, irons and complementary towels and toiletries.

# TRAVEL



# OFFICE

The retained façade enjoys considerable fenestration, with windows being replaced in the original style by Crittal, the original manufacturers, but updated to meet today's environmental standard. The volume of windows allow abundant light to all areas of the floor plate with dynamic views from each side of the building.

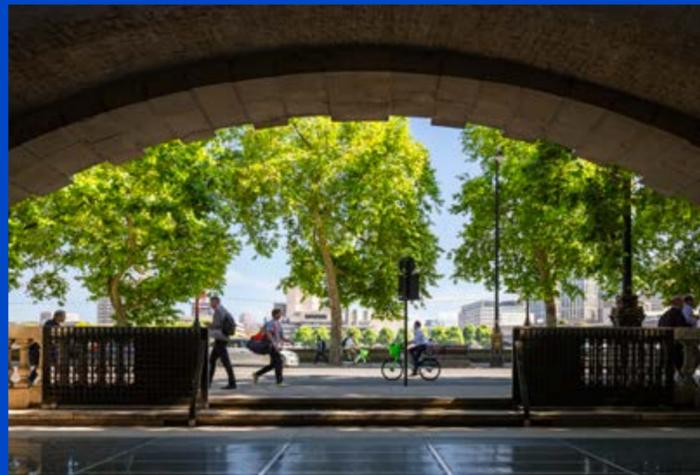
# SPACE

4

# LOCATION



# A COLOURFUL



Brettenham House’s location embodies the spirit of the building, a seamless blend of fascinating heritage with the very best in modern culture and offering a space where great things can be achieved. With illustrious neighbours Somerset House and the world famous Savoy Hotel to either side of the building, the vibrant Covent Garden to the north and the South Bank immediately opposite to the south, there really is everything that you could want on your doorstep, and plenty of hidden gems to uncover.

# DESTINATION

**BARS, RESTAURANTS AND CAFÉS**

- 1 La Goccia
- 2 Cafe Murano
- 3 Ikoyi
- 4 Balthazar
- 5 180 House
- 6 Bancone
- 7 Blacklock
- 8 Barrafina
- 9 Pret A Manger
- 10 Itsu
- 11 Leon
- 12 Honest Burger
- 13 Caravan
- 14 Cote Covent Garden
- 15 Wasabi
- 16 Starbucks
- 17 Coco di Mama
- 18 Franco Manca
- 19 Ole & Steen
- 20 Smith & Wollensky
- 21 The River Restaurant by Gordon Ramsey
- 22 Christophers on Wellington Street
- 23 Hawksmoor Seven Dials
- 24 Frog by Adam Handling
- 25 The Delaunay
- 26 Clos Maggiore
- 27 Roka
- 28 Tolkas
- 29 Margot
- 30 Brasserie Blanc
- 31 Spring (Somerset House)
- 32 The Port House
- 33 Watchhouse Coffee
- 34 STK Steakhouse
- 35 The Savoy Tap
- 36 The Savoy GrillMr Fogg's Society of Exploration

- 37 Skylon
- 38 BFI Riverfront
- 39 Ping Pong
- 40 Truffle Burger Southbank
- 41 Cellar Door
- 42 Radio Rooftop
- 43 Plumbe Wine
- 44 Dovetail Bar
- 45 Beaufort Bar
- 46 Terrace Bar at Somerset House

**GREEN SPACES AND WELLNESS**

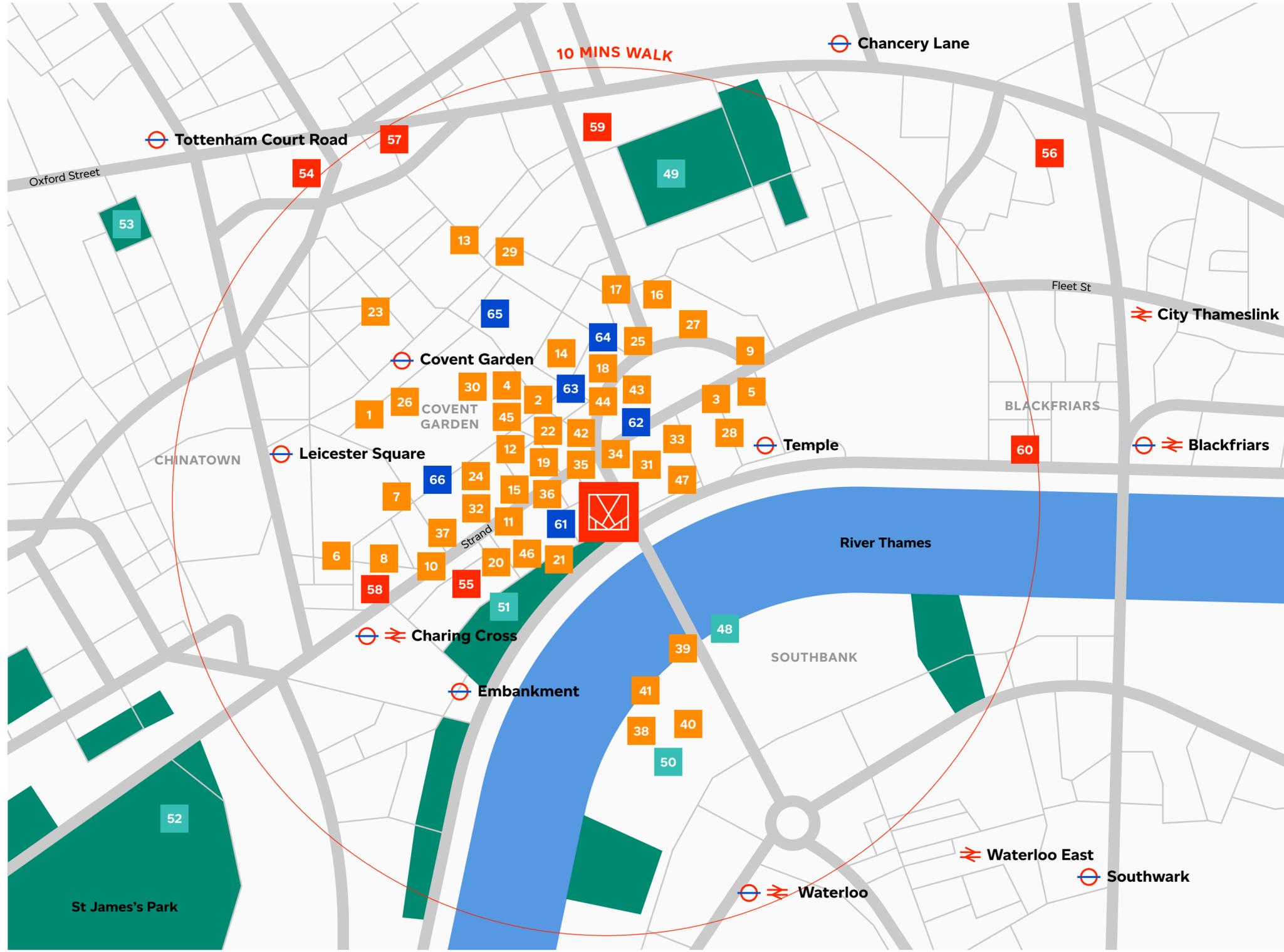
- 47 The River – running path
- 48 Lincoln's Inn Fields
- 49 The Southbank
- 50 Victoria Embankment Gardens
- 51 St James's Park
- 52 Soho Square Gardens

**LOCAL OCCUPIERS**

- 53 Google
- 54 Condé Nast
- 55 Goldman Sachs
- 56 McKinsey & Company
- 57 Coutts
- 58 Mishcon De Reya
- 59 JP Morgan

**HOTELS**

- 60 The Savoy
- 61 ME London
- 62 One Aldwych
- 63 The Walford
- 64 Nomad London
- 65 Henrietta Hotel



# LOCAL



# OCCUPIERS

# BARS, RESTAURANTS & CAFÉS



**BARRAFINA**  
⌚ 5 mins away



**BLACKLOCK**  
⌚ 6 mins away



**BANCONE**  
⌚ 6 mins away



**IKOYI**  
⌚ 8 mins away



**CAFE MURANO**  
⌚ 6 mins away



**BALTHAZAR**  
⌚ 7 mins away



**180 STUDIOS**  
⌚ 8 mins away



**LA GOCCIA**  
⌚ 8 mins away

# HOTELS



**THE SAVOY**

🚶 3 mins away



**ME LONDON**

🚶 5 mins away



**ONE ALDWYCH**

🚶 5 mins away



**THE WALDORF**

🚶 6 mins away



**HENRIETTA HOTEL**

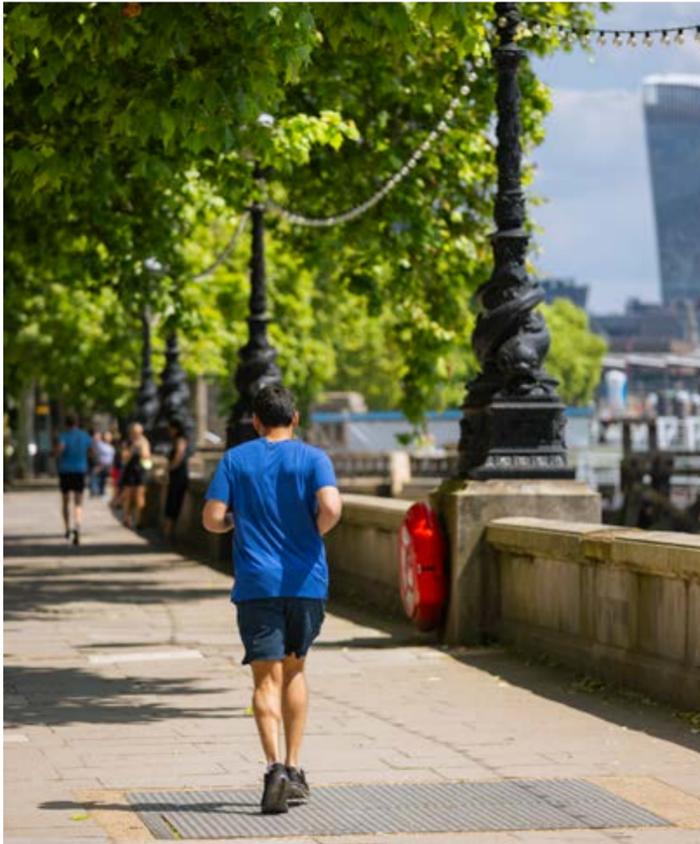
🚶 6 mins away



**NOMAD LONDON**

🚶 9 mins away

# GREEN SPACES & WELLNESS



**THE RIVER (RUNNING PATH)**

🚶 2 mins away



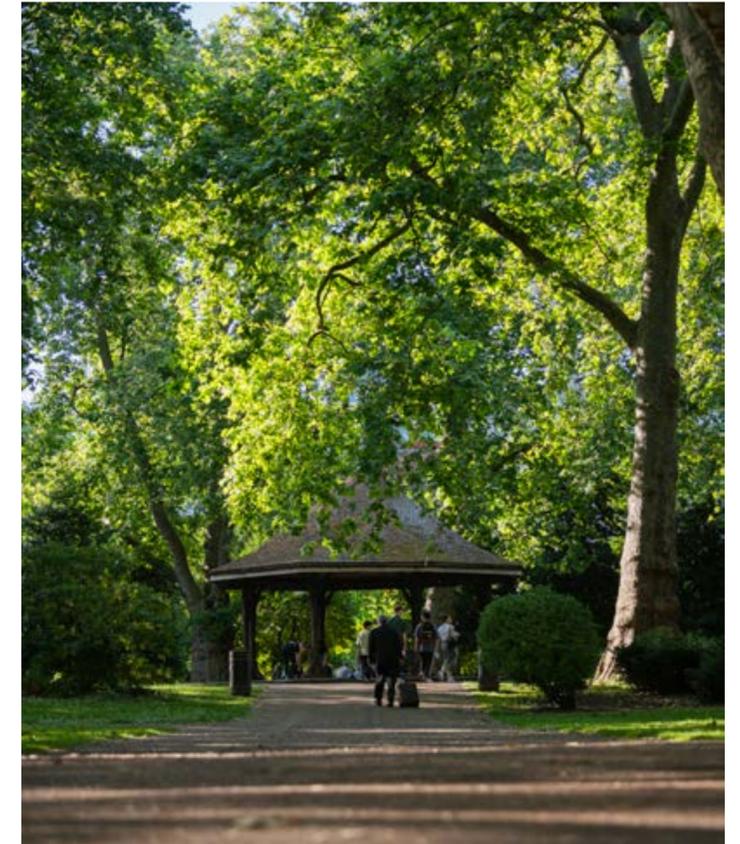
**VICTORIA EMBANKMENT GARDENS**

🚶 2 mins away



**SOUTHBANK**

🚶 9 mins away



**LINCOLN'S INN FIELDS**

🚶 12 mins away

CONNECTIVITY

WALKING

COVENT GARDEN

06 MINS

CHARING CROSS

06 MINS

WATERLOO

10 MINS

LEICESTER SQ

09 MINS

CYCLING

LONDON BRIDGE

10 MINS

FARRINGDON

10 MINS

OXFORD CIRCUS

11 MINS

KING'S CROSS

16 MINS

TUBE & TRAIN (FROM CHARING CROSS)

WATERLOO

02 MINS

TOTTENHAM COURT ROAD

02 MINS

FARRINGDON

08 MINS

VICTORIA

11 MINS

5



# CONTACT

# HELICAL

Helical plc are a leading London-focused property investment and development company who create sustainable and inspiring workplaces which are technologically smart, rich in amenities and promote employee wellbeing.

Market leaders in their approach to both sustainability and smart building technology, Helical strive to minimise carbon during both the construction of buildings and crucially, throughout the building's ongoing operation. Smart technology is seamlessly integrated into the building fabric to allow truly sustainable and informed occupation.

Most importantly, occupier wellbeing and enjoyment is at the heart of all Helical buildings with amenity provision, access to outside space and beautiful design at the forefront of their activities.



One Bartholomew



Kaleidoscope



The JJ Mack Building

THE TEAM

ARCHITECTS

**BGY**

Buckley Gray Yeoman are Shoreditch originals. Based in east London since the practice was established in 1997, they create architecture that balances depth and delight. They describe themselves as agents of opportunity.

They take what they find – on the ground and in the brief – and uncover unanticipated possibilities. Their work is sensitive, thorough and authentic, but it is also unapologetically joyful and surprising. The practice has grown from a group of three friends to a team of over one hundred, which now has collective ownership of the practice.

They have also spread their geographical wings, delivering projects across the UK and Europe, each carefully tuned to its own specific place and time.

MEP AND SUSTAINABILITY



L&P Group is a multi-disciplinary building services consultancy. We're a business with family at its heart and a culture of inclusivity, pro-activity, and purpose. With over 80 staff based in the heart of the City of London, Manchester and Qatar, our teams work across the UK and the Middle East with developers, design teams and contractors. Our schemes encompass workplace, residential and mixed use development; education, sport and leisure. They are defined not by size, but often by complexity; we're trusted to deliver buildings where services are carefully coordinated to achieve true building performance.

STRUCTURAL ENGINEER

**ElliottWood**

Elliott Wood Partnership was established as a civil and structural engineering consultancy in London in 1994. Our ambition was to engineer buildings better.

At its simplest level it was about working harder to understand and improve structures, using less materials, making the most efficient elegant solutions and being environmentally aware.

This ethos has been followed for 30 years and we have made many things better across the UK. Today driven by technology and the fourth Industrial Revolution, we live in a different world. Economic, societal, health and environmental forces have changed all aspects of everyday life. In response we are changing our habits to allow us to focus on designing things better.

We are engineers and it is hugely important that we understand where things come from, how they fit together, their cost and how they work long term. This approach will help our clients and associates make better buildings and places for both society and the environment.

MAIN CONTRACTOR

**McLAREN**

The McLaren group of companies operates in construction, property, development and investment in the UK and UAE, offering integration of these services to meet customer needs.

McLaren Construction was founded on a can-do attitude, underpinned by the values of Together, Supportive, Agile and Proud.

Established in 2001, McLaren has become one of the UK's most successful privately owned businesses, with around 1000 employees, applying sector-leading expertise in sustainability and digital construction.

Operating across a variety of sectors, where innovative and bespoke construction solutions deliver safe buildings for our customers and the communities within which we operate.

**THE TEAM**

PROJECT MANAGER



Third London Wall is a specialist project management and cost consultancy firm with a proven track record in UK property developments. Our unique approach ensures we manage all aspects of design, procurement, construction, and handover to meet time, cost, and quality targets.

Founded in 2020 by Mike Blinco, we are a privately owned firm with a team of 35 experts. We have experience in commercial office spaces, hotels, hospitality projects, life sciences, student accommodations, and private residential schemes.

COST CONSULTANT



Core Five was founded in 2012 and are proud to have become an Employee Ownership Trust (EOT) in 2023. Now a 180-strong team, we provide world-class Cost Consultancy and Employer’s Agent services to market leading Clients.

Core Five has been a driving force in support of some of the most complex, innovative, and sustainable commercial office projects in central London including reinvention of existing assets across the city.

Our aim has been to be the best at what we do, wherever we do it and to raise the bar through industry-leading expertise, innovative thinking, and unrivalled Client care.

PLANNING CONSULTANTS



Gerald Eve is a firm of chartered surveyors and property consultants based in the UK, operating from nine offices with over 600 professionals. As a Newmark company, we offer expansive reach through a global platform.

Gerald Eve provides independent, intelligent and relevant advice based on detailed market knowledge and sector understanding. Our expertise covers capital markets, corporate real estate advisory, asset management, tenant representation, landlord leasing, planning and development and building consultancy, property management, valuation and business rates services.

The Planning and Development team at Gerald Eve is a market leader with an exceptional and unparalleled track record across central London, and our experience of large, complex, development projects is second to none.

THE TEAM

# CONTACT



**Peter Thursfield**  
pthursfield@savills.com  
07870 555732

**Hunter Booth**  
hunter.booth@savills.com  
07710 965693

**Freddie Corlett**  
fcorlett@savills.com  
07870 555842



**Dan Burn**  
dan.burn@rx.london  
07515 607011

**Sophie Bartlett**  
sophie.bartlett@rx.london  
07802 338295

**Alfie John**  
alfie.john@rx.london  
07377 885814

**Ed Betts**  
ed.betts@rx.london  
07771 513169

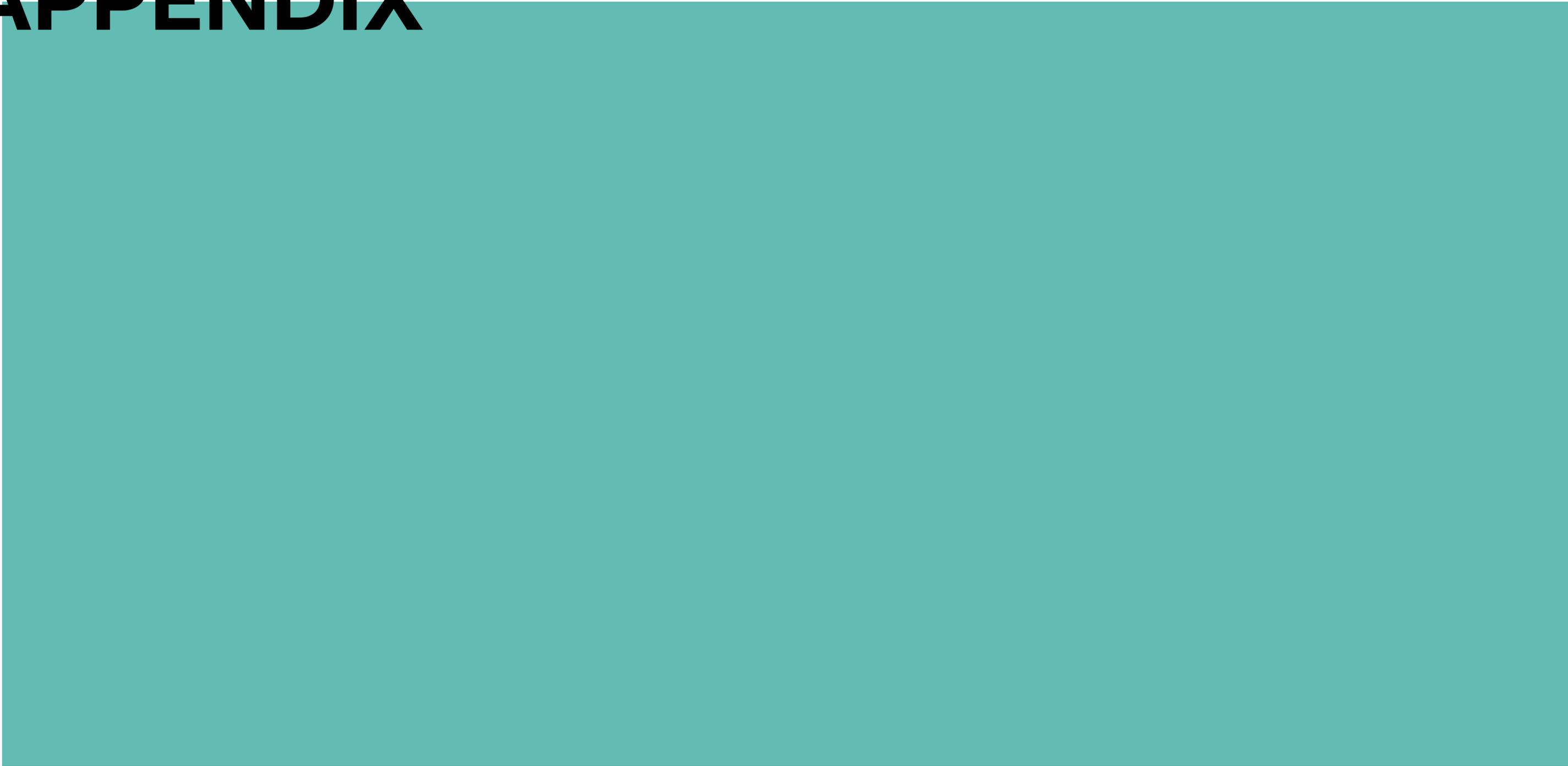
DETAILS

A

# HELICAL

JOINT VENTURE

# APPENDIX



## STRUCTURE

Brettenham House was originally constructed in 1932. The building is steel framed with steel beams and columns. The floors are typically RC ribbed slabs formed with clay hollow pots. The steelwork is concrete encased.

The archive information suggests that the steel frames of Brettenham House were designed as 'sway frames'. This means that the structural steel work is providing both horizontal and vertical stability to the building.

The building is founded on London Clay. Towards the northern end of the building the foundations are typically pads, transitioning to RC piles towards the River Thames where the top of the London Clay deepens.

The structural philosophy is to generally maintain the existing load paths through the building and to not increase loads at foundation level.

The majority of the existing sway frames will be retained. Where the frames are to be altered, the proposal is to introduce new sway frames or enhance the existing connections so that the overall stability strategy of the building will not change.

Where foundations need to be modified to allow new lift pits, the principle will be to locally modify the foundation above the level of the bearing to maintain the existing bearing pressure.

In areas where loads are locally increased, existing steels will be strengthened or supplemented with new structure. All new structure will be steel framed, to best suit the existing structural system.

## DRAINAGE

The existing building drainage is a combined system which discharges to the public sewer beneath Savoy Street via two connections. Most of the existing building drainage discharges by gravity, with limited areas at Basement level 2 directed to pumps. The proposed drainage strategy is to utilise the existing sewer connections where possible. A combined rainwater and greywater harvesting tank is proposed, with a smart active system which also provides attenuation during a storm event. Any new drainage at basement level will be pumped to minimise the potential risk of flooding from surcharge of the public sewer.

## SERVICES

LTHW heating and chilled water will be generated via a high efficiency air source heat pump system located at Basement 1 plantroom level.

The offices will be air conditioned by 4-pipe (CHW & LTHW fed) conditioned air module (CAM) units located within risers with each CAM unit serving up to ~250m<sup>2</sup> of office area. Conditioned air is distributed into the office space via slimline AET floor fan tiles.

Fresh air will be provided by 2 no. central air handling units (AHUs) located at Basement 2 level. One AHU will serve the north offices and the other AHU will serve the south offices. The office AHUs will be of variable speed types and include energy reclaim in the form of thermal wheels.

## FIRE STRATEGY

Sprinklers will be installed throughout the building with a simultaneous evacuation strategy being adopted. Smoke clearance will be provided to the basement levels; natural smoke clearance will be adopted for the Lower Ground Floor and mechanical smoke clearance used for Basement levels 1 and 2.

The structural fire resistance for the basement levels, ground floor and the void compartment is to achieve 120 mins resistance. Based on an initial calculation, it appears that structural fire resistance of the remaining upper floors can be reduced to 90 mins however this is subject to confirmation by a full time-equivalence assessment.

Internal wall and ceiling finishes are designed in accordance with prescriptive requirements of the BS 9999. The external wall material of the building is specified to meet minimum B-S3, D2 fire classification and any insulation material to meet minimum A2-S1, D0 classification.

The building is to be provided with rising mains in the firefighting shafts (Stair B and C) and Stair D.

## OFFICE FLOORS

### Density

The office floors have been designed in line with BCO recommendations at a workplace density of 1 person per 10m<sup>2</sup> of office floor space at 100% occupancy.

Escape capacity calculations are based on 1 person per 6m<sup>2</sup>. Lift operation is based on 1:10m<sup>2</sup> with 80% utilisation.

WC quantum is based on 1:10m<sup>2</sup> with 80% utilisation.

### Office floor configuration

On floors 1 to 8 the new lift cores have been strategically located towards the west side of the plan to allow for a clear 10m wide office floor along the east façade facing Somerset House.

On floors 1-5, the floors in Brettenham House will be connected to the adjacent floors in 1 Lancaster Place by the removal of the wall that currently separates both buildings. Internal stairs will be provided to allow circulation between both sides of the plan as the levels are not consistent on most floors. Disabled users will be able to access each element of the floor via a new dual entry lift serving each half level.

The office space available in levels B2 to GF at the south side of the building will form a separate office address across 4 levels, named 9 Savoy Street. The Duchy of Lancaster offices will be located in this element of the building at levels G and 1.

### Floors

Raised metal floor tiles will be installed to all office areas with a services void beneath. The floors will incorporate floor mounted fan tiles at regular intervals for air distribution.

### Ceilings

Ceilings throughout the office areas will be in plasterboard, finished in white upon which will be mounted sprinkler pipes and slim format lighting fittings, to deliver lighting levels of around 400-500 lux average at the working plane.

## HEATING AND COOLING

An underfloor air distribution system will be installed to provide cooling and heating to the office areas via floor mounted fan tiles. Air filtration systems will be in place to ensure optimal air quality to the working areas.

## WINDOWS

All windows are being replaced with modern like for like versions that are thermally broken and comply with current performance demands. The framing will be of a bronze finish in line with the original finishes of the building. The windows will incorporate an opening vent in the central portion of each window for the optimisation of occupier wellbeing and reduction of mechanical cooling load.

## POWER

Electricity supply will be provided to all main areas with an allowance for floor boxes/grommets to the office areas to be provided for install as part of the tenant fit out.

## DRAINAGE

Drainage points for the installation of tenant tea points/kitchenettes will be provided to each floor.

## TOILETS

Superloos are to be provided to each floor. These will be finished to a high standard and include all sanitary fittings.

## WALLS

The internal perimeter walls will be lined with insulation (exact type TBC) to improve the building's thermal performance and reduce mechanical heating load. All internal walls to be finished in white painted plasterboard.

## RISERS

Risers are present throughout the building for services distribution and drainage. These are accessed via locked riser cupboards to each floor.

## LIFE SAFETY

A landlord fire alarm and sprinkler system will be installed with emergency call points on each floor. In the event of the alarm being activated, all doors and security barriers will automatically go to free flow mode.

## LIGHTING

Slim format light fittings will be provided to each floor to deliver lighting levels of around 400-500 lux average at the working plane.

## CONNECTIVITY

The building will have a containment room into which pre-selected telephone and internet providers will install their service prior to any occupation. Tenants can connect into these supplies for the provision of digital connectivity at day one.

## COMMON PARTS

### Entrances

The main entrance to the building will remain at the ground floor of Lancaster Place with street access via the existing ornate stone arched portals leading to a large reception and amenity space. A second entrance is proposed from Savoy Street at Basement 1 level (two levels below the main entrance but at grade on this side of the building).

A new triple height space is proposed to spatially connect both entrances which will house a feature stair serving levels GF, LG and Basement level 1. The passenger lifts on the main core will reach both entrance levels.

### Reception

Two high quality receptions, one to the Lancaster Place entrance and one to Savoy Street, will be incorporated including reception desks, touch down working, the potential for in building F&B provision and including a variety of seating types. All finishes and FF&E will be included at base build.

### Security

Security barriers will be present at each reception requiring either a physical or digital access card for operation. The access card will also be required to operate the lifts and to gain access to a specific demise. Each demise will have access points pre installed to all entrance and exit doors with card readers. Card readers will also be installed to all amenity areas and secondary entrance and exit points.

### Plant

All necessary plant to run the building including Air Sourced Heat Pumps and Air Handling Units will generally be located at Basement level with some limited extraction plant at roof level.

### Lifts

A new lift core will be provided adjacent to the retained north staircase with 5 no. 17 people passenger lifts positioned on a single lift bank at this location. The lift nearest to the stair will be dual entry to double up as a fire-fighting lift with a side door leading to a fire-fighting lobby. The fire-fighting lift will serve all levels (from B2 to 9) with three other lifts serving levels B1 to 8 and the remaining one serving B2 to 8.

In order to comply with current regulations a second fire-fighting core is proposed adjacent to the retained south staircase with the lift opening into a new fire-fighting lobby. This lift will serve floors B2-8.

An additional dual entry 17 people passenger lift will be located in the south lightwell between Brettenham House and 1 Lancaster Place. This lift will serve each level in both Brettenham House and 1 Lancaster Place, allowing DDA access between the differing floor levels.

### Basement

A vehicular access ramp will be required for loading and delivery purposes. 3 no. car parking spaces are to be provided at basement level, one for the use of the Duchy of Lancaster, one disabled parking space and one space for deliveries/servicing.

## AMENITIES

### Cycle storage

A new cyclists' access is proposed through the triple height space at Basement level 1 from Savoy Street, with a ramp leading to Basement level 2 where the bicycle store will be located. This will house 320 cycle storage spaces as well as a cycle surgery point, bike washdown, water fountains and lockers for folding bike storage.

### Changing rooms

Changing rooms equipped with circa 32 showers and 320 lockers (quantum to be confirmed at a later design stage) will be located immediately above at Basement level 1. These will be of a high quality and will incorporate hairdryers, hair straighteners, irons, shoe cleaning machines and USB phone charging lockers.

## TECHNOLOGY

### Smart enabled building

The technological systems within the building shall be designed to provide a smart enabled building on day 1 with the ability to easily enhance the building with the adoption of a STP (smart technology platform) at a later date whether on site or cloud based. As a smart enabled building, the building management systems will be able to provide comprehensive management reporting via HLIs (high level interfaces) and deliver fully integrated services without the need for an STP.

### Bespoke building app

Should an STP be adopted, a dedicated app will be developed for the building with a variety of functionality. This will include each individual user's access card which will be stored on their smart phone, with the option to invite visitors via a QR code. Occupiers will be able to select the level of control they wish to confer to their staff, however the app can enable control of each individual light fitting and CAM unit via a smart phone. The app will contain a library of internal and external information, including transport, weather, information on local amenities, a building information directory and a direct interface with building management to enable swift reporting of any issues.

## OBJECTIVES

The base build Smart Building objectives will be to support systems including but not limited to:

- Access control
- BMS
- EMS
- PMS
- Sensors (hard wired, bluetooth and wireless connected)
- CCTV
- Data
- Digital signage
- Email services

- Domain authentication services
- Cyber security and intrusion detection and prevention services
- Applications
- Lighting control and management systems
- Vehicle charging
- Management Suite – Landlord and service provider voice and data services
- Visitor management
- Audio visual services including conference and meeting rooms
- Power and energy management
- Internet and web services via Wide Area Connectivity
- Lift and escalator management systems
- Video intercom
- Private Mobile Radio
- Incoming telecom and data services
- Estate telephony to landlord and tenant areas
- Wi-Fi within landlord areas and plantrooms

## SUSTAINABILITY

### Certification

The following accreditations are targeted:

- BREEAM Outstanding
- EPC A
- NABERS 5\*
- WELL Platinum

### Materials

The aim is to design for a circular economy, reducing over-specification and unnecessary material use by producing designs requiring fewer materials and encouraging reuse of existing materials and the use of materials with a high recycled content.

### Energy monitoring

All energy consumption in the building will be monitored to enable fuel consumption to be measured and minimised where possible.

### Carbon

The design of the building and its systems will seek to minimise carbon output both in construction and in use via both active and passive design measures and systems.

The target is to achieve an embodied carbon intensity of 600kg CO<sub>2</sub>e/m<sup>2</sup> and operational energy use of 55kWh/m<sup>2</sup>/year.

### Air quality sensors

Air Quality Sensors (AQS) will be provided within all office areas. The AQS will measure the air quality of the office floor and control the fresh air delivered to each CAM unit based on CO<sub>2</sub> and VOC. Other parameters will be monitored such as temperature, humidity, particulate matter, ozone, sound, and barometric pressure. The air quality sensors will be linked back to the BMS to control the office Variable Air Volumes.

### Staircases

The two original Art Deco staircases will be retained and refurbished to provide attractive alternative to the lifts, encouraging occupier mobility throughout the building.

### Terraces

Two terraces will be provided at 9th floor level; one for all occupiers of the building and one dedicated to the occupiers of the 9th floor. Further terracing is provided at levels 7, 5, 4 and levels LG, G and 1 at the southern end of the building. There is potentially further exterior space available on the western elevation of floor 7 TBC.