

An abstract graphic consisting of several white lines of varying lengths and orientations intersecting on a solid blue background. The lines form a series of overlapping, irregular polygons and triangles, creating a sense of depth and geometric complexity. The lines are thin and white, contrasting sharply with the blue background.

The Gramophone Works

326 Kensal Road, W10

The location

Kensal	03
Connections	05
Local area	07
Area map	09

The building

Phase 01	13
Specification	27
Sustainability	29
Area schedule	31
Floorplans	33
Technical specification	37
Phase 02	39
Contact details	41



01 The location

Kensal

West London's best-kept secret, Kensal Rise, is bordered by Queen's Park, Notting Hill, Portobello Road and Ladbroke Grove.

With great transport links, green spaces and an eclectic mix of shops, bars and restaurants, Kensal Rise is home to some of the capital's key creatives. Vogue magazine dubbed Chamberlayne Road, the area's high road, the 'hippest street in Europe'.



Connections

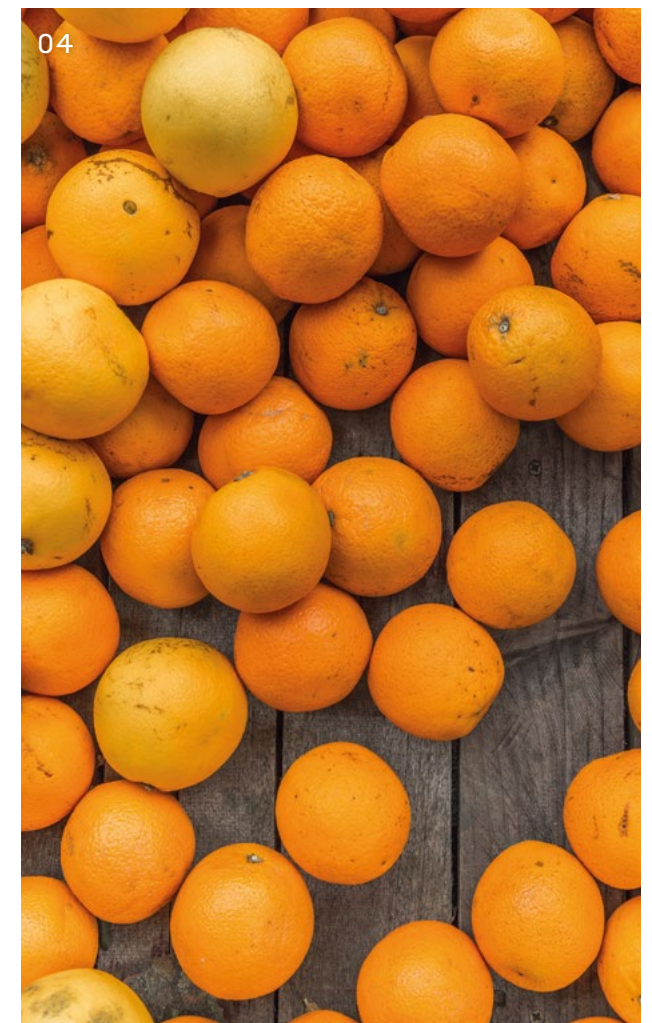


- Kensal Rise**
Overground
- Kensal Green**
Overground
Bakerloo
- Ladbroke Grove**
Circle
Hammersmith & City
- Westbourne Park**
Circle
Hammersmith & City

Source: Google

- Paddington** **24 mins**
(By tube)
- Bakerloo
- Circle
- District
- Crossrail
- National Rail
- Heathrow Airport** **45 mins**
(By tube)
- Bus stop**
- Santander cycle docking station**





- 01 Canal Deli
- 02 Grand Union Canal
- 03 Pizza East
- 04 Minkie's Deli

Area map



- | | | | | | |
|----|----|----------------------|----|----|---------------------|
| 01 | ☞ | Parlour | 10 | 🎪 | SPID Theatre |
| 02 | ☞ | Paradise | 11 | 🏋️ | Anytime Fitness |
| 03 | ☞ | Minkie's Deli | 12 | 🧘 | Sangye Yoga |
| 04 | 🌳 | Queen's Park Gardens | 13 | ☞ | Union Tavern |
| 05 | ☞ | Canal Deli | 14 | ☞ | Pizza East |
| 06 | 🎵 | The Moat Studios | 15 | 🏠 | Portobello Road |
| 07 | 🏋️ | MyFitness Studio | 16 | 🏠 | Scarlet & Violet |
| 08 | 🍷 | Supra | 17 | ☞ | The Whippet Inn |
| 09 | ☞ | Sainsbury's | 18 | ☞ | Paradise Plantbased |

- ☞ Food & Drink
- 🍷 Fashion
- 🎵 Music
- 🏠 Shopping
- 🌳 Green Spaces
- 🏋️ Leisure
- 🎪 Art





02 The building

Project Team

Architects

Studio RHE

Development Management

Ashridge

Project Manager

Quartz

Structural Engineer

Heyne Tillett Steele

M&E Consultants

Atelier Ten

Planning Consultants

GVA

Phase 01

The project is a refurbishment of the original 20th century building. The development retains a strong canal side industrial character whilst introducing new and contemporary architecture & office environments to the site. Large set back terraces provide exciting external spaces overlooking the canal.







The Gramophone Work



0

Ground floor



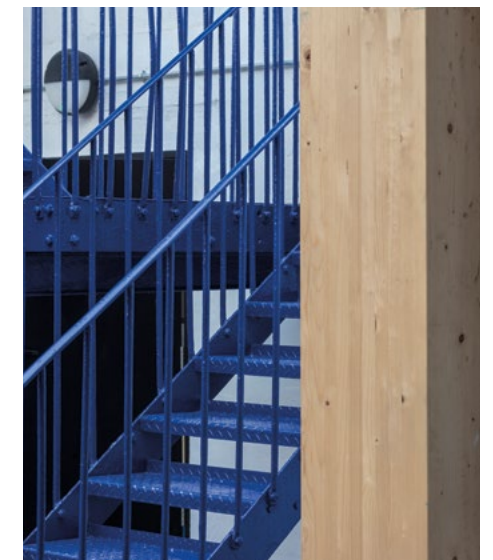
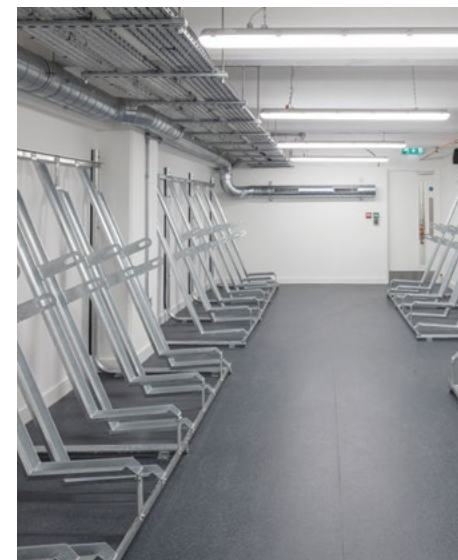
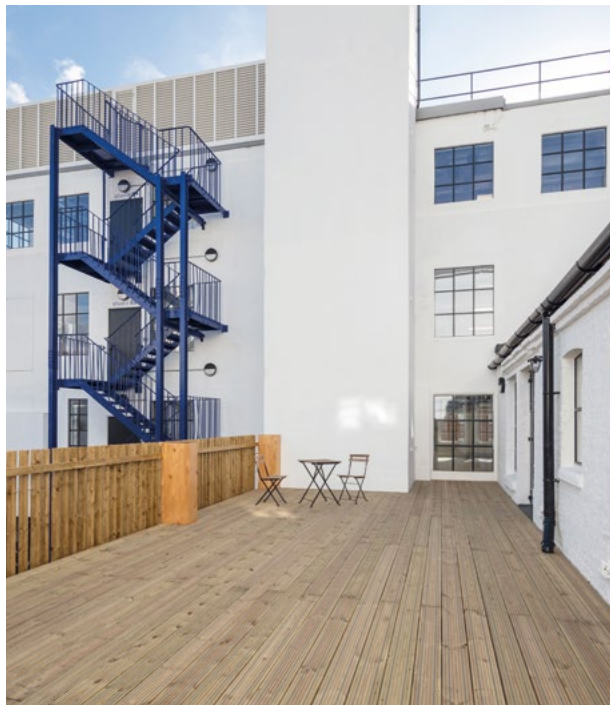
Third floor



Terrace view

Specification

- Total office area c.20,000 sq ft NIA
- Floor plates ranging from 1,000 - 5,000 sq ft NIA
- Contemporary office reception
- 4 roof terraces totalling 1,200 sq ft
- 13 person passenger lift
- Exposed concrete structure
- Industrial double-glazed crittall windows
- Exposed ceiling mounted VRF heating & cooling system with fresh air supply
- Occupational density of 1:8 sq m
- LED linear suspended up/down lighting



Sustainability



Sustainably sourced timber terrace structures



Increased insulation levels and double glazed windows



Energy efficient heating/cooling systems



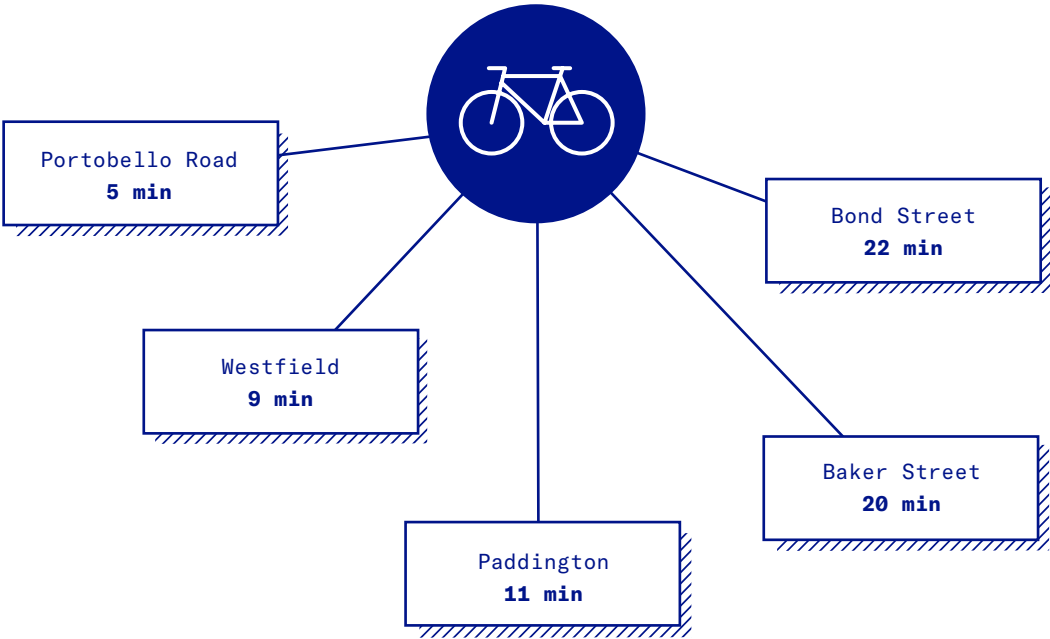
Low energy LED lighting with sensors



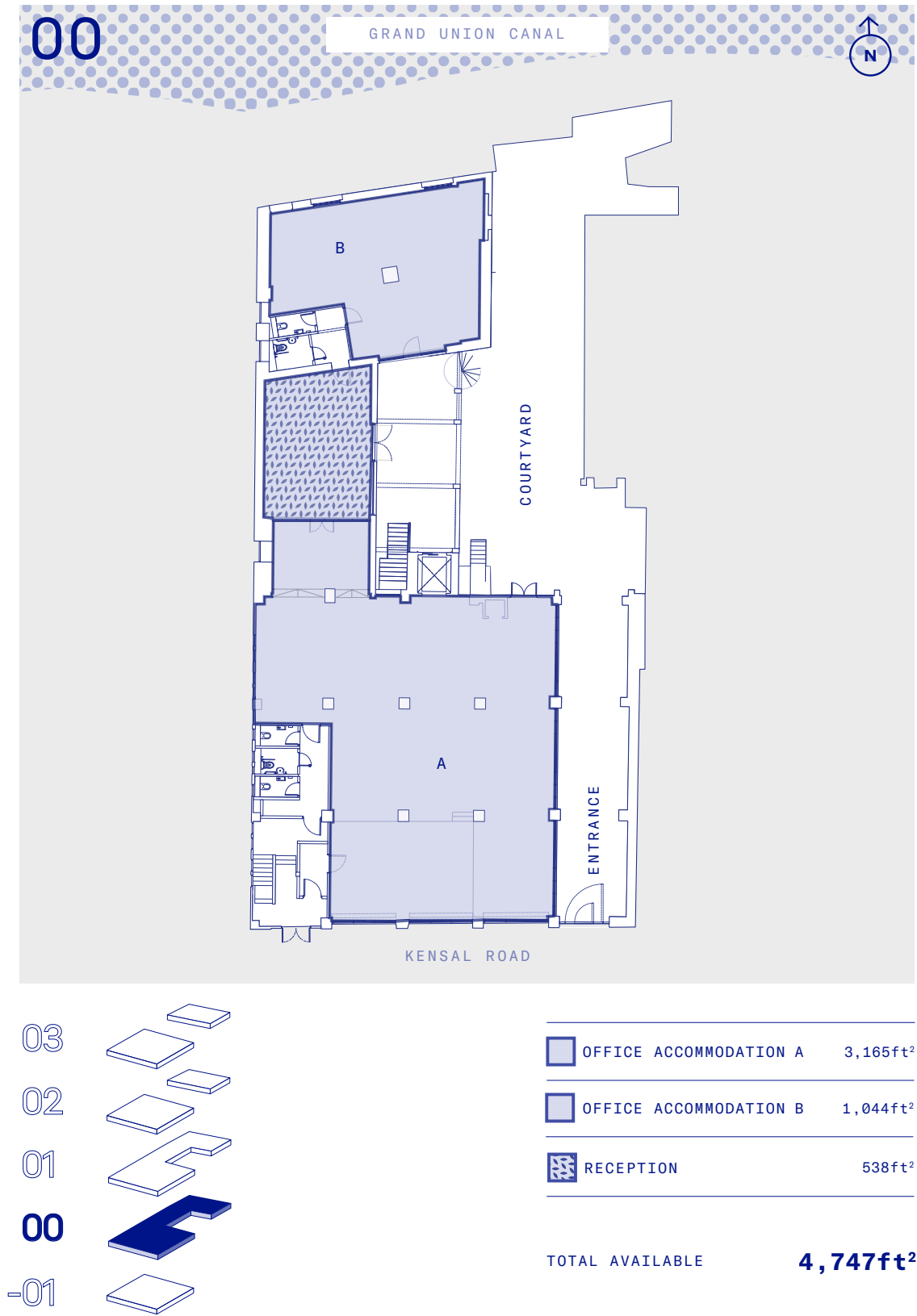
42
cycle hub spaces



7
showers

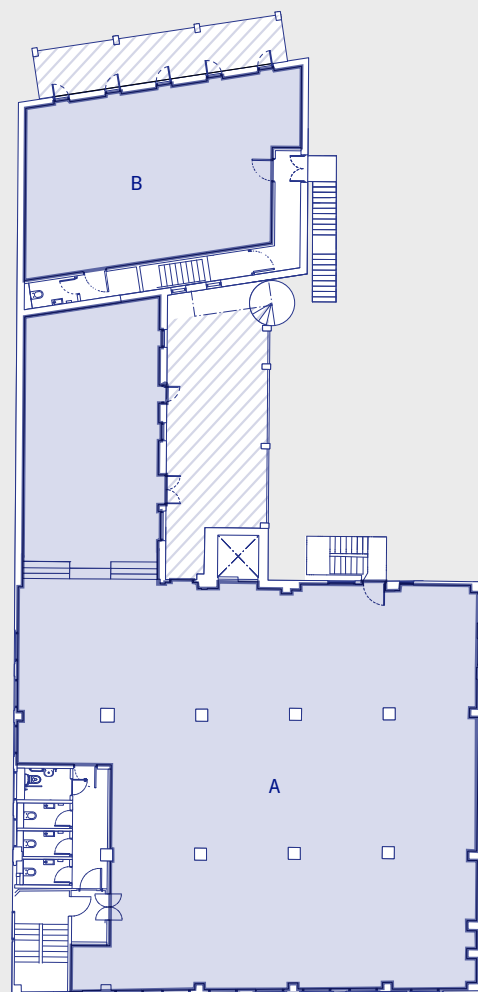


Area schedule	
FLOOR	AVAILABLE SPACE
03	4,521ft²
02	4,790ft²
01	5,834ft²
00	4,747ft²
-01	-
Total	19,892ft²



01

GRAND UNION CANAL



KENSAL ROAD

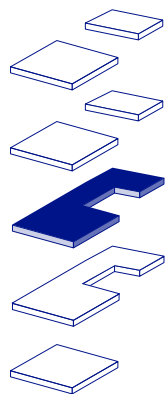
03

02

01

00

-01

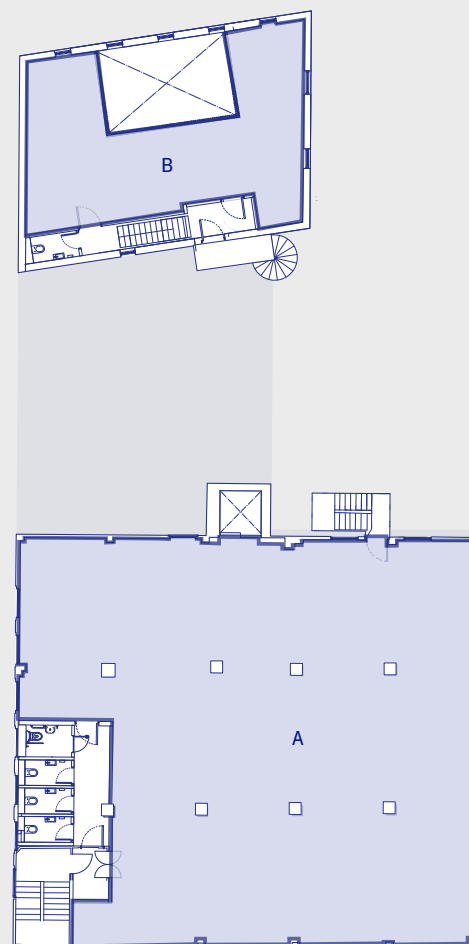


	OFFICE ACCOMMODATION A	4,779ft ²
	OFFICE ACCOMMODATION B	1,055ft ²
	TERRACE	883ft ²

TOTAL AVAILABLE **5,834ft²**

02

GRAND UNION CANAL



KENSAL ROAD

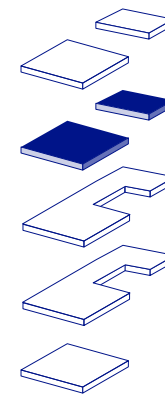
03

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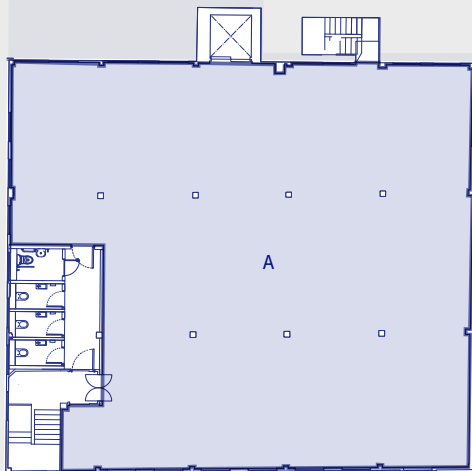
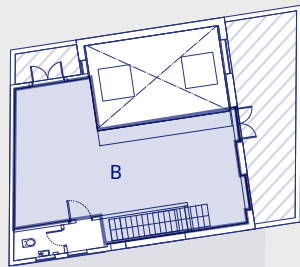


	OFFICE ACCOMMODATION A	3,918ft ²
	OFFICE ACCOMMODATION B	872ft ²

TOTAL AVAILABLE **4,790ft²**

03

GRAND UNION CANAL



KENSAL ROAD

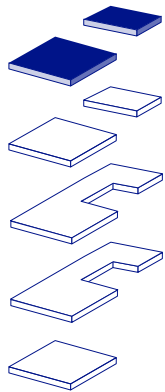
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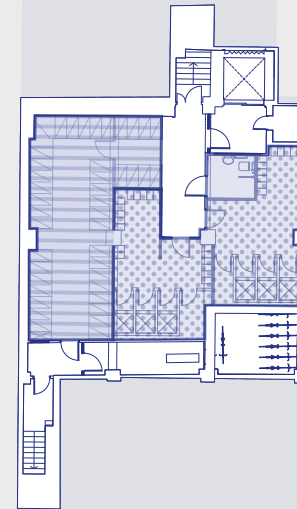


	OFFICE ACCOMMODATION A	3,940ft ²
	OFFICE ACCOMMODATION B	581ft ²
	TERRACE	312ft ²

TOTAL AVAILABLE **4,521ft²**

-01

GRAND UNION CANAL



KENSAL ROAD

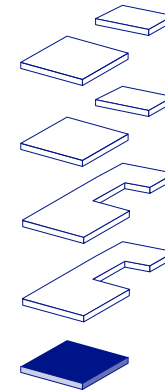
03

02

01

00

-01



	CYCLE HUB	42 SPACES
	SHOWERS	7

TOTAL AVAILABLE **-**

Technical specification

Occupancy Levels

For the purpose of calculation, the following occupation levels have been used:

Ventilation/Servicing Strategy: 1 Person / 8 sqm

Means of escape: 1 Person / 7.5 sqm

Lifts: 1 Person / 8 sqm

Toilet Provision: 1 Person / 10 sqm as per BCO guidelines

Structure

Existing structural concrete columns and beams have been retained, repaired and repainted. The new terrace extensions are constructed from Glulam timber columns & beams with timber decking infill & vertical timber balustrading.

Floor to Ceiling heights

On all office floors the height is maximised by the omission of raised access floors and suspended ceilings with the exception of the ground floor which has a raised access floor with 125mm service void. Due to the eclectic mix of buildings and spaces the floor to ceiling heights vary considerably across the development.

Approx. max. floor to ceiling heights

Building 1	
Ground	3900mm
First	2800mm
Second	2800mm
Third	2800mm
Building 2	
Ground	3700mm
First	2600mm - 5000mm (sloped roof)
Building 3	
Ground	4100mm
First	2600mm
Second	2800mm
Third	2200mm

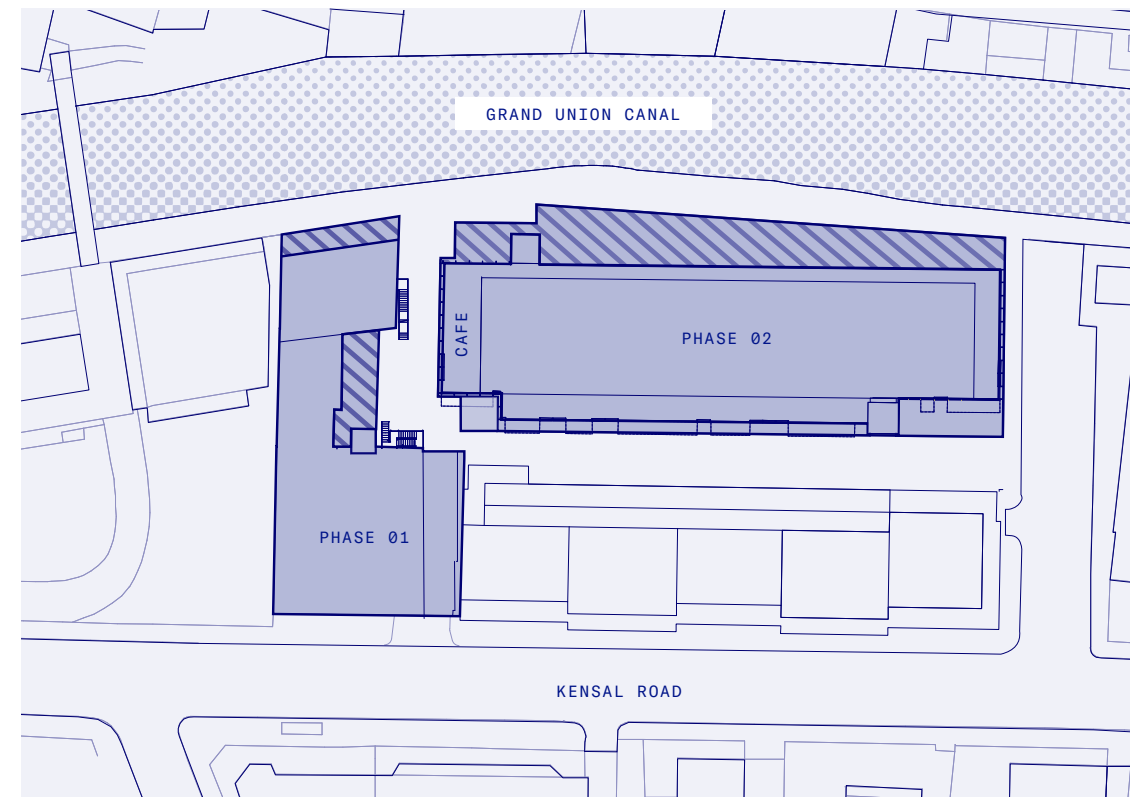
Facade & Glazing
The existing facades have been repaired and internally insulated to improve thermal efficiency. All glazing is either double-glazed crittall windows or aluminium framed contemporary glazing (e.g. Reception entrance).
Terraces & External Spaces
Terraces & external spaces have been provided wherever possible to capitalise on the canal side location. The ground floor has direct access to the central courtyard space which is partially covered by the first-floor terrace. In addition, a canal side terrace can be accessed from the first floor. Two roof terraces overlooking the canal are also accessible from the third floor. The external spaces are secured with steel access gates.
Lifts
13 person passenger lift. This travels at 1.0m/s between basement & third floors. Fob access controls ensure security, due to the ground floor external access. Building 3 does not have lift access and is instead served by the existing external staircase.
WC's & Shower Facilities
All WCs are 'superloos' with hand basins and wall mounted pans, vanity mirrors & hand dryers. Materials reflect the character of the building with plain & feature tiled surfaces. Separate Male & Female changing rooms are provided with personal locker storage areas in the basement. Showers are individual wet rooms with private changing areas & 900mm x 900mm showering areas. Non slip finishes are provided throughout.
Servicing
Refuse stores are located on the ground floor below the external access stairs. Plant areas are located at basement and roof levels.

Office Cat A
<div><div></div><div>– Plasterboard painted walls</div></div> <div><div></div><div>– Exposed brickwork feature walls</div></div> <div><div></div><div>– Painted concrete columns beams and soffits</div></div> <div><div></div><div>– Exposed ceiling mounted services</div></div> <div><div></div><div>– Glazed or partially glazed facades</div></div> <div><div></div><div>– Galvanised steel perimeter & column service conduits throughout</div></div> <div><div></div><div>– Cleaner's cupboards</div></div> <div><div></div><div>– Capped off tea-point services</div></div>
Building Reception
The ground floor of the central building provides a reception and communal space directly off the courtyard.
Cycle Provision
42 cycle spaces are within the basement adjacent to the shower facilities and lockers. Additional external visitor cycle spaces are provided at ground floor.
Mechanical Services
<div><div></div><div>– All areas are air conditioned using a centralised high efficiency VRF system with a high level of zonal control. Heat rejection occurs via roof mounted cooling plant</div></div> <div><div></div><div>– Ventilation is supplied to each unit via air handling units located at the roofplant area</div></div> <div><div></div><div>– Extract is provided to the office toilet & shower areas.</div></div> <div><div></div><div>– Dedicated tenant plant areas have been provided at roof level</div></div>
Public Health Services
Portable boosted cold water service is provided to all drinking water outlets & sanitaryware cold water connections.
Soil & waste systems are provided to take the discharge of foul & waste water from all sanitaryware & fitments.

Electrical services
Each office area has a dedicated distribution board and is metered to monitor small power & lighting consumption.
The electrical services have been designed to provide maximum flexibility for incoming tenants. General small power outlets are provided throughout the Landlord areas
of the building to serve cleaning equipment, plantroom maintenance, hand dryers,reception desk, security services & items of mechanical plant.
General small power distribution to tenant office spaces are not provided as part the Cat A fit-out allowing incoming tenants maximum flexibility for the configuration of office spaces.
Lighting
Lighting design has been carried out in accordance with BCO guidelines & the principles of the CIBSE Lighting Guides. Office areas are illuminated by low energy, electronic, suspended fluorescent & / or LED luminaires. The lighting is controlled by means of a programmable control system. This enables the lighting layout to be easily reconfigured for partitioning works without major alterations. Recessed low energy LED lighting is used throughout WCs and changing areas.
<div><div></div><div>– Architectural and feature LED lighting to Reception area</div></div> <div><div></div><div>– External building accent lighting to reception area</div></div>
Access & Security Systems
<div><div></div><div>– Video entrance system with electronic release controls to gates</div></div> <div><div></div><div>– Fob access lift</div></div>

Phase 02

Phase 2 will provide c.65,000 sq ft of contemporary workspace including a new shared reception / event space and canal side cafe. 5 floors of B1 office accommodation with an average floor plate size of 10,750 sq ft are arranged around a lightweight timber frame. The 3rd, 4th and 5th floors benefit from c.6,300 sq ft of roof terraces.





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