



ONE
GREAT
CUMBERLAND
PLACE



Building Specification

POSTAL ADDRESS

One Great Cumberland Place
London
W1H 7AL

Occupancy Design Criteria

BUILDING SERVICES

NIA per person 8m²
Lift car loading 80%

MEANS OF ESCAPE

NIA per person 6m²

SANITARY ACCOMMODATION

NIA per person 8m²
Assumed utilisation factor of 80%

SHOWERS – B2

11 showers (5 male, 5 female + 1 accessible)
2 WCs

CYCLES

100 spaces
21 folding bikes spaces in lockers

01 accessible space
154 individual lockers
Dedicated drying room

Office Accommodation

PLANNING GRID

1.5m where possible due retained existing facade

CLEAR CEILING HEIGHTS

Reception – 4.85m (excluding structural deflection)

OFFICE FLOOR PLATE

2.7m ceiling raft (excluding structural deflection)
2.79m exposed structure (excluding structural deflection)
3.26m exposed soffit (excluding structural deflection)

RAISED FLOOR

150mm from SSL

CEILING / SERVICES / STRUCTURAL ZONE

As per ceiling heights above

Internal Finishes – Offices

WALLS

Painted plasterboard perimeter with flush skirting
Core is clad in oak timber engineered panelling

INTERNAL DOORS

Riser doors are flush and frameless with concealed hinges and hidden leading edge fire signage.
Office entrance doors are metal framed glazed doors
WC doors are timber veneer finish
Black / PVD ironmongery

CEILINGS

Suspended individual metal ceiling rafts with perforated metal infill.
Structure, soffit and services are exposed and visible between rafts
Fixed plasterboard margin to perimeter of facade

FLOORS

Medium grade raised floor, chipboard core with steel top sheet and bottom tray

Internal Finishes – Reception Ground Floor

Access via large bronze clad doors and curved airlock with matwell
Natural stone floor with bronze in lay trims, with natural stone skirting
Walls are finished in polished plaster and oak timber engineered panelling
Soffit is exposed steel beams with render inset rafts

LIFT INSTALLATION

3 passenger lifts (1800 kg / 24 persons)
1 is a fire fight lift and another is an evacuation lift
Lift finishes
Natural stone floor to match reception
Timber panels to match reception and office floorplates with metal trims and bespoke control panels
Lift shaft glazed over panel to reception lobby only
Goods lift is provided between B1 and 1st floors and is adjacent to the holding area.

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Toilet Accommodation

FINISHES

Separate male and female WCs
Timber veneer doors and panelling into toilets
Timber veneer panelling to cubicles
Bespoke black metal wall mirrors and bespoke lights to individual sinks
Floor has large format porcelain tiles
Black / PVD ironmongery
Walls have bespoke 'lozenge' porcelain tiles and painted plasterboard

SANITARYWARE

High quality white ceramic sanitaryware
Black sensor taps

ACCESSIBLE WC

1 accessible WC per office floor (handed on each floor)

EXTERNAL ENVELOPE AND TERRACE

Ground and First floors are clad in natural Portland Stone with large scale bronze clad windows

Levels 02-05 are an existing stone facade with the existing window openings replaced new black slim framed steel windows

Levels 06-08 are ornated pre-cast concrete panels faced with Portland Stone with black slim framed windows

Terraces have a tile finishes floor with bespoke architectural metalwork and glass balustrades, with access directly from levels 06-08

A development by:



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