

THE  
FOLE  
KENSINGTON VILLAGE



A sustainable restoration of a former warehouse providing 90,000 sq ft of stunning office space.

THE FOLE

More than just a workplace -  
The Fold is a community where  
people share aims and values.

A restored Victorian Warehouse  
with wellbeing and sustainability  
at its heart. At the Fold, companies  
prosper and people thrive.

**Join the Fold.**



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THE FOLD



External

Computer generated image. Indicative only.





Communal 5th floor terrace

# INSIDE THE FOLD



Target BREEAM  
'Excellent'



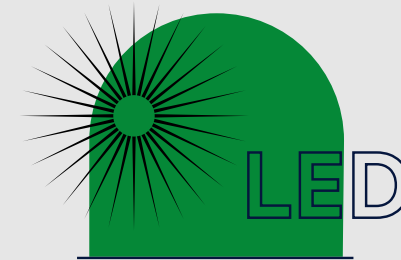
Occupational  
density 1:8



New VRF Displacement  
Air Conditioning



New 12L Fresh air per  
second per person



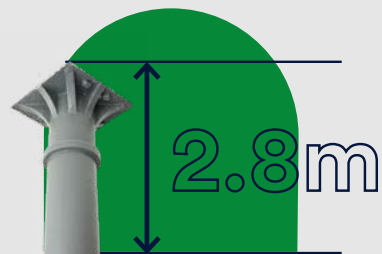
LED Suspended  
strip lighting



EPC 'B'



Newly constructed 5th  
floor with private and  
communal roof terraces



2.8m  
Minimum floor  
to ceiling height



131  
Cycle Spaces



19 Car parking spaces  
including 6 EV  
charging points



End of trip facility block  
with showers, lockers  
and changing areas



Wiredscore  
Gold Rating



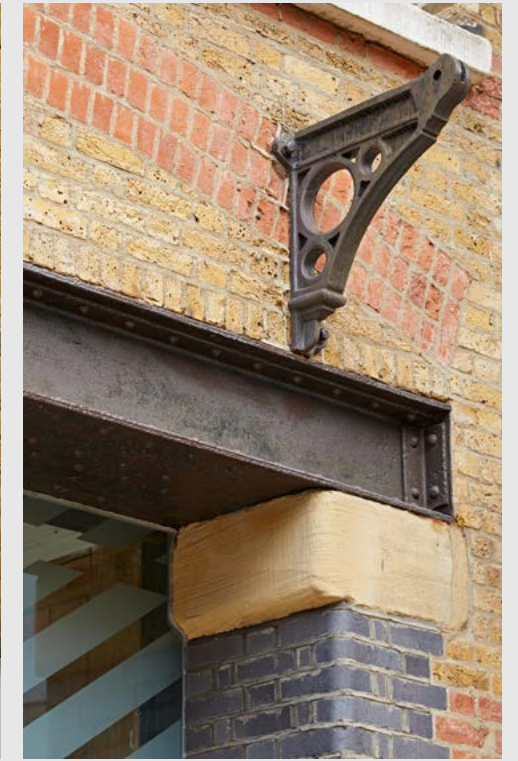
Typical floor plan



# BACK TO THE FOLD



This former Victorian warehouse was originally constructed in 1892.



Built as part of the 'New Pantechicon' the building was designed by Alfred M Ridge for the use of William Whiteley to house the goods for his department store in Bayswater.

The building is being fully restored, with many of the original features retained to create an inspiring and authentic work environment.



Original retained lettering on exterior of building



# SUSTAINABILITY AT THE FOLD

- + Reduction in car parking spaces and provision of secure end of trip facilities to promote active travel
- + Green roofs to promote biodiversity
- + Targeting NZC operational
- + Dual feed power
- + Materials from sustainable resources
- + BREEAM rating of Excellent
- + WELL rating of Gold.
- + High efficiency Air Source Heat Pumps
- + High efficiency fans incorporating heat recovery
- + High efficiency LED luminaries
- + Lighting will incorporate occupancy and daylight linked controls to reduce demand
- + A PV (solar panel) array is to be situated on the roof to supplement the building's electrical demand
- + EPC rating of B
- + Entirely serviced by electricity
- + Careful material selection, avoiding the use of materials with high embodied energy such as concrete
- + Passive solar shading at roof level to prevent overheating
- + Blinds throughout for additional solar shading and occupier comfort
- + Where possible, existing raised access floors, ceilings and partitions will be retained and refurbished to reduce the amount of waste sent to landfill as a result of the refurbishment
- + Wirescore Gold Certification

The Fold has been designed with a range of measures to improve sustainability and reduce energy consumption.



## 71.7%

Carbon dioxide emissions reduction

## BREEAM

Targeting BREEAM Excellent

## Electric

Fully Electric building

## Solar

Rooftop solar panel to supplement electrical demand.

## Charging

Charging stations for electric vehicles opposite entrance

# WELLNESS AT THE FOLD

Wellness is key at The Fold. Key features have been considered with occupiers in mind whilst the architectural environment creates a continued sense of satisfaction and inspiration



Communal and private terraces on the 5th floor



Communal courtyard garden



Gym within campus



Targeting WELL Gold



Excellent natural light (3 sides on lowers / 4 sides on uppers)





5th floor terrace

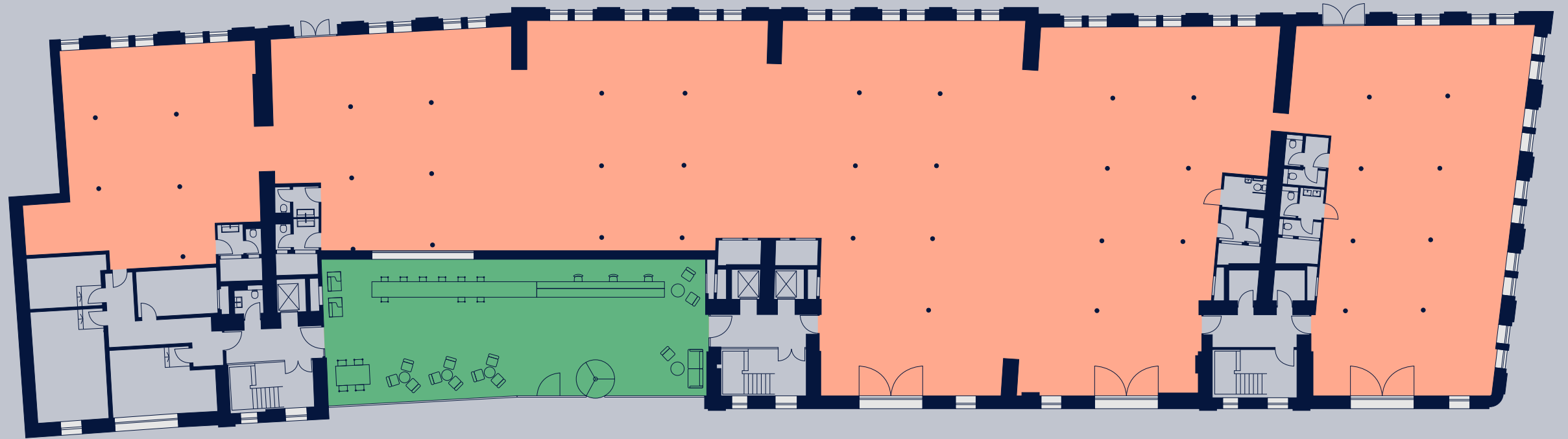
# SPACE AT THE FOLD



Floor	NIA sq ft	NIA sq m	NIA sq ft
		Office	Terrace
5	5,480	508.6	Communal: 3,260 Private: 366
4	17,073	1,586.2	-
3	17,070	1,585.9	-
2	16,920	1,572	-
1	16,888	1,568.9	-
G	13,750	1,277.5	-
<b>Total</b>	<b>87,174</b>	<b>8,099.1</b>	<b>3,259</b>

# G

# Ground



## Office

13,750 sq ft  
1,277.5 sq m

- Office
- Reception
- Core

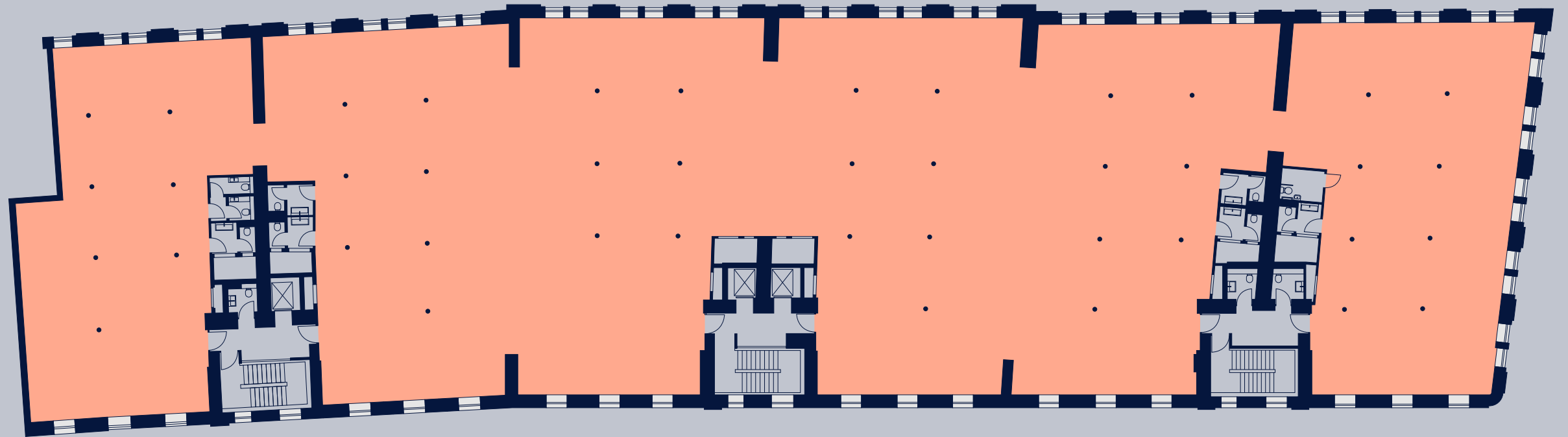


\*Plans not to scale. Indicative only



# 1-4

# Typical



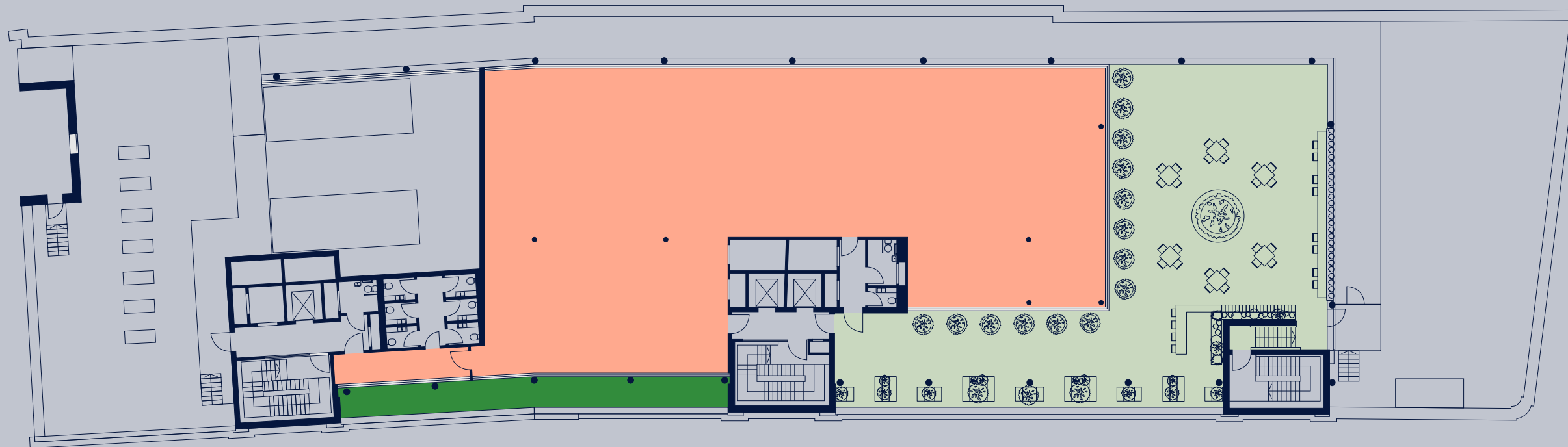
Office

17,073 sq ft

1,586.2 sq m



\*Plans not to scale. Indicative only



Office

Terrace

5,474 sq ft

3,259 sq ft

- Office
- Communal Terrace
- Core
- Private Terrace



\*Plans not to scale. Indicative only

# Commuter facilities and showers

Lower Ground



131 Cycle spaces

19 Car parking spaces, 6 with 28KW EV chargers

- 12 Showers
  - Lockers
  - 2 Changing areas
  - Parking spaces
- < N

\*Plans not to scale. Indicative only





# BEYOND THE FOLD



The Fold is part of a unique neighbourhood with plenty of amenity close by





- West Kensington** ●
  - 2 mins
  - 6 mins
- Barons Court** ●
  - 5 mins
  - 12 mins
- Kensington Olympia** ●○
  - 4 mins
  - 11 mins
- Hammersmith Station** ●●●●
  - 9 mins
  - 21 mins
  - 12 mins
- Earls Court** ●
  - 6 mins
  - 10 mins
- West Brompton** ●●
  - 6 mins
  - 21 mins
  - 6 mins
- Heathrow Airport**
  - 26 mins

# SPECIFICATION

## THE FOLD



### Office Floor Occupancy Design Criteria

Means of escape – 1 per 8m<sup>2</sup> NIA  
 Environmental comfort – 1 per 8 NIA  
 WC provision – 1 per 8m<sup>2</sup> NIA

	FFL to plasterboard ceiling
Ground floor	3450mm
1st floor	3065mm
2nd floor	2805mm
3rd floor	2790mm
4th floor	2800mm
5th (pavilion) floor	3000mm

### End of trip facilities

Cycle facilities are located within the estate underground car park immediately adjacent to the building.

#### The facilities include:

- + 204 lockers
- + 131 cycle spaces including:
  - o 23 existing Sheffield stands
  - o 6 new cycle stands at GF to accommodate non-standard cycles
  - o 10 vertical cycle racks
  - o 93 tier style cycle racks
  - o 8 charging points for electric cycles / scooters
  - o 1 cycle maintenance station
- + 11 showers
- + 2x WCs

### Toilet accommodation

New WC facilities are included on every floor, including the addition of 1 new accessible WC at every level at the south end of the building.

Additional capped services are provided at the north end of the building for installation of an additional accessible WC in the event of a demise split of the floorplate.

#### Office area internal Finishes:

##### Raised Floor

New Kingspan raised access floor system throughout.

##### Internal walls

Retained historic masonry walls in a combination of exposed and painted brickwork.

Plasterboard with emulsion painted finish and painted timber skirtings.

##### Ceilings

Existing building – Retained plasterboard ceilings to be redecorated with emulsion paint.

Fifth floor pavilion – New plasterboard ceiling with zones of perforated metal accessible ceiling panels with integrated lighting and services.

##### Reception

Frameless glass shopfront glazing with frameless glass motorised revolving door.

Concrete effect seamless resin floor finish.

Bespoke joinery wall to rear of reception with integrated reeded glass crittal windows and low level storage.

Retained cast iron historic doors to the core.

Cove style ceiling with feature up-lighting to accentuate the generous floor to ceiling height.

### External Terraces

Two external terraces are provided on the 5th floor.

Bespoke planters with integrated timber seating areas in PPC metal finish.

Timber bar wrapping around external escape stair with drainage and water supply.

Pergola overhead to provide shading.

Central planter with mature tree and integrated bespoke timber seating.

### Lifts

Three passenger lifts with a capacity of 8 persons/750 kg serving floors 1-4. The two lifts in the centre core extend to the 5th floor pavilion and one lift has the required facilities to provide firemans access. Performance is to BCO standards with a stair factor of less than 25%.

### Staircases

The building has three staircases at each end and in the centre of the floor plates providing means of escape from all floors.

### Security

The building is located within the Kensington Village estate which has 24/7 security.

The recommendations of the Security Needs Assessment have been carried through into the refurbishment, including access control, CCTV and physical security.



# SPECIFICATION

## THE FOLD



### Office Occupier Plant Space

Plant space is available for tenants on the 4th floor north roof.

### Fire Protection Services

The building is fully sprinkler protected with the system extended across all office floors. An L3 fire detection and alarm system is also provided.

### Building Structure and Load Capacity

The structure of the original building has been upgraded and modified to accommodate the alterations and retains the original load bearing masonry facades. A new transfer steel deck has been constructed to support the 5th floor extension.

All load bearing elements of the structure are protected to provide 60 minutes fire resistance. Floors and riser shafts also have 60 minutes fire resisting construction.

#### Load capacities are:

Cat A offices floors 1-5 – 2.5 kN/m<sup>2</sup> plus 1.0 kN/m<sup>2</sup> for partitions

Cat A offices ground floor – 3.0 kN/m<sup>2</sup> plus 1.0 kN/m<sup>2</sup> for partitions

Main roof plant area – 7.5 kN/m<sup>2</sup>

Other roof plant areas – 2.5 kN/m<sup>2</sup>

Reception – 12 l/s/person at 1 person per 8 m<sup>2</sup> at 70% occupancy, extract at 95% of supply

WC's – 10 air changes/hour extract, dedicated fresh air supply

Small power – 25 W/m<sup>2</sup>

Lighting – 8 W/m<sup>2</sup>

### Heating, Cooling and Ventilation

Underfloor Heating and cooling will be provided to the building by multiple HVRF (hybrid variable refrigerant flow) systems on floors 1-4. The system is based on a 2 Pipe Heat Recovery VRF System but uses water as a heat exchange medium between the Hybrid Branch Controller and the indoor units.

Fresh air is provided to all office floors by air handling unit distributing air to the back of the fan coils through ductwork in the risers and raised floor void.

### Services Design Criteria

#### Internal design temperatures:

Cat A offices and reception – 21 °C winter minimum, 24 °C summer maximum +/- 2 °C

Toilets and circulation – 19 °C winter minimum

#### Ventilation rates:

Cat A offices – 12 l/s/person at 1 person per 8 m<sup>2</sup> plus 10%, extract at 95% of supply.

### Electrical installation

Utility metered power to the building is provided at low voltage from a DNO substation located in the estate underground car park immediately adjacent to the building.

The capacity to the building is 850 kVA and it is understood that up to 1.2 MVA is available at the substation.

### Lighting

Lighting has been designed to CIBSE standards, in the offices 500 lux at the working plane with a uniformity of 0.6 and a unified glare rating of 19.

### Communications and Wifi

The Kensington Village estate has existing connections from multiple service providers with three diverse entry points from the public highway. There will be three ducts entering the building from the estate distribution.

The building has a landlord telco room with installed fibre cables from there to each potential tenant demise, and riser space to allow tenants to instal their own service provider connections if preferred.

Wireless access points and a 5G booster system will be provided to the reception, cycle facilities area and terrace.

# CONTACT THE FOLD



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