

54 WILSON STREET

ONE CROWN
PLACE

OFFICE – SPECIFICATION

SPECIFICATION



DEDICATED 5TH FLOOR TERRACE



DOG FRIENDLY



OFFICE OCCUPANCY RATIO 1 PERSON: 8 SQM



TWO PASSENGER LIFTS



64 CYCLE RACKS IN BASEMENT



VRF AIR CONDITIONING SYSTEM



THREE SHOWERS



DESIGNED TO ACHIEVE BREEAM EXCELLENT



1500 KVA STANDBY GENERATOR WITH 24 HOUR FUEL



FLOOR TO CEILING HEIGHT 2.8M ON 5-6TH FLOOR 2.6M ON G-4TH FLOOR



RAISED FLOORS TO 5-6TH FLOOR (100MM OVERALL)



CLEAR COLUMN-FREE FLOOR PLATES PROVIDE EFFICIENT RUNS OF SPACE

SUMMARY

- Design density (air conditioning & WC's) 1 person: 8 m² with escapes 1 person: 8 m²
- Lower Ground to Floor 4 have been substantially refurbished, with Floors 5 and 6 of new construction
- Heating & cooling via Variable Refrigerant Flow (VRF) System
- Completed to a Category A condition including exposed floors to Floors 1 to 4 & carpet tiles to Floors 5 & 6

DIMENSIONS

Floor to ceiling heights are as follows:

- Lower Ground: 2.5 m FFL to slab
- Ground & Floor 1: 2.625 m FFL to slab, 2.3 m to services
- Floors 2-4: 2.6 m FFL to slab, 2.27 m to services
- Floors 5 & 6: 2.80 m FFL to slab, 2.55 m FFL to services

FLOORS

- Floors 5 & 6: 100 mm (overall) raised floors
- Floors LG-4: solid floors, with heavy grade carpet tiles by Bermatex. Allowance for floor grommets: 1 per 10 sq m

SUSTAINABILITY

- Designed to achieve BREEAM Excellent (2014) & EPC B
- High performance new glazing throughout to control solar gain & heat loss
- Extensive reuse of existing building with reduced embodied carbon
- Extensive end of trip facilities for cyclists including 64 cycle spaces

SERVICES

RESILIENCE

- Interlinked to One Crown Place which has switchboards via 2 segregated transformers
- Standby generator capacity 1500 kVA for life safety systems

AIR CONDITIONING

- Variable Refrigerant Flow (VRF) system
- Fan coil units (FCU) positioned along a central spine to serve office bays
- Served by external condensers in basement & ground floor
- Touch screen controllers on each floor
- 10% spare FCU capacity for connection
- Fresh air supply 12 l/s/person

LOADING DENSITIES FOR COOLING

- Lighting: 12 W/m²
- Small power: 25 W/m²

LIGHTING

- LED office lighting designed & specified in accordance with CIBSE LG7 & BREEAM requirements
- Daylight sensors & presence detection on internal lighting
- Energy efficient lighting

LIFTS

- 2 x passenger lifts designed to 1 person per 10 m², with no absenteeism
- Finished in Valchromat