

ONE CROWN PLACE

THE OFFICES – SPECIFICATION

SPECIFICATION



OFFICE OCCUPANCY
RATIO 1 PERSON:
8 SQM



5 PASSENGER LIFTS
AND 1 X 1600KG
GOODS LIFT



EXPOSED CEILINGS
TO ALL OFFICE
FLOORS



1500KVA STANDBY
GENERATOR WITH
24 HOUR FUEL



4 PIPE FAN COIL
AIR CONDITIONING
SYSTEM



DESIGNED TO
ACHIEVE BREEAM
EXCELLENT



FLOOR TO CEILING
HEIGHT 2.8M



RAISED FLOORS
(150MM OVERALL)



DOG
FRIENDLY



302 CYCLE
SPACES



LOCKERS WITH
14 SHOWERS



WIRED SCORE
PLATINUM

SUMMARY

- Office podium designed with a steel framed structure and reinforced concrete core. Two residential towers with concrete frames sit above
- Design density 1 person: 8 m² with escapes 1 person: 6 m²
- Floor to ceiling height 2.8 m, slab to slab 3.95 m
- 4 pipe fan coil air conditioning system
- Raised floors 150 mm (overall)
- Completing to a Category A condition with an allowance for carpets, floor boxes & blinds

LIFTS

- Office passenger lifts population densities: 1 person per 8 m² at 80% occupancy
- Office passenger lifts handling capacity: 12% of population/5 mins (up peak)
- 5 x 1275 kg (17 person) passenger lifts
- 1 x 1600 kg (21 person) goods lift
- 2 x 1275 kg (17 person) passenger/cycle lifts for office and residential use
- 2 x 630 kg (8 person) fire fighting lifts

SERVICES

RESILIENCE

- Interlinked switchboards via 2 segregated transformers
- Standby generator capacity 1500 kVA for landlord essential, life safety and tenants loads
- Normal mains power failure scenario: all office floors small power, lighting and SER power & cooling (allowance 100 kVA per floor).

This assumes:

- 25 W/m² small power
- 10 W/m² lighting
- 11 W/m² allowance for fan coils etc. (includes a 5 kW load allowance for an SER per tenant room)

AIR CONDITIONING

- 4 pipe fan coil system

VENTILATION

- Fresh air supply 12 l/s/person + 10%

LOADING DENSITIES FOR COOLING

- Lighting: 10 W/m²
- Small power: 25 W/m²
- Future tenants SER (per tenant): 3000 W
- Supplementary cooling: 5 W/m² (main plant and risers only)

PLANT LOCATIONS

- On floor air handling plant rooms
- Level 7: boiler plant
- Level 10: cooling heat rejection plant
- Basement plant rooms: - chillers, switch rooms and water storage etc.
- Space provided for future tenants SER heat rejection units in the loading bay and on level 10

TENANT FACILITIES

LOOS

- Based on occupancy density with a male:female ratio of 60:60 at 80% utilisation
- Cold water storage 20 litres/person/day
- Maximum water consumption of 105 litres/person/day via use of low water flow sanitary fittings

BICYCLE, SHOWER & LOCKER PROVISIONS

- 14 showers (7 male/7 female)
- 302 cycle spaces exclusive to the offices
- 302 lockers

SUSTAINABILITY

- Designed to achieve BREEAM Excellent (2014)
- High performance glazing to control solar gain and heat losses
- Energy efficient lighting
- Daylight sensors and presence detection on internal lighting
- Heat recovery on AHUs
- Variable speed, electronic controlled DC fan coil units
- Variable speed inverter controlled circulating pumps and fans
- High performance water cooled chillers
- Sub metering for energy monitoring
- Energy efficient lift installations with regeneration
- Central energy centre serving the development with combined heat and power unit
- Dog friendly