

# ONE CROWN PLACE

THE OFFICES

# WHERE SHOREDITCH MEETS THE CITY

THE BUILDING

3 – 32

THE NEIGHBOURHOOD

33 – 49

THE TEAM

50



# THE BUILDING

Two prismatic residential towers rise skyward from a terracotta clad podium housing 109,675 SQFT of contemporary office space – part of a mixed-use development including a boutique hotel, clubhouse and destination restaurant.

A place with soul and character on the Shoreditch and City border.



Photograph from Level 5 looking down into the shared courtyard that hosts the five star luxury boutique hotel and 114 cover destination restaurant

Photograph of the exterior of One Crown Place from the corner of Crown Place and Sun Street







Photograph of an exterior  
view of  
One Crown Place



# DESIGNED BY ARCHITECTS KPF

73,087

SQFT OF OFFICE SPACE

18,294

SQFT OF TYPICAL FLOOR

1:8

SQM DESIGNED RATIO

NOW  
COMPLETE

KPF is one of the most celebrated architectural firms in the world with globally-renowned buildings to its name. One Crown Place presented a new challenge. The aim was to create a place with soul and character, humanity and a rich spatial experience. By artfully combining original heritage buildings with striking modern architecture they have achieved just that, taking inspiration from the materials of the area's past, yet bringing the scheme firmly into the present.



Photograph from Level 6 looking South over the roof of the hotel.



Photograph of Level 5 looking South.





Photograph of the exterior of One Crown Place, showing the restored Georgian terrace and new office podium.



# RECEPTION DESIGNED BY DESIGN HAUS LIBERTY







Indicative CGI  
of the lobby.

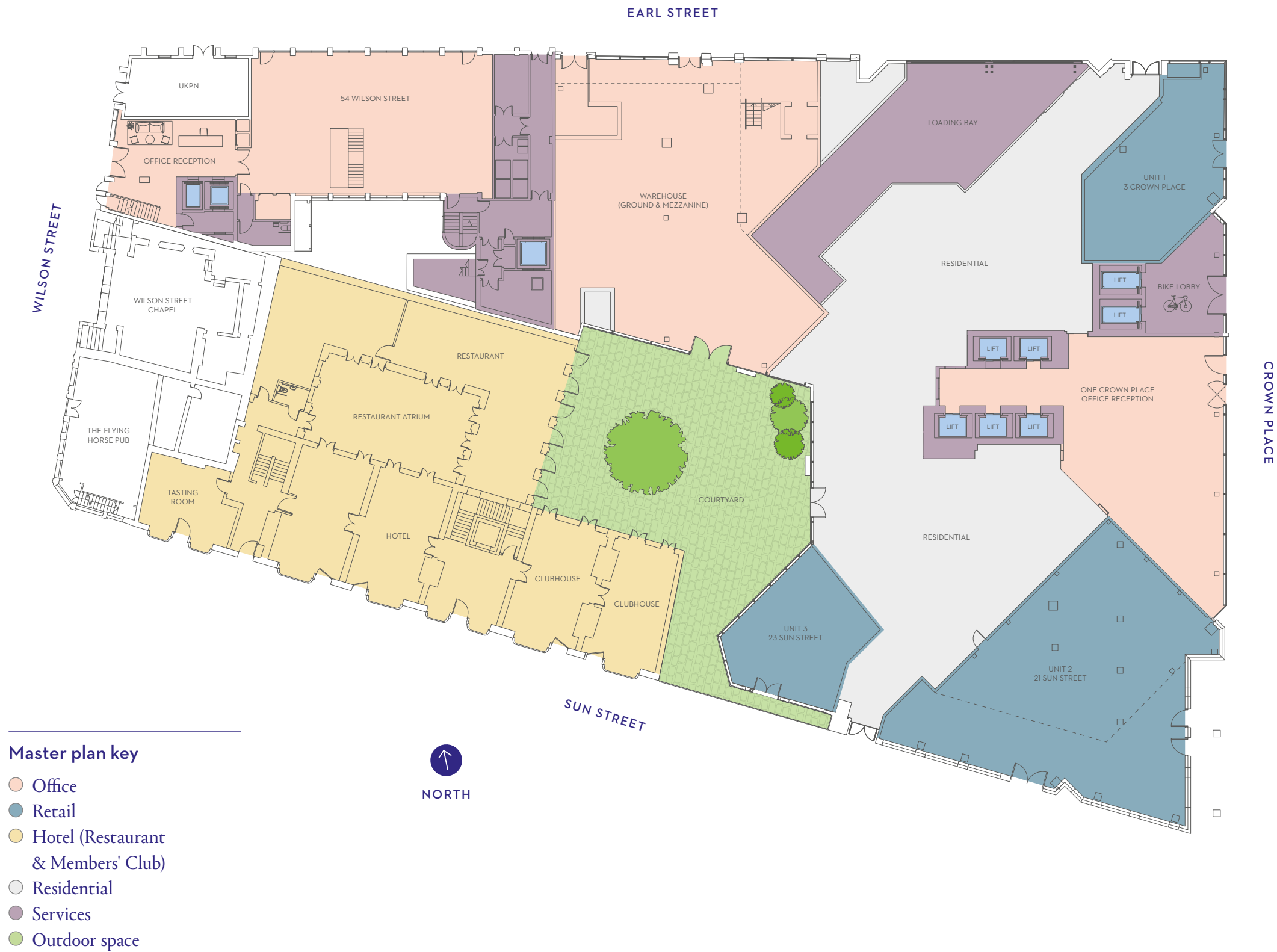


# AREA SCHEDULE

TOTAL NET INTERNAL AREA

LEVEL 6	SNOWFLAKE
LEVEL 5	SNOWFLAKE
LEVEL 4	18,294 SQFT
LEVEL 3	18,294 SQFT
LEVEL 2	18,294 SQFT
LEVEL 1	18,205 SQFT
TOTAL	73,087 SQFT

# MASTER PLAN

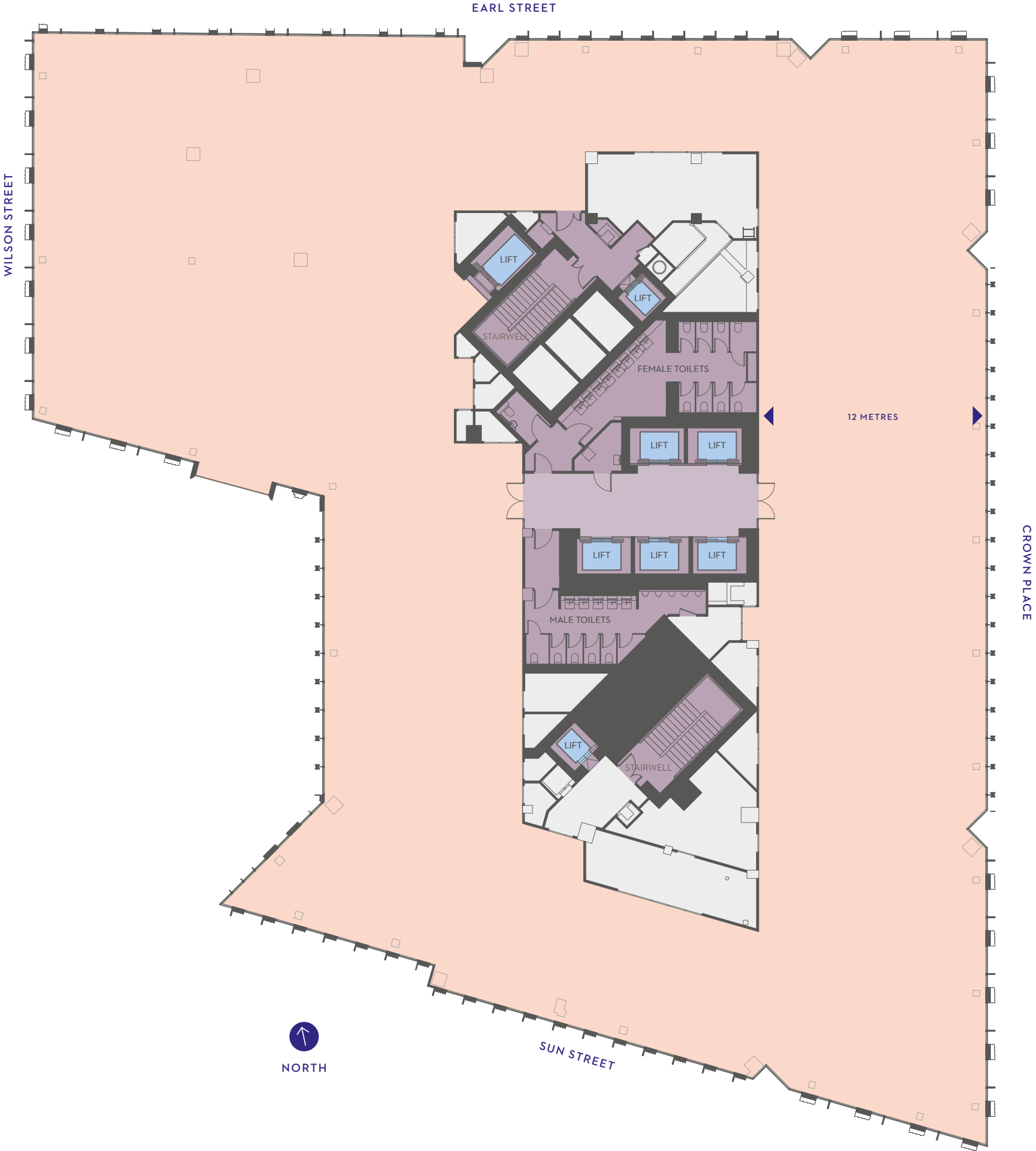




# TYPICAL FLOOR

18,294

SQFT NET INTERNAL AREA

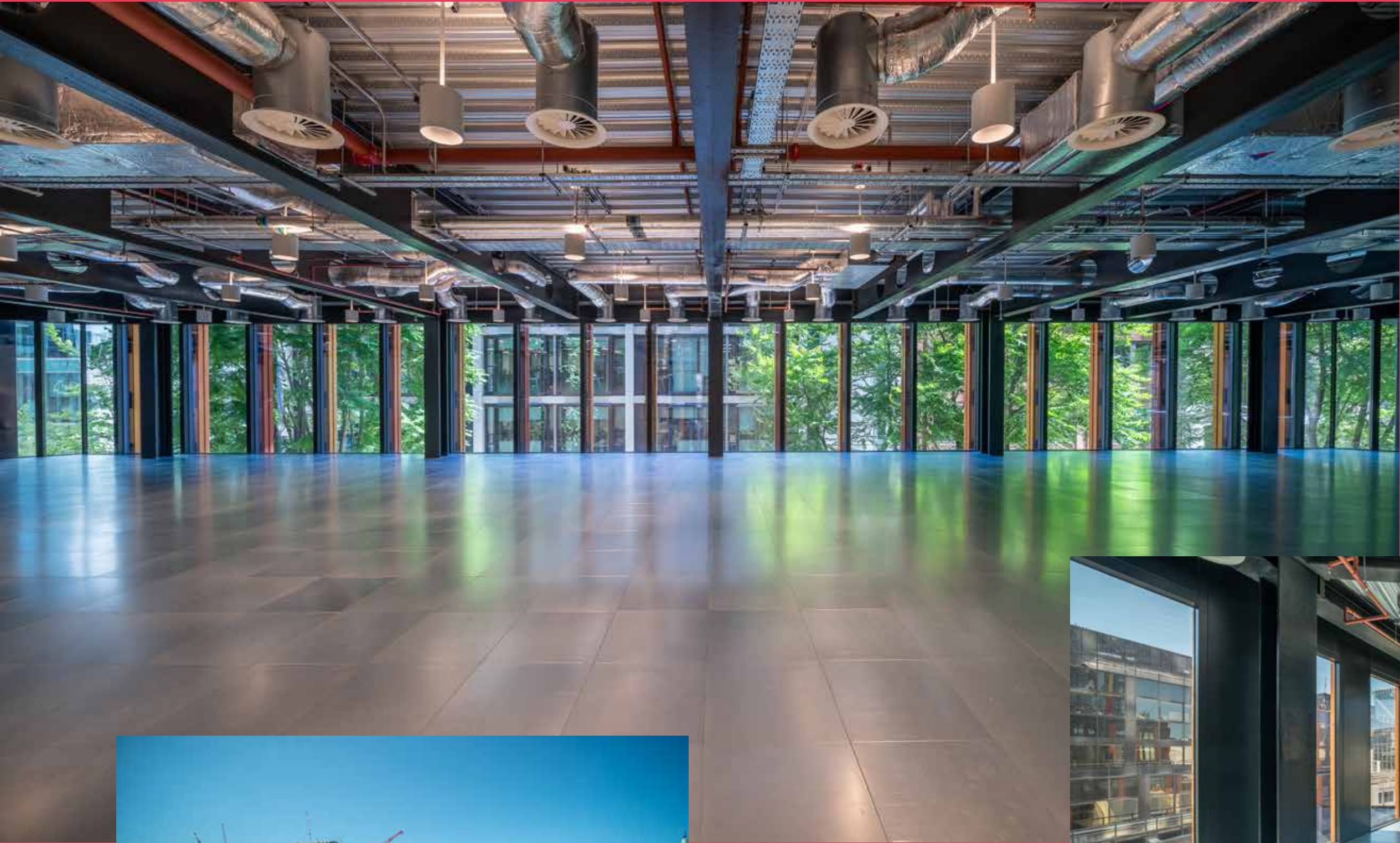






Photograph of Level 5  
looking South-West.





Photograph of Level 2 looking East over Crown Place.



Photograph from Level 6 office looking West to Finsbury Square.



Photograph looking South-West over Sun Street.



# EXAMPLE SPACE PLAN (MEDIA)

18,294  
SQFT NET INTERNAL AREA

105  
SQFT IPR TOTAL WORKSTATIONS  
(INDICATIVE PLANNING RATIO)

## WORKSTATIONS

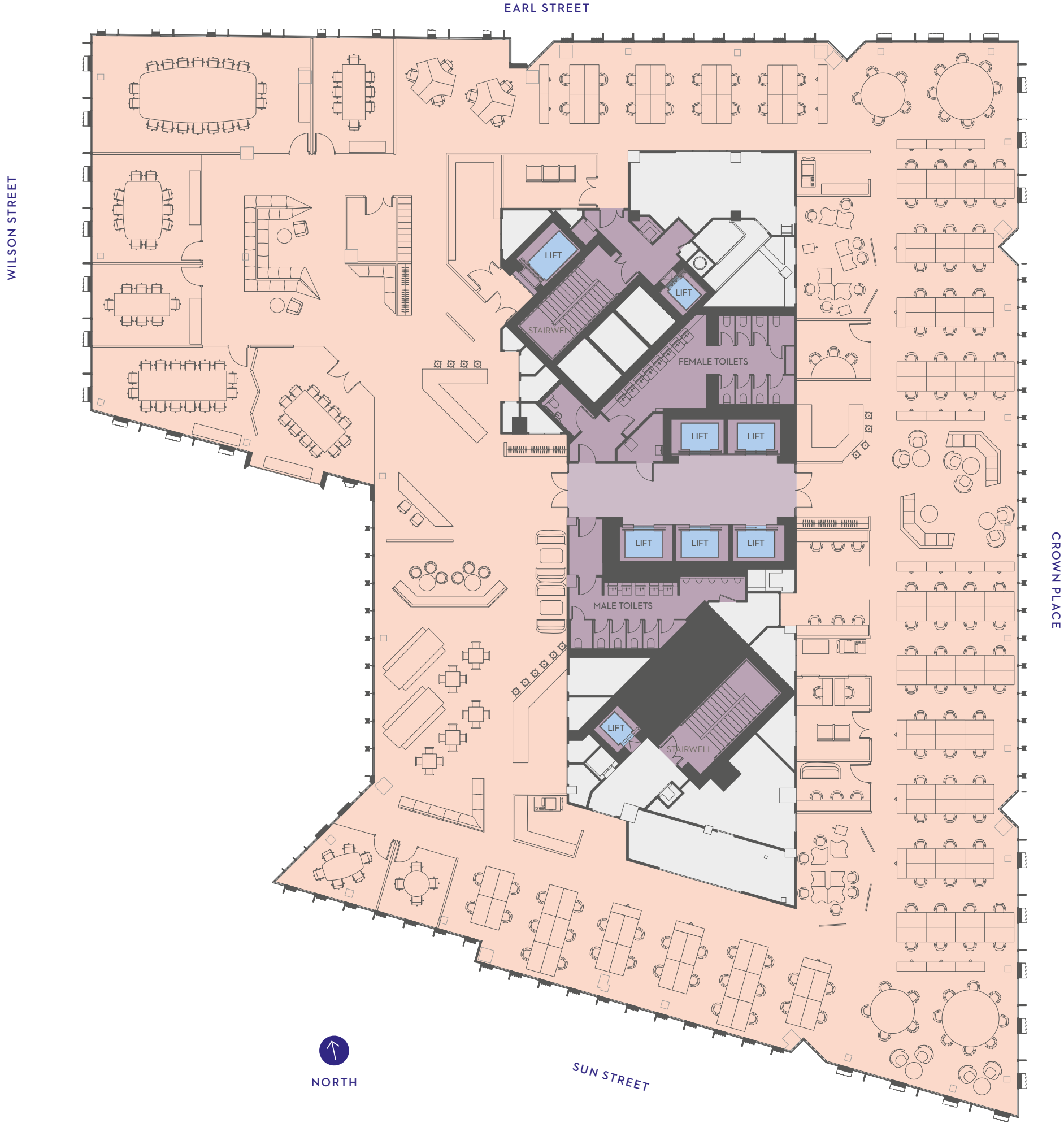
Receptionists	2
Open plan workstation	102
Agile work settings	70
TOTAL	174

## MEETING ROOMS

4 seater meeting room	6
6 seater meeting room	4

## CLIENT SUITE

8 seater meeting room	16
10 seater meeting room	10
18 seater meeting room	18
14 seater multifunction room	28





# EXAMPLE SPACE PLAN (LEGAL)

18,294

SQFT NET INTERNAL AREA

161

SQFT IPR TOTAL WORKSTATIONS  
(INDICATIVE PLANNING RATIO)

## WORKSTATIONS

Single fee earner offices	5
Double fee earner offices	68
Fee earner workstations	73
Administrative assistants (1 AA:5 FE)	15
Para legal positions (1 PL:14 FE)	5
Business support workstations	20
TOTAL	113

## CLIENT SUITE

8 seater case room	8
10 seater meeting room	10
12 seater meeting room	12





# EXAMPLE SPACE PLAN (OPEN)

18,294

SQFT NET INTERNAL AREA

85

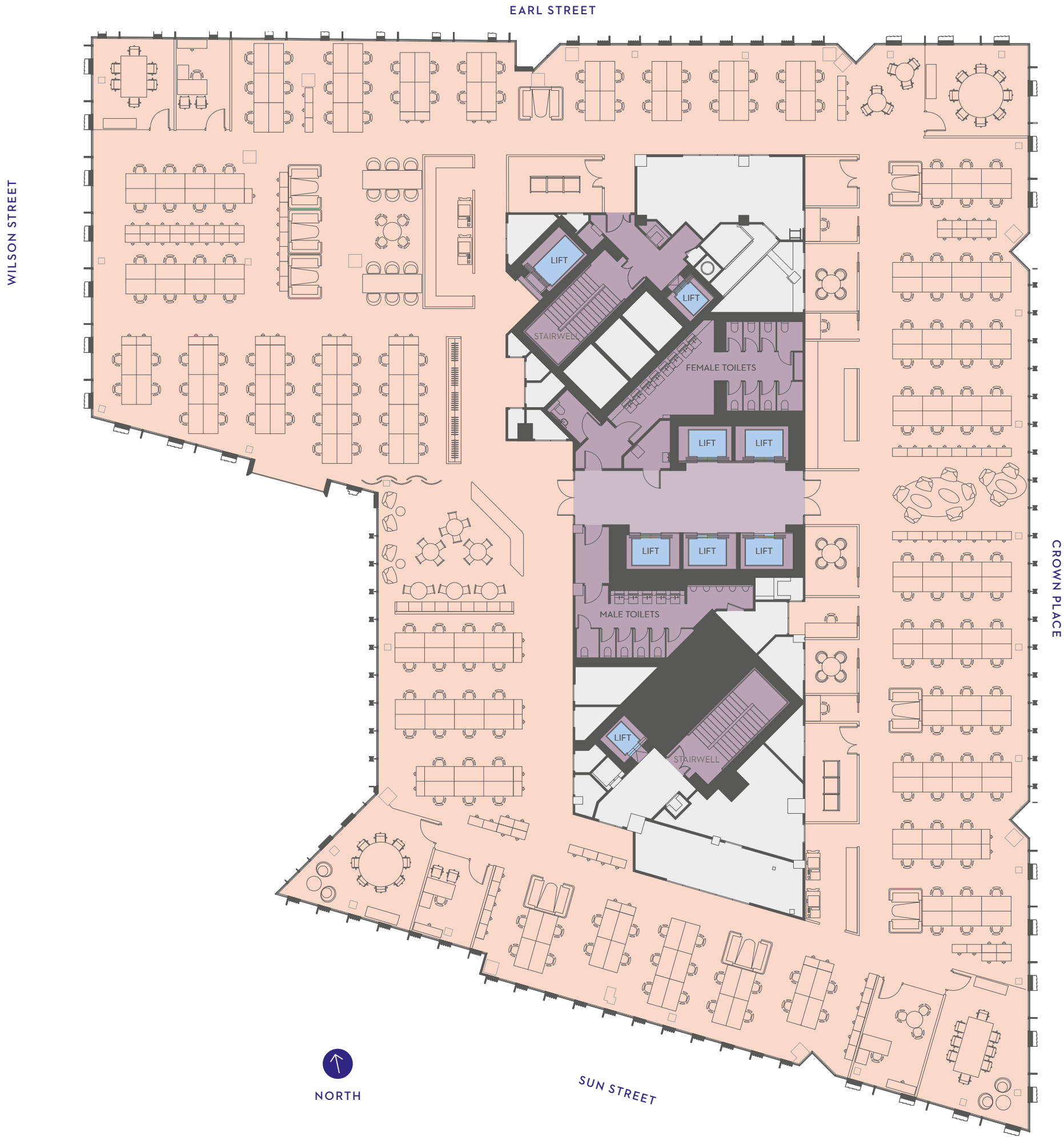
SQFT IPR TOTAL WORKSTATIONS  
(INDICATIVE PLANNING RATIO)

## WORKSTATIONS

Cellular offices	3
Open plan workstation	200
Agile workstations (minimum)	12
TOTAL	215

## MEETING ROOMS

1 seat quiet room	4
4 seater meeting room	12
6 seater meeting room	6
8 seater meeting room	24



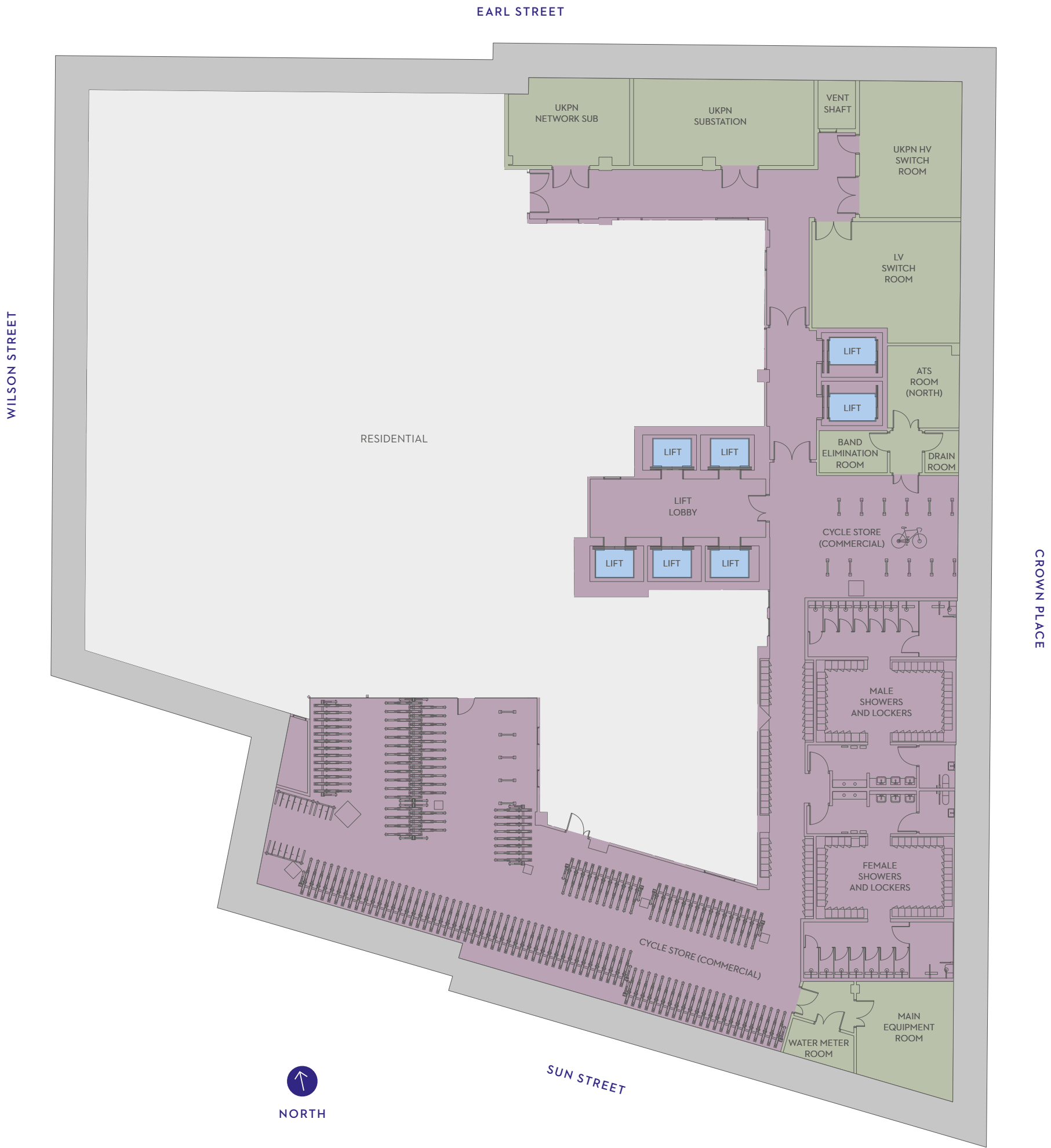


# END OF TRIP FACILITIES (BASEMENT)

302  
CYCLE SPACES

302  
LOCKERS

14  
SHOWERS

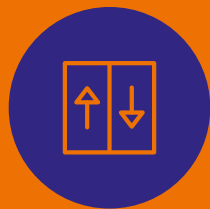




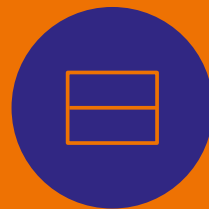
# HIGH GRADE SPEC



OFFICE OCCUPANCY  
RATIO 1 PERSON:  
8 SQM



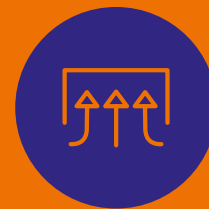
5 PASSENGER LIFTS  
AND 1 X 1600KG  
GOODS LIFT



EXPOSED CEILINGS  
TO ALL OFFICE  
FLOORS



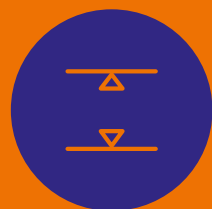
1500KVA STANDBY  
GENERATOR WITH  
24 HOUR FUEL



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 sqm with escapes 1 person: 6 sqm
- Floor to ceiling height 2.8m, slab to slab 3.95m
- 4 pipe fan coil air conditioning system
- Raised floors 150mm (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 sqm 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/sqm small power
  - 10 W/sqm lighting
  - 11 W/sqm 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/sqm
- Small power: 25 W/sqm
- Future tenants SER (per tenant): 3000 W
- Supplementary cooling: 5 W/sqm (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 losse
- 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



# BEST OF BOTH WORLDS



One Crown Place's Eighteenth-Century Georgian terraces have been restored, soon to be home to a hotel designed by Bowler James Brindley and operated by Bespoke Hotels. 41 bedrooms and a 100-cover destination restaurant will accompany a brand-new private members' club, bringing these beloved buildings back to their former glory.



Indicative CGI of the hotel restaurant.













BEANY GREEN



STARBUCKS



REDEMPTION ROASTERS

# COFFEE SPOTS

Coffee fuels Shoreditch. Every carefully crafted cup powers both its work culture and social scene. You barely have to step out from One Crown Place to get your hands on some of the area's best grinds.

HOP VIETNAMESE



LIVERPOOL STREET GRIND



OZONE COFFEE



# BARS AND MEMBERS' CLUBS

London's centre of gravity has shifted eastward. Shoreditch is now where the city comes to play. As day is chased away by nightfall, the area's vibrant bars and exclusive members' clubs come alive.

THE NED



SUSHI SAMBA

THE LIGHT BAR



LONG ARM BREWERY



NOBU HOTEL



SHOREDITCH HOUSE



BLACK ROCK





BOXPARK

EATALY



# URBAN EATS

It's easy to overuse the phrase 'on your doorstep', but with a wealth of pop-up or kerb side food outlets so close to One Crown Place, there's no other way to put it. Find everything from lip-smacking cerviche to mouth-watering banh mi at this crossroads between Shoreditch and the City.

SPITALFIELDS



SPITALFIELDS



BROADGATE







THE CLOVE CLUB



LA DAME DE PIC



CITY SOCIAL



GALVIN LA CHAPELLE



LYLES

ST JOHN



LEROY



CLUB GASCON

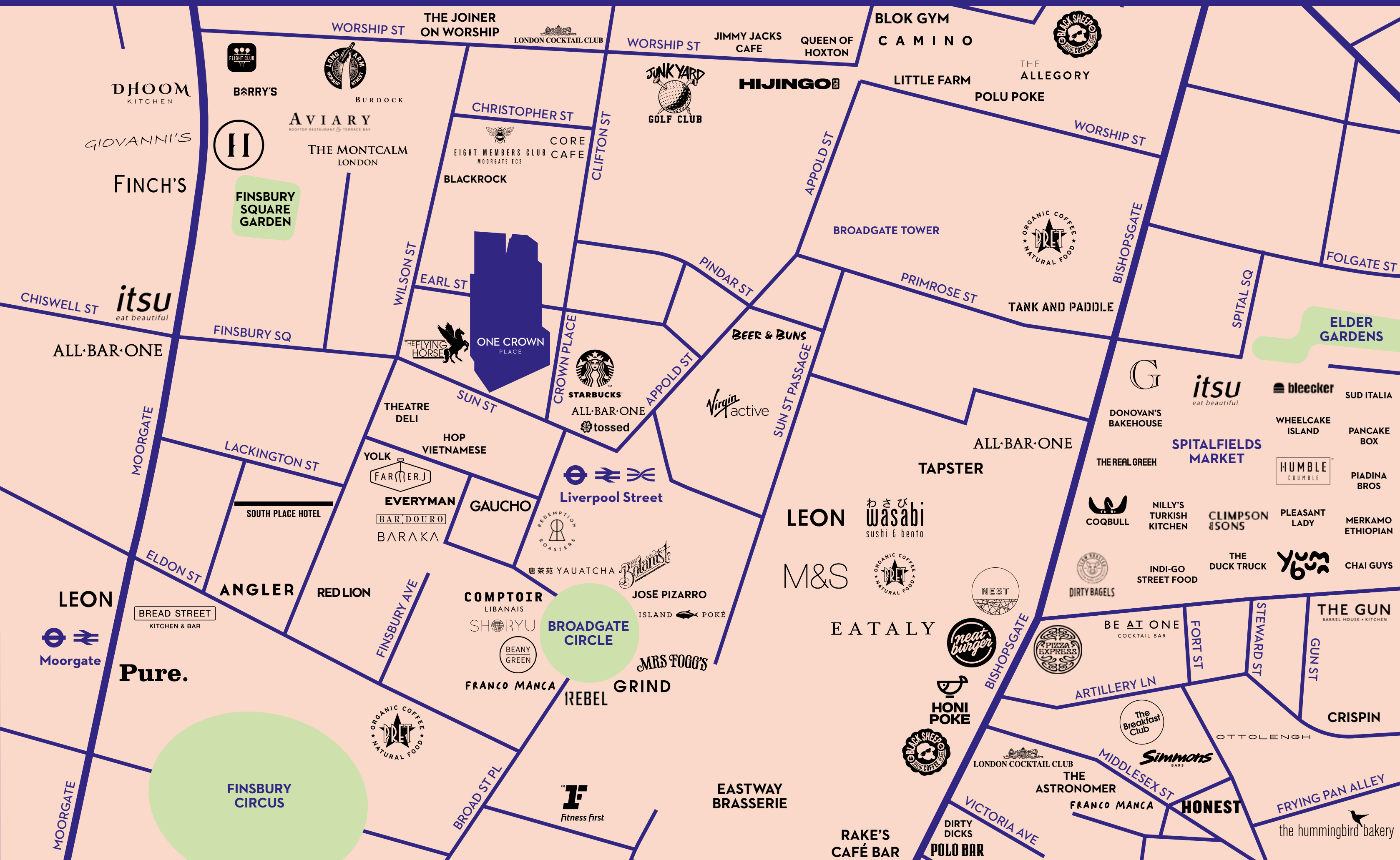


ANGLER AT SOUTH PLACE HOTEL

# 10 MICHELIN STARS

Needing no introduction, a restaurant's 'star' speaks more for its quality than words ever could. London is one of the top-ranked cities in the world for fine dining, and with ten Michelin starred restaurants within a 20 minute walk from One Crown Place it's little wonder why.







# TRAVEL TIMES

		
LIVERPOOL STREET 3 MINS	LONDON BRIDGE 5 MINS	TOTTENHAM COURT ROAD 4 MINS
MOORGATE 5 MINS	KING'S CROSS 7 MINS	CANARY WHARF 6 MINS
OLD STREET 8 MINS	WATERLOO 11 MINS	PADDINGTON 10 MINS
SHOREDITCH HIGH STREET 12 MINS	VICTORIA 18 MINS	HEATHROW 33 MINS

## THE TEAM

MTD Group is a multinational infrastructure-based company headquartered in Kuala Lumpur, Malaysia. It is active in 15 countries with investment portfolios in properties & real estate, civil engineering & construction, manufacturing of precast related products, infrastructure concessions (ranging from tolled highways, ports to IPP), and operations & maintenance.

MTD's Real Estate & Property Division develops and sells large integrated housing and community projects and high-end residential projects both locally and overseas. [www.mtdgroup.com.my](http://www.mtdgroup.com.my).

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savills

MEP

AECOM

ARCHITECT

KPF

INTERIOR DESIGN

DESIGN  
HAUS  
LIBERTY



