

ONE CROWN PLACE

THE OFFICES – SPECIFICATION

SPECIFICATION



OFFICE OCCUPANCY
RATIO 1 PERSON: 8 SQM



EXPOSED CEILINGS
TO ALL OFFICE FLOORS



4 PIPE FAN COIL AIR
CONDITIONING SYSTEM



FLOOR TO CEILING
HEIGHT 2.8M



RAISED FLOORS
(150MM OVERALL)



2.25 MVA STANDBY GENERATOR
WITH 24 HOUR FUEL



302 CYCLE
SPACES



LOCKERS WITH
14 SHOWERS



DESIGNED TO ACHIEVE
BREEAM EXCELLENT



5 PASSENGER LIFTS &
1 X 1600KG GOODS LIFT

SUMMARY

- Steel framed structure to reinforced concrete core to the offices podium with a concrete frame and core above
- Design density 1 person: 8 m² with escapes 1 person: 6 m²
- 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 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 1600 kg (21 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 1500kVA for landlord essential, life safety and tenants loads
- Normal mains power failure scenario: all office floors small power, lighting and SER power & cooling (allowance 90 kVA per floor). This assumes:
 - 25W/m² small power
 - 10W/m² lighting
 - 11 W/m² allowance for fan coils etc. (includes a 5kW load allowance for an SER per tenant)

AIR CONDITIONING

- 4 pipe fan coil system

VENTILATION

- Fresh air supply 12 l/s/person

LOADING DENSITIES FOR COOLING

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

PLANT LOCATIONS

- On floor air handling plantrooms
- Level 07: boiler plant
- Level 10: cooling heat rejection plant
- Basement plantrooms: chillers, switchrooms and water storage etc.
- Space provided for future tenants SER heat rejection units in the loading bay and on level 10

TENANT FACILITIES

TOILETS

- 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.

The above information is believed to be correct but as the building is under construction it is subject to change (October 2018).