

ONE KING WILLIAM STREET

1.0 GENERAL DESIGN

1.1 FLOOR HEIGHTS

Finished floor to ceiling heights:

- Ground to 5th floor - 2.60m.
- 6th and 7th floor - 2.70m.
- Lower ground floor - 2.40m.

1.2 STRUCTURAL GRID

- 8.1m x 8.1m.

1.3 PLANNING GRID

- 1.35m x 1.35m.

1.4 FLOOR LOADINGS

- Design imposed load on office floors.
- 4Kn/m² + 1.0Kn/m² for partitions.

1.5 MEANS OF ESCAPE

- 1 person per 6m².

1.6 WC DESIGN DENSITY

- 1 person per 10m². There is the provision for a tenant to install extra WCs to upgrade.

1.7 SHOWERS AND CHANGING FACILITIES

- 110 lockers.
- 10 showers with benches and 1 accessible shower.
- 3 unisex WCs and 1 accessible WC.

2.0 VEHICULAR ACCESS PROVISION

2.1 CAR PARKING

- 2 Standard parking bays.
- 2 Accessible parking bays.

2.2 MOTORCYCLE PARKING

- 22 Motorcycle parking bays.

2.3 BICYCLE SPACES

- 130 Bicycle spaces.

2.4 BARCLAYS CYCLE HIRE

- A Barclays cycle hire docking station is located approximately 150m to the north of the building on Bartholomew Lane.

3.0 VERTICAL TRANSPORTATION

3.1 LIFT DESIGN DENSITY

- 1 person per 8m².

3.2 MAIN LOBBY LIFTS

- 5 x 17 person (1,275kg) new passenger lifts provided in the north core, one of which is a fire fighting lift.

3.3 GOODS LIFT

- 1 x 1,350kg goods lift.

3.4 CAR LIFT

- 1 x 8,000kg vehicle lift provided to allow vehicular access to the basement car park.

4.0 INTERNAL FINISHES

4.1 ENTRANCE HALL & RECEPTION

- Bespoke terrazzo flooring leading through to lift lobby.
- Listed ceiling and cornicing with feature lighting installation.
- Bespoke bronze reception desk.

4.2 NORTH LIFT LOBBIES

- Vertical timber lining to lobby with acoustic treatment.
- Stretched fabric ceiling.
- Terrazzo tiling to floors.
- Bronze stainless steel ironmongery, lift reveals doors and lift car fit-out.

4.3 OFFICES

The offices will be completed to Category A specification to include:

- Metal tile (300 x 1200mm) suspended grid ceiling with integral recessed LED light fittings (providing 400 lux on working plane).
- White emulsion painted walls.
- Perimeter plasterboard margins with integral spotlights.
- Metal tile raised floor with typical height of 150mm, (no raised floor on lower ground floor).
- Full height glazing on south block (except Ground Floor) running down St. Swithin's Lane and Sherborne Lane.

4.4 ROOF TERRACE (7TH FLOOR)

- 4,300 sq ft stone paved roof terrace with raised perimeter edge planting with views over Bank junction and the City.

4.5 ROOF TERRACES (5TH & 4TH FLOORS)

- Fully accessible finished roof terraces on the southeast corners.

5.0 ELECTRICAL SERVICES

5.1 ELECTRICAL SUPPLY

- The building has an 11kV UK Power Networks supply. The maximum capacity for the building is 1260kVA.

5.2 DESIGN CRITERIA

- Lighting load density - 9 Watts per m².
- Small power - 28.75 Watts per m².

5.3 BACK UP GENERATION

- 1,400 kVA landlord's generator. 2 x 8,000 litre bulk fuel tanks will be provided to allow for approximately 48 hours of standby operation.

6.0 MECHANICAL SERVICES

- Low energy variable speed 4-pipe fan coil unit (FCU) air conditioning system to all floors, providing heating and cooling.

AMBIENT DESIGN CONDITIONS

Summer	31°C DB, 21.5°C WB
Winter	-3.1°C DB, 100% saturated for building heat loss
Heat rejection plan	35°C DB, (40°C DB for heat rejection located in loading bay)

INTERNAL DESIGN CONDITIONS

Office areas	Winter 22°C ± 2°C Summer 24°C ± 2°C
Toilet areas, stairs and circulation	18OC minimum temperature
Main lift lobbies	22°C ± 2°C
Basement Storage	Built to shell

OUTSIDE AIR PROVISIONS

Average value over typical (4th) office floor 1 person per 8.6m², or 12.34 l/s per person as follows:

Offices North	1 person/10m ²	13.2 l/s per person
Offices South	1 person/8m ²	12 l/s per person
WC's	6 air changes/hour	

NOISE CRITERIA

Offices	NR 38
Reception Desk	NR 40
Toilet areas	NR 45
Lobbies	NR 40

OFFICE HEAT GAINS

Small power south office	28.75 W/m ²
Small power north office	25 W/m ²
Small power reception	15 W/m ²
Lighting office areas	9 W/m ²

7.0 BUILDING MANAGEMENT SYSTEM (BMS)

- The new BMS will provide an intelligent interface between the controls for the landlord and the tenant services.

8.0 SUSTAINABILITY

- BREEAM Excellent (design accreditation achieved). Targeting an EPC rating of B with an asset rating of 46.