

COME OLD JEWRY  
\*  
AT BANK

\*Specification  
Summary

# FYI\*

## \*For Your Interest



Artists' impression

- \* Fully refurbished – delivering in Q2 2027
- \* Design density ratio 1:10 sq m
- \* 4-pipe fan coil air conditioning
- \* All electric, non fossil fuel heating and cooling systems
- \* Raised floors 150mm (overall)
- \* Hybrid exposed ceiling system
- \* Communal terrace on floor 9
- \* Private terrace and pavilion on floors 5 and 7
- \* 3× 17 person passenger lifts, 1× 8 person firefighting lift and 1× 2,000kg goods lift
- \* New end-of-trip facilities with 81 cycle spaces and 9 showers

## 1.0 Introduction

**At One Old Jewry, tenants benefit from a suite of state-of-the-art Mechanical, Electrical and Plumbing (MEP) systems, tailored to support flexible, technology-enabled working.**

### Key features include:

- \* All electric, non fossil fuel heating and cooling systems
- \* Highly efficient air conditioning and ventilation systems, delivering excellent thermal comfort and air quality
- \* Comprehensive BMS system providing full control and monitoring functionality
- \* Smart lighting controls and occupancy sensors to maximise energy savings and adapt to changing workspace needs
- \* Robust power infrastructure and resilient data connectivity, supporting hybrid and agile working models
- \* Water-saving fixtures and leak detection systems, reducing consumption and supporting sustainability targets

## 2.0 Mechanical Systems Design Criteria

### 2.1 Inside Temperature Control

- Offices: 21°C ±2°C (heating), 23°C ±2°C (cooling), relative humidity uncontrolled

### 2.2 Tenant Areas Cooling Loads

- Lighting: 5.5 W/m<sup>2</sup> (incl. Cat B allowance)
- Small Power: 10 W/m<sup>2</sup> (for terminal unit sizing)
- Spot Cooling: 6 W/m<sup>2</sup> (min 3 kW per floor)
- SER Cooling: 7 W/m<sup>2</sup> (min 3.5 kW per floor)
- People: 75 W sensible, 55 W latent

### 2.3 Outside Air Ventilation Rates

- Offices: 1.4 litres/s/m<sup>2</sup> based on occupational density of 1 person per 10 m<sup>2</sup>
- Pavilion: 2.33 litres/s/m<sup>2</sup> based on occupational density of 1 person per 6 m<sup>2</sup>

### 3.0 Electrical Systems Design Criteria

- Incoming supply voltage: 400 V three phase and 230 V single phase, 50 Hz AC
- Tenants' areas: Supplies sized to accommodate tenant loads, final connection points provided
- Power Factor: Maintained at 0.95 lagging or better at point of supply
- Standby Supplies: Emergency and life safety systems backed up by generator

#### 3.1. Tenant Power Densities

- Lighting Cat A office area: 4.5 W/m<sup>2</sup>
- Lighting Cat A Plus office area: 5.5 W/m<sup>2</sup>
- General On-floor Small Power: 6 W/m<sup>2</sup>
- Spot Power Allowance: 12 W/m<sup>2</sup> (min 6 kW per floor)
- SER Power Allowance: 10 W/m<sup>2</sup> (min 5 kW per floor)
- HVAC Plant (on floor): 10 W/m<sup>2</sup>

#### 3.2 Lighting

- Offices: 400 lux maintained average
- Emergency Lighting:
  - Duration: 3 hours minimum at end of battery life
  - Recharge: 24 hours to full charge
- Coverage: BS EN 1838, BS 5266, BS 9999 compliant
- Emergency Luminaires: individually addressed
- External Lighting:
  - Controlled by photocells and presence detection with manual override
  - Luminaires IP rating: minimum IP66

#### 3.3 Ancillary Service

- Lightning Protection: BS EN 62305
- Fire Alarms: BS 5839-1, cabling fire resistant to BS 7629-1
- Floor Outlet Boxes: Rated IP20 minimum

#### 3.4 Radio Interference and EMC

- All equipment to comply with EMC Directive 2014/30/EU and UK EMC Regulations

### 4.0 Lift Performance Criteria

- Occupational density of 1 person per 10 m<sup>2</sup> (office floors) with 80% utilisation
  - 3 No Passenger Lifts: PL1, PL2 and PL3
  - Load 1,275kg
  - 17 Persons
  - Speed 1.6 m/s
- Floors Served
  - PL1 - Ground to 8
  - PL2 - Ground to 9
  - PL3 - Basement to 9
- Passenger Lifts - Morning Peak
  - Average Waiting Time: 29.81s ≤25 seconds (across all floors served)\*
  - Average Time to Destination: 68.25s ≤90 seconds
  - 5 Minute Arrival Rate: 12% 12% (85% up, 10% down, 5% interfloor)
  - Car Load Factor: 41% (0.41) Not greater than 0.8
- Passenger Lifts - Lunchtime Peak
  - Average Waiting Time: 38.4s ≤40 Seconds (across all floors served)
  - 5 Minute Arrival Rate: 13% 13% (45% up/45% down/10% interfloor)
  - Car Load Factor: 27% (0.27) not greater than 0.8

\*Up Peak Average Waiting Time can increase to 30s if Average Time to Destination is ≤80s

#### 4.0 Lift Performance Criteria (continued)

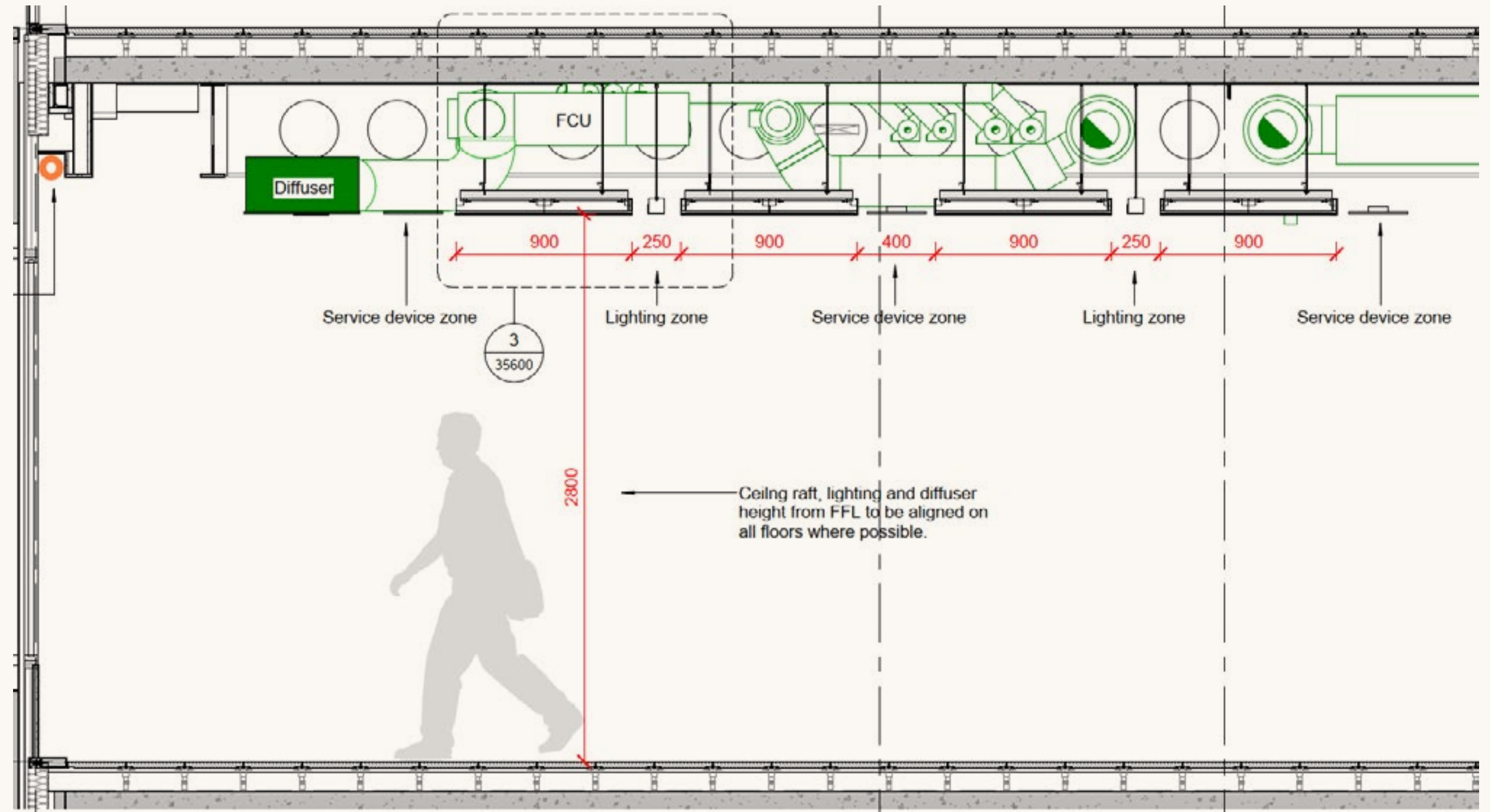
##### Additional Lifts:

- 1× Passenger/Firefighters Lift: FF4
  - Load 630kg
  - 8 Persons
  - Speed 1.0 m/s
  - Floors Served - Ground to 9
- 1× No Passenger/Goods Lift: GL5
  - Load 2000kg
  - 26 Persons
  - Speed 1.0 m/s
  - Floors Served - Basement to Ground
- 1× Passenger/Cycle Lift: BL6
  - Load 1600kg
  - 21 Persons
  - Speed 1.0 m/s
  - Floors Served - Basement to Ground

#### 5.0 Acoustic Criteria

- Offices (Open Plan) NR38
- Offices (Cellular) NR35

#### 6.0 Finishes



**Raised floor to ceiling height**  
(to the lowest point on the raft/  
lighting – see above)

**Raised floor to top of  
ceiling height (soffit)**

**Raised floor to beam height**

**L1-6** 2.8m

**L1-6** 3.47m

**L1-6** 2.99m

**L7&8** 2.7m (target)

**L7&8** 3.32m

**L7&8** 2.84m

**L9** 2.89m

**L9** 3.255m

**L9** 2.89m

## **6.0 Finishes** *(continued)*

### **6.1 Office Floors**

All floors are delivered to Category A with largely exposed servicing in metallic finishes with a grey painted soffit behind perimeter suspended metal raft ceilings. Champagne coloured metal lift fronts and floor signage provided along with other central core facilities, including unisex and accessible WCs.

Raised access floors of 150mm overall are either new or will be refurbished.

Primary structural columns and beams are exposed and painted white. To the perimeter of the floor, walls consist of an off-white aluminium curtain walling above and below glazing with plasterboard linings between windows painted white. These are all designed to have a recessed MDF skirting. Blinds installed to all elevations.

### **6.2 Staircases & Lifts**

The staircases are refurbished with new lighting, vinyl flooring and graphics/signage throughout.

The lifts include dark timber and champagne metal finishes to the walls, with a mirror to the back of the lift. Timber handrails will be included to either side. The floors in the lifts are finished with 600x300 porcelain tiles whilst the soffit includes a champagne metal trim and an illuminated ceiling panel.

### **6.3 Floor 9 Pavilion**

The pavilion is formed as a CLT structure with exposed timber soffit and walls. A lightly textured white plaster wall is provided to the lift fronts with champagne metal lift surrounds and signage. The pavilion is ventilated/conditioned with a displacement ventilation system below the raised access floor reducing the amount of high-level services. All the elements at high level are limited to carefully designed and selected lighting and essential services.

### **6.4 Terraces**

Terraces are fully refurbished with new bronze aluminium balustrades and stone effect porcelain tiles. At floor 9, outside of the pavilion, large plinth seating sculptures are provided with integrated planting as well as benching and planting to the western flank of the pavilion.

### **6.5 Entrance Hall**

The entrance hall entry includes a circular sliding door with entrance matting flanked by two champagne metal planters. This leads up to a large format tiled floor and a lanthe quartzite desk with feature lighting. A combination of textured and non-textured plaster, interspersed with champagne metal trims, clad the walls of the space with dark timber joinery elements providing contrast. Two soft seating areas are provided with timber flooring and a feature soffit including fabric ceiling panels and timber beams with coffer lighting. The lift lobby is animated with the Mitzi Cunliffe artworks that were salvaged and restored from the original building in the 2008 development.

# ESG\*

\*Environmental,  
Social & Governance

## Targeted accreditations



# Team

A development by



Architects



Main contractor



Project manager &  
planning consultant



Services engineer,  
sustainability consultant, lifts,  
acoustic, transport & waste



ICT, AV and security  
consultant



Quantity surveyor



Structural engineer and  
facade access consultant



Lighting consultant



Fire consultant



Facade consultant



Landscape architect



# KIT\*

## \*Keep In Touch

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