

The image features a split architectural scene. On the left, a classical building with a curved facade and ornate columns is shown in a warm, golden light. On the right, a modern glass skyscraper is visible, reflecting the sky and the surrounding environment. The text '22 BISHOPSGATE' is prominently displayed in the center, rendered in a white, outlined, sans-serif font. The overall color palette is dominated by warm, golden-brown tones, suggesting a sunset or sunrise setting.

22 BISHOPSGATE

INTRODUCTION

22 BISHOPSGATE

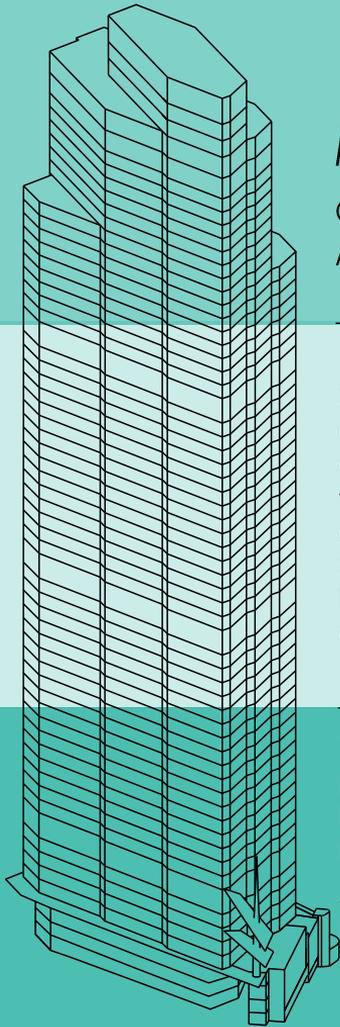


ANNIE PANTELI
HEAD OF OPERATIONS
22 BISHOPSGATE
JLL



PETER BICKNELL
HEAD OF ENGINEERING
22 BISHOPSGATE
JLL

JLL presenting on behalf of AXA IM



A building with soul

COLLABORATION, CULTURE
AND CREATIVITY.

22 is made up of a variety of working environments, aimed at connecting and energising high performance teams. With collaboration, culture and creativity at its heart, we want to make 22 a place for everyone who works here to be inspired, learn, share and enjoy.

“AXA IM appointed JLL based on a shared purpose to create a unique, industry leading property management service at 22 Bishopsgate, placing people at its heart.”

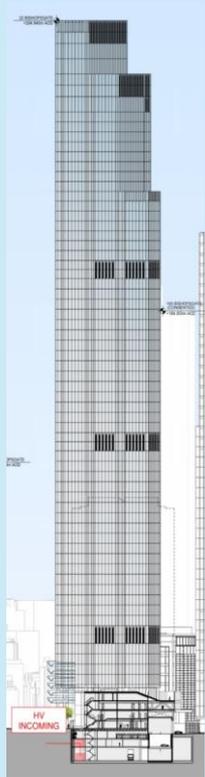
JAMES GOLDSMITH,
LEASING DIRECTOR, AXA



22 BISHOPSGATE

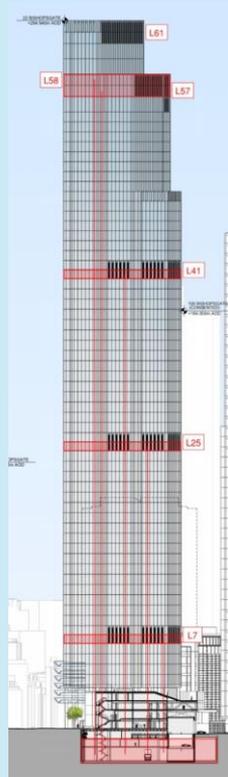
WHAT DO WE HAVE? HV, MV, Generators + LV Systems

HV-33000v



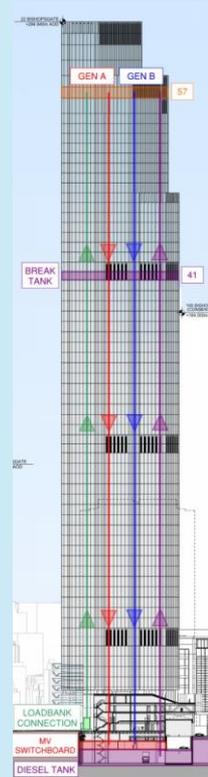
- 2x 15MVA transformers.
- Both supplies large enough to power the building independently

MV-11000v



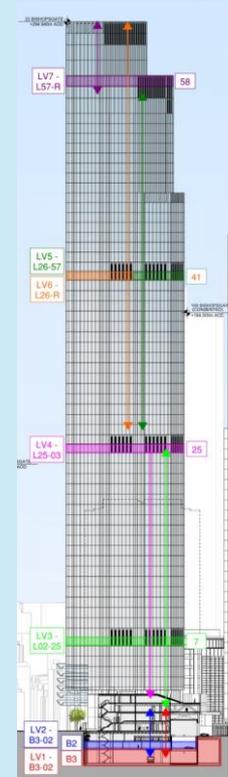
- 14x 11KV/400V Transformers.
- 6 MV panels.
- 1.5 mile of MV cabling
- 6x 2000 KVA Gen sets. 105 Tonne.
- Fuel system with 10 separate tanks.
- 120,760 litres of diesel weighing 108 tonne. Enough fuel for a car to drive to the moon and back twice @ over 1 million miles.
- 90%+ load capacity of entire building load

GEN-11000v



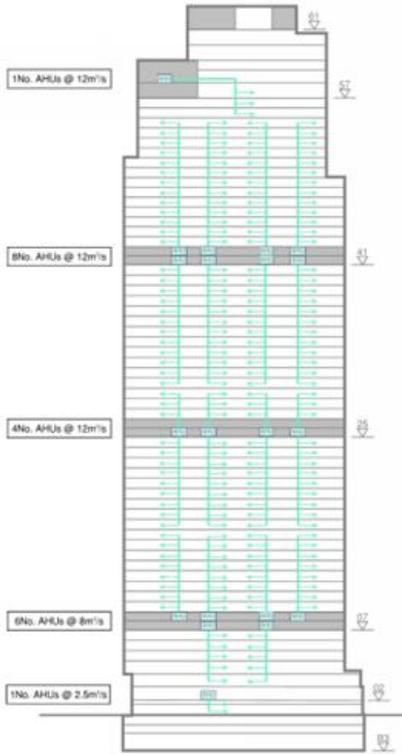
- 49 LV panels and automatic transfer switches
- 39 bus bar runs
- 594 Distribution boards
- All tenants boards plug and play!
- 22 miles of LV cabling for sub-main supplies. Enough to reach Basildon from where you stand.

LV-400/230v



WHAT DO WE HAVE?

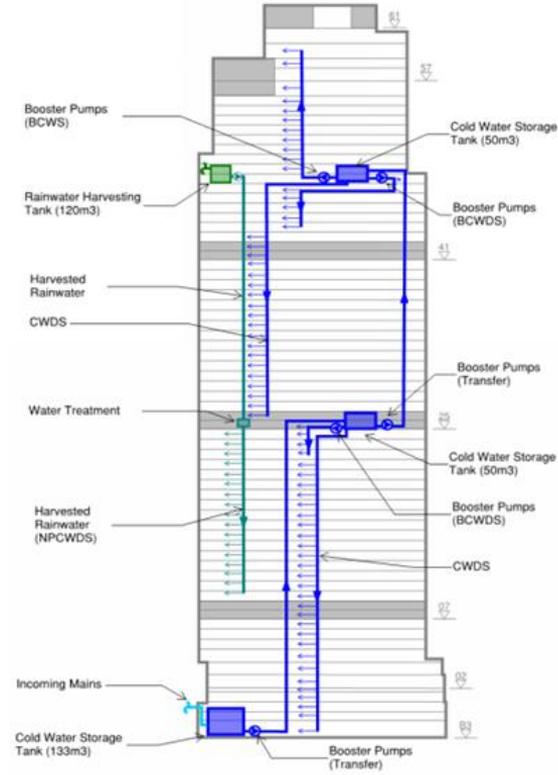
Ventilation + Water Services



Primary Office Ventilation Schematic

VENTILATION

- 28 Air handling units (AHU) and 27 fans moving 500m^3 of air per second at 12mph . That is this area twice in air a second.
- 35 miles of ductwork total.



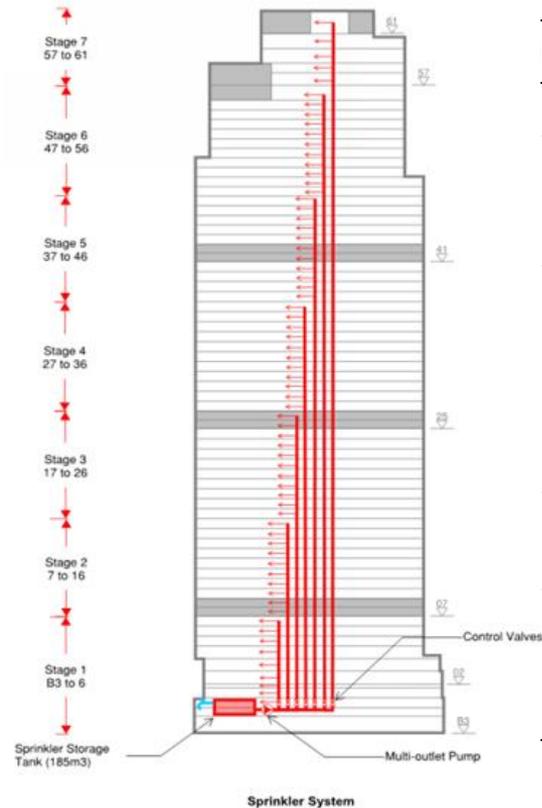
Domestic Cold Water System

WATER

- Water is provided by 3 water tanks and a pumped up service.
- The floors are fed down from the tanks.
- The tanks have the capacity of 233,000 litres, weighing 233 tonne.

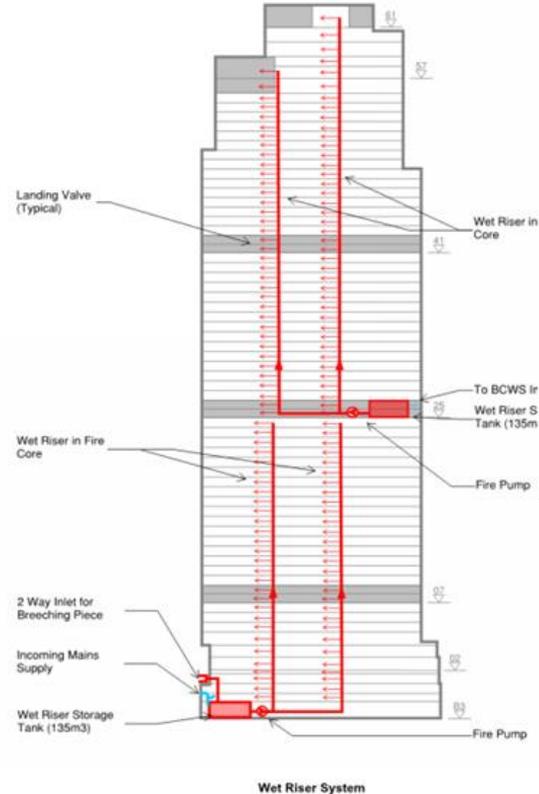
WHAT DO WE HAVE?

Fire Suppression & Wet Risers



FIRE SUPPRESSION

- 2x 200KW sprinkler pumps with 7 stage activation.
- These are the largest multi-stage pumps in Western Europe giving 34 bar pressure and 1,350 litres per minute flow.
- There are in total 20,000 sprinkler heads.
- The sprinkler tanks holds 185,000 litres of water, weighing in at 185 tonne.



WET RISERS

- The wet riser consists of 2 outlets on each floor for use by the Fire Brigade.
- The system is split in two at level 25.
- The wet riser is served by 2x 135,000 litre tanks and pumps giving 8 bar pressure at the outlet and 1,500 litres per minute.
- At that rate our wet riser could fill 10 baths of water in under a minute.

WHAT DO WE HAVE?

Vertical Transportation

VEHICLE LIFTS

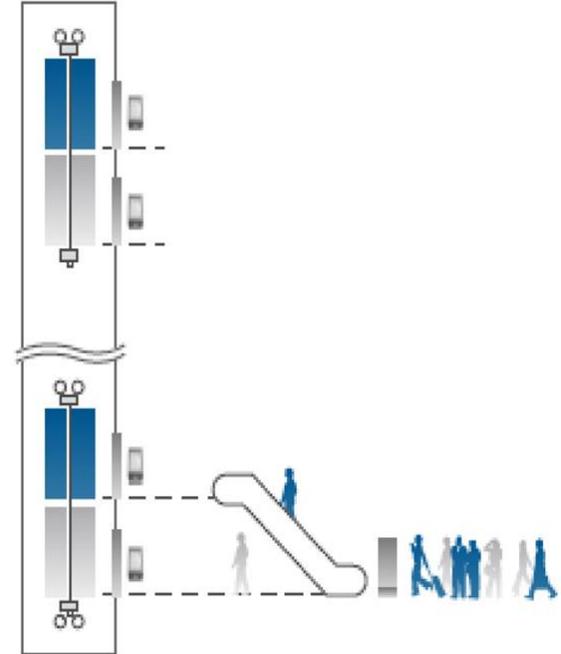
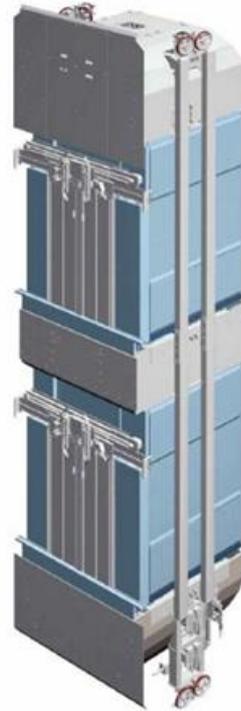
- 2 vehicle lifts used for refuse lorries and building deliveries.
- Sized at 11m long by 5m wide.
- Rated at 26 tonne each.
- THESE ARE THE LARGEST VEHICLE LIFTS IN THE CITY OF LONDON.

ESCALATORS

- 10 escalators installed within the reception area.
- Multi speed escalators for energy efficiency.

PASSENGER LIFTS

- 53 lifts in total.
- 24 double decker lifts travelling at 17.9mph carrying up to 52 people allowing odd and even floors to be served simultaneously.
- The fastest double decked lifts in EUROPE!
- 3 goods lifts serving floors B3 – 60 with a rating of 3 tonne.
- 2 dedicated express viewing gallery lifts with the capacity of 60 people.
- Ground to Level 59 in under 40 seconds.



WHAT DO WE HAVE?

Life Safety - Fire Alarm + PA/VA

FIRE ALARM

- No. Devices = 9,563
- No. Panels = 108
- 150 miles of cabling for all fire alarm and EVC systems.
- Enough cabling to reach Bruges, Belgium from London.
- Dedicated Fire Command Centre

PA/VA

- No. Panels = 72
- No. Speakers = 5,327
- No. of Amplifiers = 269
- Total power = 40,000W
- That's enough wattage to have a good Rock Concert.



OUR POSITION

22 BISHOPSGATE

THIS IS THE 'SMART BUILDING' OF THE FUTURE.

“Think of it like a living organism. It will collect sensor data through the day about usage patterns of power, heat, light and waste and will breathe in and out with the cycles of human activity.”

PROFESSOR MARK SKILTON, WARWICK BUSINESS SCHOOL



WHERE DID WE START?

MOBILISING FIRE SAFETY THE 22 BISHOPSGATE WAY



Engineering
Translation



Human
Element



Practise &
Support



We Don't
Stand Still

ENGINEERING TRANSLATION



HUMAN ELEMENT



Pick our partners



Lay the foundations



Lean into our experts



Engage the people



HUMAN ELEMENT

“Can the planned evacuation be carried out on a Sunday?”

“Can the alarm test be silenced this week?”



PRACTISE & SUPPORT

- Its more than just an email
- Everyone has a role & a reason
- It's a community collaboration
- We guide, support & lead





WE CAN'T
STAND STILL

NOW, WE GO LIVE



Engineering Translation



Human Element



Practise



Do Not Stand Still



WE'VE ACHIEVED OUR AMBITION,
AND DELIVERED THE BUILDING WE'D WANT TO WORK IN

NOW HEAR IT FROM THE PEOPLE THAT HELPED DELIVER IT...

