

60 CHARLOTTE ST

SPECIFICATION

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ST

BUILDING SPECIFICATION

60 CHARLOTTE STREET HAS BEEN DESIGNED FOR THE DISCERNING MODERN OCCUPIER WITH HIGH QUALITY FINISHES AND SPECIFICATION THROUGHOUT.



DESIGN CRITERIA

LIGHTING

- 8 WATTS PER M²

FRESH AIR

- GROUND & 1ST: 10L/S @ 1 PERSON PER 8 M²
- 4TH & 6TH: 14L/S @1 PERSON PER 8M²

POWER

- 25 WATTS PER M²

HEATING & COOLING

- GROUND & 1ST: 140 WATTS PER M² TOTAL
- 4TH & 6TH: 130 WATTS PER M² TOTAL

OCCUPANCY DENSITY

DESIGN OCCUPANCY

- 1 PERSON PER 8 M²
- GROUND & 1ST: THERE IS THE POTENTIAL FOR A TENANT TO INCLUDE ALTERATIONS TO THEIR FITOUT IN ORDER TO IMPROVE THE OCCUPANCY TO 1 PERSON PER 6 M²

PLANT AND SERVICING

- GROUND & 1ST: 1 PERSON PER 6 M²
- 4TH & 6TH: 1 PERSON PER 8 M²

MEANS OF ESCAPE

- 1 PERSON PER 6 M²

WCS

- GROUND & 1ST: 1 PERSON PER 8 M²
- 4TH & 6TH: 1 PERSON PER 10 M M²

LIFTS

- TWO X 9 PERSON PASSENGER LIFTS

OFFICES DESIGN

GROUND FLOOR

- RAISED FLOOR VOID 95 MM
- RAISED FLOOR TO SLAB HEIGHT 3.64 M
- RAISED FLOOR TO EXPOSED SERVICES HEIGHT 2.89 M

FIRST FLOOR

- RAISED FLOOR VOID 80 MM
- RAISED FLOOR TO SLAB HEIGHT 3.18 M
- RAISED FLOOR TO EXPOSED SERVICES HEIGHT 2.55 M

4TH & 6TH FLOOR

- RAISED FLOOR VOID 120 MM
- RAISED FLOOR TO SLAB HEIGHT 2.84 M

FLOOR LOADING

- THE FLOOR SLABS ARE DESIGNED TO ACCOMMODATE THE FOLLOWING UNIFORMLY DISTRIBUTED LIVE LOADS: OFFICE FLOOR AREAS (TYPICAL): 2.5 KN/M² + 1.0 KN/M²

INTERNAL DESIGN CONDITIONS

- WINTER / SUMMER 21/23 (+/-2) DEGREES CELSIUS

INTERNAL DESIGN

- FLOORS: METAL TILE RAISED FLOORS
- WALLS: FINISHED IN WHITE EMULSION PAINT
 - 4TH & 6TH: LOW LEVEL PERIMETER SERVICES THROUGH FACADE
- CEILING:
 - GROUND & 1ST: EXPOSED SERVICES IN WHITE
- WINDOWS:
 - GROUND & 1ST: FLOOR TO CEILING

GROUND FLOOR ENTRANCE

- DIRECT SELF-CONTAINED ENTRANCE TO OFFICES FROM ACCESS-CONTROLLED DOORS ON SCALA STREET
- SECONDARY ENTRANCE DOOR VIA CHARLOTTE STREET MAIN OFFICE ENTRANCE IN CRITTAL STYLE DOOR WITH FLUTED GLAZING

FIRST FLOOR ENTRANCE

- CRITTAL STYLE ENTRANCE DOOR, ACCESSED FROM LIFT LOBBY
- FEATURE STAIR PROVIDING DIRECT ACCESS FROM MAIN RECEPTION TO THE 1ST FLOOR LOBBY

4TH & 6TH FLOOR ENTRANCE

- GLAZED ENTRANCE DOOR, ACCESSED FROM LIFT LOBBY

COMMON PARTS DESIGN

RECEPTION

- REMODELLED BY BARR GAZETAS ARCHITECTS
- FLOORING: ENGINEERED TIMBER FLOOR BY TED TODD
- FEATURE WALLS: PITTORICA TILES BY DOMUS
- FEATURE STAIRCASE: NEW FEATURE STAIRCASE CONNECTING RECEPTION WITH THE 1ST FLOOR
- CEILING: PAINTED PLASTERBOARD CEILING WITH LED LIT COFFER DETAIL
- RECEPTION DESK: BESPOKE WITH CARRARA MARBLE TOP AND PITTORICA TILES BY DOMUS
- LIGHTING: FLOS FEATURE LIGHTING
- WCS: ONE ACCESSIBLE WC FOR VISITORS

EXTERNAL STRUCTURE

- REINFORCED CONCRETE FRAME CONSTRUCTION SCHUCO CURTAIN WALL AND GLAZING SYSTEM WITH PORTLAND STONE CLADDING TO LOWER FLOORS

ELECTRICAL

- GROUND & 1ST: FAGERHULT LED LINEAR SUSPENDED LIGHTING THROUGHOUT WITH INTELLIGENT, PROGRAMMABLE FITTINGS TO OFFICE FLOOR
- 4TH & 6TH: THEISCRAFT LED LINEAR SUSPENDED LIGHTING THROUGHOUT WITH INTELLIGENT, PROGRAMMABLE FITTINGS TO OFFICE FLOOR
- EMERGENCY LIGHTING COMPLIES TO BS5266 AND IS INTEGRATED INTO THE MAIN LUMINAIRE LAYOUT AND/OR LOCAL STANDALONE ILLUMINATED FIRE EXIT SIGNAGE.

MECHANICAL

AIR CONDITIONING

- GROUND & 1ST: CEILING MOUNTED EXPOSED SERVICES THROUGHOUT, FINISHED IN WHITE
- HEATING AND COOLING BY NEW VARIABLE REFRIGERANT FLOW SYSTEM (VRF) SYSTEM
- FRESH AIR SUPPLIED BY CENTRAL AIR HANDLING UNIT AND ADDITIONAL MECHANICAL VENTILATION HEAT RECOVERY (MVHR) UNITS
- EACH FAN COIL UNIT CAN BE CONTROLLED INDIVIDUALLY OR VIA A MASTER FLOOR AREA CONTROLLER
- 4TH & 6TH: LOW LEVEL PERIMETER SERVICES
- HEATING AND COOLING BY NEW VARIABLE REFRIGERANT FLOW (VRF) SYSTEM
- FRESH AIR SUPPLIED BY DEDICATED MECHANICAL VENTILATION HEAT RECOVERY (MVHR)
- HEAT VENTILATION RECOVERY UNITS ARE DUCTED DIRECTLY ONTO THE FAÇADE
- EACH FAN COIL UNIT CAN BE CONTROLLED INDIVIDUALLY OR VIA MASTER FLOOR AREA CONTROLLER

SERVICES

- CAPPED SERVICES WITH POTABLE WATER AND DRAINAGE CONNECTIONS TO RISER

PASSENGER LIFTS

- 2 NO KONE MONOSPACE 9 PERSON PASSENGER LIFTS WITH BESPOKE INTERIORS
- WHEELCHAIR ACCESSIBLE AND DDA COMPLIANT

BUILDING AMENITY

SHOWERS MALE / FEMALE

- NEWLY REFURBISHED FEMALE AND MALE CHANGING AND SHOWER ROOMS
- 4 MALE SHOWERS, 3 FEMALE SHOWERS
- WALL TILES: CHEVRON WALL TILES BY DOMUS
- FLOOR TILES: ANTI-SLIP HEXAGONAL
- VANITY STATIONS: CORIAN VANITY TOP IN DEEP NOCTURNE

CYCLE ACCESS

- A DEDICATED CYCLE AND CAR ACCESS RAMP IS LOCATED ON SCALA STREET

CYCLE STORAGE

- 76 SPACES OF WHICH 10 ARE LOCKERS FOR FOLDING CYCLES.

LOCKERS

- 12 MALE AND 10 FEMALE IN SHOWER ROOMS
- 70 ADDITIONAL LOCKERS AVAILABLE IN CAR PARK

VEHICLE PARKING SPACES

- 20 UNDERGROUND SECURED CAR PARK SPACES

STORAGE

- ADDITIONAL STORAGE AVAILABLE BY SEPARATE ARRANGEMENT

SECURITY

- CONCIERGE
- ENTRANCE VIA SECURE 24HR PERMANENTLY STAFFED RECEPTION ON CHARLOTTE STREET
- 24HR CCTV IN OPERATION
- 24 HR ACCESS
- DOOR ENTRY SYSTEM LINKED TO RECEPTION AND CAR PARK ENTRANCE

CONNECTIVITY

- DIVERSE, ULTRA-RESILIENT, FULLY-MANAGED CONNECTIVITY INFRASTRUCTURE
- NO REQUIREMENT FOR WAYLEAVES AND IMMEDIATE LIVE INTERNET CONNECTIONS
- FIXED WIRELESS DISH AND MULTIPLE TOP-TIER FIBRE CARRIES WITH AUTOMATIC FAILOVER FROM FIBRE TO FIXED WIRELESS OFFERING UNRIVALLED RESILIENCE

WCS

DESIGN

- MODELLED BY BARR GAZETAS ARCHITECTS
- VANITY TOPS: CORIAN DEEP NOCTURNE
- SANITARYWARE: WHITE PORCELAIN WITH BRASSWARE AND ACCESSORIES BY CROSSWATER IN BLACK FINISH
- TILES: CHEVRON FEATURE WALL TILES BY DOMUS
- FLOORING: HEXAGONAL FLOOR TILE

SUSTAINABILITY CREDENTIALS

EPC RATING

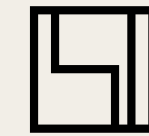
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