

SPECIFICATION

25 BERKELEY SQUARE

1. DESIGN & ACCESS

ARCHITECTURAL

The refurbishment of 25 Berkeley Square features a newly constructed mansard roof and attic stories incorporating the highest quality materials and innovative detailing, reflecting the rich and historic architectural character and identity of the area.

The new additions feature high quality portland stone cladding, moulding and cornicing to match the heritage elements, under a new westmorland green slate tile mansard roof embellished with ornate leadwork detailing, typical of the beaux-arts architectural style.

The existing timber windows to the heritage façades have been restored to their former elegance, while the remaining refurbished and new elements feature new high-performance double glazed, powder coated aluminium windows.

New wrought iron balustrades have been introduced to the new elements on the South and West elevations to compliment the heritage architectural metalwork on the principal façade.

Retail presence has been introduced on Jones Street, a pedestrianised walkway that links Berkeley Square and Bourdon Street, with the provision of 3 new portland stone framed bays with full-height slim-line glazing offering 2 new retail entrances and an accessible entrance to the building.

This is further enhanced by an additional glazed shopfront in similar detailing on the corner of Jones Street and Bourdon Street, and an additional substantial glazed shopfront on Bourdon Street providing premium retail exposure in this affluent area.

RECEPTION

The original detailing of fine plasterwork along with the grand volume of space is a perfect setting for the classic, contemporary elements installed to evoke an impressive, approachable space.

An intricate, geometric patterned marble floor grounds dark timber joinery with exquisite brass detailing. A neutral toned, leather clad desk provides a focus and point of contact with staff to greet visitors.

Clear, modern directional signage is prominent to assist with navigation around the building.

Furniture has been selected for comfort and scale to sit majestically within the space. Textured fabrics in shades of blue bring synergy and contrast to a more neutral canvas.

Various lighting elements create a changeable ambience depending on time of day.

In addition there are WC facilities provided at entry level.

GRAND STAIR & GLASS LIFTS

The existing grand staircase has been restored to reflect the heritage of the building. Bespoke bronze wall lights adorn the walls and a luxurious mole toned carpet sweeps down accentuating the elegant spiral and leads to the generous landings inset. Floating bronze hoops are subtly lit and appear to float in the space above.

At the very top of the stairwell a large existing coloured glass lantern has been refurbished and back lit to enhance the grey and ochre tones fittingly capping the lid of the space.

The clear glass lift doors set between the existing porticos reveal views through to the pale marble clad wall beyond, seamlessly combining the original classical ambience of the sweeping staircase with the cutting edge contemporary aesthetic of the lift car and office areas above.

Within the lift cars a striking back lit motif continues the modern classic theme whilst a stone floor combining dark and light marble grounds the tinted mirrors softening reflection and adding ambience and drama to the space whilst travelling through the marble clad void.

From the 6th floor and above the marble shaft becomes clear glass thus providing through views

into the office spaces from the lifts.

OFFICE SPACE

Floors 1-5 provide both modern open plan office spaces, and a series of feature 'Heritage' rooms which are original to the building.

The Heritage rooms have been attentively refurbished enhancing all original features with the introduction of wide plank engineered oak board flooring and new timber fire surrounds in the style of the original.

The open plan office spaces are fully flexible and are inline with today's requirements for the modern office. New double-glazed units have been installed along with accessible floors, air conditioning and WC super-loo facilities on each floor.

RETAIL SPACE

The retail spaces are being designed and finished to shell and core standard. The retail shop-front elevations incorporating the glazed entrance and windows have been designed with careful consideration being given to the existing external proportions.

2. FLOOR TO CEILING HEIGHTS / VOIDS

FLOOR	FLOOR TO CEILING	HERITAGE
1st	2750mm	3240mm
2nd	2750mm	3150mm
3rd	2700mm	3070mm
4th	2700mm	3060mm
5th	2650mm	2970mm
6th	2750mm	-
7th	2700mm	-
8th	2750mm	-
9th	2750mm	-

The above figures are an estimation of the minimum based on the current survey information available and are subject to change once further investigation work has occurred.

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3. RAISED FLOOR VOIDS

Lower Grd	To be determined by tenant
Grd	Retail areas to be determined by tenant
1st	110mm
2nd	105mm
3rd	105mm
4th	105mm
5th	105mm
6th	100mm
7th	100mm
8th	100mm
9th	100mm

4. TOILET, SHOWER AND CHANGING FACILITIES

- WC's - Individual toilet units, non designated super-loo WC's are located within the tenant demise on each floor
- 5 Showers + DDA shower - Designated showers are located on the Lower Ground floor along with additional WC facilities, 30 lockers, and drying room facilities
- DDA - Fully compliant disabled WC facilities are located on each floor with the exception of the 9th floor. There is also a disabled shower on the Lower Ground floor
- Cycles - Covered provision for 32 cycles is accessible from the Bourdon Street entrance

5. VERTICAL TRANSPORTATION

Three new 10 person traction machine room-less passenger lifts and a destination control system have been installed within the central core. Each lift car is (W)1350mm, (D)1400mm, (H)2200mm with (W)800mm by (H)2000mm sized entrances.

Lift 1	L.Grd, Grd, 1-5 (LH, 7 stop)	1.0 m/s
Lift 2	L.Grd, Grd, 1-9 (Centre, 11 stop)	1.6 m/s
Lift 3	L.Grd, 1-9 (RH, 11 stop)	1.6 m/s

FINISHES

- Rear wall - Glass window with coloured border and metal frame
- Left wall - Colour backed glass with etched backlit motif

- Right wall - Colour backed mirror with central brushed brass control panel
- Front wall - Colour backed glass
- Ceiling - White powder coated sheet steel matt finish with 20mm shadow gap
- Floor - Heavy duty Crema di Cappe stone tiles with dark chocolate stone border and 5mm brass inset brass border
- Skirting - Dark chocolate stone finish, 5mm shadow gap

FIRE FIGHTING LIFT / GOODS LIFT

10 PERSON

Width	min 1200mm
Depth	min 1600mm
Height	min 2200mm
Entrance width	min 900mm
Entrance height	min 2000mm
STOPS LGrd, Grd, 1-9	1.6 m/s

FINISHES

- Walls - Back painted glass
- Ceiling - White powder coated sheet steel matt finish
- Floor - Heavy duty non slip vinyl
- Doors - Brushed stainless steel
- Controls and indicators - Brushed stainless steel
- Skirting - Stainless steel

6. MECHANICAL & ELECTRICAL

New Mitsubishi City Multi VRF heat pump system, a new 500kVA generator fully supporting the building, a new fire safe suppression misting system, a security access control system and new high-end LED lighting have been installed throughout the building to bring it up to modern office and BCO standards.

OCCUPANCY PROVISIONS

- 10 M² per person in occupied areas
- 12 M² per person for central systems including lifts and water storage
- Peak internal temperature: 24C
- Minimum internal temperature: 20C

- Internal relative humidity: not controlled
- Outside air provision: 12l/s per person (with 10% added floor-by-floor for meeting rooms)
- Carbon dioxide level: 1000 ppm

7. BREEAM

The design of the building achieves a BREEAM Excellent rating.

8. STRUCTURE

Floor loadings for each level are as follows:

Lower Grd floor offices	4.0 kN/m ²
Grd floor retail/gallery	5.5 kN/m ²
Grd floor offices	4.0 kN/m ²
Grd floor retail/gallery	5.5 kN/m ²
First floor offices	4.0 kN/m ²
Second floor offices	4.0 kN/m ²
Third floor offices	4.0 kN/m ²
Fourth Floor offices	4.0 kN/m ²
Fifth floor offices	4.0 kN/m ²
Sixth floor offices	4.0 kN/m ²
Seventh floor offices	4.0 kN/m ²
Eighth floor offices	4.0 kN/m ²
Ninth floor offices	4.0 kN/m ²
Roof	4.0 kN/m ²

These loads are based on standard imposed loading for the relevant usage with an allowance for raised access floors, lightweight partitioning and services distribution.

9. EPC

The building has a target EPC rating of 'C'.