

Mansons TCLM

110 CARLTON GORE ROAD



Project Summary

Modern speculative commercial office development with mixed use on ground level.

The building will cover 9 levels including 2 underground parking levels. Each floor level is set around an open atrium providing interconnection to all levels above ground.

The fire design is performance-based and was developed in accordance with the C/VM2. This approach has supported an open atrium with smoke control systems. Detailed fire engineering analysis critical to support the open-spatial planning design and integration of discreet fire safety systems, including active smoke curtains and pressurised floors to the upper levels. Fire modelling and egress analysis helped to inform the design solution without reliance on obtrusive and costly active fire safety systems.

Regulatory consultation managed effectively with FENZ to enable fire service facilities to be remote of the main entrance, maintaining a clean aesthetic to the frontage and maximizing lettable area for leasing

Client
Mansons TCLM

Architect
Formis Ltd

Date
Early 2021

Project Value
\$300m

Crossfire Value to Project

Fire engineering analysis supported robust design and enabled discreet active systems with minimal impact on the interior architecture.

Reduced construction cost – removal of obtrusive and costly automatic fire safety systems, design solution enabled smoke curtains with no side-guide rails, reducing impact on the interior finishing.

Flexibility in design with use of either smoke curtains with no guide rails or glazed system with open air plenums.

Robust regulatory stakeholder consultation resulting in efficient Building Consent approvals.