

2 St Giles Square – Ground Floor

An aerial night photograph of a city square, likely in London, showing a tram on a curved road and several buildings with illuminated windows. The scene is dark with warm yellow and blue lighting from the buildings and streetlights.

 **OUTERNET**

# Detailed proposals - 2 St Giles Square

Retail

## Room Names & Numbers

B.GF.04

## Brief

Retail 1: To provide basebuild space suitable for restaurant or shop at ground level with on floor kitchen facilities as recommended by catering consultant to “base build” standards listed below.

Retail 2: Retail unit forms a secondary means of escape route from the ‘Now Trending’ space. Please refer to building control for fireloading requirements for space due to this usage.

## Architectural

Base build SSL to Soffit: 5.545m nom.

Base build SSL to U/S of beam:  
4.945 m nom.

FFL to Ceiling by tenant 4.000m nom.  
(with 395mm finishes zone)

Occupancy Level: Limit imposed by  
fire capacity

## Walls

- Fair faced blockwork and unfinished concrete
- Galvanised steel infill sheet to internal face of curtain wall system where opaque
- Inside face of columns, beams, doors fully finished as part of facades package
- “Retained facade” on 1-3 DMS to be rebuilt as facsimile of original facade using cavity wall construction and acrylic render. Internal finishes to be exposed blockwork.

## Partitions

- Fire rated plaster board partitions
- Shaftwall to risers and lift enclosure

- Shaftwall risers with no finishes. Riser wall to FR 90min.
- Partitions to maintain fire resistance as described in Table 6 of the Fire Strategy Report.
- Acoustic requirement:  $\geq 50\text{dB}$   $R_w$  at riser. Refer to acoustic report annex for location
- No finishes

## Floor

- Cold applied waterproofing applied to concrete slab and plinths.
- Two layer of plywood decking for temporary protection.

## Ceiling

- Exposed metal deck soffit

## Doors

- External doors to be fully finished as part of external envelope package

## Furniture

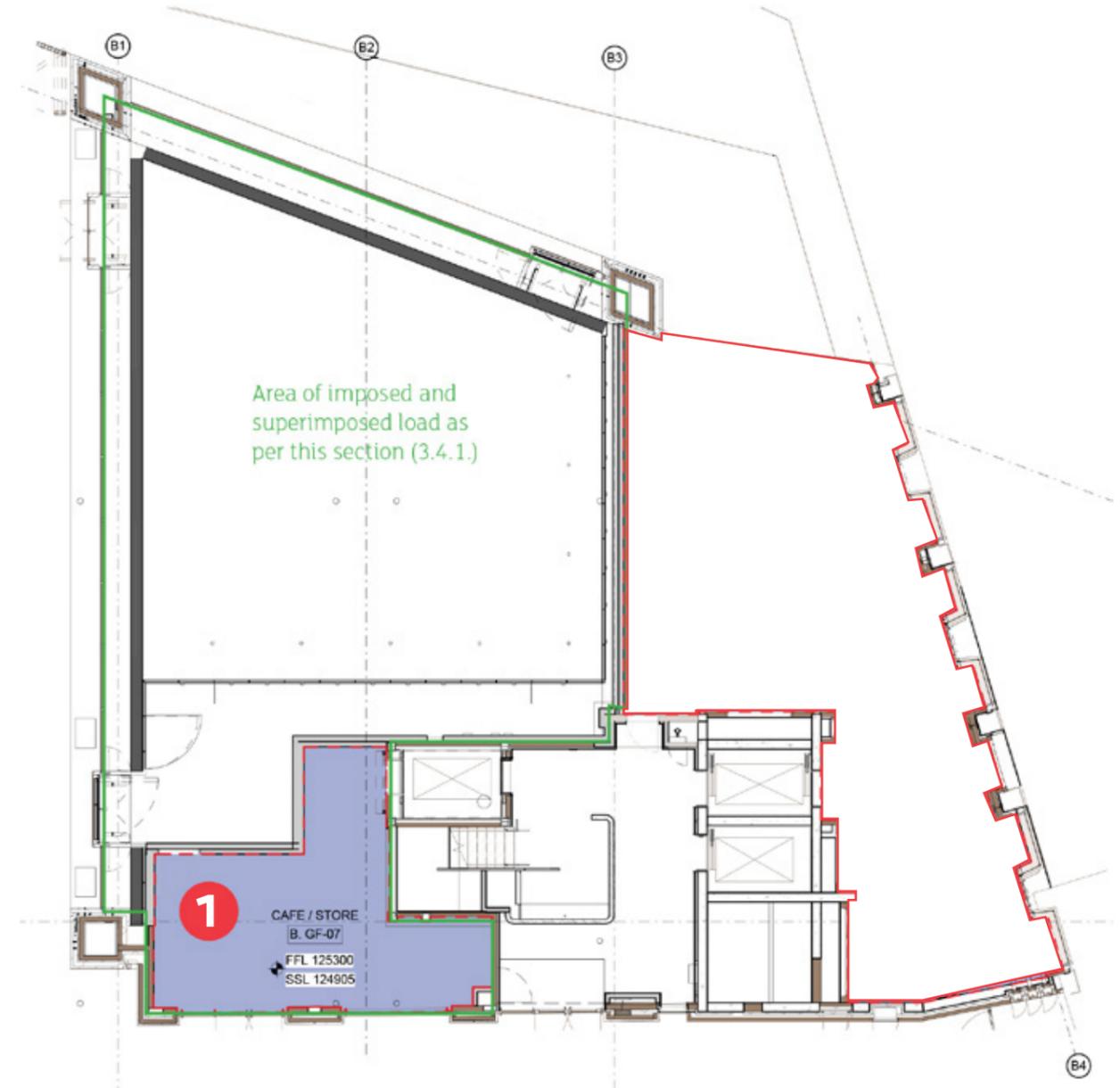
- N/A

## Signage

- Statutory signage only

## Miscellaneous

- Temporary steps and guarding where required



Ground level

KEY

1. Retail Unit

# Detailed proposals - 2 St Giles Square

<p><b>Structural</b> Imposed Load:</p> <ul style="list-style-type: none"> <li>- Uniform Distributed Load <math>q_k</math> 10(kN/m<sup>2</sup>) incl partitions</li> <li>- Concentrated Loads <math>Q_k</math> 15 (kN)</li> <li>- Horizontal Loads on Partitions, Walls and Parapets <math>q_k</math> 3.0k (kN/m)</li> <li>- Frequency N/A</li> <li>- Response Factor N/A</li> <li>- Criteria -</li> </ul> <p>Superimposed Dead Load:</p> <ul style="list-style-type: none"> <li>- Load for Floor Finishes <math>g_k</math> 7 (kN/m<sup>2</sup>)</li> <li>- Nominal Load for Ceiling and Services over <math>g_k</math> 0.5 kN/m<sup>2</sup>)</li> </ul> <p><b>Mechanical</b> Temperature:</p> <p>Winter 21 +/- 2</p> <p>Summer 24 +/- 2</p> <p>Ventilation Rate 10l/s fresh air supply per person</p> <p>Occupancy 1m<sup>2</sup> per person</p> <p>Final loads to suit kitchen consultant information</p> <p>Landlord Installation: Access to intake and exhaust louvres.</p> <ul style="list-style-type: none"> <li>- Metered chilled water flow and return connection (7/12°C), capped at riser.</li> </ul> <p>Rights of access to landlord air intake/ extract required in retail 2</p> <ul style="list-style-type: none"> <li>- Metered LTHW flow and return connection (70/50°C), capped at riser.</li> </ul>	<p>Tenant Installation:</p> <ul style="list-style-type: none"> <li>- Local air handling plant connected to intake and exhaust louvres. Supply and extract ductwork, grilles, dampers, CO2 sensors, insulation, controls etc. as required to create a complete working system.</li> <li>- Extension of the chilled water and LTHW connections to air handling unit coils, FCUs and radiators or trench heaters as desired.</li> </ul> <p><b>Electrical</b></p> <p>Small power 100 W/m<sup>2</sup></p> <p>Landlord Installation</p> <ul style="list-style-type: none"> <li>- Rising busbar with spare tap offs in local riser.</li> <li>- Minimum fire detection and alarm system..</li> </ul> <p>Tenant Installation</p> <ul style="list-style-type: none"> <li>- Containment, Metered distribution boards and power supplies to suit fit out</li> <li>- Modifications / additions to fire alarm and detection system to suit layout.</li> </ul> <p><b>Lighting</b></p> <p>Lighting Power 18 W/m<sup>2</sup></p> <p>Lighting Level 150 lux</p> <p>Landlord Installation</p> <ul style="list-style-type: none"> <li>- Temporary general and emergency lighting.</li> </ul> <p>Tenant Installation</p> <ul style="list-style-type: none"> <li>- All lighting including general, emergency and decorative lighting and associated controls.</li> </ul>	<p><b>Public Health</b></p> <p>Domestic Cold Water Storage 7 l/cover</p> <p>Domestic Hot Water Storage 6 l/cover</p> <p>Landlord Installation</p> <ul style="list-style-type: none"> <li>- Metered and capped domestic hot and cold water supplies.</li> <li>- Sprinkler main with zone valve and single sprinkler head</li> </ul> <p>Tenant Installation</p> <ul style="list-style-type: none"> <li>- All sanitary ware or water consuming equipment such as glass wash. Extension of domestic water services to these items Any water softening or reverse osmosis water treatment required. Trace heating to domestic hot water where required.</li> <li>- Extension of the sprinkler system to suit layout.</li> </ul> <p><b>Acoustic</b></p> <p>For interior noise criteria and any relevant limitations on installed equipment refer to the project acoustic report of this report.</p> <p><b>Security</b></p> <ul style="list-style-type: none"> <li>- As part of fit out</li> </ul> <p><b>Lifts</b></p> <ul style="list-style-type: none"> <li>- Refer to lift specification</li> </ul> <p><b>A/V</b></p> <ul style="list-style-type: none"> <li>- As part of fit out</li> </ul>	<p><b>Telecoms and television</b></p> <ul style="list-style-type: none"> <li>- Capped off services</li> </ul> <p><b>Landlord data</b></p> <ul style="list-style-type: none"> <li>- Data to monitor tenant plant</li> </ul>
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