

56 St Giles High Street



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Room Names & Numbers

Retail Unit / D.GF.O4

Brief

To provide retail units to “base build” standards as defined below

Architectural

Base build SSL to Soffit: 3.915m nom.
 FFL to soffit 3.270m nom.
 Occupancy Level: Limit imposed by fire capacity

Walls

- Fair faced blockwork, unfinished concrete and steel with intumescent paint where visible
- Back of fixed curtain wall system cladded in galvanised steel panels by future cladding contractor
- Inside face of columns, beams, doors fully finished as part of facades package

Partitions

N/A

Floor

Unfinished concrete slab

Ceiling

Exposed soffit

Doors

Fully finished as part of cladding package

Furniture

N/A

Signage

Statutory signage only

Miscellaneous

Temporary steps and guarding where required

Structural

Imposed Load

- Uniform Distributed Load qk 6.5 (kN/m²) incl partitions
- Concentrated Loads Qk 6.5 (kN)
- Horizontal Loads on Partitions, Walls and Parapets qk 1.5 (kN/m)
- Frequency N/A
- Response Factor N/A
- Criteria D1/D2

Superimposed Dead Load

- Load for Floor Finishes gk 4.0 (kN/m²)
- Nominal Load for Ceiling and Services over. gk 0.5 (kN/m²)

Mechanical

Temperature

Winter 22 +/- 2
 Summer 24 +/- 2
 Fresh Air Ventilation Rate 10 l/s/person
 Occupancy 8m²/person

Landlord Installation:

- Natural ventilation openings in facade.
- Metered and capped Chilled water flow and return connection (7/12°C).
- Metered and capped LTHW flow and return connection (70/50°C).

Tenant Installation:

- Air handling equipment including supply and extract ductwork, grilles, dampers, insulation etc if required.
- Extension of the chilled water and LTHW connections to air handling unit coils, FCUs and radiators or trench heaters as desired.

Electrical

Small power 25 W/m²

Landlord Installation

- Electrical supply terminating at local isolator.
- Minimum fire detection and voice alarm system.

Tenant Installation

- Containment, Metered distribution boards and power supplies to suit fit out
- Modifications / additions to fire alarm and detection system to suit layout.

Lighting

Lighting Power 30 W/m²

Lighting Level 600 lux

Landlord Installation

- Temporary general and emergency lighting.

Tenant Installation

- All lighting including general, emergency and display lighting and associated controls.

Public Health

Landlord Installation

- No provision for domestic water or drainage.
- Sprinkler main with zone valve and single sprinkler head

Tenant Installation

- No domestic water or drainage requirements anticipated.
- Extension of the sprinkler system to suit layout.

Acoustic

For interior noise criteria and any relevant limitations on installed equipment refer to the project acoustic report.

Security:

As part of fit out

Lifts:

N/A

A/V:

As part of fitout

Telecoms and television: Capped off services



Ground Floor - Retail unit

KEY

1. Retail unit (56 St Giles High Street)