

28 Denmark Street



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Brief

To review the current condition of 28 Denmark Street and comment upon the findings.

Brief Description of Unit

The unit, spread across four floors, is currently being occupied by Skanska who are completing the construction works of St Giles Circus. The unit is generally in good condition and is being used as a project office, with meeting rooms.

Architectural

Actual plot dimensions TBC via Measured Survey.

Walls

Walls generally appear to be solid masonry construction.

Partitions

Internal partitions (where not solid masonry) appear to be stud frame with plasterboard lining.

Floor

Staircase floor construction appears to be solid concrete with a rubber floor finish. Office floor construction is assumed to be the same although this may be timber deck over the slab, generally with a carpet tile finish.

Ceiling

The ceiling in staircases generally plastered and painted white. Office space and elsewhere is largely a dropped ceiling with a plasterboard lining.

Doors

Doors are standard internal timber doors in most instances, used to form entry through the internal partition, fire rating and acoustic integrity would require further investigation to confirm.

Furniture

There is an array of internal furniture which has been used and presumably owned by Skanska for the project.

Signage

Wayfinding and escape signage as seen within the photos.

Miscellaneous

Nothing to report.

Structural

TBC by Structural Engineer.

Imposed Load:

TBC by Structural Engineer.

Superimposed Dead Load:

TBC by Structural Engineer.

Mechanical

TBC by Mechanical Engineer.

Electrical

TBC by Electrical Engineer.

Lighting

Typical office and bulkhead lighting.

Public Health

TBC by Building Services Engineer.

Photos of 28 Denmark Street



Figure 1 Staircore Photo



Figure 2 Floor Description

Acoustic

TBC by Acoustic Consultant.

Security/AV/WiFi

TBC by Security/AV/IT Consultant.

Lifts

There is an existing lift serving all floors. Condition and service history TBC.