

262
High
Holborn

Retail Specification

Retail specification

1.0 Access & Egress

1.1 Pedestrian access

Both retail units are entered from High Holborn.

1.2 Servicing & Deliveries

Service access is provided to the rear within the Service Yard which is accessed via Holborn Place. Retail units are to receive deliveries from the front of each unit at predetermined time slots, according to the local authority's regulations.

1.3 Means of Escape

Means of Escape from the Basement level of the retail units is to be finalised and provided by the tenants. Temporary access staircases are provided between Ground and Basement floors.

2.0 Floor Loading

2.1 Dead load

Any replacement floor screed to be installed within the retail units should be no thicker (and therefore no heavier) than the existing screed it is to replace to ensure no increase in the load applied to the structure.

2.2 Imposed load

As existing.

3.0 Structure

3.1 Foundations and Superstructure

The existing building's reinforced concrete frame has been retained and strengthened where necessary to support any additional loads proposed by the new scheme. Piled foundations comprising 450mm diameter piles have been provided to support the new stair and lift core and the rear extension columns, in conjunction with the retained elements of the original building which are supported on shallow foundations.

3.2 Ground floor

- Retained reinforced concrete slab between grid lines 4 and 6 with new slab between grid line 4 and the west side of the west retail unit.
- New blockwork wall to west side of the west retail unit and between both units.
- Retained masonry wall to east side of the east unit.

3.3 Basement

- Retained reinforced concrete slab between grid lines 4 and 6 with new slab between grid lines 3 and 4.
- New blockwork perimeter walls surrounding both units.
- Retained concrete wall between both units.

The building is being refurbished and extended in order to provide eight floors of office accommodation with Ground and Lower Ground spaces for retail, whilst maintaining the building's historical identity.

4.0 Floor Heights

4.1 Ground floor

- West retail unit: 2.85-3.31m to underside of beams, 3.59-3.61m to underside of slab.
- East retail unit: 2.80-3.43m to underside of beams, 3.57-3.58m to underside of slab.

4.2 Basement

- West retail unit: 2.19-2.75m to underside of beams, 2.52-3.07m to underside of slab.
- East retail unit: 2.02-2.09m to underside of beams, 2.33-2.38m to underside of slab.

5.0 External Finishes

5.1 North elevation (High Holborn)

Entrance, signage and lighting locations have been agreed with the London Borough of Camden, as part of the discharge of Planning Conditions, and be positioned to work coherently with the 'base building'. All glazed elements and doors have been provided by the Landlord: each retail unit features high quality double glazed curtain walling shop windows with double doors and grey polyester powder coated mullions. Vertical pilasters of Portland stone and brushed stainless steel are placed between the units, and between the west unit and the adjacent office reception. The signage zone sits above the shop windows. Future appearance rules are to be included within a later tenant fit-out guide following the conclusion of the planning conditions discharge process.

5.2 South Elevation (Service Yard)

Polyester powder coated aluminium curtain walling incorporating PPS aluminium ventilation louvres above double steel service doors.

6.0 Internal Finishes

6.1 Walls

White, matte finish emulsion painted blockwork and concrete.

6.2 Floors

Exposed concrete slab allowing for a flooring zone of between 50mm–230mm.

6.3 Columns

Exposed concrete and steel columns with intumescent paint finish.

6.4 Ceilings

Exposed concrete slab, metal decking and steel beams.

7.0 Access and service Lift

7.1 Staircases

Means of Escape from the Basement level of the retail units is to be finalised and provided by the tenants. Temporary access staircases only are provided.

7.2 Lifts

No lifts are provided.

8.0 Refuse

8.1 Storage areas

Refuse bins are to be stored within the retail units. Ventilated enclosures are to be provided by the tenants.

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9.0 Vertical connectivity

9.1 Soft spots

Indicative 'Soft spot' locations have been identified within the ground floor slab to allow connections between the Ground Floor and Basement floor, subject to design by a structural engineer.

10.0 Heating and Cooling

10.1 Provision

Provision for heating and cooling are to be provided by the tenants.

11.0 Ventilation

11.1 Generally

Both retail units are provided with ventilation louvres on the south elevation, facing the service yard.

11.2 Kitchen extract

A 600mm x 600mm capped vertical kitchen extract duct has been installed throughout the building, extending from the Basement of the east unit to roof level. The tenant is to provide all necessary fans, filtration, acoustic attenuation, and other necessary equipment according to the specific requirements of the kitchen.

11.3 Smoke ventilation

Natural smoke ventilation is provided to each unit via smoke break-out panels within the service yard for use by the fire brigade to allow smoke to escape from the basement. In addition, each tenant is required to provide additional area for smoke ventilation between floors - through the accommodation staircases - to provide the total area stipulated in the Fire Strategy. Refer to both the Fire Strategy and Retail Tenant Fit-Out Information for further information.

12.0 Incoming Services

12.1 Water

Two new metered incoming mains water supplies have been provided from the Thames Water network for the retail units which enter them directly at Basement level.

12.2 Natural gas

Two new incoming gas supplies have been provided from the existing gas network two for both retail units. The gas supply shall enter the retail supplies directly into the retail units at Basement level. New utility meters are located within the retail units themselves.

13.0 Drainage

13.1 Provision

Drainage connects to a 225mm sewer outfall, 100mm diameter foul connection and 50mm diameter vent.

14.0 Electrical Services

14.1 Electrical Supply

A new 800kVA transformer has been installed in a dedicated substation on the ground floor level of the building to provide supplies to office tenants, Landlord supplies and the retail units. Each Retail unit is provided with a 200A TPN 400V supply within the unit.

14.2 Electrical load allowance

Each unit is provided with a maximum load allowance of 250 W/m².

15.0 Communications

15.1 Provision

Existing services to the two retail units have been retained or reinstated.

16.0 Lighting

16.1 Provision

A minimal base build lighting scheme has been provided to the retail units to facilitate safe wayfinding, circulation and emergency egress.

17.0 Fire alarm

17.1 Provision

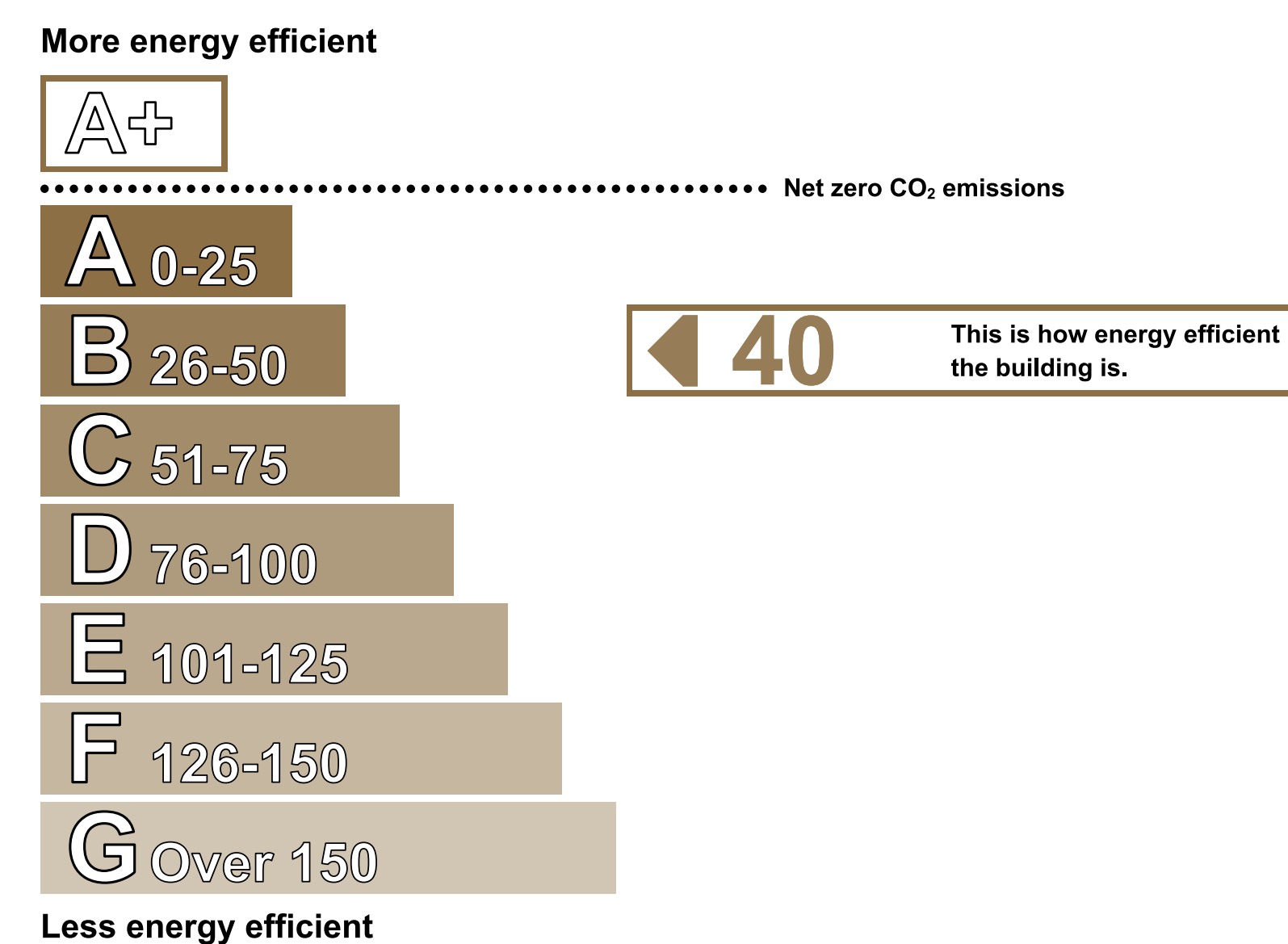
Fire alarm interfaces are provided for integration between the main system, and retail units in line with the 'cause and effect' requirements of the building fire strategy. The retail tenant is responsible for providing the fire alarm which shall connect into the base build system.

18.0 Signage

18.1 Signage zone

Signage is to be incorporated on the High Holborn (north elevation) at high level.

19.0 Energy Performance Asset Rating



West Unit



East Unit



Contact

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Developer



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