



THE POST BUILDING

Retail summary specification

BROCKTON
CAPITAL

OXFORD
AN OMERS COMPANY

Summary specification

STRUCTURAL GRID

New Oxford Street

North / South – typically at 7.5m centres

East / West – typically at 10.0m & 5.2m centres

High Holborn

North / South – typically at 8.5m centres

East / West – typically at 7.0m centres

FLOOR LOADING

Imposed load of 4.0kN/m² plus 4.1kN/m² dead load for services, suspended ceilings and floor finishes.

FLOOR HEIGHTS

Lower Ground

Height to Soffit 4.3m – 5.0m

Height to Typical Beam 3.8m – 4.7m

Ground Floor Double Height Space

Height to Soffit 6.1m – 6.8m

Height to Beam 5.6m – 6.4m

Height to Typical Beam 5.7m – 5.9m

Ground Floor – Below Deck

Height to Soffit 2.8m – 3.4m

Height to Typical Beam 2.5m – 3.2m

EXTERNAL FINISHES

Typically, 3m wide glazed projecting bays between 4m and 5m high with a solid pre-cast concrete base of typically 400mm in height. In between these bays sit 1m wide chamfered darkened stainless steel solid panels with bespoke darkened stainless steel grille infill.

INTERNAL FINISHES

Walls

Emulsion painted concrete to the core and painted blockwork to the dividing walls.

Floors

Exposed concrete slab allowing for a 200mm floor finish zone at Ground and a 90mm zone on the deck.

Columns

Exposed steel and concrete columns.

Ceilings

Exposed concrete soffit to the underside of the 1st floor slab and metal decking and steel beams to the underside of the deck.

DELIVERIES AND GOODS LIFT

Deliveries will be via the loading bay on High Holborn. These deliveries can then be taken to the units, via a direct route across the Lower Ground floor, utilising the dedicated retail goods lift to the North and South of the main building core. The goods lifts are sized for 33-person/2500Kg with a speed of 1.0 m/s.

VERTICAL CONNECTIVITY

Tenant stairs to access the decks can either be installed alongside the deck line or within the deck areas between the structural grids.

HEATING AND COOLING

Individual space allocated in the loading bay area and roof for tenant plant. Alternatively appropriate plant can be located within the demise of each retail unit. Acoustic louvres provided over Dunn's Passage for heat rejection from condenser units.

Heating – 100W/m² – Plant space only

Cooling – 180W/m² – Plant space only

RETAIL

Summary specification

VENTILATION

Ventilation is facilitated through louvres located at the building perimeter on the underside of the 1st floor slab, this has been sized to allow 2.0 l/s per sq m. It is anticipated the tenant ventilation systems will utilise this louvre within fit out designs to provide general ventilation and toilet ventilation requirements, as well as 'make-up' air to any kitchen spaces.

INCOMING SERVICES

Power

Each supply will be terminated at cut out within each retail unit demise. Metering located within each unit. 225W/m² for the large units and 160W/m² for the smaller units. All supplies to be TP+N.

Gas

Large retail units will have the capacity to provide 40m³/hr of dedicated low pressure gas connection (for cooking) per unit. Ducts are installed to each retail unit for future connection by retail tenants.

Water

Each retail unit will have a capped connection direct off the utility main providing 1.5l/s for large units and 0.75l/s for small units. Water meter to be provided internally. Ducts installed to each unit for extension of the water supply by retail tenant. Proposed location of meters is to the rear of each unit.

Drainage

110mm diameter capped off drainage and vent connections for Ground floor units. Drainage for the Lower Ground unit will be via a sump pump.

Communications

Ducts to terminate inside each retail unit.

SPRINKLERS AND FIRE ALARM

The fire alarm will be installed by the tenant and connected to the main building fire alarm system via an interface unit.

A capped off sprinkler supply will be provided into the rear of each unit with a flow switch, alarm and test valve arrangement. This shall be extended and connected to the main building alarm system.

SIGNAGE

Tenant signage will be provided through high level vertical fins incorporated into the cladding and internal hung signage behind shopfronts.

RETAIL

Summary specification

KITCHEN EXTRACT

An extract allowance has been made for up to four commercial kitchens across the Ground and Lower Ground floor retail areas. Each kitchen will be allocated 1,200 × 1,200mm of riser space for a tenant specific extract system to be installed between each unit and discharge at roof level.

REFUSE

A refuse area is located at Lower Ground and accessed via the retail goods lift.

UNITS 5A-5E

These five units benefit from shared back of house including a fully accessible WC and shared landlord air conditioning and ventilation system.