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MEP SUMMARY NOTE

Project	Holborn Project 3a – Retail Unit	**Date**	30/03/23
Note	3a Retail unit - MEP Summary note	**Rev**	Rev 1.0
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This summary note is for the following building within the Holborn Links Estate, owned by Hogarth Properties, and managed by Edmond De Rothschild Real Estate Investment Management (REIM): -

- Norfolk House Retail Unit(s);

This summary note looks to outline the base MEP provisions assumed during the provisional design of the retail units, during the planning submission period, for the purpose of identifying targets/ limitations for incoming retail tenants.

Utilities:

- Incoming gas is retained to larger retail unit for the provision of cooking only;
- Electrical supply:
  - Existing 100A 3-phase retained for larger unit;
  - New 100A incoming 1-phase for smaller unit;
- Incoming Water – shall be split to serve the 2no units.

Ventilation:

- Within small unit fresh air provision is based on circa 1person per 4m^2 @ 10l/s/person;
  - Fresh air and extract air through rear flat roof;
- Within large unit fresh air provision is based on circa 1person per 4m^2 @ 10l/s/person for 80% of floor plate, with 2.5m3/s extract (and make up air provision) allowed for catering provision.
  - Assumes all fresh air through rear flat roof;
  - Kitchen extract conveyed to roof level;
  - General extract into light well

Heating and Cooling:

- Assumed to be via wall mounted DX/ mini VRF systems with condenser units within external light well at B1. For purposes of acoustic study the following units were assumed:
  - 1no Mitsubishi SP112 unit for smaller unit;
  - 1no Mitsubishi SP112 unit and 2no Mitsubishi SP140 units for the larger unit;

Services routing through larger unit:

To facilitate connection to utilities and make use of the light well the following services are proposed to route through the larger unit to/ from the smaller unit: Waste Drainage, domestic water & refrigerant pipework.

General energy Efficiency measures proposed:

- Both retail units shall target an EPC of B
- Assumes lighting fit out will be complete with controls and high efficiency LED lighting;
- Heating and hot water is via electric means, and where possible via air source heat pumps.