

5.14 UNIT TENANCY TYPES
MINIMAL IMPACT ON EXISTING STRUCTURE



Proposed Restaurant Unit and Public Realm



Le Dauphin, Paris. Uninterrupted soffit free of fixings.



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5.15 SERVICING STRATEGY

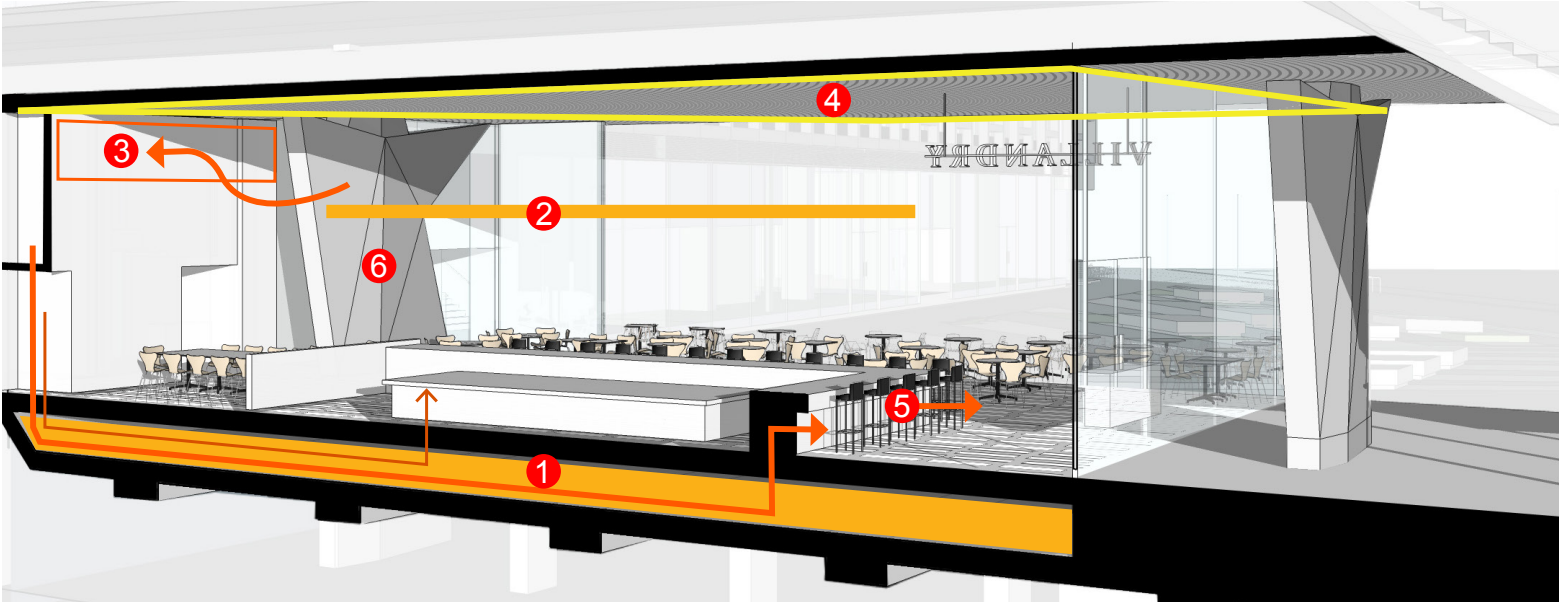
The Applicant's vision for the services strategy in respect to the restaurant fit-out is the requirement to touch the exposed bridge soffit 'as lightly as possible'.

This manifests as key heritage requirements:

- Clear and very transparent frameless glazing which extends the full height to the underside of bridge with no visible fixings. No ventilation / signage fascia at top.
- No high level obstructions or suspended elements that obscure the key detail where the head of columns meet the bridge underside.
- Leave concrete ribbed soffit to bridge untouched, with no surface mounted features. Any above-head elements are suspended below and kept within a slim and minimal profile.

The existing basement slab sits ~1.2m below ground level providing a substantial build-up that can accommodate distribution of services at floor level. The base-build assumes a 500mm void below a raised floor.

The proposed retail unit connects into consented back of house retail areas included within Application 1. This fully anticipated the addition of the restaurant area within the final scheme and therefore all the basement waste, and loading requirements were sized and designed accordingly. As such there is no change required to the assumptions on loading, deliveries and waste within the rest of the scheme with the addition of this area.



KEY FEATURES

- 1 Services and Ventilation distribution from raised floor
- 2 Lighting and sprinklers on specially designed suspended slimline aluminium frame or similar solution, subject to final arrangement to suit tenant layout.
- 3 Extract at high level into back wall
- 4 Ceiling is a key heritage feature and to be left exposed - Acoustic absorbent material to be limited to furniture, low-counters & vertical 'services' wall. Absorbent ceiling panels are not to be used.
- 5 Displacement ventilation supply from integrated central counter
- 6 Piloti landlord lighting strategy: Floor recessed uplights to each piloti. Linear lighting around capital to uplight ceiling. Lighting strategy to match exterior piloti.

