vortex

DOWNLEY ROAD ■ HAVANT ■ P09 2JD

TECHNICAL INFORMATION PACK

CONTENTS

OVERVIEW

Havant is a well-established South Coast industrial location with excellent transport links. The property is situated on Downley Road, close to the A27 (1.7 miles) and the A3 (2.5 miles), offering fast access to the M27 and key hubs such as Portsmouth and Southampton.

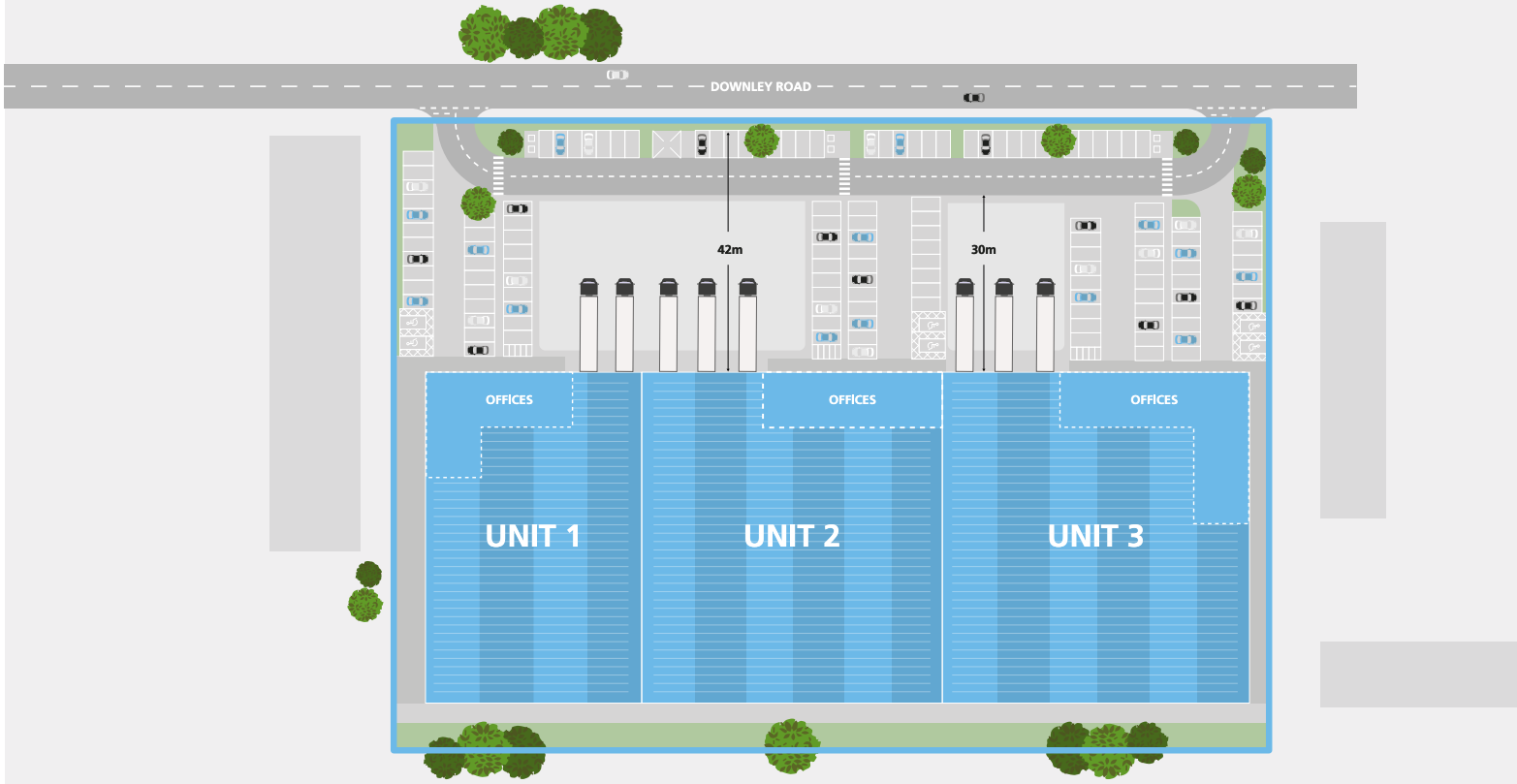
CONTENTS

OVERVIEW

- 2/3 LEVEL ACCESS DOORS
- 8.5M INTERNAL CLEAR HEIGHT
- 50KN/M2 FLOOR LOADING
- UP TO 42M SECURE YARD
- UP TO 1 MVA POWER SUPPLY
- OFFICE VRF HEATING AND COOLING
- STAFF WELFARE ACCOMMODATION
- EV CHARGING POINTS
- 116 CAR PARKING SPACES
- BREEAM TARGET OUTSTANDING
- SOLAR PANELS FITTED TO ROOF
- TARGETING NET ZERO CARBON IN CONSTRUCTION

CONTENTS

SITEPLAN



GIA (GROSS INTERNAL AREA)

UNIT 1	sq ft	sq m
Warehouse	24,545	2,280
First Floor Offices	4,035	365
Total	**28,580**	**2,655**

UNIT 2	sq ft	sq m
Warehouse	33,265	3,090
First Floor Offices	3,275	304
Total	**36,540**	**3,394**

UNIT 3	sq ft	sq m
Warehouse	34,375	3,194
First Floor Offices	5,580	518
Total	**39,955**	**3,712**

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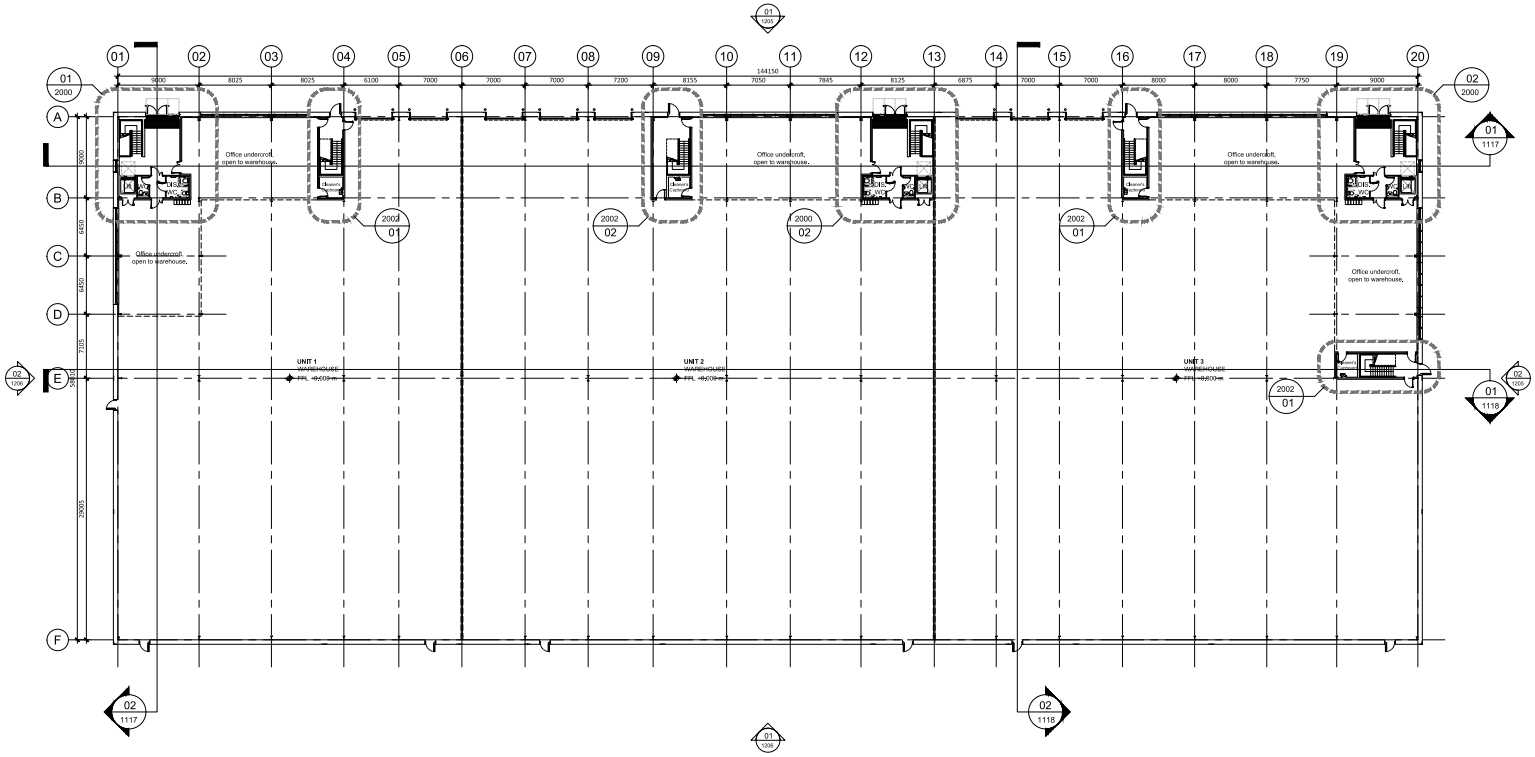
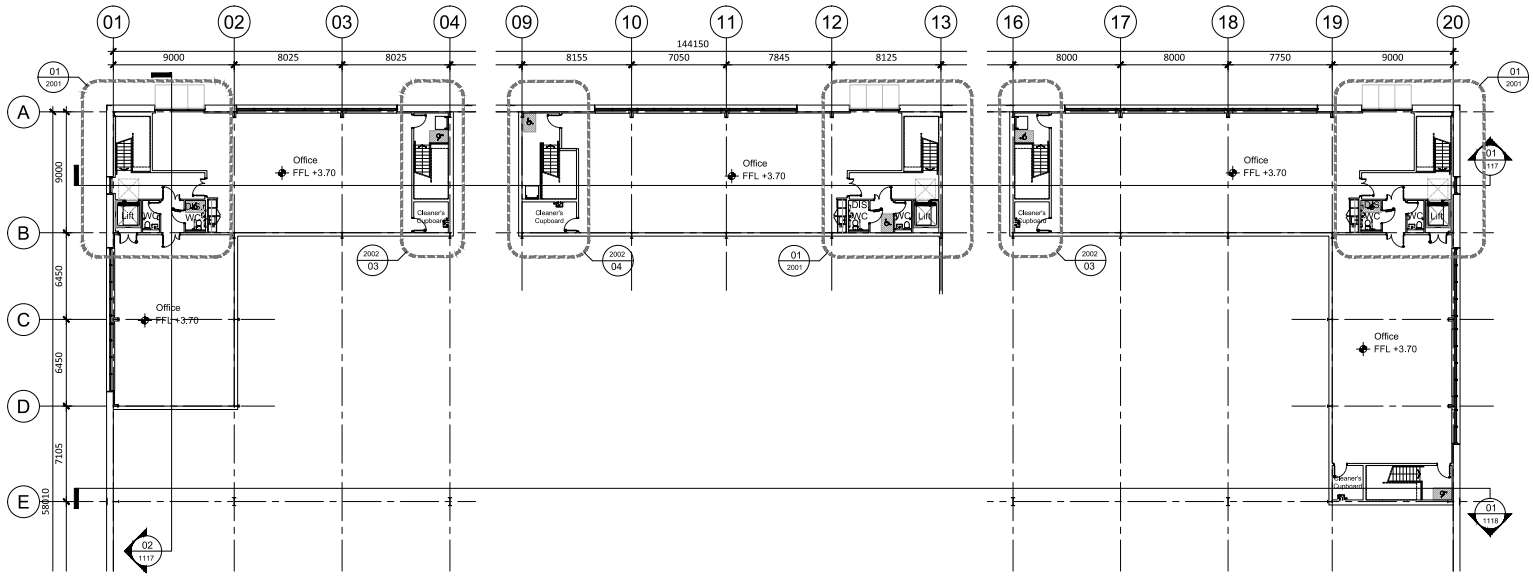
FLOOR PLAN: GROUND FLOOR



CONTENTS

FLOOR PLAN: FIRST FLOOR



01 Unit 1 - First Floor GA Plan

02 Unit 2 - First Floor GA Plan

03 Unit 3 - First Floor GA Plan

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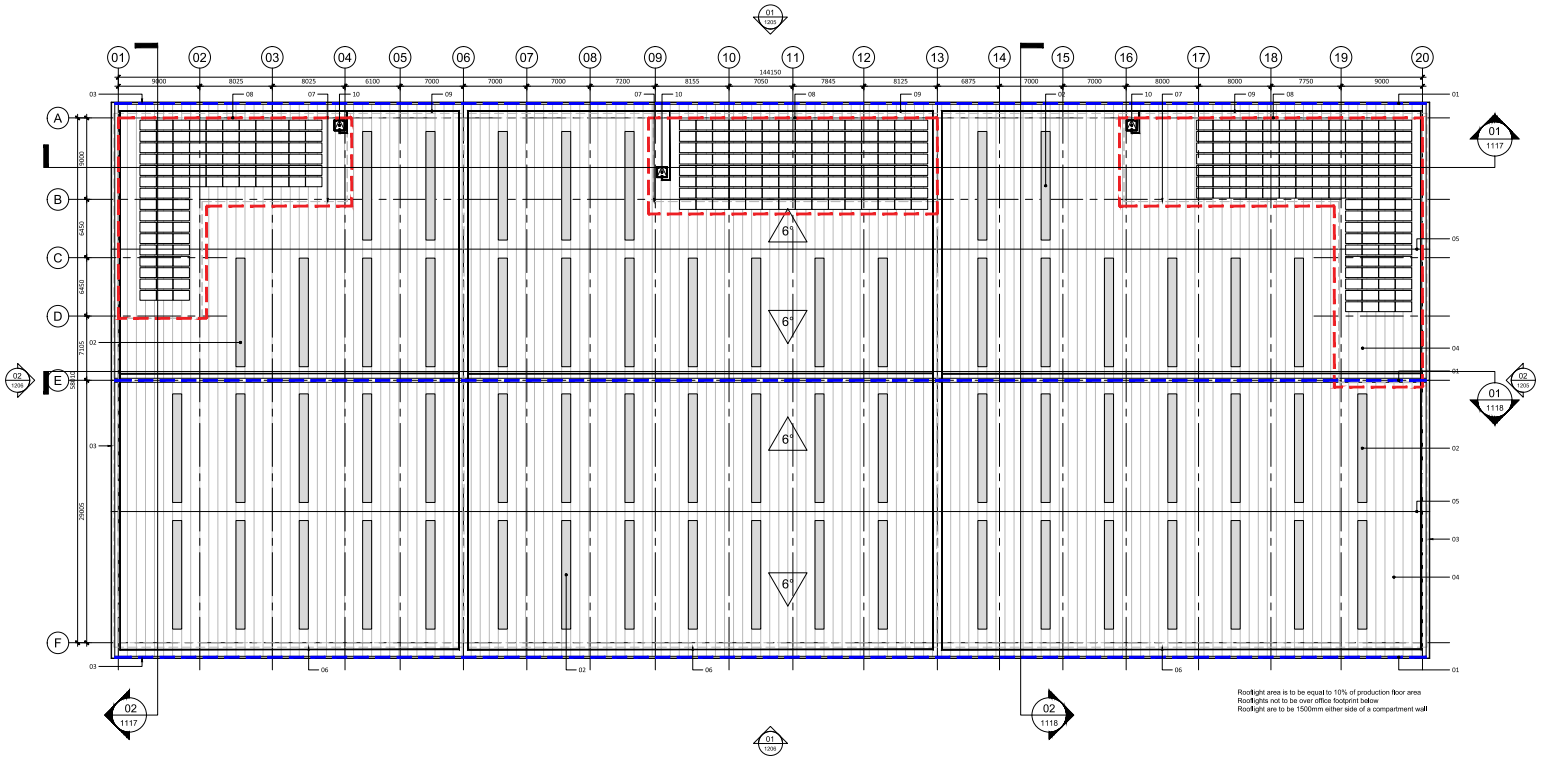
ROOF PLAN



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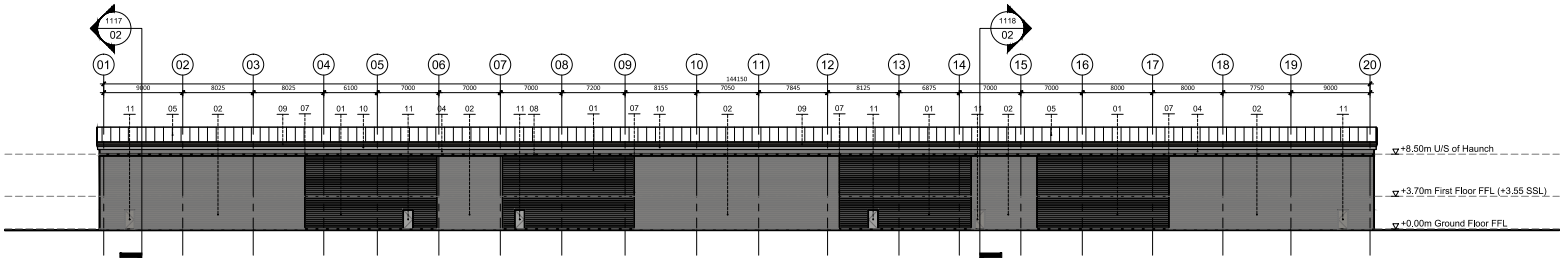
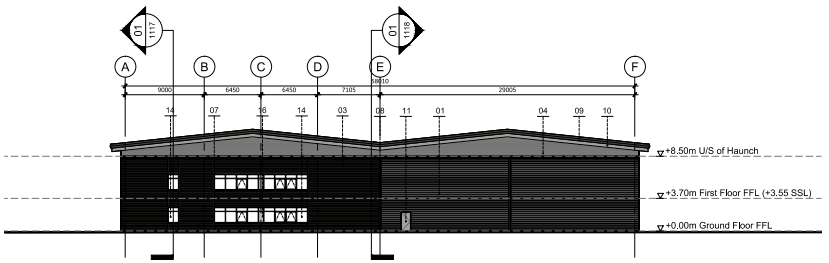
ELEVATIONS



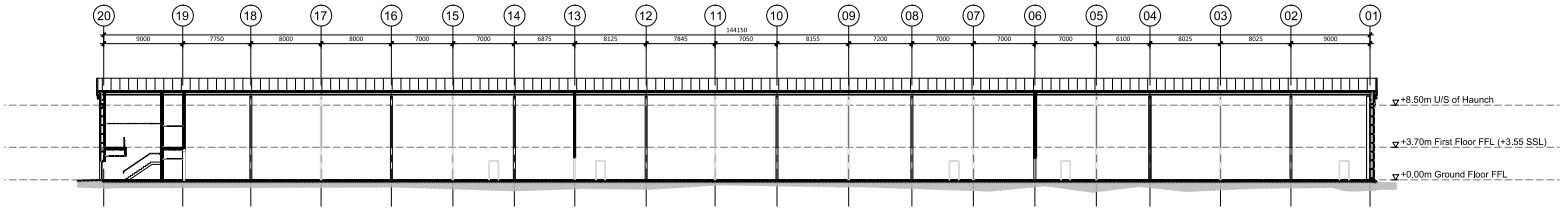
01 Proposed East Elevation
1:250 @ A1



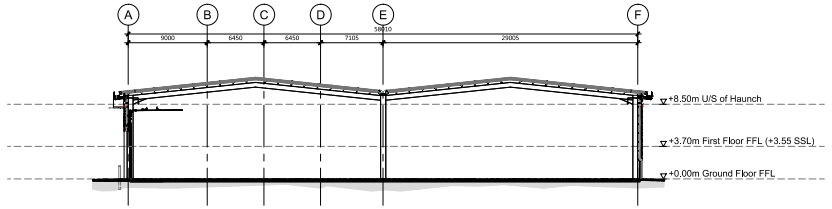
02 Proposed South Elevation
1:250 @ A1

CONTENTS

ELEVATIONS



01 Proposed Section C-C
1:250 @ A1



02 Proposed Section D-D
1:250 @ A1

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DEMISE PLAN

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SERVICES

ELECTRIC

Each unit has a 250 kVA power supply.
Up to 1MVA available across the scheme.

GAS

700KW or 65m3/hour.

WATER

25mm supply which will give a nominal flow rate of 3.6m3/hour or 1Litre/sec.

PV PANELS

PV panels are required on the roofs of the units by the Council to comply with the planning policy and Energy strategy for approximately 15% of the energy consumption.

Panels to be 250wp monocrystalline PV panels (1638 x 982mm) with modular efficiency of 15.5% and a solar efficiency of 95%.

PV Panels to comply with the energy requirements set out in the planning approved report.

CONTENTS

PROJECT TEAM

DEVELOPER
Canmoor

PROJECT MANAGER
Quartz

CONTRACTOR
Ventry Construction

ARCHITECT
Hale Architecture Ltd

LETTINGS TEAM
DTRE and Lambert Smith Hampton

LEGAL TEAM
Pinsent Masons

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PLANNING CONSENT

Havant BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9244 6019

www.havant.gov.uk

Mrs Fellows
Fellows Planning Limited
62 Carmarthen Avenue
Drayton
Portsmouth
PO6 2AQ

For: Mr Hughes
Royal London Property Fund

The Town and Country Planning (Development Management Procedure) (England) Order 2015
Grant of Planning Permission

Application Number: APP/24/00606
Site Address: 8 Downley Road, Havant, PO9 2JD
Proposal: Demolition of existing buildings and redevelopment of the industrial site comprising of a single industrial building, split into three units having a flexible set of mixed industrial uses. This includes use classes E(g) (iii), B2 and B8 along with ancillary offices, car parking, yard areas, soft landscaping and associated infrastructure.

Further to your application received on 26 July 2024, Havant Borough Council, as Local Planning Authority **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

(i) The plans and other documents submitted with regard to your application; and

(ii) The following conditions:

Conditions:

1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Our Ref: APP/24/00606

Landscape & Ecological Specification & Management Plan 08.07.24 FPCR - Original Submission – Uploaded 07/08/2024
12241 BNG Report (Rev C January 2025) - Revised Submission -17.01.25
Lighting Report 0465-ESC-00-ZZ-RP-Z-0016 P2 ESC - Original Submission – Uploaded 07/08/2024
Lighting plan 0000-ESC-00-ZZ-DR-E-2100 P2 ESC - Revised Submission -22.01.25
Sustainability Statement Rev 3 ESC - Original Submission – Uploaded 07/08/2024
BREEAM Pre-Assessment V6 ESC - Original Submission – Uploaded 07/08/2024
Planning Energy Statement ESC - Original Submission – Uploaded 07/08/2024
SO1 Revision T1 Proposed Foundation Design T&L Constructing Ltd - Submission -22.01.25
425.065366.00001 AT SK04 REVISION D - Proposed Site and Egress Plan SLR (Vectos) - Submission -22.01.25
Downley Road Speed Survey Results - 15th January 2025 SLR (Vectos) - Submission -17.01.25
Parking Survey Results/Photos Highway Technical Note (SLR) 24.12.24 SLR (Vectos) – Uploaded 10/01/2025
Construction Management Plan (CMP) and Associated Appendices and pre-condition survey Metro - Revised Submission -30.10.24
Walking and Cycling Assessment Rev 04 (October 2024) SLR (Vectos) - Submission -16.10.24 – Uploaded 17/10/2024
SK0050 PO1 Unprotected Area North & South Elevations Hale Architecture Response to Building Control question - Submission -17.09.24
SK0050 PO2 Unprotected Area North & South Elevations Site Plan Hale Architecture Response to Building Control question - Submission -17.09.24
Flood Risk Assessment and Drainage Strategy (24-011-CAN Downley Road, Havant) – Revised submission uploaded 21/03/2025
I&L response to LLFA consultation comments (2) uploaded 10/04/2025
Proposed Drainage Plan 24-011-I&L D00 P4
Reason: - To ensure provision of a satisfactory development.

3 Development shall proceed in accordance with the ecological avoidance, mitigation, and enhancement measures as detailed in the Ecological Appraisal (FPCR, July 2024) unless otherwise agreed in writing by the Local Planning Authority.
Reason: to provide ecological protection and enhancement in accordance with the Environment Act 2021, Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

4 The Biodiversity Gain Plan shall be prepared in accordance with the Ecological Appraisal (FPCR, January 2025), BNG report (FPCR, January 2025) and BNG Statutory Metric (FPCR, January 2025), unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interest of securing biodiversity net gain (BNG) and having regard to the BNG hierarchy and policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework and Schedule 7A of the Town and Country Planning Act 1990. This decision is subject to a deemed pre-commencement BNG condition requiring a Biodiversity Gain Plan as required by legislation.

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425.065366.00001 AT SK04 REVISION D - Proposed Site and Egress Plan SLR (Vectos) - Submission -22.01.25
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Our Ref: APP/24/00606

5 No development above slab level shall commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:
(a) a non-technical summary;
(b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
(c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
(d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
(e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, has been submitted to, and approved in writing by, the local planning authority, unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interest of securing biodiversity net gain (BNG) and policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework and Schedule 7A of the Town and Country Planning Act 1990. This is a pre-commencement condition as it relates to the deemed BNG condition requiring a Biodiversity Gain Plan as required by legislation and therefore goes to the heart of the permission.

6 Notice in writing shall be given to the Council when the:
(a) HMMP has been implemented; and
(b) habitat creation and enhancement works as set out in the HMMP have been completed.
Reason: In the interest of securing and monitoring biodiversity net gain (BNG) and policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework and Schedule 7A of the Town and Country Planning Act 1990.

7 a) Where the approved HMMP under Condition 5 proposes offsite habitat creation and/or offsite habitat enhancement works, the commercial units hereby permitted shall not be occupied until evidence that such works have been secured and/or delivered in accordance with the HMMP has been submitted to, and approved in writing by the Local Planning Authority.
(b) Where the approved HMMP under Condition 5 proposes onsite habitat creation and/or onsite habitat enhancement works, these works shall be carried out in full accordance with the approved details either prior to the first occupation of the commercial units hereby permitted or within the first planting season thereafter. Evidence of the completed onsite habitat works shall be submitted to the Local Planning Authority within 1 month of the completion of these works. In order to discharge this condition, the evidence must be approved in writing by the Local Planning Authority.
Reason: In the interest of securing and monitoring biodiversity net gain (BNG) and policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework and Schedule 7A of the Town and Country Planning Act 1990.

8 The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.
Reason: In the interest of securing biodiversity net gain (BNG) and policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework and Schedule 7A of the Town and Country Planning Act 1990.

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9 Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP
Reason: In the interest of securing and monitoring biodiversity net gain (BNG) and policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework and Schedule 7A of the Town and Country Planning Act 1990.

10 Within 6 months of any part of the development first becoming occupied (unless an alternative timescale has been agreed in writing by the Local Planning Authority), written documentary evidence proving that the development has achieved at minimum 'Excellent' against the BREEAM Standard in the form of post construction assessment and certificate as issued by a legitimate BREEAM certification body shall be submitted to the Local Planning Authority for its approval.
Reason: To ensure the development contributes to sustainable construction in accordance with Policy CS4 of the Havant Borough Local Plan (Core Strategy) 2011.

11 Prior to the first occupation of each industrial unit, an acoustic assessment to show that the rating level of any plant and equipment, as part of their unit, will meet the 'Noise Rating Level at nearest dwelling LAeq' as stipulated in the Hoare Lea Noise impact assessment Rev01 date July 2024 under Table 7 (A further correction would be applicable if the plant contains distinguishing features, as per BS4142:2014 guidance), shall be submitted to and approved in writing by the Local Planning Authority. The assessment must be carried out by a suitably qualified acoustic consultant / engineer and be in accordance with BS4142: 2014 Methods for rating and assessing industrial and commercial sound. Background levels have already been established in the forementioned assessment. Thereafter, there shall be no additional plant installed without prior agreement in writing by the Local Planning Authority.
Reason: To ensure the amenities of nearby residential properties are not impacted upon by any external noise levels and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

12 Prior to the first occupation of each industrial unit, the building envelope shall meet the requirements of the Hoare Lea Noise Assessment with regard to the stipulated minimum sound insulation performance and therefore sound insulation measures shall be retained in accordance with these requirements.
Reason: To ensure the amenities of nearby residential properties are not impacted upon by any external noise levels and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

13 There shall be no piling carried out on site unless a detailed methodology has been submitted to and approved in writing by the Local Planning Authority. The methodology should seek the least intrusive noise and vibration method of piling and shall detail proposed mitigation methods to be employed, to ensure minimal impact on the nearest residential receptors and minimise the risks to groundwater quality.
Reason: To safeguard the amenities of the locality and in the interests of safeguarding ground water quality and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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14 There shall be no external lighting installed on site other than that on the approved documents Lighting Report 0465-ESC-00-ZZ-RP-Z-0016 P2 ESC - Original Submission -08.07.24 and Lighting plan 0000-ESC-00-ZZ-DR-E-2100 P2 ESC - Revised Submission -22.01.25, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To protect the occupants of nearby residential properties, from any light disturbance / nuisance, and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

15 Prior to each occupation of each of the units, a full Operational Management Plan (OMP) shall be submitted to and approved in writing by Local Planning Authority in consultation with the County Highway Authority. This should set out the peak hour HGV trip generation for each associated unit and the associated HGV routeing. The OMP shall also provide a commitment to allow the formal variation of the OMP for each industrial unit should the operational needs vary from the operation and use of the units that have previously been assessed and secured.
Reason: In the interests of Highway Safety and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

16 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the buildings and for hard landscaping have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

17 The soft landscaping scheme shall be carried out in full accordance with the approved plans 24-042-06-P07 A0 Planting Plan BEA Landscaping - Submission -08.01.25 and Landscape & Ecological Specification & Management Plan 08.07.24 by FPCR, prior to the first occupation of the development or within the first available planting season following the first occupation of the development. Thereafter the soft landscaping shall be maintained in accordance with Landscape & Ecological Specification & Management Plan 08.07.24 by FPCR unless otherwise agreed in writing by the Local Planning Authority. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season, unless agreed in writing by the Local Planning Authority.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

18 Prior to any construction or groundwork commencing on the site the approved tree protective measures, including fencing and ground protection, as shown within the Tree Retention & Removal Plan and Tree Protection Plan prepared by BEA Landscaping. No arboricultural works shall be carried out to trees other than those specified and in accordance with the submitted Arboricultural Method Statement prepared by BEA Landscaping. Within the fenced area(s), there shall be no excavations, storage of materials or machinery, parking of vehicles or fires.
Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the objectives of the National Planning Policy Framework and Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

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19 Reasonable vigilance for the presence of contamination and soil hazards shall be maintained during all groundwork. In the event that any or any significant buried waste material or suspected contamination is encountered (e.g. significant made soils, or any obviously contaminated, stained, discoloured or odourous soil/groundwater); works in affected areas of the site shall cease until the Local Planning Authority has been notified of the discovery and a scheme to deal with the risks associated with the suspected contamination has been submitted to and approved in writing by the Local Planning Authority.
The scheme may take a proportionate approach to the degree of formality adopted and may comprise separate results / reports / statements as appropriate, but unless specifically excluded by agreement shall include;
1) Investigation in the vicinity of the suspect material, sufficient to characterise it's nature, likely extent & mobility,
2) An appropriate assessment of the risks to all receptors that may be affected, based upon 1), and;
3) Where potentially unacceptable risks are identified by 2), a Remediation / Risk Management Strategy that includes appropriately considered remedial objectives and clearly defined proposals for achieving these, having due regard to sustainability
All investigation, assessments & other actions required by 1)-3) above (and B, below) shall be undertaken & documented by competent persons, and the findings presented in a written format. The scheme shall be implemented as approved.
Prior to the occupation of any relevant part of the permitted development, EITHER of the following shall be submitted to the Local Planning Authority;
A) A written statement confirming that no suspected contamination was identified during development, OR;
B) Documentation in accordance with 1) & 2) above; together with a Verification Report (where appropriate) which demonstrates that the agreed remediation objectives (3)) have been met.
Reason: Site investigation has concluded that there remains a risk that discrete deposits of contaminating material / contaminated soils which have not been intercepted by the initial intrusive works could still be present at the site, and that such deposits could potentially pose a risk to future occupiers of the site or to the local water environment. This is in line with Policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011, DM17 of the Havant Borough Local Plan (Allocations) [2014], and the National Planning Policy Framework.

20 The approved lines of site splays on 425.065366.00001_AT_SK02 Rev C and 425.065366.00001_AT_SK04 Rev D shall be provided prior to the first occupation of the site and shall be kept free of any obstruction exceeding 0.6m in height above the adjacent carriageway thereafter.
Reason: In the interest of highway safety and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

21 The development shall be carried out in strict accordance with the submitted Construction Management Plan (CMP) and Associated Appendices prepared by Metro (submitted 30.10.24) and the agreed Framework Construction Traffic Management Plan (ref DPP_1592_R0) dated 08 October 2024, unless otherwise agreed in writing by the Local Planning Authority. Should at anytime the appointed principal contractor change, the Local Planning Authority and Council's Environmental Health Team shall be notified in writing prior to a new principal contractor starting on site and shall be provided with the relevant contact details.
Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

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22 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or in any other statutory instrument amending, revoking and re-enacting that Order, the building hereby permitted shall be used for Use Classes E(g) (iii), B2 and B8 along with ancillary offices and for no other purpose. The floor areas of the ancillary offices shall not be increased without prior agreement of the Local Planning Authority in writing.
Reason: To safeguard the amenities of the locality and in the interests of ensuring sufficient parking provision and having due regard to policies CS16 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

23 The development shall be carried out in full accordance with the submitted Flood Risk Assessment and Drainage Strategy (24-011-CAN Downley Road, Havant) uploaded 21/03/2025, I&L response to LLFA consultation comments (2) uploaded 10/04/2025 and Proposed Drainage Plan 24-011-I&L D00 P4, unless otherwise approved in writing by the Local Planning Authority.
Reason: To ensure that the site is adequately drained and having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

24 Details for the long term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the Units. The submitted details shall include;
a. Maintenance schedules for each drainage feature type and ownership
b. Details of protection measures
Reason: To ensure that the site is adequately drained and having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

Other Important Information:

(1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.

(2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.co.uk

(3) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning and Development service at the Plaza or by telephoning 023 9244 6015.

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PLANNING CONSENT

(1) In accordance with paragraphs 39-51 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

You sought and were provided with pre-application advice,

You were updated about issues after the initial site visit,

(2) · All deliveries to and removal of materials, plant, equipment, machinery, and waste from the site must only take place within the permitted working hours.
· The use of any site lighting, whether required for safe working or for security purposes, must be used in such a manner to ensure no impact on any nearby residential receptors.
· All vehicles working on the site, that require them, are to be fitted with 'broadband' or 'white noise' reversing alarms.
· It should also be noted that besides the keeping of haul roads damp during dry weather conditions, any areas where tracked excavators, and the like are working, must be always kept damp.

(3) Please refer to the Asset Protection informatives appended to National Rail's consultation response.

Steve Weaver

Steve Weaver
Development Manager

08 May 2025

Our Ref: APP/24/00606

TOWN AND COUNTRY PLANNING ACT 1990

NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS

- These notes are for information only and do not purport to set out the law on the subject.
- Only the applicant possesses the right of appeal.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- If this is a decision to refuse consent to work on a tree which is subject to a Tree Preservation Order and you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice.
- If this is a decision to refuse any other type of application and you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- **Appeals can be made online at:** https://www.gov.uk/appeal-householder-planning-decision for householder applications; https://www.gov.uk/appeal-planning-decision for full applications; https://www.gov.uk/planning-inspectorate for anything else.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Our Ref: APP/24/00606

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PLANNING CONSENT

IMPORTANT NOTICE FOR APPLICANTS WITH REGARD TO BUILDING REGULATIONS

This notice only relates to the decision of Havant Borough Council under the Town and Country Planning Acts. It does not relate to any other application that may be required any other Act, Regulation, Byelaw or Order where the Council's approval may be needed.

For further guidance as the need for consent under the Building Regulations, please telephone Havant Borough Council's Building Control team on:

023 9244 6571

Our Ref: APP/24/00606

Southern Gas advisory note

In June 2021 SGN issued a comprehensive advisory note

There are a number of risks created by built over gas mains and services; these are:

- Pipework loading - pipes are at risk from loads applied by the new structure and are more susceptible to interference damage.
- Gas entry into buildings - pipework proximity increases risk of gas entry in buildings. Leaks arising from previous external pipework able to track directly into main building from unsealed entry.
- Occupier safety - lack or no fire resistance of pipework, fittings, or meter installation. Means of escape could be impeded by an enclosed meter.

Please note therefore, if you plan to dig, or carry out building work to a property, site, or public highway within our gas network, you must:

1. Check your proposals against the information held at https://www.linesearchbeforeudig.co.uk/ to assess any risk associated with your development and
2. Contact our Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone us with general plant protection queries. See our contact details below:

Phone: 0800 912 1722 / Email: plantlocation@sgn.co.uk

In the event of an overbuild on our gas network, the pipework must be altered, you may be temporarily disconnected, and your insurance may be invalidated.

Further information on safe digging practices can be found here:

- Our free Damage Prevention e-Learning only takes 10-15 minutes to complete and highlights the importance of working safely near gas pipelines, giving clear guidance on what to do and who to contact before starting any work https://www.sgn.co.uk/damage-prevention

- Further information can also be found here https://www.sgn.co.uk/help-and-advice/digging-safely

SGN personnel will contact you accordingly.

Our Ref: APP/24/00606

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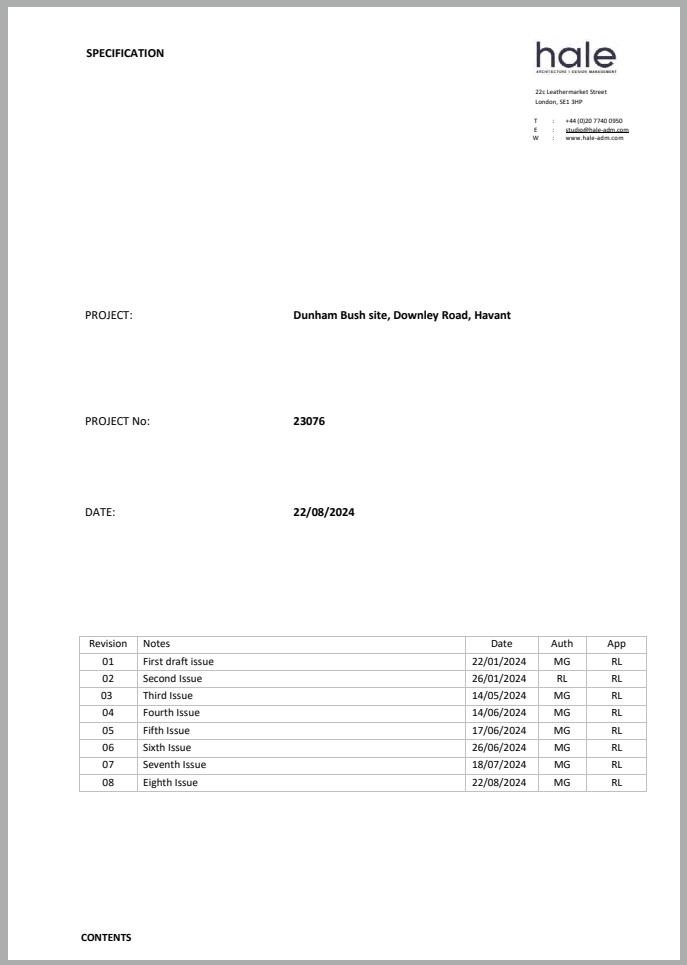

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hale
ARCHITECTURE + DESIGN MANAGEMENT

22c Leathermarket Street
London, SE1 3HP

T : +44 (0)20 7740 0950
E : studio@hale-adm.com
W : www.hale-adm.com

PROJECT: **Dunham Bush site, Downley Road, Havant**

PROJECT No: **23076**

DATE: **22/08/2024**

Revision	Notes	Date	Auth	App
01	First draft issue	22/01/2024	MG	RL
02	Second Issue	26/01/2024	RL	RL
03	Third Issue	14/05/2024	MG	RL
04	Fourth Issue	14/06/2024	MG	RL
05	Fifth Issue	17/06/2024	MG	RL
06	Sixth Issue	26/06/2024	MG	RL
07	Seventh Issue	18/07/2024	MG	RL
08	Eighth Issue	22/08/2024	MG	RL

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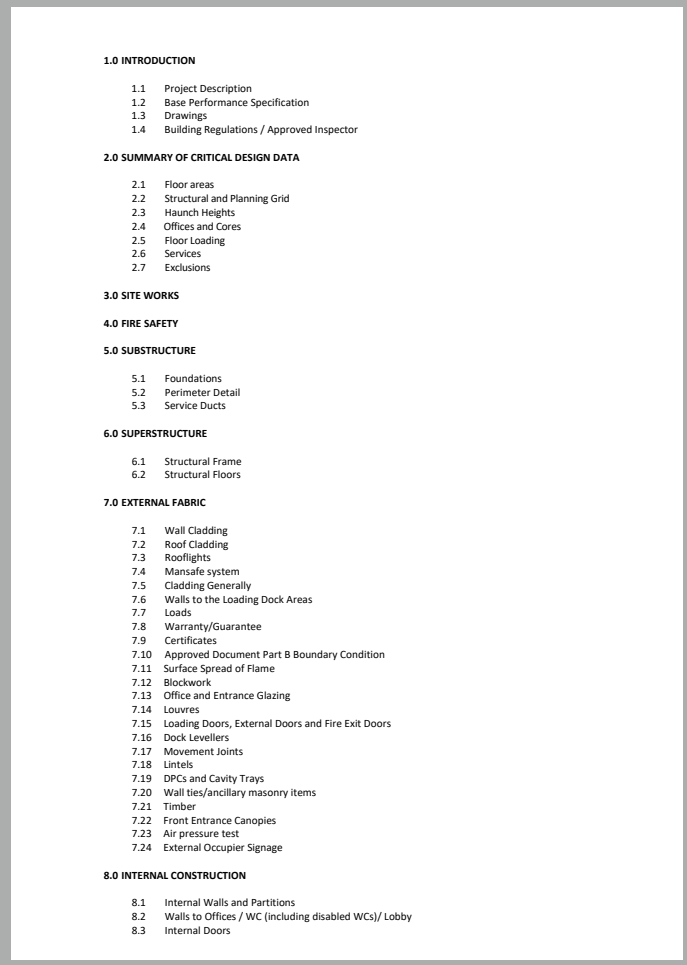

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1.0 INTRODUCTION

1.1 Project Description
A new detached light industrial/warehouse building split into three attached units with ancillary offices, car parking and service yard areas at Downley Road, Havant.

1.2 Base Performance Specification
This performance specification is a description of the scope and quality of the work to be carried out. The quality of the work will be supported by identifiable samples where necessary during the construction of the works.

The work will be designed and constructed in accordance with the latest edition of relevant Acts of Parliament and Regulations made under current British BS or BS EN Codes of Practice and Standards, Fire Regulations, Health and Safety legislation, the regulations and standards of local Service Authorities and other enforceable regulations applicable to the design and construction of the development. Current shall mean current at the time of tender submission of the works.

Where any work cannot be benchmarked or assessed against current legislation, statutory provisions, local by-laws, or British Standards, Codes of Practice, or where the interpretation of same leads to ambiguity, then the work will comply with any appropriate manufacturers Trade Association, Federation Guidelines and, or practice notes, applicable to the work in question.

The new services installation will be designed, installed, controlled and commissioned in accordance with the current recommendations of the Chartered Institute of Building Services Engineers and the 17th Edition of the IEE Wiring Regulations.

The design and construction of any temporary works required will comply with BS 5975:2019, and will be subject to the approval of the Structural Engineer and Building Control Officer / Approved Inspector.

1.3 Drawings
The following form part of and are to be read in conjunction with, this specification.

(PL) Planning Drawings
See drawing issue register (for full planning application and Section 73 including consultant's information)
(T) Tender Drawings
See drawing issue register.

1.4 Building Regulations / Approved Inspector

1.4.1 **The Main Contractor shall:**

- Obtain approvals under the Building Regulations for any elements of work within this Building Contract requiring compliance. Submit to the Local Authority/Approved Inspector all relevant information on materials, fixings and the like together with calculations and other information necessary to confirm structural integrity and other compliance with Building Regulations.
- Employ a project Approved Inspector / Building Control Officer.
- Carry out any and all terms required by the Approved Inspector / Building Control Officer.
- Confirm resistance to the spread of flame, integrity of any compartmental walls or floors and protected areas and the fire-stopping of concealed spaces and joints between elements of structure conform to the Building Regulations.
- Carry out tests if required by the Local Authority or Approved Inspector.
- Produce and manage a Building Regulation tracker recording the iterative reviews and comments raised by the Approved Inspector and present this to the EA at each Project Team Meeting.
- Obtain the Building Regulations completion certificate on completion of the works.

2.0 SUMMARY OF CRITICAL DESIGN DATA

2.1 Floor Areas (Gross Internal Area)

Floor Area (GIA):

Unit 1				
Warehouse Area (incl. office undercroft)	2,204	m^2	23,725	ft^2
First floor office	341	m^2	3,670	ft^2
Total GIA:	**2,545**	**m^2**	**27,395**	**ft^2**
Car Parking			40	
Level Loading			2	
Unit 2				
Warehouse Area (incl. office undercroft)	3,028	m^2	32,590	ft^2
First floor office	280	m^2	3,020	ft^2
Total GIA:	**3,308**	**m^2**	**35,610**	**ft^2**
Car Parking			44	
Level Loading			3	
Unit 3				
Warehouse Area (incl. office undercroft)	3,103	m^2	33,400	ft2
First floor office	474	m^2	5,100	ft2
Total GIA:	**3,577**	**m^2**	**38,500**	**ft2**
Car Parking			51	
Level Loading			3	
Total GIA:	**9,423**	**m^2**	**101,430**	**ft2**

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Areas are given in square metres and approximate square feet. 1m² = approximately 10.764 square feet. These areas have been calculated in accordance with the RICS Code of Measuring Practice, 6th Edition, RICS 2007 using the stated options NIA, GEA, and GIA.

Areas are approximate and relate to the likely areas of the building at the current stage of the design. Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements and the like, should make due allowance for the following:
i) Design development
ii) Accurate site survey, site levels and dimensions
iii)Construction methods and building tolerances
iv) Local Authority consents.

Areas are measured from inside of cladding rail to inside of cladding rail, plasterboard/finished decoration or fair-faced block work as applicable.

2.2 Structural and Planning Grid
Structural grid to be designed and detailed to Engineer's design.
Roof pitch 6°

2.3 Eaves Height
Height to eaves 9.5m (to be verified) - clear height of 8.5m to underside of haunch

2.4 Offices and Cores

Ceiling heights (min clear):	
Office / Ancillary Areas	2.7m
Toilets / Shower	2.40m
Reception	2.70m

2.5 Floor Loading

Warehouse/ Production:	50 kN/m² (Power floated FM2 finish)
First Floor Office:	4.0kN/m² (plus 1.0kN/m²)

2.6 Services

Electrical:	750 kVA – 250 kVA per unit. (tbc)
Gas	Caped off to each production/warehouse element (no meter)
Water:	Incoming 32mm service connection to each unit
Telecom:	2 No incoming ducts per unit (1No BT & 1No spare)

2.7 Exclusions (unless expressly specified elsewhere)

(a) Burglar alarm, telephone and data systems
(b) Estate Directory or general Signage (non-statutory). Unit numbers only provided.
(c) Statutory Services application for the meter only and supply agreements for permanent supplies. Payments by developer.
(d) Canteen/kitchen catering equipment, server and fittings
(e) Blinds
(f) Furniture, furnishings, blind fittings, shelving, process machinery of any type, racking, skips, vehicle wash equipment, fuel installation or any other item which has not been expressly detailed in this document.

3.0 SITE WORKS

3.1 Any existing services at the access points to the site shall be diverted or lowered as appropriate in conjunction with the statutory Authorities requirements.

3.2 The site to be covered by the new buildings and hard standings will be cleared of all undergrowth, buildings, hard standings and the like, and the site reduced or increased in level to ground floor formation level. Any works required to conform with Environmental Agency recommendations are to be carried out as part of this development including drainage and agreed slab levels.

3.3 Site clearance, where necessary, will be carried out including removing to Contractor's regulated tip off site. The formation level will be graded, trimmed and compacted prior to laying the appropriate sub-base.

3.4 The contractor will propose levels to which the formation will be taken over the area of the building, as shown on the drawings.

3.5 The whole of the substructure work will be carried out to the Structural Engineer's design and approved by the Local Authority. Concrete work will comply with BS EN 1992-1-1:2004 Eurocode 2: 'Design of concrete structures' (2014).

3.6 All site works are to be undertaken in compliance with, and to ensure full regard for, the recommendations and requirements contained within Engineer's Enabling Works Specification (current revision), along with the project Geo-technical and Environmental reports.

3.7 The design, construction, maintenance and dismantling of all temporary works will comply with BS 5975: 2019 and will be subject to the approval of the Structural Engineer and Building Control Officer.

4.0 FIRE SAFETY
All systems, components and products where fire performance is relied upon shall be inspected on site in the specific conditions and environment within which they are used and independently verified.
Suppliers site specific statements are to be provided confirming compliance with test data, relevant BRE agreement certification and the manufacturers technical guidance without qualification.

- Comply with all relevant Codes of Practice, Standards, Fire Regulations, Building Regulations and local Building Codes, Safety Regulations and any other regulations applicable to the installation, together with all relevant Statutory Rules, Regulations, Byelaws and other enforceable instruments applicable to both the design and execution of the works.
- Detail and coordinate all necessary fire/ smoke stops required by the Building Regulations where applicable, and the Relevant Authority.
- Where the Statutory Authorities and/ or Local/ National Fire Regulations require a specific fire resistance to elements of structure which form a junction with adjacent components, ensure that the junction is fire stopped to the same degree as the elements.
- Fire performance in terms of fire resistance of elements and structure shall be determined in accordance with BS EN 13501: Part 1:2018, as described in Appendix A of Approved Document B of the Building Regulations.
- Internal surfaces and linings requiring to be rated in terms of 'reaction to fire' shall be rated for performance by the method specified in BS EN 13501: Part 1:2018. Refer to Appendix B of the Approved Document B of the Building Regulations generally.
- Composite products and synthetic materials requiring to be fire rated shall be subject to the limitations specified in Approved Document B of the Building Regulations.
- Supply test certificates to demonstrate that all materials meet the above requirements.
- Ensure compliance with all Statutory Authorities' and Fire Services' requests/recommendations and ensure discharge of relevant conditions in their respect.
- Insulation materials generally shall comply with all the recommendations of the LPC Design Guide for the Fire Protection of Buildings.

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- In addition to the requirements of the Building Regulations and Approved Documents, insulation, binders or other materials used as the core in cladding assemblies and composite cladding panels or as insulation behind sealed or rainscreen cladding assemblies, to any building shall be non-combustible in accordance with BS EN ISO 1182:2020. If materials are proposed for use in these applications that are unable to achieve this classification, fire risk assessments shall be submitted for review by an independent Fire consultant or other independent suitably qualified Competent Person. These materials shall not be used unless an independent Fire Consultant or independent Competent Person confirms acceptance of their use in writing.

5.0 SUBSTRUCTURE

Note: To be read in conjunction with Structural Engineer design and specification.

5.1 Foundations

5.1.1 The foundations shall be designed having regard to the site ground conditions and in accordance with the recommendations of BS EN 1997-1:2004 Eurocode 7: 'Geotechnical design'(2009). The structural concrete for foundations will be designed in accordance with BS EN 1992-1-1:2004 Eurocode 2: 'Design of concrete structures': (2008) or BS EN 1992-1-1:2004.

5.1.2 Wherever possible, recycled materials will be used.

5.2 Perimeter Detail

5.2.1 Perimeter cladding running to ground level and fixed back to galvanised PFC or cladding rail with staking at 2m centres to contractor design.

5.3 Service Ducts

5.3.1 Ducts for all incoming and outgoing services, are to be properly built into the substructure and oversite slab with correct radius bends and puddle flanges to statutory approval. Entries to be made without adversely affecting the structural and water-resistant qualities of the structure or any gas protection issues.

5.3.2 All ducts to be completed with pull cords for future installation. All ducts to be provided with the appropriate cover in accordance with the relevant British Standards and the Local Authority requirements.

5.3.3 Eight (min 80mm dia) ducts to be provided to each unit:
One duct for incoming water main
One duct for power supply (minimum number subject to supplier requirements)
Two ducts suitable for access control system and CCTV. Ducts to be linked from the main incoming services panel to the main vehicle and pedestrian entrance gates. Concrete bases to be provided externally for access control posts. External CCTV duct to be linked from incoming services panel into a soft landscaping area in a position to be agreed with the EA. Position to be coordinated with the external lighting design for future CTTV by occupier.
Two ducts, one for BT and one for spare data to be brought from the perimeter of the site into each unit. Positions are to be agreed with the EA.
Two additional spare ducts from the incoming services panel to each unit perimeter gravel margin.

5.3.4 Install ducting for the Electric Vehicle charging pedestals to 10% of total car parking spaces; and 100% ducting for future provision with pull cords in line with the Transport Statement and approved planning requirements (to be confirmed). Ducting is to run from the car charging control centre. The location of the distribution board for the EVC system is to be agreed with the EA. Refer to the site plan for location of EVC pedestals. Number of car charging spaces provided at completion are to match the planning requirements.

6.0 SUPERSTRUCTURE

Note: To be read in conjunction with Structural Engineer design and specification

6.1 Structural Frame

6.1.1 The structural frame to be constructed of steel framing, designed by the contractor. Pitch of roof shall not be less than 6°. The frames shall be constructed in two structural bays in line with the drawings with internal alternative propped portal frames. The roofs are to have gable ends.

6.1.2 The structural frame will be designed in accordance with, and to ensure full regard for the recommendations and requirements contained within the structural engineer's Civil & Structural Performance Specification.

6.1.3 The structural steel frame will be a portal frame with a maximum clear height to underside of haunch as indicated on the design drawings, designed in accordance with BS EN 1993-1-3:2006 Eurocode 3: 'Structural use of Steelwork in Building'(2009). Loading shall be in accordance with BS EN 1991-1-7:2006 Eurocode 1 : 'Actions on structures' + A1:2014 (2010), Steel sections to BS EN 10025-1:2004, BS EN 10025-2:2019 and BS EN 10210-1:2006. All work will be carried out in compliance with the National Structural Steelwork Specification 7th Edition.

6.1.4 Bracing locations shall be agreed with the Employers Agent and are to be kept free from open areas/internal stanchions, door, future door, window openings, future window openings and the like.

6.1.5 The frames and purlins will be capable of supporting a service loading arising from mechanical, sprinkler and electrical services/installation plant, equipment and fittings of 0.25kN/m^2 over the whole area of the roof. The frames must also allow for the loading of the PV array, with provision for the whole area of the roof. The office areas at first and second floors will be designed for a superimposed loading of 4kN/m^2 and an additional loading of 1.0kN/m^2 for partitions.

6.1.6 Perimeter columns will be designed with pinned bases, except where required for Fire Collapse by Technical Standards, where the bolts and baseplates will be partially fixed in accordance with the 'Steel Construction Institute' SCI Publication P313

6.1.7 The steelwork will be designed and constructed to allow the building envelope to achieve compliance to specification, refer to item 6.1. All purlins and rails will be fixed in accordance with manufacturer's recommendations and will have a minimum thickness of 1.4mm to assist a positive cladding fixing. All sheeting rails within 2.0m from FFL to be installed 'toes down' to prevent build-up of debris.

6.1.8 All steelwork will shot blasted to BS 7079:2009, second quality, before painting with one coat of epoxy 2 pack high build zinc phosphate primer to a nominal dry film thickness of 75 microns to give 10 years life to first maintenance, finished colour to be light grey. Cold formed sections will be manufactured from hot dipped galvanised coil to BS EN10346: 2015 and BS EN10143: 2006. Where steelwork is to be encased in masonry, it will receive two coats of bituminous paint. Where remedial works are required to webs, flanges, beams, columns or other steelwork that is visible in the completed building the whole area of the affected steelwork will be coated to provide a uniform appearance.

6.1.9 The steel frame shall be designed to meet the following standards: -

a) All cold rolled steel work shall have the standard Manufacturers galvanised finish to BS EN 10143:2006 or better;
b) All frame bolts are to be zinc plated or galvanised finish;
c) The roof and wind loads shall comply with BS EN 1991-1-7:2006 Eurocode 1 + A1:2014 (2010) including allowance for drifting show.
d) All doors shall be fully framed in steelwork, including all frame extensions necessary to support sectional door fittings and canopies;
e) Sags rods and tension wires shall be free from distortion, properly adjusted;
f) The structure must be capable of carrying door frames in the positions shown on the drawings;
g) Columns and beams to be protected by Tacfire board fire protection / intumescent paint or equal where required by the Building Regulations. NB: fire board or intumescent paint to be white. If and where fire protection boarding is used, no diminution of critical site dimensions shall be allowed.

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h) Intumescent Paint System to provide fire resistance to the satisfaction of the Building Control Officer / Approved Inspector with acrylic finish top-sealer coats. Topcoat finish to be Normal. The definitions contained in BS 2015 and BS EN ISO 4618:2023 shall be used. Visual requirements shall be based upon samples submitted and agreed. Life expectancy to first maintenance for paint finishes shall be a minimum of 10-12 years. The paint manufacturer shall provide a written specification at the time of tender for recoating (by others) at the end of the life expectancy period.

6.2 Structural Floors

6.2.1 The construction shall incorporate a structural floor slab that will be inherently watertight.

6.2.2 The structural floors will be designed in accordance with, and to ensure full regard for the recommendations and requirements contained within the structural engineer's civil & structural Performance Specification.

6.2.3 The ground floor slab will be constructed of reinforced concrete / or fibre reinforced slab C32/40 ground slab with a power floated finish will be provided to the warehouse and under croft area.

6.2.4 The ground floor slab will be designed in accordance with the recommendations of the Concrete Society Technical report TR34 'Concrete Industrial Ground Floors' 4th edition (2018) for two loading conditions namely 50KN/m2 to all areas unless agreed otherwise and a leg rack loading of 75KN placed in a back to back situation (with the centre line base plates placed minimum distance of 200mm away from floor joints) anywhere on the floor.

6.2.5 Joints will be kept to a minimum, but where necessary, they will be detailed in accordance with TR34 and designed so that no vertical movement occurs across the joint. Day joints should be tied or reinforced with 10mm minimum thickness arris protection.

6.2.6 The ground floor slab will be constructed so that the top surface tolerances comply with FM2 as defined in Concrete Society Technical Report T34 'Concrete Industrial Ground Floors' 4th edition (2018), for free movement areas of the slab. A surface regularity survey is to be undertaken by an approved and agreed survey company to demonstrate compliance with this specification prior to completion.

6.2.7 The surface of the slab will be power floated, cured and sealed with proprietary acrylic based hardener Sika Proseal or similar approved and will be dust free. The floor shall not be trafficked for a minimum of four days following the sealing operation and in line with the specialist flooring contractor's recommendations. Wearing surface shall have a minimum abrasion resistance of AR2 in accordance with BS 8204-2:2003 + A2:2011 and confirmed by independent testing. If required shrinkage cracking shall be induced joints at no less than 6 metre centres cut to an agreed regular pattern.

6.2.8 The ground floor slab is to be insulated where required by Part L of the current Building Regulations.

6.2.9 The first floor office slabs will be constructed of an in-situ concrete floor slab with a power floated finish or precast concrete planks with a screed finish to achieve a floor loading of 4.0KN/m2 plus 1KN/m2.

6.2.10 Floor Screeds
Location: staircases, toilet cores, storerooms, and lobbies
Screed, all preparatory work and application shall be in accordance with the manufacturers' instructions.
Floating 85mm reinforced screed to BS4483:2005 laid on and including 65mm insulation board. Works to include all required expansion and contraction joints.
Accessories: include steel angle edges to all unsupported perimeters/ interfaces with raised flooring. Planted stainless steel flats shall be fixed to screed angles to allow finishing to tiling/carpets above where visible in the finished works.

7.0 EXTERNAL FABRIC
U-Values to achieve as follow in line with the building regulations and energy strategy report for this project:

Fabric	Values (W/m2.K) U-Value
Roof	0.16W/m²K
External wall	0.26W/m²K
Floors	0.18W/m²K
Windows	1.60W/m²K
Roof lights	1.30W/m²K
Personnel doors	1.6W/m²K
Vehicle doors	1.3W/m²K
Air permeability	3m³/hm²@50Pa

7.1 Wall Cladding

7.1.1 Generally
Profiled steel cladding to elevations to be designed, detailed and installed to accord with the requirements of the stated performance specification to meet the requirements of the Building Regulations and to the satisfaction of The Building Control Officer.
Should a factory-built sandwich construction be used then a Loss Prevention Council/Loss Prevention Standard (LPC/LPS) approved core material will be used.

7.1.2 Wall cladding to Warehouse Element & around loading doors

Type:	CA group or similar approved.
Product ref:	32 1000W External wall forward profile (laid horizontally).
Material:	Colorcoat Prisma® with Confidex Sustain® Guarantee including cover for cut edges for the entire guarantee period. Substrate to be Galvalloy® 95% zinc / 5% aluminum eutectic alloy, hot-dip metallic coated steel substrate grade S220GD+ZA, and coating weight ZA255 to BS EN 10346:2015.
Finish Side 1:	Colorcoat Prisma® high performance pre-finished steel with nominal organic coating thickness 200µm with Scintilla® emboss with a nominal depth of 40µm and maintenance and inspection free Confidex Sustain® Guarantee.
Colour Side 1:	Sirius (RAL 9006) and Orion
Thickness:	Nominal 0.7mm
Finish Side 2:	High Performance Polyester Standard Backing Coat
Colour Side 2:	Light Grey

7.1.3 Wall cladding to offices

Type:	CA group or similar approved.
Product ref:	CA Sinu 19 990 Steel profile (laid horizontally)
Material:	Colorcoat Prisma® with Confidex Sustain® Guarantee including cover for cut edges for the entire guarantee period. Substrate to be Galvalloy® 95% zinc / 5% aluminum eutectic alloy, hot-dip metallic coated steel substrate grade S220GD+ZA, and coating weight ZA255 to BS EN 10346:2015.
Finish Side 1:	Colorcoat Prisma® high performance pre-finished steel with nominal organic coating thickness 200µm with Scintilla® emboss with a nominal depth of 40µm and maintenance and inspection free Confidex Sustain® Guarantee.
Colour Side 1:	Zeus
Thickness:	Nominal 0.7mm
Finish Side 2:	High Performance Polyester Standard Backing Coat
Colour Side 2:	Light Grey

7.1.4 High level wall cladding band

Type:	CA group or similar approved.
Product ref:	32 1000W External wall forward profile (laid horizontally).
Material:	Colorcoat Prisma® with Confidex Sustain® Guarantee including cover for cut edges for the entire guarantee period. Substrate to be Galvalloy® 95% zinc / 5% aluminum eutectic alloy, hot-dip metallic coated steel substrate grade S220GD+ZA, and coating weight ZA255

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to BS EN 10346:2015.

Finish Side 1:	Colorcoat Prisma® high performance pre-finished steel with nominal organic coating thickness 200µm with Scintilla® emboss with a nominal depth of 40µm and maintenance and inspection free Confidex Sustain® Guarantee.
Colour Side 1:	Orion (RAL 9007)
Thickness:	Nominal 0.7mm
Finish Side 2:	High Performance Polyester Standard Backing Coat
Colour Side 2:	Light Grey

7.1.5 Steel Lining Sheets (internal - all cases)

Type:	CA group or similar approved.
Product reference:	CA17/1000L
Finish Side 1:	Colorcoat High Reflect. Substrate must be Z275 Galvatite hot-dip zinc coated steel to BS EN 10346:2015
Colour Side 1:	Bright White.
Thickness:	Metal thickness to be a nominal 0.4mm (including zinc) and of a Fe E220 G quality.

7.1.6 External flashing and trims

Type:	CA group or similar approved
Material:	Colorcoat Prisma® with Confidex Sustain® guarantee including cover for cut edges for the entire guarantee period. Substrate to be Galvalloy® hot-dip metallic coated steel substrate grade S220GD+ZA, and coating weight ZA255 to BS EN 10346:2015
Finish Side 1:	Colorcoat Prisma® high performance pre-finished steel with nominal organic coating thickness 200 µm with Scintilla® emboss with a nominal depth of 40µm and maintenance free Confidex guarantee.
Colour Side 1:	Orion (RAL 9007) / Sirius (RAL 9006) / Zeus TBC
Thickness:	0.7mm

7.2 Roof Cladding

Type:	CA group or similar approved.
Product Ref:	CA32/1000R Profile.
Material:	Colorcoat HSP200® Ultra with Confidex Sustain® Guarantee including cover for cut edges for the entire guarantee period. Substrate to be Galvalloy® 95% zinc / 5% aluminum eutectic alloy, hot-dip metallic coated steel substrate grade S220GD+ZA, and coating weight ZA255 to BS EN 10346:2015.
Finish Side 1:	Colorcoat HSP200® Ultra high performance pre-finished steel with nominal organic coating thickness 200µm with Scintilla® emboss with a nominal depth of 40µm and maintenance and inspection free Confidex Sustain® Guarantee.
Colour Side 1:	Goosewing Grey BS10A05
Thickness:	Nominal 0.7mm
Finish Side 2:	High Performance Polyester Standard Backing Coat
Colour Side 2:	Light Grey

To comply with BS EN 1991-1-7:2006 Eurocode 1: 'Actions on structures' + A1:2014 (2010)

The roof construction is to achieve a `U' value of 0.16W/m² Deg. C with an integral, continuous and completely sealed vapour barrier, fixed strictly in accordance with the manufacturer's recommendations.

A white polyester coated liner panel to form the internal surface of the roof construction to be 0.7mm nominal thickness as per manufacturers recommendations.

All gutters to be insulated, thermally broken and plastisol coated (internally and externally). 0.7mm thick galvanised steel with matching brackets and outlets. Gutter size and capacity is to be designed by the cladding sub-contractor.

Siphonic drainage will be required to full extent of the building (25 year guarantee and Category 2 risk protection).

All gutters to be laid flat, not to falls.
A design method statement and risk assessment will be provided at the start of the construction phase of the project for the maintenance of the roof and gutters. This will be incorporated into the Health and Safety File.

7.3 Rooflights

Part of Roof Cladding shall be site assembled in plane triple skin translucent roof lights of a pattern to match the cladding profile.

Rooflight type: CA group or similar approved profiled in plane triple skin GRP lights. 1.3 w/m2K U value and not susceptible to UV degradation.
Liner: T-LIGHT 32 1000 CE24 GRP, Class 1 to BS 476-71997 and EXT.S.AA to BS 476-6:2004
Area: To be equal to 10% of production floor area
Note: CA32/1000R forward special metal sheets should be used upslope of Forward Special rooflights.
The rooflight assembly described fitted correctly is expected to achieve a Class B fragility rating for 25 years.
Rooflights are to be designed, or provided with, protection to prevent collapse under the weight of a person or falling body. All rooflights are to be tested as part of roof assembly and to be a minimum Class B non-fragile ACR[M] 001:2019.

All rooflights are to be provided with internal trim flashings. No insulation is to be visible from inside the warehouse/ unit. NB: Rooflights to be designed to align centrally between portal frames where possible.
During construction phase Class B fragility is to be achieved at liner level once fixed.

7.4 Mansafe system

A separate Mansafe fall arrest system to be provided to each unit. Stainless steel cable system on stainless steel pedestal support brackets with structural fixings. Location (roof), layout and configuration as indicated on the sub-contractors design drawings.

Include for testing by an accredited testing specialist or provide independent certified test data to demonstrate compliance with the Specification. On completion of the installation, the installer shall carry out all tests to confirm the system's competence in accordance with BS EN 795:2012 anchorage system and issue a test certificate and two copies of user instructions and maintenance manuals for the overall installation.

7.5 Cladding Generally

7.5.1 Fixings / Fasteners
Fasteners (Supplied by CA group or similar approved): Fixing to Cold Rolled purlin from 1.5 - 3.5mm thick:
Spacer to sheeting rail: Standard method: Stainless steel self-driller Hex head min 5.5mm dia x min 25mm long and washer 2 x per bracket diagonally opposite (4 x per bracket for bracket heights =/> 260mm).

7.5.2 Design
Cladding/ covering system: Complete detailed design and submit before commencement of fabrication.
Standard: To BS 5427-1:2016 'Code of practice for the use of profiled sheet for roof and wall cladding on buildings +A1:2017
Related works: Coordinate in detailed design.

7.5.3 Thermal Insulation
All insulation, including door & window cills, jambs & heads, is to be of A1 class, non-combustible, mineral wool typology. The use of PIR board is prohibited on the building, in order to achieve the clients objectives and requirements.
Complete thermal design of the cladding / covering system to avoid excessive thermal bridging

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7.5.4 Thermal Performance / Bridging
Standard: To BS EN 13162:2012 'Thermal insulation products for buildings' +A1:2015
Glass Fibre Quilt insulation (thermal transmittance value Lambda 90/90 0.040 W/mK)
Thickness (minimum): to give a 'U' value of 0.26 W/m²K – walls and 'U' value of 0.16 W/m²K – roof (3 dimensionally Modelled on software fully compatible with BS EN ISO 10211:2017. The calculations have been carried out in accordance with BR443 2e 2019 and BS EN ISO 6946:2017 'Building components and building elements'.
Placement: Continuous and lightly compressed between outer and lining sheets. Secure to prevent future movement or dislodgement.

*For fire rated system use Knauf ECOSE insulation in single roll thicknesses (max 220mm thick), ensure roll edges are lapped to ensure no gaps.

7.5.5 Vapour Control Layers
Building Humidity Classes to BS EN ISO 13788:2012

Class 1 to 4: Sealed lining in accordance with manufacturer's recommendations
Vapour resistance (minimum): 10,000 MNs/g.
Tape: T-Foil Plus 50
Where required, unvented FRP fillers should be sealed top and bottom with a continuous bead of white or grey gun grade T-butyl sealant or T-strip.

Class 5: Additional VCL to be considered and implemented in line with manufacturer's recommendations.

Laps: Not less than 150 mm to all VCLs, seal with tape. Use 2 rows for Class 5 applications. Achieve full bond. No breaks and with minimum joints.
Penetrations and abutments: Seal to vapour control membrane with tape. Achieve full bond.
Repairs and punctures: Seal with lapped patch of vapour control membrane and continuous band of sealant tape along edges.

7.6 Loads
The cladding will be designed to comply with wind loads calculated in accordance BS EN 1991-1-4:2005 Eurocode 1: 'Actions on structures'+A1:2010 (2010)

7.7 Warranty / Guarantee
Tata Steel Confidex Sustain® offers the first Carbon Neutral building envelope in the world measuring and offsetting its impact cradle to cradle. i.e. manufacture through to installation, use and end of life. Confidex Sustain® is available with Colorcoat HPS200® Ultra and Prisma® when specified as part of a Colorcoat® assessed cladding or roofing system.

A Tata Steel Confidex 'Sustain' guarantee is to be provided upon completion of the works. Should the roof require a PV array the applicable Colorcoat HPS200 Ultra warranty provided by Tata Steel UK Limited will be required.

7.8 Certificates
Apply at the outset of the project for registration with Tata Steel Confidex 'Sustain' and upon completion provide the Employers Agent with Tata Steel Confidex 'Sustain' certificates detailing how the carbon omissions have been offset.

7.9 Approved Document Part B Boundary Condition
Where required by the Building Regulations to provide fire protection to any external wall, then the construction will be upgraded to a firewall status in accordance with the structural engineers and cladding manufacturer's recommendations.

7.10 Surface Spread of Flame
The internal lining to any cladding is to be Class O rating for surface spread of flame as tested to BS 476-7:1997 'Fire tests on building materials and structures'.

7.11 Blockwork
Internal blockwork walls where required, are to be locally constructed of standard 7N/mm² 100mm, 140mm or 200 mm dense paint grade concrete blockwork to BS EN 772-2:1998, with adequate head restraint.

Adequate raised blockwork wall shall be locally constructed to provide a suitable substrate to all incoming service panels, distribution boards etc in the area indicated for the switch gear on the design drawings, the raised blockwork shall be a minimum of one structural bay. The Contractor shall provide a fully co-ordinated elevation for agreement with the EA of all service fittings to ensure a neat and serviceable finish is achieved in this location. Mortar to BS EN 1996-1-1:2005 Eurocode 6.

Cavity Barriers are to be provided as required by Building Control.
Blockwork is to be neatly pointed and is to have a uniform appearance in a/w the benchmark sample.
Movement joints to be allowed in accordance with manufacturer's recommendations and to be included with a polyethylene strip at the top junction with slabs and beams.
Corofil C144 to be used at this joint for fire compartment wall.
All movement joints to have sealant finish where exposed.

Top of the blockwork wall is to be restrained where required with steel channels or special fixings/dowel to the contractor's design. All door opening lintels to be precast concrete to the contractor's design.

7.12 Office and Entrance Glazing

7.12.1 Glazing systems are to comply with the latest edition of the Centre for Window and Cladding Technology (CWCT) standard for systemised building envelopes and test methods for curtain walling.

Senior Architectural Systems curtain wall system (or similar approved) with polyester powder coated capping to address the requirements of Part L and the Energy Report by RPS.

Location:	Offices and main entrance
Type:	Double glazed, pressure equalized, mullion drained and thermally broken aluminium.
Manufacturer:	Senior Architectural Systems, sections to BS 4873:2016 and designed to meet the requirements of BS EN 1027:2000.
Finish:	Powder Coated (RAL: 7016)
Accessories:	Note requirement for intermediate steel support sections within the triple height entrance space to be achieved using an SHS/RHS. Beam to be paint finished to match curtain wall frame.

Glass to new curtain walling to be Pilkington Suncool 66/33 clear,16mm Argon filled cavity and 6mm clear toughened inner with Ritec self-clean coating on the external surface of the front pane (centre pane value = 1.0W/m K).

Look-a-like glazing to be Pilkington Suncool 66/33 toughened outer pane with Ritec self-clean coating, 16mm air-filled cavity and 6mm toughened inner pane with graphite BS18B29 ceramic enamel coating to inner face, backed with foil-backed insulation. Insulation spandrels to be glazed into the system.

Look-a-like glazing to be included for production core option extent of glazing to be as shown on drawing. (centre pane value = 0.35W/Mk minumum)

Glass to BS 952-1 1995 and the relevant parts of and the relevant parts of BS EN 572-1 2012 +A1:2016

All glass to be laminated or heat soaked toughened to suit location, hermetically sealed double glazed and fixed in accordance with BS 6262 series. Unit to be 6:16:6 minimum or to suit pane size, with toughened/laminated glass to BS 6206 for situations required for safety and security.
All glass is to be heat soaked toughened and tested to reduce possibility of spontaneous breakage. The glazing shall be hose tested on site in a/w CWCT Technical Note TN41.
The system is to be designed to a wind pressure of 600pa or greater.

Double mullions / side by side mullions will not be allowed.

7.12.2 General

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Provide test reports from an independent testing Agency verifying the performance criteria of the various systems used.

7.12.3 CWCT 'Standard for Systemised Building Envelopes'
General: unless specified or agreed otherwise comply with:
Part 2 – Loads, Fixings and Movement
Part 3 – Air, Water & Wind Resistance
Part 4 – Operable components, additional elements & means of access.
Part 5 – Thermal, moisture & acoustic performance
Part 6 – Fire performance
Part 7 – Robustness, durability, tolerances & workmanship.
Project performance requirements specified in this subsection: Read in conjunction with CWCT performance criteria.

7.12.4 Thermal Performance
Minimise cold bridging. Maximum thermal permitted transmittance (U-value) are:
Double glazed area for external façades 1.6 W/m²K or better.
Frames and extrusions: 1.6 W/m²K or better.
The average U-value through the works to comply with the above requirements and meet all statutory requirements as well as the specified requirements.
Submit thermal calculations for the various components and the average thermal performance of the proposed works to comply with the specified requirements.
Refer to energy strategy report.

7.12.5 Air Permeability/Infiltration
Minimise airflow from the outside to the inside of the building through joints/junctions to control concentrated airflow.
Maximum air infiltration rates to be achieved are:
1.5 m³/hr/m² for fixed lights.
2.0 m³/hr/per metre length for opening lights/smoke vents.
3.0m³/hr/per metre length of opening for framed and rebated doors.
Any air leakage to be distributed and not concentrated at a single location.
Provide actual air leakage test results.

7.12.6 Condensation
Except under extreme conditions where the internal relative humidity is in excess of 70%, condensation is not to form, either on internal or external surfaces of framing members, glazing, solid panels or louvres, or internally within the construction of infill panels forming a part of the works, such that is may lead to damage or staining under the psychrometric conditions.
Condensation will be permitted only in non-visible drained and ventilated rebates subject to it not having a deleterious effect on performance or durability.
Provide a condensation risk assessment, taking into account the specified psychrometric condition. Refer to project outline specification and the Building Services Environmental Model.

7.12.7 Acoustic Requirements
The works shall effectively insulate the internal areas of the building from high levels of noise.
The works shall provide internal sound reduction between floors.
The works shall provide internal sound reduction between adjoining areas on the same floor.
Evidence shall be provided that the acoustic performance requirements given herein can be
achieved.
The measured noise exposure of each façade shall have been used in conjunction with the internal noise criteria of 45dBL Aeq to derive the façade sound insulation requirements of this development.
Each façade shall achieve the minimum sound reduction indices (R) when tested in accordance with BS EN ISO 10140-3:2021, as specified by the Acoustic Engineer.

7.12.8 Demountability
Elements of the works to be individually and independently removable ensuring access for maintenance and/or replacement of glazed units in the event of breakage.
The removal of glazed units is not to affect the performance or safety of any part of the works and a method statement is to be provided for acceptance.

7.12.9 Fire Performance Requirements
All elements to be non-combustible or not easily ignitable with low flame spread characteristics, and not produce excessive quantities of smoke or toxic gases.
The external wall, where necessary to meet unprotected limitations under requirement B4 "External Fire Spread" of the Building Regulations.
All materials used internally and externally (excluding sealants and gaskets) to have a Class 0 surface spread of flame classification when tested in accordance with BS 476: Parts 6 and 7, unless otherwise specified.
Provide cavity barriers as necessary and comply with Building Regulations Approved Document B. Fire and smoke stops to be positively fixed in position so as not to become dislodged in the event of a fire. The fixing to secure the stop in position for a period at least equal to that required for the compartment wall or floor against which the works abut. If fire resistance is required for space separation purposes, comply with functional requirement B4 of the Building Regulations. The external surfaces of the cladding to comply with functional requirement B4 of the Building Regulations.
Any insulation in the external wall construction that is exposed in a ventilated cavity shall be of limited combustibility, in accordance with the guidance in Section 12 of the Approved Document B.
Provide a floor-to-floor fire separation as required at the perimeter of each level. Submit details of suitable products, including fire tests information complying with BS 476: Part 20, test method.

7.12.10 Office ribbon glazing system
To match main entrance Senior Architectural Systems aluminium framed system with a glass fibre reinforced, polyamide thermal break, dry-glazed with EPDM gaskets, or similar and approved.
In-line opening lights as defined on the design drawings with restriction stays allowing the windows to be fixed to 100mm for safety and security.
Exposure category to BS 6375-1:2015 +A1:2016
Design wind load: Consult Senior Architectural Systems for details
Airtightness - 600 Pascals
Watertightness - 600 Pascals
Colour/ Finish - Polyester powder coating in Anthracite RAL 7016

Ironmongery/ Accessories: All handles, locks and hinges to be supplied by Senior Architectural Systems powder coated to match adjacent windows, curtain walling and doors.

7.12.11 Glass
Light transmittance 69% (min)
G-value - 0.41 (min)
Inner pane: minimum 6mm thick
Cavity: 16mm min argon filled
Outer pane: minimum 6mm thick
Centre pane 'U' Value 1.0 w/m2K and edge spacer PSI value to be confirmed
Durability requirements of class C of European standards BS EN 1096-1:2012 and 1096-2:2012 'Glass in building – coated glass'
Light and solar performance according to EN 410:2011
All glass shall be toughened and heat soaked.
Thermally toughened safety glass shall be classified according to EN 12600; for its pendulum impact performance. This product is to be used in critical locations (see BS 6262-4:2018)
Heat soaked thermally toughened products shall comply with EN 14179-1:2016 for soda lime silicate glass and EN 15682-1 (2013) for alkaline earth silicate glass.

Panel/ facing type: vacuum insulated aluminium glazed into and forming part of the curtain wall assembly.
External material: 3mm (min thickness) aluminium
External finish: anodised
Internal material: 3mm (min thickness) aluminium
Internal finish: mill and PPC
Core insulation: Rockwool or Stonewool

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Centre pane 'U' Value 0.03 w/m2K or as dictated by the performance requirements within the Service engineers design reports.
Glazing system: as manufacturer's recommendations
All glazing indicated on drawings should be fabricated as a complete glazing system and in strict a/w manufacturer's recommendations.

7.13 Louvres

All louvres to be colour coated to match surrounding materials and flashing details, to include integral bird/insect mesh and insulated lining panel in coated aluminium.

7.14 Loading Doors, External Doors and Fire Exit Doors

7.14.1 Double front entrance doors

Polyester powder coated to BS EN 13438:2013 aluminium framed front entrance doors with toughened glass vision panels all to be fully designed by specialist subcontractor. If required fitted with `FIRE EXIT' notices and ironmongery to Fire Officer approval with concealed overhead door closer and a stay against the wind. NB: type of sign to be lit and hung from SHS beam. Wiring to be concealed or coloured to match background.

Wireways are to be provided to allow the future installation of access control systems.

A 300 x 75mm satin stainless steel letter plate panel is to be provided adjacent to the main entrance doors, positioned vertically at a DDA compliant height. NB to be sealed until unit is occupied.

Satin Stainless Steel 1500mm cranked pull handles back-to-back to be provided.

Doors shall comply with all requirements of Part M of The Building Regulations.

Brushed stainless steel bollards 100mm diameter x 1000mm high to be provided externally either side of entrance doors to act as door stops when doors can be caught by gusty winds. Entrance doors are to be designed to allow for the future installation of security and access controls by the occupier.

7.14.2 Escape Doors

Fire escape doors shall be painted steel sheet in steel frames with concealed high security panic bar /swing restraint/ shoot bolts. Colour to match adjacent cladding.
No vision panels required to external Escape Doors. Doors to be installed in external elevations set with minimal reveal depth.
Fire Escape doors adjacent to level entry doors to have suitable ironmongery/secure locking/ furniture for external opening.

150mm diameter – 1500mm high protection bollards to be provided externally to fire exit door openings where they open out onto the vehicle trafficked yard area. Bollards are to be sleeved to facilitate easy replacement and painted with hazard stripes.

7.14.3 Level Loading Doors

Eight level loading doors are to be provided as shown on the elevation drawings, insulated lockable and electrically operated and with bollards to protect jambs. Doors are 5.4m high x 5.4m wide for level loading.

Type: Assa Abloy sectional overhead door or similar approved
Finish: Manufacturer's standard with colour as below.
Colour: To match cladding colour Anthracite RAL 7016

NB: internal liner panel should be white to match cladding liner sheet.

Loading doors are to be constructed of interlocking insulated sections with an overall `U' value of 1.3W/m^2 or better or as outlined in the project specific energy strategy. Doors shall have a manual override device installed. NB No vision panels are to be provided in these doors.
Coated to BS EN 13438:2013 'Paints and varnishes'.

The doors are to be lockable and electrically operated with the appropriate weather tight seal and flashing.
Permanent power will be provided to the doors and the doors will be fully commissioned upon completion.

150mm diameter – 1500mm high concrete filled protection bollards are to be provided externally to level entry door openings. Bollards are to be sleeved to facilitate easy replacement and painted with hazard stripes.

7.15 Movement Joints

Movement joints shall be installed in accordance with manufacturer's recommendations, shall be sealed with 2 part polysulphide or low modulus silicone based sealant on an expanded polyethylene backing strip. Sealant colour is to match the surrounding materials to EA approval.

Contraction and expansion joints for the structure and blockwork are to be provided where required and fully co-ordinated. Back-to-back plaster stop will be provided at contraction and movement joints to avoid plaster cracking, with sealant finish by Tremco `Dymeric' or equivalent.

7.16 Lintels

Provide suitable precast concrete lintels to BS 5977-1:1981.
To contractor's selection.

Provide suitable pre-stressed concrete lintels to BS 5977-1:1981.
Manufacturer: Tarmac Topfloor or similar.
Product reference: Beam Lintel.
Placement: Bed on mortar used for adjacent work with bearing of not less than 150mm. Prop at not more than 1.2 m centres to prevent displacement during construction. Retain props in position for not less than 14 days or until mortar has matured, whichever is longer.
Lintels to all openings, Lintels to be set at approximately 2100mm above FFL. Exact height to be confirmed due to varying floor finishes.

7.17 DPCS and Cavity Trays

All DPCs and cavity trays to be "Permabit" by Ruberoid Ltd (or equal) used at ground level and where the cavity is bridged horizontally and vertically. All DPC's installed in strict accordance with manufacturers requirements. All cloaks, stop ends abutments, corners etc., and accessories to be pre-formed.

Provide suitable damp-proof course in either bitumen to BS 6398:1983, polyethylene to BS 6515:1984 or polymeric material to BS 6398:1983.
Product reference: Hyload'2' Polymeric DPC by IKO plc or equal approved.

Cavity Trays
Provide suitable cavity trays, junction cloaks and stop ends.
Manufacturer: IKO PLC or equal approved.
Product references and locations: Special preformed units at internal/external corners and at steps in linear cavity trays.
Placement: To provide a free draining and watertight installation. Seal laps with DPCS and/ or cavity trays.

7.18 Wall ties/ ancillary masonry items

Wall Ties: Provide suitable stainless steel wall ties free from sharp, pointed edges, Grade 1.4401 to BS EN 845-1:2013 and Agreement certified. Wall ties shall maintain the stability of the works in accordance with BS EN 1996-1-1:2005 Eurocode 6 'Design of mansory structures'

Fixing Ties in Masonry Cavity Walls with Partial Fill Cavity Insulation
Embedment in mortar beds (minimum): 50 mm.
Placement: Sloping slightly downwards towards outer leaf, without bending. Drip centred in the cavity and pointing downwards.
First Row Spacing: Evenly space first row of ties at 600mm centres to secure bottom edge of insulation board at a minimum of two points.
Spacing: Evenly space in staggered horizontal and vertical rows.
Horizontal centres: 900mm.
Vertical centres: 450mm.
Secure each insulation board at a minimum of 3 points.
Spacing centres of top (eaves) row of ties: Not more than 450mm.
Provision of additional ties: Within 225 mm of reveals of unbonded openings.

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Spacing: at not more than 300mm centres vertically.

Wall Starter/Connector
Provide suitable wall starter/connector.
Manufacturer: Ancon.
Product reference: SP21.
Material/ finish: Stainless Steel Grade 304.
Sizes: 125mm Long.

Slot Ties for Fixing Blockwork to Concrete and Steel Columns (Shot Fired)
Manufacturer: Ancon.
Product reference: SP21.
Material/ finish: Stainless Steel Grade 304
Sizes: 125mm long.
Slot Ties for Fixing Block to Concrete Column (Cast In Channels)
Manufacturer: Ancon.
Product reference: PP21.
Material/ finish: Stainless Steel Grade 304
Sizes: 125mm long

Head Restraint Ties
Provide the following:
a) Concealed type:
i) Concealed type lateral head restraint ties with slotted holes and debonding PVC sleeve.
ii) Material: Stainless steel grade 1.4301 to BS EN 10088-5:3009.
b) Exposed type:
i) Exposed type comprising galvanised mild steel angle cleats nominal 100mm x 100mm x 6mm x 150mm long at 450mm centres.
ii) To incorporate suitable deflection movement, compressible joint filler and sealant as required.

Concrete Fill to Base of Cavity
Concrete generally: To BS EN 206:2013 and BS 8500-2:2015.
Designated concrete: Gen 1, Refer to spec E10/130.
Workability: High.
Extent: Maintain 75 mm between top of fill and external ground level and a minimum of 225 mm between top of fill and ground level DPC.
Placement: Compact to eliminate voids.

Partial Fill Cavity Insulation Expanded Polystyrene (Eps)
Insulation: Expanded polystyrene boards to BS EN 13163:2012.
Manufacturer: Celotex.
Product reference: CW3000Z.
Face size (length x width): 450x1200mm.
Thickness: 55 mm rigid insulation (reduced to 35mm behind 25mm setbacks).

7.19 Timber
Structural sawn timber to BS 4978:2007 & BS EN 14081-1:2016, framing and battens to be preserved to Wood Protection Association (WPA) publication 'Code of practice: Industrial Wood Preservation'.

7.20 Front Entrance Canopies
Canopies to be 12mm clear laminated toughened glass panels integrated in the curtain walling system. Glass and steel structure colours to match curtain walling glazing and frame. All connections in satin stainless steel. Polyester powder coated gutter and down pipe. Size to match design drawings.

7.21 Air Pressure Test
An air pressurisation test will be carried out to provide an air permeability of a maximum of 3.0 $m^3/(h.m^2)$ @ 50Pa in line with the Building Regulations and the project Energy Strategy.

7.22 External Occupier Signage
A Unit number to be located at high level above the entrance door as indicated on the elevations. The numbers are to be fabricated from 3mm aluminium with PPC finish, colour Black.

8 INTERNAL CONSTRUCTION

8.1 Internal Walls and Partitions
Layout of the cores, offices and associated areas are to be designed as per the design drawings.

8.2 Walls to Offices / WCs (including disabled WCs) / Lobby
Save for where specifically specified elsewhere internal walls (including linings to external elevations and column encasements) are to be constructed of 100/140mm solid blockwork to BS EN 772-2:1998 or insulated metal stud to achieve both fire compartment and structural requirements. Walls forming divisions between office space and warehouse are to be insulated to achieve a minimum of 0.6W/m^2K and achieve a 1 hour fire resistance where required by the Building Regulations.

All partitions, ceilings & doors to plant areas and walls separating the office areas from the warehouse and sanitary areas are to achieve a sound reduction factor of 41 DBA.

Movement joints to be incorporated in the blockwork in accordance with manufacturer's recommendations and to be fitted with polyethylene strip at the top junction with slab and beams.

Corofil C144 to be used at this joint for fire compartment walls. Top of blockwork wall to be restrained with steel angles/sliding anchors/brackets to structural engineer's design and with sealant to joint where exposed to ‘u view.

8.3 Internal Doors

8.3.1 Offices / Reception / WC's (including disabled WCs)

Doors to be factory finished. The contractor will submit a door sample for EA approval.
Front of house - American White Oak timber veneered solid core flush door-sets with hardwood flush beads and lipping on three edges hung in hardwood painted frames. Vision panels will be provided as required by Building Control and as shown on the project design drawings.

All fire doors will comply with FD60S and BS EN 476: 2011 and to be self-closing and all necessary fire signs to Fire Officer approval. 2mm intumescent strip is to be concealed within door frame at door stop. Smoke seals to be fixed to frames as required by the Fire Officer.
Full height vision panels of 150x1600 mm are to be provided to the office and reception doors as necessary.

Vision panels to fire escape route doors to be 'Pyran' or similar fire resistant clear glass to comply with BS 476:2011 parts 20 and 22.

8.4 Architraves and Skirting
Architraves to be factory primed MDF, site painted.
Skirting to offices to be factory primed MDF site painted.
Tiled floor areas to have matching skirting tiles.

8.5 Entrance Mat
Entrance matwell and recessed stainless steel frame Intrflex XT Entrance Matting by INTRAsystems 19mm or similar approved.

Door containment for tenant security shall be set within a recess within the slab beneath the mat. Entrance mat is to be provided to entrance door, sized to be 1200mm in depth across the full width of the entrance screen.

8.6 Ironmongery
Doors to be complete with heavy duty floor/overhead hydraulic closers, push plates, and pull handles, lever handles and latches, protective plates and kick plates, mortice locks fitted with interchangeable suited key barrels, etc.

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Locks will be individually keyed under master key.
All Ironmongery to be generally heavy duty SAA finish by FSB or equal.
Allow for doc M gab rails to disabled Showers and WC's areas. Refer to Doc M pack information.

8.7 Staircases

Staircases can be either precast or steel with metal trays and concrete infill treads and designed to meet all the requirements of the Building Regulations including Part M and Part K.

Staircases shown on the design intent drawings and described in this specification are to be designed to BS 5395:2010 where applicable.
The supplier/subcontractor must complete the design and detailing to ensure compliance with the structural and safety requirements of BS 5395:2010
Occupancy class for dead and imposed loadings on stairs and landings to BS EN 1991-1-1:2002 and BS EN 1991-1-7:2006+A1:2014

Building use category for balustrades and handrail loadings (as specified in BS 6180:2011)
Before starting work on designated items take site dimensions, record on shop drawings and use to ensure accurate fabrication. Designated items: Stair balustrading, handrails, rods and ancillary support sections, roof access ladders and service step overs.

All internal stairs are means of fire escape which will be used as general accommodation stairs for occupants.
The design intent drawings illustrate the stair in terms of layout and finishes: the fabricator/subcontractor shall progress the design to completion with the same design concept. For this purpose, the following criteria shall be maintained. Stair supports shall only be as shown on the design drawings.

Stairs shall have painted mild steel balustrading, rails and brushed 50mm stainless steel handrails.
Metalwork finishes: The drawings show the degree of steelwork that will be visible on completion of the stair.
Balustrades (to stairs and landings) are to be painted mild steel of 2 no 40 x 10mm flats as uprights with 4 no 12mm dia rods horizontally, fixed off top of staircases with 50mm brushed stainless steel handrails.
Balustrades are to be fully ramped to ensure a fluid and smooth line at all changes in direction. Handrail at wall perimeters to be supported on bespoke stainless steel wall brackets as design intent drawings.

Any exposed string is to be finished smoothly and painted. The staircase is to be finished with carpet as office with Gradus aluminium nosings with colour coated inserts. (Colour: grey)
The skirting to staircases is to be painted softwood with cut string to match the general skirting.

8.8 Roof Access

Internal access to the roof to be provided separately from each unit via a fixed ladder and weather-tight access hatch to the enclosed area immediately behind one of the secondary fire escape stairs to each unit.

Escape routes from the access hatches to be clearly defined and the details are to be provided in the O&M manual.

External access to the roof, facades and eaves gutters to be via MEWP access from the insitu concrete maintenance pathways to the perimeter of the units.

A separate Mansafe system is also to be installed on the roof area above each of the three units – refer to clause 7.4.

9 INTERNAL FINISHES

9.1 Floors

9.1.1 Floor to Reception and Ground Floor Lobby:
10mm anti-slip ceramic tile bedded on power floated slab laid to pattern and pointed up in grey grouting cement to BS 5385 – 1:2018 Colour: Mapei 114 Anthracite.
Domus 300x600mm Flow DRFW06 dark grey tiles [finish to be agreed] or similar approved to be laid with matching skirting tiles.

9.1.2 First Floor Offices.
Heavy contract grade carpet tiles
Office: ref: 500x500 Heavy contract grade carpet tiles, Desso Essence Stripe, colour: AA91 9502, laid on raised access floor (see below).
The carpet is to be laid in a linear pattern perpendicular to the main office windows in all cases.
Size: 500x500 tile
Method of laying: Tiles to be bonded with tackifier or in a/w carpet suppliers recommendations.
Accessories: Brushed stainless steel threshold bars to all doors.
Laying of coverings will be taken as joint acceptance by the Main Contractor and Subcontractor of the suitability of the bases and conditions within any given area.

9.1.3 Raised Access Floor – first floor offices.
New raised floor system to office areas, Kingspan RG3. Depth is to be 150mm including 32mm tray. Steel encapsulated/particle board construction, loose lay raised access floor panels to the requirements of PSA MOB PF2 PS/SPU and BS EN 12825:2001. 600x600mm with oversized tiles to suit the floor layout, cuts of less than 450mm will not be accepted. Complete works in a/w Kingspan technical recommendations including expansion and contraction joints.
Fire stop the floor to the requirements of Part B and specifically at riser interfaces and cladding perimeters, provide any additional bridging and support as required.
Finish the sub-floor with two coats of floor sealer in contrasting colours. Provide fire barriers to comply with the requirements of Approved Document B.

9.1.4 Floors to WC's
10mm anti-slip ceramic tile bedded on power floated slab laid to pattern and pointed up in grey grouting cement to BS 5385-3:2014. Colour: Mapei 114 Anthracite.
Solus Stonework Dalix Matt 300x300mm 3LBG506 to be laid with matching skirting tiles to WC areas.

9.1.5 Floors to Disabled WC / shower.
10mm anti-slip ceramic tile bedded on power floated slab laid to pattern and pointed up in grey grouting cement to BS 5385-3:2014. Colour: Mapei 114 Anthracite.
Skirting tile to be installed, shower drains to be 150mm square chrome plate finish.
A wet room type shower facility is to be provided at ground floor level with flush entry and Harmer floor drain to comply with Part M1/M3 diag. 23 and 24 of the building regulations.
Tiling to BS 5385 – 1:2018.
Solus Stonework Dalix Matt 3LBG506 150x150x10.8mm porcelain unglazed anti slip floor tile, Slip resistance R12 and a water displacement of V4, to form 900x900 mm shower.

9.2 Walls

9.2.1 Walls Generally
Full height plaster or skimmed plasterboard linings according to location to all walls and columns. Finished with three coat emulsion paint; 1 mist, 2 full.

All external plaster angles reinforced with angle beads, all changes in direction shall include crack control beads. All external plaster angles reinforced with angle beads including all necessary stop beads and expansion joints at junctions of dissimilar backings and steel columns or expansion joints in blockwork.

9.2.2 Rear Walls to Office Toilets
IPS panels by Inscape.
Substrate: Treated softwood framework, notched, screwed and site assembled.
Board /Panels: Solid grade laminate panels, full height in three panel sets.
Thickness: 12/13mm overall
Core material: Not applicable
Facing: Not applicable
Colour: Dark grey
Moisture content at time of fixing: As recommended by fabricator to suit environmental conditions.
Edge treatment: Exposed edges are machined to a smooth profiled finish.
Method of fixing panels : Concealed Keku 'lift off' brackets with two panels per cubicle and

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elsewhere as design drawings.
Joint treatment : With perimeter flash gaps and close butted horizontally and vertically, flashgap laminate to match panel colour.
Included features: All duct / panelling cistern duct sets to be made to site dimensions.
Accessories: All fixing components.

9.3 Ceilings

9.3.1 Accessible tiled ceilings with tegular grid and perimeter MF suspended ceiling.

Location: Lobbies / Offices

Floor to ceiling height to be a minimum of 2,700mm or as Design Drawings.
Light fittings are to be lay in recessed modular fittings and arranged evenly to achieve the required Lux levels.
Manufacturer and reference: Zentia Aruba Tegular (Formerly Armstrong Dune Evo), White painted or similar approved: Size 600 x 600 mm
Board materials: Mineral Fibre 400kgm³
Accessories: Perimeter trims to offices to be finished powder coat white RAL 9010.
Fittings to be arranged to allow for required Lux levels and open plan/cellular layout.
Light fittings are to be LG3 compliant to office areas only, and suit tile size.

9.3.2 Accessible tiled ceilings with tegular grid

Location: WCs

Floor to ceiling height to be a minimum of 2,400mm or as Design Drawings.
Light fittings are to be lay in recessed modular fittings and arranged evenly to achieve the required Lux levels.
Manufacturer and reference: Zentia Aruba Tegular (Formerly Armstrong Dune Evo), White painted or similar approved. Size 600 x 600 mm
Board materials: Mineral Fibre 400kgm³
Accessories: Perimeter trims finished powder coat white RAL 9010.
Fittings to be arranged to allow for required Lux levels and open plan/cellular layout.
Light fittings are to be LG7 compliant to office areas only, and suit tile size.

9.3.3 Accessible tiled ceilings with tegular grid
Location: Disabled WC shower and Production Cores (if applicable)
Floor to ceiling height to be a minimum of 2400mm or as Design Drawings.
Manufacturer and reference: Zentia (Formerly Armstrong) Hydroboard Tegular Moisture resistant grid, or similar approved.
Membrane Material: Calcium silicate matrix.
Tile Size: 600 x 600 mm

9.4 Ancillary Items

9.4.1 Cills Window Boards

Where applicable 38mm section solid painted mdf with square edging.

High level timber backing is to be provided to all office windows to allow for the fixing of blinds by the occupier.

10 FIXTURES AND FITTINGS

10.1 Sanitary Ware - Offices

10.1.1 WC Pan and cistern
Arrangement: back to wall pan with concealed cistern
Pan: Geberit Selnova floor standing back to wall horizontal outlet with concealed cistern
Ref: 501.043.00.6
Seat & cover: White, metal top fix hinge. Ref: 500.333.01.1
Pan connector: Simpla inlet ref: S450567

Cistern: Grohe WC Concealed Cistern 0.82m,6/3 l Ref: Ref: 38691000. Six litre capacity with Freeflo plastic syphon fittings,15mm microvalve side supply, 20mm side flow, plastic flush bend.
Other accessories:
Grohe Eau2 Air Button Ref: 38692P10 with escutcheon 100mm dia pneumatic hose 1500mm long.
Sealing: White silicon sealant to pan/floor/wall junction.

10.1.2 Cleaners Sinks
Armitage Shanks Birch cleaners sink with stainless steel grating with hot and cold water.

10.1.3 Washbasins
Basin: Geberit Selnova Compact handrinse basin, with integral overflow in vitreous china to be
wall fixed on the IPS back panels of office toilets without the need for exposed brackets or pedestal. Min width of washbasin is to be 400mm. Ref: 501.515.00.6.
Waste: Chrome plated restrained.
Trap: Chrome plated bottle trap.
Sealing: To Granite-silicone.

10.1.4 Taps to Cleaners Store.
Allow for 1 set of Nimbus 21 Bib taps ½", Chrome finish, hot and cold water.

10.1.5 Taps to office Toilets.
Aerated Taps Grohe Eurodisc Cosmopolitan Pillar tap XS-Size with Chrome Plated disc waste Ref: 23051002

10.1.6 Disabled WC
To comply with BS 8300-2:2018 and Approved Document Part M.
Doc M Contour 21 close coupled left hand corner pack, WC pan, water saving delay fill cistern with spatula lever, basin, stainless steel grab rails, hinged support rail with toilet roll holder, seat no cover with retaining buffers, copper tails on TMV3 mixer tap.
Wash basin to have:
Waste: Chrome plated restrained.
Trap: Chrome plated bottle trap.
Sealing: To Granite-silicone.

10.1.7 Disabled WC & Shower
Shower room pack with folding shower seat and back support in grey, 3 x 60cm grab rails, 2 x hinged rails and 2 x 45cm stainless steel grab rails, lever operated thermostatic mixer for concealed supplies, shower handset holder, handset & hose, fixed short projection shower head. lever operated diverter.
Contour 21 close coupled raised height WC pan, 75cm projection with floor fixing kit.
Contour 21 close coupled delay fill, syphon cistern 4.5 litre single flush for 75cm projection pan bottom supply and internal overflow, secure cover fastener, no lever.
Spatula cistern lever close coupled
Contour 21 seat no cover, top fixing hinges and retaining buffers
Contour 21 grab rail straight 60cm long x 35mm diameter
Portman 21 washbasin 50cm, 1 taphole with overflow, no chain stay hole
Bracket concealed with clamps and centre waste support for Portman 21 washbasins 60 and 50cm.
Contour 21 washbasin mixer thermostatic 1 hole, single sequential long lever, copper tails.
Waste 1¼" brass anti theft swivel plug waste, 80mm slotted tail
Trap 1¼" plastic bottle, 75mm seal, multi-purpose outlet.
Contour 21 hinged support rail 80 x 35mm diameter, Doc M Compliant.

10.1.8 First floor offices - tea point provision
Allow for worktop with drawer unit under + space for small fridge (to be provided by tenant) with stainless steel sink, hot & cold water taps and drainage point as indicated on floor plans.

10.2 Pipework
To be designed to minimise the number and length of horizontal runs.
Any cisterns/ cistermizers (or similar) are to be concealed above the suspended ceiling.

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Soil stacks and SVP's, and hot and cold water feeds are to be concealed and if they cannot be contained within the structure they are to be carefully positioned in corners and fully boxed in between floor and ceiling. Horizontal runs of 100mm soil wastes and 38mm runs are to be avoided. All exposed pipework to be chromed brass.

10.3 Toilet roll holders/ mirror(s)/ coat hooks / door stops
Provide one of each per toilet
Metal to be SSA by FSB to match main door furniture.

Where vanity basins are to be fitted full height and length Mirrors with secret fixings should be installed. Refer to drawings for details.

10.4 Fire Precautions and Statutory Signage
The requirements of the Local Fire Prevention Officer will be incorporated, in respect of means of escape, fire resisting doors and partitions, fire exit doors and fittings and all associated signs and notices.

Signs and notices will comply with Associated Signs and BS ISO 3864-1:2011 'Graphical symbols - Safety colours and safety signs'. All signs to be metal or rigid plastic and screw fixed.

11 SERVICES
Note: To be read in conjunction with M&E Engineer design and specification

11.1 Below Ground Services
All below ground services to be installed in accordance with the NJUC (National Joint Utilities Group) recommendations as outlined in the NJUG Publication No.7:2003.
All mains connections are to be co-ordinated and laid in the new access road.

11.2 Electrical

11.2.1 3-Phase power
A 3-phase power supply is to be brought into the building to a suitable position to be agreed with the Employer. Electrical load as per paragraph 2.6.

A main switch and distribution board will be in a location agreed with the Employers Agent. The electrical supply shall include an allowance of:

Office Lighting	12-15w/m2
Office small power	25 w/m2
External /Car Park Lighting	5 w/m2
Spare Capacity	15 w/m2

11.2.2 Recessed floor boxes to be provided as indicated on drawings for potential reception desk position in entrance area (reception desk by occupiers).

11.2.3 Electrical Substation
The contractor is to allow fully for the design, and installation of one substation in a/w the requirements of the Local Authority and the Statutory Provider.

11.2.4 Emergency power, power, data and lighting wireways
To be supplied to a floor box within the entrance lobby in a position to be agreed with the EA.

Incoming services ducts as per paragraph 5.3

11.2.5 Hand Drier
One electric spur suitable for hand drier purposes to be installed in each toilet area.
One shaver socket to be provided in single toilet on each floor.

11.2.6 Housekeeping
Adequate wall sockets are to be allowed in wc/changing areas, offices, lobbies, staircases, and reception areas for cleaning. Sockets are to be positioned at min 450mm above finished floor level. Double socket to be provided above tea point work top to first floor offices and at low level for provision of a fridge by the tenant.

11.3 Gas

A capped-off gas supply is to be supplied to each production/warehouse element. Location to be agreed and co-ordinated with the Employer's Agent.

11.4 Water
A suitable metered water supply shall be provided (32mm) to serve the office areas together with 2 number suitable external water points provided for the maintaining of external landscaping. Type of external water points to be determined. Locations to be agreed with the Employers Agent.

2 number external bib taps to be provided adjacent to loading doors. Exact position to be agreed with Employers Agent.

Hot and drinking water supply to be provided to all toilets. Any water heaters must be concealed but fully accessible for maintenance in all cases.

Capped off hot and cold-water supply for future tea points to be provided at first floors offices.

Capped off cold water supply and drainage to be provided in the warehouse element to the rear of the main core to facilitate the provision of showers by future tenants.

11.5 Heating

11.5.1 Heating & cooling to supply all office areas & reception via VRF air conditioning units. Electric wall heaters to be provided to the toilets. Heating system to meet Building Regulations and BREEAM requirements. An air-curtain heating unit is to be provided above the entrance doors to the reception areas of each unit.

11.5.2 Warehouse
No heating is to be provided to the warehouse areas.

11.5.3 Performance Criteria
The heating is to be designed to the following criteria and to take account of roof voids.

Outside design temperature	=	-4°C
Inside design temperature		
Offices	=	21°C
Corridors	=	18°C
Toilets	=	18°C
System flow temperature	=	82°C
System return temperature	=	71°C
Infiltration Rate	=	2a/c per hour

The installation to be designed and installed in accordance with the requirements of all relevant Statutory Authorities, the Building Regulations, and shall comply with the standards set down in The latest Chartered Institute of Building Services Engineers (CIBSE) guide.

11.5.4 Radiators
Flat panel radiators ADAX Neo Electric Wall Mounted Panel Heater with Thermostat and Timer to be installed in core and WC areas. The contractors and M&E subcontractors to advise and agree requirements / layout with The Employer's Agent prior to any installation.

11.6 Lighting

11.6.1 Office lighting
Office lighting is to suit suspended ceiling grid/tile size LG7:2015 compliant modular light fittings and is to be designed to the current CIBSE standards to provide the lux levels set out below: 597x597 recessed luminaries by Thorn LED Solutions Omega / Beta range or similar approved. All lighting to be LED type.

The lighting control system shall be a DALI controlled system and generally all new luminaires shall contain DALI or HF dimmable control gear.

Lighting levels: 450 lux for reception, and offices (including individual offices), 150 lux for

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ancillary areas, 200 lux for toilets and staircase areas, 350 lux for kitchens, canteen and welfare areas.

Switches to be located adjacent to the door only with zoned and adjustable time and movement sensors, to be set at min 30 minutes at commissioning.

Lighting to corridors, office toilets (1 no. per toilet) and disabled toilets is to be with Concord low energy fittings recessed into ceiling tiles.

No lighting to the warehouse, with the exception to 2 flood lights to allow for inspection of the warehouse space. Flood lights are to be attached to the rear wall of the first floor offices.

Entrance lobby lighting is to be circular recessed ceiling fittings, LED type. Emergency lighting will be provided in accordance with BS 5266-1:2016.

11.6.2 External lighting
Kingfisher Guardian Pro Floodlight 100W and 155W to the yard and car parking areas building and column mounted to suit lux levels.
Kingfisher 80w LED Viva City Pro 4000k 800mA with FW70 Optic column mounted.
Kingfisher 60w LED Viva City Pro 4000k 600mA with AY70 Optic column mounted.
Kingfisher 13.5w LED Quatro bulkhead with cycle optic building mounted.

All lighting to be connected to respective building and landlords supply. Colour of fittings to match surrounding cladding positions as indicated on drawings.
Min average 20 Lux. Loading bays to be 150 Lux.
All fittings are to be controllable via photocell and timers with manual overrides.
Positions to be agreed with the Employers Agent.

Lamp posts positioned within the car park/yard area are to be provided with a stainless steel 'halo' vehicle impact protector or similar approved.

11.7 Ventilation

11.7.1 Mechanical Ventilation
Flush ceiling mounted mechanical ventilation to be provided to WCs, Disabled WC and if applicable to Production Cores with timed control facility and in the case of twin fan units an auto changeover control. All external grilles to be colour coated to a RAL colour to match cladding background. No grilles to be located on front elevations. Ventilation is to comply with Building Regulations.

11.7.2 SVP's flues and ventilation pipework
To be built into ductwork comprising 2 layers plasterboard/proprietary fire-resistant board to the required fire rating with staggered joints on sw framing, with skim and emulsion paint. Pipes are to be fire stopped with proprietary sleeve connectors in accordance with Fire Officer requirements.
No SVP's to be discharged through the roof.

11.7.3 Smoke extraction or sprinkler systems
Shall only be provided if required to satisfy the requirements of The Building Regulations and/or Local Acts.

11.8 Security

11.8.1 BREEAM outstanding requires compliance with BREEAM Hea06 – see attached Addendum 1, Security Needs Assessment, by CPTED, dated 16 May 2024.

11.8.2 Security Systems
Where appropriate shall be installed by incoming occupier.

11.9 Fire Alarms

11.9.1 Fire Alarm and Detection System
An automatic fire alarm and detection system to be installed to all areas in accordance with Local Authority requirements and to be installed to BS 5839-1:2017.
Circuits to call points, sounders, and sounder circuits to be wired in firetuf.

Addressable fire alarm control panel to be recessed.
Main fire alarm panel to be located in the reception so it is visible external to the reception area and to be co-ordinated with other panels / devices to ensure uniform and symmetrical layout.

11.10 Emergency Lighting
Emergency lighting, in accordance with BS5266-1:2016, to be provided throughout the building. In offices, stairs / entrance lobby, lobbies and toilets emergency lighting shall be integral with ceiling light fittings.

11.10.1 Lightning Protection
A fully certified lightning protection system will be installed in accordance with BS EN 62305: 2011 Parts 1-4. All points of lightning conductor tape are to be concealed and outlets to be positioned away from main entrance and doorways etc.

11.11 Commissioning
All systems shall be commissioned in accordance with the CIBSE Codes. All water services shall be balanced to comply with the requirements of HSG 70, the water Bye Laws and BS 8558:2015.

11.12 BT and Data
There is to be provision of a BT connection to the building with BT boxes position to be agreed.

11.13 Lifts
A passenger lift for 8 persons, 630kg capacity is to be provided to each unit. The lift is to serve the first floor office levels in the each unit.

Where specified, the lift to be supplied and installed by Orona Lifts or similar & approved by EA and to fully comply with the requirements of BS EN 81-20:2020 (2021) and BS 5655-14:1995 'Lifts and service lifts'.

The lift entrance door will give a 900mm clear opening and will be side opening. The entrance frames, doors, skirting, car console and controls will be satin stainless steel.

The lift car will be a minimum of 1100mm wide and 1400mm deep with an internal height of 2100mm. The lift cars will be finished with brushed stainless steel panelling and a 3/4 height mirror to central section of rear wall. The car controls, incorporating floor section, door open digital floor indicator, emergency lighting, telephone point and alarm will be fitted to a height of 1200mm above floor level.

The contractor shall install a fully operational GSM unit with a sim card.

The lift overrun from top landing is not to exceed 3,400mm.

11.14 Electric vehicle charging points

Vehicle charging points as follows:
Install below grade ducting and power supplies to vehicle charging points within the car parking area to serve:

28 No. parking spaces (14 No. double charging pedestals)
1000mm Rolec EV charging pedestals with root mounted bases. (Or similar Approved)
2No. 2 way charging sockets per pedestal.
Foamex outer shell in Standard PPC finish.
Charging Solution: IEC 62196 (Type 2) charging sockets with single phase charging.
Mode 3IEC 61851-1 Communication compliance.
Hatch lock facility.
LED indicator.
Built-in overload, DC sensitive and fault current protected.
Photocell controlled LED amenity lighting head & full internal wiring.

Include stainless steel 'half-halo' or similar approved protectors bolted down to each EV pedestal concrete base.

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11.15 PV Panels

PV panels are required on the roofs of the units by the Council to comply with the planning policy and Energy strategy for approximately 15% of the energy consumption.
Panels to be 250wp monocrystalline PV panels (1638 x 982mm) with modular efficiency of 15.5% and a solar efficiency of 95%.
Photovoltaic Panels to comply with the energy requirements set out in the planning approved report.

12 EXTERNAL WORKS

12.1 Drainage

12.1.1 Drainage above and below ground rainwater, surface, soil and foul to be constructed to the contractor's design and Local Authority, Environment Agency, National Rivers Authority and Building Regulations Approval. Rainwater pipes locations are to be confirmed.
Petrol interceptors are to be provided to external parking and service yard areas.
Petrol control/alarm panels are to be located in positions agreed with the Employers Agent.

12.1.2 No inspection chambers are to be positioned in the footpath immediately in front of or adjacent to the main entrance door.

12.1.3 Pre-cast channel drains with bolt down grates may only be adopted in lorry manoeuvring areas if they are provided within a reinforced concrete surround.

12.1.4 Road gulley and slot drains are acceptable in all other areas.

12.1.5 Surface water drainage is to be designed in accordance with the structural engineer's design and details.

12.2 Roadways and Crossover

12.2.1 Construction of crossovers will be in accordance with Transport Research laboratory Structural Design of Bituminous Roads and BS EN 13108-4:2016 (2017). All street paving and road kerbs will be to the approval to Local Authority Highways Department. The existing site access made redundant as a consequence of the development shall be permanently closed and the access crossing reinstated as footway with full height kerbs. Area to be designed to an adoptable standard, to meet the relevant planning conditions and highways sections.

12.2.2 Access roads will be designed by the Structural Engineer in accordance with the Highways Agency 'Design manual for Roads and Bridges'. Kerbing will be Conservation sections throughout.

12.3 Footpaths

12.3.1 Footpaths around the office elements of each unit to be Marshalls concrete block paving, charcoal, 200x100 rectangular block paving with integral spacers to comply with BS EN 1338:2003 (AMD 16470) (thickness to suit location). Refer to Site Plans for locations.
Blocks are to be laid and bedded on sand in accordance with the manufacturer's instructions. Standard pre-cast kerb edging to BS EN 1339:2003 (AMD 16470).

12.3.2 Maintenance pathways to the rear & sides of the building to be in-situ concrete with light brush finish and trowelled edge.

12.4 Car Parking and car manoeuvring areas

12.4.1 General car parking and all car manoeuvring areas are to be finished in permeable asphalt to enable storm water run-off to be drained & discharged to the underground drainage system. The permeable asphalt system reduces the run-off rate and subsequently the discharge rate of surface run-off to the storm water discharge location.

The permeable asphalt is to include for the following:

- 120mm thickness of permeable Binder & Surface courses in 2 applications to include Hydraulic Conductivity testing as Tarmac QA requires.
- 300mm thickness of permeable Granular Reservoir Aggregate providing minimum compacted voids of 30% and mechanical resistance to rutting
- Heavy duty impermeable geomembrane with welded joints laid to horizontal & vertical faces with protection fleece to underside (dressing to intrusions to be agreed). Discharge from the permeable asphalt to discharge to underground attenuation tank via a collection manhole.
- White linings to car parking areas within the service yards and in front of the offices will have 'white' thermoplastic marking paint to a total width of 75mm. Falls shall be a minimum of 1:80.
- Any car parking shown in the service yard areas are to be finished in concrete (as 12.5.1).

12.4.2 Car parking spaces
Will be of a size 2.5m x 5m minimum and the road width between bays will be 6.0m minimum.
Disabled car parking spaces are to be provided to the approval of the Local Authority. Appropriate thermoplastic disabled space markings shall be provided.

12.5 Service yards, access roads and adjoining areas to the unit

12.5.1 Concrete
Insitu concrete with light brush finish and trowelled edge.
The concrete bays are to be of a similar size and orientation as far as possible.

These areas are to be designed in accordance with the requirements of Design Manual for Roads and Bridges, IAN 73/06 – Foundations and HD 26/06 – Pavement Design published by the Highways Agency.
The service yard areas and access roads shall provide for commercial vehicles with a gross laden weight of 44 tonnes and maximum vehicle length of 16.50m.

Falls within vehicle parking areas shall be a maximum 1:30 and 1:40 in circulation areas.
The surface tolerance for the concrete paving should be ± 10mm.
Concrete bay sizes shall be kept to the minimum to prevent future cracking.

The service yard and associated access and hard standing areas will be excavated to the required formation level, trimmed and a sub base thickness depending on CBR values established at formation level of suitable fill material blinded with fine chippings, sand or clinker ash.

The slab will be reinforced concrete to the Structural Engineers details and laid to falls generally not exceeding 1:30 with tamp or brush finish surface and 100mm trowelled margin.

Bay sizes and all longitudinal, contraction, expansion and isolation joints will be formed in accordance with the recommendations of the Structural Engineer.

All concrete work generally will be in accordance with BS EN 1992-1-1:2004 (+A1:2014) Eurocode 2, 'Design of Concrete structures' using appropriate grade Air Entrained concrete.

Precast concrete kerbs shall be provided to the perimeter of the services yard with Trief or similar kerbs used in all areas where lorries are likely to cause damage.

White thermoplastic linings shall be provided to define lorry parking and safety defined spaces.

All works to be completed in accordance with BS EN 13108-1:2016 and BS EN 13108-7:2016

12.6 Building Perimeter
The buildings are to have a 300mm wide gravel margin with concrete edging with maintenance zone beyond to be finished in insitu concrete . The maintenance zone is to be sized to suit all maintenance equipment outlined in the access and maintenance strategy.

12.7 Refuse Area and External Plant Enclosures

12.7.1 Galvanised steel panels to refuse storage area for each unit with lockable ledged and braced steel panelled gates to match will be provided with lighting, water supply, tap and gully

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drainage to each unit. The space will be size to accommodate 4no 1100 litre lockable euro-bins to the Local Authority approved specification provided by the Contractor. The enclosure will be approx. 5.0m x 5.0m.

12.7.2 The refuse area store will be positioned as identified on the design drawings subject to the agreement of the Local Environmental Services Dept.

12.8 Soft Landscaping

The soft landscaping scheme to be completed in accordance with the landscape and maintenance scheme approved by the Local Planning Authority.

12.9 Fencing / Walls

12.9.1 A 2.4 metre high galvanised steel palisade fence shall be provided to the rear boundary adjoining the Network Rail land. The southern & northern boundaries have existing galvanised steel palisade fencing which is to be retained, but sections of which are to be replaced where there is existing damage.

12.10 Cycle Shelters & cycle hoops

12.10.1 Heron Cycle Shelters by Bailey street Scene to be provided to each unit to the approval of the Local Authority and the Employer's Agent. Shelter to have a powder coat finish colour dark grey (anthracite) to match window curtain walling.

12.10.2 23no. Sheffield stand stainless steel cycle hoops to be installed as shown on the site plan drawing.
Number of cycle spaces to comply with statutory and BREEAM requirements.

12.11 Fire Hydrants

Will be provided in accordance with Local Authority Requirements in accordance with BS 9990:2015 and BS 5306-1:2006.

13 SUBMITTALS AND VERIFICATIONS

13.1 Final Design and Coordination

Complete the design and detailing of the Works and provide complete production information (including, as appropriate, co-ordination / fabrication / installation drawings, all design calculations, specifications etc.) based on the drawings, this specification and other information provided, liaising as necessary with the Employers Agent to ensure full co-ordination of the Works with related Works packages and services.

Information: Request additional information as necessary from the Employers Agent and provide information as necessary in time to meet the programme.

Submission: Submit sufficient copies of the design / production information to the Employer's Agent in accordance with the Contract Preliminaries.
The Employers Agent will review the design / production information, record their comments, which will be restricted to general aesthetic and functional matters and not the detail design and performance of the Works (which is the complete and sole responsibility of the Contractor).
These will be returned within 5 working days to the Contractor.

Make any necessary amendments in accordance with any comments and without delay. Unless, and until it is confirmed that re-submission is not required, re-submit for further comment, and incorporate any necessary further amendments.

Co-ordinate all services requirements with other Specialist Contractors, making due allowance for out of sequence work, builders work, making good, protection and cleaning as necessary.

Submit copies of final version of design / production information for distribution as required by the Contract Preliminaries.

If submitted design / production information differs from the requirements of the Contract documents, each such difference must be the subject of a request for substitution or variation, supported by all relevant information. Such substitutions or variations may be considered where a cost saving can be achieved without prejudicing the programme, the overall design, performance and the specified quality of materials or workmanship.

13.2 Quality Standards/Control: Assessment and Verification

13.2.1 General Quality of Products: Materials and Products Tests:
Provide test certificates or certificates of compliance as necessary, or as required by The Employer's Agent for tests specified within listed British Standards, Codes of Practice or other applicable documents, to confirm properties, composition or performance of materials and products proposed.
Only certificates provided by independent and authoritative testing bodies will be accepted.
Submit details in the form of a schedule, of materials and products for which evidence of tests will be provided for review.

13.2.2 Proprietary Products: Suitability for Use and Design Life
Provide written certification from manufacturers that their products or materials proposed are appropriate for their expected conditions in use together with statements on their respective life expectancies in use.

13.3 Samples/Control Samples/Mock-Ups/ Benchmarking

13.3.1 Sample Requirements:
Sample requirements include, but are not necessarily limited to, the following:

a. Curtain wall and window sections and fittings
b. Metal wall and roof cladding
c. Double Glazing units, gaskets and/or sealants
d. Louvres: to include horizontal or vertical blades, bird mesh, fly screen
e. Ironmongery (windows, doors, entrance doors).
f. Internal and external light fittings.

Samples are to be of sufficient size to be fully representative of the specified material or product.

13.3.2 Samples Generally
Samples shall include various products, natural materials, fabricated items, equipment, devices, appliances or components thereof, as may be required to satisfy the visual appearance and technical requirements of the Design.

Samples shall be reviewed for their visual characteristics only and where moving or operating elements are involved, the CA shall be given the opportunity to review working samples.

Ranges of samples shall be provided where a considerable range of colour, graining, texture, smoothness and other characteristics may be anticipated in the works.

Where custom colours are specified, samples shall be submitted illustrating precise colours, textures, patterns and finishes for review by the CA.

Provide 1No. of each sample required unless otherwise specified, for review.
Label all samples with manufacturer's name, identifying information indicating what sample represents and date.

Permission may be given for samples to be incorporated in the finished work where warranted by cost of submission.

Production drawings must identify component tolerances and show how given design tolerances are accommodated and other dimensional information given elsewhere in this specification.

13.3.3 Quality Benchmarks
Upon commencement of installation, erect complete sections of elements of the works, where described in the particular Works Sections, for acceptance of the EA. These shall be used as a quality benchmark for the remainder of the works until Practical Completion.

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Installations shall not commence in other areas of that particular trade until the EA has examined and accepted the quality benchmark. Carry out immediately any alterations or adjustments required by the EA in order to achieve the quality of installation required.

Upon receipt of the EA's acceptance, fully protect the quality benchmark. It shall be used, from time to time, by the EA to check and monitor quality of materials and workmanship incorporated in the remaining areas of the works, or where specifically stated for the purpose of further testing. Remove and replace all protection when requested by the EA for such purposes.

13.4 Supervision
Documentary evidence of personnel experience may be requested and must be available at any time.

13.5 Quality Control Records
Maintain full records to substantiate that the Works comply with the specified requirements. Keep copies on site for inspection by the Architect and submit copies of particular parts of the records on request. The records must include:

a. Identification of the element, item, batch or lot including location in the Works.
b. The nature and dates of reviews by the CA, tests and approvals.
c. The nature and extent of deficiencies found.
d. Details on any corrective action.

14 FABRIC DESIGN

14.1 CWCT
Complete the design, manufacture, fabrication and installation of the building cladding, curtain wall and window systems in accordance with the recommendations of the CWCT Standard for Systemised Building Envelopes.

14.2 Testing
A separate submittal shall be provided by the Louvre supplier detailing existing testing criteria with particular regard to wind driven precipitation.
Testing to be in accordance with relevant clauses of this specification.
Protect building structure, components and finishes from any damage consequent upon testing.
Installation of general areas of cladding/ curtain walling and louvres must not continue until test results and reports showing compliance with this specification have been submitted to the EA.
Testing authority
Project testing must be carried out by a United Kingdom Accreditation Service (UKAS) approved independent laboratory.

14.3 Lightning Protection
Submit drawings showing proposals for bonding the various elements of the Works for review by the Professional Team.

15 ROOF ACCESS AND MAINTENANCE

15.1 Cleaning of Gutters and Maintenance
The new buildings roof and gutters will be cleaned at roof level via designated access routes and using the MWEP apparatus. Details and a method statement is to be prepared and submitted to the Principal Designer for approval.

16 PROHIBITED MATERIALS
High alumina cement in structural elements.

Wood wool members in permanent formwork to concrete or in structural elements.
Calcium Chloride admixtures for use in reinforced concrete.

Asbestos or asbestos products.

Naturally occurring aggregates for use in reinforced concrete which do not comply with BS EN 12620:2002 'Aggregates for concrete' (AMD 15333) (+A1:2008) and naturally occurring aggregates for use in concrete which do not comply with the provisions of BS EN 1992-1-1:2004 Eurocode 2 (+A1:2014).
Lead or any products containing lead for use in connection with drinking water except where copper alloy fittings containing lead are specifically required for drinking water pipework supplied by any relevant Statutory Provider.

Urea formaldehyde foam or materials which may release formaldehyde in quantities which may be hazardous with reference to limits set out by The Health and Safety Executive at time of use.

Materials which are comprised of mineral fibres either man-made or naturally occurring which generally have a diameter of 3 microns or less and generally a length of 200 microns or less which contain any fibres not sealed or otherwise stabilised to ensure that fibre migration is prevented.

Concealed galvanised wall ties, fixings, brackets, angles and supports where used in external elements.

Any electronic or processor controlled equipment and component supplies which are not fully compliant with the change recognition given by the BSI document DISC PD 2000-1 A Definition of Year 2000 Conformity Requirements.
Poly-isocyanurate except where fire-rated appropriate to its intended location.

Composite panels with a core of polystyrene or other material not approved by The Loss Prevention Council.

Other substances generally known at the time of use to be deleterious or to cause risk to health or safety or to affect the durability of the Project in the particular circumstances in which they are used: and

Any substances or materials which are not used in accordance with the latest edition of the guidance contained in 'Good Practice in the Selection of Construction Materials 2011' published by the BCO or such other version of such publication at the time of use.

17 HEALTH AND SAFETY

17.1 Principal Designer
The Employer has appointed a Principal Designer in accordance with the requirements of the Construction (Design & Management) Regulations 2015 as implemented on 6th April 2015. This appointment will address the pre-construction phase of the works only, from the point of contract award the Main Contractor will adopt the role of Principal Designer in full and will discharge all associated responsibilities in full.

The client's health and safety advisor will be retained as a client advisor and will continue to monitor the effectiveness of the management arrangements made. The Contractor shall liaise with the Employer's Agent and client health and safety advisor as required throughout the project. The contractor will be responsible for the delivery of the project health and safety and building operations manuals.

18 BREEAM
The works will be designed to achieve BREEAM 2018 rating of "Outstanding" and EPC rating minimum A. Proof of compliance and certificates are to be produced by the main contractor.

Signed on behalf of Canmoor Projects Limited

Name..... Signature ..... Date.....

Signed on behalf of I&L Consulting Limited

Name..... Signature ..... Date.....