

LANDLORD SPECIFICATION

LANDLORDS SPECIFICATION FOR:

**Units 1-10
Terraced Business Units**

at

Concorde Park, Segensworth

Dated : 22 October 2019



Kingsbridge Estates

LANDLORD SPECIFICATION

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Appendix: ION Building Services Consulting Engineers – ‘18-044 Concorde Load Assessment (increase load for units 5, 6, 7, 8, 9 and 10)’

Notes:

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1 GENERAL DESCRIPTION

1.1 The Works

The works comprise the design and construction of 10no. warehouse and factory units in 2no. terraces with first floor ancillary offices, with ground floor warehouse, reception, toilet accommodation, associated drainage and external works.

1.2 The Drawings

The specification refers to and must be read in conjunction with the details shown on the latest revisions of scheme drawings attributed to:

HNW Architects: 18021a

- W100 SITE LOCATION PLAN
- W105 SITE PLAN AS EXISTING
- W120 SITE PLAN AS PROPOSED
- W200 FLOOR PLANS UNITS 1-8
- W201 FLOOR PLANS UNITS 9-12
- W202 FIRE STRATEGY UNITS 1-8
- W203 FIRE STRATEGY UNITS 9-12
- W215 TYPICAL CORE PLAN
- W300 ELEVATIONS UNITS 1-8
- W301 ELEVATIONS UNITS 9-12
- W320 TYPICAL SECTIONAL OVERVIEW
- W400 EXTERNAL WALL SECTION DETAILS
- W401 EXTERNAL WALL SECTION DETAILS - SHEET 2
- W404 TYPICAL PARTITION DETAILS
- W405 HIGH LEVEL GLAZING DETAILS
- W410 WC LAYOUT
- W411 KITCHENETTE LAYOUT
- W420 EXTERNAL WALL PLAN DETAILS
- W490 BIN STORE DETAILS
- W491 ESTATE SIGN DETAILS
- W600 TYPICAL STAIR DETAILS

Redsix Consult

- BREEAM New Construction 2018 Pre-Assessment Report - Concorde Way, Segensworth, Winchester (Dated -6th November 2018)
- BRUKL Output Documents (Dated -28th July 2019)

ION Building Services Consulting Engineers

- 18-044 Concorde Way - Proposed External Lighting Report (Dated -29th November 2018)
- Utilities pack: (Drawing Ref P13876SG3-1 / Easement Land Transfer Pro forma (QUO-L-015) / P13876SG3 - Natural Gas Infrastructure Quotation - Concorde Way - 08-03-... / SEL Additional Project Notes (QUO-D-001) (13))
- 18-044 Concorde Load Assessment (increase load for units 5, 6, 7, 8, 9 and 10)

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1.3 Indicative Gross External Floor Areas

Unit No.	GF GeA (m2)	(ft2)	Mezz. GeA (m2)	(ft2)	TOTAL (m2)	TOTAL (ft2)
1	341	3670	126	1356	467	5026
2	198	2131	78	840	276	2971
3	198	2131	78	840	276	2971
4	300	3229	113	1216	413	4445
5	773	8320	179	1927	952	10246
6	837	9009	189	2034	1026	11043
7	843	9073	192	2066	1035	11140
8	1103	11872	179	1927	1282	13798
9	753	8105	122	1313	875	9418
10	1604	17264	260	2798	1864	20062
	6950	74803	1516	16317		

Total GeA:	8466	91120
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Indicative Gross Internal Floor Areas

Unit No.	GF GiA (m2)	(ft2)	Mezz. GiA (m2)	(ft2)	TOTAL (m2)	TOTAL (ft2)	Mezz. %
1	317	3412	107	1152	424	4564	25%
2	185	1991	68	732	253	2723	27%
3	185	1991	68	732	253	2723	27%
4	283	3046	98	1055	381	4101	26%
5	744	8008	155	1668	899	9676	17%
6	812	8740	169	1819	981	10559	17%
7	812	8740	169	1819	981	10559	17%
8	1066	11473	156	1679	1222	13152	13%
9	734	7900	107	1152	841	9052	13%
10	1557	16758	228	2454	1785	19212	13%
	6695	72058	1325	14261			

Total GiA:	8020	86319
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Areas to be re-measured on completion. Contractor to achieve within +/- 1% of stated GiA's

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1.4 Car Provision

Unit	Provision	Ratio
1	10	1:46
2	6	1:46
3	6	1:46
4	9	1:47
5	20	1:49
6	21	1:47
7	22	1:46
8	27	1:47
9	19	1:46
10	41	1:45
Total	181	1:47

1.5 Eaves Height - Warehouse Area

Clear height from floor level to underside of portal haunch: 8.4m

1.6 General

Design, materials and workmanship will take account of the recommendations of any relevant British Standards, Codes of Practice and Building Regulations, the mandatory requirements of other Local and Statutory Authorities, the published recommendations of the CIBSE and the IET Regulations current at the time of construction.

The use of a name of a firm or proprietary article in this Specification is to be read only as an indication of the class or quality of material or workmanship.

Fire protection, Fire Officer and Building Regulation requirements are based upon open plan areas to all office areas and similarly open plan areas to warehouse/production areas all as shown on the accompanying scheme drawings.

U values are to be in accordance with Building Regulation Approved Document L2A, improved where necessary to achieve compliant SBEM calculations.

The building is to achieve an airtightness of $3\text{m}^3/\text{hr}/\text{m}^2$

All timber to be Forest Stewardship Council certified.

BREEAM 2018 rating – Very Good

Units to achieve EPC(B)

2 SUBSTRUCTURE

2.1 General

Substructure work to be designed in accordance with the relevant British and European Standards, and take into account of the findings and recommendations of a soils investigation report and be constructed to Local Authority approval.

Any contamination found during construction will be dealt with in accordance with recommendations from a specialist consultant.

2.2 Ground Floor Slab - Production/Warehouse

Heavy Load Class floor:

Floor: Mesh reinforced concrete floor slab – minimum slab thickness 175mm

Design load: Slab designed to support a UDL of $40\text{kN}/\text{m}^2$ or a maximum rack point load of 80kN placed in a back to back situation (with centre line base plates placed a minimum distance 150mm away from floor joints) anywhere on the floor.

Finish: Power float finish with Armourex Proseal curing dust agent and slab to achieve an abrasion resistance of AR2

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Regularity: Class FM2 in accordance with The Concrete Society Technical Report 34 Free Movement (TR34) latest 4th Edition.

Floor design in general shall be in accordance with the requirements of The Concrete Society Technical Report 34 Free Movement (TR34) latest 4th Edition

Should the size and/or shape of the internal footprint of the building or pour sequence of the slab require an internal construction movement joint, these shall be constructed using proprietary steel edge joint formers ('Alpha' or similar)

Initial shrinkage of the large pour slab shall be controlled by saw cut stress relief joints formed in straight lines in the surface of the slab at approximately 6.0 metre centres. Saw cut joints should be left open without sealant – joint should be sealed at PC and inspected again at 12 months defects

At column positions around the perimeter of the building (or at internal columns or other 'interference' that would prevent independent movement) a suitable isolation material shall be used to permit movement to occur (Miothene or similar)

At all isolation joints, and where slabs meet ground beams, walls, stanchions etc, a mastic seal of light grey colour shall be applied immediately before Practical Completion

At unloading bay doors, the external paving shall be taken inside the building beyond the shutter doors, and steel edge joint formers ('Alpha' or similar) joint shall be fabricated to isolate the internal/external slabs. The extent and precise detail will be shown on the Engineers drawings.

Floor will be surveyed by an independent specialist surveying company within 14 days of construction.

2.3 Ground Floor Slab - Office

Floor: Mesh Reinforced concrete floor slab – minimum slab thickness 150mm
Design load: Superimposed UDL 7.5KN/m²
Finish: Smooth power float finish to accept raised floor or screed

3 SUPERSTRUCTURE

3.1 Frame

3.1.1 General

Structural steel frame to be designed in accordance with the relevant British and European Standards to support the loadings defined in this document.

Structural steelwork to be shot blasted and primed minimum 75um, with primer finish will be compatible with fire protection intumescent paint system.

Primer colour: White

3.1.2 Warehouse/Production Area

The structural steel frame to be designed to support the following roof loadings:-

Superimposed: 0.6 KN/m²

Service load to rafters and purlins: Generally 0.25 KN/m²

Allowance also to be made for PV loading on 0.15kN/m² in areas shown on the roof plans

Ceiling load: 0.25KN/m² above office area

3.1.3 First floor - Offices

Floor: Composite concrete slab on metal deck

Design load: Superimposed UDL of 4.0KN/m² (including 1.0 kN/m² for partitions)

Services load of 0.15 kN/m²

Ceiling load of 0.25 kN/m²

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Finish: Raised access floor load of 0.50 kN/m²
Smooth float finish

3.2 Roof

3.2.1 General

Twin skin (CA32 Twintherm 1000RL or similar) insulated site assembled roofing comprising:

Outer sheet: 0.55mm thick, HPS200 coated, profiled steel

Insulation: Therma-quilt Non-hygroscopic fibreglass to achieve 0.25w/m²k 'U' Value

Over purlin lining: 0.7mm thick, white polyester coated profiled steel

Warranty: 25 year warranties to be obtained

BREEAM: A+ rated (812550016)

Minimum U-Value: 0.25 W/m²K

3.2.2 Rooflights

Triple skin insulated GRP roof-lights 2.1kg/m² top sheet and 3.05kg/m² inner sheet

Insulation: T achieve 1.3w/m²k 'U' Value

Coverage: 13% approximately of the floor area over the production/warehouse areas.

Guarantee: All roof-lights to have 25 year non fragility guarantee

Guarantees to be obtained for materials used

Cleaning: Requirements to be included in Health & Safety File

3.2.3 Roof Drainage

External eaves gutters comprising:

Design Designs for the system will be to Cat 2 standard for a building life of 25 years to BS EN 12056-3:2000.

Gutter: Coated galvanised steel gutter with membrane lining. Weir overflows to all gutters

Rainwater pipes: Polyester powder coated aluminium or galvanised steel rainwater pipes

Pipes are to have low level access plates.

3.2.4 Roof Access

General visual inspections to perimeter using MEWP/Cherry Picker. Roof access from MEWP/Cherry Picker to facilitate cleaning of future PV array only. Mansafe/ wireway to be provided to perimeter of future PV array if installed.

Access for gutter cleaning to be by suitable Mobile Elevated Work Platform combined with designated safe access area

3.3 External Walls

3.3.1 General

Elevations generally to be Metal composite panel cladding

3.3.2 Cladding

Twin skin site assembled wall cladding (CA32 Twintherm 1000W or similar) comprising:

Outer sheet: 0.7mm thick, PVDF or Prisma coated, profiled steel

Insulation: Silicone impregnated fibreglass to achieve 0.35 U-Value.

Over purlin lining: 0.4mm thick with off white polyester finish internally

Warranty: 25 year warranties to be obtained.

Minimum U-Value: 0.35 W/m²K

Metal composite panel cladding comprising (Eurobond Rockspan or similar):

Outer sheet: Satin Line profile, Metallic protected steel, with Colorcoat Prisma by Tata Steel, to EN 10143:2006 and EN 10169:2010.

Insulation: Non-combustible stonewool core to achieve 0.35 U-Value.

Inner sheet: Satin Line profile, Metallic protected steel, with Colorcoat Prisma by Tata Steel, to EN 10143:2006 and EN 10169:2010.

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Warranty: 25 year warranties to be obtained.
Minimum U-Value: 0.35 W/m²K

3.3.3 Windows

Windows: Aluminium frames, thermally broken.
External finish: Polyester powder coated
Internal finish: Polyester powder coated
Opening vents: Top hung with dual position keyed locks to restrict opening to 150mm.
Trickle vents: Adjustable trickle vents.
Minimum U-Value: 2.2 W/m²K

3.3.4 Glazing to windows

Glazing: Sealed units comprising:
Outer pane: Grey anti-sun, laminated to vision areas
Cavity: 16mm
Inner pane: 6mm minimum Low E glass, toughened.

Obscured glazing: Insulated sealed units comprising:
Outer pane: Laminated ceramic coated glass, coloured to create look-alike panel
Insulation: Pentane blown PIR/PUR insulation
Internal finish: Mill finish aluminium
Minimum U-Value: 2.2 W/m²K
Minimum G-Value: 0.3 (to be confirmed through thermal modelling in accordance with BS EN 410)

All glazing to incorporate toughened glass and manifestation where necessary to comply with Building Regulations.

3.4 External Doors

3.4.1 Office

Glazed main entrance doors:
Frame: Aluminium frames, thermally broken.
External finish: Polyester powder coated
Internal finish: Polyester powder coated
Operation: Automatic sliding
Ironmongery: Cylinder deadlock
Commercially sized ppc letter plate
Minimum U-Value: 2.2 W/m²K

3.4.2 Office fire exit

Glazed fire exit doors:
Frame: Aluminium frames, thermally broken.
External finish: Polyester powder coated
Internal finish: Polyester powder coated
Operation: Manual
Ironmongery: Panic bar internally
Stainless steel hinges/pivots restricted to 90° opening Self closing device. Keyed external access.
Minimum U-Value: 2.2 W/m²K

3.4.3 Warehouse Area

Personnel and fire escape doors:

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Doors:	External quality galvanised high security steel flush doors
Frames:	Steel frames
Finish:	Prefinished
Ironmongery:	Heavy duty to suit weight of door Butt hinges Cylinder lock/latch with lever override internally to personnel doors Panic operation to fire escape doors. 90° hydraulic stay

Fire rated to match wall construction where necessary.

Level loading doors:

Door:	Insulated sectional overhead door
Size:	4.5m high by 4.0m wide
Operation:	Electric
Safety:	Automatic stop facility
Minimum U-Value:	1.5 W/m ² K

3.4.4 Internal Sills, Heads and Reveals

Internal sills, heads and reveals within production/warehouse area to be completed with polyester coated flashings to mask fixings and sealing tapes.

3.5 Internal Walls and Partitions

3.5.1 General

Internal partition walls to be dry-lined metal stud partitions.

3.5.2 Internal Division (Compartment) Walls between Office & Warehouse

Painted, taped and jointed dry-lined: Mineral core, vertically installed composite coldwall panel.

3.6 Internal Doors

Internal doors to be standard internal quality solid core American White Oak veneered doors.

Doors to be fire resisting where necessary to comply with the Building Regulations and the Fire Officer's requirements.

Doors to circulation areas to incorporate glazed vision panels.

Doors to be complete with stainless steel ironmongery.

Fire escape doors to be provided with appropriate signage.

Frames, linings and architraves to office areas to be American White Oak hardwood with satin polyurethane varnish.

3.7 Stairs and Balustrade

Stairs to be pre-cast concrete.

To have stainless steel handrails and stainless steel balustrade with glazed guarding infill.

Stairs to be designed for a superimposed load of 4kN/m².

Balustrade to be designed for horizontal loads to the appropriate section of BS 6399: Part 1.

4 FINISHES

4.1 Wall Finishes

Office:	Taped and jointed plasterboard dry lining finished with two coats of primer and two coats of emulsion paint. Excluding Second Floor
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Toilets:	Taped and jointed plasterboard dry lining finished with two coats of primer and two coats of emulsion paint. Ceramic wall tiled to basins.
Warehouse:	Division Wall: Taped and jointed plasterboard dry lining finished with two coats of primer and two coats of emulsion paint. External Wall: Self finished sheeting rails and liner to walls

4.2 Floor Finishes

Reception:	Porcelain tile finish.
Offices:	Carpet tiles (Provisional sum £25/m ² supplied and laid) on 200mm overall height medium grade raised access floors with metal encased pans Painted MDF skirting with gloss white
Toilets:	Porcelain tile finish and skirting.
Staircases:	Carpet tiles to match the general office areas Non-slip safety nosing & complimentary edging. Painted MDF skirting with gloss white
Warehouse:	Power float finish with Sikafloor curing dust agent.

4.3 Ceiling Finishes

Offices:	Proprietary moisture resistant suspended ceiling system in an exposed microlook grid with 600mm square tegular mineral fibre or plasterboard ceiling tiles.
Toilets:	Taped and jointed plasterboard dry lining finished with two coats of primer and two coats of emulsion paint.
Staircases:	Proprietary moisture resistant suspended ceiling system in an exposed microlook grid with 600mm square tegular mineral fibre or plasterboard ceiling tiles.
Warehouse:	Galvanised purlins & liner to roof.

4.4 Steelwork Finishes and Fire Protection

Structural columns and beams requiring fire protection under the Building Regulations to be protected with intumescent paint providing ½, 1, and 2 hour protection as necessary.
Intumescent paint colour: White
All other structural steelwork to be primed only.
Primer colour: White
Cold rolled purlins and sheeting rails to be galvanised.

5 FITTINGS

5.1 Offices:	MDF window boards.
5.2 Toilets:	Mirrors, toilet roll holders, hand driers and coat hooks to be provided. IPS panels to WC's

6 SERVICES

6.1 Toilets

Toilet provision of minimum one wheelchair accessible WC with shower per unit, 1no. WC at mezzanine level for all units with 1no. additional WC to units 8 &10. Tenants to note that subject to end user occupant numbers, additional WC's may be required to meet BS6465-1 2006.
Sanitary fittings comprising dual-flush WC suites and wash hand basins to be white glazed vitreous china of a commercial standard as manufactured by Armitage Shanks (or similar). Fittings to be complete with waste systems and include hot and cold-water supplies, as appropriate, to monoblock spray taps.

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Facilities for disabled persons to be provided in accordance with Building Regulation Requirements.

6.2 Cold Water supply

A mains water supply will be brought into the unit and run internally to serve each toilet and to provide drinking water in accordance with latest water regulations.

Capped cold water tees and drainage provision will be provided at locations to suit future tenant toilet/kitchenette at warehouse and office level.

6.3 Hot Water Services

Domestic hot water will be provided via an indirect storage cylinder fed from the office heating boiler plant.

Boiler to be 91% seasonal efficiency

6.4 Heating and Ventilating Systems

6.4.1 Design Criteria – Temperatures

Winter Ambient: -5.0°C saturated

Offices: 21.0°C

Toilets: 18.0°C

Circulation Areas: 18.0°C

6.4.2 Offices

LPHW system fed by gas fired boiler.

Radiators with thermostatic controls to office areas, stairs and toilets. Systems/equipment shall be carefully selected to ensure compliance with Part L2A SBEM and the necessary BREEAM credits are achieved .

Radiators to be positioned to allow reasonable office sub-division.

Office areas are naturally ventilated via openable windows and trickle vents.

The office accommodation has been designed to allow space for the future installation of a VRF comfort cooling system and/or a mechanical ventilation system should it be required.

6.4.3 Toilet Ventilation

Mechanical ventilation designed to provide ten air changes per hour extract with natural air input from adjacent areas through undercut doors or air transfer grilles. Local Extract fans for W/C SFP 0.3 [W/(l/s)]

6.4.4 Warehouse

No heating or ventilation is provided. Gas supply sized up for future heating to the production/warehouse area.

Incoming Gas Supply

Each unit shall be provided with a appropriately sized PE LP gas supply extension to terminate above ground within an externally mounted gas meter housing/kiosk and terminate immediately upon entry within the meter housing/kiosk with a blanked emergency control valve (ECV) sited at low level.

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6.5 Electrical Services

6.5.1 General

The electrical intake/metering and main switch panel is to be located in the warehouse area. Space shall be provided for the DNOs CT chambers and metering. The consumer's panel shall be compatible with the incoming main supply and to allow for expansion to suit tenant's fit-out. For units where the required capacity is above 100A TPN a suitably rated MCCB panelboard shall be provided plus a final circuit distribution board for the local circuits. Units requiring 100A TPN or less shall be fitted with a three phase distribution board only.

6.5.2 Small Power

Switched socket outlets will be provided to reception, stairs, lobbies and office accommodation for cleaning purposes.

A fused spur is to be provided in each toilet for the installation of hand dryers by the tenant.

A capacity allowance for under-floor small power of 25W/m² to the office areas will be included in the local distribution boards.

No small power distribution is to be provided in the production/warehouse areas.

Each unit is to have 1No EV external wall mounted 7KW car charging point. These are to be Mode 3 with Type 2 sockets plus full internet capability to enable Smart App recharging by the future tenants. EVC points are to be mounted in suitable locations to supply 1No dedicated car parking space per unit.

6.5.3 Lighting

No less than 75 lumens per circuit watt

Lighting Levels: The following average lighting levels will be provided:-

Offices:	400 lux at 0.75 above FFL
Reception:	300 lux at 0.75 above FFL
Circulation:	100 lux at FFL
Stair:	150 lux at tread
Toilets:	150 lux at FFL
Cleaners:	200 lux at FFL
Warehouse	Emergency Exit lighting only
External car parks:	10 lux average at ground level
External yards:	10 lux average at ground level
Loading Bays:	50 lux average at ground level

Offices:

Luminaires:	Recessed modular LED luminaires.
Size:	600 x 600 module in exposed tee ceiling.
Switching:	PIR with daylight switching

Staircase:

Luminaires:	Ceiling/wall mounted LED luminaires.
Switching:	Manual

Toilets

Luminaires:	Recessed LED downlighters.
Switching:	PIR

Warehouse Area

1no. manually switched LED floodlight will be provided (for lettings purposes).

Emergency Lighting

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Self-contained and/or integral emergency LED lighting units to be installed to meet the Fire Officers requirements for an open plan office.

External Lighting

External LED lighting will be installed to provide lighting to car parks and yard areas as shown on the Planning Submission drawings prepared by ION Consulting. Control to be by photo-electric cell with over-riding time clock.

6.5.4 Fire Alarm Installation

A multi-zone electronic fire alarm system incorporating break glass points at all exit doors, automatic smoke detectors and electronic sounders/beacons will be installed to meet the Fire Officer's requirements current at the time of construction for an open plan office and warehouse area.

The classification will be L3 to the office areas and type M to factory/warehouse areas. The system will be suitable for upgrade and future expansion including fire detection to the warehouse.

6.5.5 Security Installation

Builders work will be installed for future access control to main entrance doors.

6.5.7 Petrol Interceptor Alarm

A petrol interceptor alarm will be provided.

6.5.8 Lightning Protection

A complete lightning protection system to be installed to BS EN:62305.

7 EXTERNAL WORKS

7.1 General Areas

Footpaths: Footpaths to access roads fronting the development to be in bitmac.
Footpaths accessing the main entrance doors to be in brush finished concrete to match yard construction.
Sub bases to footpath construction at the building perimeter will be designed to suit the use of MEWP/Cherry Pickers.
There shall be a gravel margin to the building perimeter.

Car parking: Car parking in service yards to be in brush finished concrete to match yard construction

Access road: brush finished concrete to match yard construction., designed by the Structural Engineer with regard to the prevailing ground conditions and the anticipated usage by heavy goods vehicles.

Service yards: Brush finished reinforced concrete designed by the Structural Engineer with regard to the prevailing ground conditions and the anticipated usage by heavy goods vehicles.

7.2 Drainage

7.2.1 General

The drainage systems to be designed by the Appointed Contractor or their structural engineer in accordance with relevant British Standards. Underground drainage to utilise flexibly jointed VC or UPVC pipes, bedded and surrounded as necessary to suit relevant loading conditions.

7.2.2 Foul Drainage

The foul drainage is to be connected into the existing foul sewer.

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7.2.3 Surface Water Drainage

The surface water drainage strategy uses a mixture of open and closed attenuation features. This is due to the development layout. Attenuated surface water will be discharged at close to Greenfield rates to the watercourse within the SINC.

7.3 Bollard/Barriers

Doors to be protected by bollards as follows:

Level loading door: 200mm diameter vehicle impact resistant painted mild steel tubular bollards to be provided.

Incoming Services: 100mm diameter vehicle impact resistant painted mild steel tubular bollards to be provided.

Site to be protected by: Armco barriers to areas indicated on site plan. Concrete retaining wall built to withstand HGV impact to locations indicated on site plan.

Landscaping: Treated timber V-notched vertical posts housing square horizontal rails with galvanised straps.

7.4 Landscaping

Landscaping to be provided to complement the development in accordance with the Local Authority's approval. 2no. Hydrants incorporating freeze protection shall be provided for landscape watering.

7.5 Signage

1.8m high unit numbers.

White coated galvanised steel tray signage supporting structure at locations identified on elevation drawings.

Totem at entrance

7.6 Fencing

2.4m high green weld mesh fencing around perimeter to site

Vehicular and pedestrian gated entrance to access road.

8 INCOMING SERVICES

8.1 The following incoming services to be provided:

8.1.1 Gas: To be based on a peak hourly gas load of 100W/Sqm
Squire Energy to connect into existing 125mm polyethylene (PE) low pressure (LP) gas main in Concorde Way.
(Squire Energy Quote Ref P13876SG3) This quotation requires updating to reflect the change from 12No units to 10No units

8.1.2 Water: Peak flow rate 1.0 litres/sec per unit at 1 bar minimum pressure based on the following assumed tenant requirement:

3 No WC's
3 No WHB's
1 No Shower
2 No Sinks
1 No Dishwasher
1 No Tap

With a maximum supply to each unit of 1 l/s at 32mm MDPE

8.1.3 Electricity: Units 1, 2, 3 & 4, – 100A TPN 400V 50Hz
Units 7, 8 & 9 – 200A TPN 400V 50Hz
Unit 10 - 315A TPN 400V 50Hz

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SSEN are to provide a new 1000KVA substation to power the development. (SSEN Quote Ref EMF903). This quotation requires updating to reflect the change from 12No units to 10No units

8.1.5 Telephone: Two 100mm ducts terminating within the ground floor riser.

8.1.6 CCTV: 100mm ducts from the building to each corner of the site for future CCTV.

Appendix: ION Building Services Consulting Engineers – ‘18-044 Concorde Load Assessment (increase load for units 5, 6, 7, 8, 9 and 10)’

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18.044 Concorde Load Assessment (Increase load for units 5, 6, 7, 8, 9 and 10)

Unit Ref (from drawing)	Ground Floor (m ²)	Total (inc Mezzanine) (m ²)	W/m ²	Total load based on Ground Floor area only (kW)	Total load based on ground Floor and in Mezzanine area (kW)	Total Amps	TP&N Cutout's propro
Unit 1	317	430	80	25	34	48	100
Unit 2	186	257	80	15	21	29	100
Unit 3	186	257	80	15	21	29	100
Unit 4	283	385	80	23	31	43	100
Unit 5	744	906	125	93	113	158	200
Unit 6	812	988	125	102	124	172	200
Unit 7	812	988	125	102	124	172	200
Unit 8	1066	1228	125	133	154	214	200
Unit 9	734	845	125	92	106	147	200
Unit 10	1558	1793	125	195	224	312	315