

HEADLINE SPECIFICATION

HEADLINE SPECIFICATION FOR:

**Units 1-12
Business Units**

at

Spring Business Park, Havant

Dated : 16 April 2021



Kingsbridge Estates

HEADLINE SPECIFICATION

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Notes:

This document is produced in good faith and specifications can be changed at short notice or no notice, at any time. Please contact Kingsbridge Estates to obtain the latest version.

HEADLINE SPECIFICATION

1 GENERAL DESCRIPTION

1.1 The Works

The works comprise the design and construction of 12no. 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 detailed landlord's specification refers to and must be read in conjunction with the details shown on the latest revisions of scheme drawings attributed to:

HNW Architects: project number 18041 and associated drawings available on request

Redsix Consult

- BREEAM New Construction 2018 Pre-Assessment - 1182399 (Dated -20th May 2018)
- BRUKL Output Documents (Dated -04th July 2019)

ION Building Services Consulting Engineers

- 19-018 Spring Business Park Havant Utilities Report P4

PTA Consult Civil & Structural Engineers: project number 9641 and associated drawings available on request

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1.3 Indicative Gross External Floor Areas

Unit	Ground Floor GEA		Mezz Floor GEA		Mezz. %	Unit Total GEA	
1	373.3m ²	4018ft ²	109.5m ²	1179ft ²	23%	482.8m ²	5196ft ²
2	367.1m ²	3951ft ²	107.7m ²	1159ft ²	23%	474.8m ²	5110ft ²
3	430.1m ²	4629ft ²	125.9m ²	1355ft ²	23%	556.0m ²	5984ft ²
4	359.4m ²	3868ft ²	123.4m ²	1328ft ²	26%	482.8m ²	5196ft ²
5	362.4m ²	3901ft ²	124.4m ²	1339ft ²	26%	486.8m ²	5239ft ²
6	369.1m ²	3973ft ²	126.7m ²	1364ft ²	26%	495.8m ²	5336ft ²
7	400.5m ²	4311ft ²	128.7m ²	1385ft ²	24%	529.2m ²	5696ft ²
8	393.3m ²	4233ft ²	126.4m ²	1360ft ²	24%	519.7m ²	5594ft ²
9	393.3m ²	4233ft ²	126.4m ²	1360ft ²	24%	519.7m ²	5594ft ²
10	396.0m ²	4262ft ²	126.9m ²	1366ft ²	24%	522.9m ²	5628ft ²
11	262.9m ²	2830ft ²	109.4m ²	1177ft ²	29%	372.3m ²	4007ft ²
12	267.4m ²	2878ft ²	111.2m ²	1197ft ²	29%	378.6m ²	4075ft ²
Total GEA						5821.4m²	62656ft²

Density GF GEA:	42.7%	Density GEA:	56.9%
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Indicative Gross Internal Floor Areas

Unit	Ground Floor GIA		Mezz Floor GIA		Unit Total GIA	
1	356.0m ²	3832ft ²	98.1m ²	1056ft ²	454.1m ²	4887ft ²
2	356.0m ²	3832ft ²	98.1m ²	1056ft ²	454.1m ²	4887ft ²
3	416.8m ²	4486ft ²	113.9m ²	1226ft ²	530.7m ²	5712ft ²
4	347.7m ²	3742ft ²	111.9m ²	1204ft ²	459.6m ²	4947ft ²
5	350.5m ²	3772ft ²	112.7m ²	1213ft ²	463.2m ²	4985ft ²
6	352.0m ²	3789ft ²	113.3m ²	1219ft ²	465.3m ²	5008ft ²
7	382.7m ²	4119ft ²	115.3m ²	1241ft ²	498.0m ²	5360ft ²
8	381.1m ²	4102ft ²	114.5m ²	1232ft ²	495.6m ²	5334ft ²
9	381.1m ²	4102ft ²	114.8m ²	1236ft ²	495.9m ²	5337ft ²
10	382.6m ²	4118ft ²	114.1m ²	1228ft ²	496.7m ²	5346ft ²
11	252.8m ²	2721ft ²	99.5m ²	1071ft ²	352.3m ²	3792ft ²
12	252.7m ²	2720ft ²	99.5m ²	1071ft ²	352.2m ²	3791ft ²
Total GIA					5517.7m²	59387ft²

Site Area 1.023Ha

Density GIA: 53.9%

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

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1.4 Car Parking Provision

Unit	Provision	Ratio
1	12	1:40
2	14	1:34
3	14	1:40
4	13	1:37
5	13	1:37
6	8	1:62
7	8	1:66
8	12	1:43
9	11	1:47
10	12	1:44
11	11	1:33
12	10	1:38
Total	138	1:42

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(A)

2 SUBSTRUCTURE

2.1 General

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

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 $37.5\text{kN}/\text{m}^2$ or a maximum rack point load of 60kN 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.

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Finish: Power float finish with Armourex Proseal curing dust agent and slab to achieve an abrasion resistance of AR2
Regularity: Class FM2 in accordance with The Concrete Society Technical Report 34 Free Movement (TR34) latest 4th Edition.

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

If an internal construction movement joint is required, these will be constructed using proprietary steel edge joint formers ('Alpha' or similar)

Initial shrinkage of the large pour slab will 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 will be left open without sealant – joint will be sealed at PC and inspected again at end of 12 months defect period.

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 will 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 will be applied

At unloading bay doors, the external paving will be taken inside the building beyond the shutter doors, and steel edge joint formers ('Alpha' or similar) joint will 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.

3 SUPERSTRUCTURE

3.1 Frame

3.1.1 General

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

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

Primer colour: White Secondary steelwork is left in its galvanised finish

3.1.2 Warehouse/Production Area

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

Superimposed: 0.6 KN/m²
Service load to rafters and purlins: Generally 0.25 KN/m²
Ceiling load: 0.25 above office area

3.1.3 First floor - Offices

Floor: Composite concrete slab on metal deck
Design load: Superimposed UDL of 4.0KN/m² (with addition of 1.0 kN/m² for partitions)
Services load of 0.15 kN/m²
Ceiling load of 0.25 kN/m²
Raised access floor load of 0.50 kN/m²
Finish: Smooth float finish

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3.2 Roof

3.2.1 General

KS1000 RW - Trapezoidal Insulated Roof Panel (U-Value 0.18 W/m²K)

- External facings:
 - Material: Metallic protected steel to BS EN 10346: 2009.
 - Thickness: 0.5 mm nominal.
 - Finish/Colour: **XLForTe Goosewing Grey RAL 080 70 05**
- Internal facings:
 - Material: **Metallic protected steel to BS EN 10346: 2009.**
 - Thickness: **0.4 mm**
 - Finish/Colour: **CleanSafe 15. (White)**
- Core insulation: **FireSafe, EcoSafe, HCFC, CFC & HFC free LPCB certificated PIR formulation.**

3.2.2 Rooflights

Kingspan Day-Lite Trapezoidal Plus. KS1000 DLTR PLUS 1.3 (U-value 1.3W/m²K)

- Insulation: To achieve 1.3w/m²k 'U' Value
- Finish/Colour: **Opal**
- Coverage: 13% approximately of the floor area over the production/warehouse areas.
- Guarantee: All roof-lights 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. A path is to be provided.
- 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

KS600-1000 MR – Micro Rib Insulated Wall Panel (U-value 0.26W/m²K)

- External facings:
 - Material: **Metallic protected steel to BS EN 10346: 2009.**
 - Thickness: **0.5 mm nominal.**
 - Finish/Colour: **Kingspan Spectrum Metallic**
- Internal facings:
 - Material: Metallic protected steel to BS EN 10346: 2009.
 - Thickness: 0.4 mm
 - Finish/Colour: CleanSafe 15.
- Core insulation: **FireSafe, EcoSafe, HCFC, CFC & HFC free LPCB certificated PIR formulation.**
- Panel thickness: **80mm**

3.3.3 Windows

- Windows: Aluminium frames, thermally broken.
- External finish: Polyester powder coated

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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: 1.6 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: 1.6 W/m²K
Minimum G-Value: 0.3 (to be confirmed through thermal modelling in accordance with BS EN 410)

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

3.4 External Doors

3.4.1 Office

Glazed main entrance doors: c 2.4m frame height.
Frame: Aluminium frames, thermally broken.
External finish: Polyester powder coated
Internal finish: Polyester powder coated
Operation: Manual
Ironmongery: Cylinder deadlock
Minimum U-Value: 1.6 W/m²K

3.4.2 Warehouse Area

Personnel and fire escape doors:

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 matches 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/m²K

3.4.3 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.

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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 mezzanines for units 1, 2, 11 and 12.

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

Warehouse to units 10 and 11: these may have a further lining to the external west and or south walls to provide fire 4h separation to the SSE substation at the rear (east)

4.2 Floor Finishes

Reception: Porcelain tile finish.

Offices: Carpet tiles (Provisional sum £25/m² supplied and laid) on 200mm overall height medium grade raised access floors with metal encased pans.

Painted MDF skirting with gloss white.

Excluding mezzanines units 1, 2, 11 and 12.

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.

Kitchenette: Vinyl Matt with Edging to meet carpet tiles where applicable

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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. Excluding mezzanines for units 1, 2, 11 and 12.
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, 1 ½ 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 one fully fitted wheelchair accessible WC with shower per unit at ground floor for all units. Provision of 1no. fully fitted WC and allowance for 1no. WC for 'future fit out' at mezzanine level for units 3,4,5,6,7,8,9 & 10 will be provided. Allowance for subsequent 'future fit out' of up to 2no. WC at mezzanine level for units 1,2,11 & 12 will be provided. Occupiers to note that subject to end user occupant numbers, additional WC's may be required to meet BS6465-1 2006. 'Future fit out' defined as minimum provision of doors/ironmongery, capped service tees, partitions, painted finishes and raised access floors or flush floors to match relevant mezzanine fit out.

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.

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 occupier 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

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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 will be carefully selected to ensure compliance with EPC(A), 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 for future heating to the production/warehouse area.

Incoming Gas Supply

Each unit will be provided with an 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.

Each unit requires a U6 (6m³/hour max flow rate) gas meter to be installed within an externally mounted kiosk as described above. A full breakdown of each unit's required gas supply is given in the 'incoming services' section of this document.

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 will be provided for the DNOs CT chambers and metering. The consumer's panel will be compatible with the incoming main supply and to allow for expansion to suit occupier's fit-out. For units where the required capacity is above 100A TPN a suitably rated MCCB panelboard will be provided plus a final circuit distribution board for the local circuits. Units requiring 100A TPN or less will 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 provided in each toilet for the installation of hand dryers by the occupier.

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.

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Each unit is to have 1 No 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 occupiers, or a simpler version with lock to prevent unauthorised usage. EVC points are to be mounted in suitable locations to supply 1 No 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

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

Emergency Lighting

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 to meet specified lux levels above. 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.

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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: Porous grass paving to perimeter of buildings 'Sure Green PP40' or similar
Sub bases to footpath construction at the building perimeter will be designed to suit the use of MEWP/Cherry Pickers.
There will be a gravel margin to the building perimeter.
Footpaths into site to be asphalt and join existing.

Car parking: Car parking in service yards to be asphalt to match yard construction

Access road: Asphalt construction, designed by the Structural Engineer regarding the prevailing ground conditions and the anticipated usage by heavy goods vehicles.

Service yards: Asphalt construction, designed by the Structural Engineer regarding 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.

7.2.3 Surface Water Drainage

The surface water drainage is to be connected into the existing public surface water sewer at the agreed discharge rate proposed within the planning application.

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: Palisade fencing

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 will be provided for landscape watering.

7.5 Signage

1.2m high unit numbers.

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

1/2no. Totems at access road entrance and/or corner of Stanbridge Road/ New Lane

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7.6 Fencing

Existing palisade fencing retained and made good where appropriate. Vehicular entrance to access road. New 2.4m pedestrian/vehicular gates where indicated.

8 INCOMING SERVICES

8.1 The following incoming services to be provided:

8.1.1	Gas:	Unit 1 – 4.6m ³ /hour
		Unit 2 – 4.6m ³ /hour
		Unit 3 – 5.4m ³ /hour
		Unit 4 – 4.7m ³ /hour
		Unit 5 – 4.8m ³ /hour
		Unit 6 – 4.8m ³ /hour
		Unit 7 – 5.1m ³ /hour
		Unit 8 – 5.1m ³ /hour
		Unit 9 – 5.1m ³ /hour
		Unit 10 – 5.1m ³ /hour
		Unit 11 – 3.6m ³ /hour
		Unit 12 – 3.6m ³ /hour

Squire Energy to connect into existing 315mm polyethylene (PE) low pressure (LP) gas main in Stanbridge Road.

8.1.2	Water:	Peak flow rate 1.0 litres/sec per unit at 1 bar minimum pressure
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Portsmouth Water to connect onto water main in Stanbridge Road.

8.1.3	Electricity:	All units – 100A TPN 400V 50Hz (69kVA) Landlord's supply 100A SPN 230V 50Hz (5kVA)
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SSEN are to provide a new 1000kVA substation to power the development. Landlord's meter will be located in an external kiosk in the landscaping next to the communal road.

8.1.5	Telephone:	Two 100mm ducts terminating within the ground floor riser – one BT and one empty Virgin Media duct for future connection to Virgin Media network by occupier if required. BT ducts will run from network on Downley road and Virgin Media from Stanbridge Road. BT connection will comprise: 5 pair copper DP, FTTP feed, and one ONT fibre socket per unit...
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8.1.6	CCTV:	100mm ducts from the building to up to 4 corners of the site for future CCTV.
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