



# central m40

CHALKER WAY ■ BANBURY ■ OX16 4XD ■ [//SHARED.CAMERA.TELLS](http:////SHARED.CAMERA.TELLS)

TECHNICAL INFORMATION PACK

## CONTENTS

- PROPERTY OVERVIEW
- SITE PLAN
- FLOOR PLAN
- RACKING PLANS
- ELEVATIONS
- DEMISE PLAN
- ESG
- SERVICES
- PROJECT TEAM
- PLANNING CONSENT
- SPECIFICATION

## UNIT 6 OVERVIEW



1 MVA  
POWER



SECURE TWIN SERVICE  
YARDS UP TO 50M



15M CLEAR  
INTERNAL HEIGHT



20 DOCK  
LEVEL DOORS



4 LEVEL ACCESS  
LOADING DOORS



50 KN/M2  
FLOOR LOADING



118 CAR  
PARKING SPACES



32 HGV  
PARKING SPACES



DETAILED PLANNING  
CONSENT FOR B2 & B8



EPC  
RATING A



BREEAM  
VERY GOOD



24 HOUR  
ACCESS



15%  
ROOF LIGHTS



AIR  
CONDITIONING



PIR CONTROLLED ENERGY  
EFFICIENT LED LIGHTING TO  
ENTIRE WAREHOUSE



CCTV AND FACE  
RECOGNITION  
ENTRY SYSTEM



HEAVY DUTY  
RAISED  
ACCESS FLOOR



HQ STYLE ATRIUM  
RECEPTION



J11 M40  
1 MILE

## CONTENTS

- PROPERTY OVERVIEW
- SITE PLAN
- FLOOR PLAN
- RACKING PLANS
- ELEVATIONS
- DEMISE PLAN
- ESG
- SERVICES
- PROJECT TEAM
- PLANNING CONSENT
- SPECIFICATION

## PREVIOUS TENANT FIT-OUT

VALUE = £464,000

INCLUDED FIT-OUT FEATURES:

### WAREHOUSE LIGHTING

£165,000 Holophane PrismPack high bay luminaire system.

### POWER SUPPLY

£145,000 Distribution boards, LV panels, and cabling.

### CCTV & SECURITY

£132,000 Hikvision system for enhanced security.

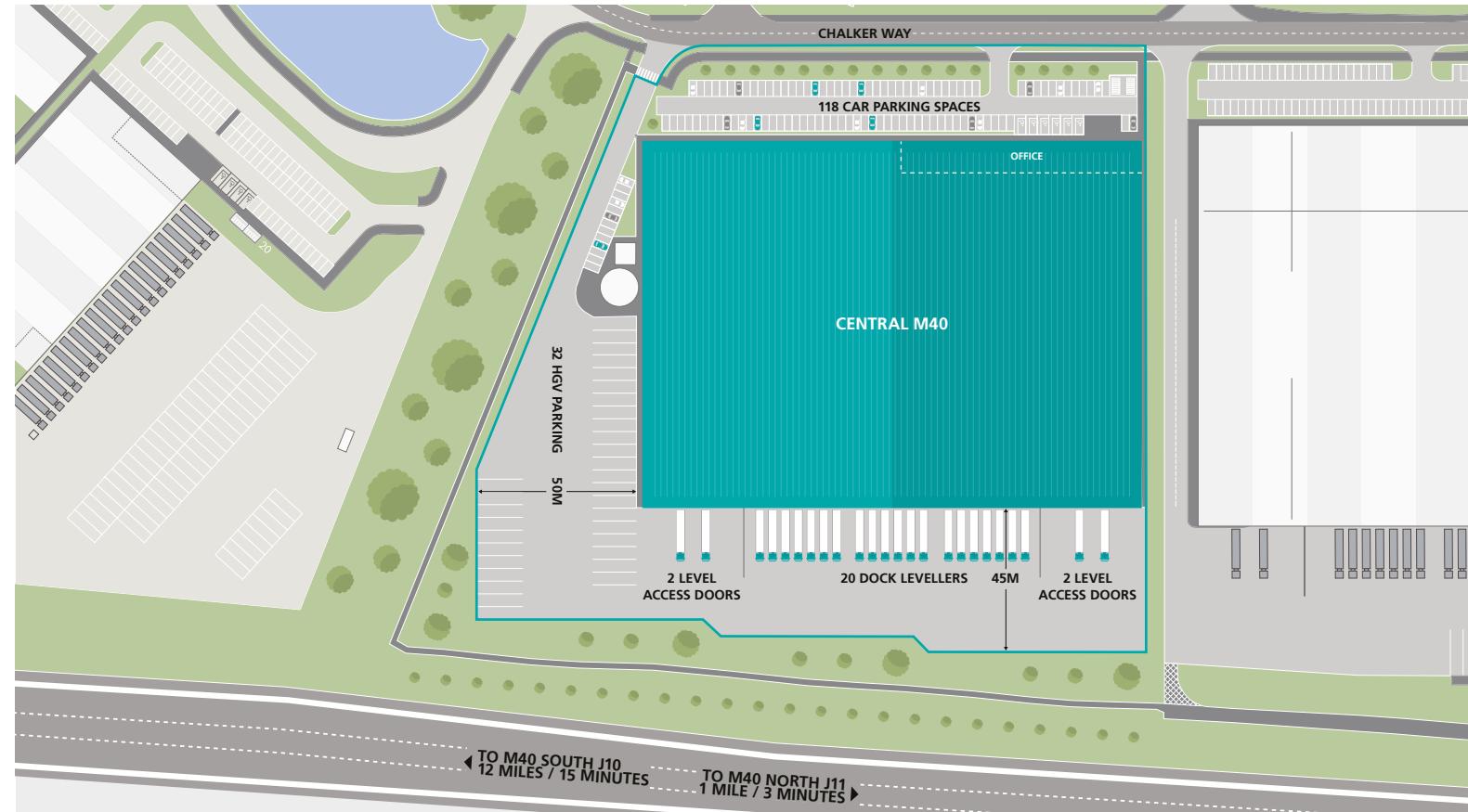
### OFFICE POWER SUPPLIES

£22,000 Floor box power integration.

## CONTENTS

- PROPERTY OVERVIEW
- SITE PLAN
- FLOOR PLAN
- RACKING PLANS
- ELEVATIONS
- DEMISE PLAN
- ESG
- SERVICES
- PROJECT TEAM
- PLANNING CONSENT
- SPECIFICATION

## SITE PLAN

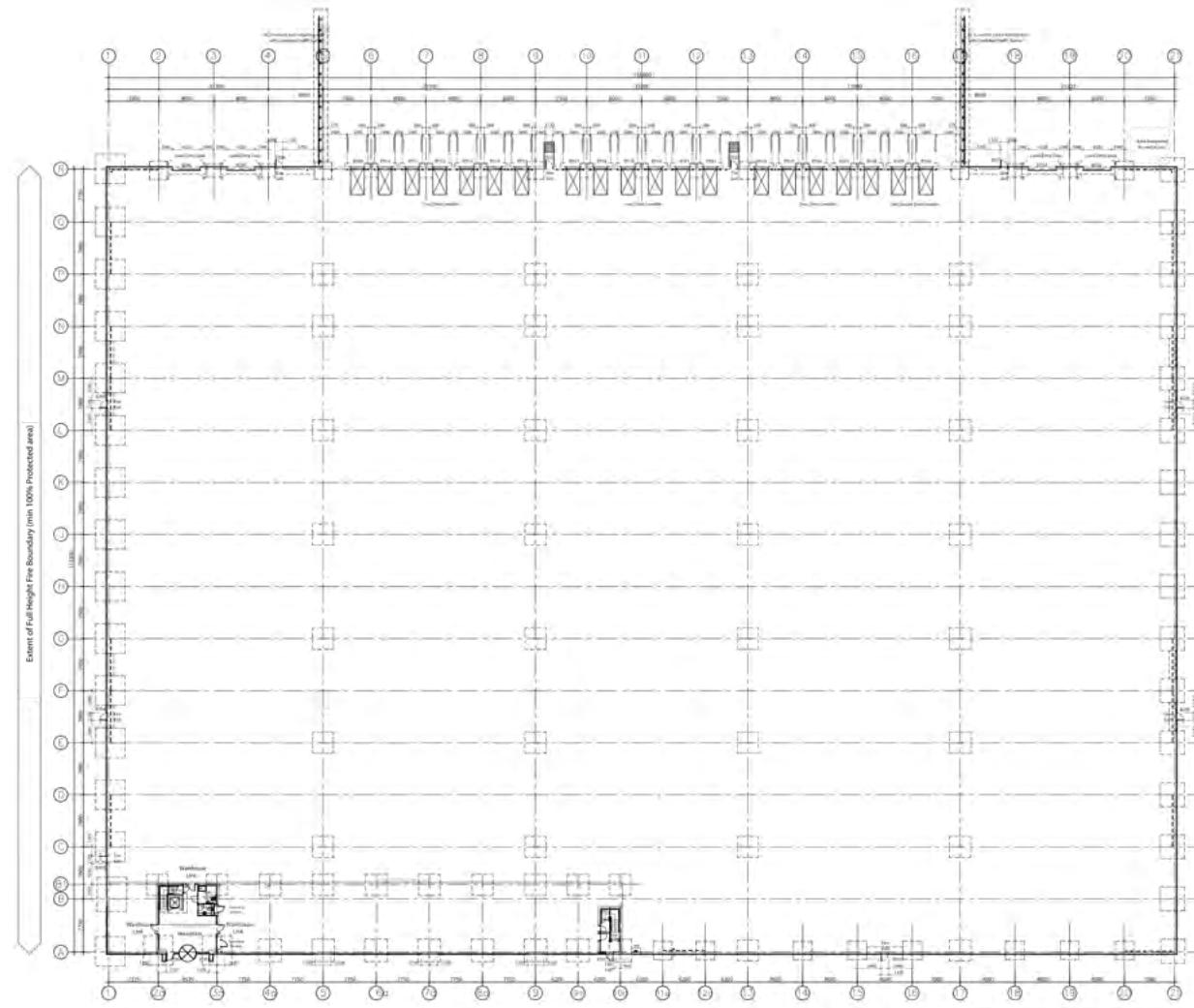


UNIT 6	SQ FT	SQ M
Warehouse	190,687	17,715
Office	8,505	790
<b>Total</b>	<b>199,192</b>	<b>18,505</b>

## CONTENTS

- PROPERTY OVERVIEW
- SITE PLAN
- FLOOR PLAN
- RACKING PLANS
- ELEVATIONS
- DEMISE PLAN
- ESG
- SERVICES
- PROJECT TEAM
- PLANNING CONSENT
- SPECIFICATION

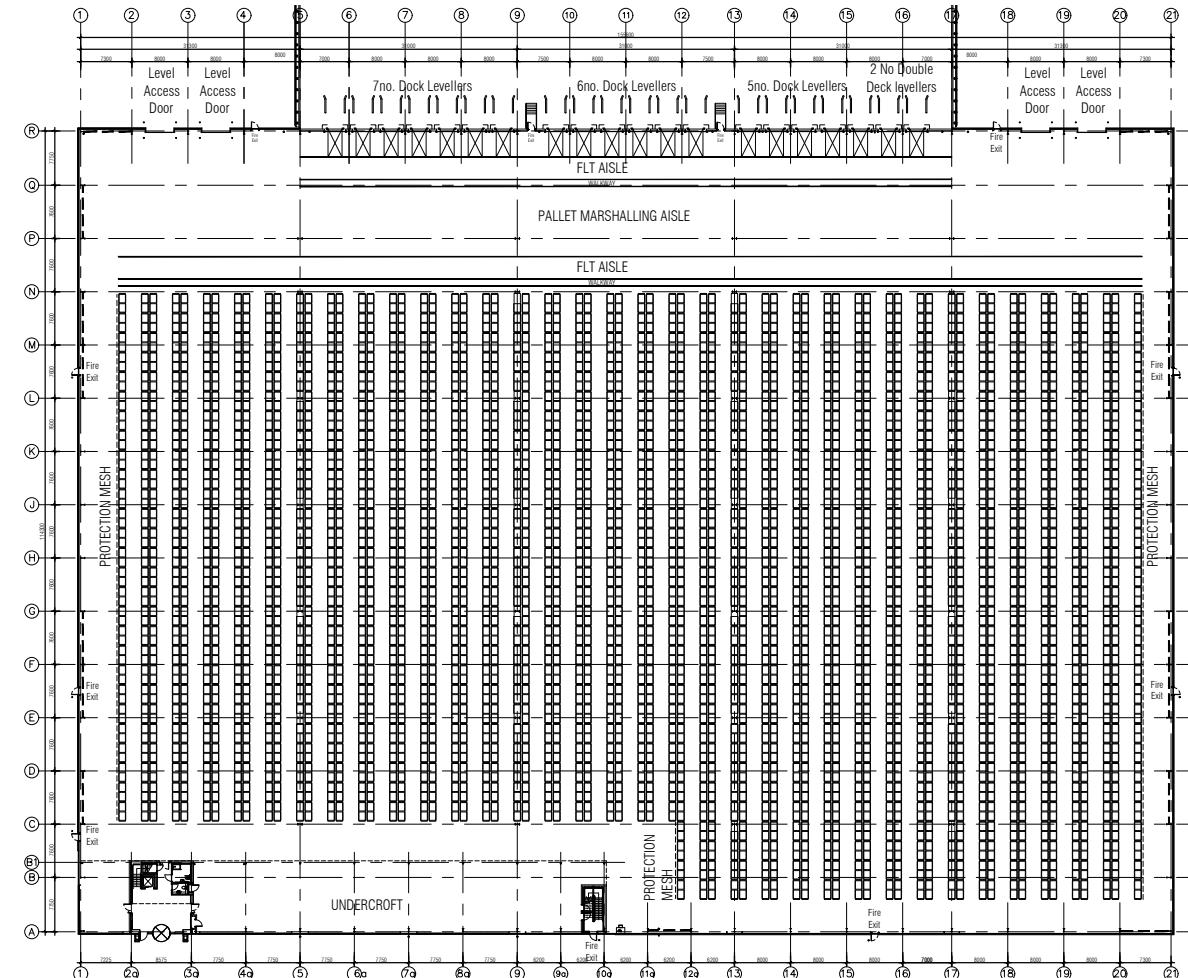
## FLOOR PLAN



## CONTENTS

- PROPERTY OVERVIEW
- SITE PLAN
- FLOOR PLAN
- RACKING PLANS
- ELEVATIONS
- DEMISE PLAN
- ESG
- SERVICES
- PROJECT TEAM
- PLANNING CONSENT
- SPECIFICATION

## RACKING PLAN: NARROW RACKING FITOUT



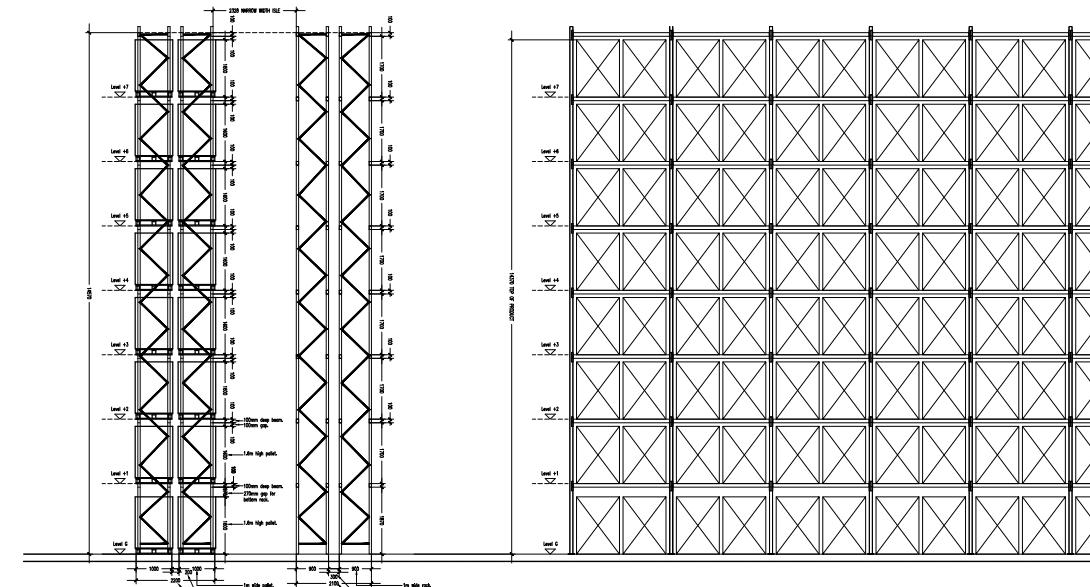
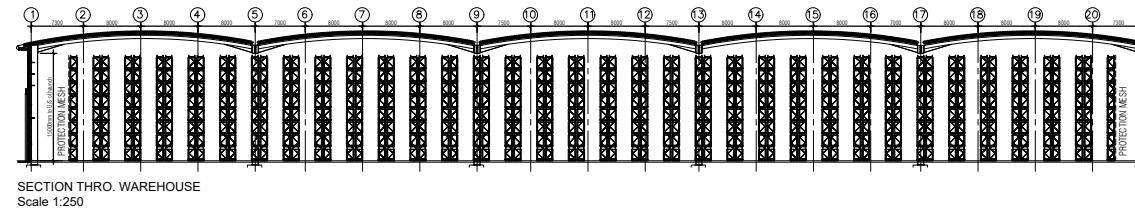
## NARROW AISLE PALLET RACKING 3784 EURO PALLETS AT GROUND FLOOR LEVEL

**TOTAL NUMBER OF PALLET LOCATIONS FOR 8 LEVELS OF RACKING  
(G+7) = 30,272**

## CONTENTS

- PROPERTY OVERVIEW
- SITE PLAN
- FLOOR PLAN
- RACKING PLANS
- ELEVATIONS
- DEMISE PLAN
- ESG
- SERVICES
- PROJECT TEAM
- PLANNING CONSENT
- SPECIFICATION

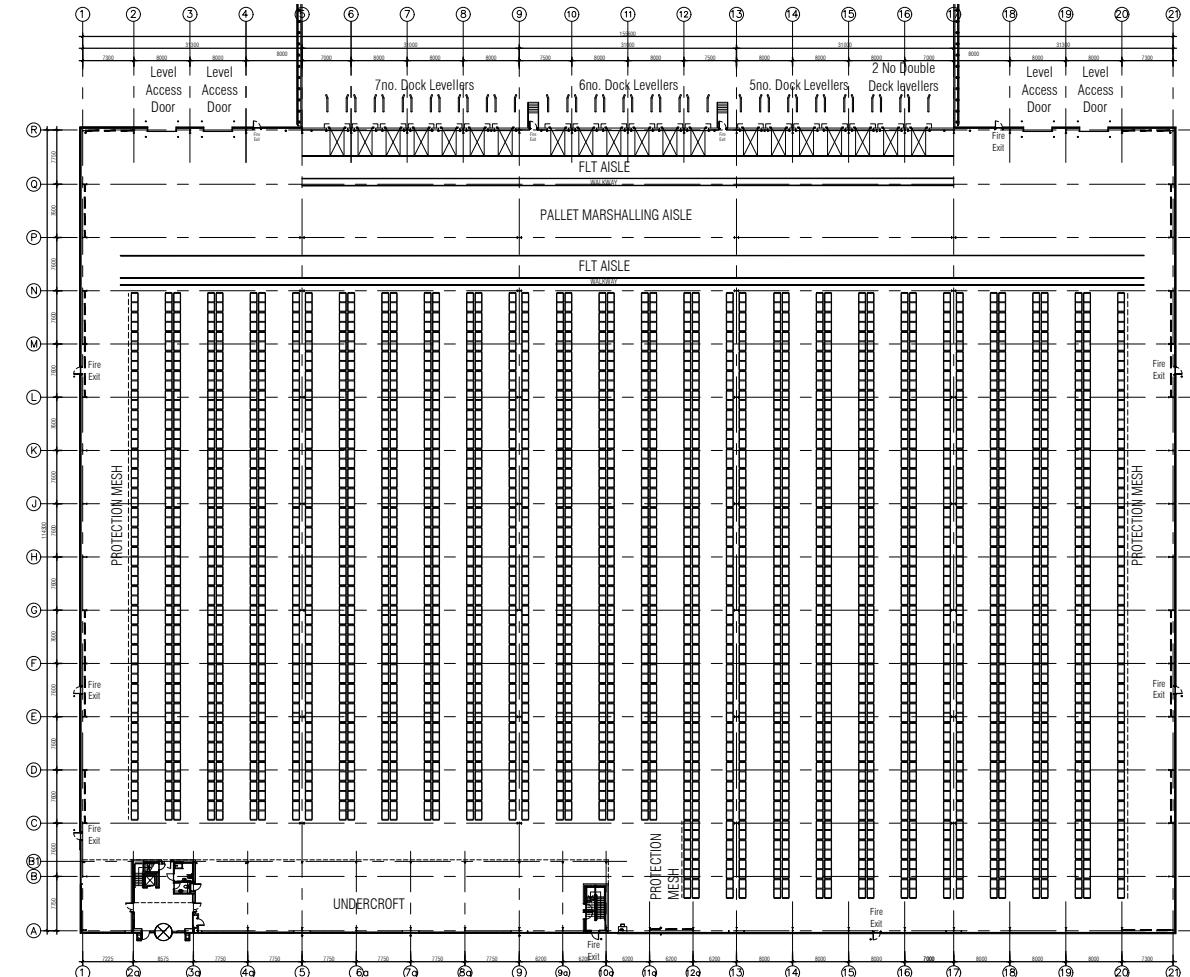
## RACKING PLAN: NARROW AISLE RACKING ELEVATION



## CONTENTS

- PROPERTY OVERVIEW
- SITE PLAN
- FLOOR PLAN
- RACKING PLANS
- ELEVATIONS
- DEMISE PLAN
- ESG
- SERVICES
- PROJECT TEAM
- PLANNING CONSENT
- SPECIFICATION

## RACKING PLAN: WIDE RACKING FITOUT



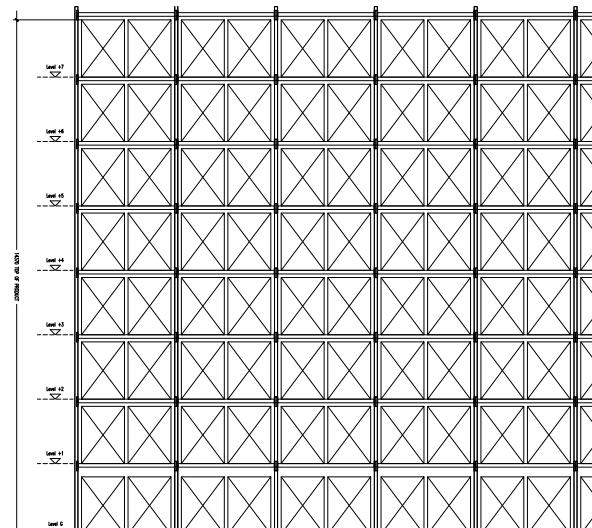
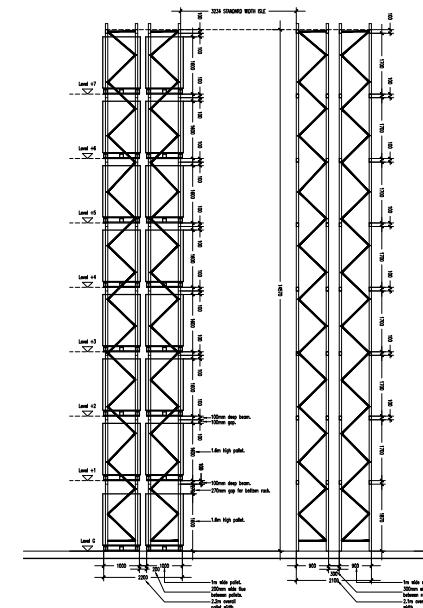
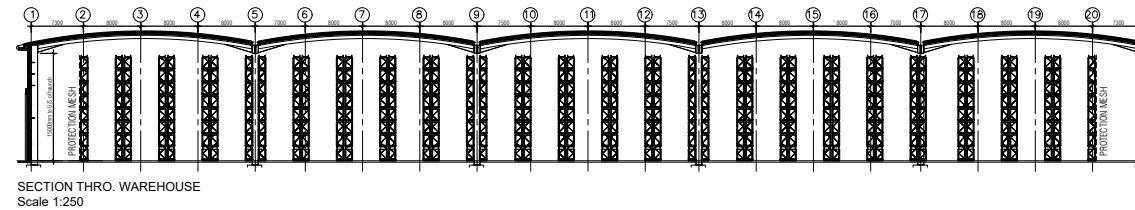
WIDE AISLE PALLET RACKING  
3784 EURO PALLETS AT GROUND FLOOR LEVEL

TOTAL NUMBER OF PALLETS FOR 8 LEVELS OF RACKING  
(G+7) = 21,216

## CONTENTS

- PROPERTY OVERVIEW
- SITE PLAN
- FLOOR PLAN
- RACKING PLANS
- ELEVATIONS
- DEMISE PLAN
- ESG
- SERVICES
- PROJECT TEAM
- PLANNING CONSENT
- SPECIFICATION

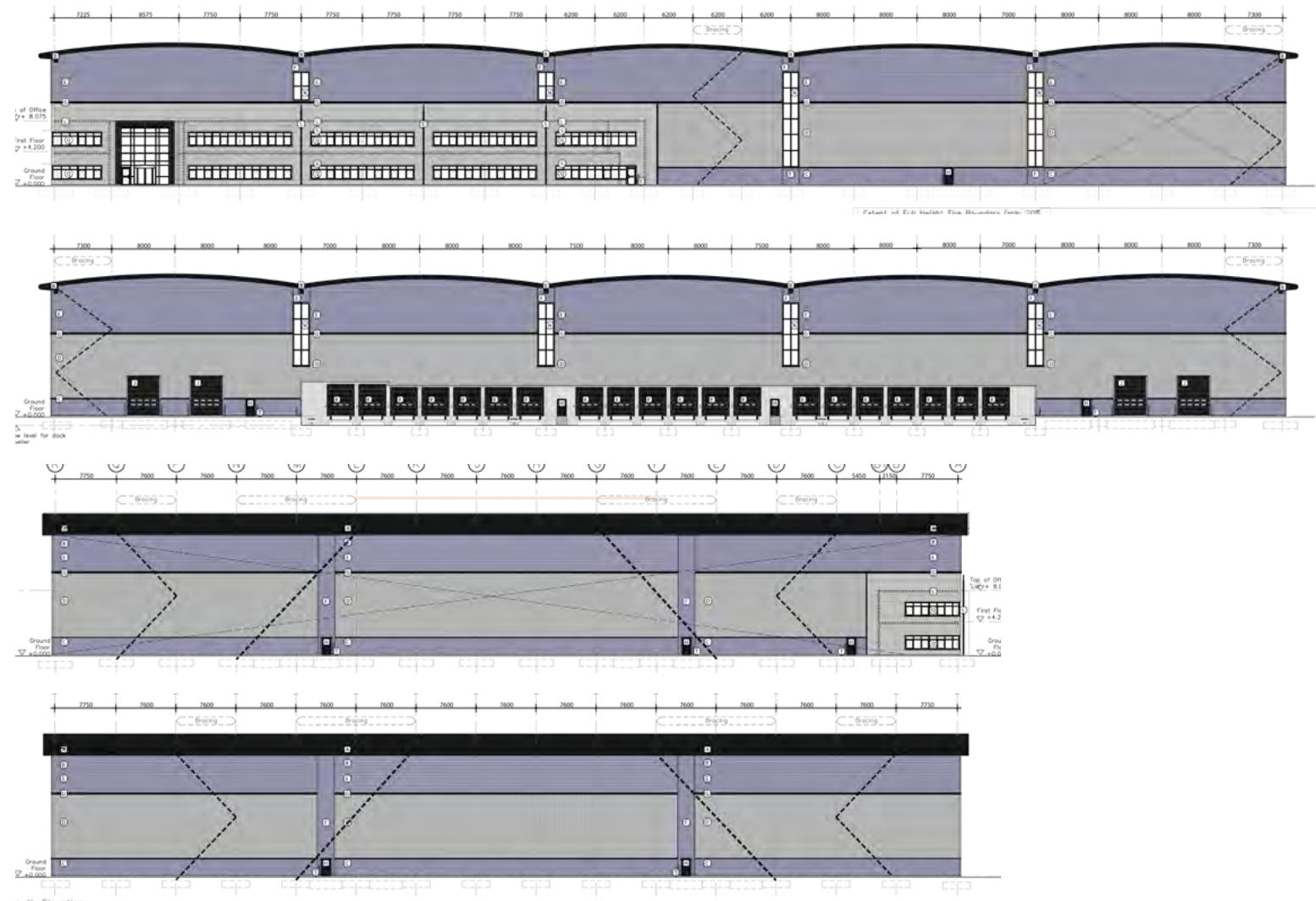
## RACKING PLAN: WIDE AISLE RACKING ELEVATION



## CONTENTS

- PROPERTY OVERVIEW
- SITE PLAN
- FLOOR PLAN
- RACKING PLANS
- ELEVATIONS
- DEMISE PLAN
- ESG
- SERVICES
- PROJECT TEAM
- PLANNING CONSENT
- SPECIFICATION

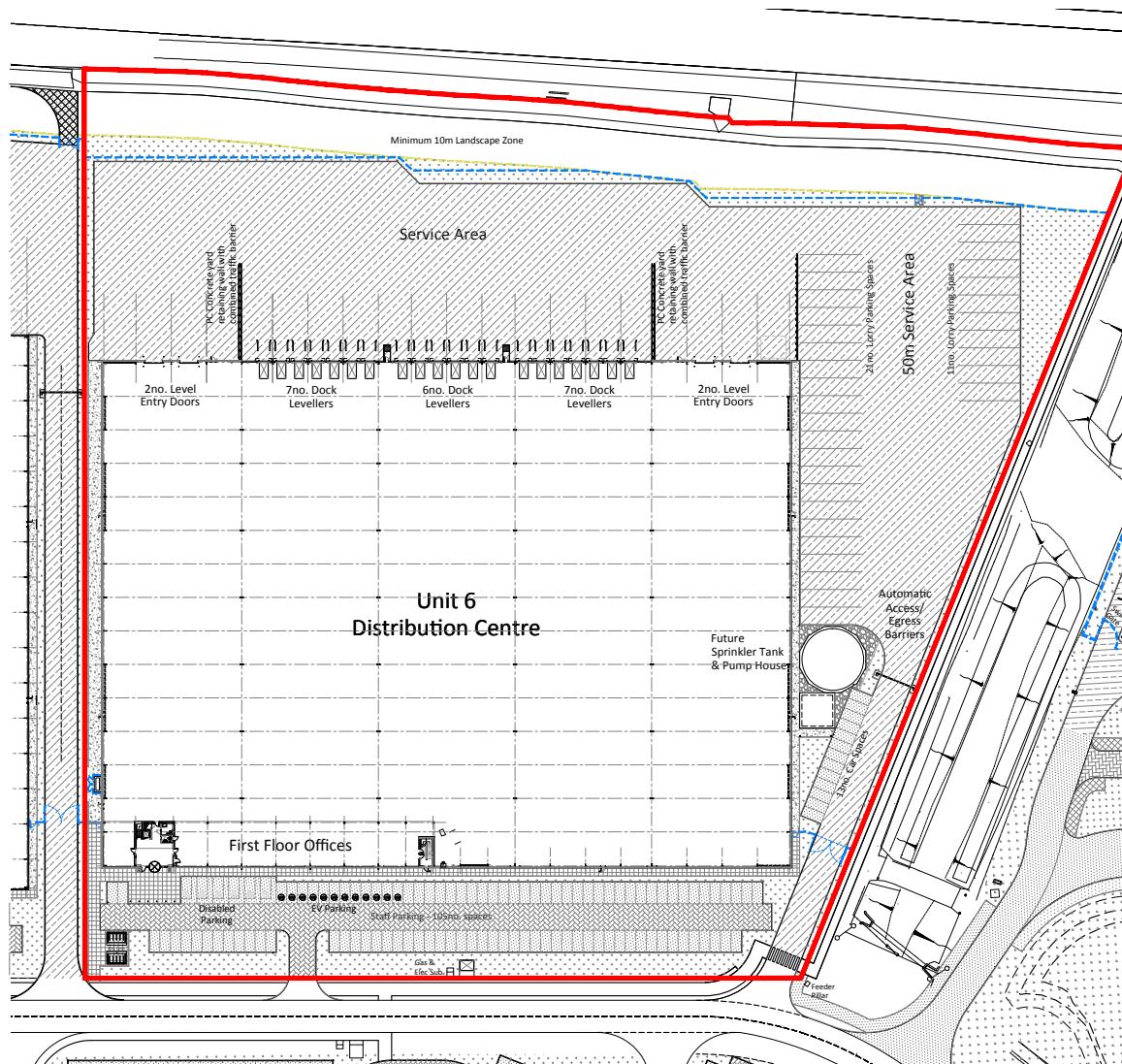
## ELEVATIONS



## CONTENTS

- PROPERTY OVERVIEW
- SITE PLAN
- FLOOR PLAN
- RACKING PLANS
- ELEVATIONS
- DEMISE PLAN
- ESG
- SERVICES
- PROJECT TEAM
- PLANNING CONSENT
- SPECIFICATION

## DEMISE PLAN



## CONTENTS

- PROPERTY OVERVIEW
- SITE PLAN
- FLOOR PLAN
- RACKING PLANS
- ELEVATIONS
- DEMISE PLAN
- ESG
- SERVICES
- PROJECT TEAM
- PLANNING CONSENT
- SPECIFICATION

## ESG



BREEAM  
VERY GOOD



EPC A  
RATING



20 X FITTED ELECTRIC VEHICLE  
CHARGING POINTS



140 KW SOLAR PV  
SYSTEM INSTALLED



NET ZERO CARBON IN  
CONSTRUCTION



ASHP GENERATION FOR  
HEATING AND COOLING



HIGH QUALITY  
LANDSCAPED ENVIRONMENT



GENEROUS  
CYCLE STORAGE



15% ROOF LIGHTS  
INSTALLED



PIR CONTROLLED ENERGY  
EFFICIENT LED LIGHTING  
INSTALLED TO WAREHOUSE



SUSTAINABLE TRAVEL OPTIONS  
ADJACENT TO BANBURY STATION  
AND LOCAL BUS LINKS



OPTION TO INCREASE  
PV PANELS IF REQUIRED

## PV SAVINGS

£35,318/year

## CONTENTS

- PROPERTY OVERVIEW
- SITE PLAN
- FLOOR PLAN
- RACKING PLANS
- ELEVATIONS
- DEMISE PLAN
- ESG
- SERVICES
- PROJECT TEAM
- PLANNING CONSENT
- SPECIFICATION

## SERVICES

### ELECTRIC

1MVA

### GAS

Below ground 180mm MDPE rising externally in 150mm steel terminating within the unit with isolation valve and blank for future use by the occupier.

### WATER

Below ground supply of 63mm MDPE into 42mm copper.

### RATEABLE VALUE

£1,365,239 pa

### SERVICE CHARGE

£29,748.04 psf pa

## CONTENTS

- PROPERTY OVERVIEW
- SITE PLAN
- FLOOR PLAN
- RACKING PLANS
- ELEVATIONS
- DEMISE PLAN
- ESG
- SERVICES
- PROJECT TEAM
- PLANNING CONSENT
- SPECIFICATION

## PROJECT TEAM

### LANDLORD / DEVELOPER

Canmoor



### PROJECT MANAGER

Canmoor



### CONTRACTORS

A&H Construction & Developments Plc.



### ARCHITECTS

AJA Architects



### LETTINGS TEAM

CBRE & Cushman & Wakefield



### LEGAL TEAMS

Forsters LLP



### MANAGING AGENTS

Savills



## CONTENTS

### ■ PROPERTY OVERVIEW

### ■ SITE PLAN

### ■ FLOOR PLAN

### ■ RACKING PLANS

### ■ ELEVATIONS

### ■ DEMISE PLAN

### ■ ESG

### ■ SERVICES

### ■ PROJECT TEAM

### ■ PLANNING CONSENT

## PLANNING CONSENT

Application No.: 19/00487/F

**Cherwell**  
DISTRICT COUNCIL  
NORTH OXFORDSHIRE

**NOTICE OF DECISION**  
TOWN AND COUNTRY PLANNING ACT 1990  
(AS AMENDED)

**Name and Address of Agent/Applicant:**  
Framptons Planning  
Mr Peter Frampton  
Oriel House  
42 North Bar  
Banbury  
OX16 0TH

**Date Registered:** 10th April 2019

**Proposal:** Phase 2 Central M40 - Unit 6 - 17,768 sqm of logistics floorspace within Class B2 or B8, including ancillary class B1(a) offices (697 sqm), service yard and access to Chalker Way.

**Location:** Unit 6, Chalker Way, Banbury, OX16 4XD

**Parish(es):** Banbury

**PERMISSION FOR DEVELOPMENT SUBJECT TO CONDITIONS**

Cherwell District Council, as Local Planning Authority, hereby **GRANTS** planning permission for the development described in the above-mentioned application, the accompanying plans and drawings and any clarifying or amending information **SUBJECT TO THE CONDITIONS SET OUT IN THE ATTACHED SCHEDULE**.

The reason for the imposition of each of the conditions is also set out in the schedule.

Cherwell District Council  
Bodicote House  
Bodicote  
BANBURY  
OX15 4AA

*Robert Jolley*  
Robert Jolley  
Assistant Director for Planning and Economy  
Checked by: Caroline Ford

Date of Decision: 16th August 2019

1 of 8

Application No.: 19/00487/F

**SCHEDULE OF CONDITIONS**

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.  
Reason - To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents:  

- Site location plan(dw. No. 6235-003)
- Site layout plan (dwg no 5884-060 Rev E)
- Site layout plan external finishes (dwg no 5884-066 Rev A)
- Proposed Elevations (dwg no. 6236-001)
- Proposed context elevation (dwg no 6236-002)
- Building Plan (dwg no. 5884-061 Rev A)
- Roof Plan (dwg no. 5884-062 Rev A)
- Sprinkler Tank and Pump House (dwg no. 5884-067)
- Office Floor Plans (dwg no. 5884-063 Rev A)
- Design and access statement (Dec 2011) and addendum document (April 2012)
- Architectural design statement (prepared AJA)
- Landscape and Visual Assessment addendum (prepared by Aspect dated Dec2019 ref 6870 .LVI/A Addendum 002)
- Transport Assessment Technical Note (ref 07010-HYD-XX-XX-TN-TP-101.P.1.2)
- Flood Risk Assessment Technical Note (ref C07010C-Unit 6-TN-001)
- Dry Vibro Displacement Method Statement

Reason - For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and comply with Government guidance contained within the National Planning Policy Framework.

3. The drainage strategy for the site shall be in general accordance with the FRA prepared by Peter Brett Associates dated Dec 2011 and the details approved by the Council under application ref.no. 16/00354/DISC on 27th June 2016 and all works shall be complete prior to the occupation of the building.  
Reason - To ensure satisfactory drainage of the site in the interests of public health, to avoid flooding of adjacent land and property and to comply with Policy ENV1 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

4. The flood storage area and associated landscaping, ground re-profiling, and ecological enhancement shall be undertaken in accordance with the details approved by the Council under application 16/00167/DISC on 27 June 2016, and planting plans dwg no 4995/ASPO01-11Rev C/D referred to in Frampton's letter dated 17 January 2018 with respect to conditions 3 and 8 of the Outline Planning permission 14/00180/OUT, and all relevant works shall be complete prior to the occupation of the building.  
Reason - To ensure satisfactory drainage of the site in the interests of public health, to avoid flooding of adjacent land and property and to comply with Policy ENV1 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

5. The strategy for the translocation of reptiles, including the identification of receptor sites, the management scheme, landscaping and the arrangements for implementation shall be undertaken in accordance with the 'Revised Reptile Mitigation Method Statement (Phase 2 Development) (February 2016 - Ref EDP1419\_07f)' approved under application 15/00512/DISC on 29 February 2016  
Reason - To ensure satisfactory drainage of the site in the interests of public health, to avoid flooding of adjacent land and property and to comply with Policy ENV1 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework

2 of 8

## CONTENTS

### ■ PROPERTY OVERVIEW

### ■ SITE PLAN

### ■ FLOOR PLAN

### ■ RACKING PLANS

### ■ ELEVATIONS

### ■ DEMISE PLAN

### ■ ESG

### ■ SERVICES

### ■ PROJECT TEAM

### ■ PLANNING CONSENT

## PLANNING CONSENT

Application No.: 19/00487/F

Reason - To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy ESD10 of the Cherwell Local Plan 2011-2031 and Government guidance contained within the National Planning Policy Framework.

6. The development shall be implemented in accordance with the land contamination strategy set out in the Land Contamination Report, in accordance with the 'Desk Study and Ground Investigation at Overthorpe Road, Banbury - Combined Report (Hydrock Ref: R/11237/003 - March 2013)' submitted in application reference no 15/00062/DISC approved on 23 January 2017

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy ENV12 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

7. The development shall be undertaken in accordance with the Archaeological Written Scheme of Investigation, in accordance with the documents titled "Project specification for an archaeological excavation and recording action" - 8th January 2016 (revised 25/5/16) ORB16-150exc; and "Spital Farm, Overthorpe Road, Banbury, Oxfordshire - An Archaeological Evaluation for Kennet Properties" - SF04-60 (October 2008) submitted in application reference no 15/00062/DISC and approved by the Council on 23 January 2017

Reason - In order to determine the extent, character and significance of the surviving remains of archaeological interest and to safeguard the recording and inspection of matters of archaeological importance on the site in accordance with Government guidance contained within the National Planning Policy Framework.

8. Landscape management and tree planting shall be undertaken in accordance with the Landscape Management Plan Ref No 4995.LMP.005.VF(March 2016) submitted as part of application 16/00167/DISC approved by the Council on 27 June 2016.

Reason - In the interests of the visual amenities of the area, to ensure the creation of a pleasant environment for the development and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

9. Construction Traffic Management shall be undertaken in accordance with the Construction Traffic Management Plan (CTMP) for Phase 2 of the development, including full details of wheel washing facilities, a restriction on construction and delivery traffic during construction and a route to the development site. In accordance with the 'Central M40 (Units 5, 6, 7 and 8) Construction Traffic Management Plan (dated February 2016)' submitted under application ref no 15/00512/DISC and approved by the Council on 29 February 2016.

Reason - In the interests of highway safety and to safeguard the amenities of the occupants of the adjacent dwellings during the construction period and to comply with Policy ENV1 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

10. The development hereby approved shall be the subject of the Travel Plan for Phase 2 of the development, in accordance with the 'Travel Plan - Units 5, 6, 7 and 8 (March 2016)' document submitted under application ref.no. 16/00131/DISC and approved by the Council on 29 April 2016.

Reason - In the interests of sustainability, to ensure a satisfactory form of development and to comply with Policies SLE4 and ESD1 of the Cherwell Local Plan 2011-2031 Part 1 and

Application No.: 19/00487/F

Government guidance contained within the National Planning Policy Framework.

11. The existing public footpath on the site shall be protected and fenced as set out in the covering letter from Frampton's dated 5th August 2014 and the Heras Fencing details submitted in respect of S/2011/1620/MAO and received 04 February 2014 as submitted under application ref no 14/00035/DISC and approved by the Council on 9th December 2014.

Reason - In the interests of highway safety and public amenity and to comply with Government guidance contained within the National Planning Policy Framework

12. The building hereby approved shall be constructed to achieve at least a BREEAM 'Very Good' rating based on the relevant BREEAM standard for that building type applicable at the time of the decision.

Reason - To ensure sustainable construction and reduce carbon emissions in accordance with Government guidance contained within the National Planning Policy Framework.

13. The new public footpath to be provided shall be built in accordance with these details submitted under ref no 14/00259/DISC and approved by the Council on 3rd August 2015

Reason - In the interests of highway safety and public amenity and to comply with Government guidance contained within the National Planning Policy Framework

14. The proposed means of access shall be provided prior to the first occupation of the building hereby approved in accordance with the details submitted under application ref no 15/00178/DISC and approved by the Council on 3 August 2015

Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework.

15. The ecological enhancement measures relevant to this site proposed and submitted in application ref.no.16/00505/DISC and approved by the Council on 21 November 2016 shall be implemented prior to its first occupation.

Reason - To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy ESD10 of the Cherwell Local Plan 2011-2031 and Government guidance contained within the National Planning Policy Framework.

16. No external lighting shall be installed until details of all external lighting, security lighting and floodlighting including the design, position, orientation and any screening of the lighting has been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed and operated in accordance with the approved scheme at all times thereafter.

Reason - In order to safeguard the visual amenities of the area in accordance with Policy C28 of the adopted Cherwell Local Plan, ESD 15 of the Cherwell Local Plan 2011-2031 (Part 1) and Government guidance contained within the National Planning Policy Framework.

17. Prior to the first use or occupation of the development hereby permitted, covered cycle parking facilities shall be provided on the site in accordance with the approved drawings. The covered cycle parking facilities so provided shall thereafter be permanently retained and maintained for the parking of cycles in connection with the development.

Reason : In the interests of promoting sustainable transport modes in accordance with Government advice in the National Planning Policy Framework

18. The existing areas shown for parking, turning and/or loading and unloading on the approved plan(s) shall be permanently set aside and reserved for that purpose unless otherwise agreed in writing by the Local Planning Authority.

## CONTENTS

### ■ PROPERTY OVERVIEW

### ■ SITE PLAN

### ■ FLOOR PLAN

### ■ RACKING PLANS

### ■ ELEVATIONS

### ■ DEMISE PLAN

### ■ ESG

### ■ SERVICES

### ■ PROJECT TEAM

### ■ PLANNING CONSENT

### ■ SPECIFICATION

## PLANNING CONSENT

Application No.: 19/00487/F

Reason - In the interests of highway safety, to ensure the provision of adequate offstreet lorry and car parking and turning/loading/unloading and to comply with Government guidance contained within the National Planning Policy Framework

19. Prior to the commencement of works above slab level of the building hereby approved, a plan showing the location and design of 12 electrical vehicle charging points, details of ducting for a further 24 vehicle charging points and ducting for HGV charging points shall be submitted to and approved in writing by the Local Planning Authority. The initial 12 electric vehicle charging points shall be provided prior to the first occupation of the building.

Reason - In the interests of sustainability and to comply with Policies SLE4 and ESD1-5 of the Cherwell Local Plan 2011-2031 and Government guidance within the National Planning Policy Framework.

20. Prior to the commencement of works above slab level of the building hereby approved full details of a scheme for the provision of Photovoltaic (PV) cells which shall be installed on the roof of the building shall be submitted to and approved in writing by the Local Planning Authority. The PV cells shall be installed in full working order prior to first occupation and shall thereafter be retained and maintained in accordance with the approved detail.

Reason - In the interests of sustainable development, and to comply with Policies ESD1-5 of the Cherwell Local Plan 2011-2031 and Government guidance within the National Planning Policy Framework.

#### DEVELOPMENT MONITORING

The Council has identified the development hereby approved as one that it considers appropriate to monitor during construction. We would therefore be grateful if you could let us know of your intention to start the development at least 14 days prior to the commencement of work on site. You can do this by emailing the Council on: [monitoring@cherwell-dc.gov.uk](mailto:monitoring@cherwell-dc.gov.uk) and providing us with the following information: application number, application address; and the date you intend to start the development. During the monitoring period, we will be assessing the development against the approved plans, and compliance with any conditions imposed on the permission. It is in your interest to comply with this request as it will help to avoid any unnecessary, and possibly expensive, corrective works.

#### PLANNING NOTES

1. **Conditions** - the applicant's attention is drawn to the need to comply with all conditions imposed on this permission. Failure to do so could result in the council serving a breach of condition notice against which there is no right of appeal.

Under the Town and Country Planning (Fees for Applications, Deemed Application, Requests and Site Visits) (England) Regulation 2012 there is a fee payable each time you make a request to discharge any of the conditions attached to this permission. You can apply to discharge more than one condition at the same time. At the time of this decision the fee is £34 per request for household development and £116 per request in all other cases. The fee may be more when you come to apply for the discharge of condition if the Regulations have been amended. The fee is payable when you submit the details to discharge the condition(s). The Council has '1app' forms for such applications, but their use is not mandatory.

There is no fee for the discharge of conditions on listed building consents.

5 of 8

Application No.: 19/00487/F

The Council has eight weeks to respond to applications to discharge conditions, so you will need to make your application in good time before commencing development.

2. **Material Samples** - please note that where any of the above conditions require the approval of materials, material samples are no longer accepted at the Council offices and should in the first instance be left on the application site for the relevant case officer to view and assess in context with its surroundings. Material samples and sample panels should be placed/erected on the site before an application to discharge that condition(s) is submitted.  
Should leaving samples on site be impractical then arrangements should be made with the relevant case officer to view samples on site.
3. Attention is drawn to a Legal Agreement related to this development or land dated 13 August 2019 which has been made pursuant to Section 106 of the Town and Country Planning Act 1990, Sections 111 of the Local Government Act 1972 and Section 1 of the Localism Act 2011 and/or other enabling powers.

#### STATEMENT OF ENGAGEMENT

In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) and paragraph 38 of the National Planning Policy Framework, the Council has worked positively, creatively and proactively to determine this application within the agreed timescales, having worked with the applicant/agent where necessary and possible within the scope of the application (as set out in the case officer's report) to resolve any concerns that have arisen, in the interests of achieving more appropriate and sustainable development proposals. Consent has been granted accordingly.

The case officer's report and recommendation in respect of this application is available to view online at: <http://www.cherwell.gov.uk/viewplanningapp>. The agenda, minutes and webcast recording of the Planning Committee meeting at which this application was determined are also available to view online at: <http://modgov.cherwell.gov.uk/eListMeetings.aspx?Cld=117&Year=0>

6 of 8

## CONTENTS

### ■ PROPERTY OVERVIEW

### ■ SITE PLAN

### ■ FLOOR PLAN

### ■ RACKING PLANS

### ■ ELEVATIONS

### ■ DEMISE PLAN

### ■ ESG

### ■ SERVICES

### ■ PROJECT TEAM

### ■ PLANNING CONSENT

### ■ SPECIFICATION

## PLANNING CONSENT

Application No.: 19/00487/F

**Cherwell**  
DISTRICT COUNCIL  
NORTH OXFORDSHIRE

**NOTICE OF DECISION**  
TOWN AND COUNTRY PLANNING ACT 1990  
(AS AMENDED)

**NOTES TO THE APPLICANT**

**TIME LIMITS FOR APPLICATIONS**

By virtue of Sections 91-96 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, planning permissions are subject to time limits. If a condition imposing a time limit has been expressly included as part of the permission, then that condition must be observed. Otherwise, one or other of the following time limits will apply:

Where planning permission is given in outline subject to a condition reserving certain matters for subsequent approval, application for approval of such matters reserved must be made not later than the expiration of 3 years beginning with the date of the outline planning permission and further the development to which the permission relates must be begun not later than the expiration of 2 years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last reserved matters to be approved.

Where the planning permission is complete and is not in outline, the development must be begun not later than the expiration of 3 years from the date on which permission was granted.

**OTHER NECESSARY CONSENTS**

This document only conveys permission or approval for the proposed development under Part III of the Town and Country Planning Act 1990 and you must also comply with all the bye-laws, regulations and statutory provisions in force in the District and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 (as amended), or other legislation.

In particular you are reminded of the following matters:

- The need in appropriate cases to obtain approval under the Building Regulations. **The Building Regulations may be applicable to this proposal. You are therefore advised to contact the District Council's Building Control Manager before starting work on site.**
- The need to obtain an appropriate Order if the proposal involves the stopping up or diversion of a public footpath.
- Data supplied by the National Radiological Protection Board (NRPB) and the British Geological Survey (BGS) suggests that the site of this application falls within an area which is potentially at risk from radon. This may require protective measures in order to comply with the Building Regulations if your consent relates to a new dwelling or house extension. Further advice on whether protective measures are required under the Building Regulations can be obtained by contacting the Building Control Manager on 0300 003 0200, or E-mail at [building.control@cherwellandouthants.gov.uk](mailto:building.control@cherwellandouthants.gov.uk)
- The need to obtain a separate "Listed Building Consent" for the demolition, alteration or extension of any listed building of architectural or historic interest from the Local Planning Authority.
- The need to make any appropriate arrangements under the Highways Act in respect of any works within the limits of a public highway. The address of the Highway Authority is Oxfordshire County Council, Speedwell House, Speedwell Street, Oxford, OX1 1NE.
- It is the responsibility of the applicant to ascertain whether their development affects any public right of way, highway or listed building.

7 of 8

Application No.: 19/00487/F

**APPEALS TO THE SECRETARY OF STATE**

If you are aggrieved by the decision of the Local Planning Authority to refuse to grant planning permission or grant planning permission subject to conditions, you can appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990.

If you wish to appeal, then:

- For **Householder** applications you must do so within **12 weeks** of the date of the decision
- For **Minor Commercial** applications you must do so within **12 weeks** of the date of the decision
- For **all other types** of planning applications, you must do so within **6 Months** of the date of the decision

**Unless;**

- The decision on the application relates to the same or substantially the same land and the development is already the **subject of an enforcement notice** then you must appeal within **28 days** of the date of the Local Planning Authority's decision on the planning application.
- 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 the decision, then you must do so within **28 days** of the service of the enforcement notice, or 6 months (12 weeks for householder and minor commercial) of the date of this decision whichever is the sooner

Forms can be obtained from the **Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Tel (0303 444 5000) Or online at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs)**. The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 them that permission or approval for the proposed development could not have been so granted otherwise than subject to the conditions imposed by the Local Planning Authority, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by them.

**PURCHASE NOTICES**

If either the Local Planning Authority or the First Secretary of State grants permission or approval for the development of land subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the District Council. This notice will require the District Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

**COMPENSATION**

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is granted subject to conditions by the Secretary of State on appeal or on reference of the application to them.

These circumstances are set out in the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.

8 of 8

## CONTENTS

### ■ PROPERTY OVERVIEW

### ■ SITE PLAN

### ■ FLOOR PLAN

### ■ RACKING PLANS

### ■ ELEVATIONS

### ■ DEMISE PLAN

### ■ ESG

### ■ SERVICES

### ■ PROJECT TEAM

### ■ PLANNING CONSENT

## PLANNING CONSENT



S/2019/0719/MAF

### Notice of Decision

#### Town and Country Planning Act 1990

To: DB Symmetry Ltd  
C/O Framptons Planning  
Oriel House  
42 North Bar  
Banbury  
OX16 0TH

Application No: S/2019/0719/MAF  
Application Date: 10 April 2019  
Date of Permission: 15 August 2019

SOUTH NORTHAMPTONSHIRE COUNCIL, in pursuance of powers under the above mentioned Act, hereby PERMIT:

#### SUBJECT TO A PLANNING OBLIGATION

Phase 2 Central M40 - Unit 6 - 17,768 sqm of logistics floorspace within Class B2 or B8, including ancillary class B1(a) offices (697 sqm), service yard and access to Chalker Way, at Land South Of Overthorpe Road and adjacent to the M40 Banbury

In accordance with the accompanying plans and particulars and subject to the conditions specified hereunder :

#### TIME LIMITS AND GENERAL IMPLEMENTATION CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason : To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents:

Site Location Plan (dwg. no. 6236-003), Site Layout Plan (dwg. no. 5884-060 Rev. D), Site Layout Plan External Finishes (dwg. no. 5884-066 Rev. A), Proposed Elevations (dwg. no. 6236-001), Proposed Context Elevation (dwg. no. 6236-002), Building Plan (dwg. no. 5884-061 Rev. A), Roof Plan (dwg. no. 5884-062 Rev. A), Office Floor Plans (dwg. no. 5884-063 Rev. A), Sprinkler Tank and Pump House (dwg. no. 5884-067), Foul Water Drainage strategy (ref. 25086-004-TN04)

Reason – For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and comply with Government guidance contained within the National Planning Policy Framework.

- 1 -

S/2019/0719/MAF

3. The development hereby approved shall be undertaken in complete accordance with the details approved under the following discharges of condition:

- Fluvial flood storage and compensation scheme approved under application S/2016/0857/COND
- Reptile translocation approved under application S/2015/2873/COND
- Land contamination approval under application S/2015/0368/COND
- Archaeology details approved under application S/2016/2242/COND
- Landscape management details approved under application S/2015/2876/COND
- Drainage strategy approved under application S/2015/2072/COND
- Further ecological survey work approved under application S/2015/0370/COND
- Construction traffic management details approved under application S/2015/2879/COND
- Travel Plan approved under application S/2015/2880/COND
- Protection of the public footpath details approved under application S/2014/1456/COND
- Replacement tree details approved under application S/2015/2881/COND
- Ground re-profiling details approved under application S/2016/0857/COND
- Provision of permanent public footpaths approved under application S/2015/2883/COND
- Provision of access road approved under application S/2015/1090/COND
- Ecological enhancement measures approved under application S/2016/2729/COND
- External lighting details approved under application S/2018/2012/COND

Unless otherwise agreed in writing by the Local Planning Authority.

Reason – For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and comply with Government guidance contained within the National Planning Policy Framework

#### INFORMATIVES

1. Your attention is drawn to the associated planning obligation that was entered into in accordance with S106 Town and Country Planning Act 1990 prior to this decision notice being issued.

#### Town and Country Planning (Development Management Procedure) (England) Order 2015 and paragraph 38 of the National Planning Policy Framework (July 2018)

In accordance with the above, South Northamptonshire Council has worked with the applicant in a positive and creative way by offering to engage in pre-application discussions and, where possible, by enabling problems to be resolved within applications in accordance with its adopted protocol on 'Negotiating Submitted Applications'. Where the applicant chooses to engage in pre-application discussions, the outcome of these will be referred to in the application report. In responding to pre-application enquiries and determining formal applications, South Northamptonshire Council always seeks to look for solutions rather than problems so that applications for sustainable development can be approved, thereby resulting in improvements to the economic, social and environmental conditions of the area.

#### CONDITIONS

The applicant's attention is drawn to the need to comply with all conditions imposed on this permission. Failure to do so could result in the council serving a breach of condition notice against which there is no right of appeal.

- 2 -

### ■ SPECIFICATION

## CONTENTS

- PROPERTY OVERVIEW
- SITE PLAN
- FLOOR PLAN
- RACKING PLANS
- ELEVATIONS
- DEMISE PLAN
- ESG
- SERVICES
- PROJECT TEAM
- PLANNING CONSENT
- SPECIFICATION

## PLANNING CONSENT

S/2019/0719/MAF

Under the Town and Country Planning (Fees for Applications, Deemed Application, Requests and Site Visits) (England) Regulation 2012 there is a fee payable each time you make a request to discharge any of the conditions attached to this permission. You can apply to discharge more than one condition at the same time. At the time of this decision the fee is £34 per request for householder development and £116 per request in all other cases. The fee may be more when you come to apply for the discharge of condition if the Regulations have been amended. The fee is payable when you submit the details to discharge the condition(s). The Council has 'iapp' forms for such applications, but their use is not mandatory.

There is no fee for the discharge of conditions on listed building consents.

The Council has eight weeks to respond to applications to discharge conditions, so you will need to make your application in good time before commencing development.

### Material Samples

Please note that where any of the above conditions require the approval of materials, material samples are no longer accepted at the Council offices and should in the first instance be left on the application site for the relevant case officer to view and assess in context with its surroundings. Material samples and sample panels should be placed/erected on the site before an application to discharge that condition(s) is submitted.

Should leaving samples on site be impractical then arrangements should be made with the relevant case officer to view samples on site.



Jim Newton - Assistant Director - Planning and Economy

Checked by:   AL (Officer initials)

- 3 -

S/2019/0719/MAF

### NOTES TO APPLICANTS :

#### 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 you want to appeal against your local planning authority's decision then you must do so within 6 months (12 weeks in the case of householder or minor commercial development) of the date of this notice \*(see exceptions below)

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>  
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

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 permission for the proposed development or could not have granted it without the conditions it 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](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK

*\*If this decision relates to the same or substantially the same land and development as is already the subject of an enforcement notice, 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 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.\**

#### PURCHASE NOTICE

If either the local planning authority or the Secretary of State refuse permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.

- 4 -

## CONTENTS

- PROPERTY OVERVIEW
- SITE PLAN
- FLOOR PLAN
- RACKING PLANS
- ELEVATIONS
- DEMISE PLAN
- ESG
- SERVICES
- PROJECT TEAM
- PLANNING CONSENT
- SPECIFICATION

## PLANNING CONSENT

S/2019/0719/MAF

### BUILDING REGULATIONS

Any permission granted by this document relates solely to planning permission. Approval under the building regulations and other legislation may be required before works commence.

### Development Monitoring

To inform us of your intention to start development please call, e-mail, or return the tear off slip, at least 14 days prior to the commencement of work on site. This will assist the Council with its policy of monitoring development within the district. Please ensure that you have complied with any pre-commencement conditions, e.g. supplied materials for approval. We will also monitor the development against the approved plans, and compliance with any Conditions imposed on the permission.

Thank you in advance for your assistance in this matter.

Yours faithfully

Paul Seckington  
Development Services Manager

Please complete the tear off slip (in block capitals) and return to the address below before commencing work

Development Monitoring  
South Northamptonshire Council  
The Forum  
Moat Lane  
Towcester  
Northants NN12 6AD

From \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone: \_\_\_\_\_

Please be advised that the following development is due to commence:

Planning Permission Ref:S/2019/0719/MAF  
Site Address: Land South Of Overthorpe Road and adjacent to the M40 Banbury  
Commencement Date: \_\_\_\_\_

## CONTENTS

- PROPERTY OVERVIEW
- SITE PLAN
- FLOOR PLAN
- RACKING PLANS
- ELEVATIONS
- DEMISE PLAN
- ESG
- SERVICES
- PROJECT TEAM
- PLANNING CONSENT
- SPECIFICATION

## SPECIFICATION



Proposed Warehouse Development  
at  
**Central M40 Banbury**

Specification for Developer's Works  
For  
**Unit 6**

Classification - Public

Specification Revision **6** -  
(incorporating 2024 works supplement **1**)



**1.0 BASE BUILDING AND DEVELOPER'S WORKS**

**1.1 INTRODUCTION**

The Developer is to procure the design and construction of the Developer's Works for a Base Building on the site which is a single storey warehouse unit together with office accommodation, external site works including hard standings, car parking, landscaping and drainage.

The scope and specification of the Developer's Works to be provided in the Base Building is as described in this Specification.

It is the responsibility of the in-going occupier to satisfy the requirements of the Local Planning Authority, Building Control / the local fire service for any fit out works, obtain the necessary consents/certification and carry out a fire risk assessment.

The approach to design adopts conventional techniques, materials and detailing and endeavours to provide a flexible "base building" which will be fitted out by the incoming occupier(s).

For avoidance of doubt it is the responsibility of the Building Contractor to comply with the design and construction requirements of this Specification and to obtain all necessary consents.

Where the specification refers to finishes and colours, samples will be presented by the Building Contractor to the Developer and their representative for their comment and approval in a timely manner to allow the Developer a minimum 5 working days to comment on proposals.

The Building Contract relating to this Base Building provision will include the detailed requirements for the Health and Safety File and Operation and Maintenance Manuals.

For the avoidance of doubt the photographs contained within the Specification are for illustrative purposes only and do not necessarily reflect the specific design.

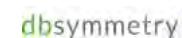
Classification - Public

2

## CONTENTS

- PROPERTY OVERVIEW
- SITE PLAN
- FLOOR PLAN
- RACKING PLANS
- ELEVATIONS
- DEMISE PLAN
- ESG
- SERVICES
- PROJECT TEAM
- PLANNING CONSENT
- SPECIFICATION

## SPECIFICATION



### 1.3 DRAWINGS

The Specification is to be read in conjunction with the following drawings:

Refer to the Schedule of Contract Documentation.

### 1.4 DEVELOPMENT SUMMARY

#### 1.4.1 Building Envelope & Frame

Building envelope and frame will typically provide;

- (i) 25 year cladding guarantee
- (ii) LPC certified Grade B cladding system
- (iii) Optimised roof light provision in warehouse
- (iv) The portal frame for the warehouse will be designed having regard to the wide aisle and very narrow aisle racking configurations.

#### 1.4.2 Primary Office

Primary offices will provide;

- (i) Main entrance and office to a high-quality office standard.
- (ii) Fire separation between the office and warehouse
- (iii) Plant space provided to accommodate typical fit out by Tenant

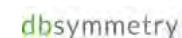
#### 1.4.3 Entrances & Service Yard

- (i) Cars and HGV's to be provided with appropriate separation on site for safe operation.

(ii) Where the development allows, the HGV entrances to be designed to accommodate suitable stacking for inbound and outbound movements in accordance with good practice and the Freight Transport Association Designing for Deliveries'

(iii) Gates will be provided to secure the goods service yard area.

(iv) Paladin security fencing will be provided to the perimeter of the goods service yard.



(v) The service yard will generally be designed to standards set out by the Freight Transport Association 'Designing for Deliveries' in respect of yard gradients, trailer parking standards, axle loads and vehicle manoeuvring.

(vi) Heavy duty linear drainage channels, manhole covers and road gullies to be adopted.

(vii) Landscaping - 12 month maintenance contract will be provided.

#### 1.4.4 Response to Carbon Reduction:

- (i) db symmetry's response to carbon reduction is to consider and implement some or all the following suite of initiatives in their specification (refer to particulars below);
  - a. Low U value triple skin factory assembled non-fragile roof lights to warehouse.
  - b. Roof light percentage optimised to maximise daylight relative to solar gain.
  - c. Rainwater harvesting for use in toilet facilities and other non-potable applications.
  - d. Rainwater harvesting tank capacity to be stored in a single tank
  - e. LED office lighting designed in the spirit of CIBSE Guide LG7 incorporating daylight control and dimming with presence detection control.
  - f. Low flush WC's.
  - g. Low water use urinals with proximity activation.
  - h. Low water use spray taps with proximity activation.
  - i. Sub metering of base build electrical main and sub circuits.
  - j. Pulse metering of incoming gas, water and electrical supplier

#### 1.5 BUILDING PARTICULARS

##### 1.5.1 WAREHOUSE INCLUDING OFFICE

The design/performance criteria for the warehouse building is as follows:

BREEAM Rating	Very Good
EPC Requirement	Target "A" rating
Air Permeability	3m³/hr/sqm @ 50 Pa positive air pressure

## CONTENTS

### ■ PROPERTY OVERVIEW

### ■ SITE PLAN

### ■ FLOOR PLAN

### ■ RACKING PLANS

### ■ ELEVATIONS

### ■ DEMISE PLAN

### ■ ESG

### ■ SERVICES

### ■ PROJECT TEAM

### ■ PLANNING CONSENT

## SPECIFICATION

dbsymmetry	
Security	Provision for Tenant fit out
Clear Height to Underside of Haunch	15m
Floor Loading (uniformly distributed imposed load) including ground floor to office footprint	[50] kN/m <sup>2</sup> generally
Design Load between Dock Levellers	50 kn/sqm
Fork Lift Truck Wheel Load	65 kN
Warehouse Floor Point Load	100 kN (10 tonne) racking leg loads with 300mm back to back spacing and 100 mm x 100 mm base plate AR2
Abrasion Resistance	AR2
Floor Surface Regularity	Classification FM2 TR34 Fourth Edition 2013
Plinths/ Bunding	No
Roof Covering	Metal cladding system
Nominal Roof Pitch	Curved
Roof Lights	15% of warehouse floor area
Roof Loading	Service load 0.25 kN/m <sup>2</sup> generally plus siphonic drainage with 1Kn point loads in positions to be agreed to 15% of roof area to include the area above the offices
[Extra; Photovoltaic Panel Loading]	
Fire Doors	Steel Fire Door Sets with three point locking & insulated core
External Envelope	Built up or composite metal cladding system
External Envelope	Aluminium framed windows to office areas and aluminium curtain walling to entrance and warehouse glazing
Inner Leaf to External Wall	Excluded
Loading Doors Level Access	4No 4m wide x 5m high
Jumbo Loading Doors Level Access	Double dock - 2No 3m wide x 3.5m high Standard dock door - 18No 3m wide x 3m high
Loading Docks	2m wide x 4m long
Dock Leveller Range	1550mm (rise), 1050mm (fall) trailer bed height
Mechanical Services	
To Warehouse	By Tenant - incoming utility supplies only by Developer.
Electrical Services	

dbsymmetry	
To Warehouse	By Tenant - emergency lighting and power to goods doors only by Developer
Sprinklers	Area allocated on site layout for sprinkler tanks and pump house
Bin Store	Proprietary Bin Store provision
1.5.2 OFFICE PROVISION WITH WAREHOUSE	
The further design/performance criteria for the office provision is as follows:	
Occupancy (Nett Areas):	
General	1 person per 10m <sup>2</sup>
Escape Stairs	1 person per 6m <sup>2</sup>
Lifts	1 person per 12m <sup>2</sup>
Lavatories	1 person per 12m <sup>2</sup>
Climate Control	1 person per 10m <sup>2</sup>
Planning Grid	1500mm x 1500mm
Dimension of Finished Floor Level to Finished Floor Level	4200mm
Dimension of Finished Floor Level to Underside of Ceiling	2800mm to offices 2400mm to WC / Ancillary areas
Minimum Clear Dimension from Top of Ceiling to Underside of Any Structure	400mm
Raised Access Floor:	
Specification	MOB-PF2-PSA medium grade; minimum 150mm clear void
Service Distribution	Power/data distribution as necessary to suit layout
Floor Boxes	Supply and Fix 1 per 10m <sup>2</sup> comprising 1 no. 230V twin switched socket outlet and 2 further empty compartments to accommodate tenant's voice and data outlets (to be fitted by tenant)
Specified Imposed Load:	
Offices	4.0kN/m <sup>2</sup> + 1kN/m <sup>2</sup>
Plant Area	7.5kN/m <sup>2</sup>
Raised Floors, Ceilings and Building Services	0.85kN/m <sup>2</sup>
Lifts:	Subject to lift traffic analysis
Capacity	[TBA]
Speed	[TBA]
Roof Top Plant Room Access	Access to be provided as necessary for maintenance

## CONTENTS

### ■ PROPERTY OVERVIEW

### ■ SITE PLAN

### ■ FLOOR PLAN

### ■ RACKING PLANS

### ■ ELEVATIONS

### ■ DEMISE PLAN

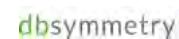
### ■ ESG

### ■ SERVICES

### ■ PROJECT TEAM

### ■ PLANNING CONSENT

## SPECIFICATION



Fresh Air Supply	12 l/s/person
Power Load:	Where values are unknown, the following maximum values shall be applied:
Small Power Load (Offices)	25 W/m <sup>2</sup>
Lighting Load (Offices)	10 W/m <sup>2</sup>
Power and Lighting Load (Warehouse)	30 W/m <sup>2</sup> to be assessed and included in specification at contract entry
Internal temperature criteria: A VRF system will be installed to the office and reception areas; electric heaters to stairs/circulation	20 °C +2 (-0) winter / 24 °C +/- 2°C summer
Offices Reception Area Toilets	20 °C +2 (-0) winter / 24 °C +/- 2°C summer 19°C winter / summer not controlled
Circulation Area Stores/Cleaners Frost Protection	18°C winter / summer not controlled 16°C winter / summer not controlled (Offices) 12°C
Water storage	No
Rainwater Harvesting	No
Back-up generator	No/Space Allocation Only
Tenant's Plant	Space Allocation Only
Lighting levels (Average lux): General Office	400 Lux, (0.75m working plane) – uniformity ratio 0.6
WCs	200 Lux at floor level – uniformity ratio 0.4
Reception (when furniture layout unknown)	300 Lux at floor level – uniformity ratio 0.4
Reception (when furniture layout known)	300 lux over reception desk (measured on desktop) at uniformity ratio 0.6 with surrounding areas 300 lux at floor level uniformity ratio 0.4
Main Entrance	300 Lux at floor level – uniformity ratio 0.4
Corridors, Staircases and Circulation	100 Lux at floor level – uniformity ratio 0.4
Plantrooms and Risers	200 Lux at floor level to suit plant and riser layout
External Lighting, Plant Areas	100 Lux at floor level to suit plant layout
External lighting, loading bays	50 Lux maintained luminance
External Lighting, Roadways	20 Lux maintained luminance
External Lighting, Main Entrance	50 Lux



External Lighting to Yard and other areas.	25 Lux maintained luminance
External Lighting, Cycle Shelters	20 Lux maintained luminance
Uniformity ratio for External Lighting	0.4
Metering:	
All supplies	Meter incoming services to locations shown on the Drawings
Security requirements	Provision for Tenant fit out
Noise control:	
Offices (open plan)	NR38
Office (cellular)	NR35
Toilets	NR40
Circulation and Warehouse	NR40
Stores/Cleaners	NR40
Plantroom	NR50
External	In accordance with site specifics or Planning Conditions as required by the Environmental Health Officer / Local Building Control.

### 1.5.3 EXTERNAL WORKS

Car Parking Spaces	118 Nr (including 6 Nr accessible)
Electric Car Charging Points	[nr] Nr (minimum 2 Nr)
Cycle Spaces	20 Nr covered spaces
Lorry Parking	32 excluding dock locations
Service Yard	Maximum 1:80 to dock aprons Maximum 1:60 to level doors access Maximum 1:40 to service yard generally
Gatehouse and Barriers	Included or state service provision only as Clause 17
Footpaths around Office and Car Park	300mm wide gravel margin to the building with timber edging PCC Paving slabs/macadam to footpaths
Perimeter Fencing	2400mm high paladin fencing with paladin gates
Incoming Service Requirements:	Points of termination for incoming services to be as stated on the Drawings
Water Supply	Statutory mains water supply - based on occupancy level stated above. Peak incoming supply flow is 1.4 L/sec

### ■ SPECIFICATION

## CONTENTS

### ■ PROPERTY OVERVIEW

### ■ SITE PLAN

### ■ FLOOR PLAN

### ■ RACKING PLANS

### ■ ELEVATIONS

### ■ DEMISE PLAN

### ■ ESG

### ■ SERVICES

### ■ PROJECT TEAM

### ■ PLANNING CONSENT

### ■ SPECIFICATION

## SPECIFICATION

Sprinkler Main	[Insert details]
Fire Main and Hydrants	Provided to the requirements of Regulatory Authorities
Gas Supply	Statutory gas supply – capacity for 100% of heating load & hot water including heating to warehouse based on internal temperature of + 16deg.C at an external temperature of -5 degs.C
Electrical Supply	Substation/transformers to be provided in location(s) shown on the Drawings
Telecom and Data	[3 Phase HV supply][Load capacity nr KVA] [Incoming telecom ducts to be terminated in the position(s) shown on the Drawings] [nr] Nr ducts for data to be provided as shown on the Drawings
Security Requirements	Provision for Tenant fit out as Clause 16.6

#### 1.6 STANDARDS

The development will be constructed in compliance with the relevant planning consents and in accordance with the requirements of Building Regulations, the Fire Precautions Act and the requirements of the local Fire Officer.

All elements of the works, materials and workmanship will be designed and constructed in accordance with all relevant 'Standards' and requirements of relevant Regulatory Authorities current at the time of commencement of the Works, including but not restricted to those scheduled below:

- i. The current Edition of BS7671: the IET Wiring Regulations;
- ii. Health and Safety at Work Act;
- iii. Local Water Board Requirements and Regulations;
- iv. The Gas Safety Regulations;
- v. The Clean Air Acts;
- vi. The Local Authority Building Regulations current at the date of contract;
- vii. Specific requirements of the Utility Supply Local Authorities, Local Planning Authorities and Environment Agency;
- viii. British Standards and Codes of Practice;
- ix. The requirements of the Building Control and Fire Officers;
- x. The CIBSE Guides including Technical Memoranda;
- xi. The Factories Act;
- xii. Local Authority Byelaws;
- xiii. The Electricity Supply Act;
- xiv. Construction (Design and Management) Regulations;
- xv. Concrete Society Technical Report Nr.34;

The Electricity at Work Regulations 1989
2.0 SITE PREPARATION AND SUBSTRUCTURES

#### 2.1 SITE PREPARATION

A ground investigation report will be procured to the scope and specification reasonably required by the design team along with an interpretive report to be prepared by the consultant engineer.

The site will be cleared as required to facilitate the proposed Developer's Works, including necessary diversion/removal of live/redundant service media.

Environmental remediation and geotechnical earthworks will be undertaken as required with the intention of minimising material to be removed from site.

Geotechnical ground improvement may be utilised as required.

#### 2.2 SUBSTRUCTURES

Gas protection measures, if required, will be incorporated to the requirements of the Regulatory Authorities.

Specialist foundation techniques may be utilised as required.

The whole of the substructure work will be carried out to the consultant engineer's design along with specialist consultant/contractor as required.

Foundations will generally be designed to satisfy the site conditions and in accordance with BS EN 1997 (Eurocode 7), Structural concrete for foundations to be designed in accordance with BS EN 1992 (Eurocode 2) or BS8110 'The Structural Use of Concrete'.

#### 3.0 FLOORS

##### 3.1 WAREHOUSE FLOOR SLAB

The ground floor slab will be designed to meet the load criteria set out in this Specification and edge curl is to be avoided. Notwithstanding, the MINIMUM floor slab thickness at any part of the ground floor slab is to be 175mm.

Insulation is to be provided to the ground floor slab, in whole or in part, as required to satisfy Regulatory Authorities.

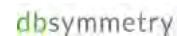
A minimum layer of 150mm thick hardcore bed will be provided under the ground floor slab. The hardcore will be well compacted with a firm, smooth rolled surface, ready to receive the membrane above.

The floor will have a power floated finish and be double power trowelled to provide a hard-wearing surface with a levelness and flatness and abrasion resistance in accordance with the Building Particulars.

## CONTENTS

- PROPERTY OVERVIEW
- SITE PLAN
- FLOOR PLAN
- RACKING PLANS
- ELEVATIONS
- DEMISE PLAN
- ESG
- SERVICES
- PROJECT TEAM
- PLANNING CONSENT
- SPECIFICATION

## SPECIFICATION



Joints in the ground floor slab are to be located a minimum of 150mm from racking legs. Racking layout to be taken as flexible across slab footprint.

Crack inducers to accommodate shrinkage movement and expansion joints are to be kept to a minimum but where necessary are to be designed so that no vertical movement occurs and where possible located beneath the notional racking.

Joints will be sawn cut and filled with a suitable mastic/sealant.

Aggregate shall not contain Lignite or other contaminates

Where traditional reinforcement is incorporated within the floor slab, the top cover will be a minimum of 75 mm. A minimum, subject to any requirements for gas protection, 1200 gauge PIFA polythene damp proof membrane will be laid beneath the ground floor slab.

Pre-cast floor sections between dock levellers shall be designed in accordance with the Building Particulars

The Building Contractor will procure and issue to the Developer an independent report to confirm the floor slab complies with the requirements of this Specification.

### 3.2 UPPER FLOORS

Offices at upper floor levels will be constructed from either insitu concrete floors on metal decking or precast concrete planks designed for loading as detailed in the Building Particulars.

Adequate provision for slab insulation to be provided to underside of office slab to allow for temperature difference between office and warehouse below. Deflection should be no greater than span/250 for dead plus imposed loads and span/360 for imposed loads only. Basic fire resistance to BS476 Part 8 or Part 21.

The design shall include an allowance for office raised floor, ceiling and services, including comfort cooling installations, as detailed in the Building Particulars.

Minimum ceiling heights to the underside of the ceiling, as detailed in the Building Particulars, are to be provided within the office areas.

A minimum clear distance between ceiling plane and underside of structural steelwork is required as detailed in the Building Particulars.

### 4.0 FRAME

The structural frame is of portal frame construction with equal spans and equal bay spacing. Within the warehouse, where there may be a valley line and the portal frames are propped at alternate bays. The roof is curved as detailed in the Building Particulars.

The steel frame will be designed in accordance with BE EN 1993 (Eurocode 3). Steelwork may also be designed to BS5950 with loading calculations to BS 6399 and the design of structural concrete for foundations to BS8110.

11

Classification - Public



Steelwork shall be fabricated and erected in accordance with the latest edition of the National Structural Steelwork Specification.

Diagonal bracing shall not obstruct door or window openings or intrude into the internal clear height of the warehouse or affect the clear volume of the building. All bracing shall be fixed in the webs of the stanchions above slab level without projecting beyond the stanchion flanges. Bases of the columns to be stiffened accordingly.

Where protection of steel stanchions and frames is, necessary this will be carried out internally in fire proof sheeting or similar cladding or intumescent paint treatment, all to the satisfaction of Building Control and the Building Regulations.

Roofing and sheeting is supported on cold rolled galvanised steel purlins and sheeting rails.

Clear height within the warehouse from finished floor level to underside of haunch is detailed in the Building Particulars.

Steelwork is to be shot-blasted and finished with a shop applied primer paint, white in colour (RAL 9010), to a dry film thickness of 75 microns. Where paint is damaged the whole steelwork section shall be re-painted in an approved method to provide a uniform appearance.

The structural frame is to be designed to carry a services load in addition to siphonic drainage load as detailed in the Building Particulars

Separate additional allowance should also be made for photovoltaic panels (by others) and where relevant roof mounted plant and equipment as detailed in the Building Particulars.

Where structural steelwork is encased in external cavity wall masonry construction, it will be painted with two coats of bituminous paint, including base plates/connecting plates/ bolts, with exception of Steelwork that is concrete encased below damp proof course level.

### 5.0 ROOF COVERINGS

Roof coverings to be either LPC certified Grade B trapezoidal composite panels, or a built-up system, achieving a U value in compliance with Building Regulations.

External coating is to provide a minimum 25 years guarantee, with a manufacturer's Confidex or equal level of guarantee.

The roof cladding comprises 0.70mm thick standard Colourcoat HPS 200 Ultra coated external steel sheeting laid to a set radius and with a minimum roof pitch at end laps in line with system requirements, with all laps sealed, lined over purlin with 0.40mm thick white coated Steel liner panels with fibreglass infill with galvanised zed spacers to achieve compliant Building Regulations "U" - value. The exact radius for each unit will vary depending on the span.

Translucent triple skin, non-fragile, factory assembled polycarbonate roof lights to a regular linear layout, minimum U value to comply with Building Regulations and a 25 year minimum certified non-fragile guarantee.

Permanent roof access to be provided to meet building regulation requirements.

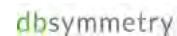
12

Classification - Public

## CONTENTS

- PROPERTY OVERVIEW
- SITE PLAN
- FLOOR PLAN
- RACKING PLANS
- ELEVATIONS
- DEMISE PLAN
- ESG
- SERVICES
- PROJECT TEAM
- PLANNING CONSENT
- SPECIFICATION

## SPECIFICATION



A horizontal life line system will be provided to allow safe access and maintenance to all roof and gutter areas, including 2no. sets of harnesses and lanyards, which are to be independently tested. A fall restraint system will be used in place of a fall arrest system to ensure operatives are held on a fixed safety line.

Perimeter eaves gutters to be designed to be external to the main envelope and comprise factory assembled 3mm thick pressed steel galvanised after manufacture wrap over guttering. Gutters to be lined and complete with weir overflows and outlets and provide a 25 year guarantee.

### 6.0 ROOF DRAINAGE

Valley, perimeter and abutment gutters are to be membrane lined (single skin or insulated depending on location). Boundary and valley gutter material will be a minimum 1.2mm thick nominal pre-galvanised steel, complete with 1.2mm PVC pre-laminated membrane, in accordance with the Metal Gutter Manufacturers Association (MGMA). The gutter system is to have a minimum 25 year guarantee to match the roof system. All internal gutters to be factory insulated using rigid 50mm thick rock fibre insulation. Any drainage pipework passing through office and welfare areas to be insulated and boxed in.

Valley gutters and outlets will be designed as a siphonic system. The drainage system shall be designed and constructed to comply with BS EN12056-3:2000 and the following design criteria:

The geographical location of the building:  
A building design life of 25 years;  
A 'Category 3' risk protection.

All pipework to be installed above the portal haunch level to maintain minimum clear height and internal rainwater pipes are to be located within the web of the steel and suitably protected to prevent against accidental damage.

The rainwater outlets will be distributed evenly along the total gutter length and where practically possible outlets should be at the mid bay position of the gutter with quantity and size to suit siphonic design. Discharge locations to be agreed with the Client/Architect. Secondary eaves downpipes intermittently spaced along the eaves are not acceptable.

Siphonic pipework shall be firmly attached to an engineered continuous railing system, using appropriate pipe clamps it shall be securely fastened back to the main structure at a maximum of 2m centres, to provide adequate and proper restraint against thermal movement. Additional bracing will be provided within 100mm of the closest edge of the pipework, end branch connections and where required.

Indicative weir outlets will be provided to the ends of valley gutters and at 50m intervals on perimeter gutters to provide advance warning of blockage of the siphonic system.

Alternatively, perimeter gutters and outlets may be designed as a gravity drainage system to BS EN 12056:2000 using project specific information to determine rainfall rate, and subject to the agreement of the Developer. Weir outlets will be provided with positions to be approved. Gutter calculations are to be undertaken on every project. The rainwater pipes, sized to suit project specific requirements will be connected to the storm drainage system and fitted with a rodding eye access plate at the base and discharging via a slow bend in the drain.

13

Classification - Public



Externally exposed downpipes are to match the colour of the adjacent cladding, unless specified otherwise.

### 7.0 EXTERNAL WALLS

External wall cladding to be LPC certified Grade B composite [micro-rib] or built up with a minimum U value to comply with Building Regulations. External coating to provide 25 years Confidex or equal guarantee. Any firewalls must be Grade A in accordance with LP1181.

Vertical feature bands are to be formed in single continuous sheets

A brand standard portico detail is to be incorporated at the entrance to the building as shown on the elevation drawings.

Thermal bridging should be kept to a minimum with the use of best practice detailing throughout. Psi values and F-factors are to be provided for each junction / detail.

Air permeability for the complete envelope to be as described in the Building Particulars.

An air-tightness test is to be carried out to the whole building envelope by the Building Contractor prior to the Tenant obtaining access. This test must conform to all current legislative requirements and Building Regulations. The air test should, as a minimum, comply with BS EN13829: 2001 and to be a minimum requirement of  $3m^3/hr/m^2$  @ 50 Pa positive air pressure to comply with (and improve on) Building Regulations Approved Document Part L2A. A copy of the resultant report is to be provided to Developer. Any defects highlighted by the test are to be rectified by the Building Contractor prior to Practical Completion.

The dock area walls to be constructed using insulated pre-cast concrete.

Louvres with insect screens internally to be factory finished to match adjacent cladding.

An independent cladding inspector shall be appointed by the Building Contractor to review both the wall and roof cladding, with interim and final compliance reports to be provided noting defects within the works are resolved and the installation complies with the British Standards, LPC and manufacturers recommendations. Inspection sequence to be agreed with the Developer, however as a minimum during the erection, prior to closing out of areas, and a final sign off (usually a 3 week inspection routine).

### 8.0 OFFICE EXTERNAL WALLS

External wall cladding to be LPC certified Grade B composite [micro-rib] or built up with a minimum U value to comply with Building Regulations. External coating to provide 25 years Confidex or equal guarantee. Any firewalls must be Grade A in accordance with LP1181.

Thermal bridging should be kept to a minimum with the use of best practice detailing throughout. Psi values and F-factors are to be provided for each junction / detail.

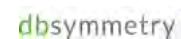
14

Classification - Public

## CONTENTS

- PROPERTY OVERVIEW
- SITE PLAN
- FLOOR PLAN
- RACKING PLANS
- ELEVATIONS
- DEMISE PLAN
- ESG
- SERVICES
- PROJECT TEAM
- PLANNING CONSENT
- SPECIFICATION

## SPECIFICATION



Air permeability for the complete envelope, and associated testing, is to be as the main building.

### 9.0 WINDOWS AND EXTERNAL DOORS

Windows and curtain walling will be provided as shown on the drawings.

Windows/curtain walling to be powder coated, thermally broken, self-draining and pressure equalised factory sealed double glazed aluminium modular units and/or spandrel panels or glazed look-a-like panels.

Top hung tilt only opening lights, with telescopic winders, fully weather stripped and draught proofed complete with locking handles with concealed gear boxes, concealed night vent fixings, multi point locking, friction stays and restrictors. Windows shall be designed for easy cleaning wherever possible.

Window system to be Schuco or similar and equal approved. Dual coloured frames with white finish internally. Glazed with minimum 6mm tinted grey anti-sun glass to outer pane and minimum 6mm clear glass to inner pane within double glazed units.

Windows shall be fully weather stripped and perform in excess of the recommendations of BS6375: Part 1 when tested to BS5368 methods.

Operation and Strength to BS 6375: Part 2.

Solar shading to be provided in the form of passive external brise soleil as shown on the Drawings and/or if required to comply with Building Regulations.

No glazing transom should be designed within a vision zone at 1200mm and 1700mm from finished floor level.

Spandrel panels and look-a-like panels are to be provided with an inner leaf of opaque glass to match the curtain walling/system glazing.

A manually operated Boon Edam Tourniket, or equal approved, revolving door with three (3) leaf option with rigid doorset, anodized finish and glazed panels is to be provided with 2 nr. pass doors, one each side of the revolving door. Pass doors to be part of the glazing system, glazed with safety glass as necessary and both to incorporate door closers, pull handles, security lock and letter plate.

A night screen is not required to the main entrance doors.

Master key to be provided for all Master locks. Three sets of all keys to external doors shall be provided.

Steel faced solid core fire exit doors in metal frames are to be 'Defendor Security Grade' doors by Kabar Door Systems Ltd or equal approved fitted with appropriate ironmongery, installed to the warehouse perimeter wall as shown on the Drawings and as required by the means of escape requirements.



Doors to receive factory applied paint finish complete with security hinges, friction stay and push point bar.

Irrespective of means of escape calculations a secure access door, to the same specification as the fire exit doors, shall be located adjacent to the warehouse level access door area operable from both sides with digilock control.

### 10.0 WAREHOUSE DOCKS AND DOORS

#### 10.1 DOCK DOORS

Electrically operated vertical high lift insulated sectional panel doors by Hormann UK Ltd or equal and similar approved. The finish is to be as shown on the Drawings

Sizes to be as detailed in the Building Particulars. Each door to be operated by push button control - impulse UP, STOP, dead main grip DOWN, doors fitted with cylinder lock.

Each door to include two rows of double skin burglar proof vision panels.

#### 10.2 DOCK SHELTERS AND DOCK LEVELLERS

Each dock door shall be fitted with a suitably sized retractable dock shelter by Hormann UK Ltd or equal and similar approved, with heavy duty collapsible type, 1200 deep top flap and minimum 650mm wide front curtains in high frequency welded pvc.

Dock leveller: 2m wide 6,000 kg rated electro-hydraulic dock levellers with minimum 500mm long tapered swing lip by Hormann UK Ltd or equal and similar approved with open tail gate slots. Colour Grey.

The rise and fall requirements are as set out in the Building Particulars.

The dock levellers shall be fitted with an inter lock safety device to prevent door operation when dock is in a raised position and operation of the dock when the doors are closed.

Below the door locations, two moulded rubber nylon reference bumpers shall be bolted to the front plates attached to the dock levellers.

#### 10.3 GUIDES AND PROTECTION

Tubular mild steel concrete filled bollard with yellow and black hazard painting installed externally will be provided at each side of level access drive-in doors to Warehouse.

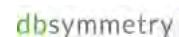
Freestanding bollards shall be provided to protect all jambs to goods doors and will be sleeved to facilitate easy replacement.

Below each dock door 1 pair of 2000mm long x 170mm diameter high profile tubular steel wheel guides with flared entrance for ease of parking will be provided. Wheel guides are to be finished yellow.

## CONTENTS

- PROPERTY OVERVIEW
- SITE PLAN
- FLOOR PLAN
- RACKING PLANS
- ELEVATIONS
- DEMISE PLAN
- ESG
- SERVICES
- PROJECT TEAM
- PLANNING CONSENT
- SPECIFICATION

## SPECIFICATION



LED Traffic Lights - External long-life LED type red and green traffic lights with either 100 mm diameter or 'arrow head' shaped lenses. Maximum projection 55 mm to ensure protection by dock bumpers.

Lights to be positioned to provide clear unobstructed visibility to vehicles on dock.

55w fluorescent vertically mounted 750 mm high lamp, on a galvanised swivel bracket mounted to the door guides, complete with movement restrictor to prevent contact with door.

Armclo protection is to be provided to any vulnerable parts of the building as indicated on the Drawings

### 11.0 OFFICE

#### 11.1 INTERNAL WALLS, PARTITIONS AND DOORS

All internal partitions and internal face of external walls to be plasterboard construction except for lift shaft and plant room areas within the warehouse, which shall be dense paint grade concrete blockwork to the requirements of the consultant engineer.

First floor office subdivision walls between warehouse and offices to be constructed to achieve the minimum design sound reduction value included in the Building Particulars, along with the required fire rating, from an insulated metal stud partition system and decorated both sides or Isowall or equal approved to warehouse side of wall. Where plasterboard is used it shall be constructed with plaster skim finish, and decorated with paint, white finish.

Internal walls and partitions in the offices generally shall be constructed to provide the noise reduction rating detailed in the Building Particulars.

Internal doors are to be hardwood American oak veneered solid core with matching hardwood linings and architraves. On main circulation routes vision panels to be incorporated in doors.

Ironmongery to be brushed stainless steel finish by Allgood or equal and approved.

Doorstops shall be provided for all internal doors where the opening swing is less than 135 degrees.

Mortice latches with lever furniture are required to all doors with appropriate locks to toilets.

Master suiting and sub suiting, combined with external locks shall be provided.

In office and circulation areas the skirting boards (100 x 25mm) are to be in solid American oak and window boards, minimum 25mm projection with bull nose edge, are to be in matching American oak veneered MDF with hardwood American oak edging.

### 11.2 STAIRS

Stairs shall be of pre-cast concrete construction with risers and treads to meet the requirements of the Building Regulations, complete with handrails and balustrades. The main reception stair soffits shall be skimmed, boarded or filled to ensure a smooth finish and applied with a mist and 2 coats of vinyl matt emulsion paint.

17

Classification - Public



Balustrades to the staircases shall be formed in brushed stainless steel circular sections of 45 mm diameter. All joints and intersections to steel / stainless steel shall be fully butt-welded, ground, filled and polished to provide a final smooth finish. Any supporting metalwork (visibility of which is to be minimised) shall be designed to match the visual appearance of the staircase.

Balustrades to voids in the main stair / reception area will incorporate a glass panel stainless steel handrail / balustrade system, with a 45mm diameter brush finish stainless steel top rail connected via 16mm diameter stainless steel inline stems to 50mm diameter stainless steel posts. Stainless Steel shall be 304 grade. 10mm (min) toughened clear glass infill panels with nominal radiused corners and edges polished all round shall be bolt fixed with single brush stainless steel holders (clamped glass is not acceptable). The outer handrail shall be supported from wall mounted stainless steel brackets. All welds to be ground flush, all visible fixings should be pig nosed type.

American oak skirting detail to adjacent walls, to match skirting boards generally.

Slip resistant nosings by Gradus or equal and approved to be provided to treads in a contrasting colour from the carpet.

The main staircase to be carpeted in heavy duty classification carpet to match the office and circulation areas.

Signs and Notices will comply with BS 5499:1990 "Fire Safety Signs, Notices and Graphic Symbols" where required.

### 11.3 OFFICE AND RECEPTION FINISHES

#### Walls

Internal wall surfaces to office, reception area and main stairwell to be finished with mist coat and two coats of vinyl matt emulsion

All other plastered wall surfaces to be finished with mist coat and two coats emulsion paint.

Internal softwood joinery to be primed and painted two undercoat and one gloss finish paint.

Internal hardwood joinery to be treated with two coats sealer.

Two TV points are to be provided on walls within the reception area, complete with power, data and AV connectivity. Specific locations are to be agreed with the Developer.

#### Raised Access Floors

Open plan office areas to have medium duty raised access floor system with minimum void as detailed in the Building Particulars. Chipboard floors will not be acceptable.

The raised floor installation will comply with the requirements laid down by the MOB-PF2-PSA Standards and BS EN 12825:2001 whichever is the more stringent in all respects including testing.

18

Classification - Public

## CONTENTS

- PROPERTY OVERVIEW
- SITE PLAN
- FLOOR PLAN
- RACKING PLANS
- ELEVATIONS
- DEMISE PLAN
- ESG
- SERVICES
- PROJECT TEAM
- PLANNING CONSENT
- SPECIFICATION

## SPECIFICATION

**dbsymmetry**

Raised floor panels are supported on adjustable pedestals which are securely fixed to the sub strata concrete and subject to adequate load testing. Provide earthing in accordance with current IEE Regulations.

The surface of the concrete structural floor is to receive lithurine or similar and approved anti dust sealer prior to fixing pedestals.

**Toilet Areas**

Toilet pipework to be concealed in 18mm plywood removable duct panels. All faced with high pressure decorative laminate with post formed edges and lippings and balancing veneer on reverse side. All panels on hanging brackets on 100 x 38 s.w. frame, laminate faced to form margins.



Vanity units formed 18mm in WBP plywood top and front face with post formed laminate front edge and covered upstand to rear. 18mm removable panels to face on 75 x 38mm s.w. frame, laminate faced to form margins. With mirrors, to be full height from vanity unit/basin splash back to ceiling x width of vanity unit.

All pipework to be concealed in boxing.

Toilet cubicles where provided shall be Bushboard BBI Plus range or similar and approved proprietary system.

If required, disabled toilet facilities to meet current Building Regulation requirements in addition to incorporating brushed stainless steel coated grab rails and fittings.

Shower to be constructed in similar finishes to the toilet areas but with full height tiling. IT IS NOT A DISABLED SHOWER. The shower tray will be recessed in to the floor but will have an upstand of minimum 75mm. The shower door is to have minimum 1900mm clearance.

All wall tiles to be HR Johnson white prismatic 150x150mm - colour satin white with a feature band of 2 no 150 x 150mm satin tiles, colour to be agreed

Ceramic floor tiles on floor screed on solid floor to all toilet areas are provided. Tiles to be 300 x 300mm anti slip ceramic floor tiles by H & R Johnson or similar and approved with 100mm tiled skirting to match.

Splash backs shall be provided to the cleaners' stores and kitchen areas Tiles to be 4no. courses of HR Johnson white prismatic 150x150mm - colour satin white.

Joints in both floor and wall tiling shall be set out symmetrically from the centre-line of any area or room, and joints in wall and floor tiles shall be aligned as much as practicable.

The ceiling finish to all toilet areas is Armstrong Orcal 600 x 600 micro perforated metal pan ceiling in a lay-in micro grid.

19

Classification - Public

**dbsymmetry**

The disabled w/c, shower room and cleaner's cupboard all to be finished to the same standard as the toilets.

Two boxes of spare tiles of the original colour batches shall be provided to the Developer at Practical Completion.

Dow Corning or equivalent silicon sealant quality shall be provided around all junctions between tiling and sanitary ware.

**Floors**

Developer to supply only loop pile carpet tiles, interface Heuga 530 - colour 5060 Taupe or equal approved to the area of the fully accessible raised floor as previously described.

The reception floor area to be tiled with ceramic tiles. Prime Cost for supply only of £40m2 exc VAT. Additionally, matching ceramic skirtings are to be provided in the reception areas.

Prior to laying of finishes moisture readings shall be taken in conjunction with the Employer's Agent to ensure floors are suitable for finishes to be applied. Where moisture readings are higher than manufacturing recommendations the Building Contractor shall make all necessary allowances / remedial action prior to laying of floors.

The Contractor shall allow for all necessary latex levelling screeds and/or any other remedial works to provide a suitable substrate for the floor finishes.

Barrier matting, set into a suitable mat well from Nuway Tuftiguard or equal and approved to be provided in the reception area. Mat to extend a minimum of 2 metres in from the furthest point of the entrance doors and is to extend the full width of the reception.

Two boxes of spare carpet tiles of the original colour batches shall be provided to the Developer at Practical Completion.

**Ceilings**

The suspended ceiling to be provided to all office and associated areas, and reception, comprises Armstrong Orcal 600 x 600 micro perforated metal pan ceiling in a lay-in micro grid and incorporate 600 x 600mm recessed LED modular light fittings and air handling diffusers.

Plasterboard MF ceilings may be proposed to small ancillary spaces and are subject to the approval of the Developer.

For any area or room, the ceiling grid shall be centred and symmetrical so that the widths of the cut tiles on opposite parallel sides are equal. Ceiling grid shall line up with mullions where possible.

The reception area shall receive a minimum 300mm plasterboard margin. This shall be set out / sized to give a suspended ceiling grid of complete tiles.

A minimum ceiling void as detailed in the Building Particulars is to be provided between the underside of structural steel beams and top of suspended ceiling to accommodate Tenant requirements.

20

Classification - Public

## CONTENTS

- PROPERTY OVERVIEW
- SITE PLAN
- FLOOR PLAN
- RACKING PLANS
- ELEVATIONS
- DEMISE PLAN
- ESG
- SERVICES
- PROJECT TEAM
- PLANNING CONSENT
- SPECIFICATION

## SPECIFICATION



### 11.4 KITCHEN / TOILET FITTINGS

Howdens 'Greenwich' range or similar and approved units to the kitchen/tea point area. To be fitted with integrated fridge, integrated dishwasher and instantaneous boiling water tap . All as shown on the Drawings.

Toilet roll holders, vanity mirrors, soap dispensers, hat and coat hooks fitted to WC cubicles.

### 11.5 WAREHOUSE FINISHES

Finishes generally will be as the exposed structure and prefinished lining to roof and wall cladding.

Warehouse / production area and plant room floors shall be power floated concrete.

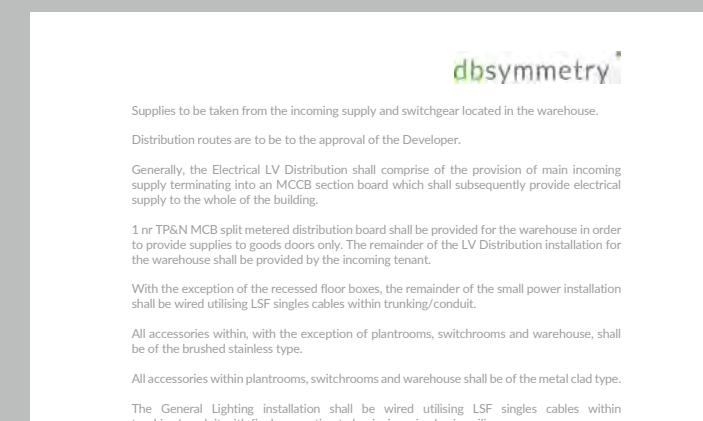
All internal subdivision walls to be concrete block or jumbo stud partitions with blockwork to 2m high of appropriate thickness to achieve adequate stability. Division walls between office and warehouse will achieve the required fire resistance.

Non-illuminated emergency exit signage to doors.

### 12.0 ELECTRICAL INSTALLATION

21

Classification - Public



Supplies to be taken from the incoming supply and switchgear located in the warehouse. Distribution routes are to be to the approval of the Developer.

Generally, the Electrical LV Distribution shall comprise of the provision of main incoming supply terminating into an MCCB section board which shall subsequently provide electrical supply to the whole of the building.

1 nr TP&N MCB split metered distribution board shall be provided for the warehouse in order to provide supplies to goods doors only. The remainder of the LV Distribution installation for the warehouse shall be provided by the incoming tenant.

With the exception of the recessed floor boxes, the remainder of the small power installation shall be wired utilising LSF singles cables within trunking/conduit.

All accessories within, with the exception of plantrooms, switchrooms and warehouse, shall be of the brushed stainless type.

All accessories within plantrooms, switchrooms and warehouse shall be of the metal clad type.

The General Lighting installation shall be wired utilising LSF singles cables within trunking/conduit with final connection to luminaires via plug in ceiling roses.

All luminaires shall be completed with integral electronic control gear.

Switching shall be via local wall mounted manual switch.

**DESIGN CRITERIA** - lighting levels to be as detailed in the Building Particulars

Office area lighting comprises 600 x 600mm recessed modular LED luminaires in line with the design intent of CIBSE LG 7 using high frequency control gear and occupancy detectors with automatic daylight dimming at building perimeter. General circulation areas illuminated via LED luminaires.

General lighting to plant rooms/stores and ancillary areas via surface or suspended batten type LED luminaires. Lighting to be controlled in accordance with Building Regulations.

Emergency lighting within all areas of the offices, all fire exits, corridors, toilets, plant rooms, staircases, reception areas and on an open plan basis to the office areas in compliance with BS 5266 : Part 1 2005 to provide maintained or non-maintained emergency lighting for three hour duration in compliance with requirements of Building Control. All emergency lighting will be provided with test key switches adjacent to distribution boards.

Emergency lighting to the office areas shall be integral to the general lighting.

All luminaires have final connection via a plug-in ceiling rose.

22

Classification - Public

## CONTENTS

### ■ PROPERTY OVERVIEW

### ■ SITE PLAN

### ■ FLOOR PLAN

### ■ RACKING PLANS

### ■ ELEVATIONS

### ■ DEMISE PLAN

### ■ ESG

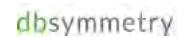
### ■ SERVICES

### ■ PROJECT TEAM

### ■ PLANNING CONSENT

### ■ SPECIFICATION

## SPECIFICATION



External lighting to loading bay and yard by LED luminaires mounted on the external face of the building and on columns as required to achieve the required lux levels set out in the Building Particulars.

External lighting to serve car park and roadway areas to utilise column mounted luminaires. Columns to be painted (brand colour to be agreed).

Provision for ducting and concrete bases to estate signage should be allowed for locations and specifications to be agreed

Low level illuminated brushed stainless steel bollards to be provided around main entrance area. Number of bollards as shown on the Drawings.

External lighting to be controlled by time switch with photocell override.

Power to offices via underfloor power distribution tracks with perimeter wall mounted cleaners socket outlets at 6 metre centres. (Supply and fix of one floor box containing one twin switched socket outlet and two further empty compartments within the access floor is to be provided in accordance with the Building Particulars.

High level switched fused connection unit's c/w low level outlets to be provided in each toilet area for hand dryers to be installed by Tenant.

Twin switched socket outlets provided within circulation areas for cleaning/maintenance use and within Kitchen/tea room for maintenance and amenity use.

A fire alarm system will be provided to the office and associated areas only that is fully automatic fully addressable analogue type L2 to BS 5839 and the local fire officer requirements. The equipment will incorporate a main fire alarm panel, flush mounted brushed stainless steel with wall located in the reception area, break glass manual contacts on all escape routes with smoke/heat detectors throughout the office, plant rooms and lift shaft to provide a fully automatic system. Sounders will be provided throughout the offices. Additional capacity will be provided to accommodate the tenants' installation in the warehouse and fit out works in the office areas.

For the avoidance of doubt, there is to be no heating, cooling, ventilation or lighting to the warehouse, nor any empty distribution boards provided for future power and lighting in this area.

Lightning protection system to BS EN 63205 2001 is to be provided

### 13.0 LIFT SPECIFICATION

If required by Building Control and DDA requirements, the lift to facilitate access to upper floors will be a KONE monospace 500 or equal approved to meet the requirements of EN 81-2 and Part M2 of the Building Regulations for disabled access.

Landings will have stainless steel lift doors and return fairings with controls in matching finish.



Telephone line will be provided to lift to allow wireless monitoring system and lift to return to ground floor with doors open when connected to the addressable fire alarm.

The lift car will be finished internally as follows:

Floor: To match reception floor.

Ceiling: TBA

Side walls: Stainless steel

Rear walls: Stainless steel with width mirror above dado height

### 14.0 MECHANICAL & PLUMBING INSTALLATIONS

Distribution routes are to be to the approval of the Developer.

DESIGN CRITERIA - as detailed in the Building Particulars

The offices and reception area shall be heated and cooled via a Heat Pump VRV System. Indoor units shall be ceiling concealed ducted fan coil units

Outdoor units shall be located externally in a dedicated compound as shown on the Drawings.

Ancillary areas including toilets, circulation areas and gatehouse, shall have heating installation using individually controlled electric panel radiator system.

Office Block ventilation will be achieved by mechanical ventilation using ceiling mounted MVHR units. Swirl type diffusers are to be used. Independent mechanical extract ventilation systems provided to toilet areas and the like where required for compliance with Building Regulations.

Mains cold water supply terminating with stop cock in warehouse / office building.

Cold water service system from mains supply to supply WC and urinal flushing systems, washbasins and hot water service heaters. Cold water service system from mains to supply washbasins, hot water service heaters, WC and urinal flushing systems.

Domestic hot water provided by electric water heaters or storage cylinder fed by boiler heating system. (electric heaters if isolated)

Sanitary ware - Armitage Shanks Ltd's vitreous china Tiffany Range or equal fittings complete with spray taps, plugs, wastes, brackets, etc. shall be provided as follows where annotated: -

WC suite: 'Tiffany' WC pan + "conceala" cistern with dual flush or equalled approved.

Basins: "Orbit" or equal approved vitreous china set in vanity units.

Low water use Urinals: Bowl "Sanura" or similar and approved complete with cistern flush pipe spreader and divisions.

## CONTENTS

- PROPERTY OVERVIEW
- SITE PLAN
- FLOOR PLAN
- RACKING PLANS
- ELEVATIONS
- DEMISE PLAN
- ESG
- SERVICES
- PROJECT TEAM
- PLANNING CONSENT
- SPECIFICATION

## SPECIFICATION

**Disabled facilities:** WC complete, hand basin with hot and cold spray taps and brushed stainless steel support rails with incidental fittings, all as described and detailed in catalogue for Unisex disabled toilet.

Cleaner: 1 No. "Alder" fireclay sink or equal approved.

All sanitary fittings to be white.

Single stack uPVC sanitary plumbing installation to be provided.

WC overflows to be integral within WC cisterns.

Sanitary plumbing to connect to underground foul water drainage system at ground floor slab level.

Toilet partitions will be manufactured by Bushboard heavy duty or similar and approved and to be fully co-ordinated.

The shower is to be a low flow rate shower

For the avoidance of doubt the recommendations of the Fire Prevention Officer or the Local Authority Building Control Department with regard to the provision of hose reels, sprinkler systems, smoke ventilators, extinguishers and other firefighting equipment are specifically excluded and will form part of the fit out.

**15.0 UTILITY SERVICES**

**15.1 INCOMING GAS SUPPLY - CAPACITY AS BUILDING PARTICULARS**

Mains Gas supply at low pressure. The incoming supply is sized to also serve the Warehouse space heating installation

**15.2 INCOMING WATER SUPPLY - CAPACITY AS BUILDING PARTICULARS**

Mains water supply to the site from existing site infrastructure network.

Mains water supply to feed all WCs, wash hand basins, showers, kitchen sinks, dishwashers, HWS heater and pressurisation unit.

Fire hydrants and mains to be provided in accordance with the requirements of the Local Authority.

Sprinkler mains will be provided as detailed in the Building Particulars

**15.3 INCOMING ELECTRICAL SUPPLY - CAPACITY AS BUILDING PARTICULARS**

Substation/transformer as required will be provided to the location shown on the Drawings.



Classification - Public

Incoming electrical supply terminates within the warehouse at a switchgear panel of suitable size to accommodate lighting and power to warehouse, loading doors, office lighting, office power installation and external lighting.

**15.4 TELECOMMUNICATIONS**

Provision for incoming telecommunication services (not to terminate within the office reception).

Allow for additional spare duct for alternative telecoms service provider.

Supply to lift as detailed herein

**16.0 EXTERNAL WORKS AND DRAINAGE**

**16.1 SERVICE YARD**

Service yard to be to be designed to accommodate HGV vehicles up to 44 tonnes loading on 6 axles with a maximum axle loading of 10.50 tonnes as permitted on UK roadways and shall have a brush finished surface suitable for the abrasion characteristics of HGV use.

The service yard will be designed to accord with gradients included in the Building Particulars and the requirements of the Freight Transport Association document "designing for deliveries" with the exception of local ramps which shall comply with the requirements of the Freight Transport Association document "designing for deliveries".

The Building Contractor shall dip test the external slabs to ensure the correct slab thicknesses, photographs shall be taken and issued to the Employer's Agent

Armcro protection is to be provided to any vulnerable parts of the building as indicated on the Drawings

**16.2 CAR PARK**

The ground levels and kerbs are to be constructed to enable disabled access and to ensure there are no steps between the disabled parking areas and the lower ground floor.

Kerbs where indicated are to be 255 mm x 125 mm half battered pre-cast concrete kerbs to BS.7263 bedded in accordance with the consultant engineer's specification.

Car parking running lanes will be constructed with concrete block pavior finish. Parking spaces will be macadam, minimum overall 100mm thick, on fully prepared sub base to the design of the consultant engineer, and spaces demarcated in thermo plastic lining.

Electric vehicle re-charging points will be provided as detailed in the Building Particulars.

Car parking spaces shall be of a size of 2.4m x 4.8m minimum and the road width between bays shall be 6.0 m minimum. Disabled parking bays shall meet Local Authority requirements. Car parking spaces to be demarcated in thermoplastic white and yellow lining to a width of 75mm.

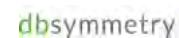
**16.3 FOOTPATHS AND CIRCULATION**

Classification - Public

## CONTENTS

- PROPERTY OVERVIEW
- SITE PLAN
- FLOOR PLAN
- RACKING PLANS
- ELEVATIONS
- DEMISE PLAN
- ESG
- SERVICES
- PROJECT TEAM
- PLANNING CONSENT
- SPECIFICATION

## SPECIFICATION



Footpaths around offices and approach routes from footpaths and car parks to be 600mm x 600mm x 50mm precast concrete paving slabs on granular sub base to the design of the consultant engineer or macadam surfacing as shown on the Drawings

Fire escape path around perimeter of Warehouse will be as outlined in the Building Particulars and shown on the Drawings.

### 16.4 DRAINAGE

Surface water and foul water drainage systems will be provided and connected to the public network where available. The below ground drainage system is to be in accordance with the consultant engineer's design.

General connections from the site boundary to main foul and surface water sewers shall be made in accordance with the requirements of the Local Authority.

Surface water attenuation shall be provided to suit the Flood Risk Assessment and as designed by the consultant engineer.

Surface water run-off from service yards will be drained through suitable heavy duty concrete slot drainage channels.

### 16.5 PERIMETER FENCING

Perimeter fencing shall be provided as shown on the Drawings and detailed in the Building Particulars

The maximum gap to the underside of the service yard gate is to be 150mm

### 16.6 SPRINKLER TANKS AND PUMP HOUSE

A position has been identified for potential sprinkler tanks and associated pump house as shown on the attached Drawings.

If ground improvement techniques are required to facilitate a sprinkler tank and base they will be undertaken as part of the Base Building. Any subsequent amendment or alteration is to be undertaken by the Tenant.

### 17.0 AMENITIES

Provide and fix Falco Lite, or equal and approved, cycle shelter with end panels and galvanised racks for the number of cycles included in the Building Particulars.

A FalcoLok-250 refuse and recycling area with hardwood slats cladding will be provided. Unit size is to be increased as necessary based upon building size and BREEAM requirements. The steel frame of the bin store to be polyester powder coated in a standard RAL colour to the Architect's approval. Concrete hard standing and access for servicing and refuse vehicle to be provided taking due regard to the strength of the sub grade.

External plant enclosures are to match refuse store enclosures

### FALCOLOK-250 BIN STORE



### 18.0 LANDSCAPING & ECOLOGY

A landscaping scheme will be implemented to satisfy the requirements of the Planning Permission.

The scheme will include for maintenance by the Landscape Contractor of all planted areas, including watering and grass cutting, during the twelve months' rectification period by Landscape Contractor.

Landscaping will be provided to meet the requirements of completion and the construction programme regardless of planting season.

For the avoidance of doubt all areas shown as grass finish will be laid as turf

2 Nr watering points will be provided in external planted areas as shown on the Drawings.

## CONTENTS

### ■ PROPERTY OVERVIEW

### ■ SITE PLAN

### ■ FLOOR PLAN

### ■ RACKING PLANS

### ■ ELEVATIONS

### ■ DEMISE PLAN

### ■ ESG

### ■ SERVICES

### ■ PROJECT TEAM

### ■ PLANNING CONSENT

### ■ SPECIFICATION

## SPECIFICATION

2024 Update:

#### 2024 Works Supplement 1:

**Warehouse floor:**  
Pit area reinstated to base build specification.  
Floor finished to FM1 standard.

#### Warehouse lighting specification:

Installed by previous tenant, validated and repaired in 2024:  
PPS Holophane Prismpack high bay luminaires  
• LED light engine producing c.80,000 lm with a nominal 4000K colour temperature, 80CRI  
• 4 LED modules  
• Wide Distribution  
• Smooth White (RAL9016)  
• Self contained (DALI/self-test) 3hr maintained emergency battery and inverter  
• Integrated wireless node, supports grouping, suitable up to 16m - includes PIR (Requires SER.COM.DAY or SER.COM.NIGHT commissioning)

Validation and isolated repair to 2 fittings. The warehouse lighting all lights have built in sensors and are dimmable. The lights do all turn off, from full brightness to no activity they turn down to 10%, then after another 10-20 minutes of no activity they turn off. They have daylight dimming and will only go to full brightness if and when required.

#### Warehouse Power:

Sub main steel wire armoured cabling has already been installed within the warehouse and office areas via a network of steel basket containment systems. Final circuit cabling was carried out using single core LSF 6491B cables installed within suitably sized cable trunking containment.  
Existing incoming power is 1MVA. Enquiries made for upgrade to 3MVA.

#### Fire Alarm and Disabled Refuge Alarm:

Validated and repaired. Replacement Gent fire alarm panel fitted in 2024.  
High level beam detection in the warehouse and detectors in the office and ancillary block.

#### Door Entry and Internal Security System:

Installed by previous tenant, validated and repaired/replaced in 2024.  
System comprises of HIK Vision Facial Recognition Terminals integrated into a Paxton NET2 Access Control System, the system is present at the Main Entrance Door and internal Reception lobby doors.

#### Network cabling in the building:

Installed by previous tenant, validated and repaired/replaced.  
The building has a comprehensive Fibre and data network around the site, linked to 10 Server Cabs which distribute the Data and CCTV around site, the current fibres are OS2 and OM4, the network has the capability to easily be extended for any future enhancements. All the future tenant will need to install is the data switch which will be part of their design for the network along with working phone/broadband connection.

2024 Update:

**CCTV system:**  
Installed by previous tenant, validated and repaired/replaced.

The system comprises of a full HIK Vision IP Solution, the site has a vast amount of external and internal coverage, the system is disturbed around the site via a Fibre network and Network switches, the NVR Network Video Recorder has a total of 128 Input, this is a comprehensive system using HIK's pro range of equipment, the System has the capability to easily be extended for any future enhancements.

**PV system:**  
Base build installation: 57,687kWh per annum  
2024 installation: 2no 40kWh Suntech panels with Solis inverters.  
Total: 137kWh per annum installation  
This is connected to the building power supply.

**EV charging:**  
20no. EO Charging EV charging points within front carpark.

