

Specification No. 4: 1 August 2006



UNIT 2

PLOTS 15 & 16, OLDHAM BROADWAY

OLDHAM

for

TEESLAND iDG

ALAN JOHNSON ASSOCIATES
1170 Elliott Court
Herald Avenue
Coventry Business Park
COVENTRY
CV5 6UB

THE SCHEME AND LOCATION

The scheme provides for the construction of a new distribution/industrial unit including first floor offices and ground floor reception and toilets with associated service yards and car parking all on a self-contained landscaped site at Oldham Broadway.

This specification comprises a statement of the minimum requirements for the landlord's works. The design and construction of the building and ancillary works will be undertaken with all due care and diligence, with good quality workmanship, materials and components.

All materials used and workmanship comply with the latest relevant British Standard Specification and Codes of Practice. Proprietary materials will be used strictly in accordance with the manufacturer's specification.

New works are designed and constructed to comply with planning requirements and Building Regulations.

SCHEDULE OF APPROXIMATE AREAS

All areas are gross internal

Unit 2

Distribution Centre/Industrial	38,000ft ²
First Floor Offices	3,000ft ²
Total	41,000ft ²

Car Parking	42 spaces
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OUTLINE SPECIFICATION

1.0 DISTRIBUTION AREA

1.1 Foundations

Piled foundations to consulting engineer's design to suit the ground conditions and recommendations in the specialist ground investigation report.

1.2 Structural Steel Frame

1.2.1 All steelwork will be designed, detailed, fabricated and constructed in accordance with BS 5950 and the National Structural Steelwork specification for Building Construction.

1.2.2 The overall steel frame for Unit 2 will consist of 2 equal portal spans. The portal frame centres will be 8m centres approximately with internal columns at 16m centres approximately.

The frame will be provided with a 6° pitch roof and a clear height of 8m to underside of haunch.

The steel frame to include all necessary purlins, tie bars, sheeting rails, anti sag rods and bracings suitable for roof and wall cladding and perimeter eaves and verge details.

- 1.2.3 All structural steelwork, where exposed, to be finished in shop applied paint system to provide a minimum dry film thickness of 75 microns. Steelwork where encased with dense concrete blockwork, concrete or masonry to have enhanced paint finish.
- 1.2.4 The steel frame will be designed to accommodate a uniformly distributed service loading of 0.25 kN/m^2 and imposed roof loading in accordance with BS 6399 Part III with wind loads in accordance with BS 6399 Part 2 1997.
- 1.2.5 Perimeter columns where required by legislation to be designed for fire condition and fire protected with intumescent paint.
- 1.2.6 Secondary steelwork for level entry doors, loading dock doors, fire exit and personnel access doors will be included.

1.3 Floor Slab

Power floated in situ concrete floor slab incorporating movement joints all to the consulting engineer's details and designed to give level and flatness properties FM2 as defined in "Supplement to Concrete Society Technical Report No 34 (1997). Concrete slab to receive surface hardener and to be laid on a 1200 gauge dampproof membrane. Concrete floor slab to be designed to carry the more onerous of either a uniformly distributed load of 800 lbs/ft^2 (40 kN/m^2).

1.4 External Walls

Profiled metal cladding 0.7mm thick with HPS200 finish insulated to meet statutory requirements (U value $0.35 \text{ W/m}^2/\text{deg C}$) with contrast colour feature panels with white finished metal internal linings. Thermal insulation to external walls to be non-combustible to BS 476 Part 4 Euroclass A1 (LPC List B) and non-hydroscopic.

1.5 Roof

Profiled steel cladding 0.7mm thick with HPS200 finish insulated to meet statutory requirements (U value $0.25 \text{ W/m}^2/\text{deg C}$) with white finished metal internal linings. Thermal insulation to roof to be non-hydroscopic and non-combustible to BS 476 Part 4 Euroclass A1 (LPC List B) and non-hydroscopic.

Roof to be complete with 5% triple skin translucent GRP site assembled rooflights (U value $2.0 \text{ W/m}^2/\text{deg C}$) to be classified non-fragile with BS4154 Class 1 liner and Class 3 outer sheet.

Gutters to be TCN coated galvanised steel with syphonic drainage. Gutter drainage to be designed to Cat 1 of BS EN 12056 Part 3 2000 for eaves gutters and Cat 3 of BS EN 12056 Part 2 2000 for valley gutters.

1.6 Service Doors

4 No. 4000mm x 5000mm high electrically operated insulated (U value 0.7 W/m² 0°C) sectional lift clear level entry doors to be provided complete with 1500mm high painted steel bollards to the outside of each jamb of each door.

Maximum gradient to level entry doors 1 in 40 for a distance of 16m.

1.7 Fire Escape/Personnel Doors

Proprietary flush steel security/emergency escape/personnel doors and frames to match cladding details and complete with appropriate ironmongery and signage.

2.0 DISTRIBUTION AREA SERVICES

2.1 Heating

By occupier. Capped off gas supply of appropriate capacity to be provided.

2.2 Lighting

By occupier.

2.3 Electricity

Supply of 200KVA to be available to main intake panel.

2.4 Fire Detection

By occupier.

2.5 Lightning Protection

The lightning protection system will be provided to BS 6651 utilising the main steel structure as the earth conductor with ground level connections into earth electrodes. All service entries will be bonded to the lightning protection.

2.6 Emergency Lighting and Fire Alarms

By occupier.

2.7 Sprinkler Installation, Tanks and Pumphouse

By occupier.

2.8 Smoke Vents

By occupier.

3.0 FIRST FLOOR OFFICES

3.1 Ground Floor

Power floated in situ reinforced concrete slab with power float finish and proprietary dust proof finish to carry a uniformly distributed load of 100 lbs/ft² (5kN/m²) to general floor reception area.

3.2 First Floor

Precast concrete or holorib type in situ concrete floor on structural steel frame to carry a uniformly distributed load of (including partitions and services) of 3.5 kN/m² (70lbs/ft²).

Precast floor to have screed finish and Holorib floor power float finish.

3.3 Roof

Profiled metal cladding 0.7mm thick with HPS200 finish complete with insulation to meet statutory requirements ($0.25\text{W/m}^2/\text{deg C}$) and white finished internal metal linings.

3.4 External Walls

Composite cladding panels with microrib profile and HPS 200 finish insulated to meet statutory requirements. Panel system to be non-combustable to LPS 1181 Grade Ext B Kingspan KS1000 MR/LPCB or similar and drylined to receive specified finishes.

3.5 Windows and External Doors

Windows will be double glazed sealed units framed in polyester powder colour coated aluminium complete with thermal breaks to prevent cold bridging. Glazed area to be provided with opening lights at a minimum rate of one in three being either top hung or side hung as appropriate. Glazing to meet the requirements of the Building Regulations.

External doors to be double glazed sealed units in polyester powder coated aluminium frames with external canopy.

3.6 Internal Walls

Blockwork wall between offices and warehouse to be insulated to statutory requirements.

Internal walls to be metal stud system with plasterboard finish to receive specified finishes.

3.7 Main Stairs

Concrete stairs with hardwood hand rails on polyester powder coated balusters and complete with carpet finish to treads and risers, non slip nosings with edge trim to treads and risers, painted mdf wall string skirtings and high build finish to soffit and exposed string.

3.8 Fire Escape Stairs

Concrete stairs with polyester powder coated mild steel handrails and balusters complete with HD sheet vinyl finish to treads and risers non-slip nosings and high build finish of soffit and exposed strings.

4.0 OFFICE SERVICES

4.1 Heating

LPHW radiator system throughout served by gas fired boiler with all circuits and systems to have automatic control facilities, timers and external sensors. Heating system to be designed to maintain an internal temperature of 21°C with an outside temperature of -5°C with the temperature to be controlled in the office areas by means of a room thermostat. Wherever possible radiators will be fitted beneath windows and pipework within floor and ceiling voids.

4.2 Lighting

600mm x 600mm recessed fluorescent light fittings to comply with LG3 Category 2 utilising low brightness luminaires to give a general level of illumination of 200 lux to toilets, corridors and staircases and 400 lux measured at the working plane to offices and reception. Surface mounted bulkhead fittings will be provided above stair flights and half landing.

4.3 Ventilation

Mechanical extract ventilation will be provided to all toilet areas to provide for a minimum of eight air changes per hour.

4.4 Hot Water

Hot water will be provided in toilets and kitchen from concealed electric point of use water heaters.

4.5 Cold Water

Mains supply.

4.6 Electricity

Electrical installation to be installed to current edition of IEE Regulations and to consist of the following:-

4.6.1 Small power distribution to first floor via dado trunking with one twin switched socket outlet every 3m.

4.6.2 Small power distribution to ground floor reception by skirting trunking with twin switched socket outlets at a rate of one per 3m.

4.6.3 Spurs to be provided in toilets for electric hand driers by others.

4.6.4 Distribution boards to have a minimum of 20% spare circuit capacity based upon a power level of 25 watts/m² of office area.

4.6.5 Wall mounted cleaners' sockets will be provided in core areas and on the core walls of office areas.

4.7 Gas

Mains supply.

4.8 Emergency Lighting and Fire Alarms

Emergency lighting, break glass points and fire alarms will be provided in accordance with BS 5266 and BS 5839 respectively all in accordance with the fire authority's requirements throughout office block.

Alarm panel to be located in office entrance area.

4.9 Lift

Eight person lift to comply with Part M of the Building Regulations.

4.10 Ducts

Ducts will be provided from the site boundary to the offices for incoming telecoms services plus spare ducts for occupiers use.

5.0 TWO STOREY OFFICE FINISHES

5.1 Floors

5.1.1 500mm x 500mm heavy contract quality anti static carpet tiles to office and reception area.

5.1.2 All toilets to have vinyl finish with coved skirtings.

5.1.3 Plant room to be proprietary paint sealer finish to concrete slab.

5.1.4 Silicon sealed joints to be provided at all junctions of tiling and other finishes.

5.2 Walls

5.2.1 Plasterboard and skim with matt emulsion paint finish throughout offices reception and stair lobbies.

5.2.2 All toilets to have full height glazed ceramic wall tiling with silicone seal to internal corners and matching plastic trim to external corners.

5.3 Ceilings

600mm x 600mm mineral fibre tiles in tegular grid throughout complete with cavity barriers as required by building regulations. Finished floor level to underside of ceiling to be 2700mm. Ceiling tiles in toilets and cleaner's areas to be of humidity resistant type with ceiling height of 2400mm

5.4 Internal Doors/Frames/Skirtings

44mm hardwood veneered solid core flush doors, fire resistant where required. Office doors to contain a vision panel giving a zone of visibility from a height of 900mm to 1500mm above finished floor level in areas accessible by the disabled. Doors to be in hardwood frames and linings and complete with stainless steel ironmongery comprising hinges, kicking plates, push/pull handles, lever latch and lock furniture to office doors and indicator bolts to WC's. Fire doors to be fitted with matching overhead closers and to be complete with intumescent strips and smoke seals. Ex 125mm x 25mm gloss painted softwood or mdf skirtings.

5.5 Internal Cills

Gloss painted softwood or mdf

5.6 Toilet Partitions

Toilet partitions to be laminate faced proprietary system with aluminium headrail.

5.7 Sanitary Ware

Sanitary fittings to all toilet areas to be white glazed vitreous china to BS 3402:1969 and comprising wc's on laminate panel ips plumbing system, surface mounted urinals and wash basins set in laminate faced vanity units. SVP's to be encased in timber framing with plasterboard and skim finish complete with glazed ceramic wall tiling and removable access panels for maintenance.

5.8 Mirrors

Mirrors will be provided above all washbasins.

6.0 EXTERNAL AREAS

6.1 Service Yard

Concrete with brushed finish. Trief kerbs provided to all vulnerable areas of the development.

6.2 Frontage Parking Area

Tarmac finish to circulation lanes and parking bays and white lines to delineate spaces. Disabled car spaces to be provided in accordance with local authority requirements. Car parking bays to be 2.4m x 4.8m with 6m aisle width between bays.

6.3 Landscaping

Planting of predominantly low maintenance shrubs in accordance with local authority approved scheme together with pre-cast or in situ concrete pavings where appropriate to the perimeter of the building.

6.4 Fencing

A 2400mm high plastic coated weld mesh fence will be provided to the Service Area of the distribution unit complete with pairs of matching manually operated gates as appropriate for access.

6.5 External Lighting

A combination of column light fittings and building mounted fittings to be provided to the perimeter of the service areas and car parking to provide for an average illumination of 20 lux.

7.0 DRAINAGE

7.1 Foul Water

Foul drainage will be provided to discharge to private mains within the site.

7.2 Surface Water

Surface water drainage to the development to be attenuated within the site and thereafter to private main drains. All paved areas will drain via by-pass type interceptors with surface water ultimately draining to adoptable surface water sewers.

7.3 Drainage Survey

All below ground drainage will be surveyed with CCTV on completion of the system.