TYPICAL SPECIFICATION FOR B1, B2 and B8 Light Industrial Unit at Cox Lane Chessington

Description:

The approach to design adopts conventional techniques, materials and detailing, and endeavours to provide a flexible 'base building', which will be fitted out by incoming occupiers. The aim has been to achieve maximum building coverage, to achieve efficiency of site area to building.

The units are double height to achieve 6m to eaves from outside finished level. In-situ composite concrete mezzanines areas (approx 25% of ground floor area) have been pre-installed

The units include a disabled toilet at ground floor level and have their own separately metered supply. The units have their own defined external area of car parking and service yard.

Service yard and access road have been designed to accommodate HGV vehicles up to 44 tonnes on 6 axles, with a maximum axle loading of 10.50 tonnes as permitted on EC roadways, and have surface suitable for the abrasion characteristics HGV use.

External unit identification signs have been provided to an agreed design together with an overall estate sign at the site entrance.

The scheme has been designed and constructed in accordance with all relevant statutory instruments, regulations, codes and standards.

Specification:

The floor slabs have been designed to carry a maximum UDL of 25.0 KN m² (500 lbs per sq ft), with a power floated finish. The structure is a portal frame design with no internal columns and has been designed for imposed mezzanine loadings of 2.5 KN/m2 with an additional 1 KN/m² for partitions etc.

Upto 450mm external walls are in a brick cavity wall construction with Wall Cladding over. The Wall Cladding comprises a built up system (colour Albatross or Merlin Grey with tims in Solent Blue), to achieve a minimum of 0.35 "U" value..

White double glazed steel framed powder coated entrance door and windows, and a manually operated factory painted (colour Solent Blue) insulated sectional steel overhead door, giving 4 metres clear height by 3.0 metres clear width. To rear of units, fire escape doors are steel faced flush security doors (colour Solent Blue) in frames with gloss paint finish.

The roof cladding will comprise standard colour coated profiled built up panels laid to a minimum pitch of 6 degrees, constructed to achieve 0.25 "U" value. Roof access points and safety line systems will be provided to facilitate safe maintenance operations. Double skin, GRP translucent rooflights to BS 4154 will be provided.

All internal party and WC walls, are of concrete block left fair faced (painted to internal WC walls). Where party walls exceed 2.1m in height, these are of metal stud plasterboard faced dry lining system, with taped joints and painted white from 2.1m to underside of roof lining or steel member. Internal doors are of solid core painted white plywood veneer faced doors, with painted white softwood frames and stainless steel ironmongery.

Staircases to mezzanines are in painted metal complete with handrails. A protective painted steel handrail/barrier to the edge of the mezzanine floor is also provided.

Incoming 3 phase electrical supplies terminates within the general ground floor area of the unit at a switchgear panel of suitable size to accommodate power, lighting and heating circuits to ground and mezzanine, with 4 spare ways. Power circuits are to be provided by the tenant. Provision is made based on 120 watts/m². Electrical supplies are of sufficient capacity to provide electric heating to achieve 21 deg C with an external temperature of –4 deg C to office areas.

No heating provisions has been installed in the units however the gas main at the meter location has beeen sized to allow future provision of a gas fired heating system based upon achieving 16^0C with an external ambient of -4^0C to the ground floor. The gas pipe connection is valved and plugged for the future extension. Smoke ventilation or automatic sprinkler protection systems are not provided.

A metered incoming potable water supply terminates within the general ground floor area of the unit.

Lighting consists of high bay lamps to general warehouse area and pendant lights to WC. Lighting levels to be achieved will be 150 lux to toilets, 100 lux to warehouse and underside of mezzanines and 20 lux up-rated to 35 lux immediately outside the building externally. Externally floodlight are fixed to buildings and controlled by photocells/time switches.

Disabled toilets are provided with white vitreous china exposed cistern WC and pedestal basin, including disabled fittings to Part M, and feeds to WC's and point of use electric water heater to basin are installed. White tiling is provided in splash backs to the basin and the floor has a welded vinyl covering and coved skirting.

Service yards from the joint access road and car parking is of bituminous asphalt on granular sub base. Car-parking bays and service yards ware delineated by suitably contrasting coloured concrete blocks and/or finish. Footpaths are in concrete paving flags. Fire escape paths around the perimeters of the units are in washed stone chippings retained by tanalised softwood edging boards and stakes. Fencing is 2m high steel palisade. An enclosure for refuse bins has been provided.

Protective steel tube filled bollards and/or Armco barriers are provided to all units to prevent damage to cladding

A soft landscaping scheme has been implemented to satisfy the requirements of the planning permission. A number of watering points are provided and are located on an agreed external building elevation

The tenant/purchaser will be required to install any security, telephone or data installations and make submission for statutory services permanent Supply Agreements.

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