

1. BRIEF DESCRIPTION

The development will comprise the construction of two three-storey buildings forming the retail element of the new Village Centre. The new buildings will provide on the ground floor, a Convenience Store (Unit 1) and A1/D units (Units 2, 3,4,5,6a, 6b & 7). The accommodation to the upper floors will contain self-contained flats.

The construction will be to a traditional design with the interior of the retail units (Units 1, 2, 3,4,5,6 & 7) finished to 'shell' standard.

External works will comprise the construction of access roads, parking and servicing areas, landscaping etc.

2. SUB-STRUCTURE

The building will utilise foundations designed by the Consulting Engineers to suit the prevailing ground conditions.

3. DRAINAGE:

The new foul and storm water drainage systems will be designed by the Consulting Engineers and executed in suitable pipework on approved granular beds in accordance with the manufacturer's instructions and incorporating such protection as deemed necessary by the Engineers where vulnerable to vehicular traffic. Manhole covers, frames and road gulleys gratings will comply with BS 497. Outfalls will be taken to suitable locations. All works will be executed to the relevant Authorities' approval.

4. BRICK/BLOCKWORK:

New cavity walls will be constructed to form the perimeter walls of the building generally comprising a face brick outer skin, insulation medium and fairfaced block inner skin complete with all necessary dpc's, wall ties, movement joints etc.

Decorative external skins will comprise either rendering on blockwork or face brickwork.

Internal partitions to the retail units will be formed in fair-faced blockwork. Toilet partitions to be studwork finished both sides with plasterboard & skim.

5. FLOOR SLABS:

The ground floor will comprise a min 150mm thick insitu cast reinforced concrete slab or concrete planks left ready to receive an appropriate floor screed to be laid by the developer.

The floors to the unit will be designed to except a live load of 5 kN/ m².

The first floor slab will comprise "plank" reinforced concrete units left fair faced on the underside. A 'sound proofed' sub ceiling will be provided to comply with Building Regulations.

The distance between the ground floor slab and the underside of the steelwork supporting the first floor to the Retail units will be approximately 3000mm.

6. DOORS AND IRONMONGERY TO RETAIL UNITS:

The external rear doors to the Retail Units will be by Messrs Install Limited, or similar metal faced. Internal doors will be internal paint quality ply faced units. The ironmongery will generally comprise s.a.a. furniture from the "Meridian" safety lever range or other equal.

7. ROOF STRUCTURE:

The roof structure will be formed with prefabricated trussed rafters incorporating steel support

work as necessary. The roofs will be finished with concrete tiles or artificial slates. Timber or uPVC fascias and soffits will be provided to the perimeter of the roofs. Rainwaterware will comprise aluminium gutters and downpipes to the front elevation with plastic gutters and downpipes to the rear.

Where provided, steelwork will be finished with an appropriate fire protection medium to comply with the requirements of the Building Regulations.

Insulation to the roof voids will be provided to comply with the Building Regulations.

8. SHOPFRONTS & SECURITY SHUTTERS:

Decorative timber or grp shop front surrounds and fascias will be provided to the shop front openings. The openings will be fitted with glazed timber shop fronts with timber access doors in accordance with the design and locations indicated on the drawings. Electrically operated metal security shutters will be fitted to each opening. The shutters will be wired back to an adjacent junction box and left ready to final connection to a suitable distribution board all by the incoming tenant.

9. TOILETS TO GROUND FLOOR:

All toilets will be finished as follows: -

Ceiling: Skim coat plaster on plasterboard.

Walls: Internally plastered.

Floor: Screed finish.

Sanitaryware: That to DAP toilets is to be Twyford's 'Avalon Doc M' or other equal comprising a white w.c. suite and wall mounted basin etc to comply with the requirements of the Building Regulations in respect of the provision of Disabled Toilets to all units, as indicated on the drawings.

Where an additional toilet is indicated on the drawings it is to comprise a Twyford's white w.c. suite and wall mounted basin complete with suitable taps and wastes.

All fittings will be connected to the cold water system and "Santon Aquaheater AH10/2.2" or similar instantaneous unvented electrical hot water heater with ALK05 & ALK06 kits. An adjustable thermostat will be provided to supply hot water to the basins.

All fittings are to be connected to the foul drainage system.

Ventilation: All toilets will be ventilated in accordance with the requirements of the Building Regulations.

Decoration: Woodwork - k.p.s. Walls and internal joinery left ready for decoration by the tenants.

10. ELECTRICAL INSTALLATION:

A three phase electrical supply will be provided to each Unit terminated in the position indicated on the drawing. The capacities will be as follows: -

Unit 1: Three phase 150 KVA-415/240 volts, 50 hertz.

Unit 2: Three phase 45 KVA-415/240 volts, 50 hertz.

Unit 3: Three phase 45 KVA-415/240 volts, 50 hertz.

Unit 4: Three phase 45 KVA-415/240 volts, 50 hertz.

Unit 5: Three phase 45 KVA-415/240 volts, 50 hertz.

Unit 6a: Three phase 45 KVA-415/240 volts, 50 hertz.

Unit 6b: Three phase 45 KVA-415/240 volts, 50 hertz.
Unit 7: Three phase 45 KVA-415/240 volts, 50 hertz.

Power and lighting will be provided to each toilet area terminated in a junction box adjoining the toilet area left ready for the incoming tenant to connect to his distribution board.

11. GAS SERVICE:

Unit 1 will have a supply via a U16 meter.

Units 5 will have a supply of a capacity of 1412f3/hour via a U40 meter.

Units 2-4, 6a, 6b & 7 will have a capacity of 64kWh via a U6 meter.

The flats at first floor level will have gas supplied.

12. WATER SERVICE:

A separate 1" diameter MDPE water main supply with a 28mm plugged stopcock for future connection by others will be provided to each Unit.

13. TELECOM:

A duct and draw wire will be provided to the Units.

14. CABLE TV:

The facility for supply will be provided to the Units.

15. EXTERNAL WORKS:

The main adoptable access roads will be formed with p.c. concrete kerbing with tarmacadam or paved surfacing on a suitable subbase.

The unloading area to the rear of the development will be formed in p.c. concrete kerbing with tarmacadam or concrete paviour surfacing on a suitable subbase and to be complete with white lines to designate parking areas.

The forecourt and paved areas will be finished in concrete block paviments or tarmacadam.

The yard areas to the rear of the Units will be enclosed with 1800mm high brick/steel fence/ walls complete with lockable gates. The yard area will be surfaced with concrete.

External lighting will be provided to the car parking and general areas.

The development will be landscaped as indicated on the drawings.

The developers reserve the right to alter or amend this specification if

materials are no longer available to carry out the works or a change in law dictates an amendment.

The Developer will complete the Units to 'shell' standard. It will therefore be the responsibility of the tenant to provide at his own expense all necessary shop fitting items including signage, internal fitting out works together with all mechanical and electrical installations which he requires. The tenant will be responsible for obtaining all necessary Planning, Building Regulation and Landlord's consents relevant to his fitting out works.