

**KINGS COURT, WOKING
OUTLINE SPECIFICATION**

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Note: This Outline Specification is subject to Design Development

1.00 DESCRIPTION

- 1.01 The site of the proposed development is situated at Kings Court, Church Street East, Woking.
- 1.02 The site will accommodate two buildings totalling approximately 5,163 sq.m gross external area of office development and 1,349 sq.m of residential accommodation. The ancillary car parking shall provide 56 car spaces for the offices accommodated on the ground and basement levels.
- 1.03 The office building is generally designed to allow for the erection of partitions to provide a wide permutation of cellular and open plan offices.
- 1.04 The floor-to-floor dimension throughout the upper storey offices shall be 3900mm providing a minimum floor to ceiling height of 2800mm. Ground floor offices shall have a minimum floor to ceiling height of 4440mm.
- 1.05 A minimum clear headroom below any services and structure in the basement shall be 2100 mm.

2.00 GENERAL

- 2.01 This Outline Specification shall be read in conjunction with PDP Architect's drawings numbered 4469/P/01, 02, 03, 04, 05C, 06A, 07A, 08A, 09, 10, 11A, 12A, 13, 14, 15A, 16A, 17 and 18.
- 2.02 All building works shall be designed to comply with Planning, Building Regulations, Fire Officer, Construction Regulations requirements all Statutory Authority Legislation and any other standards / directives.
- 2.03 Materials used shall wherever practicable comply with British Standard Codes of Practice or be accredited by recognised independent authorities i.e. British Board of Agrément.
- 2.04 Materials shall be used strictly in accordance with manufacturers' specifications and written recommendations.
- 2.05 The buildings shall be designed to a target "*excellent*" BREEAM standard and use 20% renewable energy.
- 2.06 The buildings shall be designed to enable good access for maintenance and for replacement of parts.
- 2.07 The Contractor will undertake the function of Principal Contractor under the Construction (Design and Management) Regulations 2007.

3.00 STRUCTURE

3.01 Foundations

- 3.01.1 The foundations shall be to the Structural Engineer's design and shall suit the ground conditions as indicated in the Site Investigation Report.
- 3.01.2 Generally all foundations will comprise pile caps on piles with a contiguous piled wall around the perimeter of the basement. Where the piling is close to the boundary specialised rigs will be needed to allow piles to be installed in position.

3.02 Frame

- 3.02.1 The frames shall be formed in concrete or steel, fire protected as necessary. Columns shall be located in the positions indicated on the Architect's drawings and the contractor shall not be permitted to deviate from this.

3.03 Floors

- 3.03.1 The basement floor slab shall be in situ reinforced concrete supported on piles and cast on the ground on blinding on well consolidated hardcore. The slab and basement walls shall be tanked and/or designed as water retaining.
- 3.03.2 All upper floors shall be constructed using in situ concrete composite floors or in situ flat slabs.
- 3.03.3 The ground level slab forming the roof to the car park shall be in situ reinforced concrete. Externally exposed areas shall be protected with a suitable waterproof membrane. The design loads shall comply with the relevant British Standard guidance and shall include for appropriate service vehicle and fire engine access.
- 3.03.4 Knockout panels shall be provided in the upper floors for Tenant's future services risers.
- 3.03.5 Generally in Cores the floor shall be raised to receive screed and finishes to provide finished level with the raised floor office areas.
- 3.03.6 Floors shall be designed for a superimposed live load of 4kN/m² plus 1kN/m² partition allowance.
- 3.03.7 Exposed soffits shall be insulated and clad with polyester powder coated aluminium tray liners.

3.04 Plant Room Areas

- 3.04.1 The construction shall be as for the other suspended floors but designed for a superimposed live load of 7.5kN/m².
- 3.04.2 The Plant Room slab shall be screeded and tanked to provide watertight construction. Gullies shall be provided.

4.00 EXTERNAL WALLS

4.01 External walls shall comprise a combination of an outer skin of polyester powder coated aluminium insulated flat panels and an inner face of plastered 100mm medium density concrete blocks or an outer face of 100mm blockwork clad with limestone, a cavity including full fill cavity insulation and an inner skin of plastered 100mm medium density concrete blocks. Interface details to abut the adjoining residential building to be worked out in conjunction with the Party wall surveyor.

4.02 Weathered louvres will be of aluminium construction with insulation/blanking plates/bird screens as required with fully jointed cills all with polyester powder coating. They should be properly designed to allow removal and replacement without damage and should be of durable material capable of being cleaned and maintained without special attention.

5.00 CANOPIES, BRISE-SOLEIL, WINDOW CLEANING EQUIPMENT, WINDOWS, CURTAIN WALLING AND EXTERNAL DOORS

5.01 All windows, curtain walling and doors shall be manufactured from polyester powder coated aluminium with thermal break detailing by Kawneer or similar approved with high performance glass in accordance with the Window and Curtain Walling Specification.

5.02 All glazing shall be in accordance with the Window and Curtain Walling Specification and shall incorporate colour matched spacer bars. Lookalike panels shall be double glazed with ceramic panels and insulation on the inside.

Glass shall be toughened and fire rated to meet requirements of Building Regulations and for thermal shock where necessary. All toughened glass shall be heat soaked.

5.03 Minimum 10% opening lights with budget locks or handles shall be provided to cater for background ventilation in the event of A/C mechanical breakdown.

5.04 A pair of double action main entrance doors will be powder coated aluminium framed and will have glass sides, and panels and concealed closers. Push/pull handles will be full height stainless steel with commercial sized letter plates waist height in the side screens or walls. Integral over door heaters will be provided.

5.05 Canopies shall be polyester powder coated aluminium to match the windows and secret fixings throughout.

5.06 Brise-Soleil shall be Levolux Matrix XL system or similar, projection 1.3 metres to include S-blades and curved nosing. Finish to be polyester powder coated to match windows.

5.07 Ironmongery and fittings including hinges and spacer bars shall be colour matched to windows, doors, etc. Door handles shall be full height stainless steel to match internal ironmongery.

5.08 Roof mounted window cleaning equipment shall include an extending jib to allow all elevations to be cleaned.

6.00 ROOF

6.01 Roofs shall be single ply membrane insulated warm roof system as Sarnafil or equal and approved.

6.02 Flashings and soakers shall be in aluminium to suit roof. All fixings will be concealed and the finished product will be flat, free from waver or distortion.

6.03 Fascias, soffits and gutters shall be proprietary polyester powder coated aluminium with concealed fixings, flat, free from waver and distortion.

6.04 Where exposed downpipes shall be polyester powder coated aluminium to match windows in unobtrusive positions and incorporate access covers 450mm above ground. Internal downpipes shall be insulated and cased with discreet access positions 300 above f.f.l.

6.05 Roof terraces shall be finished with 400x400mm Marshalls Saxon or equal and approved paving slabs with a minimum of 200mm wide perimeter margins of a 50mm layer of 20-40mm rounded washed pebbles. Polyester powder coated metal balustrade shall be provided.

7.00 STAIRCASES AND LIFTS

7.01 Principal stairs shall be of reinforced in situ or precast concrete construction with carpet, contrasting nosings, stainless steel balustrading and handrails, with hardwood skirtings and edge trims from a sustainable source.

7.02 Secondary fire escape stairs shall be constructed in mild steel or precast concrete treads with carpet finish and polyester powder coated metal balustrading.

7.03 External steps at ground floor level shall be of reinforced concrete in situ or precast concrete construction with polyester powder coated metal balustrading and stainless steel handrails.

7.04 Three 10 person machine room-less passenger lifts with a 12-month maintenance contract shall be provided to serve basement and all floors above in accordance with the Lift Specification.

7.05 The lift cars shall be square in shape and operate at a minimum of 1m/sec, have centre opening doors to office levels, be suitable for disabled use and have bespoke finish to include mirrors, hardwood veneer obtained from the same source as the doors, limestone floor finish as reception, stainless steel handrails and metal ceiling with downlighters. Stainless steel doors and surrounds to be brushed stainless steel with secondary architraves and the first year's maintenance is to be included.

7.06 Protective drapes and fastenings shall be provided to the lift cars and all door openings shall be 900mm minimum clear width and 2100mm height with F.R. compartment doors and smoke activated smoke seal screen.

8.00 SANITARY ACCOMMODATION

- 8.01 Sanitary accommodation shall be provided at each level generally comprising male, female and disabled facilities on each floor with disabled showers at basement level, all as indicated on the architect's drawings.
- 8.02 Toilet cubicles shall be of full height plastered blockwork construction with solid core hardwood veneered doors and access panels.

9.00 INTERNAL FINISHES

9.01 Typical Office Areas

- Ceilings: 600 x 600mm USG Sonatone GF mineral fibre tegular edged ceiling tiles or similar and approved in exposed microgrid with perimeter shadow edge trims.
- All ceiling grilles and luminaire trims to be colour matched to ceiling finish.
- Walls: Plastered full height and emulsion painted.
- Floors: Fully accessible medium grade metal fully encapsulated suspended floor Kingspan or equal and approved to PSA MOB PF2PS SPU with 600 x 600 mm floor panels. Clear void to be min. 130mm. Sub floor to be sealed. Carpet supplied to Tenant for laying.

9.02 Typical Toilet Areas

- Ceilings: Exposed microgrid at 600 x 600 mm with humidity resistant mineral fibre tegular edged ceiling tiles USG Novatone Millenia pedestals IV or similar and approved and perimeter shadow edge trims.
- Walls: Walls to toilet cubicles shall be full height. All walls shall be plastered blockwork emulsion painted.
- Walls behind WC's to be full height accessible duct panels plastic laminate finish with encapsulated hardwood veneer to match doors moisture resistant MDF with shadow edge. All fixings to be concealed.
- Walls to shower to be tiled full height from the Focus Ceramics LG Range or similar and approved.
- Floors: Screeded and finished with fully vitrified ceramic floor tiles. Focus Ceramics EST303 or similar and approved 300 x 300mm porcelain tiles.

Vanitory Units: Limestone, silstone, marble or granite with upstand and apron, incorporating counter top basins and chrome plated hardware with swivel wastes. There shall be laminate faced panels below, concealing pipework etc.

Mirrors: Individual moisture resistant mirrors with concealed fixings to be provided over each wash hand basin,

Hand Driers: Isolators and one spur shall be provided to receive hand drier units.

Shaver Sockets: Shaver sockets spurs shall be provided to all toilet accommodation.

Sanitaryware: White vitreous china floor mounted wc pans from the Twyfords Range as detailed in the Sanitary Schedule. All pipework and cisterns shall be concealed throughout the building.

Toilet roll holders and coat hooks to be in stainless steel to match the ironmongery.

9.03 Reception Areas

- Ceiling: Suspended plasterboard with stepped edge detailing utilising proprietary trims.
- Walls: One feature wall in pitted and colour washed polished plaster, other walls plastered blockwork emulsion painted.
- Floors: 600 x 600mm Limestone throughout.
- Nuway Tuftiguard entrance mat in matwell or equal approved.
- Sundry: Facility for door entry system by tenant.

9.04 Principal Circulation Areas/Lift Lobbies

- Ceiling: 600 x 600mm USG Sonatone GF mineral fibre tegular edged ceiling tiles or similar and approved in exposed microgrid with perimeter shadow edge trims.
- Walls: Plastered blockwork emulsion painted. Lift openings shall have limestone surrounds.
- Floor: Raised access flooring/screed as necessary ready to receive carpet supplied to Tenant for laying.

- 9.05 **Doors and Joinery**
- 9.05.1 Internal doors shall be solid core hardwood crown cut veneered and lipped in hardwood frames; single, double or leaf and a half; generally full height with clear fire rated vision panels. Toilet and secondary doors to be standard height with matching hardwood overpanel. Toilet cubicle doors shall be standard height with plastered blockwork solid infill above. Ironmongery throughout shall be stainless steel suited as necessary from the NT Laidlaw Randi Line Range or similar and approved.
- 9.05.2 Window boards shall generally be hardwood lipped and veneered on moisture resistant MDF core to match doors and frames.
- 10.10.7 Skirtings to offices and circulation areas shall generally be 120 x 20mm hardwood to match doors and frames, countersunk and screw fixed with hardwood pellets. Architraves to be minimum 70 x 20mm to match skirtings.
- 9.06 **Sundry Items**
- 9.06.1 Escape signage shall be provided as necessary and shall be Silver-Lite A E or equivalent in white finish recessed edge-lit with approved European legend positioned as required by the Fire Officer. Chains will not be permitted.

10.00 SERVICES

- 10.01 **Infrastructure**
- 10.01.1 Southern Gas Networks records indicate a 10" gas main running the extent of Church Street East and Chertsey Road in front of the site, which currently serves the existing building. All existing gas supplies will be removed and new services extended from the Southern Gas Networks main to serve the new building.
- 10.01.2 Thames Water records indicate a water main running the extent of Church Street East and Chertsey Road in front of the site, which currently serves the existing building. All existing water supplies will be removed and new services extended from the Thames Water main to serve the new building.
- 10.01.3 EDF Energy Networks records indicate a 33KVA cable running the extent of Church Street East and Chertsey Road in front of the site. It is proposed that this be extended into the site to serve a new substation incorporating an EDF Energy controlled transformer and switchgear complete with low voltage cable distribution to the new building.
- 10.01.4 Any allowance given by the Electrical Service Provider in the form of refunds of Capital Contribution for a sub-station shall be payable direct to the Employer.
- 10.01.5 Telecoms supply ducts shall be provided from the local area below ground junction box.

10.02 Design Parameters

10.02.1 The mechanical and electrical services will be designed in accordance with:-

CIBSE Guidelines
 IEE Regulations 17th Edition
 Water Authority Regulations
 British Standards, Codes of Practice and Euronorms
 Approved Documents of the Building Regulations

10.02.2 Design parameters for Mechanical Services are as follows:

External Temperatures:	Summer	30° Cdb / 21° C wb
	Winter	-4° Cdb / 100% Sat

External Condenser Temperature	35° C Summer
	15° C Winter

The systems to operate in both heating and cooling mode between these temperatures

Internal Comfort cooled areas	-21° C Winter
	23° C Summer with 22° C set point
	+ 1° C

Toilets	-	18° C heating only
Main stairs	-	18° C heating only
Storage areas	-	10° C heating only
Noise Levels	Offices	NR 37 with windows closed
	Other areas	NR 40
	Toilets	NR45

External Noise Levels To comply with EHO requirements.

Ventilation Rates	Offices	12 l/sec per person
	Toilets	8 ac/hr extract
	Tea Stations	6 ac/hr extract

Filtration Standard: EU6 for fresh air supply to office areas

Infiltration rates for heat loss/gain calculations

0.5 air changes per hour summer
 1 air change per hour winter
 1.5 air changes per hour winter (reception only)

Water Two compartment sized for BCO compliance at an average occupancy of 1 person per 12m² and 15 litres per person.

Hot Water Generators 1 unit at 100% duty with no standby to the IOP/CIBSE recommendations.

Modulation VRV layouts to be based on open plan areas in accordance with BCO 2006 guidelines except for the south facing perimeter end walls which may utilise one fan coil unit to serve a larger perimeter zone than the 6m wide x 4.5m deep allowance.

Equipment gains allowances:-

Occupancy	1 person per 10m ²
Lighting	12 W/m ²
Equipment	25 W/m ² on floors diversified to 15 W/m ² at main plant

10.02.3 Design parameters for Electrical Services are as follows:

Lighting Levels - Internal

Car Park:

Floors	30 lux
Ramps and corridors	50 lux
Vehicle Entrance/Exit	50 lux
Staircases	100 lux
Plantrooms	150 lux
WC/Shower	100 - 200 lux
Stores	100 lux
Reception	200 - 300 lux plus feature lighting
Electrical switch room	200 lux
Office areas	300 - 500 lux suitable for computer use

Lighting uniformity will be in accordance with CIBSE codes. The office lighting installation shall comply with the current edition of LG7 and Part L2A of the Building Regulations.

Lighting Levels - External

Main pathways	10 lux
Secondary pathways	5 lux
Steps	50 lux

All the above lighting levels to be average maintained with the lighting design based upon a 2-year maintenance schedule.

Electrical Loadings

Office Areas:	
Lighting	12 W/m ²
Small Power	25 W/m ² locally with 15w/m ² diversified maximum at main intake
A/C	60 W/m ²

Voltage Drops

Sub-main	2.5%
Final sub-circuits	1.5%

10.10 Comfort Cooling

10.03.1 The office and reception areas shall be comfort cooled by a heat recovery variable refrigerant volume (VRV) system. The system is able to provide heating and cooling simultaneously from adjacent units. One system will be provided per floor with a separate one for reception. The systems are able to provide heating and cooling simultaneously from adjacent units and shall comprise a mixture of both air and ground source condenser/evaporators to target 20% renewable energy.

10.03.2 VRV terminal units shall be concealed ceiling void mounted, ducted to the supply grilles. At the perimeter they shall not serve an area greater than 6.0m x 4.5m and in the centre any area greater than 80m². Each terminal unit shall be controlled from a sensor in turn reset from a central programmer unit.

10.03.3 Each terminal unit shall be controlled from return air sensor mounted in the remote return air grille in turn reset from a central programmer unit - one per floor.

10.03.4 Air supply and return will be by square or modular linear diffusers at the perimeter and swirl diffusers in the central areas colour coated to match the ceiling grid.

10.03.5 The systems shall operate on Refrigerant R410a.

10.03.6 Pipework shall be in refrigerant grade copper tubing with Class 'O' neoprene insulation.

10.03.7 All refrigerant pipework shall be labelled with reference to the outdoor units and indoor units.

10.03.8 The systems shall be complete with frost/anti condensation override.

10.03.9 Terminal unit condensate gains shall be generally drained by gravity unless impractical.

10.03.10 All pipework shall be run concealed in occupied areas.

10.04 Heating

10.04.1 Heating to the central core, main staircase and reception will be provided from a small LTHW gas fired condensing boiler feeding radiators etc. The boiler will also meet the fresh air ventilation plant heating demand.

10.04.2 A gas service shall be run from the incoming meter to the roof plantroom mounted boiler plant.

10.04.3 The gas services shall be complete with solenoid valve to shut down in the event of a fire alarm but with key override for fire alarm testing.

10.04.4 No heating will be provided to the escape staircases.

10.04.5 All pipework shall run concealed and insulated in occupied areas apart from final connections to radiators.

- 10.05 Ventilation**
- 10.05.1 A fresh air mechanical supply system shall supply air to the office terminal units at 18°C minimum Winter and at ambient in the Summer.
- 10.05.2 A mechanical extract system shall extract air from the office areas ducted to ceiling plenums. Extract air would be from return air/extract grilles.
- 10.05.3 The fresh air supply and extract ventilation plant shall incorporate thermal wheel heat recovery and shall also be able to be utilised for nighttime cooling.
- 10.05.4 Toilets, showers and cleaner's cupboards shall be mechanically ventilated. Make up shall be provided via shunt ducts. The extract plant shall incorporate duplicate fans arranged for automatic changeover. All ductwork shall be concealed.
- 10.05.5 All ductwork shall be run concealed in occupied areas and will be uninsulated in heated areas.
- 10.05.6 The basement car park will be mechanically ventilated.
- 10.05.7 Toilet grilles shall be circular valves colour coded to match the ceiling.
- 10.06 Rainwater Harvesting**
- 10.06.1 A rainwater harvesting system shall be provided for all buildings, with the rainwater systems discharging into a communal underground storage reservoir sized to cater for 150mm/hr rainfall in accordance with BS EN 12056 Part 3 and to provide 1-week storage.
- 10.10.7 A packaged booster set arrangement together with filtration plant shall be provided in a chamber alongside the reservoir from which individual supplies will be extended underground to serve each building for flushing cisterns and irrigation points.
- 10.07 Hot and Cold Water Services**
- 10.07.1 A potable water main would be extended from the point of entry to the building basement to serve a storage tank.
- 10.07.2 A water booster set shall be incorporated to provide water to sanitary fixings and hot water heater.
- 10.07.3 Capped cold water services shall be provided at suitable locations within each office area to serve possible future tenants' vending points.
- 10.07.4 Each toilet area will be fitted with a presence detector linked to a shut off valve to shut down the supply to the toilet area when not occupied.
- 10.07.5 Hot water shall be provided from a highly insulated unvented direct gas fired central hot water storage system.
- 10.07.6 All hot and cold water services shall utilise thermally insulated copper pipework installed in accordance with the Water Regulations. The hot water service shall have pumped secondary circulation.
- 10.07.7 All water services shall be chlorinated on completion.
- 10.07.8 The building shall be provided with a dedicated metered incoming under ground water supply.
- 10.08 Fire Fighting**
- 10.08.1 A dry riser system shall be installed in a fire fighting shaft.
- 10.09 Above Ground Plumbing**
- 10.09.1 The above ground soil, waste, overflow & condensate drainage systems shall be designed on the ventilated stack principle to comply with BS EN 12056 Part 2 using solvent welded uPVC/MuPVC pipework systems.
- 10.09.2 The soil & vent stacks shall terminate to atmosphere at roof level through louvres (no chimneys) and connect to the underground foul water drainage system in accordance with Local Authority requirements.
- 10.09.3 A capped branch connection shall be provided from each stack at each floor level to serve possible future tenants' kitchenettes.
- 10.09.4 Warning pipes and overflows shall all be concealed and discharge via stainless steel tundishes into flush pipes or external as necessary at low level away from the main entrance. WC cistern overflows shall be integral to the flush mechanisms.
- 10.09.5 A gulley will be provided in the bin store for wash down purposes.
- 10.09.6 Gulley will be provided in each plant room floor.
- 10.10 Electrical Switchpanel/Sub Distribution**
- 10.10.1 A new incoming electrical supply shall terminate at a multi way switchpanel complete with integral CT Chamber complete with additional neutral cable and dedicated meter.
- 10.10.2 A kWh check meter shall be installed for all larger Landlord sub-mains services as required by Part L2B complete with pulsed output.
- 10.10.3 The main switchpanel shall incorporate MCCBs (moulded case circuit breakers) complete with integral CT chamber/metering facility to the requirements of Scottish and Southern Energy (S & SE).
- 10.10.4 Each moulded case circuit breaker shall be fully adjustable thus accommodating each of the potential tenant's electrical loads.
- 10.10.5 Power factor correct and surge suppression shall be included as an integral part of the main LV switchpanel. This shall cover the Cat A services installation and lift.
- 10.10.6 New sub-main cable distribution shall be provided directly from the Landlord's MCCB switchpanel to dedicated items of plant as well as to each of the tenant's distribution boards which shall be located in dedicated electrical riser cupboards.
- 10.10.7 Sub-main cabling shall generally serve dedicated items of Landlords plant, Landlords distribution boards in common areas on floor tenants MCB (miniature circuit breaker) distribution boards.

- 10.10.8 Sub-main cables shall generally be of the XLPE insulated steel wired armoured LSF oversheath type and shall be installed either clipped directly to the building structure or cleated to dedicated containment systems.
- 10.10.9 Dedicated submeters shall be provided to monitor each tenants load for general services and with separate meters to monitor the Landlord's mechanical plant and each VRV system.
- 10.11 Lighting**
- 10.11.1 Lighting shall be provided to comply with current LG7 and Building Regulations Part L2A requirements and shall be in the form of recessed modular 600mm liner fluorescent luminaries complete with direct/indirect perforated diffuser.
- 10.11.2 The luminaire shall incorporate high frequency control gear and shall incorporate self contained non-maintained nickel cadmium standby battery packs complete with red LED where emergency luminaries are to be provided.
- 10.11.3 General lighting shall be controlled by sensors that detect both movement and daylight. These shall operate via a lighting control system in accordance with Building Regulations.
- 10.11.4 Accessories in all areas shall be stainless steel finish except in plant areas where they shall be metal clad. All new wiring shall be LSF single core installed within suitable containment.
- 10.12 External Lighting**
- 10.12.1 Column style luminaires complete with lanterns with recessed lamps to control light onto the surfaces and minimise light pollution.
- 10.12.2 External lighting shall comply with the Institution of Lighting Engineers (ILE) guidance notes for the reduction of obtrusive light, 2005 and Government Planning Guidelines.
- 10.13 Emergency Lighting**
- 10.13.1 Emergency lighting shall be provided to BS 5266 and BS EN1838 and the requirements of Building Control/Fire Officer within general circulation areas and plant rooms etc, to assist in the safe evacuation of personnel in the event of an electrical mains supply failure.
- 10.13.2 The emergency lighting installation will comprise self contained luminaries incorporating batteries and inverter units and where possible these shall be incorporated within the general lighting luminaries.
- 10.13.3 Self contained maintained exit signs will be installed above designated final exit doorways, internal and external, to further supplement the safe exit of personnel. Wiring shall be as detailed for general lighting.
- 10.14 Small Power**
- 10.14.1 Sub-main cabling shall extend from metering switch panel to serve dedicated MCB distribution boards for the proposed tenant's areas and dedicated small power circuits to Landlord's services.
- 10.14.2 All Landlord small power sub-circuits shall be protected as necessary to further aid in the safe and continual operation of equipment. This shall include, but not be limited to, cleaner's power, plant, electric panel heating to circulation areas, fire alarm panel and passenger lifts.
- 10.14.3 The cabling systems to each of the above shall either be LSF single core enclosed within conduit/trunking or XLPE/SWA/LSF.
- 10.15 Fire Alarm**
- 10.15.1 A new analogue addressable fire alarm system to BS 5839 2002 Standard L2 shall be provided throughout the building, consisting of break glass call points, automatic detectors and sounders, beam detectors and links to mechanical services, security services etc, including access control, all of which shall allow plant to shut down in the event of a fire alarm.
- 10.15.2 The fire alarm panels and associated building mimic panels shall be located at the entrance of the building. Systems shall be open protocol, maintainable by any company.
- 10.16 Telecommunications**
- 10.16.1 As part of the proposed development a minimum of two new telecommunications ducts shall be provided to the building served from outside the site to allow future tenants to provide telecommunications supplies to their respective areas in accordance with their own specific requirements. Four spare 100mm ducts shall be installed from the boundary to the building.
- 10.16.2 Redcare lines will be brought in to serve the lift alarms and fire alarm system.
- 10.17 Lightning Protection**
- 10.17.1 A new air termination lightning protection installation shall be provided by way of down conductors/utilisation of steel frame with external test & inspection pits around the perimeter of the building, all installed to comply with BS 6651.
- 10.18 Passenger Lifts**
- 10.18.1 Three No. off DDA compliant machine room less passenger lifts shall be provided to in the proposed building to serve all office floors and basement car park, each being a 10 person 800kg capacity type complete with offset and centre opening doors and fully compliant with BS EN 81 to provide an excellent level of service. A 12 month maintenance contract will be included.

11.00 EXTERNAL WORKS

- 11.01 Soft and hard landscaping shall be provided as indicated on the drawings. Soft landscaping shall have a 12 month maintenance period.
- 11.02 Roadways and pedestrian areas on the ground floor shall be finished with concrete block pavements in herring bone pattern bond on sand on proprietary agreed waterproofing system. Kerbs shall be in precast concrete and dropped kerbs shall be incorporated as necessary. Car parking bays shall be delineated with soldier course blocks in contrasting colour paving. Pedestrian routes will be highlighted in contrasting colour paving.
- 11.03 Basement car parking and roadways shall be in concrete finish with bays delineated with proprietary road paint lines
- 11.04 Basement ramp shall be constructed with waterproof concrete with tamped finish to provide a grip.
- 11.05 Pre-formed channel drains shall generally be utilised for drainage into site system.
- 11.06 Refuse enclosures and external housings (such as substation/chiller enclosures) shall be constructed as shown on architect's drawings.
- 11.07 Wash-down and watering points shall be provided one for each bin store and sufficient number for landscaping.
- 11.08 Provision shall be made for possible future tenants' illuminated external signage. Barrier/Duct to entry card or phone systems position adjacent front doors.
- 11.09 Ducts will be provided at site entry point for tenant's possible future installation of detectors/remote control security barriers.
- 11.10 A timber pergola shall be provided across basement ramp and part of the car park as indicated on Architects drawings
- 11.11 Waterproof planters with suitable drainage outlets shall be provided where indicated on Architects drawings.
- 11.12 Cycle racks for 42 bicycles shall be provided in the basement as shown on the drawings.

12.00 DRAINAGE

- 12.01 The foul and storm-water drainage systems shall comprise clayware pipes (flexible jointed) and precast concrete manholes, discharging by gravity into adjacent public sewers or soakaways + UPVC drainage pipes will not be acceptable.
- 12.02 The storm-water system shall incorporate petrol interception facilities upstream from the soakaways.
- 12.03 Manhole covers shall be medium or heavy-duty cast iron covers recessed to accommodate paviers in paving areas. They are **NOT** to be located inside the building or adjacent to the main entrance. Frames and solid manhole covers shall be painted black.
- 12.04 Rainwater harvesting of the roof drainage via underground tank pumped to WC's.
- 12.05 A CCTV survey of the drainage system will be provided at Practical Completion.

**KINGS COURT, WOKING
PROJECT DIRECTORY**

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QUANTITY SURVEYORS:

PDP Quantity Surveyors
Ryebrook Studios
Woodcote Side
Epsom
Surrey
KT18 7HD

Tel: 01372 744446

CIVIL/STRUCTURAL ENGINEER:

Giffords
Bulls House
Houndsdown Business Park
Bulls Copse Road
Southampton
SO40 9LX

Tel: 023 8067 5050

SERVICES ENGINEER & BREEAM CONSULTANT:

RHB Partnership LLP
The Old Vicarage
Popham
Hampshire
SO21 3BJ

Tel: 01256 398222

PARTY WALL SURVEYOR:

Jonathan Batten
Saddlers
Swan Bottom
The Lee
Great Missenden, Bucks HP16 9NH

Tel: 01494 837450

TRANSPORTATION CONSULTANT:

MK Transport Planning Limited
Quatro House
Frimley Road
Camberley
Surrey GU16 7ER

Tel: 01276 22799

ACOUSTIC CONSULTANT:

Sharps Redmore Partnership
The White House
London Road
Copdock
Ipswich IP8 3JH

Tel: 01473 730073

PLANNING CONSULTANT:

Bell Cornwell
Oak View House
Station Road
Hook
Hants RG27 9TP

Tel: 01256 766673

LOCAL AUTHORITY:

Woking Borough Council
Civic Offices
Gloucester Square
Woking
Surrey GU21 6YL

Tel: 01483 755855

BUILDING CONTROL:

TBA