

accelerator park

PHASE 2 ■ SOUTH CAMBRIDGE ■ CB22 3FG

AP1, AP2 & AP3
TECHNICAL INFORMATION PACK

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- PROPERTY OVERVIEW
- SITE PLAN
- FLOOR PLAN
- OFFICE PLAN
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OVERVIEW

Accelerator Park Phase 2 is a cutting-edge research and development campus located in South Cambridge, designed to support high-tech, life science, and advanced manufacturing businesses. Comprising three state-of-the-art buildings ranging from 20,062 to 90,893 sq ft, the development offers ESG-driven amenities, excellent transport links, and proximity to leading biotech institutions—making it a premier hub for innovation and collaboration in the heart of the Cambridge life sciences cluster.

AP1 SPECIFICATION



CAT A OFFICE
SPECIFICATION



10M
EAVES HEIGHT



50 KN/M2
FLOOR LOADING



EPC
A



BREEAM
'EXCELLENT'



2 LEVEL ACCESS
LOADING DOORS



POWER
280 KVA



55 CAR
PARKING SPACES



10 EV
CHARGING



40 CYCLE
SPACES

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AP2 SPECIFICATION



CAT A OFFICE
SPECIFICATION



10M
EAVES HEIGHT



50 KN/M2
FLOOR LOADING



EPC
A



BREEAM
'EXCELLENT'



1 LEVEL ACCESS
LOADING DOOR



POWER
188 KVA



36 CAR
PARKING SPACES



8 EV
CHARGING



20 CYCLE
SPACES

AP3 SPECIFICATION



CAT A OFFICE
SPECIFICATION



10M
EAVES HEIGHT



50 KN/M2
FLOOR LOADING



EPC
A



BREEAM
'EXCELLENT'



1 LEVEL ACCESS
LOADING DOOR



POWER
253 KVA



45 CAR
PARKING SPACES



10 EV
CHARGING



20 CYCLE
SPACES

accelerator park

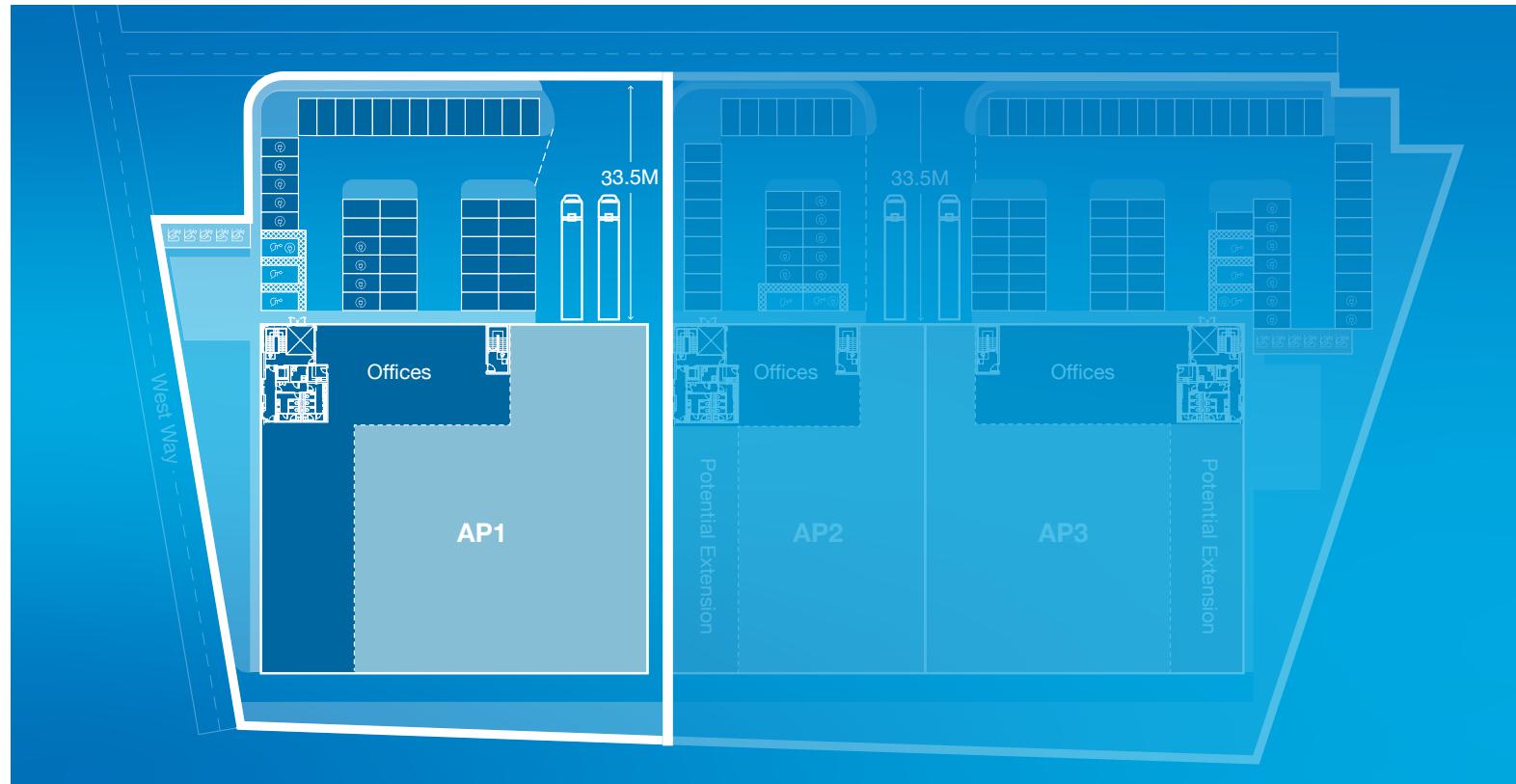
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SITE PLAN



AP1	SQ FT (GIA)	SQ M (GIA)
Warehouse	20,074	1,865
GF Office	5,205	484
FF Office	9,449	878
Total	34,728	3,227

accelerator park

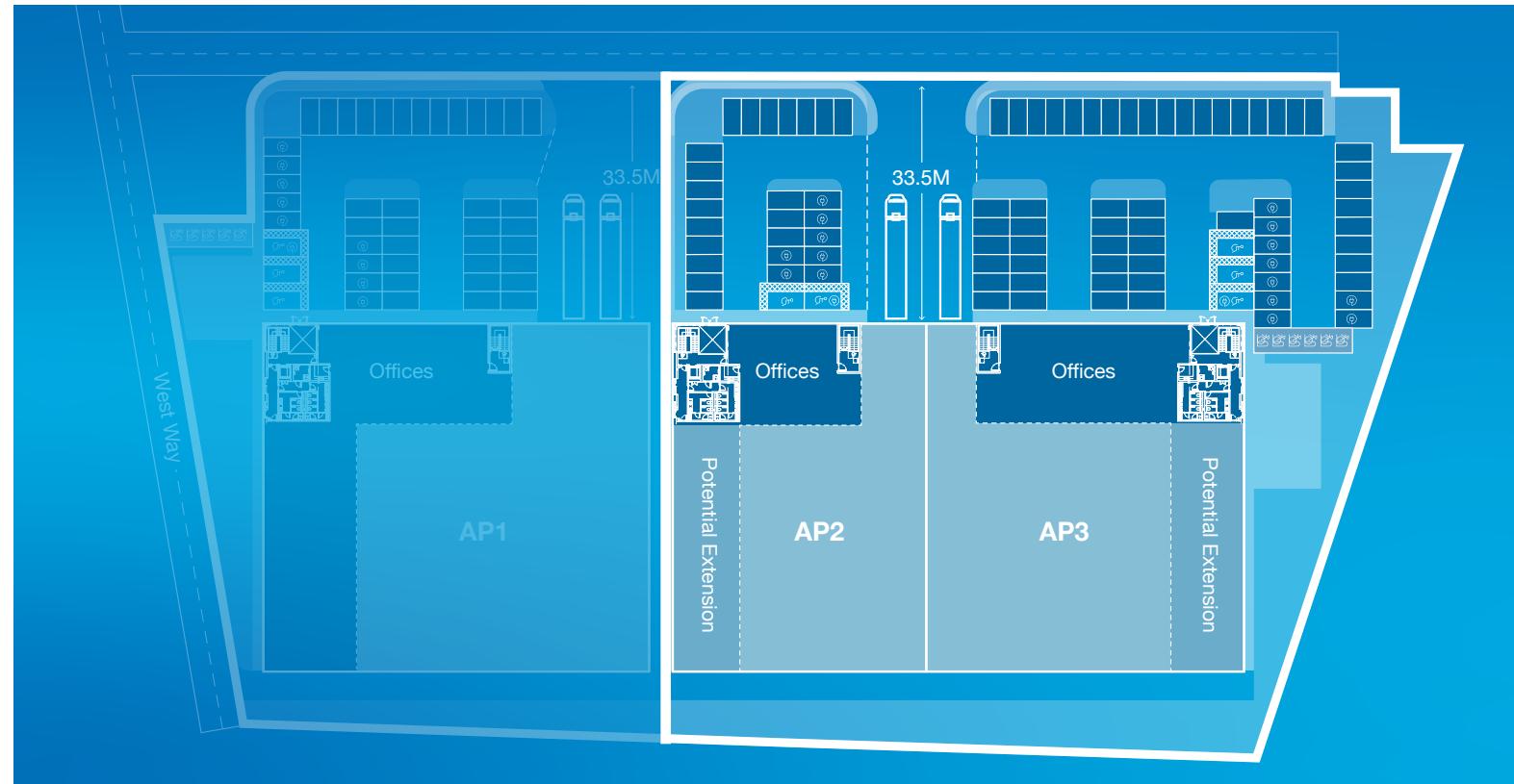
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SITE PLAN



AP2	SQ FT (GIA)	SQ M (GIA)
Warehouse	14,902	1,384
GF Office	1,603	149
FF Office	3,557	330
Sub-Total	20,062	1,863
FF Extension	3,017	280
Total	23,079	2,143

AP3	SQ FT (GIA)	SQ M (GIA)
Warehouse	19,555	1,817
GF Office	1,707	156
FF Office	4,841	450
Sub-Total	26,103	2,423
FF Extension	2,958	275
Total	29,061	2,698

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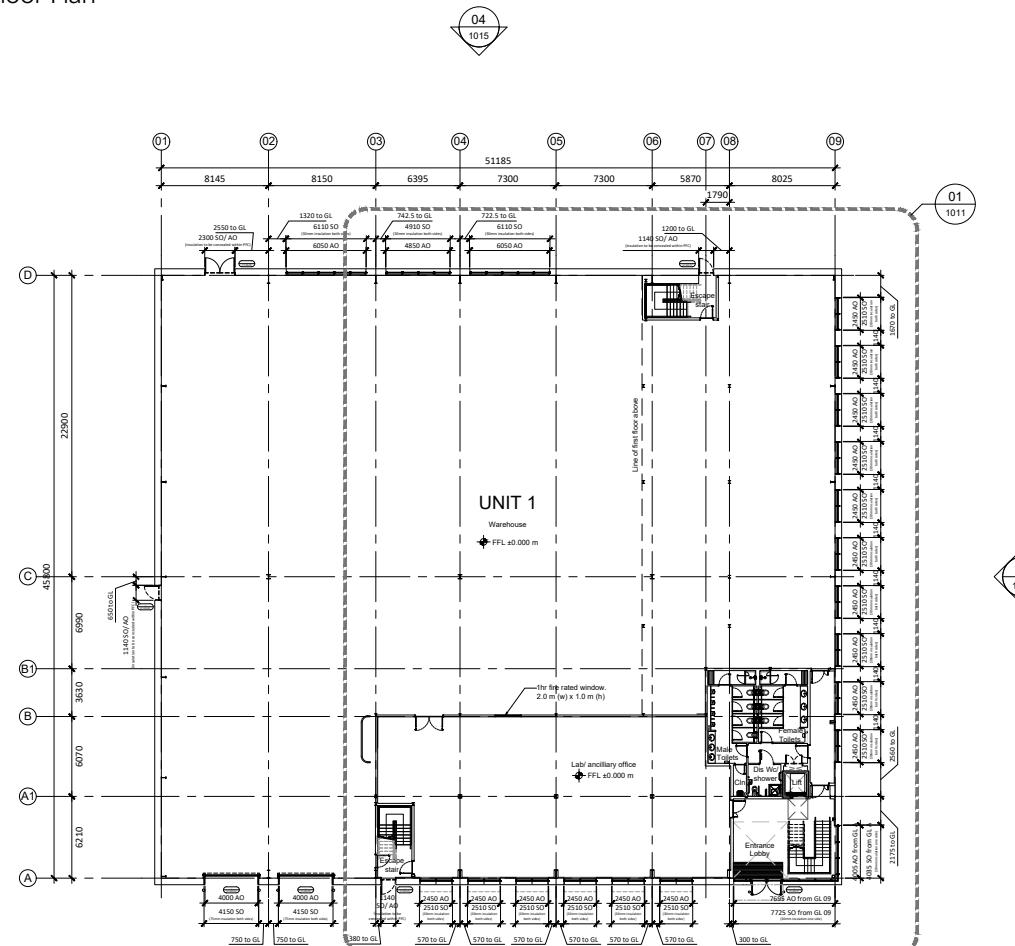


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FLOOR PLAN

AP1 - Ground Floor Plan



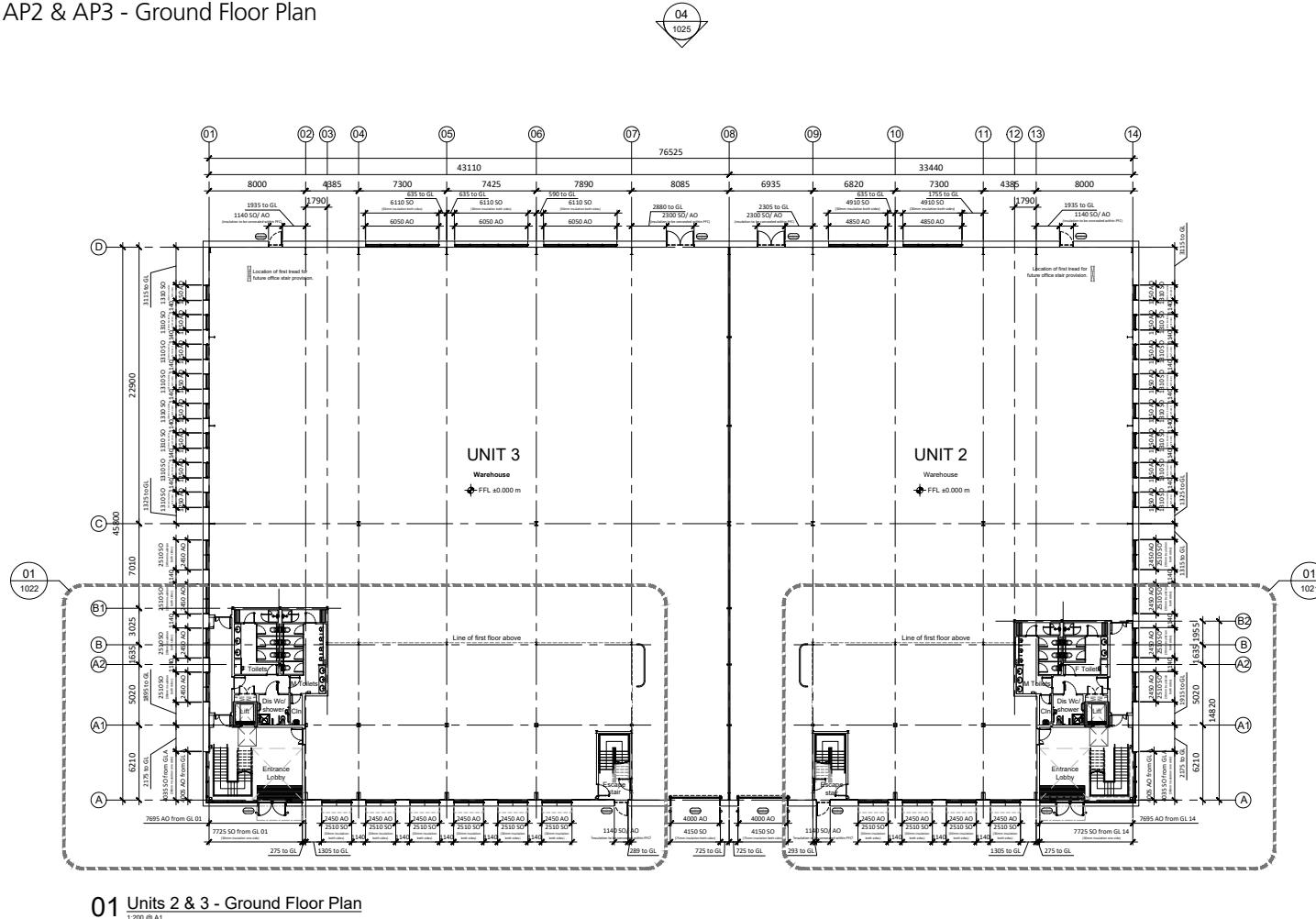
01 Unit 1 - Ground Floor Plan

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FLOOR PLAN

AP2 & AP3 - Ground Floor Plan

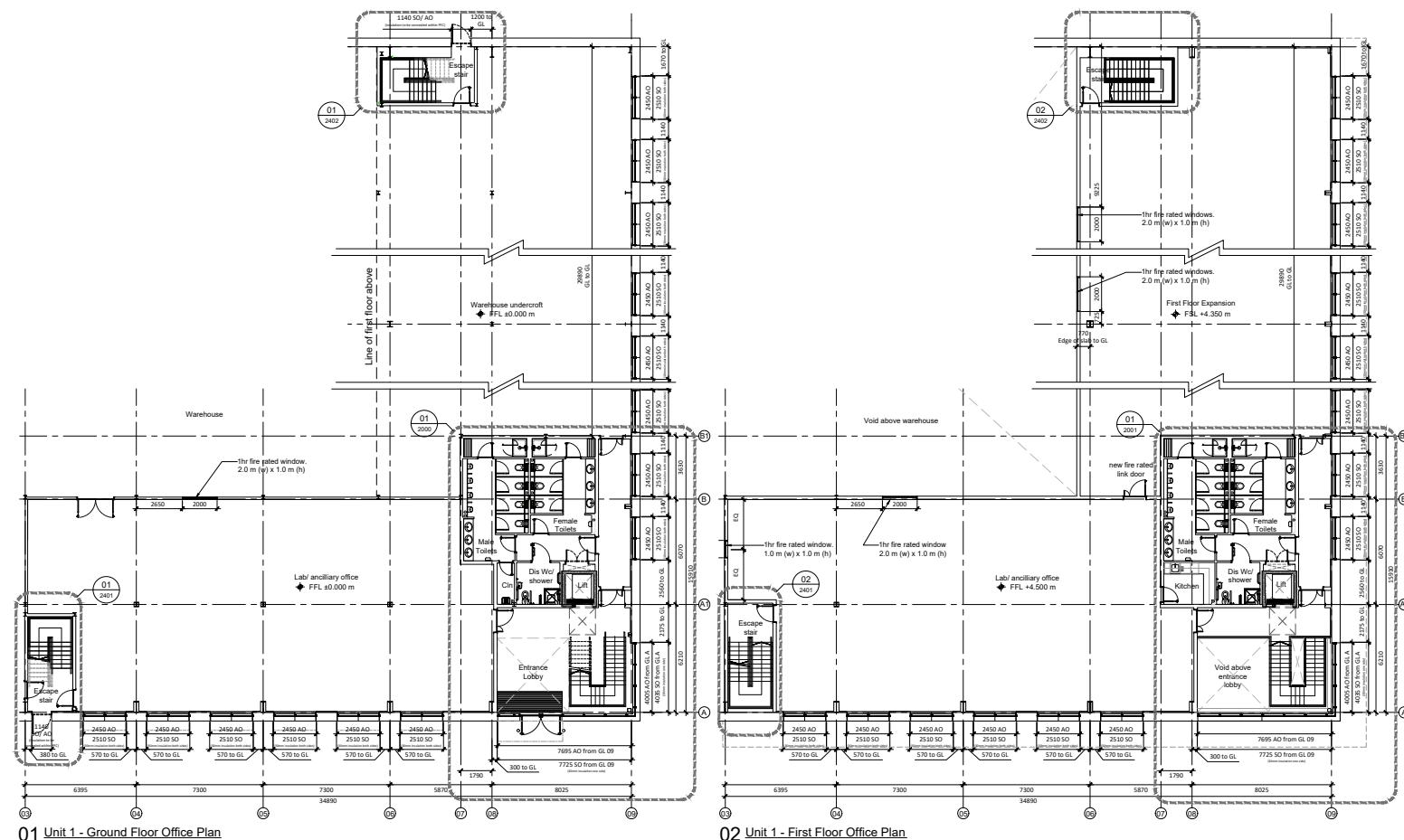


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OFFICE PLAN

AP1 - Ground and First Floor Office Plan



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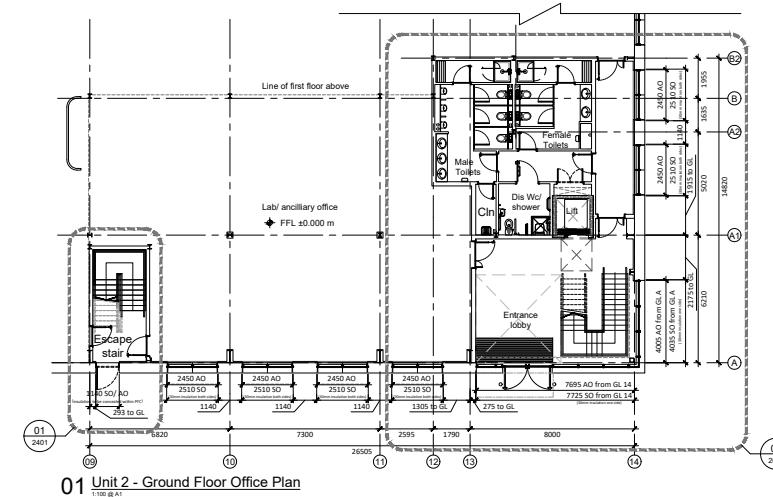
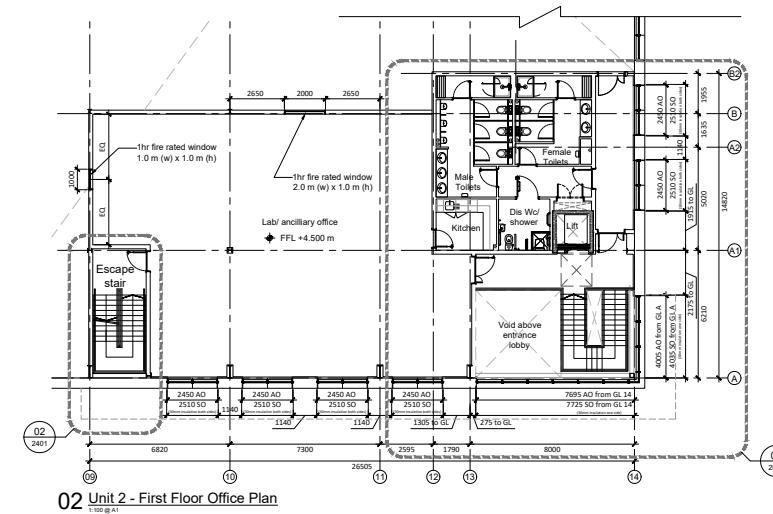


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AP2 - Ground and First Floor Office Plan

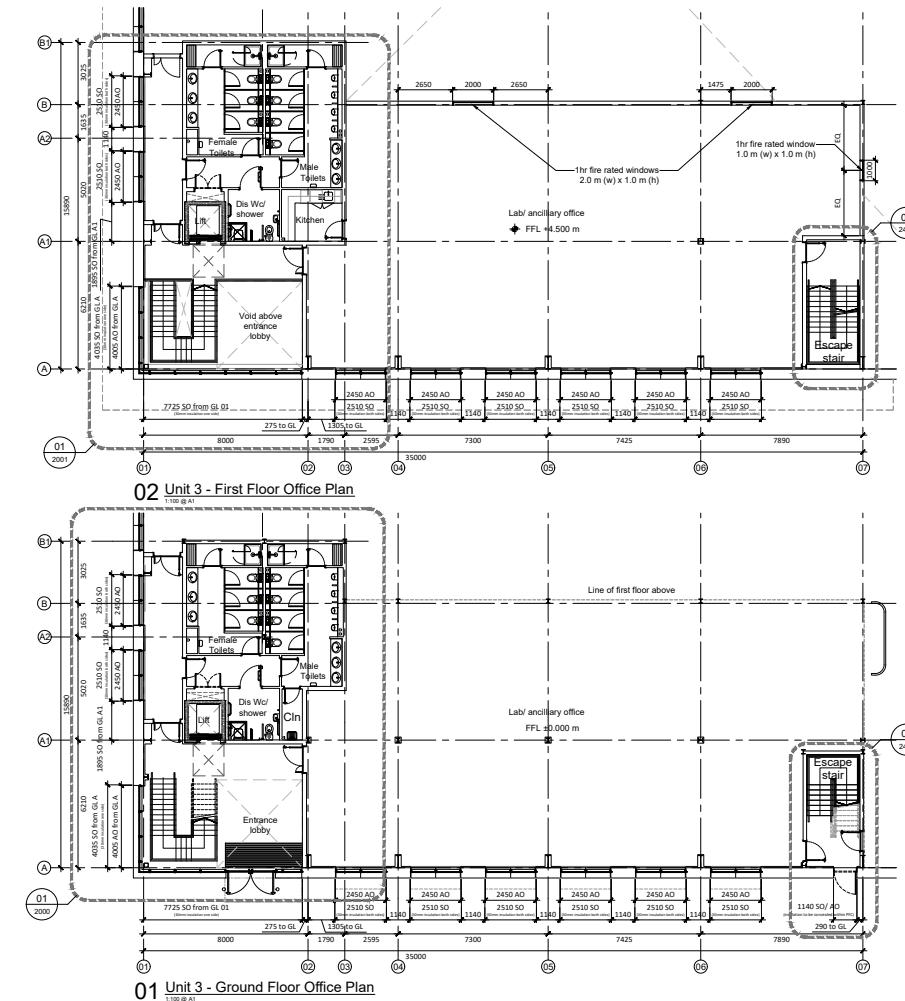


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AP3 - Ground and First Floor Office Plan



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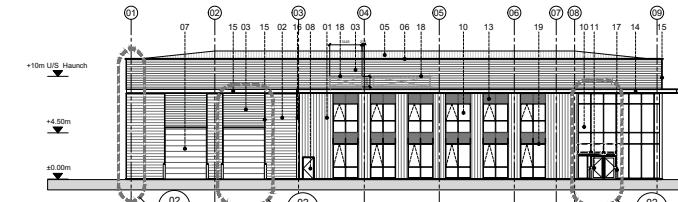
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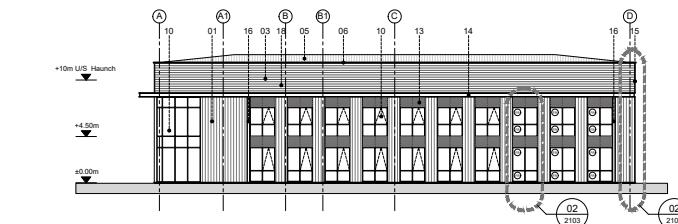
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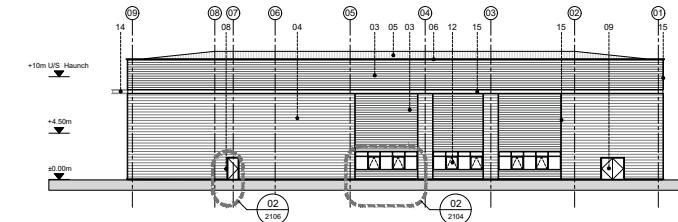
ELEVATIONS - AP1



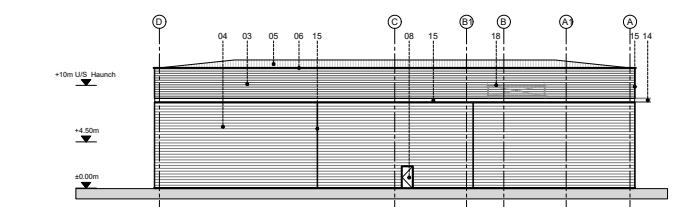
01 Unit 01 - South-West Elevation



02 Unit 01 - South-East Elevation



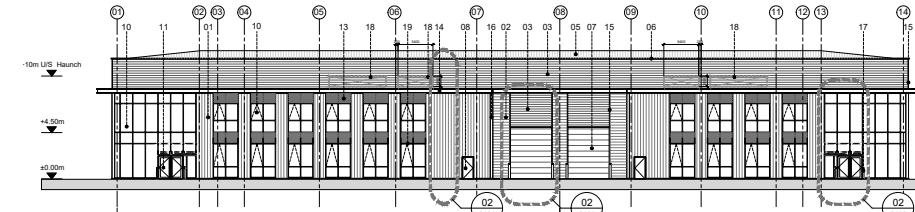
03 Unit 01 - North-East Elevation



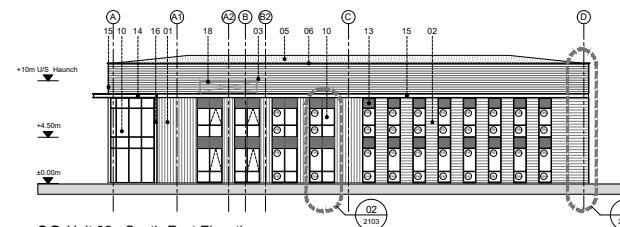
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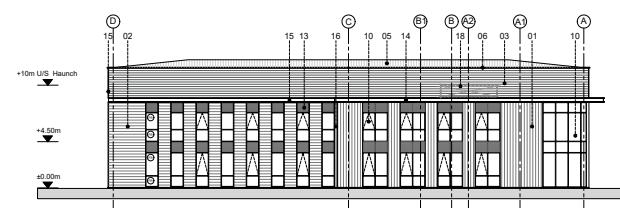
ELEVATIONS - AP2 & AP3



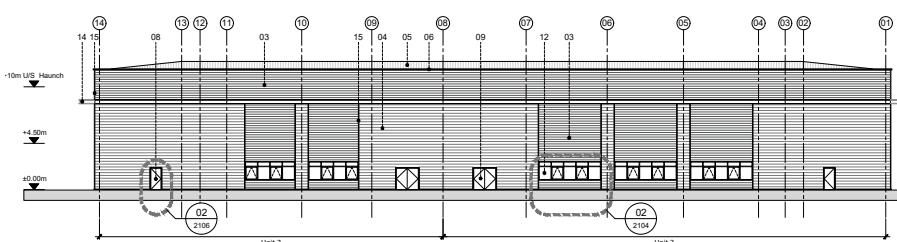
01 Units 02 & 03 - South-West Elevation
1:200 (S A1)



02 Unit 02 - South-East Elevation
1:200 (S A1)



03 Unit 03 - North-West Elevation
1:200 (S A1)



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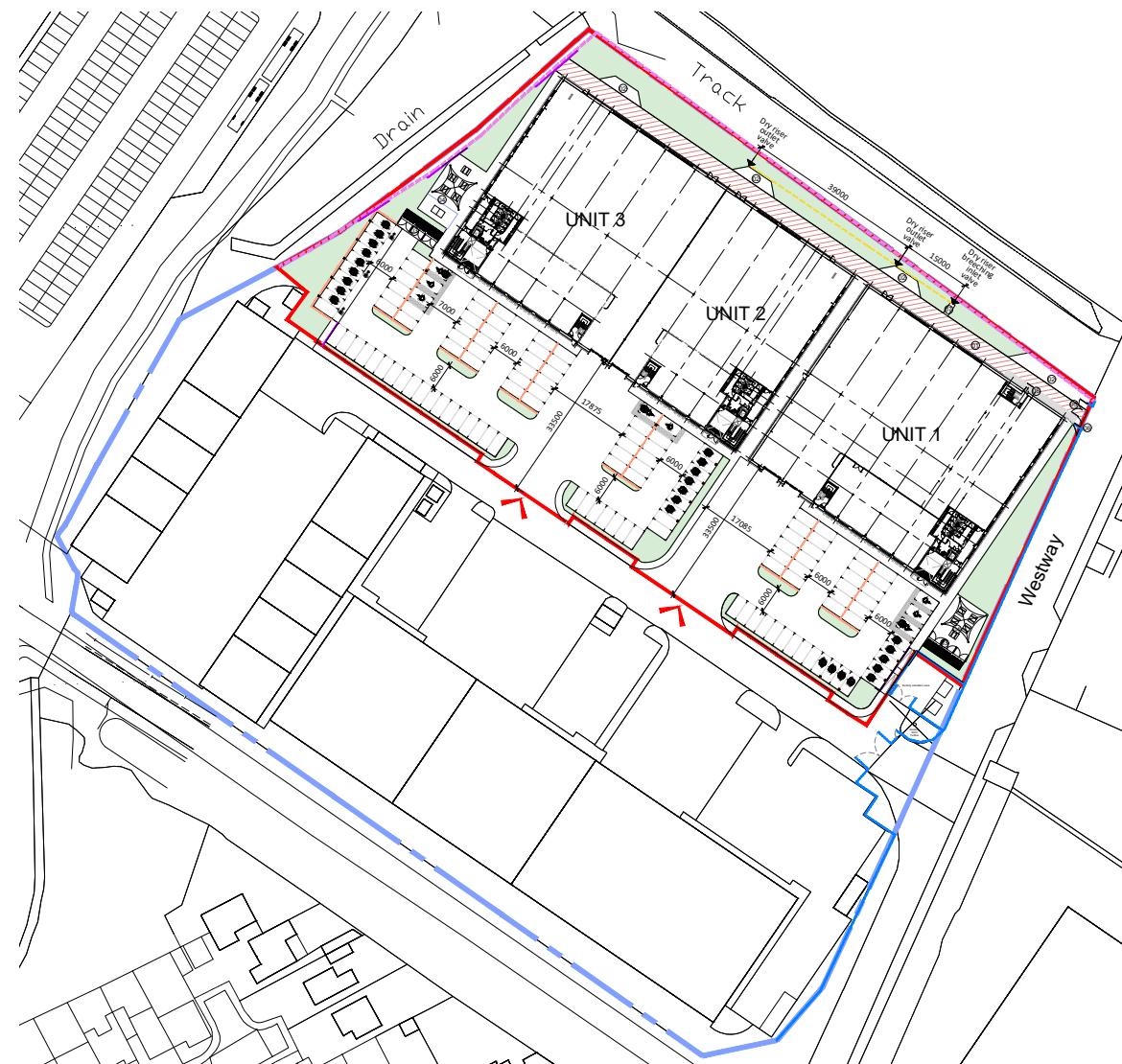
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DEMISE PLAN



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ESG



BREEAM
'EXCELLENT'



PV
PANELS



EV CHARGING
PARKING SPACES



RICH LANDSCAPED
ENVIRONMENT



EPC
A



ENHANCED SITEWIDE
BIODIVERSITY



CYCLE, TRAILS &
RUNNING ROUTES



ZERO WASTE GOES
TO LANDFILL



CAPPED GAS, ELECTRICITY
& WATER SUPPLIES

PV SAVINGS

Final PV amount and anticipated electrical generation TBC.

EVs

AP1 - 5 twin units, AP2 - 5 twin units, AP3 - 6 twin units. Ducting installed to all bays for future expansion of EV's.

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SERVICES

ELECTRIC

AP1 – 280kVA, AP2 – 188kVA, AP3 - 253kVA

OFFICE

Office spaces provided with comfort cooling via Fan Coil Units and full user control.

- Air Conditioning systems utilise low GWP refrigerant R32
- Air conditioning systems are a hybrid system. This means minimal refrigerant in the systems to mitigate the global warming potential in the event of leaks.
- The water-based part of the system allows for ease of tenant modification to suit Cat B fitout, no need to reclaim refrigerant.

VENTILATION

Ventilation system to office/lab space installed with VAV's, this allows for full modulation to meet a tenants Cat B requirements. Integration with a lab environment can be achieved easily by interfacing the VAV's with fume extract needs.

Ventilation allowances to the office/lab spaces have been designed to allow for 12 l/s/p in the offices and 6 ACH for laboratories. The floor plates are designed to 60% of the space as lab and 40% of the space as office.

GAS

Capped gas supply to each unit for future tenant use if required.

BREEAM

'Excellent'

EPC

'A'

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PROJECT TEAM

LANDLORD / DEVELOPER

Tristan / Canmoor



PROJECT MANAGER

Quartz



CONTRACTORS

Ventry



ARCHITECTS

Hale



LETTINGS TEAM

Bidwells & DTRE



LEGAL TEAMS

CMS



MANAGING AGENTS

Workman LLP



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PLANNING CONSENT

Our Ref: 23/03654/FUL
Your Ref: Phase 2 Cambridge South (Form...

3 July 2024



Mr Roland Lee
Hale Architecture Limited
22C Leathermarket Street
London
SE1 3HP

South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

www.scambs.gov.uk | www.cambridge.gov.uk

Dear Mr Lee

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Application for Planning Permission

Proposal: Erection of 3 employment/research and development units with flexible Egl(ii), Egl(iii) and B8 uses with ancillary offices for total of 8,018sqm (86,306sqft GIA) together with service areas, car parking and landscaping

Site address: Cambridge South West Way Sawston Cambridgeshire

Your client: Mr Sam Walker Manor Property SARL

Further in the above matter, please find enclosed our formal decision notice relating to your client's application for planning permission. Please be sure to remind your client that the scheme should be carried out in line with the approved plans. This will avoid the need for any enforcement action.

Making changes to the approved plans

In the event that you wish to change your proposal, please contact your case officer who will advise you on whether the change can be dealt with as a "non-material" or "material" amendment. In either case you will have to complete a form and provide fresh drawings.

Important information regarding conditions

If you have been granted Planning Permission / Listed Building Consent / Advertisement Consent you may wish to get started immediately, however it is always important to carefully read the decision notice in full before any work begins.

The majority of planning decisions have conditions attached. Some conditions request further information that requires approval by the Local Planning Authority before any

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development takes place ('pre-commencement'). All conditions are set out on the decision notice.

Under Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is a criminal offence to carry out unauthorised works to a listed building. Under Section 9 of the Act, a person shall be guilty of an offence should they fail to comply with any condition attached to the consent.

How do I discharge the conditions

Please note that the process takes up to eight weeks from the date the Local Planning Authority receives a valid application. Therefore it is important to plan ahead and allow plenty of time before work is due to commence.

You need to fill in a form to submit your request to discharge conditions, and accompany the relevant details/samples. You can download the necessary form by using the following link: <https://www.greatercambridgeplanning.org>

Alternatively you can submit an application to discharge the conditions through the Government's Planning Portal website: <https://www.planningportal.co.uk/applications>. Please note, The Planning Portal refers to it as 'Approval of details reserved by a condition'.

When the required information has been submitted you will receive a reference and an acknowledgement letter. Once the Local Planning Authority is satisfied that the requirement of the condition have been met you will receive a formal notification that the conditions have been discharged.

Appeals against conditions

You should also be aware that the applicant has the right to appeal against any conditions attached to this Notice, please see <https://www.gov.uk/appeal-planning-decision> for details. If you are concerned about any condition you should contact the case officer in the first instance for advice.

Yours sincerely

SJ Kelly

SJ Kelly
Joint Director For Planning & Economic Development For
Cambridge & South Cambridgeshire

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PLANNING CONSENT

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL
Town & Country Planning Act 1990



Notice of Planning Permission

Subject to conditions

Reference 23/03654/FUL
Date of Decision 3 July 2024

Mr Roland Lee
Hale Architecture Limited
22C Leathermarket Street
London
SE1 3HP

The Council hereby GRANTS Planning Permission for:

Erection of 3 employment/research and development units with flexible Eg(ii), Eg(iii) and B8 uses with ancillary offices for total of 8,018sqm (86,306sqft GIA) together with service areas, car parking and landscaping

at

Cambridge South West Way Sawston Cambridgeshire

In accordance with your application received on 25 September 2023 and the plans, drawings and documents which form part of the application.

Conditions

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements 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 The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3 The gross internal floorspace of one single unit must not exceed 4,807 square metres.

Reason: To ensure the development would not result in a large scale storage and distribution use which would conflict with policy E/11 of the South Cambridgeshire Local Plan 2018.

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4 Notwithstanding the provisions of Article 3 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification), the premises shall only be used for research and development, light industry and storage or distribution purposes and for no other purpose (including any other purposes in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification).

Reason: The application has been assessed on its individual merits and the use of the premises for any other purpose may result in harm which would require re-examination of its impact in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

5 No development shall take place above ground level, except for demolition, until details of all the materials for the external surfaces of buildings to be used in the construction of the development have been submitted to and approved in writing by the local planning authority. Works shall be carried out in accordance with the approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

6 No development above ground level, other than demolition, (or in accordance with a timetable agreed in writing by the Local Planning Authority), shall commence until a Public Art Delivery Plan (PADP) has been submitted to and approved in writing by the Local Planning Authority.

The PADP shall include the following:
a) Details of the public art and artist commission;
b) Details of how the public art will be delivered, including a timetable for delivery;
c) Details of the location of the proposed public art on the application site;
d) The proposed consultation to be undertaken;
e) Details of how the public art will be maintained;
f) How the public art would be decommissioned if not permanent;
g) How repairs would be carried out;
h) How the public art would be replaced in the event that it is destroyed;
The approved PADP shall be fully implemented in accordance with the approved details and timetabling. Once in place, the public art shall not be moved or removed otherwise than in accordance with the approved maintenance arrangements.

Reason: To provide public art as a means of enhancing the development in accordance with policy HQ/2 of the South Cambridgeshire Local Plan 2018.

7 No development, except demolition or site clearance, shall commence until a scheme for the on-site storage facilities for commercial waste, including waste for recycling have been submitted to and approved in writing by the local planning authority. The scheme shall identify the specific positions of where wheeled bins, or any other means of storage, will be stationed and the specific arrangements to enable collection from within 10m of the kerbside of the adopted highway/ refuse collection vehicle access point. The approved scheme shall be carried out before the use is commenced and shall be retained as such.

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Reason: To ensure that the need for refuse and recycling is successfully integrated into the development in accordance with policy HQ/1 of the South Cambridgeshire Local Plan 2018.

8 The development, hereby permitted, shall not be occupied or the use commenced, until details of facilities for the covered, secure parking of cycles for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout. The facilities shall be provided in accordance with the approved details and shall be retained as such.

Reason: To ensure appropriate provision for the secure storage of bicycles in accordance with Policy TI/3 of the South Cambridgeshire Local Plan 2018.

9 Notwithstanding the soft landscaping plan hereby approved, no development above ground level, other than demolition, shall commence until alternative details for the soft landscaping on the north-eastern boundary of the site has been submitted to and approved in writing by the Local Planning Authority. These details shall include a planting plan showing an additional double staggered native hedgerow along the length of the northeastern boundary. The details shall also include written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme; If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as Bespoke as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

10 No development above ground level, other than demolition, shall commence until details of a hard landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. Street furniture, artwork, play equipment, refuse or other storage units, signs, lighting, CCTV installations and water features); proposed (these need to be coordinated with the landscape plans prior to be being installed) and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports).

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

11 All hard and soft landscape works shall be carried out and maintained in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably

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practicable, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

12 No development shall take place until full details of all tree pits, including those in planters, hard paving and soft landscaped areas have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. All proposed underground services will be coordinated with the proposed tree planting and the tree planting shall take location priority.

Reason: To ensure proposals are in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

13 All ecological measures and/or works shall be carried out in accordance with the details contained in the Ecological Appraisal as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: To conserve and enhance ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

14 Prior to the commencement of development above slab level a scheme of ecology enhancement shall be supplied to the local planning authority for its written approval. The scheme must include details of bat and bird box installation, hedgehog connectivity, and other enhancements as applicable and in line with the Greater Cambridge Biodiversity Supplementary Planning Document (2022). The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing.

Reason: To conserve and enhance ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

15 Prior to occupation a "lighting design strategy for biodiversity" features or areas to be lit shall be submitted to and approved in writing by the local planning authority. The strategy shall:

a) Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specification) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To conserve and enhance ecological interests and to protect the amenity of nearby properties in accordance with Policies HQ/1, NH/4 and SC/9 of the South Cambridgeshire Local Plan 2018.

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16 No development shall commence, apart from below ground works and demolition, until a Biodiversity Net Gain (BNG) Plan has been submitted to and approved in writing by the local planning authority. The BNG Plan shall target how a net gain in biodiversity will be achieved through a combination of on-site and / or off-site mitigation. The BNG Plan shall include:

- i) A hierarchical approach to BNG focussing first on maximising on-site BNG, second delivering off-site BNG at a site(s) of strategic biodiversity importance, and third delivering off-site BNG locally to the application site;
- ii) Full details of the respective on and off-site BNG requirements and proposals resulting from the loss of habitats on the development site utilising the latest appropriate DEFRA metric;
- iii) Identification of the existing habitats and their condition on-site and within receptor site(s);
- iv) Habitat enhancement and creation proposals on the application site and /or receptor site(s) utilising the latest appropriate DEFRA metric; v) An implementation, management and monitoring plan (including identified responsible bodies) for a period of 30 years for on and off-site proposals as appropriate.

The BNG Plan shall be implemented in full and subsequently managed and monitored in accordance with the approved details. Monitoring data as appropriate to criterion v) shall be submitted to the local planning authority in accordance with the latest DEFRA guidance and the approved monitoring period / intervals.

Reason: To provide ecological enhancements in accordance with the NPPF 2023 paras 180, 185 and 186, South Cambridgeshire Local Plan 2018 policy NH/4 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

17 No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.

The scheme shall be based upon the principles within the agreed Flood Risk Assessment and Drainage Strategy prepared by I&L Consulting (ref: 23-014_Dales Manor, Sawston) dated 21st February 2024 and shall also include:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);
- d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
- e) Site Investigation and test results to confirm infiltration rates;
- f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- g) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;

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- h) Full details of the maintenance/adoption of the surface water drainage system;
- i) Permissions to connect to a receiving watercourse or sewer;
- j) Measures taken to prevent pollution of the receiving groundwater and/or surface water.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts in accordance with Policies CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

18 No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts in accordance with Policies CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

19 No development (or phase of) shall take place, unless otherwise agreed, until:

- a) The application site has been subject to a detailed Phase 1 Desk Study, to be submitted to and approved in writing by the Local Planning Authority.
- b) The application site has been subject to a detailed scheme for the investigation and recording of contamination, based on the Phase 1 Desk Study, and remediation objectives have been determined through risk assessment. The 3 resulting Phase 2 Intrusive Site Investigation Report is to be submitted to and approved in writing by the Local Planning Authority.
- c) A Remediation Method Statement containing proposals for the removal, containment or otherwise rendering harmless any contamination, based upon the Phase 2 Intrusive Site Investigation, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are identified and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors as well as to controlled waters, property and ecological systems in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018.

20 The development (or each phase of the development where phased) shall not be occupied until the works specified in the approved Remediation Method Statement are complete and a Verification Report demonstrating compliance with the approved Remediation Method Statement has been submitted to and approved in writing by the Local Planning Authority.

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Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety in accordance with Policy SC/11 of the South Cambridgeshire Local Plan 2018.

21 If, during development, any additional or unexpected contamination is identified, then remediation proposals for this material should be agreed in writing by the Local Planning Authority before any works proceed and shall be fully implemented prior to first occupation of the development hereby approved.

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Policy SC/11 of the South Cambridgeshire Local Plan 2018.

22 Piling or any other foundation designs and investigation boreholes using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 174, 183 and 184 and relevant Environment Agency Groundwater Protection Position Statements.

23 No operational plant, machinery or equipment shall be installed until a noise assessment and any noise insulation / mitigation as required has been submitted to and approved in writing by the local planning authority. Any required noise insulation / mitigation shall be carried out as approved and retained.

Reason: To protect the amenity of nearby properties in accordance with Polices HQ/1 and SC/10 of the South Cambridgeshire Local Plan 2018.

24 No construction work and/or construction related dispatches from or deliveries to the site shall take place other than between the hours of 08.00 to 18.00 on Monday to Friday, 08.00 to 13.00 hours on Saturdays and no construction works or collection / deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise approved in writing by the local planning authority.

Reason: To protect the amenity of nearby properties in accordance with Polices HQ/1 and SC/10 of the South Cambridgeshire Local Plan 2018.

25 In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents noise and/or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5528, 2009 - Code of Practice for Noise and Vibration Control on Construction and Open Sites Parts 1 - Noise and 2 - Vibration (or as superseded). Development shall be carried out in accordance with the approved details.

Reason: To protect the amenity of nearby properties in accordance with Polices HQ/1 and SC/10 of the South Cambridgeshire Local Plan 2018.

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26 No development shall commence until a programme of measures to minimise the spread of airborne dust (including the consideration of wheel washing and dust suppression provisions) from the site during the construction period or relevant phase of development has been submitted to and approved in writing by the Local Planning Authority. Works shall be undertaken in accordance with the approved details / scheme unless the local planning authority approves the variation of any detail in advance and in writing.

Reason: To protect the amenity of nearby properties in accordance with Polices HQ/1 and SC/10 of the South Cambridgeshire Local Plan 2018.

27 No development (including any pre-construction, demolition or enabling works) shall take place until a comprehensive construction programme identifying each phase of the development and confirming construction activities to be undertaken in each phase and a timetable for their execution submitted to and approved in writing by the Local Planning Authority in writing. The development shall subsequently be implemented in accordance with the approved programme unless any variation has been agreed in writing by the Local Planning Authority.

Reason: To protect the amenity of nearby properties in accordance with Polices HQ/1 and SC/10 of the South Cambridgeshire Local Plan 2018.

28 No more than 4,410sqm (55%) of the total GIA of the development shall be used for E(g)(ii) use.

Reason: In the interests of highway safety in accordance with paragraph 115 of the NPPF.

29 Prior to first occupation, the developer shall be responsible for the provision and implementation of a Travel Plan to be agreed in writing with the Local Planning Authority. The Travel Plan shall include suitable incentives inclusive of bus travel and/or active travel vouchers to encourage sustainable travel to the site and shall be monitored annually with all measures reviewed to ensure targets are met.

Reason: In the interests of encouraging sustainable travel to and from the site in accordance with Policy T1/2 of the South Cambridgeshire Local Plan 2018.

30 Prior to first occupation, the developer shall deliver a zebra style crossing across West Way within the vicinity of the site access as shown indicatively in drawing no. PL003 Rev L.

Reason: In the interests of highway safety.

31 The approved renewable/low carbon energy technologies (as set out in the Energy Statement and/or as shown on the approved plans) shall be fully installed and operational prior to the occupation of the development and thereafter maintained in accordance with a maintenance programme, details of which shall have previously been submitted to and approved in writing by the local planning authority. Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised Energy Statement to take account of this shall be submitted to and approved in writing by the local planning authority. The revised Energy Statement shall be implemented and thereafter maintained in accordance with the approved details.

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Reason: In the interests of reducing carbon dioxide emissions in accordance with Policy CC/3 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

32 Water efficiency standards for the scheme shall be carried out in accordance with the water efficiency specification used in The BREEAM Pre-assessment (reference Z28143.1, Dales Manor Business Park BREEAM 2018 Pre-assessment_v6_Excellent_10-08-23MA, which demonstrates that the development will achieve 5 BREEAM credits for water efficiency (Wat1). The development shall only be used or occupied in accordance with the agreed details, and any amendments to the specification shall first be submitted to and approved in writing by the local planning authority.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (South Cambridgeshire Local Plan 2018 Policy CC/4 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

33 Prior to the first occupation of the development, infrastructure to enable the delivery of broadband services, to industry standards, shall be provided for the development.

Reason: To contribute towards the provision of infrastructure suitable to enable the delivery of high speed broadband across the district, in accordance with policy TI/10 of the South Cambridgeshire Local Plan 2018.

Biodiversity Net Gain Informative

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission, would be South Cambridgeshire District Council.

There are statutory exemptions, transitional arrangements and requirements relating to irreplaceable habitat which mean that the biodiversity gain condition does not always apply.

In the opinion of the South Cambridgeshire District Council (the local planning authority), one or more of the exemptions / transitional arrangements are considered to apply and a Biodiversity Gain Condition is not required to be approved before development is begun.

Informatics

- 1 This application is subject to a Section 106 legal agreement dated 2 July 2024.
- 2 Infiltration
Infiltration rates should be worked out in accordance with BRE 365/CIRIA 156. If infiltration methods are likely to be ineffective then discharge into a watercourse/surface water sewer may be appropriate; however soakage testing will be required at a later stage to clarify this.

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3 OW Consent
Constructions or alterations within an ordinary watercourse (temporary or permanent) require consent from the Lead Local Flood Authority under the Land Drainage Act 1991. Ordinary watercourses include every river, drain, stream, ditch, dyke, sewer (other than public sewer) and passage through which water flows that do not form part of Main Rivers (Main Rivers are regulated by the Environment Agency). The applicant should refer to Cambridgeshire County Council's Culvert Policy for further guidance:
<https://www.cambridgeshire.gov.uk/business/planning-and-development/water-minerals-and-waste/watercourse-management/>
Please note the council does not regulate ordinary watercourses in Internal Drainage Board areas.

4 Pollution Control
Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

5 Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.

6 Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.

7 Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.

8 The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements."

9 The applicant should be aware that there is a low impact chemical installation for the production of a single inorganic chemical on the edge of the proposed site.

10 External lighting - our recommendation is that all access roads, footpaths, loading areas, car parks including cycle parking are lit by columns designed to S5489-1:2020 or BS EN 12464-2:2014. There should be LED dusk to dawn wall mounted lights above each entrance/exit and around the building line. Please note: Bollard lighting is only appropriate for wayfinding and should not be used as a primary

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lighting source for any roads or parking areas, where they are also prone to damage.

- 11 CCTV - This is not a universal solution to security problems, but it can help deter vandalism or burglary and assist with the identification of culprits once a crime has been committed. The provision and effective use of CCTV fits well within the overall framework of security management and is most effective when it forms part of an overall security plan. If external CCTV is to be installed, then this should meet BS EN 50132-7: 2012+A1:2013 CCTV surveillance systems for use in security applications, be well signed and be registered with the Information Commissioners Office. Cameras should ideally cover main entrances into the buildings, service yards, car park and cycle storage. (NSI and SSAIB accreditation is also applicable for CCTV) o BS 7958 CTV Management and Operation Code of Practice o BS 8495 Export of Digital Images o BS 8418 Remote Monitoring Stations o BS 62676 British Standard for the minimum requirements for CCTV Surveillance in security applications.
- 12 Alarms - BS EN 50131 for wired alarm systems 4 grades (to accommodate all EU requirements) § Buildings - loss prevention standard 1175 Burglary resistance of buildings and fences. Intruder resistance, security grills. Shutters etc. commercial risk 2,3 and 4. § BS 8220 - Guide for the security of Buildings against crime - comes in 3 parts and gives guidelines on security measures that can be introduced to protect against crime.
- 13 Fencing - Security fencing and gates should be tested to LPS1175 SR1, with less activity during the hours of darkness. Recommends a gate or barrier which can be closed overnight.
- 14 External Cycle Staff - The cycle store this should be within secured fob entry compound, in view of active windows, well-lit overnight and covered by CCTV. Sheffield stands should be secured into the ground (not bolted down) as per Secured by Design guidelines. Minimum requirements for such equipment are: Galvanised steel bar construction (Sheffield stands). There are now certified companies registered under Secured by Design (lock it safe) sold secure silver. Minimum foundation depth of 300mm with welded 'anchor bar' § The cycle stands must facilitate the locking of both wheels and the crossbar. § Should be in view of office/active windows, overlooked by CCTV with appropriate lighting and signage.
- 15 Doors - all door sets allowing direct access, e.g., front, and rear entrance door sets, plant rooms and fire doors will be certified to one of the following standards: o PAS 24 - 2022 o PAS 24 - 2016 or o STS 201 Issue 4:2012 or o LPS 1175 Issue 7,2 (2014) Security Rating 2+ or o STS 202 Issue 3 (2011) Burglary Rating 2 or (Commercial door sets) o LPS 2081 Issue 1 (2015) Security Rating B+.
- 16 Windows, roof windows and roof lights - all ground floor and easily accessible windows, shall be certified to one of the following standards: o PAS 24 - 2022 or o PAS 24 - 2016 or o STS 204 Issue 4:2012 or o LPS 1175 Issue 7,2 (2014) Security Rating 1 or o STS 202 Issue 3 (2011) Burglary Rating 1 or o LPS 2081 Issue 1 (2015) Security Rating A. Recommends for this site's main entrance doors, fire exit doors and any other external doors - LPS1175 BB3 (SR2) rated doors.
- 17 Curtain Walling (If applicable): - Needs to be secure. Communal entrance doors within the curtain walling should still be able to achieve the relevant test and

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certification standard, LPS1175-SR1 or LPS2081. o Glazed curtain walling must be installed using a secure glazing retention system. The method of retaining the glass must include one or more of the following: Security glazing tape Dedicated security sealant or gasket A secure mechanical fixing system (Evidence will be required to prove the system is secure. This may be achieved by utilising the specific glazing retention test within PAS 24:2022 or PAS 24:2016 or by an indicative test on the retention system to LPS 1175 Security Rating 1 or STS 202 Burglary Resistance 1) o Attack resistant glazing is required where the glazing is easily accessible. Windows and doors must be certified by one of the UKAS accredited certificated bodies.

- 18 Roller shutters - Roller shutter doors providing access for deliveries and other entrances where no other door is present must be certified to a minimum of: LPS 1175 Security Rating 2, or STS 202 Burglary Resistance 2, or Sold Secure - SS101 Gold In new build developments roller shutter doors should be integrated into the fabric of the building.

Plans and drawings

This decision notice relates to the following drawings:

Reference/Document/Drawing Title	Date Received
PL001 Revision C	22.02.2024
PL003 Revision M	22.02.2024
PL004 Revision A	22.02.2024
PL005 Revision A	22.02.2024
PL007 Revision B	22.02.2024
PL030 Revision A	25.09.2023
PL031 Revision A	25.09.2023
PL032 Revision A	25.09.2023
PL033 Revision A	25.09.2023
PL034	25.09.2023
PL040 Revision A	25.09.2023
PL041 Revision A	25.09.2023
PL042 Revision A	25.09.2023
PL043 Revision A	25.09.2023
PL044	25.09.2023

It is important the development is carried out fully in accordance with these plans. If you are an agent, please ensure that your client has a copy of them and that they are also passed to the contractor carrying out the development. A copy of the approved plan(s) is/are kept on the planning application file.

Authorisation

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PLANNING CONSENT

Authorised by:



SJ Kelly
Joint Director For Planning & Economic Development For
Cambridge & South Cambridgeshire

South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

Date the decision was made: 3 July 2024

Working with the applicant

The LPA positively encourages pre-application discussions. Details of this advice service can be found at <https://www.greatercambridgeplanning.org>. If a proposed development requires revisions to make it acceptable the LPA will provide an opinion as to how this might be achieved. The LPA will work with the applicant to advise on what information is necessary for the submission of an application and what additional information might help to minimise the need for planning conditions. When an application is acceptable, but requires further details, conditions will be used to make a development acceptable. Joint Listed Building and Planning decisions will be issued together. Where applications are refused clear reasons for refusal will identify why a development is unacceptable and will help the applicant to determine whether and how the proposal might be revised to make it acceptable.

In relation to this application, it was considered, and the process managed in accordance with paragraph 38 of the National Planning Policy Framework.

General Notes

This decision notice does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

Your attention is specifically drawn to the requirements of the Equality Act 2010 and the Equality Act (Disability) regulations 2010, the British Standards Institution BS8300:2009 "Design of Buildings and their approaches to meet the needs of disabled people – Code of Practice" and to Approved Document 'M' "Access to and use of buildings", volumes 1 and 2 of the Building Regulations 2010 and to Approved Document 'B' "Fire Safety", volumes 1 and 2 of the Building Regulations 2010, in respect of guidance on means of escape for disabled people. The development should comply with these requirements as applicable.

It is an offence under Section 171 of the Highways Act 1980 to temporarily deposit building materials, rubbish or other things on the public highway or make a temporary excavation on it without the written consent of the Highway Authority. The Highway Authority may give its consent subject to such conditions as it thinks fit.

The applicant is reminded that under the Wildlife and Countryside Act 1981 (Section 1) (as amended) it is an offence to take, damage or destroy the nest of any wild bird while that nest is in use or being built. Trees and scrub are likely to contain nesting birds between 1 March and 31 August. Trees within the application should be assumed to contain nesting birds between the above dates unless a survey has shown it is absolutely certain that nesting birds are not present.

Building Regulations

Your planning application may also require Building Regulations consent. Please follow the link below for more information and to make your application or call us on 0300 7729622 to discuss your project.

www.3csharedservices.org/building-control/what-are-building-regulations/

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Appeals to the Secretary of State

The applicant has a right to appeal to the Secretary of State against any conditions of this planning permission, under Section 78 of the Town & Country Planning Act 1990. The appeal must be made on a form which may be obtained from:

The Planning Inspectorate,
Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN
Telephone 0303 444 5000 or visit
<https://www.gov.uk/appeal-planning-decision>

If an enforcement notice is or has been 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 or minor commercial appeal) of the date of this notice, whichever period expires earlier.

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 him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

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

Purchase Notices

If the Local Planning Authority or the Secretary of State grants permission subject to conditions the owner may claim that he/she 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 to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Before starting work

It is important that all conditions, particularly pre-commencement conditions, are fully complied with, and where appropriate, discharged prior to the implementation of the development. Failure to discharge such conditions may invalidate the planning permission granted. The development must be carried out fully in accordance with the requirements of any details approved by condition.

Street Naming and Numbering

In order to obtain an official postal address, any new buildings should be formally registered with South Cambridgeshire District Council. Unregistered addresses cannot be passed to Royal Mail for allocation of postcodes.

Applicants can find additional information, a scale of charges and an application form at <https://www.3sharedservices.org/building-control/street-naming-and-numbering/>. Alternatively, applicants can contact the Street Naming and Numbering Team by emailing: snn@3csharedservices.org.

Please note new addressees cannot be assigned by the Council until planning permission has been received.

Third Party Rights to challenge a planning decision

Currently there are no third party rights of appeal through the planning system against a decision of a Local Planning Authority. Therefore, if you have concerns about a planning application and permission is granted, you cannot appeal that decision.

Any challenge under current legislation would have to be made outside the planning system through a process called Judicial Review.

A 'claim for judicial review' includes a claim to review the lawfulness of a decision, action or failure to act in relation to the exercise of a public function, in this case, a planning decision. The court's permission to proceed is required in a claim for Judicial Review. A claim for Judicial Review is dealt with by the Administrative Court and if leave to judicially review a planning decision is granted, the Judicial Review will be decided by a judge at the High Court.

An application to Judicial Review a decision must be made within **6 weeks** of the decision about which you have a grievance being made. For further information on judicial review and the contact details for the Administrative Courts, please go to <http://www.justice.gov.uk/>

accelerator park

PHASE 2 ■ SOUTH CAMBRIDGE ■ CB22 3FG



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SPECIFICATION

SPECIFICATION

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PROJECT: Phase 2, Dales Manor Business Park
Sawston (Accelerator Park)

PROJECT No: 22097

DATE: 01/09/2023

Revision	Notes	Date	Auth	App
01	First draft issue – For Comment	01/09/2023	RL	HA
02	Second issue – For comment	11/09/2023	HT	HA
03	Third Issue	11/09/2023	HT	HA
04	Issued for tender	08/12/2023	PL	HA
05	Updated with Scheme Enhancements	27/02/2024	PL	HA
06	Incorporating updates including addendum to R5 (7.1.5 Wall Cladding)	10/04/2024	PL	HA
07	Issued for Contract Info	23/04/2024	PL	HA
08	Issued as Record Specification (DRAFT)	07/05/2025	PL	HA
09	Issued as Record Specification (Final Version)	08/05/2025	PL	HA

Specification – Accelerator Park, Sawston

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SPECIFICATION

Specification – Accelerator Park, Sawston

1.0 INTRODUCTION

1.1 Project Description

3 new detached light industrial / mid tech / lab units with ancillary offices, car parking and service yard areas at Dales Manor Business Park, Sawston.

1.2 Base Performance Specification

This performance specification is a description of the scope and quality of the work to be carried out. The quality of the work will be supported by identifiable samples where necessary during the construction of the works.

The work will be designed and constructed in accordance with the latest edition of relevant Acts of Parliament and Regulations made under current British BS or BS EN Codes of Practice and Standards, Fire Regulations, Health and Safety legislation, the regulations and standards of local Service Authorities and other enforceable regulations applicable to the design and construction of the development. Current shall mean current at the time of tender submission of the works.

Where any work cannot be benchmarked or assessed against current legislation, statutory provisions, local by-laws, or British Standards, Codes of Practice, or where the interpretation of same leads to ambiguity, then the work will comply with any appropriate manufacturers Trade Association, Federation Guidelines and, or practice notes, applicable to the work in question.

The new services installation will be designed, installed, controlled and commissioned in accordance with the current recommendations of the Chartered Institute of Building Services Engineers and the 17th Edition of the IEE Wiring Regulations.

The design and construction of any temporary works required will comply with BS 5975:2019, and will be subject to the approval of the Structural Engineer and Building Control Officer / Approved Inspector.

1.3 Drawings

The following form part of and are to be read in conjunction with, this specification.

(PL) Planning Drawings

See drawing issue register (for full planning application submission including consultant's information)

(T) Tender Drawings

Not Applicable.

1.4 Building Regulations / Approved Inspector

1.4.1 The Main Contractor shall:

Obtain approvals under the Building Regulations for any elements of work within this Building Contract requiring compliance. Submit to the Local Authority/Approved Inspector all relevant information on materials, fixings and the like together with calculations and other information necessary to confirm structural integrity and other compliance with Building Regulations.

- Employ a project Approved Inspector / Building Control Officer.
- Carry out any and all terms required by the Approved Inspector / Building Control Officer.
- Confirm resistance to the spread of flame, integrity of any compartmental walls or floors and protected areas and the fire-stopping of concealed spaces and joints between elements of structure conform to the Building Regulations.
- Carry out tests if required by the Local Authority or Approved Inspector.
- Produce and manage a Building Regulation tracker recording the iterative reviews and comments raised by the Approved Inspector and present this to the EA at each Project Team Meeting.
- Obtain the Building Regulations completion certificate on completion of the works.

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2.0 SUMMARY OF CRITICAL DESIGN DATA

2.1 Floor Areas (Gross Internal Area)

Floor Area (GIA): Based on Drawing 22097-1005 – Proposed Site Plan

Unit 1 – Base Build

	Warehouse Area (ground floor only)	1,873	m ²	20,160	ft ²
Office Area (ground floor only)	456	m ²	4,910	ft ²	
Office Area (first floor only)	434	m ²	4,674	ft ²	
Total GIA:	2,763	m²	29,744	ft²	
Car Parking			55		
Level Loading				1	

Unit 1 – Lab/Office Extension

	Mezzanine Extension (first floor only)	447	m ²	4,819	ft ²
Total GIA (incl. extension)	3,210	m²	34,563	ft²	

Unit 2 – Base Build

	Warehouse Area (ground floor only)	1,162	m ²	12,506	ft ²
Office Area (ground floor only)	353	m ²	3,809	ft ²	
Office Area (first floor only)	332	m ²	3,574	ft ²	
Total GIA:	1,847	m²	19,889	ft²	
Car Parking			36		
Level Loading				1	

Unit 2 – Lab/Office Extension

	Mezzanine Extension (first floor only)	281	m ²	3,017	ft ²
Total GIA (incl. extension)	2,128	m²	22,906	ft²	

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Unit 3 – Base Build				
Warehouse Area (ground floor only)	1,483	m ²	15,966	ft ²
Office Area (ground floor only)	471	m ²	5,075	ft ²
Office Area (first floor only)	450	m ²	4,838	ft ²
Total GIA:	2,404	m²	25,879	ft²
Car Parking			45	
Level Loading				2
Unit 3 – Lab/Office Extension				
Mezzanine Extension (first floor only)	27		2,958	ft ²
Total GIA (incl. extension)	2,679		28,837	ft²
TOTAL GIA (Base build)				
TOTAL GIA (incl. Mez Extensions)	8,018		86,306	ft ²
Areas are given in square metres and approximate square feet. 1m ² = approximately 10.764 square feet. These areas have been calculated in accordance with the RICS Code of Measuring Practice, 6th Edition, RICS 2007 using the stated options NIA, GEA, and GIA.				
Areas are approximate and relate to the likely areas of the building at the current stage of the design. Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements and the like, should make due allowance for the following:				
i) Design development				
ii) Accurate site survey, site levels and dimensions				
iii) Construction methods and building tolerances				
iv) Local Authority consents.				
Areas are measured from inside of cladding rail to inside of cladding rail, plasterboard/finished decoration or fair-faced block work as applicable.				
Note: GIA figures include staircase areas to first floor level.				
2.2 Structural and Planning Grid				
Structural grid to be designed and detailed to Engineer's design.				
Roof pitch 6°				
2.3 Haunch Height				
Clear height to underside of haunch: 10m (all units)				
2.4 Offices and Cores				
Ceiling heights (min clear)				
Office / Ancillary Areas				
Ground floor: 3.45m, First floor : 3.2m (or as indicated on drawings)				
Toilets / Shower				
2.4m				
Reception				
3.45m or double height space as indicated on drawings.				

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2.5 Floor Loading	
Warehouse/ Production:	50.0 kN/m ² (Power floated FM2 finish)
First Floor Office / Lab space:	4.0N/m ² (plus 1.0kN/m ²)
2.6 Services [refer to M&E Consultants specification]	
Electrical:	Existing 75kVA power secured but application to UKPN made to be upgraded to 1.5mVA
Gas:	Capped off to kiosk (no meter) with duct allowance to building perimeter.
Water:	Incoming 32mm service connection to each unit [to be confirmed by Hive]
Telecom:	2No incoming ducts (1No BT & 1No spare) to each unit.
2.7 Exclusions (unless expressly specified elsewhere)	
(a)	Burglar alarm, telephone and data systems
(b)	Estate Directory or general Signage (non-statutory). And building number.
(c)	Statutory Services application for the meter only and supply agreements for permanent supplies. Payments by developer.
(d)	Canteen/kitchen catering equipment, server and fittings
(e)	Blinds
(f)	Furniture, furnishings, blind fittings, shelving, process machinery of any type, racking, skips, vehicle wash equipment, fuel installation or any other item which has not been expressly detailed in this document.
3.0 SITE WORKS	
3.1	Any existing services at the access points to the site shall be diverted or lowered as appropriate in conjunction with the statutory Authorities requirements.
3.2	The site to be covered by the new buildings and hard standings will be cleared of all undergrowth, buildings, hard standings and the like, and the site reduced or increased in level to ground floor formation level. Any works required to conform with Environmental Agency recommendations are to be carried out as part of this development including drainage and agreed slab levels.
3.3	Site clearance, where necessary, will be carried out including removing to Contractor's regulated tip off site. The formation level will be graded, trimmed and compacted prior to laying the appropriate sub-base.
3.4	The contractor will propose levels to which the formation will be taken over the area of the building, as shown on the drawings.
3.5	The whole of the substructure work will be carried out to the Structural Engineer's design and approved by the Local Authority. Concrete work will comply with BS EN 1992-1-2:2004 Eurocode 2: 'Design of concrete structures' (2014).
3.6	All site works are to be undertaken in compliance with, and to ensure full regard for, the recommendations and requirements contained within Engineer's Enabling Works Specification (current revision), along with the project Geo-technical and Environmental reports.
3.7	The design, construction, maintenance and dismantling of all temporary works will comply with BS 5975: 2019 and will be subject to the approval of the Structural Engineer and Building Control Officer.
4.0 SAFETY	
All systems, components and products where fire performance is relied upon shall be inspected on site in the specific conditions and environment within which they are used and independently verified.	
Suppliers site specific statements are to be provided confirming compliance with test data, relevant BRE agreement certification and the manufacturers technical guidance without qualification.	

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- Comply with all relevant Codes of Practice, Standards, Fire Regulations, Building Regulations and local Building Codes, Safety Regulations and any other regulations applicable to the installation, together with all relevant Statutory Rules, Regulations, Byelaws and other enforceable instruments applicable to both the design and execution of the works.
- Detail and coordinate all necessary fire/ smoke stops required by the Building Regulations where applicable, and the Relevant Authority.
- Where the Statutory Authorities and/or Local/ National Fire Regulations require a specific fire resistance to elements of structure which form a junction with adjacent components, ensure that the junction is fire stopped to the same degree as the elements.
- Fire performance in terms of fire resistance of elements and structure shall be determined in accordance with BS EN 13501- Part 1:2018, as described in Appendix A of Approved Document B of the Building Regulations.
- Internal surfaces and linings requiring to be rated in terms of 'reaction to fire' shall be rated for performance by the method specified in BS EN 13501- Part 1:2018. Refer to Appendix B of the Approved Document B of the Building Regulations generally.
- Composite products and synthetic materials requiring to be fire rated shall be subject to the limitations specified in Approved Document B of the Building Regulations.
- Supply test certificates to demonstrate that all materials meet the above requirements.
- Ensure compliance with all Statutory Authorities' and Fire Services' requests/recommendations and ensure discharge of relevant conditions in their respect.
- Insulation materials generally shall comply with all the recommendations of the LPC Design Guide for the Fire Protection of Buildings.
- In addition to the requirements of the Building Regulations and Approved Documents, insulation, binders or other materials used as the core in cladding assemblies and composite cladding panels or as insulation behind sealed or rainscreen cladding assemblies, to any building shall be non-combustible in accordance with BS EN ISO 1182:2020. If materials are proposed for use in these applications that are unable to achieve this classification, fire risk assessments shall be submitted for review by an independent Fire consultant or other independent suitably qualified Competent Person. These materials shall not be used unless an independent Fire Consultant or independent Competent Person confirms acceptance of their use in writing.

5.0 SUBSTRUCTURE
Note: To be read in conjunction with Structural Engineer design and specification.

5.1 Foundations
5.1.1 The foundations shall be designed having regard to the site ground conditions and in accordance with the recommendations of BS EN 1997-1:2004 Eurocode 7: 'Geotechnical design'(2009). The structural concrete for foundations will be designed in accordance with BS EN 1992-1-1:2004 Eurocode 2: 'Design of concrete structures'; (2008) or BS EN 1992-1-1:2004.

5.1.2 Additional foundations are to be provided to facilitate the introduction of the additional first floor mezzanine space. Foundation positions as indicated on the floor plan drawings and engineers drawings.

5.1.3 Wherever possible, recycled materials will be used.

5.2 Perimeter Detail
5.2.1 Perimeter cladding running to ground level and fixed back to galvanised PFC or cladding rail with staking at 2m centres to contractor design.

5.3 Service Ducts
5.3.1 Ducts for all incoming and outgoing services, are to be properly built into the substructure and oversite slab with correct radius bends and puddle flanges to statutory approval. Entries to be made without adversely affecting the structural and water-resistant qualities of the structure or any gas protection issues.

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- All ducts to be completed with pull cords for future installation. All ducts to be provided with the appropriate cover in accordance with the relevant British Standards and the Local Authority requirements.
- One duct for incoming water main
- One duct for power supply (minimum number subject to supplier requirements)
- Two ducts suitable for access control system and CCTV. External CCTV duct to be linked from incoming services panel into a soft landscaping area in a position to be agreed with the EA. Position to be coordinated with the external lighting design for future CCTV by occupier.
- Two ducts, one for BT and one for spare data to be brought from the perimeter of the site into each building. Positions are to be agreed with the EA.
- Two additional spare ducts from the incoming services panel to the building perimeter gravel margin of each building.
- Install ducting for the Electric Vehicle charging pedestals to 100% of total car parking spaces; 20% to be fitted with EV Charging pedestals (14 twin charge pedestals to support charging 28 cars) and 80% ducting for future provision with pull cords in line with the Transport Statement and approved planning requirements. Ducting is to run from the car charging control centre. The location of the distribution board for the EVC system is to be agreed with the EA. Refer to the site plan for location of EVC pedestals. Number of car charging spaces provided at completion are to match the planning requirements.
- Ducts to be provided to automated access gates within new fence on eastern boundary.

6.0 SUPERSTRUCTURE
Note: To be read in conjunction with Structural Engineer design and specification

6.1 Structural Frame

6.1.1 The structural frame to be constructed of steel framing, designed by the contractor. Pitch of roof shall not be less than 6°. The frames shall be constructed in two structural bays in line with the drawings. The roofs are to have gable ends.

6.1.2 The structural frame will be designed in accordance with, and to ensure full regard for the recommendations and requirements contained within the structural engineer's Civil & Structural Performance Specification.

6.1.3 The structural steel frame will be a portal frame with a minimum clear height to underside of haunch as indicated on the design drawings, designed in accordance with BS EN 1993-1-3:2006 Eurocode 3: 'Structural use of Steelwork in Building'(2009). Loading shall be in accordance with BS EN 1991-1-7:2006 Eurocode 1 : 'Actions on structures' + A1:2014 (2010). Steel sections to BS EN 10025-1:2004, BS EN 10025-2:2019 and BS EN 10201-1:2006. All work will be carried out in compliance with the National Structural Steelwork Specification 7th Edition.

6.1.4 Bracing locations shall be agreed with the Employers Agent and are to be kept free from open areas/internal stanchions, door, future door, window openings, future window openings and the like.

6.1.5 The frames and purlins will be capable of supporting a service loading arising from mechanical, sprinkler and electrical services/installation plant, equipment and fittings of 0.25kN/m² over the whole area of the roof. The frames must also allow for the loading of the PV array, with provision for the whole area of the roof. The office areas at first and second floors will be designed for superimposed loading of 2.5kN/m² and an additional loading of 1.0kN/m² for partitions.

6.1.6 Perimeter columns will be designed with pinned bases, except where required for Fire Collapse by

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Technical Standards, where the bolts and baseplates will be partially fixed in accordance with the 'Steel Construction Institute' SCI Publication P213

6.1.7 The steelwork will be designed and constructed to allow the building envelope to achieve compliance to specification, refer to item 6.1. All purlins and rails will be fixed in accordance with manufacturer's recommendations and will have a minimum thickness of 1.4mm to assist a positive cladding fixing. All sheeting rails within 2.0m from FFL to be installed 'toes down' to prevent build-up of debris.

6.1.8 All steelwork will shot blasted to BS 7079:2009, second quality, before painting with one coat of epoxy 2 pack high build zinc phosphate primer to a nominal dry film thickness of 75 microns to give 10 years life to first maintenance, finished colour to be light grey. Cold formed sections will be manufactured from hot dipped galvanised coil to BS EN10346: 2015 and BS EN10143: 2006. Where steelwork is to be encased in masonry, it will receive two coats of bituminous paint. Where remedial works are required to webs, flanges, beams, columns or other steelwork that is visible in the completed building the whole area of the affected steelwork will be coated to provide a uniform appearance.

6.1.9 The steel frame shall be designed to meet the following standards:-

- a) All cold rolled steel work shall have the standard Manufacturers galvanised finish to BS EN 10143:2006 or better;
- b) All structural bolts are to be zinc plated or galvanised finish;
- c) The roof and wind loads shall comply with BS EN 1991-1-7:2006 Eurocode 1 + A1:2014 (2010) including allowance for drifting snow;
- d) All doors shall be fully framed in steelwork, including all frame extensions necessary to support sectional door fittings and canopies;
- e) Sags rods and tension wires shall be free from distortion, properly adjusted;
- f) The structure must be capable of carrying door frames in the positions shown on the drawings;
- g) Columns and beams to be protected by Tacfire board fire protection / intumescant paint or equal where required by the Building Regulations. NB: fire board or intumescant paint to be white. If and where fire protection boarding is used, no diminution of critical site dimensions shall be allowed.

Intumescant Paint System to provide fire resistance to the satisfaction of the Building Control Officer / Approved Inspector Paint system to be Sherwin-Williams Firetex FX5062 water based intumescant with Sher-Cryl M770 water based top coat. Topcoat finish to be Normal. The definitions contained in BS 2015 and BS EN ISO 4618:2023 shall be used. Visual requirements shall be based upon samples submitted and agreed. Life expectancy to first maintenance for paint finishes shall be a minimum of 10-12 years. The paint manufacturer shall provide a written specification at the time of tender for recoating (by others) at the end of the life expectancy period.

6.2 Structural Floors

6.2.1 The construction shall incorporate a structural floor slab that will be inherently watertight.

6.2.2 The structural floors will be designed in accordance with, and to ensure full regard for the recommendations and requirements contained within the structural engineer's civil & structural Performance Specification.

6.2.3 The ground floor slab will be constructed of reinforced concrete / or fibre reinforced slab C32/40 ground slab with a power floated finish will be provided to the warehouse and undercroft area.

6.2.4 The ground floor slab will be designed in accordance with the recommendations of the Concrete Society Technical report TR34 'Concrete Industrial Ground Floors' 4th edition (2018) for two loading conditions namely 50KN/m² to all areas unless agreed otherwise and a leg rack loading of 100KN

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Specification – Accelerator Park, Sawston

placed in a back to back situation (with the centre line base plates placed minimum distance of 200mm away from floor joints) anywhere on the floor.

6.2.5 Joints will be kept to a minimum, but where necessary, they will be detailed in accordance with TR34 and designed so that no vertical movement occurs across the joint. Day joints should be tied or reinforced with 10mm minimum thickness arris protection.

6.2.6 The ground floor slab will be constructed so that the top surface tolerances comply with FM2 as defined in Concrete Society Technical Report T34 'Concrete Industrial Ground Floors' 4th edition (2018), for free movement areas of the slab. A surface regularity survey is to be undertaken by an approved and agreed survey company to demonstrate compliance with this specification prior to completion.

6.2.7 The surface of the slab will be power floated, cured and sealed with proprietary acrylic based hardener Sika Proseal or similar approved and will be dust free. The floor shall not be trafficked for a minimum of four days following the sealing operation and in line with the specialist flooring contractor's recommendations. Wearing surface shall have a minimum abrasion resistance of AR2 in accordance with BS 8204-2:2003 + A2:2011 and confirmed by independent testing. If required shrinkage cracking shall be induced joints at no less than 6 metre centres cut to an agreed regular pattern.

6.2.8 The ground floor slab is to be insulated where required by Part L of the current Building Regulations.

6.2.9 The first floor office slabs (initial base build) will be constructed of an in-situ concrete floor slab with a power floated finish or precast concrete planks with a screed finish to achieve a floor loading of 4.0KN/m² plus 1KN/m².

6.2.10 The additional office / lab area at first floor will be constructed of a light weight steel frame and Strebord C Standard Flooring Grade chip board. The floor construction will include mineral wool insulation to achieve the required acoustic standard. The construction is to be fire protected in line with the Building Regulations.

6.2.11 Floor Screeds

Location: staircases, toilet cores, storerooms, and lobbies
Screed, all preparatory work and application shall be in accordance with the manufacturers' instructions.

Floating 85mm reinforced screed to BS4483:2005 laid on and including 65mm insulation board. Works to include all required expansion and contraction joints.

Accessories: include steel edge angles to all unsupported perimeters/ interfaces with raised flooring. Planted stainless steel flats shall be fixed to screed angles to allow finishing to tiling/carpets above where visible in the finished works.

7.0 EXTERNAL FABRIC

U-Values to achieve as follow in line with the building regulations and energy strategy report for this project:

Fabric Values (W/m ² .K)	U-Value
Roof	0.14W/m ² K
External wall	0.26 W/m ² K
Floors	0.15W/m ² K
Windows	1.40W/m ² K
Roof lights	1.30W/m ² K
Personnel doors	1.60W/m ² K
Vehicle doors	1.3W/m ² K
Air permeability	3m ³ /hm ² @50Pa

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7.1 Wall Cladding

7.1.1 Generally

Profiled steel cladding to elevations to be designed, detailed and installed to accord with the requirements of the stated performance specification to meet the requirements of the Building Regulations and to the satisfaction of The Building Control Officer. Should a factory-built sandwich construction be used then a Loss Prevention Council/Loss Prevention Standard (LPC/LPS) approved core material will be used.

7.1.2 Wall cladding Type 1

Type: CA group or similar approved.
Product ref: 32.1000W External wall forward profile (laid horizontally).
Material: Colorcoat Prisma® with Confindex® Guarantee including cover for cut edges for the entire guarantee period. Substrate to be Galvalloy® 95% zinc / 5% aluminum eutectic alloy, hot-dip metallic coated steel substrate grade S220GD+ZA, and coating weight ZA255 to BS EN 10346:2015.
Finish Side 1: Colorcoat Prisma® high performance pre-finished steel with nominal organic coating thickness 200µm with Scintilla® emboss with a nominal depth of 40µm and maintenance and inspection free Confindex® Guarantee.
Colour Side 1: Sirius (RAU 9006)
Thickness: Nominal 0.7mm
Finish Side 2: High Performance Polyester Standard Backing Coat
Colour Side 2: Light Grey

7.1.3 Wall cladding Type 2

Type: CA group or similar approved.
Product ref: CA Sinu 19 990 Steel profile (laid horizontally)
Material: Colorcoat Prisma® with Confindex® Guarantee including cover for cut edges for the entire guarantee period. Substrate to be Galvalloy® 95% zinc / 5% aluminum eutectic alloy, hot-dip metallic coated steel substrate grade S220GD+ZA, and coating weight ZA255 to BS EN 10346:2015.
Finish Side 1: Colorcoat Prisma® high performance pre-finished steel with nominal organic coating thickness 200µm with Scintilla® emboss with a nominal depth of 40µm and maintenance and inspection free Confindex® Guarantee.
Colour Side 1: Zeus
Thickness: Nominal 0.7mm
Finish Side 2: High Performance Polyester Standard Backing Coat
Colour Side 2: Light Grey

7.1.4 Wall Cladding Type 3

Type: CA group or similar approved.
Product ref: 32.1000W External wall forward profile (laid horizontally).
Material: Colorcoat Prisma® with Confindex® Guarantee including cover for cut edges for the entire guarantee period. Substrate to be Galvalloy® 95% zinc / 5% aluminum eutectic alloy, hot-dip metallic coated steel substrate grade S220GD+ZA, and coating weight ZA255 to BS EN 10346:2015.
Finish Side 1: Colorcoat Prisma® high performance pre-finished steel with nominal organic coating thickness 200µm with Scintilla® emboss with a nominal depth of 40µm and maintenance and inspection free Confindex® Guarantee.
Colour Side 1: Zeus
Thickness: Nominal 0.7mm
Finish Side 2: High Performance Polyester Standard Backing Coat
Colour Side 2: Light Grey

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7.1.5 Wall Cladding Type 4 – Fibre Cement Plank rainscreen system

All works to be carried out in a/w CWCT recommendations The Standard for Systemised Building Envelopes and designed by specialist subcontractor in a/w the system supplier's recommendations. Fibre cement rainscreen boards - Benx Supertech Weatherboard Plank cladding

Type: Fibre cement cladding board.
Product ref: Benx Supertech Weatherboard Plank cladding or similar approved.
Orientation: Vertical, setting out as per architectural elevations and coordinated/confirmed via commentary of subcontractor working drawings.
Thickness/depth: 7.5mm
Size: 230mm (w) x 3600mm (L)
Rails: Nvelope NV6 support system in accordance with manufacturer's installation guidance and to subcontractor design including all fixings or similar and approved.

Fixing: As per manufacturers installation guidance. Supertech Weatherboard starter fixing profiles perforated closures (10mm ventilation gaps top and bottom) to be used where required. Boards to be lapped by 30mm with concealed screw fixings. Visible fixings on terminating board to be Supertech Weatherboard colour matched screws, countersunk.

Colour: Aged Oak
Substrate: Interior to exterior: Galvanised steel top hat sections (to S.E. design fixed to cladding rails at 600mm C.C. External grade sheathing board (Bluclad or similar and approved). Tyvek Firecurb breather membrane with taped joints.

Refer to services engineer's condensation risk analysis/ dew point calculations.
Nvelope NV6 support system fixed through sheathing board to top hat sections.

Vertical battens: 47 x 38mm tanalised timber (durability class 1 or 2). Deflection gaps to be incorporated into battens setting-out.

Horizontal battens: 47 x 38mm tanalised timber (durability class 1 or 2). Deflection gaps to be incorporated into battens setting-out. Battens to be fixed at 300mm c.c. from ground level to door head level and then at 600mm c.c.

Storage prior to use: Boards to be stored in accordance with manufacturer's recommendations and kept in a dry environment to minimise efflorescence.

ADDENDUM TO SPECIFICATION R5

Project: Phase 2, Dale Manor Business Park

Sawston (Accelerator Park)

Project No: 22097

Addendum date: 28/03/2024

Addendum to Specification R5 – Accelerator Park, Sawston

Site Hose Testing: Site water hose tests shall be carried out in accordance with the recommendations of CWCT Standard for Walls with Ventilated Rainscreens and Systemised Building Envelopes.

a) Extent of Testing: The CA shall specify those areas to be tested. 5% length of all joints.

b) Remedial Work and Re-testing:

i) Wherever leakage has occurred, make watertight to satisfy the requirements of the Specification.

ii) After all necessary remedial work has been completed all repaired areas shall be re-tested, following the same procedure as before. Should leakage still be found, further remedial measures shall be taken and testing shall be repeated until the designated area is found to be satisfactory.

accelerator park

PHASE 2 ■ SOUTH CAMBRIDGE ■ CB22 3FG



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iii) Each failure shall be rectified and retested until the area is found to be satisfactory and a further additional area of a similar extent is to be tested at the Contractor's own expense.

7.1.6 Steel Lining Sheets (Internal – all cases)

Type: CA group or similar approved.
Product reference: CA17/1000L
Finish Side 1: Colorcoat High Reflect. Substrate must be Z275 Galvanised hot-dip zinc coated steel to BS EN 10346:2015
Colour Side 1: Bright White.
Thickness: Metal thickness to be a nominal 0.4mm (including zinc) and of a Fe E220 G quality.

7.1.7 External flashing and trims

Type: CA group or similar approved
Material: Colorcoat Prisma® with Coniflex® guarantee including cover for cut edges for the entire guarantee period. Substrate to be Galvalloy® hot-dip metallic coated steel substrate grade S220GD+Z2, and coating weight ZA255 to BS EN 10346:2015
Finish Side 1: Colorcoat Prisma® high performance pre-finished steel with nominal organic coating thickness 200 µm with Scintilla® emboss with a nominal depth of 40µm and maintenance free Coniflex guarantee.
Colour Side 1: Orion (RAL 9007) / Sirius (RAL 9006) / Zeus TBC
Thickness: 1mm

7.2 Roof Cladding

Type: CA group or similar approved.
Product Ref: CA32/1000R Profile.
Material: Colorcoat HSP200® Ultra Coniflex® Guarantee including cover for cut edges for the entire guarantee period. Substrate to be Galvalloy® 95% zinc / 5% aluminium eutectic alloy, hot-dip metallic coated steel substrate grade S220GD+Z2, and coating weight ZA255 to BS EN 10346:2015.
Finish Side 1: Colorcoat HSP200® Ultra high performance pre-finished steel with nominal organic coating thickness 200µm with Scintilla® emboss with a nominal depth of 40µm and maintenance and inspection free Coniflex® Guarantee.
Colour Side 1: Goosewing Grey BS10A05
Thickness: Nominal 0.7mm
Finish Side 2: High Performance Polyester Standard Backing Coat
Colour Side 2: Light Grey

To comply with BS EN 1991-1-7:2006 Eurocode 1: 'Actions on structures' + A1:2014 (2010)

The roof construction is to achieve a 'U' value of 0.16W/m² Deg. C with an integral, continuous and completely sealed vapour barrier, fixed strictly in accordance with the manufacturer's recommendations.

A white polyester coated liner panel to form the internal surface of the roof construction to be 0.7mm nominal thickness as per manufacturers recommendations.

All gutters to be insulated, thermally broken and plastisol coated (internally and externally). 0.7mm thick galvanised steel with matching brackets and outlets. Gutter size and capacity is to be designed by the cladding sub-contractor.

Siphonic drainage will be required to full extent of the building (25 year guarantee and Category 2 risk protection). The installation will be insulated throughout.
All gutters to be laid flat, not to falls.

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A design method statement and risk assessment will be provided at the start of the construction phase of the project for the maintenance of the roof and gutters. This will be incorporated into the Health and Safety File.

All units to use siphonic drainage to comply with BS EN12056-3:2000 and suit drainage design. All pipework to be installed above the portal launch level to maintain minimum clear height. Siphonic downpipes within the office areas to be avoided. If strictly required, the extent of downpipes above the office are to be kept to a minimum and to be acoustically insulated with a leak tray.

Weir overflows to be provided at the end of the gutters in addition to intermediate locations around perimeter of building. Outlets to be factory welded into the gutter sole. The gutter is to be continuously supported to eliminate ponding.

All gutters to be laid flat, not to falls.

Rainwater downpipes to be designed to avoid running across office areas.

7.3 Rooflights

Part of Roof Cladding shall be site assembled in plane triple skin translucent roof lights of a pattern to match the cladding profile.
Rooflight type: CA group or similar approved profiled in plane triple skin GRP lights. 1.3 w/m² U value and not susceptible to UV degradation.
Liner: CA32/1000RL profile, Class 1/SA4, 3kg/m²
Area: To be equal to 10% of the building footprint area
Note: CA32/1000R forward special metal sheets should be used upslope of Forward Special rooflights.
The rooflight assembly described fitted correctly is expected to achieve a Class B fragility rating for 25 years.
Rooflights are to be designed, or provided with, protection to prevent collapse under the weight of a person or falling body. All rooflights are to be tested as part of roof assembly and to be a minimum Class B non-fragile ACR[M] 001:2019.

All rooflights are to be provided with internal trim flashings. No insulation is to be visible from inside the warehouse/ unit. NB: Rooflights to be designed to align centrally between portal frames where possible.
During construction phase Class B fragility is to be achieved at liner level once fixed.

7.4 Mansafe system

Mansafe fall arrest system to be provided. Stainless steel cable system on stainless steel pedestal support brackets with structural fixings. Location (roof), layout and configuration as indicated on the sub-contractors design drawings.
Include for testing by an accredited testing specialist or provide independent certified test data to demonstrate compliance with the Specification. On completion of the installation, the installer shall carry out all tests to confirm the system's competence in accordance with BS EN 795:2012 anchorage system and issue a test certificate and two copies of user instructions and maintenance manuals for the overall installation.

7.5 Cladding Generally

7.5.1 Fixings / Fasteners
Fasteners (Supplied by CA group or similar approved): Fixing to Cold Rolled purlin from 1.5 - 3.5mm thick:
Spacer to sheeting rail: Standard method: Stainless steel self-driller Hex head min 5.5mm dia x min 25mm long and washer 2 x per bracket diagonally opposite (4 x per bracket for bracket heights >= 260mm).

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7.5.2 Design

Cladding/ covering system: Complete detailed design and submit before commencement of fabrication.
Standard: To BS 5427-1:2016 'Code of practice for the use of profiled sheet for roof and wall cladding on buildings +A1:2017'
Related works: Coordinate in detailed design.

7.5.3 Thermal insulation

All insulation, including door & window cills, jambs & heads, is to be of A1 class, non-combustible, mineral wool typology. The use of PIR board is prohibited on the building, in order to achieve the clients objectives and requirements.
Complete thermal design of the cladding / covering system to avoid excessive thermal bridging

7.5.4 Thermal Performance / Bridging

Standard: To BS EN 13162:2012 'Thermal insulation products for buildings' +A1:2015
Glass Fibre Quilt insulation (thermal transmittance value Lambda 90/90 0.040 W/mK)
Thickness (minimum): to give a 'U' value of 0.26 W/m²K – walls and 'U' value of 0.16 W/m²K – roof (3 dimensionally Modelled on software fully compatible with BS EN ISO 10211:2017. The calculations have been carried out in accordance with BR443 2e 2019 and BS EN ISO 6946:2017 'Building components and building elements'.
Placement: Continuous and lightly compressed between outer and lining sheets. Secure to prevent future movement or dislodgement.

*For fire rated system use Knauf ECOSE insulation in single roll thicknesses (max 220mm thick), ensure roll edges are lapped to ensure no gaps.

7.5.5 Vapour Control Layers

Building Humidity Classes to BS EN ISO 13788:2012
Class 1 to 4: CA Sealed lining in accordance with manufacturer's recommendations
Vapour resistance (minimum): 10,000 MNs/g.
Tape: T-Foil Plus 50. Where required, unvented FRP fillers should be sealed top and bottom with a continuous bead of white or grey gun grade T-butyl sealant or T-strip.

Class 5: (Detailed information awaited from CA manufacturer).

Position: To warm side of thermal insulation

All VLCs –

Laps: Not less than 150 mm, seal with tape. Use 2 rows for Class 5 applications. Achieve full bond.
Continuity: No breaks and with the minimum of joints.
Penetrations and abutments: Seal to vapour control membrane with tape. Achieve full bond.
Repairs and punctures: Seal with lapped patch of vapour control membrane and continuous band of sealant tape along edges

7.6 Loads

The cladding will be designed to comply with wind loads calculated in accordance BS EN 1991-4:2005 Eurocode 1: 'Actions on structures'+A1:2010 (2010)

7.7 Warranty/ Guarantee

Tata Steel Confidex Sustain® offers the first Carbon Neutral building envelope in the world measuring and offsetting its impact cradle to cradle. i.e. manufacture through to installation, use and end of life. Confidex Sustain® is available with Colorcoat HPS200® Ultra and Prisma® when specified as part of a Colorcoat® assessed cladding or roofing system.

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A Tata Steel Confidex 'Sustain' guarantee is to be provided upon completion of the works. Should the roof require a PV array the applicable Colorcoat HPS200 Ultra warranty provided by Tata Steel UK Limited will be required.

7.8 Certificates

Apply at the outset of the project for registration with Tata Steel Confidex 'Sustain' and upon completion provide the Employers Agent with Tata Steel Confidex 'Sustain' certificates detailing how the carbon emissions have been offset.

7.9 Approved Document Part B Boundary Condition

Where required by the Building Regulations to provide fire protection to any external wall, then the construction will be upgraded to a firewall status in accordance with the structural engineers and cladding manufacturer's recommendations.

7.10 Surface Spread of Flame

The internal lining to any cladding is to be Class O rating for surface spread of flame as tested to BS 476-7:1997 'Fire tests on building materials and structures'.

7.11 Blockwork

Internal blockwork walls where required, are to be locally constructed of standard 7N/mm² 100mm, 140mm or 200 mm dense paint grade concrete blockwork to BS EN 772-2:1998, with adequate head restraint.
Adequate raised blockwork wall shall be locally constructed to provide a suitable substrate to all incoming service panels, distribution boards etc in the area indicated for the switch gear on the design drawings, the raised blockwork shall be a minimum of one structural bay. The Contractor shall provide a fully co-ordinated elevation for agreement with the EA of all service fittings to ensure a neat and serviceable finish is achieved in this location. Mortar to BS EN 1996-1-1:2005 Eurocode 6.

Cavity Barriers are to be provided as required by Building Control.

Blockwork is to be neatly pointed and is to have a uniform appearance in a/w the benchmark sample.

Movement joints to be allowed in accordance with manufacturer's recommendations and to be included with a polyethylene strip at the top junction with slabs and beams.

Corofill C144 to be used at this joint for fire compartment wall.

All movement joints to have sealant finish where exposed.

Top of the blockwork wall is to be restrained where required with steel channels or special fixings/dowel to the contractor's design. All door opening lintels to be precast concrete to the contractor's design.

7.12 Office and Entrance Glazing

7.12.1 Glazing systems are to comply with the latest edition of the Centre for Window and Cladding Technology (CWCT) standard for systemised building envelopes and test methods for curtain walling.

Parts 1 – 0 inclusive.

Senior Architectural Systems curtain wall system (or similar approved) with polyester powder coated capping to address the requirements of Part L and the Energy Report by RPS.

Location: Offices and main entrance

Type: Double glazed, pressure equalized, mullion drained and thermally broken aluminium.

Manufacturer: Senior Architectural Systems, sections to BS 4873:2016 and designed to meet

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the requirements of BS EN 1027:2000.

Finish: Powder Coated (RAL 7016)

Accessories: Note requirement for intermediate steel support sections within the triple height entrance space to be achieved using an SHS/RHS. Beam to be paint finished to match curtain wall frame.

Glass to new curtain walling to be Pilkington Suncool 66/33 clear/16mm Argon filled cavity and 6mm clear toughened inner with Ritec self-clean coating on the external surface of the front pane (centre pane value = 1.0W/m K).

Look-a-like glazing to be Pilkington Suncool 66/33 toughened outer pane with Ritec self-clean coating, 16mm argon-filled cavity and 6mm toughened inner pane with graphite BS18829 ceramic enamel coating to inner face, backed with foil-backed insulation. Insulation spandrels to be glazed into the system.

Look-a-like glazing to be included for production core option extent of glazing to be as shown on drawing.

Glass to BS 952-1 1995 and the relevant parts of and the relevant parts of BS EN 572-1 2012 +A1:2016

All glass to be hermetically sealed, double glazed and fixed in accordance with BS 6262-Parts 1 to 7 – Part 1:2017/Part 2:2005/Part 3:2005/Part 4:2018/Part 6:2005/Part 7:2017. Unit to be 10:24.6 minimum or to suit pane size, with toughened/laminated glass to BS 6206-1981 & BS EN 12600-2002 required for safety, strength and security to suit location.

All glass to be laminated or heat soaked toughened to suit location, hermetically sealed double glazed and fixed in accordance with BS 6262 series. Unit to be 6:16.6 minimum or to suit pane size, with toughened/laminated glass to BS 6206 for situations required for safety and security. All glass is to be heat soaked toughened and tested to reduce possibility of spontaneous breakage. The glazing shall be hose tested on site in a/w CWCT Technical Note TN41. The system is to be designed to a wind pressure of 600pa or greater.

Double mullions / side by side mullions will not be allowed. If required, curtain walling support beams to be square hollow sections and run along curtain walling transoms for minimum visual impact.

If required, intermediate steel support sections within the double height entrance spaces to be RHS paint finished to match the curtain wall framing. All breaks to the curtain walling elements are to be highlighted at construction.

Where fire rated glazing is required, the system is to be tested and certified to the required standard.

Manifestation to be applied to curtain wall glazing within entrance lobby including the main entrance door. Manifestation to be in two rows, 1000mm and 1400mm from ground floor FFL to comply with requirement K5.2 of approved document part K.

From Planning decision notice:

15. Doors - all door sets allowing direct access, e.g., front, and rear entrance door sets, plant rooms and fire doors will be certificated to one of the following standards: PAS 24 - 2022 PAS 24 - 2016 or STS 201 Issue 4:2012 or LPS 1175 Issue 7.2 (2014) Security Rating 2+ or STS 202 Issue 3 (2011) Burglary Rating 2 or (Commercial door sets) LPS 2081 Issue 1 (2015) Security Rating B+.

16. Windows, roof windows and roof lights - all ground floor and easily accessible windows, shall be certificated to one of the following standards: PAS 24 - 2022 or PAS 24 - 2016 or STS 204 Issue 4:2012 or LPS 1175 Issue 7.2 (2014) Security Rating 1 or STS 202 Issue 3 (2011) Burglary Rating 1

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or LPS 2081 Issue 1 (2015) Security Rating A. Recommends for this site's main entrance doors, fire exit doors and any other external doors - LPS1175 B3 (SR2) rated doors.

17. **Curtain Walling (if applicable):** - Needs to be secure. Communal entrance doors within the curtain walling should still be able to achieve the relevant test and certification standard, LPS1175-SR1 or LPS2081. a. Glazed curtain walling must be installed using a secure glazing retention system. The method of retaining the glass must include one or more of the following: Security glazing tape/Dedicated security sealant or gasket A secure mechanical fixing system (Evidence will be required to prove the system is secure. This may be achieved by utilising the specific glazing retention test within PAS 24:2022 or PAS 24:2016 or by an indicative test on the retention system to LPS 1175 Security Rating 1 or STS 202 Burglary Resistance 1). Attack resistant glazing is required where the glazing is easily accessible. Windows and doors must be certified by one of the UKAS accredited certificated bodies.

7.12.2 Integrity

The works shall provide internal Requirement: The curtain walling and windows must resist wind loads, dead loads and design live loads, and accommodate deflections and movements without damage. Refer to Structural Engineers Specification.

7.12.3 Structural performance Requirements

– Refer to Structural Engineer's Specification
Comply with the recommendations of the Centre for Window Cladding (CWCT) Standard for Curtain walling and windows and windows.

7.12.3.1 Structural Deflection

– Refer to Structural Engineer's Specification
The allowable deflection of any element, when carrying full design loads, not to exceed 15mm or 1/125 for single glazing and 15mm or 1/175 for double glazing of its clear span in a direction normal to the plane of that element, whichever is the lesser value.
No element to deflect under loading in any way that is detrimental to any other element of the works or adjacent structure.
All components, couplings and fixings to be capable of accommodating all of the above deflection without permanent distortion, deformation or failure.
Accommodate defined differential structural movements arising from any loads imposed by adjacent structures.
Calculations of deflections for structural aluminium to recognise criteria contained in BS 8118: Part 1 limiting deflections.

7.12.3.2 Design Loads

– Refer to Structural Engineer's Specification
Withstand loads specified without affecting the system's ability to comply with performance requirements and/or the exceptional loads. Unless otherwise stated, the system to comply with all prevailing relevant British Standards as appropriate, including BS 6180-2011 and BS EN 1991-1-2:2007 . Consider the worst combinations when calculating design loads.
Accommodate the self-weight of the system including all framing and supporting systems.

7.12.3.3 Imposed Gravity Loads

– Refer to Structural Engineer's Specification
Accommodate loads imposed by adjacent and/or attached elements suspended from or fixed to the system.

7.12.3.4 Live Loads

– Refer to Structural Engineer's Specification
Accommodate the following live loads without any reduction in performance:
Movement of the building structure and cladding support structure.
Horizontally applied loads acting on the surface of framing members and glazing arising from maintenance and cleaning operations.
A horizontal live load of 0.74 kN/m, due to the occupants, acting at a height of 1100mm above the finished internal floor level.
Known impact loads, or transferred impact loads, that occur during service life.
Loads imposed during replacement.

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7.12.3.5 **Wind Loads** – Refer to Structural Engineer's Specification
Horizontal and vertical loads of similar magnitude to those which are imposed upon adjacent or attached elements.

7.12.3.6 **Imposed Movements** – Refer to Structural Engineer's Specification
Accommodate imposed loads by defined movements of its supporting structure and/or other adjacent elements.

7.12.3.7 **Wind/ Air Pressure Loads** – Refer to Structural Engineer's Specification
Calculate pressure loads to include the effect of internal air pressures within the building, taking into account the presence of significant openings.

7.12.3.8 **Thermal Loads** – Refer to Structural Engineer's Specification
Accommodate thermal movement resulting from the maximum and minimum surface temperatures defined by CWCT requirements for Curtain walling and windows and windows. Cater for all temporary and permanent conditions.

7.12.3.9 **Initial Loads** – Refer to Structural Engineer's Specification
Accommodate inertial loads arising from acceleration/deceleration of moving sections including opening lights, doors and vents of the building or enclosure.

7.12.3.10 **Environmental performance Requirements** – Refer to Structural Engineer's Specification
Moisture Movement – resist movement without permanent deformation or any reduction in the specified performance:
Due to changes in the moisture content of works' components, resulting from variations in the moisture content of the air.
Due to the expansion of absorbed or retained moisture caused by freezing.
Control the flow of any water within the system and direct such water to the outside.

7.12.3.11 **Thermal Performance** – Refer to Structural Engineer's Specification
The average U-value through the works to comply with the above requirements and meet all statutory requirements as well as the specified requirements.
Submit thermal calculations for the various components and the average thermal performance of the proposed works to comply with the specified requirements.

7.12.3.12 **Solar performance Requirements**
Submit data sheets in respect of solar and visible light performance for project specific glass build-ups in accordance with BS EN 410: 2011 (light transmittance, radiant transmittance of glazing with tolerances of ±3% for flat glazing. No cracking or distortion of glass is acceptable. Confirm the total solar transmission (G-value) for each glass type specified for review by the Employer's Agent. Glass manufacturers and types are acceptable only if they meet the performance and visual requirements.

7.12.3.13 **Façade Floor Air Leakage**
Joints between cladding and structural slabs at each floor to be sealed such that air shall leak through the joint at no more than 0.1 litres/sec per linear metre of facade at 50m/m². Floor joint air leakage test to be carried out on Site by a specialist laboratory such as CERAM, Taywood or BSRIA. Allow for testing at 10 No. locations, each comprising a tenth of 6000mm.

7.12.3.14 **Capillarity**
Eliminate water migration, due to capillarity, to the inside of the building.

7.12.3.15 **Weather and Water penetration** – Refer to Structural Engineer's Specification
The works to be weatherproof and watertight ensuring the prevention of water leakage onto the internal face of the works.

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The works to remain weatherproof and watertight under all conditions with due allowance made for deflections and movements.
Cavities to be drained and ventilated to the exterior. Wet applied seals for the purpose of preventing the ingress of water is not acceptable. All seals and gaskets shall be "dry".
Fixed joints to remain rigid and accommodate all thermal, building structure or other movements and any applicable loads without compromising water-tightness.

7.12.3.16 **Acoustic Requirements** – Refer to Structural Engineer's Specification
The works shall effectively insulate the internal areas of the building from high levels of noise. The works shall provide internal sound reduction between floors.
The works shall provide internal sound reduction between adjoining areas on the same floor. Evidence shall be provided that the acoustic performance requirements given herein can be achieved.
The measured noise exposure of each façade shall have been used in conjunction with the internal noise criteria of 45dB L_{Aeq} to derive the façade sound insulation requirements of this development.
Each façade shall achieve the minimum sound reduction indices (R) when tested in accordance with BS EN ISO 10140: and associated parts:2021, as specified by the Acoustic Engineer.

7.12.3.17 **Impact and Abrasion Resistance** – Refer to Structural Engineer's Specification
Resist abrasion from cleaning methods and maintenance systems without noticeable change in surface appearance. General surfaces to be sufficiently hard (including glass coatings) to resist all reasonable impacts from hand-held objects without any noticeable change to the surface appearance.

Impact tests to be carried out to all assemblies adjacent to pedestrian areas. Test methodology to conform to current British Standards/ Codes of Practice. Tests shall conform to category B requirements.
The extent of any damage determined through testing to be recorded and, where possible, quantified. Samples shall also be submitted to the Employer's Agent.

7.12.3.18 **Demountability** – Refer to Structural Engineer's Specification
Elements of the works to be individually and independently removable ensuring access for maintenance and/or replacement of glazed units in the event of breakage.
The removal of glazed units is not to affect the performance or safety of any part of the works and a method statement is to be provided for acceptance.

7.12.3.19 **Brise Soleil**
Extruded aluminium aerofoil sun-shading louvres located to the facade of the ground floor offices consisting of solid aluminium aerofoil extruded section blades in a polyester powder coated finish fixed in module bays as shown on Design Drawings. Colour to match curtain walling / windows. The Brise Soleil shall form part of the curtain wall system and be supported horizontally through the aluminium curtain wall mullions and supplied with the curtain walling and windows and windows as a complete system. The contractor shall design, supply and install all associated fixings and intermediate support as the design intent drawings including the specified finishes and powder coatings.

Ensure that all interfacing requirements relating to fixings are provided, similarly all interfacing requirements relating to earth bonding shall be provided.

7.12.3.20 **General**
Provide test reports from an independent testing Agency verifying the performance criteria of the various systems used.

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7.12.4 **Thermal Performance**
Minimise cold bridging. Maximum thermal permitted transmittance (U-value) are:
Double glazed area for external facades 1.4 W/m²K or better.
Frames and extrusions: 1.4 W/m²K or better.
The average U-value through the works to comply with the above requirements and meet all statutory requirements as well as the specified requirements.
Submit thermal calculations for the various components and the average thermal performance of the proposed works to comply with the specified requirements.
Refer to BREEAM report and BRUKL Model / SBEM.

7.12.5 **Air Permeability/Infiltration**
Minimise airflow from the outside to the inside of the building through joints/junctions to control concentrated airflow.
Maximum air infiltration rates to be achieved are:
1.5 m³/hr/m² for fixed lights.
2.0 m³/hr/m² per metre length for opening lights/smoke vents.
3.0m³/hr/m² per metre length of opening for framed and rebated doors.
Any air leakage to be distributed and not concentrated at a single location.
Provide actual air leakage test results.

7.12.6 **Condensation**
Except under extreme conditions where the internal relative humidity is in excess of 70%, condensation is not to form, either on internal or external surfaces of framing members, glazing, solid panels or louvres, or internally within the construction of infill panels forming a part of the works, such that is may lead to damage or staining under the psychrometric conditions.
Condensation will be permitted only in non-visible drained and ventilated rebates subject to it not having a deleterious effect on performance or durability.
Provide a condensation risk assessment, taking into account the specified psychrometric condition. Refer to project outline specification and the Building Services Environmental Model.

7.12.7 **Acoustic Requirements**
The works shall effectively insulate the internal areas of the building from high levels of noise.
The works shall provide internal sound reduction between floors.
The works shall provide internal sound reduction between adjoining areas on the same floor.
Evidence shall be provided that the acoustic performance requirements given herein can be achieved.
The measured noise exposure of each facade shall have been used in conjunction with the internal noise criteria of 45dB L_{Aeq} to derive the facade sound insulation requirements of this development.
Each facade shall achieve the minimum sound reduction indices (R) when tested in accordance with BS EN ISO 10140-3:2021, as specified by the Acoustic Engineer.

7.12.8 **Fire Performance Requirements**
All elements to be non-combustible or not easily ignitable with low flame spread characteristics, and not produce excessive quantities of smoke or toxic gases.
The external wall, where necessary to meet unprotected limitations under requirement B4 "External Fire Spread" of the Building Regulations.
All materials used internally and externally (excluding sealants and gaskets) to have a Class 0 surface spread of flame classification when tested in accordance with BS 476: Parts 6 and 7, unless otherwise specified.
Provide cavity barriers as necessary and comply with Building Regulations Approved Document B. Fire and smoke stops to be positively fixed in position so as not to become dislodged in the event of a fire. The fixing to secure the stop in position for a period at least equal to that required for the compartment wall or floor against which the works abut. If fire resistance is required for space separation purposes, comply with functional requirement B4 of the Building

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Regulations: The external surfaces of the cladding to comply with functional requirement B4 of the Building Regulations.
Any insulation in the external wall construction that is exposed in a ventilated cavity shall be of limited combustibility, in accordance with the guidance in Section 12 of the Approved Document B.
Provide a floor-to-floor fire separation as required at the perimeter of each level. Submit details of suitable products, including fire tests information complying with BS 476: Part 20, test method.

Euroclass A2-s1, d0 , spread of flame classification when tested in accordance with BS 476 and associated parts and also BS EN 1363-1:2020 / BS EN 1363-2:1999 / EN 13501-1:2018

Fire tests in accordance with BS EN ISO 1182:2019 / EN ISO 1716:2018 / BS EN 13823:2020 / BS EN ISO 11925-2:2020

7.12.9 **Office ribbon glazing system**
To match main entrance Senior Architectural Systems aluminium framed system with a glass fibre reinforced, polyamide thermal break, dry-glazed with EPDM gaskets, or similar and approved.
In-line opening lights as defined on the design drawings with restriction stays allowing the windows to be fixed to 100mm for safety and security.
Exposure category to BS 6375-1:2015 +A1:2016
Design wind load: Consult Senior Architectural Systems for details
Airtightness - 600 Pascals
Watertightness - 600 Pascals
Colour/ Finish - Polyester powder coating in Anthracite RAL 7016

Ironmongery/ Accessories: All handles, locks and hinges to be supplied by Senior Architectural Systems powder coated to match adjacent windows, curtain walling and doors.

Ground floor windows and curtain walls to be security rated PAS 24/ LPS 1175:SR1.

7.12.10 **Glass**
Light transmittance 69% (min)
G-value - 0.37 (min)
Inner pane: minimum 6mm thick
Cavity: 16mm min argon filled
Outer pane: minimum 6mm thick
Centre pane 'U' Value 1.0 w/m²K and edge spacer Psi value to be confirmed
Durability requirements of class C of European standards BS EN 1096-1:2012 and 1096-2:2012
"Glass in building - coated glass"
Light and solar performance according to EN 410:2011
All glass shall be toughened and heat soaked.
Thermally toughened safety glass shall be classified according to EN 12600; for its pendulum impact performance. This product is to be used in critical locations (see BS 6262-4:2018)
Heat soaked thermally toughened products shall comply with EN 14179-1:2016 for soda lime silicate glass and EN 15682-1 (2013) for alkaline earth silicate glass.

Panel/ facing type: vacuum insulated aluminium glazed into and forming part of the curtain wall assembly.
External material: 3mm (min thickness) aluminium
External finish: anodised
Internal material: 3mm (min thickness) aluminium
Internal finish: mill and PPC
Core insulation: Rockwool or Stonewool
Centre pane 'U' Value 0.03 w/m²K as dictated by the performance requirements within the

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Service engineers design reports.
Glazing system: as manufacturer's recommendations
All glazing indicated on drawings should be fabricated as a complete glazing system and in strict a/w manufacturer's recommendations.

7.13 Louvres
All louvres to be colour coated to match surrounding materials and flashing details, to include integral bird/insect mesh and insulated lining panel in coated aluminium.

7.14 Loading Doors, External Doors and Fire Exit Doors
Front Entrance Doors
Polyester powder coated to BS EN 13438:2013 aluminium framed front entrance doors with toughened glass vision panels all to be fully designed by specialist subcontractor. If required fitted with 'FIRE EXIT' notices and ironmongery to Fire Officer approval with concealed overhead door closer and a stay against the wind. NB: type of sign to be lit and hung from SHS beam. Wiring to be concealed or coloured to match background. Main entrance door to be automatic opening.
Wireways are to be provided to allow the future installation of access control systems.
A 300 x 75mm satin stainless steel letter plate is to be provided in or adjacent to the main entrance doors, positioned vertically at a DDA compliant height. NB to be sealed until unit is occupied.
Satin Stainless Steel 1500mm cranked pull handles back-to-back to be provided.
Doors shall comply with all requirements of Part M of The Building Regulations.
Brushed stainless steel bollards 100mm diameter x 1000mm high to be provided externally either side of entrance doors to act as door stops when doors can be caught by gusty winds. Entrance doors are to be designed to allow for the future installation of security and access controls by the occupier. Bollards to be sleeved to enable replacement.

7.14.1 Escape Doors
Fire escape doors shall be painted steel sheet in steel frames with concealed high security panic bar /swing restraint/ shoot bolts. Colour to match adjacent cladding.
No vision panels required to external Escape Doors. Doors to be installed in external elevations set with minimal reveal depth.
Fire Escape doors adjacent to level entry doors to have suitable ironmongery/secure locking/ furniture for external opening.
150mm diameter – 1500mm high protection bollards to be provided externally to fire exit door openings where they open out onto the vehicle trafficked yard area. Bollards are to be stainless steel and sleeved to facilitate easy replacement.
Doors to have a 3 point locking system.
Main entrance doors, fire exit doors and any other external doors to achieve LPS1175 BB3 (SR2)

7.14.2 Double leaf doors
One per unit. General specification as for single leaf escape door.
Doors to have a 3 point locking system.
Main entrance doors, fire exit doors and any other external doors to achieve LPS1175 BB3 (SR2)

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7.14.3 Level Loading Doors
4 number level loading doors are to be provided as shown on the elevation drawings, insulated lockable and electrically operated and with bollards to protect jambs. Doors are 5m high x 4m wide for level loading.
Type: Assa sectional overhead door or similar approved
Finish: Manufacturer's standard with colour as below.
Colour: To match cladding colour RAL 7022.
NB: internal liner panel should be white to match cladding liner sheet.
Loading doors are to be constructed of interlocking insulated sections with an overall 'U' value of 1.3W/m² or better or as outlined in the project specific energy strategy. Doors shall have a manual override device installed. NB No vision panels are to be provided in these doors.
Coated to BS EN 13438:2013 'Paints and varnishes'.
The doors are to be lockable and electrically operated with the appropriate weather tight seal and flashing.
Permanent power will be provided to the doors and the doors will be fully commissioned upon completion.
150mm diameter – 1500mm high concrete filled protection bollards are to be provided externally to level entry door openings. Bollards are to be sleeved to facilitate easy replacement and painted with hazard stripes.
Door to be security rated minimum LPS 1175 SR2 or STS 202 burglar resistance 2 or solid secure SS101 Gold.

7.15 Movement Joints
Movement joints shall be installed in accordance with manufacturer's recommendations, shall be sealed with 2 part polysulphide or low modulus silicone based sealant on an expanded polyethylene backing strip. Sealant colour is to match the surrounding materials to EA approval.
Contraction and expansion joints for the structure and blockwork are to be provided where required and fully co-ordinated. Back-to-back plaster stop will be provided at contraction and movement joints to avoid plaster cracking, with sealant finish by Tremco 'Dymeric' or equivalent.

7.16 Lintels
Provide suitable precast concrete lintels to BS 5977-1:1981.
To contractor's selection.
Provide suitable pre-stressed concrete lintels to BS 5977-1:1981.
Manufacturer: Tarmac Topfloor or similar.
Product reference: Beam Lintel.
Placement: Bed on mortar used for adjacent work with bearing of not less than 150mm. Prop at not more than 1.2 m centres to prevent displacement during construction. Retain props in position for not less than 14 days or until mortar has matured, whichever is longer.
Lintels to all openings, Lintels to be set at approximately 2100mm above FFL. Exact height to be confirmed due to varying floor finishes.

7.17 DPCs and Cavity Trays
All DPCs and cavity trays to be "Permebit" by Ruberoid Ltd (or equal) used at ground level and where the cavity is bridged horizontally and vertically. All DPCs installed in strict accordance

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with manufacturers requirements. All cloaks, stop ends abutments, corners etc., and accessories to be pre-formed.

Provide suitable damp-proof course in either bitumen to BS 6398:1983, polyethylene to BS 6515:1984 or polymeric material to BS 6398:1983. Product reference: Hyload² Polymeric DPC by IKO plc or equal approved.

Cavity Trays
Provide suitable cavity trays, junction cloaks and stop ends.
Manufacturer: IKO PLC or equal approved.
Product references and locations: Special preformed units at internal/external corners and at steps in linear cavity trays.
Placement: To provide a free draining and watertight installation. Seal laps with DPCs and/ or cavity trays.

7.18 Wall ties/ ancillary masonry items
Wall Ties: Provide suitable stainless steel wall ties free from sharp, pointed edges, Grade 1.4401 to BS EN 845-1:2013 and Agreement certified. Wall ties shall maintain the stability of the works in accordance with BS EN 1996-1-1:2005 Eurocode 6 'Design of masonry structures'

Fixing Ties in Masonry Cavity Walls with Partial Fill Cavity Insulation
Embedment in mortar beds (minimum): 50 mm.
Placement: Sloping slightly downwards towards outer leaf, without bending. Drip centred in the cavity and pointing downwards.
First Row Spacing: Evenly space first row of ties at 600mm centres to secure bottom edge of insulation board at a minimum of two points.
Spacing: Evenly space in staggered horizontal and vertical rows.
Horizontal centres: 900mm.
Vertical centres: 450mm.
Secure each insulation board at a minimum of 3 points.
Spacing centres of top (eaves) row of ties: Not more than 450mm.
Provision of additional ties: Within 225 mm of reveals of unbonded openings.
Spacing: at not more than 300mm centres vertically.

Wall Starter/Connector
Provide suitable wall starter/connector.
Manufacturer: Ancon.
Product reference: SP21.
Material/ finish: Stainless Steel Grade 304.
Sizes: 125mm Long.

Slot Ties for Fixing Blockwork to Concrete and Steel Columns (Shot Fired)
Manufacturer: Ancon.
Product reference: SP21.
Material/ finish: Stainless Steel Grade 304
Sizes: 125mm long.
Slot Ties for Fixing Block to Concrete Column (Cast In Channels)
Manufacturer: Ancon.
Product reference: PP21.
Material/ finish: Stainless Steel Grade 304
Sizes: 125mm long

Head Restraint Ties
Provide the following:
a) Concealed type:

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i) Concealed type lateral head restraint ties with slotted holes and debonding PVC sleeve.
ii) Material: Stainless steel grade 1.4301 to BS EN 10088-5:3009.
b) Exposed type:
i) Exposed type comprising galvanised mild steel angle cleats nominal 100mm x 100mm x 6mm x 150mm long at 450mm centres.
ii) To incorporate suitable deflection movement, compressible joint filler and sealant as required.

Concrete Fill to Base of Cavity
Concrete generally: To BS EN 206:2013 and BS 8500-2:2015.
Designated Concrete: Gen 1, Refer to spec E10/130.
Workability: High.
Extent: Maintain 75 mm between top of fill and external ground level and a minimum of 225 mm between top of fill and ground level DPC.
Placement: Compact to eliminate voids.

Partial Fill Cavity Insulation Expanded Polystyrene (Eps)
Insulation: Expanded polystyrene boards to BS EN 13163:2012.
Manufacturer: Celotex.
Product reference: CW3000Z.
Face size (length x width): 450x1200mm.
Thickness: 55 mm rigid insulation (reduced to 35mm behind 25mm setbacks).

7.19 Timber
Structural sawn timber to BS 4978:2007 & BS EN 14081-1:2016, framing and battens to be preserved to Wood Protection Association (WPA) publication 'Code of practice: Industrial Wood Preservation'.

7.20 Front Entrance Canopy
Canopy to be 12mm clear laminated toughened glass panels integrated in the curtain walling system. Glass and steel structure colours to match curtain walling glazing and frame. All connections in satin stainless steel. Polyester powder coated gutter and down pipe. Size to match design drawings.

7.21 Air Pressure Test
An air pressurisation test will be carried out to provide an air permeability of a maximum of 3.0 $m^3/(h \cdot m^2)$ @ 50Pa in line with the Building Regulations and the project Energy Strategy.

7.22 External Occupier Signage
A Unit number to be located at high level above the entrance door as indicated on the elevations. The numbers are to be fabricated from 3mm aluminium with PPC finish, colour Black.

7.23 Feature Canopy
Overall finished canopy width to be 2000mm from Grid line to edge of canopy. Canopy to align with feature channel. Integral gutter to be drained via outlet and RWP.

Fixings in canopy flashings to be concealed. Finish: PPC Zeus (RAL 7022).
Canopy fabricated from pre-folded flashings as clause 7.17 External Flashings and trims.
LED linear strip light to be positioned within recess of canopy soffit to a depth required to provide uniform illumination. Luminaire fitting ref clause: 11.2 Electrical.
Installation to include all necessary accessories including aluminium fixing channels, covers

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(where required) and drivers. Access to LED drivers to be provided.

7.24 Rainwater Downpipes
Proprietary metal Rectangular RWP with flush joints. Vertical extent of RWP to be fixed within vertical metal flashing channel. Finish: PPC Anthracite (RAL 7016).
Detail ref: Drawing 2112 External Wall Details 03

8 INTERNAL CONSTRUCTION

8.1 Internal Walls and Partitions
Layout of the cores, offices and associated areas are to be designed as per the design drawings.

8.2 Walls to Offices / WCs (including disabled WCs) / Lobby
Save for where specifically specified elsewhere internal walls (including linings to external elevations and column encasements) are to be constructed of 100/140mm solid blockwork to BS EN 772-2:1998 or insulated metal stud to achieve both fire compartment and structural requirements. Walls forming divisions between office space and warehouse are to be insulated to achieve a minimum of 0.6W/m²K and achieve a 1 hour fire resistance where required by the Building Regulations.
All partitions, ceilings & doors to plant areas and walls separating the office from the warehouse are to achieve a sound reduction factor of 41 DRA.
Movement joints to be incorporated in the blockwork in accordance with manufacturer's recommendations and to be fitted with polyethylene strip at the top junction with slab and beams. Corofill C144 to be used at this joint for fire compartment walls. Top of blockwork wall to be restrained with steel angles/sliding anchors/brackets to structural engineer's design and with sealant to joint where exposed to view.
8.2.1 Walls to escape stairs and office cores
Wall from ground floor slab to u/s of first floor slab: to be constructed of solid blockwork
To achieve a minimum of 0.28W/m²K and achieve a 1 hour fire resistance. Finish: fair faced blockwork.
Wall from First floor to u/s roof: jumbo stud.
To achieve a minimum of 0.28W/m²K and achieve a 1 hour fire resistance.
8.2.2 Walls to ground floor compartment wall between office and warehouse:
Unit 1 only: from ground floor slab to u/s of first floor slab: wall to be constructed of solid blockwork. Finish: fair faced. Blockwork to be plasterboard lined on the office side to achieve a u-value of 0.60W/m².
All units: first floor to u/s roof: jumbo stud.
To achieve a minimum of 0.28W/m²K and achieve a 1 hour fire resistance.
Walls to achieve a minimum of 0.28W/m²K and achieve a 1 hour fire resistance.
8.2.3 Plasterboard lining to external office walls/ undercroft:
Location: offices at first floor level and undercroft areas adjacent to front elevation along gridline A only.
Plasterboard lining to office and undercroft at external wall.
8.2.4 Party Wall
Party walls between the units are to be constructed of 140mm solid blockwork to BS 6073: Part 1

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(up to 2.25m height/10 courses) with adjustable steel beam head restraints system and insulated metal stud wall above to the underside of the portal frame, incorporating full fire sealing to achieve both fire compartment and structural requirements. Blockwork to be flush pointed with grey mortar in line with section 7.12.

Internal block party walls to be painted with one mist coat and two coats of white vinyl matt emulsion paint. If required the walls are to be restrained laterally by steel posts bolted to the floor and the portal frame, which are capable of being removed without damaging the floor slab or bolts remaining in the floor slab. If necessary, bed joint reinforcement or additional restraint steelwork shall be included to ensure the lateral stability of the walls, which are also capable of being removed if the units are to be combined.
All party walls are to achieve a sound reduction factor of 41 DRA.

8.2.5 Junction of compartment wall and roof
A 1500mm wide zone either side of the wall is to be provided with a covering classified as Bsoor(t4), on a substrate or deck of a material rated class A2-s3, d2 or better, as set out in Diagram 8.2a: as described in Approved Document B2 (8.26)

8.3 Internal Doors
Offices / Reception / WC's (including disabled WCs)
Doors to be factory finished. The contractor will submit a door sample for EA approval.
Front of house - American White Oak timber veneered solid core flush door-sets with hardwood flush beads and lipping on three edges hung in hardwood painted frames. Vision panels will be provided as required by Building Control and as shown on the project design drawings.
All fire doors will comply with FD605 and BS EN 476: 2011 and to be self-closing and all necessary fire signs to Fire Officer approval. 2mm intumescent strip is to be concealed within door frame at door stop. Smoke seals to be fitted to frames as required by the Fire Officer.
Full height vision panels of 150x1600 mm are to be provided to the office and reception doors as necessary.
Vision panels to fire escape route doors to be 'Pyran' or similar fire resistant clear glass to comply with BS 476:2011 parts 20 and 22.
Back of house (production amenity showers/toilets) - shall match the front of house doors in general appearance and arrangement. Doors to be factory primed and site painted pvc faced flush fire-rated type in painted softwood frames.

8.4 Internal Windows
Window located in wall forming divisions between office space and warehouse are to be non-opening and achieve a 1 hour fire resistance as required by the Building Regulations. Structural opening size: 2m x 1m (high).

8.5 Architraves and Skirting
Architraves to be factory primed MDF, site painted.
Skirting to offices to be factory primed MDF site painted.
Tiled floor areas to have matching skirting tiles.

8.6 Entrance Mat
Entrance matwell and recessed stainless steel frame INTRAFlex XT Entrance Matting by INTRASystems 19mm or similar approved to all units.
Door containment for tenant security shall be set within a recess within the slab beneath the mat.

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Entrance mat is to be provided to entrance door, sized to be 1200mm in depth across the full width of the entrance screen.

8.7 Ironmongery

Doors to be complete with heavy duty floor/overhead hydraulic closers, push plates, and pull handles, lever handles and latches, protective plates and kick plates, mortice locks fitted with interchangeable suited key barrels, etc.
Locks will be individually keyed under master key.
All ironmongery to be generally heavy duty SAA finish by FSB or equal.
Allow for stainless steel doc M gab rails to disabled Showers and WC's areas. Refer to Doc M pack information.

8.8 Staircases

Staircases to main entrance area to be steel with tubular stainless steel handrail and concealed clad railing base, with metal trays (with 50mm turn up / down) and concrete infill treads and designed to meet all the requirements of the Building Regulations including Part M and Part K. PPC finish.
Main entrance staircase supports to be in line with the design drawings. Structural support columns to be coordinated with staircase and curtain walling positions with no horizontal support beams or additional columns.

Staircases to fire escape route to be either precast or steel designed to meet all the requirements of the Building Regulations including Part M and Part K.

Staircases shown on the design intent drawings and described in this specification are to be designed to BS 5395:2010 where applicable.
The supplier/subcontractor must complete the design and detailing to ensure compliance with the structural and safety requirements of BS 5395:2010
Occupancy class for dead and imposed loadings on stairs and landings to BS EN 1991-1-1:2002 and BS EN 1991-1-7:2006+A1:2014

Building use category for balustrades and handrail loadings (as specified in BS 6180:2011)
Before starting work on designated items take site dimensions, record on shop drawings and use to ensure accurate fabrication. Designated items: Stair balustrading, handrails, rods and ancillary support sections, roof access ladders and service step overs.

All internal stairs are means of fire escape which will be used as general accommodation stairs for occupants.
The design intent drawings illustrate the stair in terms of layout and finishes: the fabricator/subcontractor shall progress the design to completion with the same design concept. For this purpose, the following criteria shall be maintained. Stair supports shall only be as shown on the design drawings.

Fire escape stairs shall have painted mild steel balustrading, rails and brushed 50mm stainless steel handrails.
Metalwork finishes: The drawings show the degree of steelwork that will be visible on completion of the stair.
Balustrades (to stairs and landings) are to be PPC mild steel of 2 no 40 x 10mm flats as uprights with 4 no 12mm dia rods horizontally, fixed off top of staircase with 50mm brushed stainless steel handrails.
Balustrades are to be fully ramped to ensure a fluid and smooth line at all changes in direction. Handrail at wall perimeters to be supported on bespoke stainless steel wall brackets as design intent drawings.

Any exposed string is to be finished smoothly and painted. The staircase is to be finished with

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carpet as office with Gradius aluminium nosings with colour coated inserts. (Colour: grey)
The skirting to staircases is to be painted softwood with cut string to match the general skirting.

8.9 Roof Access

General roof access to be provided via MEWP from building perimeter paths.

8.9.1 Mansafe system to be installed on roof – refer to clause 7.4. The system is to enable persons to be tethered to the mansafe system prior to stepping from the ladder onto the roof.

8.9.2 Insulated roof access hatch (Surespan SRHP75 1500 x 750mm or similar and approved) with wind restraint, Ladder-up post, L07 deadlock int/ext key lock, Walk on Top, concealed actuator and safety grid. Drawing ref: 22097-2410 plant Deck Plan & Section.

8.9.3 Surespan SHP Ships Ladder (or similar and approved) with intermediate landing platform (PPC colour to match main stair), handrails and extendable grab post at head of stair. To be located within unit escape staircase adjoining front elevation. Drawing ref: 22097-2410 plant Deck Plans & Section.

8.9.4 A non-slip platform is to be provided in the area immediately in front of the roof hatch (e.g. Kee-walk or similar) to provide a level arrival space when stepping onto the roof from the ladder.

9 INTERNAL FINISHES

9.1 Floors

9.1.1 Floor to Reception and Ground Floor Lobby:

10mm anti-slip ceramic tile bedded on power floated slab laid to pattern and pointed up in grey grouting cement to BS 5385 – 1:2018 Colour: Mapei 114 Anthracite. Demus 300x600mm Flow DRFW06 dark grey tiles [finish to be agreed] or similar approved to be laid with matching skirting tiles.

9.1.2 First Floor Offices.

Heavy contract grade carpet tiles
Office: ref: 500x500 Heavy contract grade carpet tiles, Desso Essence Stripe, colour: AA91 9502, laid on raised access floor (see below).
The carpet is to be laid in a linear pattern perpendicular to the main office windows in all cases. Size: 500x500 tile
Method of laying: Tiles to be bonded with tackifier or in a/w carpet suppliers recommendations. Accessories: Brushed stainless steel threshold bars to all doors.
Laying of coverings will be taken as joint acceptance by the Main Contractor and Subcontractor of the suitability of the bases and conditions within any given area.

9.1.3 Raised Access Floor – first floor offices.

New raised floor system to office areas, Kingspan RG3. Depth is to be 150mm including 32mm tray. Steel encapsulated/particulate board construction, loose lay raised access floor panels to the requirements of PSA MOB P2 P5/SPU and BS EN 12825:2001. 600x600mm with oversized tiles to suit the floor layout, cuts of less than 450mm will not be accepted. Complete works in a/w Kingspan technical recommendations including expansion and contraction joints.
Fire stop the floor to the requirements of Part B and specifically at riser interfaces and cladding perimeters, provide any additional bridging and support as required.
Finish the sub-floor with two coats of floor sealer in contrasting colours. Provide fire barriers to comply with the requirements of Approved Document B.

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9.1.4 **Floors to Kitchenette**
Vinyl flooring – Forbo safe step with integrated coved skirting.

9.1.5 **Floors to WCs**
8.5mm anti-slip porcelain tile bedded on power floated slab laid to pattern and pointed up in grey grouting cement to BS 5385-3:2014. Colour: Mapei 114 Anthracite. Domus 295x295mm Flow DRFV06 dark grey (bush hammered) to be laid with matching skirting tiles to WC areas.

9.1.6 **Floors to Disabled WC / shower & Shower room**
8.5mm anti-slip porcelain tile bedded on power floated slab laid to pattern and pointed up in grey grouting cement to BS 5385-3:2014. Colour: Mapei 114 Anthracite. Skirring tile to be installed, shower drains to be 150mm square chrome plate finish. A wet room type shower facility is to be provided at ground floor level with flush entry and Harmer floor drain to comply with Part M1/M3 diag. 23 and 24 of the building regulations. Tiling to BS 5385 – 1:2018. Domus 295x295mm Flow DRFV06 dark grey (bush hammered) anti slip floor tile, Slip resistance R11 from 19° to 27° 150 x 150mm (formed from cut tiles) to form 900x900 mm shower.

9.2 Walls

9.2.1 **Walls Generally**
Full height plaster or skimmed plasterboard linings according to location to all walls and columns. Finished with three coat emulsion paint; 1 mist, 2 full.

All external plaster angles reinforced with angle beads, all changes in direction shall include crack control beads. All external plaster angles reinforced with angle beads including all necessary stop beads and expansion joints at junctions of dissimilar backings and steel columns or expansion joints in blockwork.

9.2.2 **Rear Walls to Office Toilets**
IPS panels by Inscape.
Substrate: Treated softwood framework, notched, screwed and site assembled.
Board /Panels: Solid grade laminate panels, full height in three panel sets.
Thickness: 12/13mm overall
Core material: Not applicable
Facing: Not applicable
Colour: Dark grey
Moisture content at time of fixing: As recommended by fabricator to suit environmental conditions.
Edge treatment: Exposed edges are machined to a smooth profiled finish.
Method of fixing panels: Concealed Keku 'lift off' brackets with two panels per cubicle and elsewhere as design drawings.
Joint treatment: With perimeter flash gaps and close butted horizontally and vertically, flashgap laminate to match panel colour.
Included features: All duct / paneling cistern duct sets to be made to site dimensions.
Accessories: All fixing components.

9.2.3 **Toilet Cubicles & Shower Cubicles**
Venesta V3 range infinite full height toilet cubicle Panels: 25mm MDF faced with wood veneer Finish: European oak straight grain
Panel supports: Floor and ceiling fixing: Stainless steel fixing blocks.
Plasters: 44 mm medium density fibreboard (MDF) faced with wood veneer.
Doors: 44 mm medium density fibreboard (MDF) faced with wood veneer.

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Hardware: Indicator bolt: Stainless steel lever operated slimline mortice lock and keep with circular faceplate and specialist tri-drive security emergency release function. Hinge: Aluminium stainless steel effect rise and fall butt hinges. Fixing blocks: Extruded aluminium stainless steel effect fixing block.

System accessories: Venesta toilet roll holder, Venesta coat hook.
Fixings: Partition to wall fixing and plaster to wall fixing: Satin anodized aluminium u-channel and z-clips. Plaster to partition fixing: Aluminium z-clips.
Clearance: Floor: 20 mm; Ceiling: 30 mm (minimum).
Edge treatment

9.2.4 **Shower Cubicle**
Full height tiling to each wall of shower room. Note tiling manufacturer's recommendations regarding tile fixings to rendered substrates. Refer to design drawings.
Tiling to BS 5385 – 1:2018, 150 x 150 x 6mm vitrified glazed matt surface, colour: White with white grouting to match.

9.3 Ceilings

9.3.1 **GypCeiling MF suspended ceiling system**
Location: Lobbies

Ceiling of double height lobby to be GypCeiling MF suspended ceiling system.

Feature pendant lights supplied by: Lighting Styles ESP000001BWM3 600MM Halo, ESP000002BWM3 800MM Halo & ESP00364BWM3 1000MM Halo

9.3.2 Accessible tiled ceilings with regular grid

Location: Offices
Floor to ceiling height to be a minimum of 2.7m or as Design Drawings.
Light fittings are to be lay in recessed modular fittings and arranged evenly to achieve the required lux levels.
Manufacturer and reference: Zentia Aruba Tegular (Formerly Armstrong Dune Evo), White painted or similar approved. Size 600 x 600 mm
Board materials: Mineral Fibre 400kg/m³
Accessories: Perimeter trims to offices to be finished powder coat white RAL 9010.
Fittings to be arranged to allow for required Lux levels and open plan/cellular layout.
Light fittings are to be LG3 compliant to office areas only, and suit tile size.

9.3.3 Accessible tiled ceilings with regular grid

Location: WCs
Floor to ceiling height to be a minimum of 2.4m or as Design Drawings.
Light fittings are to be lay in recessed modular fittings and arranged evenly to achieve the required lux levels.
Manufacturer and reference: Zentia Aruba Tegular (Formerly Armstrong Dune Evo), White painted or similar approved. Size 600 x 600 mm
Board materials: Mineral Fibre 400kg/m³
Accessories: Perimeter trims finished powder coat white RAL 9010.
Fittings to be arranged to allow for required Lux levels and open plan/cellular layout.
Light fittings are to be LG7 compliant to office areas only, and suit tile size.

9.3.4 Accessible tiled ceilings with regular grid

Location: Disabled WC shower and shower room
Floor to ceiling height to be a minimum of 2400mm or as Design Drawings.

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Manufacturer and reference: Zentia (Formerly Armstrong) Hydrabloc Tegular Moisture resistant grid, or similar approved.
Membrane Material: Calcium silicate matrix.
Tile Size: 600 x 600 mm

9.4 Ancillary Items

9.4.1 Cills Window Boards
Where applicable 38mm section solid painted mdf with square edging.

High level timber backing is to be provided to all office windows to allow for the fixing of blinds by the occupier.

9.4.2 Blinds
Built in window blinds to GF and FF office full height glazing. Type: Waverley Silver Screen fabric with Vestamatic motor and control system- of similar approved.

Installation to be recessed within ceiling void and to be fully concealed when retracted.

10.0 FIXTURES AND FITTINGS

10.1 Sanitary Ware - Offices

10.1.1 WC Pan and cistern
Arrangement: back to wall pan with concealed cistern
Pan: Geberit Selnova floor standing back to wall horizontal outlet with concealed cistern
Ref: 501.043.00.6
Seat & cover: White, metal top fix hinge. Ref: 500.333.01.1
Pan connector: Simpla inlet ref: S450567
Cistern: Dudley Vantage dual flush concealed cistern (ref: 313330). Dual flush to be set to 5/3 litres.
Other accessories:
Grohe Eau2 Air Button Ref: 38692P10 with escutcheon 100mm dia pneumatic hose 1500mm long.
Sealing: White silicon sealant to pan/floor/wall junction.

10.1.2 Cleaners Sinks
Armitage Shanks Birch cleaners sink with stainless steel grating with hot and cold water.

10.1.3 Washbasins
Basin:
SanCeram Charrham 530Countertop Basin CTH
Waste: Chrome plated restrained.
Trap: Chrome plated bottle trap.
Sealing: To quartz-silicone.

10.1.4 Taps to Cleaners Store.
Allow for 1 set of Nimbus 21 Bib taps 1/4", Chrome finish, hot and cold water.

10.1.5 Taps to office Toilets.
Aerated Taps Grohe Eurodisc Cosmopolitan Pillar tap XS-Size with Chrome Plated disc waste
Ref: 23051002

10.1.6 Hand Dryer/Shaver Socket (to male toilet)
One electric spur suitable for hand dryer purposes to be installed in each toilet area.
Hand drier no.1 to be provided to each WC Room, Type: Xlerator Hand Dryer

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10.1.7 Disabled WC
To comply with BS 8300-2:2018 and Approved Document Part M.
Doc M Contour 21 close coupled left hand corner pack, WC pan, water saving delay fill cistern (maximum 4.5 litres) with spout lever, basin, stainless steel grab rails, hinged support rail with toilet roll holder, seat no cover with retaining buffers, copper tails on TMV3 mixer tap.
Wash basin to have:
Waste: Chrome plated restrained.
Trap: Chrome plated bottle trap.
Sealing: To Granite-silicone.

10.1.8 Shower Tray
Twyfords rectangular shower tray with upstand including waste. Product reference: TR6442WH white/glossy. Dimensions: 101 x 81 x 5.5 (H). shower Tray including Waste installed flat to floor.
To include flexible waste pipe and riser kit.

10.1.9 Shower Door
Pivot Door Semi-Framed Classic Collection frosted toughened safety glass door. Height: 1850mm (excluding Tray)
Type: Lakes Bathrooms Model LKVP Silver. Width to suit shower cubicle and tray size.

10.1.10 Shower
Mira Azore Frosted Glass Electric Shower 9.8kW.
To be installed in accordance with manufacturers guidelines, and recommendations.
Flow restrictors fitted to provide 6 litres/ minute.

10.1.11 Shower Bench
Fitted solid wood slatted bench.

Disabled WC & Shower
Shower room pack with folding shower seat and back support in grey, 3 x 60cm grab rails, 2 x hinged rails and 2 x 45cm stainless steel grab rails, lever operated thermostatic mixer for concealed supplies, shower handset holder, handset & hose, fixed short projection shower head, lever operated diverter.
Contour 21 close coupled raised height WC pan, 75cm projection with floor fixing kit.
Contour 21 close coupled delay fill, siphon cistern 4.5 litre single flush for 75cm projection pan bottom supply and internal overflow, secure cover fastener, no lever.
Spatula cistern lever close coupled
Contour 21 seat no cover, top fixing hinges and retaining buffers
Contour 21 grab rail straight 60cm long x 35mm diameter
Portman 21 washbasin 50cm, 1 tap hole with overflow, no chain stay hole
Bracket concealed with clamps and centre waste support for Portman 21 washbasins 60 and 50cm.
Contour 21 washbasin mixer thermostatic 1 hole, single sequential long lever, copper tails.
Waste 1 1/4" brass anti theft swivel plug waste, 80mm slotted tail
Trap 1 1/4" plastic bottle, 75mm seal, multi-purpose outlet.
Contour 21 hinged support rail 80 x 35mm diameter, Doc M Compliant.

10.1.12 Vanity Units – Office Toilets
Manufacturer: Venesta
Arrangement: Venesta Solid Surface Vanity Units in quartz, insert basin and steel bottle traps.
Product reference: SanCeram Basin
Colour: White
Taps: 26No. Stainless steel Grohe Taps
Sealing:
a) Joint between pan and wall with silicone-based sealant to BS 5889 Type B with fungicide.
b) Manufacturer and reference: Adshae Ratcliffe Airbrush 1081 or acceptable equivalent.
c) Prime surface with Primer 2172 as recommended by the manufacturer.

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10.1.13 Provision for potential future extension to wc/shower cores (by incoming tenant)
Provision to be allowed for cold water supply and drainage points to the ground floor end of the office area for the potential fitting of future extension of wc/shower cores by incoming tenant.

10.2 Kitchenette
Howdens' Kitchen high gloss laminate base and overhead handle-less units, colour white gloss. Worktop to be white quartz or similar approved with a double pencil edge and integrated drain board. 1no Stainless steel kitchen tap (flow restrictor fitted to provide 3 litres/ minute) and square shape sink bowl by Howdens undermounted onto Corian top. 600mm high Howdens Gloss Bianco Acrylic splashback to be provided to back wall only. Loose equipment and white goods by occupier.

10.3 Pipework
To be designed to minimise the number and length of horizontal runs.
Any cisterns/ cisternizers (or similar) are to be concealed above the suspended ceiling.
Soil stacks and SVP's, hot and cold water feeds are to be concealed and if they cannot be contained within the structure they are to be carefully positioned in corners and fully boxed in between floor and ceiling. Horizontal runs of 100mm soil wastes and 38mm runs are to be avoided.
All exposed pipework to be chrome plated.

All supply pipework to concealed or chrome finish where exposed

10.4 Toilet roll holders/ mirror(s)/ coat hooks / door stops
Provide one of each per toilet.
Metal to be SSA by FSB to match main door furniture.
Coat hooks to be provided to all showers; side wall or back of door
Where vanity basins are to be fitted full height and length Mirrors with secret fixings should be installed. Refer to drawings for details.

10.5 Fire Precautions and Statutory Signage
The requirements of the Local Fire Prevention Officer will be incorporated, in respect of means of escape, fire resisting doors and partitions, fire exit doors and fittings and all associated signs and notices.
Signs and notices will comply with Associated Signs and BS ISO 3864-1:2011 'Graphical symbols - Safety colours and safety signs'. All signs to be metal or rigid plastic and screw fixed.

11 SERVICES
Note: To be read in conjunction with M&E Engineer design and specification – by HIVE, ref 23157.HVC.XX.XX.ER.MEP.02

11.1 Security
11.1.1 Security Systems
Shall be installed by incoming occupier.

11.2 Fire Alarm and Detection System
A fire alarm and detection system is to be installed to all areas in accordance with Local Authority requirements and to be installed to BS 5839-1:2017
Manual alarm systems with break glass points, sounders, and sounder circuits wired in firetruf.

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Addressable recessed fire alarm control panel to allow for the provision of minimum 2 No. additional zones to be linked in at a later date.

Main fire alarm panel to be located in the reception and shall be co-ordinated with other panels / devices to ensure uniform and symmetrical layout.

11.3 Commissioning
All systems shall be commissioned in accordance with the CIBSE Codes. All water services shall be balanced to comply with the requirements of HSG 70, the water Bye Laws and BS 8558:2015.

11.4 BT and Data
There is to be provision of a BT connection to the building with BT boxes position to be agreed.

11.5 Lifts
A passenger lift for 8 persons, 630kg capacity is to be provided to each unit. The lift is to serve ground, first and second floor office levels in the Unit.
Where specified, the lift to be supplied and installed by Orona Lifts or similar & approved by EA and to fully comply with the requirements of BS EN 81-20:2020 (2021) and BS 6555-14:1995 'Lifts and service lifts'.
The lift entrance door will give a 900mm clear opening and will be side opening. The entrance frames, doors, skirting, car console and controls will be satin stainless steel.
The lift car will be a minimum of 1100mm wide and 1400mm deep with an internal height of 2100mm. The lift cars will be finished with brushed stainless steel paneling and a 3/4 height mirror to central section of rear wall. The car controls, incorporating floor section, door open digital floor indicator, emergency lighting, telephone point and alarm will be fitted to a height of 1200mm above floor level.
The contractor shall install a fully operational GSM unit with a sim card.
The lift overrun from top landing is not to exceed 3,400mm.

11.6 Electrical
Recessed floor boxes and lids will be provided to the first floor offices.
A floor box is to be provided to the main reception area in line with the design drawings.

11.51 Lighting to main entrance lobbies
Feature pendant lights supplied by: Lighting Styles ESP00001BWM3 600MM Halo, ESP000002BWM 800MM Halo & ESP0036BWM3 1000MM Halo

11.52 Lighting to external feature canopy soffit
Ref: Hale drawing 22097-2111. LED ribbon fixed within recess formed in canopy soffit flashing.
Supplier: Ultra LEDs Southfield Industrial Estate, Praed Road, Trafford Park, Manchester, M17 1SL Contact: Dave Stirling (daves@ultraleds.co.uk)
Product reference: 48v Neon Flex 13x12.5.3w 48v 3000K, IP67. LED Neon Flex 13x12 aluminium track. Mean Well 48v 480w IP65 non-dimmable driver.
Light fitting to be positioned within recess of canopy soffit to a depth required to provide uniform illumination of soffit along length of canopy (drawing ref: 2097-2111 External Wall Details 02, Window & Curtain Wall).

11.53 In-ground external luminaires to perimeter footways adjacent to office walls.
30nr Erco Tesis narrow spot (39472) luminaire fitted flush with ground surface. Recessed housing

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(33299), Anti-slip safety glass.

12 EXTERNAL WORKS

12.1 Drainage

12.1.1 Drainage above and below ground rainwater, surface, soil and foul to be constructed to the contractor's design and Local Authority, Environment Agency, National Rivers Authority and Building Regulations Approval. Rainwater pipes locations are to be confirmed.

Petrol interceptors are to be provided to external parking and service yard areas.

Petrol control/alarm panels are to be located in positions agreed with the Employers Agent.

12.1.2 No inspection chambers are to be positioned in the footpath immediately in front of or adjacent to the main entrance door.

12.1.3 Pre-cast channel drains with bolt down grates may only be adopted in lorry manoeuvring areas if they are provided within a reinforced concrete surround.

12.1.4 Road gulley and slot drains are acceptable in all other areas.

12.1.5 Surface water drainage is to be designed in accordance with the structural engineer's design and details.

12.2 Roadways and Crossover

12.2.1 Construction of crossovers will be in accordance with Transport Research laboratory Structural Design of Bituminous Roads and BS EN 13108-4:2016 (2017). All street paving and road kerbs will be to the approval to Local Authority Highways Department. The existing site access made redundant as a consequence of the development shall be permanently closed and the access crossing reinstated as footway with full height kerbs. Area to be designed to an adoptable standard, to meet the relevant planning conditions and highways sections.

12.2.2 Access roads will be designed by the Structural Engineer in accordance with the Highways Agency 'Design manual for Roads and Bridges'. Kerbing will be Conservation sections throughout.

12.2.3 12.2.3 Kerbs to be granite aggregate finish conservation kerbs to all roadways and crossover kerbs along the front of the site and directly external to the building main entrances. Kerbs and edgings to be Fusion Kerbs by Toberman or similar approved. Cutting to be neat, accurate and without spalling to form neat junctions. Size to be minimum 300mm long after cutting.

Units bedding and position be aligned and levelled along top and front faces, in a mortar bed on accurately cast foundations or on a race of fresh concrete. Units to be secured with a continuous haunching of concrete or on a race of fresh concrete with backing concrete cast monolithically after bedding has set.

12.3 Footpaths

12.3.1 Footpaths to be Marshalls concrete block paving, charcoal, 200x100 rectangular block paving with integral spacers to comply with BS EN 1338:2003 (AMD 16470) (thickness to suit location). Refer to Site Plans for locations.

Blocks are to be laid and bedded on sand in accordance with the manufacturer's instructions. Standard pre-cast kerb edging to BS EN 1339:2003 (AMD 16470).

12.3.2 Maintenance pathways and service zone to the rear of the unit to be in-situ concrete with light brush finish and trowelled edge. Refer to Site Plan for locations.

12.4 Car Parking and car manoeuvring areas

12.4.1 General car parking and all car manoeuvring areas are to be finished in permeable asphalt to enable

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storm water run-off to be drained & discharged to the underground drainage system. The permeable asphalt system reduces the run-off rate and subsequently the discharge rate of surface run-off to the storm water discharge location.

The permeable asphalt is to include for the following:

- 120mm thickness of permeable Binder & Surface courses in 2 applications to include Hydraulic Conductivity testing as Tarmac QA requires.
- 300mm thickness of permeable Granular Reservoir Aggregate providing minimum compacted voids of 30% and mechanical resistance to rutting.
- Heavy duty impermeable geomembrane with welded joints laid to horizontal & vertical faces with protection fleece to underside (dressing to intrusions to be agreed). Discharge from the permeable asphalt to discharge to underground attenuation tank via a collection manhole.
- White linings to car parking areas within the service yards and in front of the offices will have 'white' thermoplastic marking paint to a total width of 75mm. Falls shall be a minimum of 1:80.
- Any car parking shown in the service yard areas are to be finished in concrete (as 12.5.1).

12.4.2 Car parking spaces

Will be of a size 2.5m x 5m minimum and the road width between bays will be 6.0m minimum. Disabled car parking spaces are to be provided to the approval of the Local Authority. Appropriate thermoplastic disabled space markings shall be provided.

12.4.3 Protection rails

Stainless steel protection rails to be provided to EV charging pillars and lamp posts. "Cage" design EV protector.

Supplier: Bolland Street. Type: bolt down.

12.5 Service yards, access roads and adjoining areas to the unit

12.5.1 Concrete

In-situ concrete with light brush finish and trowelled edge. The concrete bays are to be of a similar size and orientation as far as possible.

These areas are to be designed in accordance with the requirements of Design Manual for Roads and Bridges, IAN 73/06 – Foundations and HD 26/06 – Pavement Design published by the Highways Agency.

The service yard areas and access roads shall provide for commercial vehicles with a gross laden weight of 44 tonnes and maximum vehicle length of 16.50m.

Falls within vehicle parking areas shall be a maximum 1:30 and 1:40 in circulation areas. The surface tolerance for the concrete paving should be ± 10mm.

Concrete bay sizes shall be kept to the minimum to prevent future cracking.

The service yard and associated access and hard standing areas will be excavated to the required formation level, trimmed and a sub base thickness depending on CBR values established at formation level of suitable fill material blinded with fine chippings, sand or clinker ash.

The slab will be reinforced concrete to the Structural Engineers details and laid to falls generally not exceeding 1:30 with tarmac or brush finish surface and 100mm trowelled margin.

Bay sizes and all longitudinal, contraction, expansion and isolation joints will be formed in accordance with the recommendations of the Structural Engineer.

All concrete work generally will be in accordance with BS EN 1992-1-1:2004 (+A1:2014) Eurocode

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2, 'Design of Concrete structures' using appropriate grade Air Entrained concrete.

Precast concrete kerbs shall be provided to the perimeter of the services yard with Trief or similar kerbs used in all areas where lorries are likely to cause damage.

White thermoplastic linings shall be provided to define lorry parking and safety defined spaces.

All works to be completed in accordance with BS EN 13108-1:2016 and BS EN 13108-7:2016

3nr Laybys on the rear access road are to be formed of Grasscrete construction suitable for vehicle loadings (ref: site plan drawings).

12.6 Building Perimeter

The buildings are to have a 300mm wide gravel margin with concrete edging with maintenance zone beyond to be finished in crushed & consolidated stone chippings or similar approved. The maintenance zone is to be sized to suit all maintenance equipment outlined in the access and maintenance strategy.

12.7 Refuse Area and External Plant Enclosures

12.7.1 To be compliant with BREEAM, an internal location to be agreed with the EA/occupier. To be compliant with building regulations and fire requirements.

12.8 Soft Landscaping

The soft landscaping scheme to be completed in accordance with the landscape and maintenance scheme approved by the Local Planning Authority.

12.9 Fencing / Walls

12.9.1 Existing 2.4metre high steel palisade fence to be replaced with new 2.4metre high steel palisade fence. Finish & colour: PPC black.

12.9.2 Eastern boundary: existing 2.4metre high steel palisade fence to be replaced with new palisade fence and gates. Finish & colour: PPC black. Automated vehicular gate to be provided. New fence to extend to include phase 1 as shown on proposed site plan drawing.

12.9.3 Manual double swing gate to be provided to the maintenance path entrance to the NE corner of the site in line with the design drawings. Finish & colour: PPC black.

12.9.4 Allowance to be made for refurbishing or replacement of sections of any existing boundary barrier that is to be kept, and its condition is poor or damaged. New barrier to match the existing is to be provided if necessary to close gaps to this boundary.

12.9.5 Timber knee rail fence

Timber knee rail fence within car park. Littlewoods Fencing (or similar & approved) 100 x 100mm bird mouth posts 0.9m long with 4" straps. 75 x 75mm rails.

12.10 Cycle Shelters & cycle hoops

12.10.1 Premium Amazon Cycle Shelter (supplier: The Bike Storage Company). Wood colour: Thermopine; gate type: wire mesh; locking type: swing gate to be sized so as not to impede access (or sliding gate alternative tbc), digi lock; roof type: sedum roof.

12.10.2 88no. spaces (44no. per shelter) Newborough Two Tier System, with gas struts by Bailey Street Scene (or similar approved) to be installed as shown on the site plan drawing.

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12.11 Fire Hydrants

Will be provided in accordance with Local Authority Requirements in accordance with BS 9990:2015 and BS 5306-1:2006.

12.12 Dry Riser

Horizontal dry riser to be provided along full northern length of plant access road. To be coordinated to follow the perimeter of the laybys and avoid conflict.

Dry riser to be included to comply with BS 9990:2015 and relevant building regulations, to be coordinated with fire engineer and provided in accordance with Local Authority Requirements.

12.13 External recreational break-out area

12.12.1 External amenity / picnic area to be provided in the landscaped area to the SE & WE side of the site in line with the drawings. A compliant access is to be provided to this external area. Picnic table and seating to be sourced from Bailey Street Scene. Colour to be either: Teak, Iroko or Sapele. Model TBC.

12.12.2 Covered shelter to picnic areas

Manufacturer: Langley Design
Type: Pevewave Tensile Canopy PTC400 7m x 7m
Asymetric
Below ground base fix onto concrete foundation to S.E. design.
Size/Location – Ref: Site Plan drawing 22097-1004.
Colour/ finish: canopy colour: Sandy Beige

12.12.3 Table Tennis Table to Picnic Area Adjacent to Unit 3

Manufacturer: Cornilleau
Type: PARK outdoor table tennis table, 2470x1525x760mm high.
Finish: galvanised steel frame.

12.12.4 Outdoor Picnic table and benches

Manufacturer:
Type: Recycled plastic table and benches
Finish: Colour grey

13 SUBMITTALS AND VERIFICATIONS

13.1 Final Design and Coordination

Complete the design and detailing of the Works and provide complete production information (including, as appropriate, co-ordination / fabrication / installation drawings, all design calculations, specifications etc.) based on the drawings, this specification and other information provided, liaising as necessary with the Employers Agent to ensure full co-ordination of the Works with related Works packages and services.

Information: Request additional information as necessary from the Employers Agent and provide information as necessary in time to meet the programme.

Submission: Submit sufficient copies of the design / production information to the Employer's Agent in accordance with the Contract Preliminaries. The Employers Agent will review the design / production information, record their comments, which will be restricted to general aesthetic and functional matters and not the detail design and performance of the Works (which is the complete and sole responsibility of the Contractor). These will be returned within 5 working days to the Contractor.

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Make any necessary amendments in accordance with any comments and without delay. Unless, and until it is confirmed that re-submission is not required, re-submit for further comment, and incorporate any necessary further amendments.

Co-ordinate all services requirements with other Specialist Contractors, making due allowance for out of sequence work, builders work, making good, protection and cleaning as necessary.

Submit copies of final version of design / production information for distribution as required by the Contract Preliminaries.

If submitted design / production information differs from the requirements of the Contract documents, each such difference must be the subject of a request for substitution or variation, supported by all relevant information. Such substitutions or variations may be considered where a cost saving can be achieved without prejudicing the programme, the overall design, performance and the specified quality of materials or workmanship.

13.2 Quality Standards/Control: Assessment and Verification

13.2.1 General Quality of Products: Materials and Products Tests:

Provide test certificates or certificates of compliance as necessary, or as required by The Employer's Agent for tests specified within listed British Standards, Codes of Practice or other applicable documents, to confirm properties, composition or performance of materials and products proposed.

Only certificates provided by independent and authoritative testing bodies will be accepted. Submit details in the form of a schedule, of materials and products for which evidence of tests will be provided for review.

13.2.2 Proprietary Products: Suitability for Use and Design Life

Provide written certification from manufacturers that their products or materials proposed are appropriate for their expected conditions in use together with statements on their respective life expectancies in use.

13.3 Samples/Control Samples/Mock-Ups/ Benchmarking

13.3.1 Sample Requirements:

Sample requirements include, but are not necessarily limited to, the following:

- a. Curtain wall and window sections and fittings
- b. Metal wall and roof cladding
- c. Double Glazing units, gaskets and/or sealants
- d. Louvres: to include horizontal or vertical blades, bird mesh, fly screen
- e. Ironmongery (windows, doors, entrance doors).
- f. Internal and external light fittings.

Samples are to be of sufficient size to be fully representative of the specified material or product.

13.3.2 Samples Generally

Samples shall include various products, natural materials, fabricated items, equipment, devices, appliances or components thereof, as may be required to satisfy the visual appearance and technical requirements of the Design.

Samples shall be reviewed for their visual characteristics only and where moving or operating elements are involved, the CA shall be given the opportunity to review working samples.

Ranges of samples shall be provided where a considerable range of colour, graining, texture,

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smoothness and other characteristics may be anticipated in the works.

Where custom colours are specified, samples shall be submitted illustrating precise colours, textures, patterns and finishes for review by the CA.

Provide 1NO. of each sample required unless otherwise specified, for review. Label all samples with manufacturer's name, identifying information indicating what sample represents and date.

Permission may be given for samples to be incorporated in the finished work where warranted by cost of submission.

Production drawings must identify component tolerances and show how given design tolerances are accommodated and other dimensional information given elsewhere in this specification.

13.3.3 Quality Benchmarks

Upon commencement of installation, erect complete sections of elements of the works, where described in the particular Works Sections, for acceptance of the EA. These shall be used as a quality benchmark for the remainder of the works until Practical Completion.

Installations shall not commence in other areas of that particular trade until the EA has examined and accepted the quality benchmark. Carry out immediately any alterations or adjustments required by the EA in order to achieve the quality of installation required.

Upon receipt of the EA's acceptance, fully protect the quality benchmark. It shall be used, from time to time, by the EA to check and monitor quality of materials and workmanship incorporated in the remaining areas of the works, or where specifically stated for the purpose of further testing. Remove and replace all protection when requested by the EA for such purposes.

13.4 Supervision

Documentary evidence of personnel experience may be requested and must be available at any time.

13.5 Quality Control Records

Maintain full records to substantiate that the Works comply with the specified requirements. Keep copies on site for inspection by the Architect and submit copies of particular parts of the records on request. The records must include:

- a. Identification of the element, item, batch or lot including location in the Works.
- b. The nature and dates of reviews by the CA, tests and approvals.
- c. The nature and extent of deficiencies found.
- d. Details on any corrective action.

14 FABRIC DESIGN

14.1 CWCT

Complete the design, manufacture, fabrication and installation of the building cladding, curtain wall and window systems in accordance with the recommendations of the CWCT Standard for Systemised Building Envelopes.

14.2 Testing

A separate submittal shall be provided by the Louvre supplier detailing existing testing criteria with particular regard to wind driven precipitation.

Testing to be in accordance with relevant clauses of this specification.

Protect building structure, components and finishes from any damage consequent upon testing.

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Installation of general areas of cladding/ curtain walling and louvres must not continue until test results and reports showing compliance with this specification have been submitted to the EA. Testing authority Project testing must be carried out by a United Kingdom Accreditation Service (UKAS) approved independent laboratory.

14.3 Lightning Protection

Submit drawings showing proposals for bonding the various elements of the Works for review by the Professional Team.

15 ROOF ACCESS, PLANT ACCESS AND MAINTENANCE

15.1 Cleaning of Gutters and Maintenance

The new buildings roof and gutters will be cleaned at roof level via designated access routes and using the MEWP apparatus. Details and a method statement is to be prepared and submitted to the Principal Designer for approval.

15.2 Plant Access & Maintenance

Personnel access to be via escape staircase. Refer to design drawings. Access and maintenance to be in line with H&S and to suit principle designer's advice. Double leaf door provided for plant from warehouse via MEWP.

Lanyard anchor fixing points to be provided for operation of loading doors.

16 PROHIBITED MATERIALS

High alumina cement in structural elements.

Wood wool members in permanent formwork to concrete or in structural elements. Calcium Chloride admixtures for use in reinforced concrete.

Asbestos or asbestos products.

Naturally occurring aggregates for use in reinforced concrete which do not comply with BS EN 12620:2002 'Aggregates for concrete' (AMD 1533) (+A1:2008) and naturally occurring aggregates for use in concrete which do not comply with the provisions of BS EN 1992-1-1:2004 Eurocode 2 (+A1:2014).

Lead or any products containing lead for use in connection with drinking water except where copper alloy fittings containing lead are specifically required for drinking water pipework supplied by any relevant Statutory Provider.

Urea formaldehyde foam or materials which may release formaldehyde in quantities which may be hazardous with reference to limits set out by The Health and Safety Executive at time of use.

Materials which are comprised of mineral fibres either man-made or naturally occurring which generally have a diameter of 3 microns or less and generally a length of 200 microns or less which contain any fibres not sealed or otherwise stabilised to ensure that fibre migration is prevented.

Concealed galvanised wall ties, fixings, brackets, angles and supports where used in external elements.

Any electronic or processor controlled equipment and component supplies which are not fully compliant with the change recognition given by the BSI document DISC PD 2000-1 A Definition of Year 2000 Conformity Requirements.

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Poly-isocyanurate except where fire-rated appropriate to its intended location.

Composite panels with a core of polystyrene or other material not approved by The Loss Prevention Council.

Other substances generally known at the time of use to be deleterious or to cause risk to health or safety or to affect the durability of the Project in the particular circumstances in which they are used; and

Any substances or materials which are not used in accordance with the latest edition of the guidance contained in 'Good Practice in the Selection of Construction Materials 2011' published by the BCO or such other version of such publication at the time of use.

17 HEALTH AND SAFETY

17.1 Principal Designer

The Employer has appointed a Principal Designer in accordance with the requirements of the Construction (Design & Management) Regulations 2015 as implemented on 6th April 2015. This appointment will address the pre-construction phase of the works only, from the point of contract award the Main Contractor will adopt the role of Principal Designer in full and will discharge all associated responsibilities in full.

The Client's health and safety advisor will be retained as a client advisor and will continue to monitor the effectiveness of the management arrangements made. The Contractor shall liaise with the Employer's Agent and client health and safety advisor as required throughout the project. The contractor will be responsible for the delivery of the project health and safety and building operations manuals.

18 BREEAM

The works will be designed to achieve BREEAM 2018 rating of "Excellent" and an EPC rating of A. Proof of compliance and certificates are to be provided by the main contractor.

