

OUTLINE SPECIFICATION

IN CONNECTION WITH:

PROPOSED SUB-DIVISION WORKS

UNIT 1

115 TOLLGATE ROAD

SALISBURY

SP1 2JG

FOR:

SALISBURY CITY COUNCIL

ISSUE – 1

DATE – 09.10.2023



SCHEDULE OF REVISIONS

ISSUE	DATE	CLAUSES REVISED
1	09.10.2023	Initial Version



INTRODUCTION

The following is an elemental schedule of works to sub-divide Unit 1, 115 Tollgate Road, Salisbury, SP1 2JG as agreed between the two parties of the lease. The Outline Specification relates only to works that the tenant will undertake to subdivide the Unit. The schedule does not include any additional fit-out works that may be undertaken following the completion of the separation.

This document should not be construed as being a technical document but one which conveys an understanding of the extent of work that is intended to be carried out by the tenant to facilitate the sub-division of the Unit.

Throughout this specification “Unit 1A” is used to refer to the new first-floor tenancy and access corridor. “Unit 1” refers to the remaining areas of the formerly whole Unit.

QUALITY STANDARD

The work shall be executed in accordance with the relevant current British Standards and Codes of Practice unless stated otherwise. In the absence of an appropriate Code of Practice, the work shall conform to current good practice.

All materials used in the works shall be new, of appropriate quality and shall comply with the current relevant British Standard and BBA Certificates and products shall be stored, handled and utilised in accordance with their manufacturer’s written recommendations.

All elements of the works, materials and workmanship will be designed and constructed in accordance with the relevant acts of parliament, regulations, British and European Standards, codes of practice etc current at the time the building contract is awarded, including, but not limited to:

DRAWINGS / SPECIFICATIONS

This document is to be read in conjunction with the latest revision of the following Simpson Hilder Associates drawings:

20045.701	Unit 1 & 1A Proposed Layout

1.0 DEMOLITIONS & STRIP-OUT

- 1.1 Enclosures in the warehouse area of Unit 1 are to be stripped out and any associated services stripped back to distribution.
- 1.2 All ceilings and internal partitions on, beneath, and separating the mezzanine from the main warehouse space of Unit 1, are to be stripped out, as indicated on the attached drawings, to leave the ground and first-floor mezzanine areas clear of impediments other than structural support. Strip-out of mezzanine areas to include stripping out of WC facilities and electrical services beneath the mezzanine, stripping services back to distribution, capping off and removing drainage.
- 1.3 One ground floor WC in ground floor offices to be stripped out completely, capping off and removing all services from space to facilitate conversion to new WC access corridor.
- 1.4 Ceiling of ground floor rear area of Unit 1 to be stripped out.
- 1.5 Internal walls to first-floor offices to be stripped out, leaving open plan offices to either side of the WC lobby area as indicated on the drawing.
- 1.6 All affected surfaces are to be made good on completion, locally decorating to match the surroundings where previously decorated.
- 1.7 All materials which are stripped out, are to be removed from the site and safely disposed of.

2.0 SUBSTRUCTURE

- 2.1 There are no substructure works proposed.

3.0 SUPERSTRUCTURE / BUILDING FABRIC

- 3.1 There are no superstructure works proposed.

4.0 ROOF / ROOF DRAINAGE

- 4.1 There are no roofing works to be undertaken

5.0 FOUL DRAINAGE / PLUMBING

- 5.1 There are no new foul drainage or plumbing works proposed.

6.0 SURFACE WATER DRAINAGE

- 6.1 The existing underground surface water drainage system will be retained.

7.0 EXTERNAL DOORS & WINDOWS

- 7.1 New powder-coated security entrance door to be supplied and installed, to match the new pedestrian door to Unit 1 and installed in an adapted opening in the position indicated on the attached drawing.
- 7.2 First-floor front elevation office windows to be replaced with new uPVC framed double-glazed units in white frames.
- 7.3 Unit 1 front elevation cladding to be painted in colour to match the previously installed powder-coated entrance door.

8.0 FLOORING

- 8.1 Mezzanine deck over redundant stairway between Unit 1A office and Unit 1 mezzanine to be infilled, of strength equal to or greater than loading capacity of mezzanine.

9.0 EDGE PROTECTION

- 9.1 Temporary edge protection to be installed on to exposed edge of the mezzanine.

10.0 INTERNAL WALLS

- 10.1 All new and existing internal partitions separating proposed Units 1 and Unit 1A are to be checked and upgraded as necessary to achieve, one-hour fire separation.
- 10.2 All openings including windows and doors between Unit 1 & Unit 1A to be infilled, with infill to achieve one-hour fire separation.
- 10.3 Ground floor office and WC layout to be reconfigured in accordance with attached drawings, forming new openings as required and infilling existing openings. New opening between WCs and Unit 1 warehouse to be full width.
- 10.4 Infill openings between Unit 1 warehouse and Unit 1 rear area, with infill to achieve one-hour fire separation.

11.0 CEILINGS

- 11.1 New suspended ceiling to be supplied and fitted to first-floor offices in Unit 1A, excluding stairway, first-floor landing and first-floor WCs.
- 11.2 All new and existing ceilings separating Units 1 & 1A are to be checked and upgraded as necessary to achieve one-hour fire separation.
- 11.3 All other ceilings are to be left and retained in existing condition unless affected by the works when they shall be made good and painted.

12.0 SERVICES

12.1 Existing electrical installation is to be inspected and all-electric power and lighting to Unit 1, Unit 1A and Units 2 / 3 are to be separated and connected to separate metered supplies.

12.2 Unit 1 Electrical Works

The existing electrical lighting and small power installation in the area are to be stripped out, including all redundant cabling and distribution boards.

Electrical works include:

- New LED strip lights to be supplied and fitted to the warehouse area of Unit 1 including the mezzanine undercroft area, of capacity sufficient for the safe navigation of the space.
- New small power electrical sockets to be provided to the warehouse, consisting of 1no. double sockets to front and rear walls.
- Existing lighting and small power to ground floor offices to be connected to Unit 1 supply and left in full working order or replaced as required to leave in full working order.
- New emergency lights to be supplied and fitted as required.

12.3 Unit 1 Ground Floor Rear Area Electrical Works

The existing electrical lighting and small power installation in the rear area of Unit 1 are to be disconnected and connected to Unit 2/3 supplies.

Electrical works include:

- 10no. double sockets to be left connected, the remaining sockets disconnected and left in situ.
- New LED strip lights to be supplied and fitted to the ground floor rear area of Unit 1, to provide sufficient light for storage use.
- New emergency lights to be supplied and fitted as required.
- Lamps to plant room areas to the left-hand side to be retained and left in full working order.
- Supply and replace the distribution board outside the mains cupboard.

12.4 Unit 1A Electrical Works

- New LED lighting to be provided to Unit 1A first-floor offices to meet CIBSE guidance for office use.
- New emergency lights to be supplied and fitted as required.

12.5 Water Supplies

- Water supplies to be checked and supplies to Units 1, Unit 1A and Units 2/3 to be separated and connected to three separate sub-meters.

13.0 FINISHES

- 13.1 All new joinery, ceilings and partitions are to be prepared and decorated in colour to match existing where not otherwise agreed with the Landlord.
- 13.2 Floor slab to be made good following strip-out works, to leave the surface level.
- 13.3 Floor paint to warehouse is not to be renewed.

14.0 COMPLETION

- 12.01 Upon completion of the works, the tenant will provide the Building Control completion certificate for the sub-division works, the EPC certificate and copies of all electrical safety certificates.

15.0 COMPLIANCE

- 15.1 The tenant at their cost to obtain Planning permission as required for the proposed works, on behalf and in the name of Salisbury City Council.
- 15.2 The tenant at their cost is to obtain Building Regulations consent for the proposed works and revised layout including but not limited to; fire safety including means of escape and compartmentation, ventilation. Tenant to undertake all necessary works to achieve compliance.
- 15.3 The tenant is to procure an EPC assessment for Unit 1A.