

21 February

**DATED**

**2023**

**COUNTRYSIDE CAMBRIDGE ONE LIMITED**

**and**

**COUNTRYSIDE CAMBRIDGE TWO LIMITED**

**and**

**DAO FOOD EXPRESS LTD**

---

**LICENCE FOR ALTERATIONS**

**relating to premises known as**

**Unit 1, Great Kneighton Local Centre  
1 Poulter Walk, Trumpington, Cambridge, CB2 9GX**

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The logo for MemeryCrystal, featuring the company name in a serif font on a yellow rectangular background.

**165 Fleet Street  
London EC4A 2DY  
Tel: 020 7955 0880  
Fax: 020 7955 0888  
Ref: JA/COU/22/202**

## LICENCE FOR ALTERATIONS

**DATED** 21 February 2023

### PARTIES

- (1) **COUNTRYSIDE CAMBRIDGE ONE LIMITED** (incorporated and registered in England and Wales under company registration number 06164435) and **COUNTRYSIDE CAMBRIDGE TWO LIMITED** (incorporated and registered in England and Wales under company registration number 06165337) both whose registered offices are at Countryside House, The Drive, Brentwood, Essex CM13 3AT (**Landlord**); and
- (2) **DAO FOOD EXPRESS LTD** (incorporated and registered in England and Wales under company registration number 14376937, the registered office of which is at 86 Whitehill Road, Cambridge, CB5 8LY (the "**Tenant**").

### BACKGROUND:

- (A) This Licence relates to the Premises and is supplemental to the Lease.
- (B) The Landlord is the landlord under the Lease and the Tenant is the tenant under the Lease.
- (C) The Landlord has agreed to permit the Tenant to carry out alterations to the Premises on the terms of this Licence.

### IT IS AGREED AS FOLLOWS:

#### 1. DEFINITIONS

This Licence uses the following definitions:

**Building:** the Building defined in the Lease;

**CDM Regulations:** the Construction (Design and Management) Regulations 2015;

**Consents:** all necessary permissions, licences and approvals for the Works under the Planning Acts, the building and fire regulations, and any other statute, bye law or regulation of any competent authority and under any covenants or provisions affecting the Premises and as otherwise required from owners, tenants or occupiers of any adjoining or neighbouring property;

**EPC:** an energy performance certificate and recommendation report as defined in the Energy Performance of Buildings (England and Wales) Regulations 2012;

**Insured Risks:** the Insured Risks defined in the Lease;

**Lease:** a lease dated 21 February 2023 between (1) the Landlord and (2) the Tenant and any document supplemental to it;

**Plans:** the plans, drawings, specifications or other documents setting out details of the Works attached to this Licence;

**Premises:** the property let by the Lease known as Unit 1 Great Kneighton Local Centre, 1 Poulter Walk, Trumpington, Cambridge, CB2 9GX;

**Tenant's Obligations:** the obligations in the Lease that the Tenant must comply with; and

**Works:** the works to the Premises to be carried out by the Tenant briefly described in the Schedule.

## **2. INTERPRETATION**

In this Licence:

- 2.1 where appropriate, the singular includes the plural and vice versa, and one gender includes any other;
- 2.2 obligations owed by or to more than one person are owed by or to them jointly and severally;
- 2.3 an obligation to do something includes an obligation not to waive any obligation of another person to do it;
- 2.4 an obligation not to do something includes an obligation not to permit or allow another person to do it;
- 2.5 references to the parties include references to their respective successors in title;
- 2.6 references to the Landlord having a right of approval or consent under this Licence mean a prior written approval or consent, which must not be unreasonably withheld or delayed except where this Licence specifies that the Landlord has absolute discretion;
- 2.7 where a party to this Licence must pay any costs that the Landlord incurs (or any proportion of them), those costs must be reasonable and proper (unless those costs are incurred following a breach of this Licence) and reasonably and properly incurred;
- 2.8 references to the provision of plans, drawings, specifications or other documents means their provision in hard copy, electronically in PDF format or in any other easily readable format as may be appropriate having regard to the purpose for which they are provided and the nature of the information that they contain, but not in a format that is proprietary to a particular computer system or program that cannot be imported into or easily read by another computer system or program; and
- 2.9 if any provision is held to be illegal, invalid or unenforceable, the legality, validity and enforceability of the remainder of this Licence will be unaffected.

## **3. LICENCE FOR ALTERATIONS**

The Landlord permits the Tenant to carry out the Works on the terms of this Licence.

## **4. OBLIGATIONS BEFORE BEGINNING THE WORKS**

- 4.1 Before starting the Works the Tenant must:
  - 4.1.1 obtain and provide the Landlord with copies of any Consents that are required before they are begun and, where required by the terms of the Lease, obtain the Landlord's approval to them;
  - 4.1.2 fulfil any conditions in the Consents required to be fulfilled before they are begun;
  - 4.1.3 assume liability for and pay any community infrastructure levy payable in respect of the Works pursuant to section 206 Planning Act 2008 and not withdraw or assign that assumption of liability;
  - 4.1.4 notify the Landlord of the date on which the Tenant intends to start the Works; and
  - 4.1.5 provide the Landlord with any information relating to the Works as may be required by its insurers and pay any additional insurance premium payable due to the carrying out of the Works.

- 4.2 If any variations to the Plans are required in order to obtain any of the Consents, the Tenant must obtain the approval of the Landlord to those variations.
- 4.3 The Tenant must ensure that it or its building contractor has put in place public liability and employer's liability insurance of at least £5 million in respect of each claim and provide the Landlord with a summary of the main terms of the insurance policies and evidence that the premiums have been paid before starting the Works.

**5. OBLIGATIONS WHEN CARRYING OUT THE WORKS**

- 5.1 If it starts the Works, the Tenant must carry out and complete them:
- 5.1.1 diligently and without interruption and in any event within [six] months from the date of this Licence;
  - 5.1.2 in accordance with the Plans;
  - 5.1.3 in a good and workmanlike manner and with good quality materials;
  - 5.1.4 in accordance with the reasonable principles, standards and guidelines set out in any relevant guide or handbook published by the Landlord at the date of this Licence for tenant's works carried out at the Building;
  - 5.1.5 in compliance with the Consents and all Acts of Parliament (and any delegated legislation made under them) and with the requirements of the insurers of the Premises and (where applicable) of any competent authority or utility provider;
  - 5.1.6 with as little interference as reasonably practicable to the owners, tenants or occupiers of any adjoining or neighbouring property (whether from noise, vibration, emission of smoke, smells or fumes or otherwise) and must comply with the reasonable requirements of the Landlord to abate any such interference;
  - 5.1.7 in compliance, to the extent applicable, with the CDM Regulations; and
  - 5.1.8 to the reasonable satisfaction of the Landlord's surveyors.
- 5.2 The Tenant must ensure that all proper and sufficient precautions are taken so as not at any time to damage or render unsafe the structure of the Building and/or any adjoining or neighbouring property.
- 5.3 The Tenant must make good immediately any physical damage caused by the carrying out of the Works.
- 5.4 The Tenant must permit the Landlord to inspect the progress of the Works at all reasonable times subject to the Landlord complying with any conditions relating to entry onto the Premises contained in the Lease.
- 5.5 All plant, equipment and materials used in connection with the Works must be stored securely.
- 5.6 Until practical completion of the Works (or, in the case of clause 5.6.1, until such time (if later) that the Tenant notifies the Landlord's insurers of the reinstatement cost of the Works and the Landlord's insurers confirm that the Works are covered by the Landlord's buildings insurance policy), the Tenant must:
- 5.6.1 insure the Works and any plant, equipment and loose materials for their full reinstatement cost (including professional fees) against loss or damage by the Insured Risks with reputable insurers and provide the Landlord with a summary of the main terms of the insurance policy and evidence that the premium has been paid; and

5.6.2 reinstate any of the Works that are damaged or destroyed before their completion.

## **6. OBLIGATIONS ON COMPLETION OF THE WORKS**

6.1 On completion of the Works the Tenant must:

6.1.1 notify the Landlord of their completion;

6.1.2 obtain any Consents that are required on their completion and provide a copy of the same to the Landlord within 10 days of receipt;

6.1.3 remove all debris and equipment used in carrying out the Works;

6.1.4 notify the Landlord of the cost of the Works;

6.1.5 permit the Landlord to inspect the completed Works at a reasonable time subject to the Landlord complying with any conditions relating to entry onto the Premises contained in the Lease;

6.1.6 supply the Landlord with two complete sets of as built plans showing the Works; and

6.1.7 ensure that the Landlord is able to use and reproduce the plans, free of charge, for any lawful purpose in relation to the Premises and the Building.

6.2 The Tenant must pay to the Landlord as rent under the Lease any increased insurance premium payable resulting from the carrying out and retention of the Works on the Premises.

## **7. CDM REGULATIONS**

7.1 If the CDM Regulations apply to the Works, the Tenant must:

7.1.1 comply with them and ensure that any person involved in the management, design and construction of the Works complies with their respective obligations under the CDM Regulations;

7.1.2 agree to be treated as the only client for the purposes of the CDM Regulations in respect of the Works; and

7.1.3 on completion of the Works provide the Landlord with a copy of any health and safety file relating to the Works and deliver the original file to the Landlord at the end of the term of the Lease.

## **8. ENERGY PERFORMANCE CERTIFICATES**

8.1 If the Works invalidate or materially adversely affect an existing EPC or require the commissioning of an EPC, the Tenant must (at the Landlord's option):

8.1.1 obtain an EPC from an assessor approved by the Landlord and give the Landlord written details of the unique reference number for that EPC; or

8.1.2 pay the Landlord's costs of obtaining an EPC.

## **9. REINSTATEMENT**

The reinstatement provisions in the Lease will apply to reinstatement of the Works.

## 10. REMEDYING BREACHES/INDEMNITY

- 10.1 If the Landlord requires the Tenant to remedy any breach of the Tenant's obligations under this Licence then the Tenant must comply with those requirements immediately in the case of an emergency or, in all other cases, begin to comply with those requirements within one month after being notified of them and diligently complete any works required.
- 10.2 If the Tenant does not comply with **clause 10.1**, the Landlord may enter the Premises with contractors, plant, machinery and equipment and carry out any works required itself. The Tenant must repay, as a debt on demand, all the costs the Landlord incurs in so doing. The Landlord's rights under the Lease will be unaffected.
- 10.3 The Tenant shall indemnify the Landlord from and against all actions, costs, claims, losses, demands, damages, taxes and liabilities whatsoever arising directly or indirectly out of or resulting from:
- 10.3.1 the carrying out of the Works or any part thereof; or
  - 10.3.2 any breach of or non-compliance with any of the terms of this Licence.

## 11. EXCLUSION OF WARRANTIES

- 11.1 The Landlord gives no express or implied warranty (and the Tenant acknowledges that the Tenant must satisfy itself):
- 11.1.1 as to the suitability, safety, adequacy or quality of the design or method of construction of the Works;
  - 11.1.2 that the Works may lawfully be carried out;
  - 11.1.3 that the structure or fabric of the Premises and the Building is able to accommodate the Works; and
  - 11.1.4 that any of the services supplying the Premises will either have sufficient capacity for or otherwise not be adversely affected by the Works.

## 12. AGREEMENTS

- 12.1 Nothing in this Licence will:
- 12.1.1 be deemed to authorise any action other than expressly authorised in **clause 3**;
  - 12.1.2 release or reduce any liability to the Landlord of the Tenant (or any guarantor) or other party to the Lease; or
  - 12.1.3 waive or be deemed to waive any breach of the Tenant's Obligations that may have occurred before the date of this Licence.
- 12.2 The conditions for re-entry contained in the Lease will be exercisable on any breach of any provision in this Licence in the same way as if it were a provision contained in the Lease.
- 12.3 All sums payable by the Tenant under this Licence will be recoverable as rent in arrear in accordance with the Lease.
- 12.4 The Tenant's Obligations will extend to the Works and will apply to the Premises as altered by the Works as they now apply to the Premises as let by the Lease.
- 12.5 The Tenant acknowledges that:

- 12.5.1 it has not served (and will not serve) any notice under the Landlord and Tenant Act 1927 that would make the Works improvements for the purposes of that Act;
  - 12.5.2 neither this Licence nor any correspondence relating to the Works constitutes a notice for the purposes of that Act;
  - 12.5.3 the Works are being carried out by the Tenant to suit its own requirements; and
  - 12.5.4 as a result, the Tenant is not entitled to compensation in respect of the Works whether under the Landlord and Tenant Act 1927 or otherwise.
- 12.6 Nothing in this Licence creates any rights benefiting any person under the Contracts (Rights of Third Parties) Act 1999.

### 13. **NOTICES**

Any notices to be served under this Licence will be validly served if served in accordance with the notice provisions in the Lease.

### 14. **JURISDICTION**

- 14.1 This Licence and any non-contractual obligations arising out of or in connection with it will be governed by the law of England and Wales.
- 14.2 Subject to **clause 16.3**, the courts of England and Wales have exclusive jurisdiction to determine any dispute arising out of or in connection with this Licence, including in relation to any non-contractual obligations.
- 14.3 Any party may seek to enforce an order of the courts of England and Wales arising out of or in connection with this Licence, including in relation to any non-contractual obligations, in any court of competent jurisdiction.

### 15. **LEGAL EFFECT**

This Licence takes effect and binds the parties with effect from the date set out at the beginning of this Licence.

## **SCHEDULE**

### **The Works**

The fit out works being carried out by the Tenant to the Premises in accordance with the plans and specification attached.

EXECUTED as a DEED by )  
COUNTRYSIDE )  
CAMBRIDGE ONE LIMITED )  
acting by a director in the  
presence of:

DocuSigned by:  
Tom Wright  
0A85E41E87AE459...

Director

Signature of Witness: .....  
F98DFC6C3FEF495...

Name of Witness: .....  
Joanna Constantine

Address of Witness: .....  
149 Main Road  
Great Leighs  
Chelmsford  
Essex  
CM3 1NP

Occupation of Witness: .....  
Group Tax Director

EXECUTED as a DEED by )  
COUNTRYSIDE )  
CAMBRIDGE TWO LIMITED )  
acting by a director in the  
presence of:

DocuSigned by:  
Tom Wright  
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149 Main Road  
Great Leighs  
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Essex  
CM3 1NP

Occupation of Witness: .....  
Group Tax Director

**EXECUTED** as a **DEED** by )  
**DAO FOOD EXPRESS LTD** )  
acting by a director in the )  
presence of:

\_\_\_\_\_  
Director

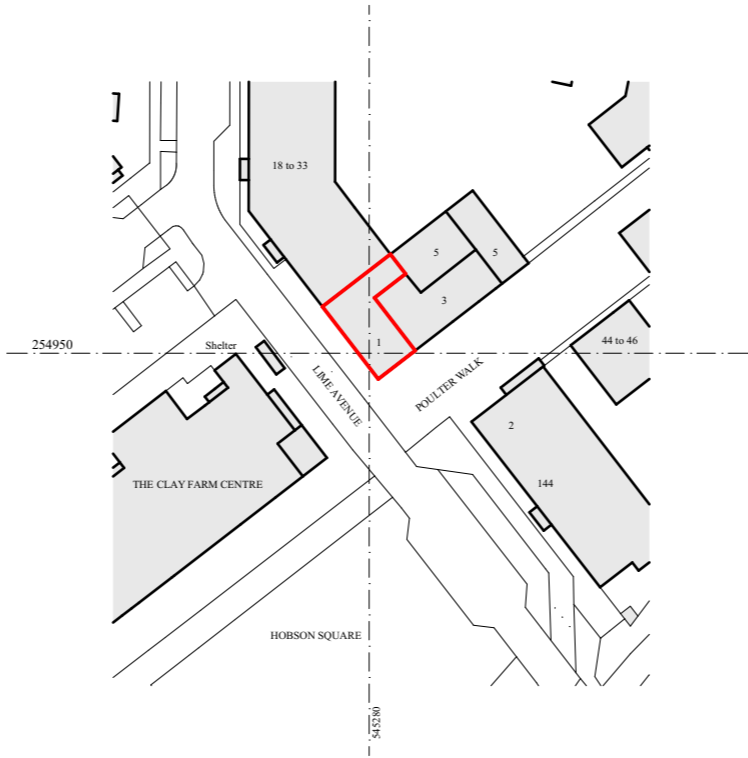
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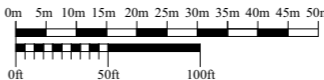
Name of Witness: .....

Address of Witness: .....

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Occupation of Witness: .....





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| <div></div> <div><b>Cameron Bosque</b><br/>Architects</div> <div>Cambridge &amp; Huntingdon<br/>Tel: 07548658571<br/>Email: info@cameronbosque.com</div> | <div><u>Status</u><br/>Planning</div>   | <div><u>Title</u><br/>Location Plan</div>  | <div><div><div><div><u>Rev</u></div><div>/</div></div><div><div><u>Date</u></div><div>25.11.22</div></div><div><div><u>Drawn by</u></div><div>GC</div></div><div><div><u>Description</u></div><div>Client Issue</div></div></div></div>   |  |  |  | <div>Ordnance Survey, (c) Crown Copyright 2022. All rights reserved. Licence number 100022432</div> | <div></div> |
|   | <div><u>Client Name</u><br/>Leilei Bai</div>  | <div><div><div><u>Scale</u></div><div>1:1250@A3</div></div><div><div><u>Date</u></div><div>22.06.22</div></div></div>        | <div><div><u>Scale Bar 1:1250</u></div><div></div></div>   |  |  |  |   |  |
|   | <div><u>Project Address</u><br/>Unit 1, 3 Poulter Walk Trumpington<br/>Cambridge Cambridgeshire CB2 9GX</div> | <div><div><div><u>Drawing Number</u></div><div>22159-0000</div></div><div><div><u>Revision</u></div><div>/</div></div></div> | <div><div><u>General Notes</u></div><div>Do not scale from this drawing, apart from Town Planning purposes. Work to figure dimensions only. This drawing is the property of Cameron Bosque Architects Limited and copyright is reserved by them<br/>This drawing is issued on the basis that it is not copied, used or disclosed by or to any unauthorised person without the prior written consent of Cameron Bosque Architects Limited<br/>The drawing representative of the building or site and intended works. Contractors should carry out their own independent site surveys to confirm dimensions</div></div> |  |  |  |   |  |
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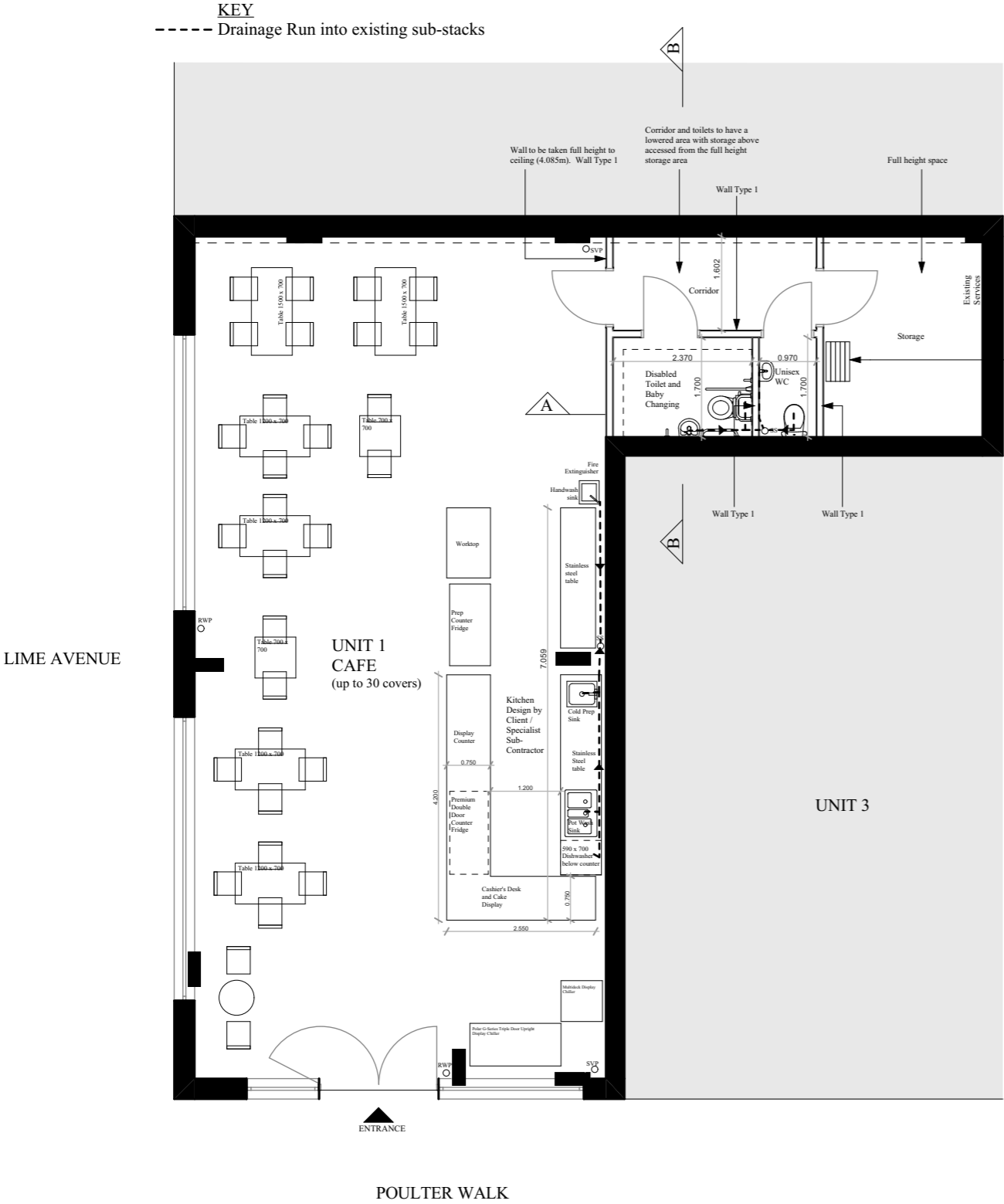


Existing Front Entrance Elevation (Poulter Walk)

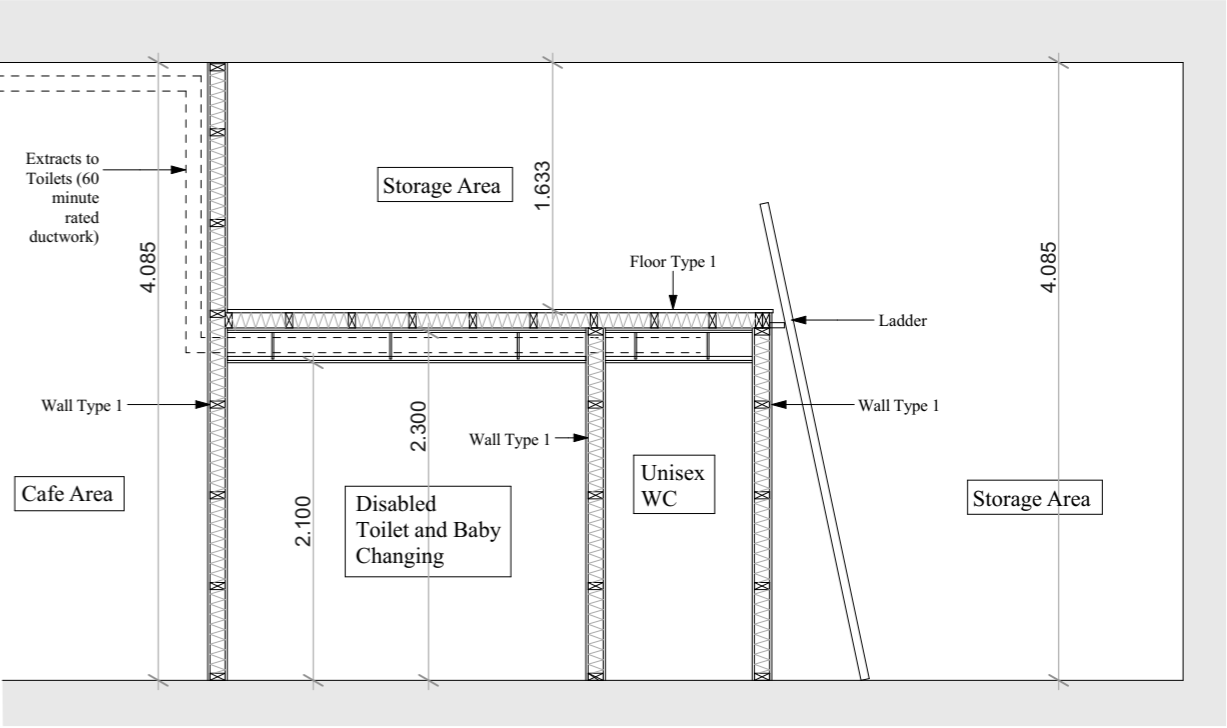


Existing Side Elevation (Lime Avenue)

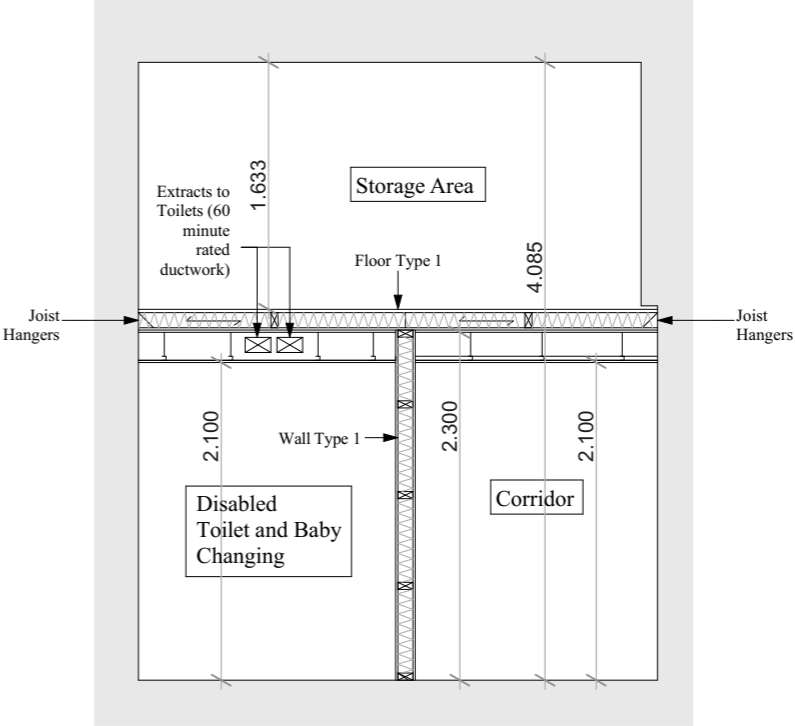
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| <div></div> <div><b>Cameron Bosque</b><br/>Architects</div> <div>Cambridge &amp; Huntingdon<br/>Tel: 07548658571<br/>Email: info@cameronbosque.com</div> | <div><u>Status</u><br/>Planning</div>   | <div><u>Title</u><br/>Existing Elevations</div> | <div><u>Rev</u><br/>/<br/>A</div>   | <div><u>Date</u><br/>25.11.22<br/>05.02.23</div>   | <div><u>Drawn by</u><br/>GC<br/>GC</div> | <div><u>Description</u><br/>Client Issue<br/>Client Issue</div> | <div></div> |  |
|   | <div><u>Client Name</u><br/>Leilei Bai</div>  | <div><u>Scale</u><br/>1:50@A3</div>             | <div><u>Date</u><br/>22.06.22</div> |  |  |   |  |  |
|   | <div><u>Project Address</u><br/>Unit 1, 3 Poulter Walk Trumpington<br/>Cambridge Cambridgeshire CB2 9GX</div> | <div><u>Drawing Number</u><br/>22159-0300</div> | <div><u>Revision</u><br/>A</div>    | <div><u>General Notes</u><br/>Do not scale from this drawing, apart from Town Planning purposes. Work to figure dimensions only. This drawing is the property of Cameron Bosque Architects Limited and copyright is reserved by them<br/>This drawing is issued on the basis that it is not copied, used or disclosed by or to any unauthorised person without the prior written consent of Cameron Bosque Architects Limited<br/>The drawing representative of the building or site and intended works. Contractors should carry out their own independent site surveys to confirm dimensions</div> |  |   |  |  |
|   |   |   |                                     |  |  |   |  |  |



Proposed Ground Floor Plan (Scale 1:100@A3 / 1:50@A1)



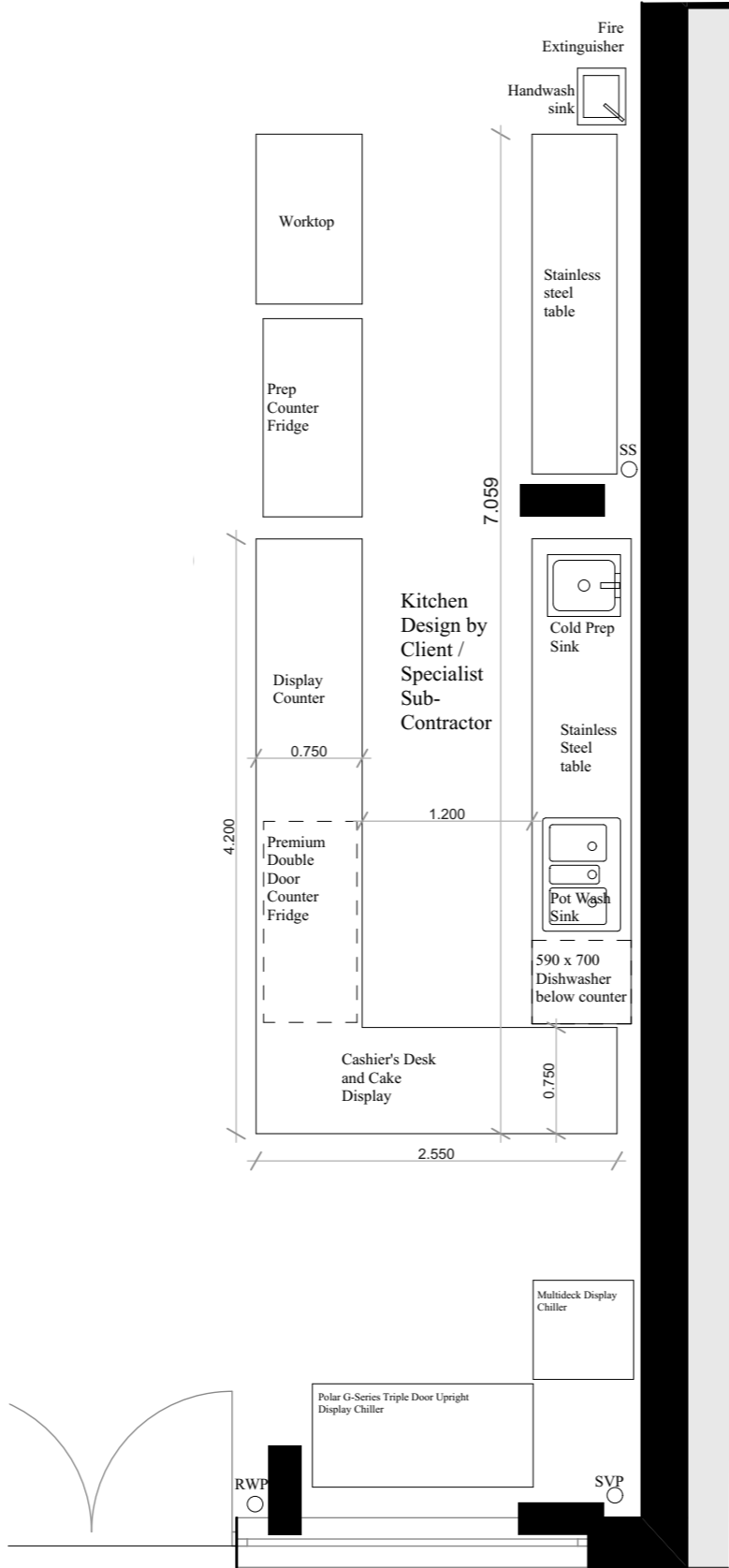
Proposed Section AA (Scale 1:50@A3 / 1:25@A1)





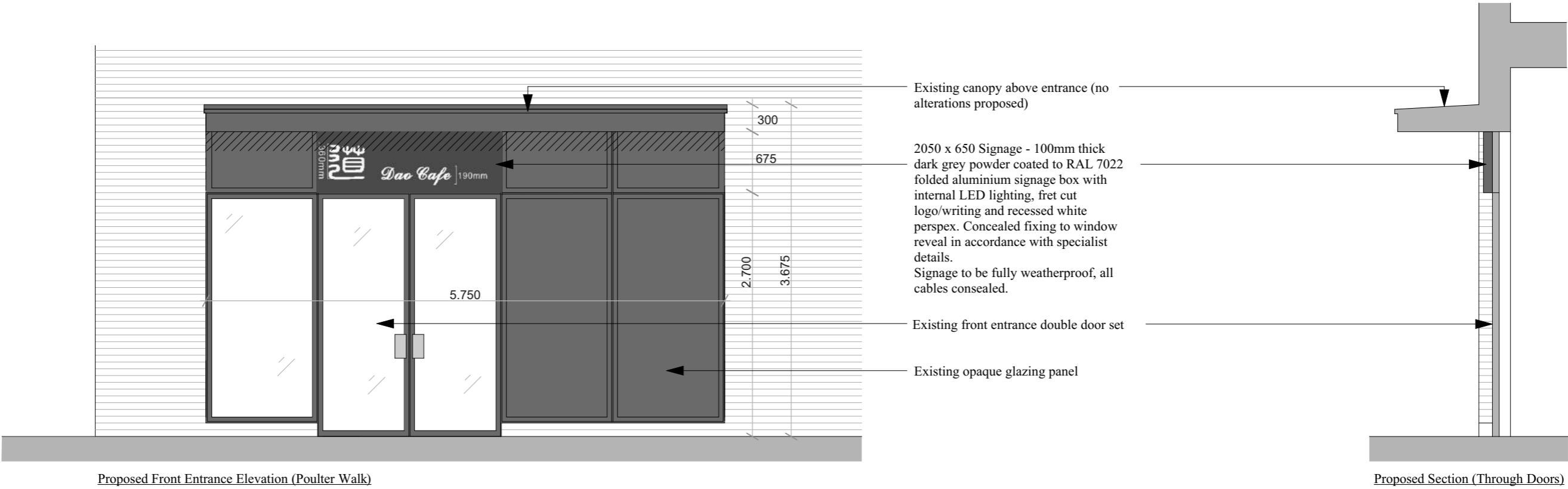
Proposed Section BB (Scale 1:50@A3 / 1:25@A1)



**Wall Type 1** - min. 100mm C24 Timber stud walls max 600 spacing with Isover APR 1200 mineral wool insulation in between, 12.5mm MR fireline plasterboard on either side, 3mm skim coat and paint finish to Client Spec. (to achieve min. 60 minute fire rating)

**Floor Type 1** - min. 22mm Tongue and groove chipboard floor on min. 100mm C24 Timber Floor Joists max 400 spacing with Isover APR 1200 mineral wool insulation in between, 2x12.5mm fireline plasterboard underneath with British Gypsum MF lowered ceiling to be installed as per manufacturer's instructions with 12.5mm MR plasterboard ceiling, 3mm Skim coat and paint finish to Client Spec. (to achieve min. 60 minute fire rating)



|  |  |  |  |  |
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| <div></div> <div>Cameron Bosque<br/>Architects</div> <div>Cambridge &amp; Huntingdon<br/>Tel: 07548658571<br/>Email: info@cameronbosque.com</div> | <div>Status</div> <div>For Information</div>   | <div>Title</div> <div>Proposed Kitchen Plan</div>  | <div><div>Rev</div><div>Date</div><div>Drawn by</div><div>Description</div></div> <div><div>/</div><div>25.11.22</div><div>GC</div><div>Client Issue</div></div> | <div><div><div><div>0m</div><div>1m</div><div>2m</div><div>3m</div><div>4m</div><div>5m</div></div><div><div>0ft</div><div>10ft</div></div></div></div> <div><div><div>N</div><div></div></div></div> |
|  | <div>Client Name</div> <div>Leilei Bai</div>   | <div><div>Scale</div><div>1:50@A3 1:25@A1</div></div> <div><div>Date</div><div>22.06.22</div></div>  |  |  |
|  | <div>Project Address</div> <div>Unit 1, 3 Poulter Walk Trumpington<br/>Cambridge Cambridgeshire CB2 9GX</div>  | <div><div>Drawing Number</div><div>22159-1150</div></div> <div><div>Revision</div><div>/</div></div> |  |  |
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| <br><b>Cameron Bosque</b><br>Architects<br>Cambridge & Huntingdon<br>Tel: 07548658571<br>Email: info@cameronbosque.com | <u>Status</u><br>Planning  | <u>Title</u><br>Proposed Elevations and Section | <u>Rev</u>              | <u>Date</u> | <u>Drawn by</u> | <u>Description</u> |  |   |
|   | <u>Client Name</u><br>Leilei Bai   | <u>Scale</u><br>1:50@A3                         | <u>Date</u><br>22.06.22 | A           | 05.02.23        | GC                 |   |   |
|   | <u>Project Address</u><br>Unit 1, 3 Poulter Walk Trumpington<br>Cambridge Cambridgeshire CB2 9GX | <u>Drawing Number</u><br>22159-1300             | <u>Revision</u><br>B    | B           | 07.02.23        | GC                 | Client Issue  | <u>General Notes</u><br>Do not scale from this drawing, apart from Town Planning purposes. Work to figure dimensions only. This drawing is the property of Cameron Bosque Architects Limited and copyright is reserved by them. This drawing is issued on the basis that it is not copied, used or disclosed by or to any unauthorised person without the prior written consent of Cameron Bosque Architects Limited. The drawing representative of the building or site and intended works. Contractors should carry out their own independent site surveys to confirm dimensions. |
|   |  |   |                         |             |                 |                    |   |   |



Proposed Side Elevation (Lime Avenue)




Proposed Front Entrance Elevation (Poulter Walk)



Proposed Signage Section

100mm thick dark grey powder coated to RAL 7022 folded aluminium signage box with internal LED lighting, fret cut logo/writing and recessed white perspex. Concealed fixing to window reveal in accordance with specialist details. Signage to be fully weatherproof, all cables consealed.

|   |  |                                     |  |             |  |                    |  |  |
|---|--|-------------------------------------|--|-------------|--|--------------------|--|--|
| <br><b>Cameron Bosque</b><br>Architects<br><br>Cambridge & Huntingdon<br>Tel: 07548658571<br>Email: info@cameronbosque.com | <u>Status</u><br>Planning  | <u>Title</u><br>Proposed Signage    | <u>Rev</u>   | <u>Date</u> | <u>Drawn by</u>  | <u>Description</u> |  |  |
|   | <u>Client Name</u><br>Leilei Bai   | <u>Scale</u><br>1:25@A3             |  |             |  | Client Issue       |  |  |
|   |  |                                     |  |             |  |                    |  |  |
|   | <u>Project Address</u><br>Unit 1, 3 Poulter Walk Trumpington<br>Cambridge Cambridgeshire CB2 9GX | <u>Drawing Number</u><br>22159-1301 | <u>Revision</u><br>B   |             | / 25.11.22 GC Client Issue<br>A 05.02.23 GC Client Issue<br>B 07.02.23 GC Client Issue |                    |  |  |
|   |  |                                     | <u>General Notes</u><br>Do not scale from this drawing, apart from Town Planning purposes. Work to figure dimensions only. This drawing is the property of Cameron Bosque Architects Limited and copyright is reserved by them<br>This drawing is issued on the basis that it is not copied, used or disclosed by or to any unauthorised person without the prior written consent of Cameron Bosque Architects Limited<br>The drawing representative of the building or site and intended works. Contractors should carry out their own independent site surveys to confirm dimensions |             |  |                    |  |  |

Key

Denotes Extent of the Boundary of the Premises

Denotes Public Area

Denotes Kitchen Area

Internal CCTV

Security Alarm

60min Fire Resistance Construction

FD30 (S)

30 Minute Fire Rated Door (S=self closer)

FIRE EXIT

Illuminated Fire Exit Signage to BS 5266

FA

Fire Alarm Call Point

(Xm)

Escape Route / Distance

SD

Smoke Detector

HD

Smoke Detector

CO<sup>2</sup>

CO<sup>2</sup> Detector

E

Emergency Downlight

F

Foam Fire Extinguisher

CO<sup>2</sup>

CO<sup>2</sup> Fire Extinguisher

W

9L Water Fire Extinguisher

FB

Fire Blanket to BS EN 1869:1997

FF

Fry Fighter Extinguisher

P

Powder Extinguisher

LIME AVENUE

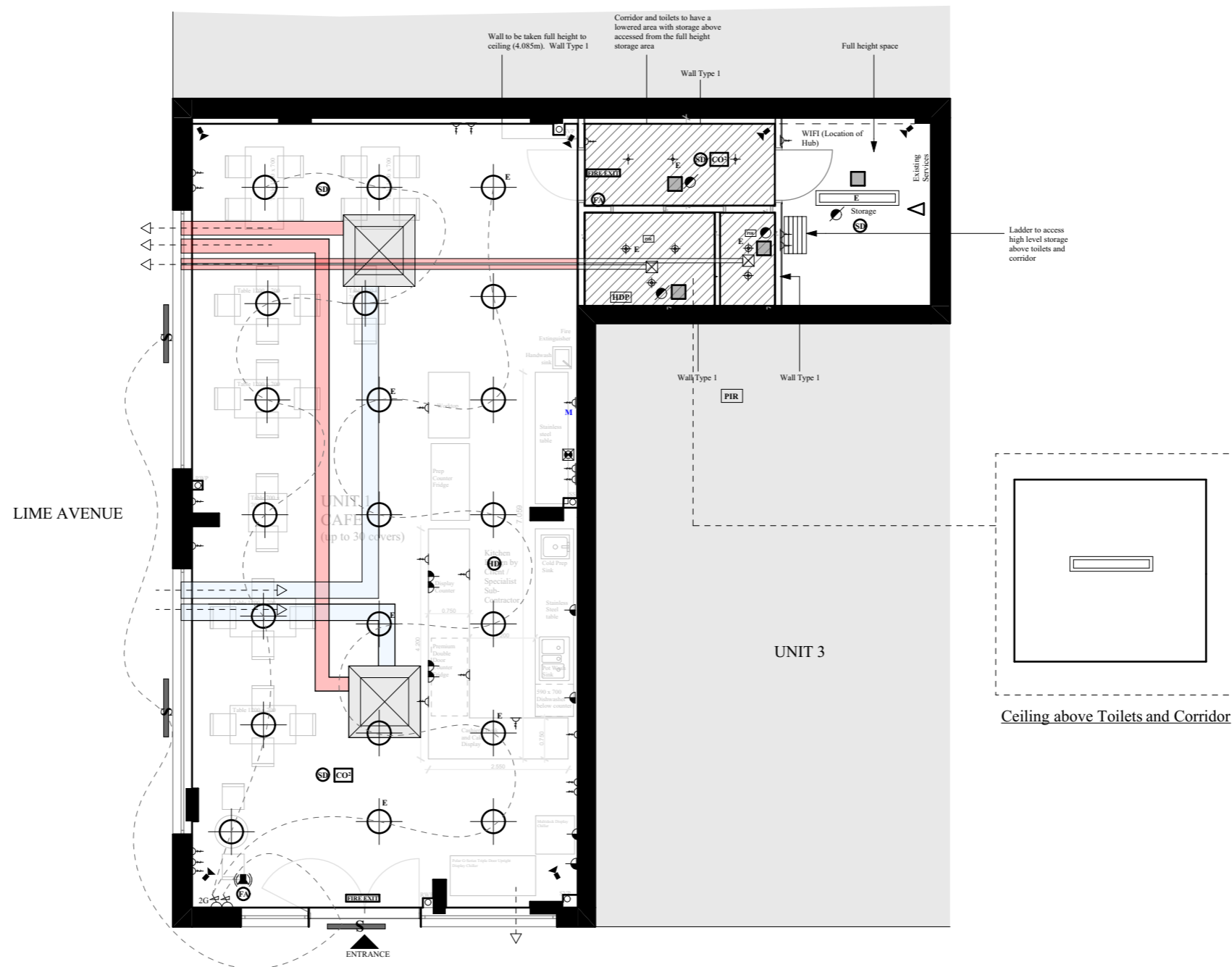
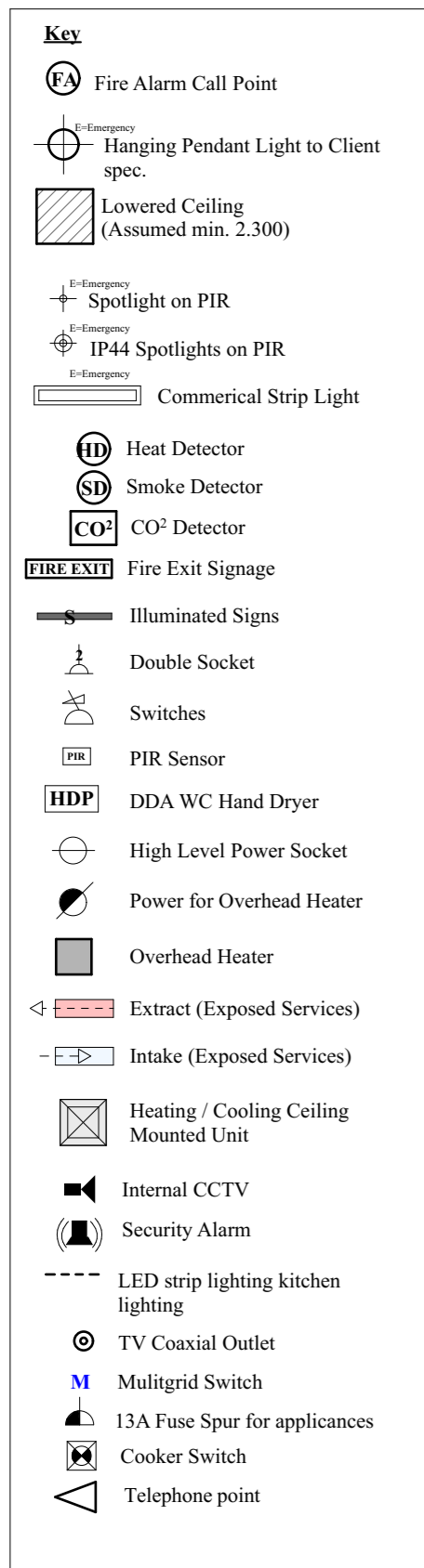
POULTER WALK

General Notes

- Client responsibility to ensure compliance with The Regulatory Reform (Fire Safety) Order 2005.
- All Fire doors to have keep shut / closed on both side of doors or keep locked on one side.
- Extinguisher provisions, Maintenance schedules for the fire safety equipment and provision for disabled evacuation to be provided post completion
- Partitions should continue to the underside of the roof support structure/roof covering and recommend sealing of penetrations to slow potential smoke spread.
- Extract ductiwork to be fire rated min. 60 minutes
- New Wall and Ceiling linings to meet Part B2 Table 7 requirements
- Regular Fire Risk Assessments and emergency plans to be undertaken by others (Fire Risk Assessors), Extinguisher provisions to BS 5306, Maintenance schedules for the fire safety equipment and provision for disabled evacuation all to be provided by and the responsibility of the Client.
- Fire alarm system (and call points) as per BS5839 - 1:2017 and Emergency lighting as per BS 5266 - 1:2016.
- Fire exit signage in accordance with BS 5499-4:2013
- All final exit door and doors leading to them to be easily and immediately operable by persons making good their escape without the use of a key at all times. Panic bolts (push bars) to external escape doors.
- Part B2 - Internal Fire Spread (Wall and Ceiling Linings) as per table 7
- Circulation Spaces (Corridors) wall and ceiling linings to conform to class 0 (B-s3,d2), Classrooms to class 1 (C-s3,d2 ) and Other small rooms less than 30m<sup>2</sup> to class 3 (D-s3,d2 )
- Client is responsible for regular fire testing of call points, lighting etc. Testing by a competent person at regular intervals in accordance with BS 5266 Part 1 : 1988. Any defects should receive immediate attention. The date, result and signature of the person carrying out the test should be recorded in a log book.
- The Client is responsible for the removal or safe storage of dangerous substances
- The Client is responsible for the emergency plan and any staff fire safety training

Drawing to be Read in Colour

|  |   |  |   |  |                                    |
|--|---|--|---|--|------------------------------------|
| <div><div><div></div><div>Cameron Bosque Architects</div></div><div><div>Cambridge &amp; Huntingdon</div><div>Tel: 07548658571</div><div>Email: info@cameronbosque.com</div></div></div> | <div>Status</div> <div>For Information</div>  | <div>Title</div> <div>Proposed Premises Plan</div>   | <div><div>Rev</div><div>/</div><div><div>Date</div><div>25.11.22</div></div><div><div>Drawn by</div><div>GC</div></div><div><div>Description</div><div>Client Issue</div></div></div> | <div><div>0m1m2m4m6m8m10m</div><div>0ft20ft</div></div> <div><div>General Notes</div><div>Do not scale from this drawing, apart from Town Planning purposes. Work to figure dimensions only. This drawing is the property of Cameron Bosque Architects Limited and copyright is reserved by them. This drawing is issued on the basis that it is not copied, used or disclosed by or to any unauthorised person without the prior written consent of Cameron Bosque Architects Limited. The drawing representative of the building or site and intended works. Contractors should carry out their own independent site surveys to confirm dimensions</div></div> | <div><div>N</div><div></div></div> |
|  | <div>Client Name</div> <div>Leilei Bai</div>  | <div>Scale</div> <div>1:100@A3 1:50@A3</div> <div><div>Date</div><div>22.06.22</div></div> |   |  |                                    |
|  | <div>Project Address</div> <div>Unit 1, 3 Poulter Walk Trumpington<br/>Cambridge Cambridgeshire CB2 9GX</div> | <div>Drawing Number</div> <div>22159-1500</div> <div>Revision</div> <div>/</div>           |   |  |                                    |
|  |   |  |   |  |                                    |





M&E Services  
*All M&E Works to sub-contractor design. Layout is indicative only*

**Part M - Compliance required to parts M1 and M3. Switches, sockets etc to be as per Part M between 450 and 1200mm above finish floor level, consumer units approx. 1350mm.**

**Part P** - Electrical Installation by qualified person to conform to BS 7671:2008. All surveys to be undertaken. Setting out to be liased on site between Employer Client and Main Contractor / Sub-Contractor.

Part J - All works to Sub-contractor design

## Drawing to be Read in Colour

|  |  |  |  |   |
|--|--|--|--|---|
|  <p><b>Cameron Bosque</b><br/>Architects</p> <p>Cambridge &amp; Huntingdon<br/>Tel: 07548658571<br/>Email: info@cameronbosque.com</p>   | <p><u>Status</u></p> <p>For Information</p>  | <p><u>Title</u></p> <p>Proposed M&amp;E Plan</p>                           | <p><u>Rev</u>      <u>Date</u>      <u>Drawn by</u>      <u>Description</u></p> <p>/      25.11.22      GC      Client Issue</p> |  |
|  | <p><u>Client Name</u></p> <p>Leilei Bai</p>  | <p><u>Scale</u>      <u>Date</u></p> <p>1:100@A3 1:50@A3      22.06.22</p> |  |   |
|  | <p><u>Project Address</u></p> <p>Unit 1, 3 Poulter Walk Trumpington<br/>Cambridge Cambridgeshire CB2 9GX</p> | <p><u>Drawing Number</u>      <u>Revision</u></p> <p>22159-4300      /</p> |  |   |
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