

DATED 15<sup>th</sup> July 2022

COUNTRYSIDE CAMBRIDGE ONE LIMITED

and

COUNTRYSIDE CAMBRIDGE TWO LIMITED

and

RDML LIMITED

---

LICENCE FOR ALTERATIONS

relating to premises known as

Unit 2, Great Kneighton Local Centre  
3 Poulter Walk, Trumpington, Cambridge, CB2 9GX

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MemeryCrystal

165 Fleet Street  
London EC4A 2DY  
Tel: 020 7955 0880  
Fax: 020 7955 0888  
Ref: JA/COU/22/178

## LICENCE FOR ALTERATIONS

DATED

15<sup>th</sup> July 2022

### PARTIES

- (1) **COUNTRYSIDE ONE LIMITED** (incorporated and registered in England and Wales under company registration number 06164435) and **COUNTRYSIDE 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) **RDML LIMITED** (incorporated and registered in England and Wales under company registration number 13668211, the registered office of which is at 6 Baker Close, Brampton, PE28 4PG (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 ~~[DATE]~~ 15<sup>th</sup> July 2022 between (1) the Landlord and (2) the Tenant and any document supplemental to it; 64

**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 2 Great Kneighton Local Centre, 3 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 nine 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 any request by the Landlord;

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; and

6.1.6 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:

\_\_\_\_\_  
Director

Signature of Witness: .....

Name of Witness: .....

Address of Witness: .....

.....

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

\_\_\_\_\_  
Director

Signature of Witness: .....

Name of Witness: .....

Address of Witness: .....

.....

EXECUTED as a DEED by )  
RDML LIMITED acting by a )  
director in the presence of: )

Signature of Witness:

*Kristina Klicute*

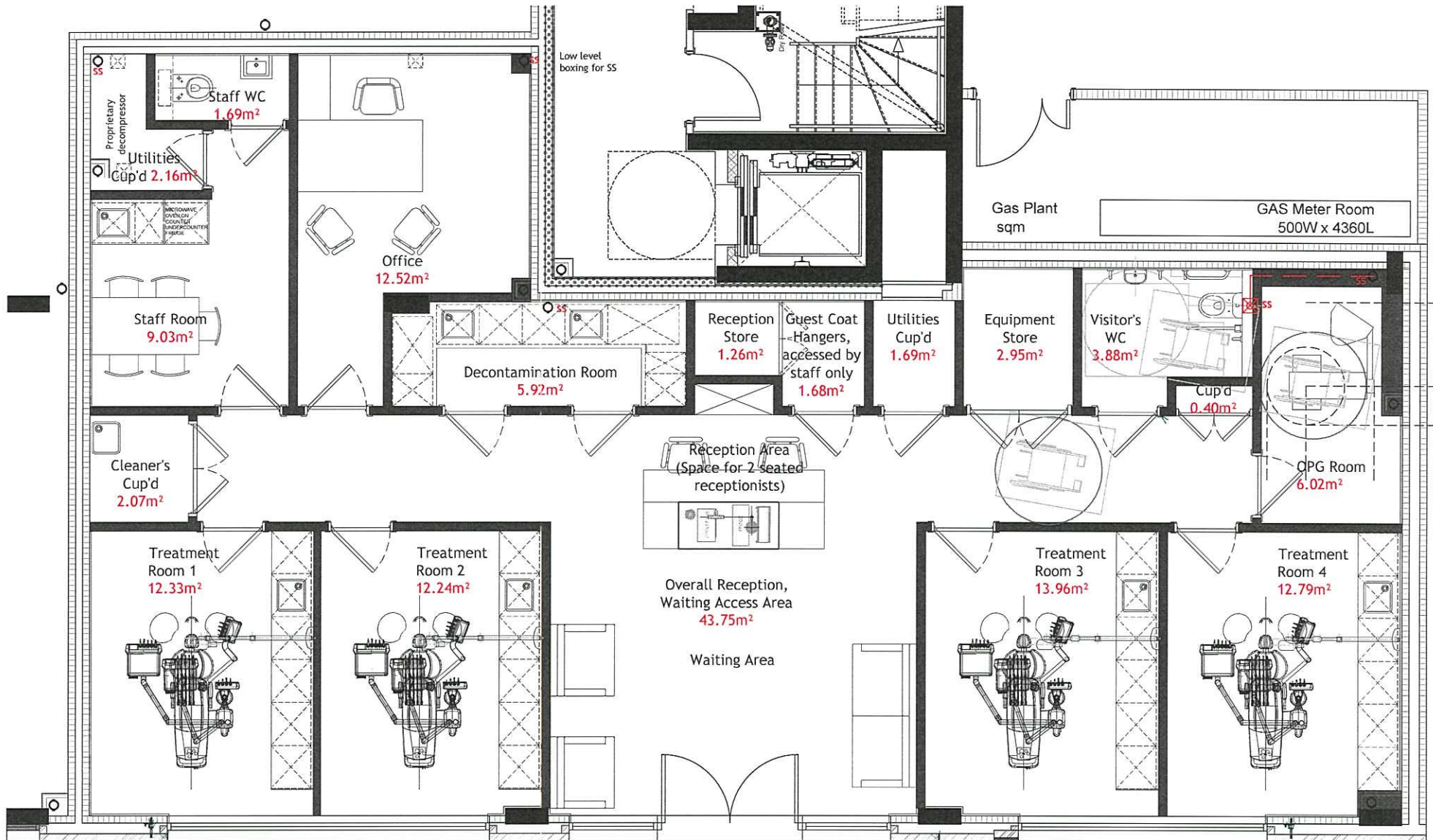
Name of Witness:

*Kristina Klicute*

Address of Witness:

*174 Newdigate Rd  
Bedworth  
CV128EP*

- Signed in front  
of a witness



APPROVED DRAWING  
COUNTRYSIDE PROPERTIES (UK) LTD  
PIERS A.F.T KORTLANG  
10/03/2022

PARTITION ABUTMENTS TO  
FRONT GLAZING FRAMES ARE  
TO BE CONFIRMED AFTER  
SITE VISIT

Status  
DRAFT

Notes  
ALL DIMENSIONS, INCLUDING CHECKING EXISTING SITE LEVELS, ARE TO BE CHECKED AND VERIFIED ON SITE AND ALL DISCREPANCIES REPORTED PRIOR TO ANY CONSTRUCTION WORK TAKING PLACE. THE BUILDER IS TO CHECK AND/OR DETERMINE ALL CONSTRUCTION DETAILS. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS AND SPECIFICATIONS.

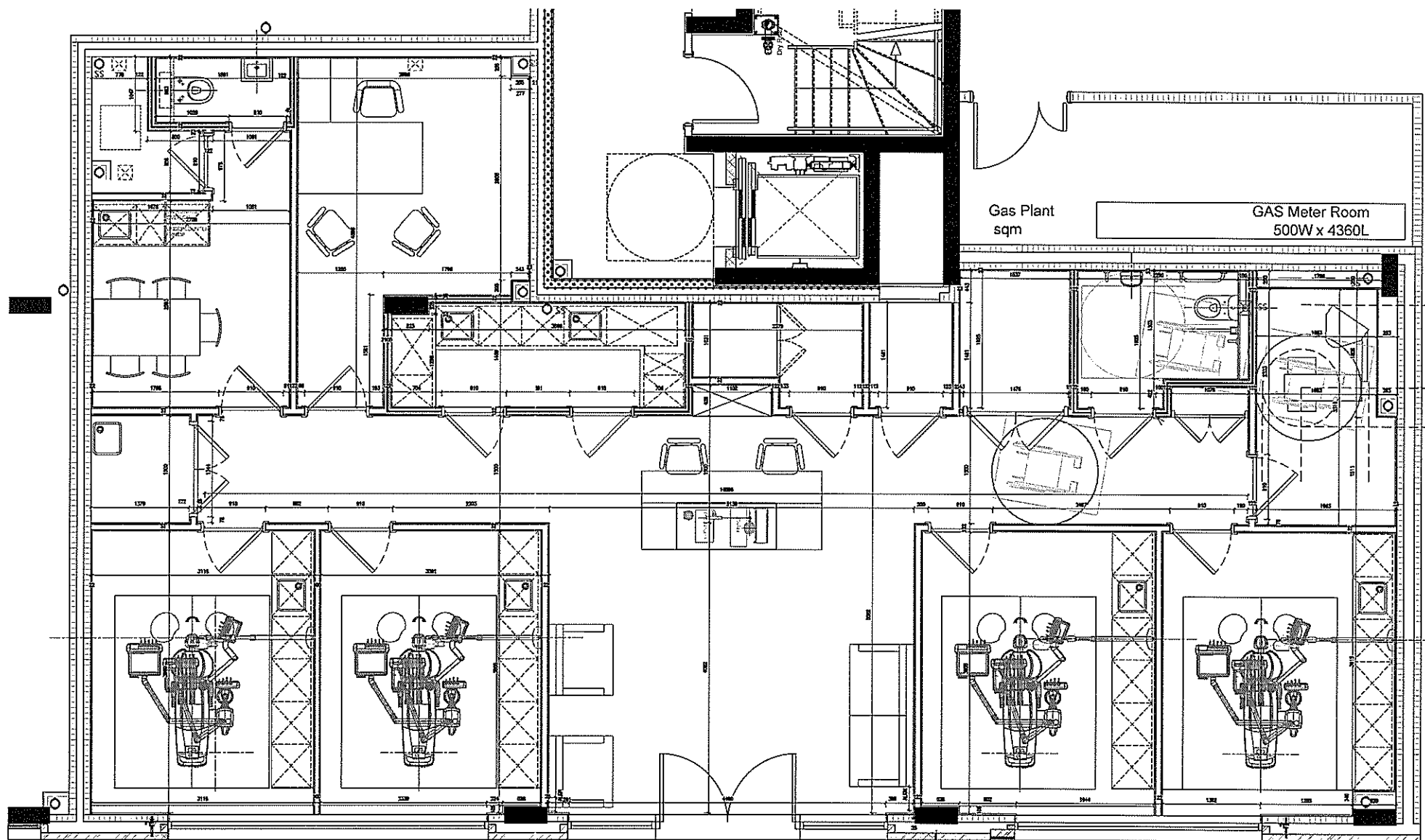
Block T Commercial Unit 02,  
1 Poulter Walk, Trumpington,  
Cambridge CB2 9GX

**S2S**  
ARCHITECTS

Layout

Scale 1:50 @ A3

Drawing No. 1828-10



APPROVED DRAWING  
COUNTRYSIDE PROPERTIES (UK) LTD  
PIERS A.F.T KORTLANG  
10/03/2022

Status  
PLANNING

Notes  
ALL DEVELOPMENTS, INCLUDING CHECKING EXISTING SITE LEVELS, ARE TO BE CHECKED AND VERIFIED ON SITE AND ALL DISCREPANCIES REPORTED PRIOR TO ANY CONSTRUCTION WORK TAKING PLACE. THE BLEND IS TO BE CHECKED AND/or DETERMINE ALL CONSTRUCTION DETAILS. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS AND SPECIFICATIONS.

Block T Commercial Unit 02,  
1 Poulter Walk, Trumpington,  
Cambridge CB2 9GX

**S2S**  
ARCHITECTS

Partition setting out

Scale 1:50 @ A3

Drawing No. 1828-11

All dimensions shown are in millimetres, unless stated otherwise. ISO MET SCALE FROM THIS DRAWING

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# NOTES

1. This drawing is a design for the mechanical services layout for the Dental Surgery - Trumpington. It is intended to be used in conjunction with the architectural drawings and the electrical services layout.

2. The layout is based on the information provided in the architectural drawings and the electrical services layout. It is intended to be used in conjunction with the architectural drawings and the electrical services layout.

3. The layout is based on the information provided in the architectural drawings and the electrical services layout. It is intended to be used in conjunction with the architectural drawings and the electrical services layout.

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A	Stage 3 Design	DATE	26/06/22
REV	AMENDMENTS	BY	DATE



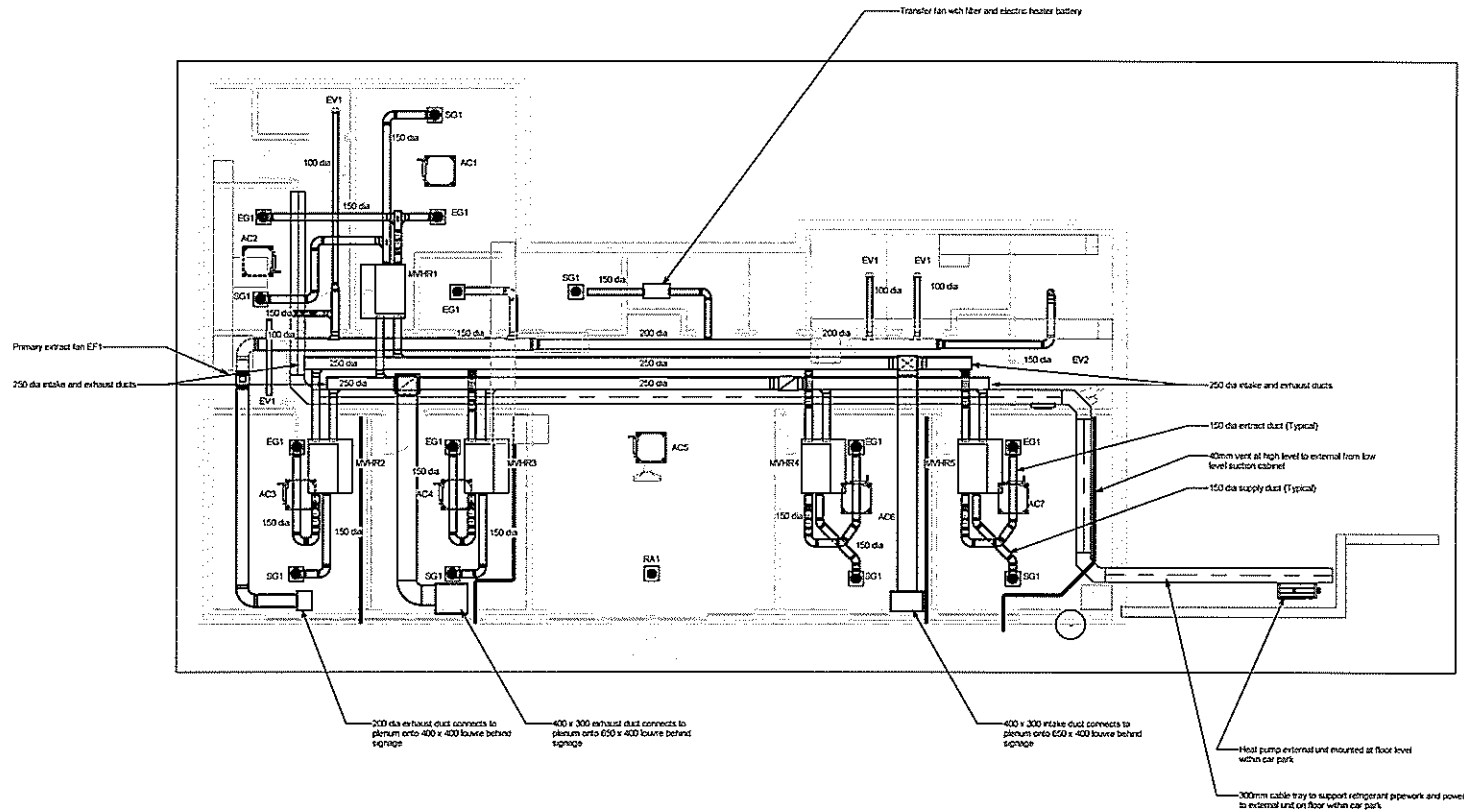
Drawn	Author	Date	06/06/22	Scale	1:50
Checked	Checker	Approved	Approver		

File:  
Mechanical Services Layout

Project:  
Dental Surgery - Trumpington

Drawing Number	Rev
OCL124-M-001	A
File Name	

A1



# CASSETTE UNITS



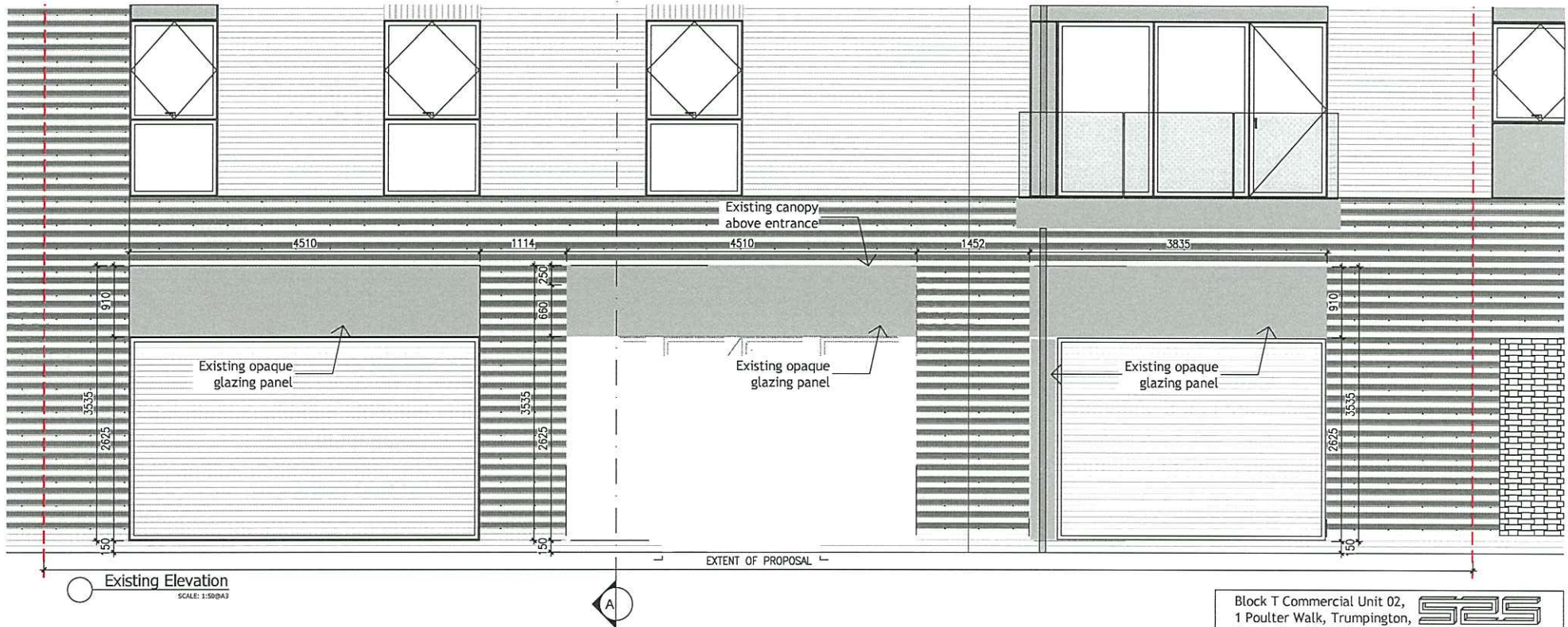
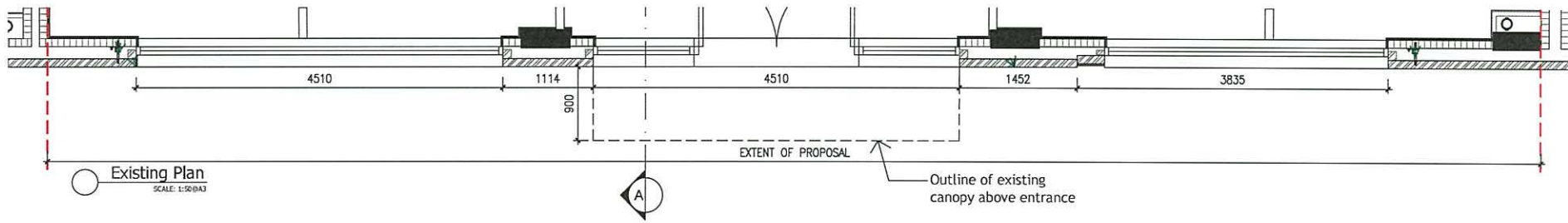
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CLIENT	Dentistry and More								
PROJECT NO.	OCL124								
UNIT REFERENCE									
SHEET NO.	2								
Ref	Location	Type	Cooling (kW sens)	Internal Conditions Cooling	Heating (kW)	Internal Condition s Heating	Resistan ce (Pa)	Fan Speed	Comments
AC1	Ground floor	Ceiling cassette	1.8	22°C db 50% RH	0.6	22°C db	30	Low	Integral cond pump
AC2	Ground floor	Ceiling cassette	1.8	22°C db 50% RH	0.6	22°C db	35	Low	Integral cond pump
AC3	Ground floor	Ceiling cassette	1.8	22°C db 50% RH	0.6	22°C db	30	Low	Integral cond pump
AC4	Ground floor	Ceiling cassette	1.8	22°C db 50% RH	0.6	22°C db	30	Low	Integral cond pump
AC5	Ground floor	Ceiling cassette	2.2	22°C db 50% RH	2.2	22°C db	35	Low	Integral cond pump
AC6	Ground floor	Ceiling cassette	1.8	22°C db 50% RH	0.6	22°C db	30	Low	Integral cond pump
AC7	Ground floor	Ceiling cassette	1.8	22°C db 50% RH	0.6	22°C db	30	Low	Integral cond pump
NOTES									
REVISION	P1								
DATE	10/05/2022								
AUTHOR	MH								
CHECKER	MH								

# GRILLES AND DIFFUSERS



PROJECT NAME	Dental Surgery - Trumpington							
CLIENT	Dentistry and More							
PROJECT NO.	OCL124							
UNIT REFERENCE								
SHEET NO.	1							
Ref	Location	Air Volume (l/s)	Nominal Size (mm x mm)	Type	Throw (m)	NR	Resistance (Pa)	Comments
SG1	Ground floor ceiling	Varies	450 x 450	Louvre faced 4 way	3	32	30	White powder coat
EG1	Ground floor ceiling	Varies	451 x 450	Louvre faced 4 way	N/A	32	30	White powder coat
RA1	Ground floor ceiling	Varies	452 x 450	Louvre faced 4 way	N/A	32	30	White powder coat
EV1	Ground floor ceiling	Varies	100 dia	Extract valve	N/A	35	25	White powder coat
EV2	Ground floor ceiling	Varies	150 dia	Extract valve	N/A	32	25	White powder coat
NOTES								
REVISION	P1							
DATE	10/05/2022							
AUTHOR	MH							
CHECKER	MH							





Status  
PLANNING

Notes  
ALL DRAWINGS, INCLUDING CHECKING EXISTING SITE LEVELS, ARE TO BE CHECKED AND VERIFIED ON SITE AND ALL DISCREPANCIES REPORTED PRIOR TO ANY CONSTRUCTION WORK TAKING PLACE. THE BUILDER IS TO CHECK AND/OR DETERMINE ALL CONSTRUCTION DETAILS. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS AND SPECIFICATIONS.

Block T Commercial Unit 02,  
1 Poulter Walk, Trumpington,  
Cambridge CB2 9GX



Existing Plan & Elevation

Scale 1:50 @ A3

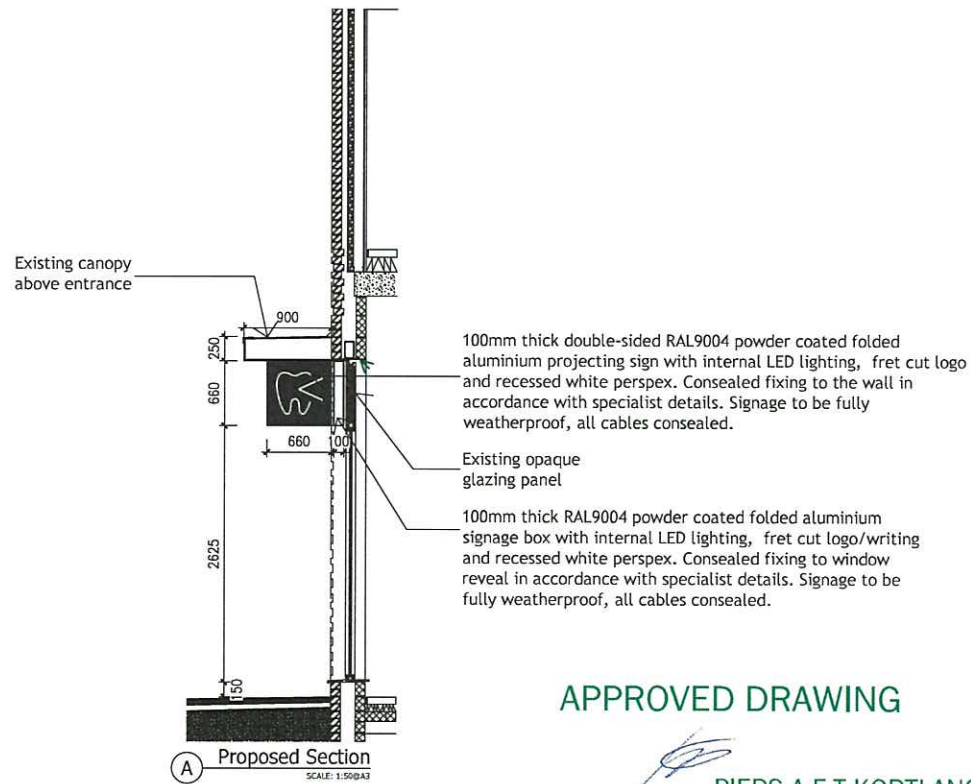
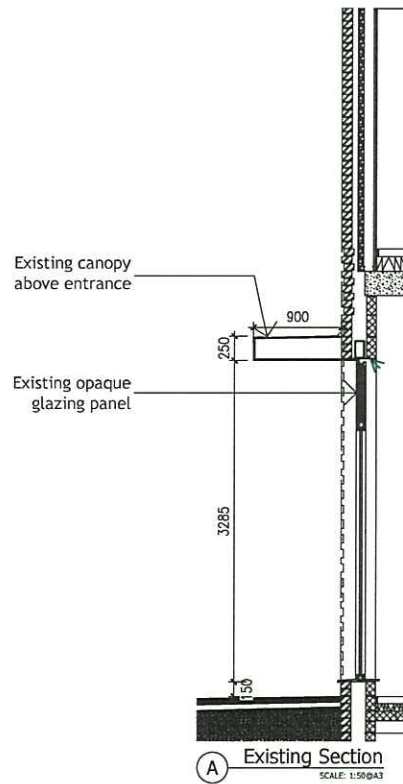
Drawing No. 1828-01

APPROVED DRAWING

PIERS A.F.T KORTLANG  
Countryside







APPROVED DRAWING

PIERS A.F.T KORTLANG  
Countryside

#### NOTES:

- THE PROPOSAL COMPRISES INSTALLATION OF 3 No INTERNALLY ILLUMINATED SIGNAGE BOXES AND 1 No PROJECTING SIGN.
- ALL FIXINGS TO BE CONCEALED AND IN ACCORDANCE WITH SPECIALIST DETAILS.
- ALL POWER CABLES TO BE CONCEALED.
- ALL SIGNAGE TO BE FULLY WEATHERPROOF.



Status  
PLANNING

Notes  
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Block T Commercial Unit 02,  
1 Poulter Walk, Trumpington,  
Cambridge CB2 9GX

**S2S**  
ARCHITECTS

Existing & Proposed Section

Scale 1:50 @ A3

Drawing No. 1828-03

**ANNEX D      PROPERTY SPECIFICATION IN AGREED FORM**



**RETAIL UNITS 1, 2, 3 & 5**

**GREAT KNEIGHTON**

**CAMBRIDGE**

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11 January 2021  
REV 1

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## **1.00 INTRODUCTION**

### **1.01 General Information**

The commercial space is part of the wider mixed-use redevelopment on Phase 8B, Great Kneighton. The Hobson Square commercial space is situated on the ground floors of predominately residential blocks.

### **1.02 Project**

The project includes flexibility to create:-

<b>BLOCK</b>	<b>RETAIL UNITS</b>
Block T	2no. Retail Units
Block V	1no. Retail Unit
Block W	1no. Retail Unit

External site works include hard & soft landscaped areas, associated services and drainage.

### **1.03 Workmanship and Materials**

Unless amended by these Specification Notes all materials and workmanship complies with the latest editions of relevant British Standards Institution Specifications and Codes of Practice, where required to comply with the statutory requirements of the works outlined in these notes which are applicable at the commencement of works on site and are in accordance with good building practice. Proprietary materials are used strictly in accordance with the manufacturer's recommended Specifications. Materials identified within these notes which are available in varying colours or textures have been selected from the manufacturer's standard product range.

### **1.04 Accommodation**

The commercial space is located on:-

Block T - Ground Floor

Block V – Ground Floor

&

Block W - Ground Floor

## 1.05 Schedule of Retail Accommodation

### Block T

GIA (approx.)	Total sq m	Total sq ft
Unit 1	124	1,335
Unit 2	157	1,690
<b>BLOCK T TOTAL</b>	<b>281</b>	<b>3,205</b>

### Block V

GIA (approx.)	sq m	sq ft
Unit 3 (Foodstore)	496.7	5,346
Note: Unit 3 & 4 were merged to create Unit 3. Unit 4 no longer exists.		
<b>BLOCK V TOTAL</b>	<b>496.7</b>	<b>5,346</b>

### Block W

GIA (approx.)	sq m	sq ft
Unit 5	205	2,207
<b>BLOCK W TOTAL</b>	<b>205</b>	<b>2,207</b>

### COMBINED TOTAL

GIA (approx.)	sq m	sq ft
<b>TOTAL</b>	<b>982,7</b>	<b>10,758</b>

The accommodation within the buildings will generally be as follows:-

#### Block T & W

##### Internal Areas

- Installed aluminium shop front
- Double swing entrance doors
- Signage Zone for Tenant to install own signage
- Shell with capped services

#### Block V

##### Internal Areas

- Installed aluminium shop front
- Automatic sliding door
- Signage Zone for Tenant to install own signage
- Shell with capped services



**External / Internal Ancillary**

- Loading Bay
- Each block has a Commercial Tenant Refuse Zone for the Commercial Tenant's Use.
- Cycle parking area within the wider scheme.
- Hard landscaping.
- Soft landscaping.

**2.00 SUB-STRUCTURE**

Exact details relating to foundation and ground floor slab / beam & block / floor planks to be designed by the Structural Engineer and constructed to take into account the recommendations of the geotechnical site investigation report.

Floor is designed to support a total superimposed load of 5 kN/m<sup>2</sup> incorporating insulation where necessary to satisfy the requirements of the current building regulations.

Thermal insulation to achieve a U-value of 0.22w/m<sup>2</sup>k or as directed by the Structural Engineer.

The commercial area floor screed is to be finished to allow the Tenant to lay a floor finish at a level fully compliant with the current Disability Discrimination Act legislation.

**3.00 FRAME**

Exact details to be confirmed by the Structural Engineer.

The building will be designed to provide a clear height from finished floor to the underside of structural slab / beams of a minimum of 3.4 metres.

The structure is designed to carry all the necessary building construction loads and in addition to include for suspended ceilings, services, ventilation ductwork, refrigeration, pipework and imposed, wind and dead loads all in accordance with the current relevant British Standards and current sections of the Building Regulations.

## **4.00 SUPER STRUCTURE**

### **4.01 External Walls**

As indicated on the architects elevational drawings the structural frame will be enclosed with a mix of glazing and brickwork panels incorporating cavity insulation and a blockwork inner leaf or otherwise specified by the architect and structural engineer.

All wall construction will provide the minimum energy performance requirement for the whole building as required by part L/2 of the Building Regulations.

### **4.02 Internal Walls**

All internal partition walls including the internal skin to the external walls will be in full height fair-faced blockwork and constructed to suit fire resistance as required. Internal division walls between commercial units are to be omitted until the subdivision line of the division walls is confirmed.

### **4.03 Roof**

This is a multi storey mixed use building the roof specification is within the residential specification. Rainwater from the roof will be discharged via vertical rain water pipes. The commercial units are located at ground with several floors of residential accommodation above.

### **4.04 Shop Front**

All shop front glazing and entrance doors are to be powder coated aluminium framing finished in accordance with planning drawings and provided as part of the shell build.

Frames to the windows will be powder coated aluminium thermally broken with double glazed units in clear glass, the thickness of the glass will be in accordance with the British Standards Code of Practice, according to the size of pane and its locations.

The design & RAL colour is in accordance with planning. Tenants are not permitted to amend the shop front or change the bespoke / RAL colour of the shop front.

All glazing shall be provided in accordance with established safety requirements.

#### **4.05 Shop Front Door**

The swing double entrance doors or door and a half (if applicable) will be of a similar specification to that of the windows being glazed with an aluminum frame finished in PPC in a RAL colour in accordance with planning and fitted with suitable ironmongery.

#### **4.06 Rear Doors**

Units 1 & 2 – Not applicable, no rear doors.

Unit 3 & 5 - Rear doors to be provided.

#### **4.07 Internal Roller Shutter**

The Landlord will only approved an internal shutter located behind the shop front glazing. Only punched (galvanised continuously interlocked steel laths) or transparent shutters (made of synthetic links of polycarbonate) will be approved by Landlord. The Tenant will provide the Landlord with details of the shutter for Landlord approval and proposed installation method prior to installation.

Internal shutter RAL colour to be the same as the shopfront and entrance doors.

No of internal shutters installation shall occur without Landlord's approval.

#### **4.08 Prohibited Materials**

The materials contained within the following list are prohibited and are not to be used in any part of the building or external works.

- (a) Concrete or mortar additives containing calcium chloride.
- (b) High alumina cement.
- (c) Wood wool slabs as permanent formwork.
- (d) Calcium silicate bricks.
- (e) Any insulation product containing urea formaldehyde.
- (f) Asbestos products.
- (g) Concrete that may be susceptible to alkaline/silica reaction.
- (h) Lightweight or air intrained concrete blocks.

- (i) All tropical rain forest hardwoods.
- (j) Any product which contains or uses Montreal listed CFC gases in its manufacture.
- (k) PTFE Fabrics

## **5.0 FINISHES**

### **5.01 Commercial Area**

The retail area floor screed is to be finished to a level to allow the tenant to lay a tiled floor finish at a level fully compliant with the current Disability Discrimination Act legislation.

All division walls to the commercial space including the internal skin to the external walls will be in full height fair-faced blockwork and constructed to suit fire resistance as required or as designed by the Project Architect.

Finishing specification to be down to individual occupier / Tenant to deliver.

The Developer's Fit Out is to shell and core only with capped services.

## **6.00 SERVICES & SYSTEMS**

### **6.01 Electrical Services**

Unit 1 - 3 Phase 100 AMP electricity. The Tenant will be responsible for sourcing their electrical shipper and installing their own meter and all necessary distribution panels.

Unit 2 - 3 Phase 100 AMP electricity. The Tenant will be responsible for sourcing their electrical shipper and installing their own meter and all necessary distribution panels.

Unit 3 – 3 Phase 200 AMP electricity. CT Chamber installed. The Tenant will be responsible for sourcing their electrical shipper and installing their own meter and all necessary distribution panels.

Unit 5 – 3 Phase 100 AMP electricity. The Tenant will be responsible for sourcing their electrical shipper and installing their own meter and all necessary distribution panels.

## **6.02 Gas Service**

Unit 1 – No gas supply.

Unit 2 – No gas supply.

Unit 3 – No gas supply.

Unit 5 – Gas supply for a U25 meter gas connection by Tenant. The Tenant will be responsible for sourcing their gas shipper and installing their own meter.

## **6.03 Telecommunications**

Ducts for future telephone cabling by Tenant will be provided at the rear of each retail unit.

The Tenant will be responsible for the provision of their telecom service provider and any cable management system.

## **6.04 Mains Water Services**

A metered water supply is to be provided to each commercial unit.

The Tenant will be responsible for the construction of all WC and Kitchen Facilities.

The Landlord will provide the Water meter number and the Tenant will be responsible for arranging their water contracts with the relevant supplier.

## **6.05 Drainage Connections**

All commercial units are to have separate foul and surface water drainage system connections which will connect into adoptable network.

Sub-stacks are located within the retail units for use by the Tenant's. The Tenant's are not permitted to connect to the residential SPV's unless authorised by the Landlord.

The Tenant will be responsible for the construction of all WC Facilities.

All waste pipes from above to be HDPE and fusion welded located adjacent to or to be taken to being against structural columns or walls.

#### **6.06 Tenants External Plant**

Tenant Plant Areas have been allocated to allow the Tenant to install condenser units. The mechanical plant, equipment and services installations must be designed by the Tenant to satisfy the requirements of the Local Authority's Environmental Health Officer. The Developer will have control over the condenser location. The Developer reserves the right to alter or modify these requirements and will notify the tenants in writing if the location of condenser plant varies.

#### **6.07 Fire Alarm System**

Fire Protection & Fires Strategy to be devised by Architect and Fire Consultant.

It is normal practice for each commercial unit to become their own fire compartment.

Suitable fire and smoke control system for each Unit to be provided by each respective Tenant.

#### **6.08 Lightning Protection**

Lightning Protection will be provided by the Developer, if required, to comply with the requirements current British Standards. If required, the building structure will be used as part of the conductor system.

#### **6.09 Heating/Hot Water**

Heating and hot water system to be designed and undertaken by Tenant.

#### **6.10 Acoustic Considerations**

Where commercial spaces are located in close proximity to residential uses then appropriate acoustic mitigation measures must be undertaken by the Tenant in order to ensure that residents are not disturbed by commercial space uses, loading/unloading and plant associated with the operation of these spaces.

### **7.00 SECURITY**

**7.01** The security for the commercial spaces is the responsibility of the Tenant.

**7.02** If so required by the Tenant an internal roller shutter will be the fit-out responsibility of the Tenant.

No external shutter will be permitted.

A suitable internal roller shutter specification is:- The roller shutter to be fitted will be the ECO TM Electric by Guardian Industrial Doors with Satin Finished CR-80 Aluminium Roller Shutters. Variation from this specification is not permitted. Please visit <http://www.guardiandoors.net> for further information.

The basic specification will be:

Galvanised steel construction  
Guardian Safe 12 volt control unit  
In tube motor with auto cut-out limit switch.  
Anti fall safety device  
Hold to run operation  
Plug in operation  
Casing on shutters  
Satin Finished CR-80 extruded Aluminium slat Curtain with 290mm width x 41mm height Punched Pattern

The internal shutter must not obstruct any ventilation connections above the signage zone.

Internal shutter RAL colour to be the same as the shopfront and entrance doors.

No of internal shutters installation shall occur without Landlord's approval.

## **8.00 KITCHEN EXTRACT ROUTE**

### **8.01 Kitchen Extract Route**

Only Unit 5 has a vertical kitchen extract flue route. The flue is to be installed by the Tenant of Unit 5 as part of their fitout.

## **9.00 EXTERNAL WORKS**

### **9.01 Paved Area**

In accordance with the external works planning permission.

### **9.02 Car Parking and Loading Area**

Car park and loading areas will be in accordance with planning permission.

### **9.03 Landscaping**

Details to be in accordance with the planning permission.

### **9.04 Refuse Disposal Areas**

Block T – a dedicated shared for Unit 1 & 2 refuse holding area is located at Ground Level.

Block V – Tenant to allocate a refuse holding area within their Unit 3.

Block W – Tenant to allocate a refuse holding area within their Unit 4.

### **9.05 External Lighting**

Details to be in accordance with the planning permission.

### **9.06 Signage**

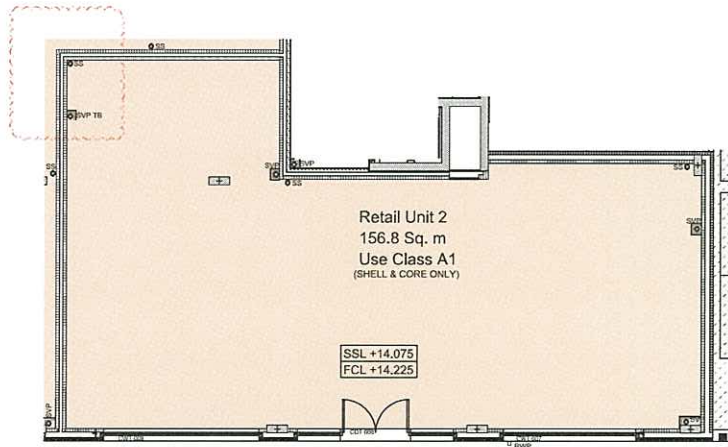
Signage for the retail units is a Tenant responsibility. Signage will be instructed and installed by each Tenant and will be subject to the approval of the Developer. The signage must be within the parameters of set by the Developer in relation to dimensions & weight and will be held within the shop front framing system.

Signage must be installed by a competent installed to avoid damage to the framing system.

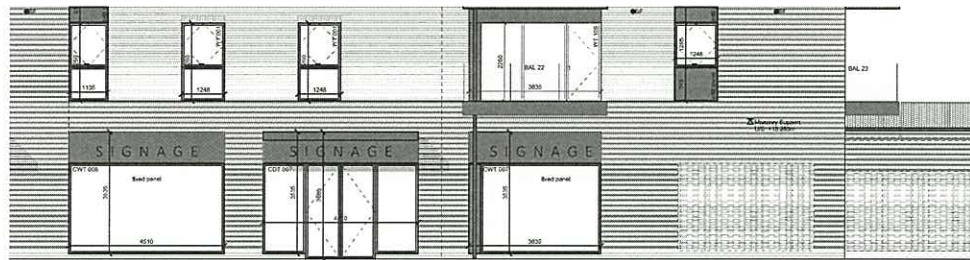
## **10.00 EXCLUSIONS**

1. Any signage or additional Fire Officer's requirements associated with the Tenants fit out works.
2. Provisions of fire mains, fire extinguishers and hose reel fire protection.
3. Security shutters.
4. Security cameras or alarm system.

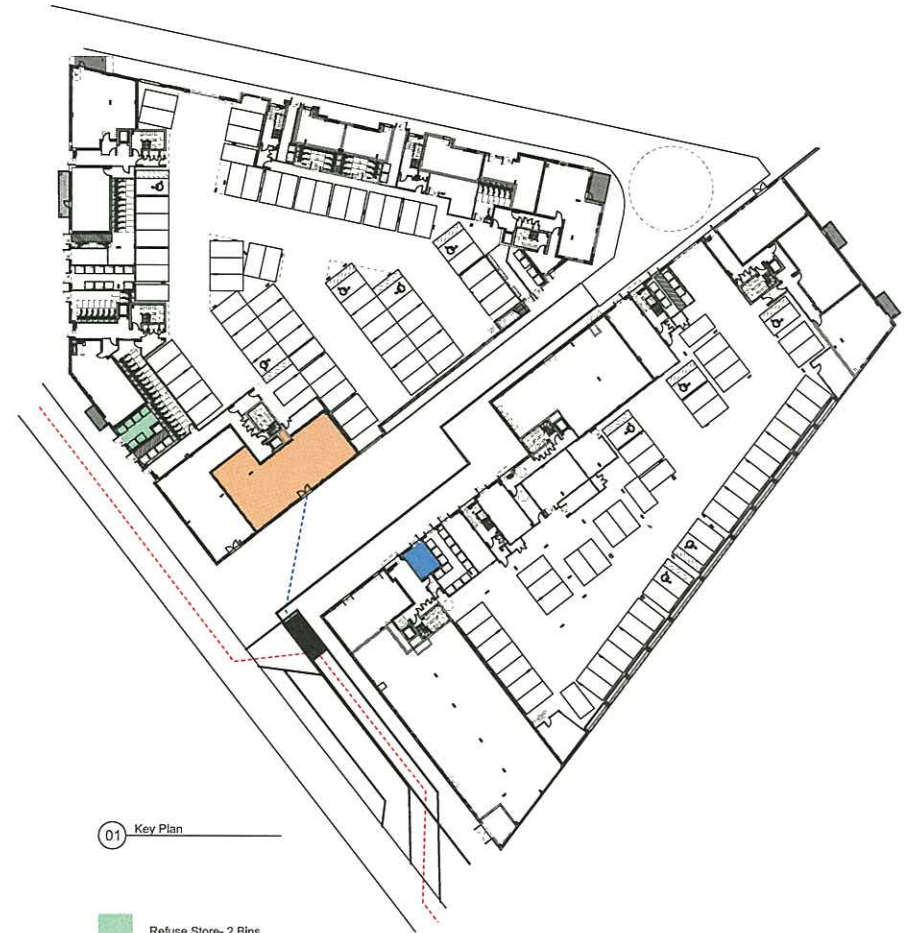




01 Commercial Unit 02  
Block T



02 South east elevation



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Rev	Description	Date	Checked
01	Amendments client comments	26-04-17	TJH
02	Plan added	26-04-17	TJH
03	Partitions indicated	25-05-17	TJH
04	Partitions indicated	23-06-17	TJH
05	Revised address SS moved	06-10-17	TJH
06	Part removed	06-10-17	TJH

Project  
Great Knighthon (Clay Farm)  
Hobson's Square  
Parcels 8A & 8B  
Site  
FOR CONSTRUCTION

Client  
COMMERCIAL 02 - HOBSON'S SQUARE  
PARCEL 8B  
MARKETING PLANS  
Scale  
1:500 (A3)  
Drawn  
TJH  
Checked  
TJH  
Date  
30/03/17

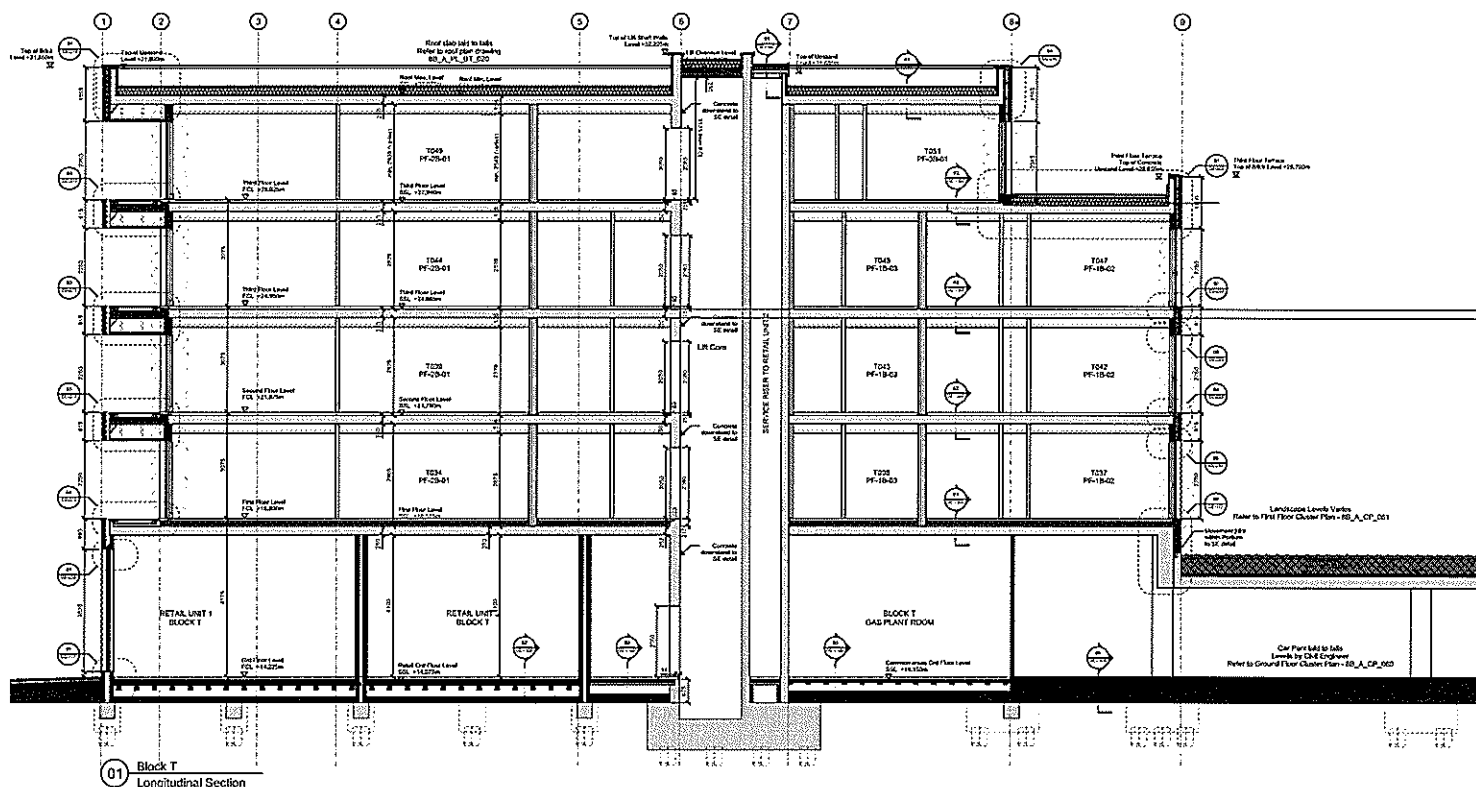
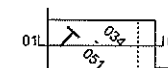
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Seq	Description	Date	Checked
E1	CONSTRUCTION ISSUE	21-10-18	AM
E2	Material list received from my client	22-12-16	AG
E3	Additional information added to material		
E4	Additional limited info performance added		
E5	1 sample added to the existing analysis	12-12-18	EX
E6	For tested items only details, as instructed by		
E7	Material numbers changed	20-01-17	TAJ
E8	100% test specimens added and sent	29-04-18	AG
E9	100% Smart Rock test completed		

**Great Kneighton (Clay Farm)**  
Hobson's Square  
Parcels 8A & 8B  
**FOR CONSTRUCTION**  
Countrywide Properties (UK)

Drawing  
**BLOCK T**  
**PARCEL 8B**  
**SECTION SHEET 1**

**tatehindle**

**NEW SCHE**

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**ANNEX E     RENT DEPOSIT DEED**