

Shell specification for proposed commercial unit

**61-63 Holmes Road
London
NW5 3AN**

To be read in conjunction with the following drawings:

Plans, sections & elevations; commercial unit highlighted (red outline)

1. INTRODUCTION

- 1.1. This Shell specification is intended as a guide to the construction and services provision by the Landlord, and may be subject to change as the detailed design and construction information develops. It is the Tenant's responsibility to ensure that both he/her and his/her fit-out team fully comprehend the shell accommodation that is to form the demised space, including any particular features or encroachments thereto.
- 1.2. The shell specification is written in the context of delivering a 'shell' condition unit.
- 1.3. Encroachments into the demised space may include such items as suspended drainage, rainwater pipes, ventilation duct work, vertical riser shafts serving other units, drainage stacks, changes in floor level/surface finish and structural movement joints. The Tenant is encouraged to inspect the shell prior to handover and to take note of these features.

2. LAYOUT

- 2.1. The unit is located at ground floor within the building
- 2.2. The unit extends over two levels; ground and basement
- 2.3. The unit has a frontage onto Holmes Road
- 2.4. The unit is provided with an allocated refuse storage area (fronting onto Holmes Road)
- 2.5. Access to the unit is via the street frontage; no alternative access route is offered

3. SHELL CONSTRUCTION

- 3.1. Structure, ground floor / basement; from reinforced concrete beams & columns, cast in situ.
- 3.2. Structure, above ground floor; from steel sections, bolted connections
- 3.3. Any connection to the building structure, as part of the Tenant's fitout, which may impart a load to the structure, shall be subject to approval from the Landlord; such agreement shall not be unreasonably withheld.
- 3.4. Steel structural elements shall be protected from fire, by means of cladding and / or intumescent finishes, as part of the Landlord's works, to a specification agreed with Building Control and the Fire Authority. Works to / penetrations through / reinstatement of the claddings / finishes shall be subject to approval from the Landlord; such agreement shall not be unreasonably withheld.
- 3.5. Floor slab, basement; from reinforced mass concrete, spanning between piles / ground beams, all cast in situ.

- 3.6. Floor slab, ground floor; from reinforced concrete floors cast onto profiled metal decking as permanent formwork
- 3.6.1. The ground floor slab is to be set at 60mm nom. below external pavement at the centre of the shopfront aperture (to allow for tenant's finishes.)
 - 3.6.2. No cutting / chasing of the floor slabs will be permitted
 - 3.6.3. Forming of apertures through the ground floor slab, as part of the Tenant's fitout (for services & similar), shall be subject to approval from the Landlord; such agreement shall not be unreasonably withheld
 - 3.6.4. The positions of the slabs will allow for a ceiling height of 3.2m on the ground floor and 2.3m in the basement.
- 3.7. Soffit; underside of profile metal decking (permanent formwork)
- 3.7.1. The metal formwork will allow for the fixing of suspended fitout elements, by the use of 'wedge' type fixings inserted in to the formwork profile (see O&M information for further details). All other forms of fixing into the soffit will be prohibited.
- 3.8. The designed loadings are as follows: (extra over the selfweight of the structure)
- 3.8.1. Imposed loadings: 7.5 kN/m²
 - 3.8.2. Finishes: 1.5 kN/m²
 - 3.8.3. Services & Ceiling: 0.75 kN/m²
- 3.9. Perimeter walls; from dense concrete blockwork, generally extending between columns & rising to underside of beams / floor slabs over.
- 3.9.1. All perimeter walls are compartment walls. Fixings of a light nature only may be made into walls. No service chases or cuts are permitted **or** any other Tenant works that will in any way impair the integrity and/or surfaces of the block walls.
- 3.10. Shopfront: The unit is provided with a shopfront aperture, facing onto Holmes Road. The aperture is infilled by a 1 hour fire rated hoarding, with appropriately rated double doors providing access.
- 3.10.1. As part of the Tenant's fitout process, the Landlord shall provide a shopfront, detailed in accordance with the relevant planning approvals. Should the Tenant wish to propose an alternative shopfront arrangement, he/she shall be responsible for obtaining the appropriate statutory permissions.
- 3.11. A refuse storage area is provided within demised area, with access from Holmes Road. The Tenant shall be responsible for appropriate containment & collection of refuse & recyclable waste arising from their operations.

4. MEANS OF ESCAPE

- 4.1. In the event of an evacuation of the building, staff & customers within the unit shall exit out through the front of the unit.
- 4.2. The Tenant is responsible for the detailed planning of means of escape within the unit and obtaining formal approval of same from Building Control and the Fire Authority

5. ACCESSIBILITY

- 5.1. Access for disabled customers or staff shall be via the shopfront aperture which has a level threshold.
- 5.2. The provision and maintenance of DDA measures within the unit is the Tenant's responsibility, which are to be in accordance with the requirements of Approved Document M to the Building Regulations 2000 and BS 8300.

6. INCOMING SERVICES

- 6.1. The Landlord will provide the following services to the unit;
- 6.2. Electrical supply: The unit will be provided with a new 105Kva 3 phase feed (tbc). The new supply will be terminated and require metering to be installed by the tenant.
- 6.3. Fire alarm interface: The Tenant will provide their own fire alarm system. The system will be connected to, and be compatible with, the building's addressable fire alarm system via an interface unit provided by the Landlord.
- 6.4. Telecoms/data: The Tenant shall be responsible for negotiation of service and installation of telecommunication systems to suit their requirements.
- 6.5. Water supply: The unit will be provided with a 22mmø cold water supply, at mains pressure. It is the Tenant's responsibility to apply for a water meter and extend the pipework into the unit. The water meter is to be located where stipulated by the controlling authority. No provision is made by the Landlord for hot water supply. The Tenant is to provide suitable appliances to supply hot water as part of their fitout. (tbc)
- 6.6. Foul drainage: The Tenant will utilise the connection point(s) provided by the Landlord. It is the Tenant's responsibility to design, supply, install and connect sanitaryware and appliances to the stacks provided by the Landlord. All connected soil, waste and ventilation pipework installed by the Tenant must be full in accordance with BS 12056.
- 6.7. Ventilation: The Tenant is responsible for the supply and installation of a ventilation system to meet Statutory requirements within their demise.
- 6.8. Comfort cooling system: Tenants shall provide cooling units if required

7. OTHER ITEMS

- 7.1. H&S & O&M files related to the unit will be made available to the Tenant
- 7.2. The proposed use for the commercial space does not anticipate the need for large delivery vehicles will be required. Should this requirement change, we suggest the tenant at the time submit a traffic management plan to the council for approval.