

| UNIT SUMMARY |

Dunsbury Park,
Portsmouth

Document Prepared for:



Report Number - 20179-DP-UMC-501-XX-SP-A-0001

Revision - [B]

Date - 01.10.2021

SPECIFICATION

CONTROL SHEET

CLIENT: Portsmouth City Council

PROJECT TITLE: Dunsbury Park

REPORT NUMBER: DP-UMC-501-XX-SP-A-0001

PROJECT REFERENCE: 20179

REVISION: B

STATUS: Stage 3

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REVISION B	Daniel Sharratt	07.10.2021

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SPECIFICATION – EXECUTIVE SUMMARY – UNIT 501			
Dunsbury Park, Portsmouth		Portsmouth City Council	
Area & Height	Warehouse	22,500 ft ²	2,090 m ²
	First Floor Office	2,500 ft ²	233 m ²
	Total	25,000 ft²	2,323 m²
	Clear Height to Underside of Haunch	12 metres	
Sustainability	BREEAM Rating	Excellent	
	ESP Requirement	'A' rating for Base Build works	
	Air Permeability	3.5m ³ /hr/m ² @ 50 pa positive air pressure	
Floor Slab	Design Standard	TR34 – 4 th Edition [2013]	
	Floor Loading [Uniformly distributed imposed load – UDL] excluding Ground Floor Office footprint	50kN/m ²	
	Design Load to Ground Floor Office slab	15kN/ m ²	
	Warehouse Floor point loading rating	9.00 tonnes [90kN]	
	Abrasion Resistance	AR1	
	Floor Surface Regularity	Classification FM2 TR34 – 4 th Edition [2013]	
Upper Floors	Offices	5.0kN/ m ² + 1kN/ m ² [for partitions]	
	Plant Areas [over offices]	7.5kN/ m ²	
Roofing	Roof Loading	Service Load – 0.25 kN/m ² PV Load – 0.15 kN/m ² to full extent of roof	
	Roof Covering	Built-Up Trapezoidal Metal Cladding System	
	Nominal Roof Pitch	Minimum 4.5°	
	Roof Lights	15%	
	Roof Drainage Solution	Siphonic Drainage to Warehouse in accordance with BS EN 12056-3:2000	
Envelope	External Envelope	Combination of Trapezoidal Built-Up and Micro-Rib Composite metal cladding system	
		Aluminium framed windows to office areas and aluminium curtain walling to entrance core	
		Trapezoidal Built-Up metal roof cladding	
	Compartment Wall between Warehouse and Office	Whitewall – FR60	

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Doors	Level Access Loading Doors	Structural Opening: 4,120mm [w] x 4,860mm [h] Clear Opening: 4,000mm [w] x 4,860mm [h]
	Fire Exit Doors	Powder coated steel doorset
	Entrance Doors	Aluminium framed glazed double entrance doors with glazed canopy over
	Internal Doors	Solid core hardwood veneered doorset with concealed lippings all round with matching hardwood architraves and frames Colour: American Light Oak <i>Note: Intumescent strips and smoke seals to be fitted to all fire rated doors</i> Ironmongery to be sourced from Datim: brushed stainless steel finish
Operational M&E	Mechanical Services: Warehouse	By Tenant / Occupier – Incoming utility supplies only by Developer
	Electrical Services: Warehouse	By Tenant / Occupier – power to goods doors only by Developer
Parking Spaces	Car Parking Spaces	26 inc. 2 No. Accessible Spaces
	EVC Parking Spaces	4 No. to be provided with all parking to receive future proofing infrastructure to allow for potential 100% EVC provision.
	Cycle Spaces	10 No. Covered Spaces
	Yard Depth	35m
External Finishes	Service Yard	Brushed Concrete – 190mm thick to engineers details
	PTW Parking Spaces	Brushed Concrete – to engineers details
	Car Park Roads	Tarmacadam – minimum 100mm thick to engineers details
	Car Park Bays	Permeable Block Paving in herringbone pattern - to engineers details
	Footpaths around Office and Car Park	Permeable Block paving in herringbone pattern – to engineers details
Fencing & Barriers	Gatehouse	Not Required
	Gates	2,400mm high Paladin faced gates to be installed to Plot access to service yards and car parks
	Barriers	Manual raise arm barriers to be installed to service yard entrance
	Height Restrictor	Height Restrictors to be installed to

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		car park entrance
	Perimeter Fencing	2,400mm high paladin fencing to yard and car park areas
	Acoustic Fencing	Requirements to be in accordance with Acousticians design and specification.
	Bin Store	Waste / Recycling Area to be located within timber hit and miss fence enclosure in chevron pattern
Utilities (All subject to availability from Utility providers)	Electrical Supply	Substation / transformers to be provided in location(s) shown on the drawings – HV supply with load capacity of 200kVA.
	Gas Supply	Gas Load of 200kw
	Water Supply	Statutory mains water supply – peak demand 0.5 litres/second
	Drainage Discharge Rate	TBC by drainage strategy
	Fire Main / Hydrant Ring Main	TBC pending production of Fire Strategy
	Telecom and Data	4 No. incoming telecom ducts to be provided into the building.
	Security Requirements	
	Sustainable Technologies	Photovoltaic Panels
		ASHP &/or Solar Thermal
Lift	Type	Hydraulic – Motor-Roomless
	Manufacturer	Kone, or equal approved
	Capacity	8 Person / 630 kg Load
	Size	1,100mm x 1,400mm Car
Mechanical	Roof top plant room access	None
	Plant deck over office access	Yes
	Heating and Cooling	VRF
	Rainwater Harvesting System	Yes
Electrical	Lighting Levels (average lux)	
	General Office	LED Luminaires 500 Lux:
	External Lighting	LED Luminaires 30 Lux yards; 50lux loading bays; 15 lux car parks.
Office Finishes	Floor	
	Raised Access Floor [to Office]	Kingspan RMG 600 – minimum 150mm void
	Matwell & Barrier Matting	Matwell consisting of an aluminium frame fixed into a slab recess provided with a proprietary barrier mat consisting of aluminium runners and brushes Colour: TBC
	Soft Flooring	Interface Transformation Carpet

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		Tiles Colour: ***
	Ceramic Floor Tiles	Reception STC 'Marte' Range [Natural Finish] Size: 600 x 600mm Colour: Nero
		WCs STC 'Marte' Range [Natural Finish] Size: 300 x 300mm Colour: Nero
	Walls and Finishes	
	Partitions	Metal Stud Partitions
	Paint	Dulux Trade Diamond Matt Colour: White [RAL 9010]
	Ceramic Tiling to WC Walls	STC 'Zen' Range horizontally stacked Size: 200 x 500mm Colour: TBA
	Tiled Splashbacks	Tea Point STC 'Zen' Range Size: 200 x 500mm Colour: TBA
		Cleaners Store Basin STC 'Zen' Range Size: 150 x150mm Colour: TBA
	Ceilings	
		600 x 600mm clip-in Armstrong Dune Evo suspended ceiling
		MF Gypsum Board Ceiling
	Skirting Board	Chamfered profile American Light Oak
	IPS	
	Sanitaryware	Armitage Shanks

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