

**DERAMORE PROPERTY GROUP
121-123 PRINCES STREET
EDINBURGH**

SHELL SPECIFICATION

SEPTEMBER 2007

CONTENTS

SECTION A – Schedule Developers Drawings

SECTION B – Schedule of Developers Works

SECTION C – New Look Standard Shell Specification

1.0 GENERAL

2.0 STRUCTURE

3.0 WALLS

4.0 FLOORS, ENTRANCES, GOODS RECEIVING AREAS

5.0 STAIRCASES

6.0 CEILINGS

7.0 ROOF

8.0 BASEMENTS

9.0 LIFT

10.0 WINDOWS & DOORS

11.0 TOILET & STAFFROOM WELFARE FACILITIES

12.0 SERVICES

12.1.1 – Electrical Installation

12.1.2 – Gas Installation

12.1.3 – Water Installation

12.1.4 – Sprinkler Main

12.1.5 – Telephone Installation

12.1.6 – Refuse Disposal Facilities

13.0 FIRE PRECAUTIONS

14.0 SECURITY

15.0 BWICW NEW LOOK'S M & E INSTALLATIONS

16.0 ELEVATIONS

17.0 ACCESS FOR THE DISABLED (DDA COMPLIANCE)

18.0 HAZARDOUS & DELETRIOUS MATERIALS

SECTION A

The following are a list of current Architectural Shell drawings relevant to the proposed development.

SECTION B

1.0 General

1.1 Information

Shell CAD drawings will be forwarded to Mr Darren Lintern.

The following specifications shall be read in conjunction with the list of drawings outlined in Section A as supplied by the Developers Architects.

1.2 Design Fees

The scheme is Listed and Planning Permission and Building Control will be sought for shell works. Related Statutory Fees will be provided by the Landlord.

It will be up to the Tenant to apply for Building Control Approval for its shell works and Planning Permission for any alterations to Approved Plans, and external Signage.

1.3 Legislation

All design, drawings comply with current legislation in force at the time of submission.

1.4 Programme

Regular progress reports are given by the Main Contractor at each site meeting. Landlord can keep Tenant informed of progress at regular intervals.

1.5 Handover

At Handover of the building for Shop fitting Access, it will be clear to give New Look, continuous and unhindered access.

Duct for provision of incoming services will be provided at ground floor level for electricity, gas and mains water connection,

No hoarding will be provided for tenant fit out works.

1.6 Construction Design and Management Regulations (CDM)

Health & Safety Manual should be available within 14 days after Practical Completion.

2.0 Structure

Development has attained Building Control Approval in accordance with the relevant Building Regulations.

Only openings shown on drawings will be provided by Landlord.

Design loading to floors area as follows:

Basement floor	- Imposed Load 5KN/m ²	Dead Load 2.8KN/m ²
Ground floor	- Imposed Load 5KN/m ²	Dead Load 2.8KN/m ²
First floor	- Imposed Load 5KN/m ²	Dead Load 0.5KN/m ²
Ceilings & Service	- 0.8KN/m ² (All Floors)	

3.0 Walls

Due to party wall restrictions and façade retention steel, walls may not be finished flush with face of columns. (See drawings for location of columns).

New party wall to be in block work. Existing internal brickwork walls to be repointed where necessary and finished free of mortar snubs.

Jumbo studwork walls are provided around stairwells in full accordance with recommendations and requirements of British Gypsum White book to address Fire Resistance (60 mins) and provide 52db Rw Sound Insulation.

4.0 Floors

Power floated finish to be provided to floors. Surface hardener is not provided. See sectional drawings for information for heights of storeys.

5.0 Staircases

All fire escape stairs as shown on Architects drawings are fully enclosed with fire resisting construction with suitable door arrangements in accordance with statutory requirements.

Finish to staircases to be exposed concrete with only temporary handrails fitted in accordance with Main Contractors H&S requirements. Main sales staircase between Basement and Ground AND Ground Floor and First Floor levels to be provided by Landlord. Tenant to provide Landlord with necessary specification and details of openings required, handrail details etc.

6.0 Ceilings

No ceilings are provided as part of shell works, but a minimum of 3.7m floor to under side of beam will be achieved.*

Refer to sectional drawings for information regarding storey heights and possible ceiling heights.

* save in respect of the (1) first floor below the hotel lift pit where a minimum of 3m floor to under side of beam will be achieved and (2) basement where there will be a 3.1m clear floor/ceiling height with 3.5m to soffit

7.0 Basement and Retaining Structures

Where basement or retaining structures are included, the Developer shall take all means necessary to ensure that the area is completely dry and provide protection from water and damp ingress.

Where retaining structures are installed, the Developer is to ensure that a suitable fixing system is in place and appropriate.

8.0 Lifts

Lift to be supplied by Landlord but are to be commissioned as part of Tenants fit-out contract.

Otis Plc have advised that a traction drive lift be provided as an alternative to the hydraulic lift.

In all cases, lift pit, shaft and opening (inc headroom over) to be provided by the landlord.

See Appendix F at rear of document for Lift Data Sheets.

9.0 Windows, Doors and Shop fronts

121-123 Princes Street is a listed building and therefore the fenestration cannot be altered.

Mild steel burglar bars are not being fitted to any windows.

All windows to upper floors will be provided with handles and locks.

Planning Permission to be obtained for current shop fronts. Any changes made by Tenant may result in a new application.

No shutters are to be provided by the Landlord although provision has been made for internal ones should the Tenant wish to install them.

Shop front entrance doors are frameless glass and therefore cannot be powder coated.

All other external doors are steel doorsets.

10.0 Staff Welfare Provision

Landlord is providing an open plan footprint and therefore no areas have been zoned as staff welfare. It is up to the tenant to provide these.

Soil stacks will be provided by Landlord in order that Tenant may make connections to them for sanitary facilities.

11.0 Services

Landlord is providing the following:

11.1 Electrical Installations

Electrical supply provided by Landlord for Tenant connection (320KVA supply).

11.2 Gas Installation

Gas incoming supply only provided by Landlord for Tenant connection.

11.3 Water Installation

Mains water supply provided by Landlord for Tenant connection.

11.4 Sprinklers

No sprinkler system provided by Landlord.

11.5 Telephone Network Installation

Ducting only for telephone cabling provided by Landlord.

11.6 Refuse Disposal

No provision has been made by Landlord.

12.0 Fire Precautions

Development will be designed to comply with relevant Building Control in compliance with current regulations and Fire Officer requirements.

Landlord will provide fire strategy for shell works to local Building Control office and has attained the relevant approvals.

Tenant should provide suitable fire strategy drawings to Building Control for their approval for the Tenant fit out works.

13.0 Security

Mild steel burglar bars are not being fitted to Listed Building.

Landlord providing handles and locks to all openable windows.

14.0 Builders work in connection with New Look's M&E services

The Landlord will provide floor opening at a position to be mutually agreed to allow for Tenant to connect to service risers.

All opening provided are shown on drawings.

Provision for Plant room will be made to the rear of the floor.

15.0 Elevations & Signage

Statutory Authority Consent will be obtained by Developer.

Any signage will require a new Planning Application and necessary Statutory fees are the responsibility of the Tenant.

16.0 Access for the Disabled

Development shell will comply with current DDA requirements and Building Regulations/building warrants. Development will obtain Building Control Approval for shell works only and it is Tenant's responsibility to ensure that shell fit out works complies with relevant DDA requirements as well as current Building Regulations.

Landlord shall provide vertical access stair from basement to first floor as previously described and agreed with Tenant.

17.0 Hazardous & Deleterious Materials

A Type 3 survey will have to be carried out prior to construction starting. The internal floors and walls of the building will be removed.

Addendum to Specification

121 Princes Street, Edinburgh

7th Nov 07

Design Development

- The drawings and specification are a guide to minimum requirements and do not confirm final layouts and configurations of space as the unit is subject to Design Development. To this end the Landlord and Tenant will work together to develop the unit design and layout in a co-operative manner for the benefit of both Landlords and Tenant

Means of Escape Provision

- The Landlords will undertake to provide sufficient means of escape provision to the Shell at all levels based on tenant occupancy factor of 4sqm per person. Adequate escape to be provided at all levels of occupancy. The final location and configuration of exits to be agreed between Tenant & Landlord during Design Development.

Structural Openings

- The Landlords will provide structural openings inc lift and escalator pits within the basement at all level which will form part of the base build works. These shall inc the following;
 - Escalator pits (x2) within basement with necessary openings over within ground and first floor slabs
 - Lift pit within basement with necessary openings over within ground and first floor slabs inc necessary headroom for lift
 - Retail Staircase within ground & first floor slabs
 - Escape stairs where necessary
 - Service risers where necessary.

The final location and configuration of openings to be agreed between Tenant & Landlord during Design Development.

Lift Specification

- Specification of lift should be as Belfast Donegal Place installation or equal and approved. (Otis Gen2)

Escalator Provision

- Landlords to supply and install 4 no Escalators located in scissor design. Specification to be Otis 1000mm wide step. Landlords will pay for 1 no escalator with New Look to reimburse the Landlords for 3 no.

Shopfront

- All glazing installations are by Landlords to Princes Street at all levels. The final design and configuration of the shopfront to be agreed between Tenant & Landlord during Design Development. Allowance made for Structural Glass design to frontage.

Electrical Incoming Supply

- To be terminated with CT Chamber ready for connection of Tenants meter

Amenity Block

- New Look to construct fully functional amenity block. Landlords to reimburse New Look £40,000 for these works.

Plant Area

- Landlords to provide suitable plant area with adequate external wall louvres for Tenants heat rejection plant. Plant area to be approx 1,400 sqft