TRILOGY
SITTINGBOURNE

11,000 SQ FT - 84,000 SQ FT
PRIME LOGISTICS / INDUSTRIAL FACILITY TO LET

ENTER >

TRILOGY
SITTINGBOURNE

CONTENTS

OVERVIEW

A 4.2 ACRE SITE IN SITTINGBOURNE WHICH WAS PURCHASED IN OCTOBER 2019 WITH TAVIS HOUSE ACTING AS THE DEVELOPMENT MANAGER. A SPECULATIVE 3 UNIT SCHEME TOTALLING 84,000 SQ FT WITH CONSTRUCTION DUE TO START IN Q2 2020 ON RECEIPT OF PLANNING CONSENT.

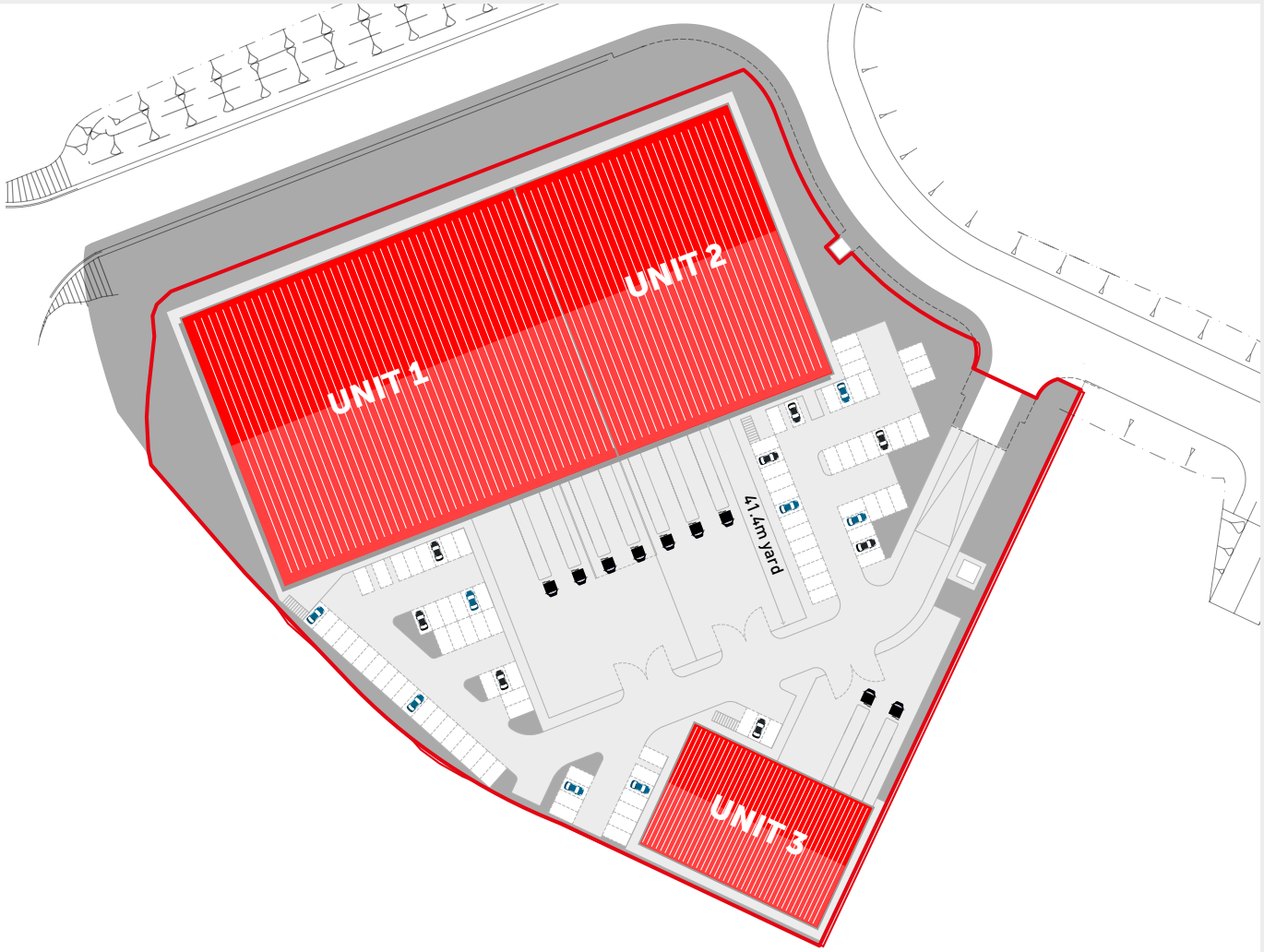
- UNITS FROM 11,000 SQ FT UP TO 84,000 SQ FT
- FLEXIBILITY TO COMBINE UNITS
- 2-3 LEVEL ACCESS DOORS
- 41.4 - 45M YARDS
- MINIMUM EAVES 7.9M RISING TO 9.8M
- 50KN/M^2 FLOOR LOADING
- 14-43 CAR PARKING SPACES
- 4-5 HGV PARKING BAYS
- 1ST FLOOR OFFICES
- BREEAM RATING OF 'VERY GOOD'

SITE PLAN

UNIT 1	SQ FT	SQ M
1ST FLOOR OFFICE	4,182	388.6
WAREHOUSE	39,488	3,668.6
TOTAL	**43,671**	**4,057.2**

UNIT 2	SQ FT	SQ M
1ST FLOOR OFFICE	4,183	388.6
WAREHOUSE	25,448	2,364.2
TOTAL	**29,631**	**2,752.8**

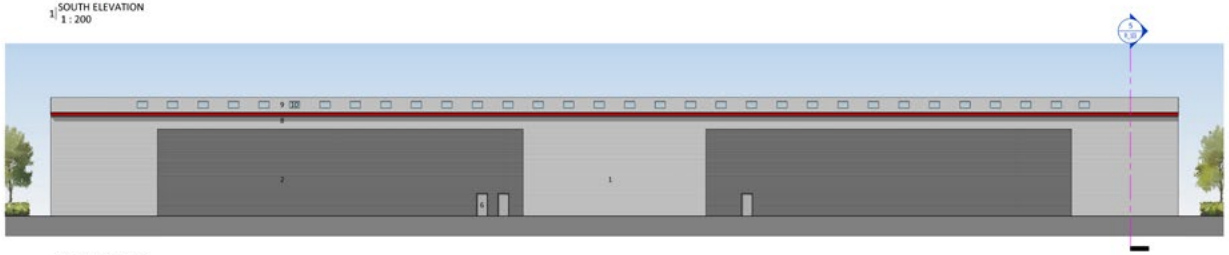
UNIT 3	SQ FT	SQ M
1ST FLOOR OFFICE	1,293	120.0
WAREHOUSE	9,957	925.0
TOTAL	**11,250**	**1,045.0**



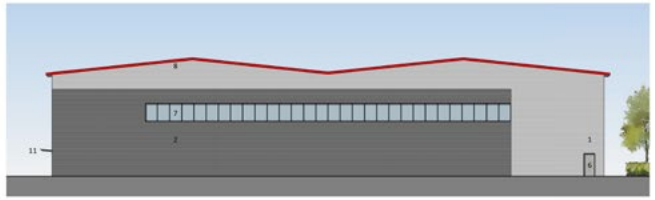
ELEVATIONS

UNITS 1 & 2

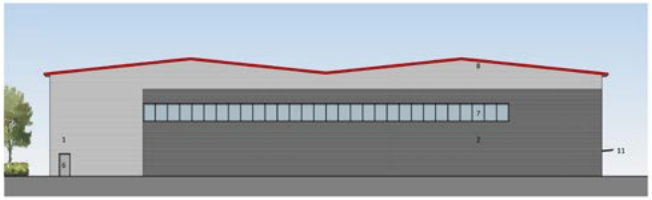
1 SOUTH ELEVATION
1 : 200



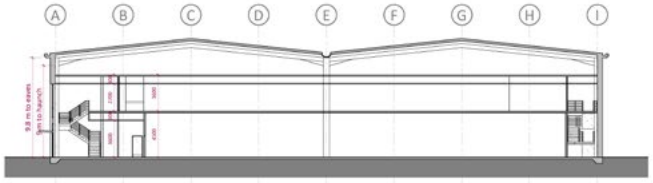
2 NORTH ELEVATION
1 : 200



3 EAST ELEVATION
1 : 200



4 WEST ELEVATION
1 : 200



5 SECTION 1
1 : 200

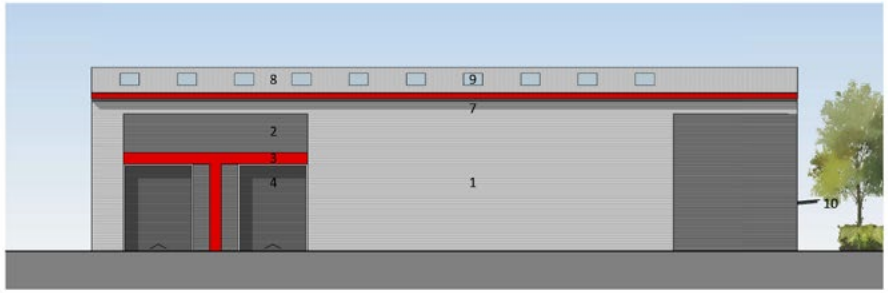
Materials schedule:

1 - Walls, profiled metal cladding, colour light grey
2 - Walls, profiled metal cladding, colour mid grey
3 - Walls, flat panel metal cladding, colour red
4 - Walls, flat panel metal cladding, colour mid grey
5 - Loading doors, colour mid grey
6 - Escape doors, colour light grey
7 - Aluminium doors / windows, colour mid grey frames
8 - Aluminium facias, colour red
9 - Roof, standing seam aluminium, colour silver
10 - Roof lights, in-line GRP or similar
11 - Glazed canopy with steel frame, colour mid grey

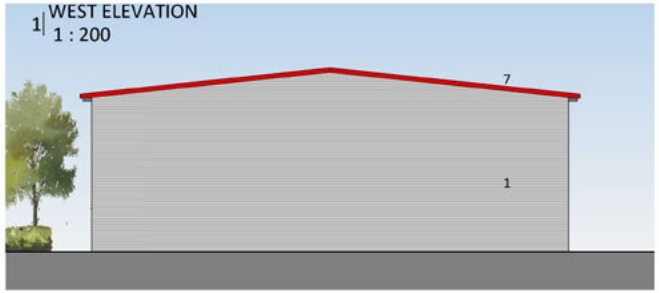
ELEVATIONS

UNIT 3

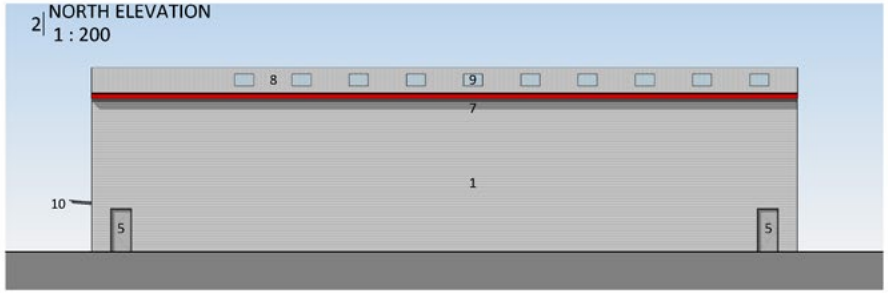
1| WEST ELEVATION
1 : 200



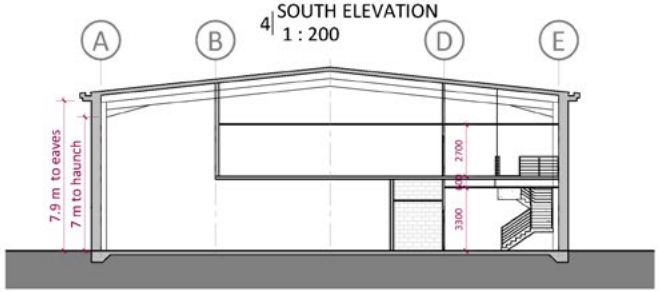
2| NORTH ELEVATION
1 : 200



3| EAST ELEVATION
1 : 200



4| SOUTH ELEVATION
1 : 200



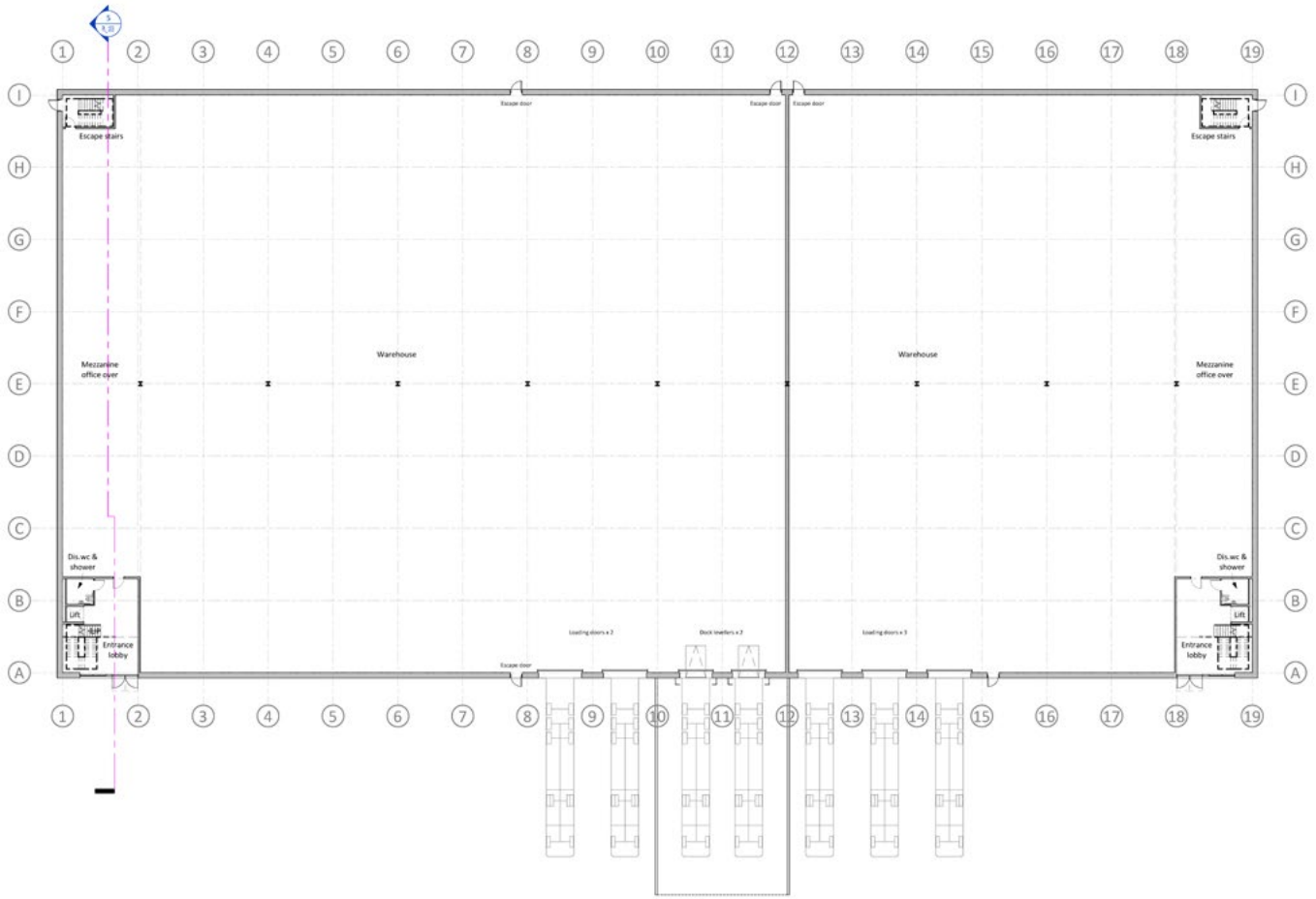
5| SECTION 1
1 : 200

Materials schedule:

1 - Walls, profiled metal cladding, colour light grey
2 - Walls, profiled metal cladding, colour mid grey
3 - Walls, flat panel metal cladding, colour red
4 - Loading doors, colour mid grey
5 - Escape doors, colour light grey
6 - Aluminium doors / windows, colour mid grey frames
7 - Aluminium facias, colour red
8 - Roof, standing seam aluminium, colour silver
9 - Roof lights, in-line GRP or similar
10 - Glazed canopy with steel frame, colour mid grey

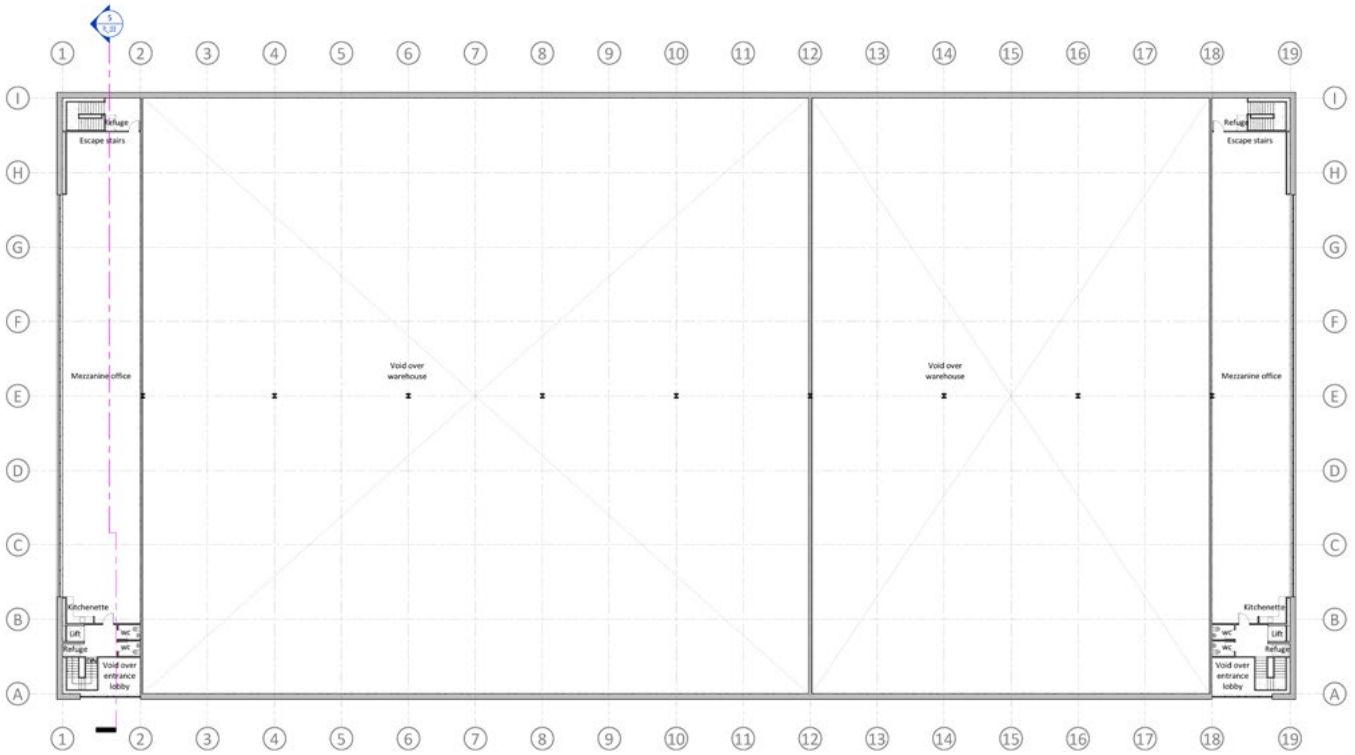
FLOOR PLANS

UNIT 1 & 2 – GROUND FLOOR



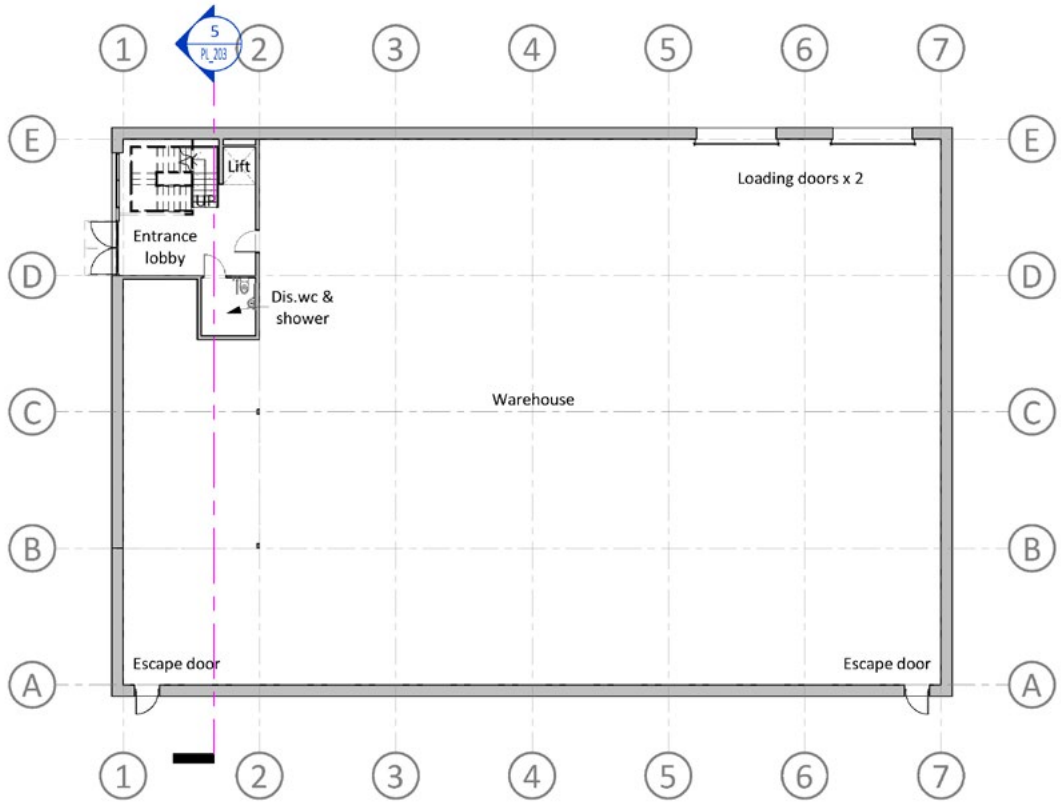
FLOOR PLANS

UNIT 1 & 2 – FIRST FLOOR



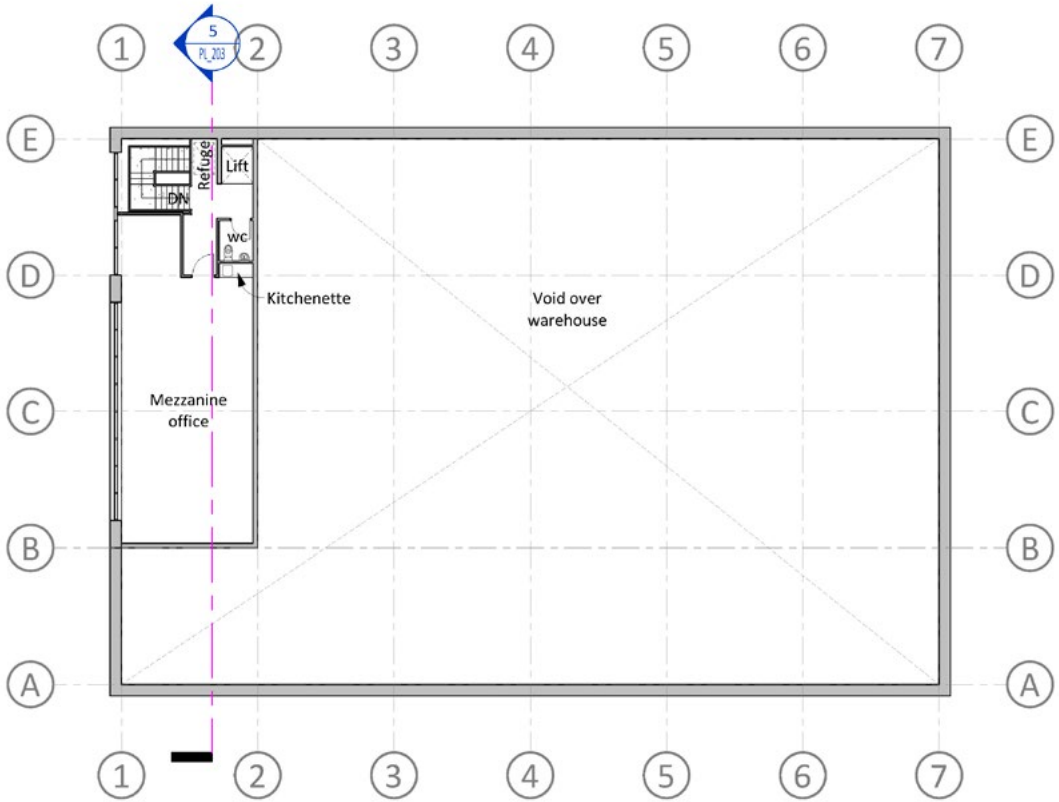
FLOOR PLANS

UNIT 3 – GROUND FLOOR



FLOOR PLANS

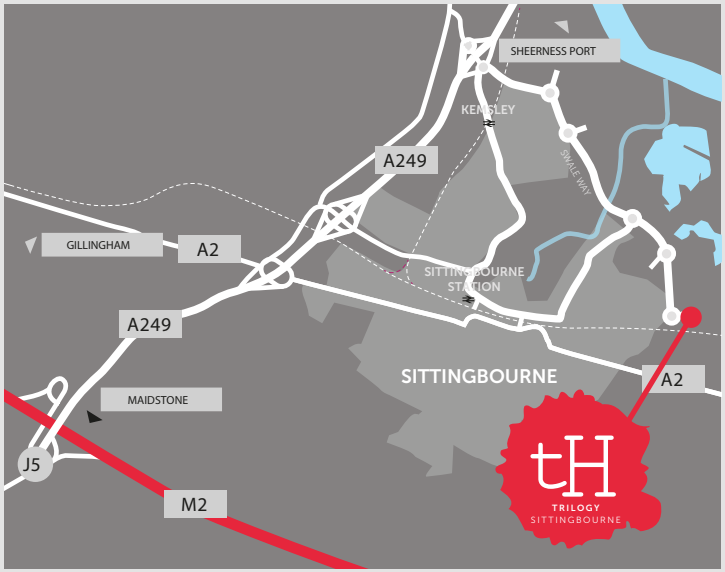
UNIT 3 – FIRST FLOOR



SITTINGBOURNE

HIGHLY ACCESSIBLE

UNRIVALLED ACCESS TO M2/M20
ON TO THE M25 FOR THE NATIONAL
MOTORWAY NETWORKS.



AERIAL


A249
SWALE WAY
TRILOGY
SITTINGBOURNE
THE COOK KITCHEN
DOKA
SALVATORI
PICKERINGS PLANT LTD
PROPOSED SITTINGBOURNE
BY-PASS TO A2

SPECIFICATION

UNIT 1

- 9.8m eaves height
- 9m to haunch
- 2 dock level loading doors
- 2 level access doors
- 41.4m yard
- 50 kN/m2 floor loading
- BREEAM rating of 'Very Good'
- 43 car parking spaces
- Total 5 HGV parking bays (Including loading bays)
- 1st floor office

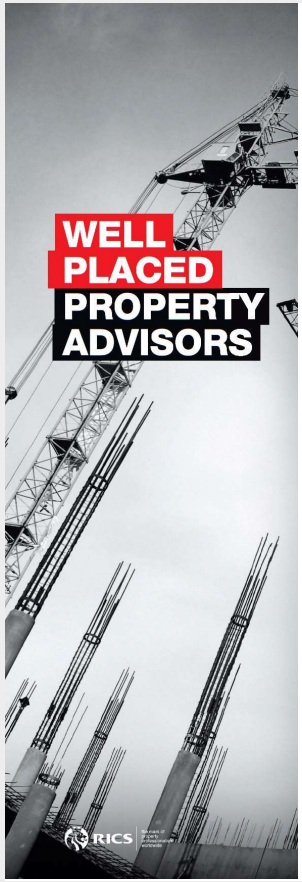
UNIT 2

- 9.8m eaves height
- 9m to haunch
- 3 level access doors
- 41.4m yard
- 50 kN/m2 floor loading
- BREEAM rating of 'Very Good'
- 41 car parking spaces
- Total 4 HGV parking bays (Including loading bays)
- 1st floor office

UNIT 3

- 7.9m eaves height
- 7m to haunch
- 2 level access doors
- 17.5m-45m yard
- 50 kN/m2 floor loading
- BREEAM rating of 'Very Good'
- 14 car parking spaces
- Total 4 HGV parking bays (Including loading bays)
- 1st floor office

SPECIFICATION



GLENNY

OUTLINE SPECIFICATION OF DEVELOPERS WORKS

In Connection With

BGF4 (Sittingbourne) LLP DEVELOPMENT

At

TRILOGY
3 EUROLINK V
SITTINGBOURNE
KENT
ME10 3TE

Prepared by

Glenny LLP
Unex Tower,
Station Street,
Stratford,
London E15 1DA

Date July 2019

Rev Revisions Date

Ref 200709.10051.TNR.LLDevSpec

CONTENTS

GLENNY

SPECIFICATION

1 GENERAL

1.1 Scope of Works

1.1.1 The works generally comprise of the provision of 3 light industrial /industrial / warehouse (B1(c),B2,B8) units in two buildings of steel frame construction, clad with steel built up and composite insulated panels. The works also include offices as indicated, external site works, hard standings, car parking, landscaping, drainage and the connection of new service supplies.

1.1.2 The development Gross External Areas are approximately as follows:

Unit	Ground Floor (Including Undercroft)		First Floor Offices		Total	
	m2	Sq.Ft	m2	Sq.Ft	m2	Sq.Ft
Unit 1	3,669	39,493	389	4,187	4,058	43,680
Unit 2	2,364	25,446	389	4,187	2,753	29,633
Unit 3	925	9,957	120	1,292	1,045	11,249
Totals	6,958	74,896	898	9,666	7,856	84,562

1.1.3 The buildings to be in accordance with the current Building Regulations, Planning Approvals, Bye Laws and any other relevant Statutory Requirements.

1.1.4 This specification is to be read in conjunction with the following architects drawings which are annexed to this document:

TE 12.100 P2	Proposed Site Layout
TE 13.100 P2	Ground Floor Plans – Units 1&2
TE 13.101 P2	First Floor Plans – Units 1&2
TE 13.103 P3	Elevations & Section – Units 1&2
TE 13.105 P2	Ground Floor Plans – Unit 3
TE 13.106 P2	First Floor Plans – Unit 3
TE 13.108 P3	Elevations & Section – Unit 3

1.2 Materials and Workmanships

1.2.1 This specification outlines the materials intended for use in the development however during the construction process and as the design develops either where such materials are unavailable or other similar materials are preferred then such other materials as may be substituted.

1.2.2 Whilst the developer does not intend to make any substantial alterations or variations to the development some alterations or variations of a routine nature or which do not materially alter the design or appearance of the works may be required.

1.2.3 The construction is to be generally in compliance with

- British and EU Standards and BS Codes of Practice, Latest Editions and/or Amendments.
- Building Regulations, design codes and design guidance documents and any local building control requirements.
- Fire Officers Requirements,
- Conditions of the Planning Approval issued by the Local Authority
- The Construction (Design & Management) Regulations including the appointment of a Construction Design and Management Co-ordinator COSHH and any other Public Health and Health & Safety Executive Requirements.
- The Requirements of the Environment Agency, Water board or other parties having

SPECIFICATION

regulatory control over drainage

- Design Guides and Technical memoranda published by the Chartered Institute of Building Services Engineers
- The Institute of Electrical Engineers Wiring Regulations 18th Edition (BS 7671) including all amendments to date.
- Local Bye-Laws and any other relevant statutes, orders and regulations currently in force, particular attention to be paid to the requirements of the Public Health Acts, Fire and Means of Escape Regulations
- Flood Risk Assessment (Contained within the ERs)
- The Gas Safety Regulations
- Disability Discrimination Acts (DDA)
- LPC Design Guide for the Fire Protection of Buildings 2000
- Any other body which has jurisdiction with regard to the works or whose systems are connected to the works.

1.2.4 The following are prohibited materials, which are not to be specified or used:

- High alumina cement in structural elements.
- Wood wool slabs in permanent formwork to concrete or in structural elements
- Calcium chloride in admixtures for use in reinforced concrete
- Asbestos or asbestos containing products
- Naturally occurring aggregates for use in reinforced concrete which do not comply with BS 8110:1985 and naturally occurring aggregates for use in concrete which do not comply with the provisions of BS 882:1992
- Calcium silicate bricks or tiles
- Lead or any products containing lead for use in connection with drinking water
- Urea formaldehyde foam or materials which may release formaldehyde in quantities which may be hazardous or an irritant. Reference should be made to the limits set from time to time by the Health and Safety Executive
- Materials which are generally comprised of mineral fibres, either man-made or naturally occurring, which have a diameter of 3 microns or less and a length of 200 microns or less or which contain any fibres not sealed or otherwise stabilized to ensure that fibre migration is prevented
- Polyisocyanurate or polyurethane foam
- Polytetraflouroethylene (PTFE), except the use of PTFE tape on threaded joints to pipework
- Galvanised wall ties, fixings, angles or supports where used in structural elements
- Other substances or materials, which prior to specification for use in a project have been publicized by the Building Research Establishment as being deleterious to health and safety or the durability of buildings or environmentally hazardous in the particular circumstances in which they are used.

1.2.5 Where no other standard is included the development should be constructed in accordance with good building practice and in compliance with the recommendations contained in the BCO/PCF publication entitled "Good Practice in the Selection of Construction Materials

1.3 **Dimensional & Spatial Requirements**

1.3.1 The layout and dimensions of the buildings and external areas shall be in accordance with the drawings and plans incorporated elsewhere.

1.3.2 Minimum section height to be achieved to be 9m to underside of haunch to units 1 and 2 and 7m to underside of haunch to unit 3

1.3.3 Finished floor level to ceiling within all office accommodation and general ancillary accommodation areas to be generally not less than 2.7m.

1.3.4 All vehicle circulation areas shall be designed in accordance with the Freight Transport Associations publication Designing for Deliveries.

1.4 **Sustainability**

1.4.1 The buildings should be constructed to achieve a minimum Building Research Establishment BREEAM rating of Very Good.

1.4.2 Wherever possible, materials particularly in respect to the external walls windows roof and finishes to achieve an A + or A green guide rating

1.4.3 Electric car charging points to be provided to each unit

1.4.4 Biodiversity enhancement measures are to be incorporated into the landscaping scheme and this may include the planting of habitats which will be of value to wildlife.:

1.4.5 The buildings to comply with the recommendations of the flood risk assessment

2 **SUB - STRUCTURES**

2.1 **Site Preparation**

2.1.1 The site is to be cleared of all undergrowth, existing structures, and the like, and all necessary earthworks undertaken to achieve ground floor and external hard landscaping formation levels as agreed with the structural engineers

2.1.2 The existing perimeter fencing to the West to be retained and protected.

2.2 **Foundations**

2.2.1 The design shall have due regard for the geo-environmental survey and all foundations, the floor slab and external hard paving's are to be designed by the Structural Engineer and approved by the Building Inspector to suit any varying ground conditions found.

2.2.2 Foundations are to accommodate all of the load bearing elements of structure including but not limited to any framing of the building and all internal and external load bearing walls or other elements of supporting structure. It is anticipated that the building fabric will be erected off a ground improved specifically to accommodate the intended loads

2.2.3 Any ground gas protection measures, ground water or other remediation measures or the like recommended by the geotechnical engineers to be incorporated.

2.2.4 If sub-structure brickwork is introduced this should be extended 150mm below finished ground level however the general intention will be to extend the face of cladding over the slab and to adjust external ground levels where necessary to conceal substructures.

2.2.5 The slabs and the steel frames shall be co-ordinated so that all base plates shall be recessed

2.3 **Ground Floor Slabs**

2.3.1 All concrete and reinforcement for floors to be in accordance with the latest BS and EN recommendations, and in accordance with The Concrete Society Publication TR34 (4th Edition) The floor slab to the to be a power float finish to the surface regularity tolerance to a FM2 Classification for Property E and F .

2.3.2 The floors to achieve a TR34 Loading Category of heavy but be not less than a 45 kN/m2 Block Stacking UDL with pallet racking 5 Levels (one on floor) of 1.5 tonne unit loads - ie 60 Kn pallet racking leg load (100x100mm) .

2.3.3 The slab shall be designed on the basis that the buildings will be provided with heating and therefore where required under slab insulation is to be provided to achieve 'U' value and part L compliance.

2.3.4 Rocker slabs or a twin (Twintech) plated joint to be used to form both the service door entrance ramps and the disabled access ways in accordance with Part M of the Building Regulations.

2.3.5 Movement joints shall be incorporated to the Structural Engineers requirements but to be aligned so as not to prevent racking legs being located adjacent to any walls and should not hinder a mezzanine floor with an assumed 4.0 – 4.5m leg spacing.

SPECIFICATION

2.3.6 To the front entrance between the doors inset and provide a polished stainless steel edged 18mm deep, high traffic entrance matting to extend the full size of the vestibule.

3 **SUPERSTRUCTURE**

3.1 **Steelwork**

3.1.1 The building frame construction will generally comprise structural steel rafters with supporting stanchions providing a clear span between the walls A minimum general service load of allowance for suspended ceilings, light fittings and trunking of 0.15KN/m² on the purlins and a general service load of 0.25kN/m² on the main rafters of the structural frame.

3.1.2 A minimum general service load of the main structural frame to be 0.25kN/m generally and 0.50kN/m offices. A suspended floor superimposed load of 4kN/m2 to the office area is to be provided for with a 1KN/m2 partition line load.

3.1.3 The structural steelwork is designed in accordance with BS 5950 part 1, together with all current amendments, and that the recommendations of the Steel Construction Institute are followed (insofar as they are not inconsistent with such Standards) and in particular the Handbook of Structural Steelwork (Eurocode Edition). Structural steelwork tolerances are to meet the requirements of the NSSS latest revision.

3.1.4 Only a single line of internal columns will be permitted within the units. Fire protection and collapse measures (CONSTRADO) to be provided as required by Building Control and Fire Officers. Steel in boundary conditions or to be protected to comply with Fire Officer and Building Regulations requirements and where appropriate be fire protected with intumescent paint.

3.1.5 Deflection limits for should be limited to the values recommended by the Steel Construction Institute, appropriate to the proposed cladding type The lateral deflection of any simply supported member providing restraint to a masonry wall is not to exceed span/500. The lateral deflection of any simply supported member providing restraint to curtain walling is not to exceed span/500.

3.1.6 The frame purlins and sheeting rails are to be cold formed from hot dipped galvanised material to BS2989. Steelwork trimming shall be provided around all windows, doors and glazed walling.

3.1.7 Roof steelwork to be capable of supporting a Latchway or similar mansafe roof maintenance system and to be installed where required.

3.1.8 Framing supported from the main structural frame to be provided where signage is indicated on the elevation drawings. The signs to these panels and any other building mounted signage to be provided by the tenant.

3.1.9 All hot-rolled steelwork to be primed with 1No. coat of high build alkyd zinc phosphate primer, grey in colour where to be intumescent painted and white otherwise. All hot rolled steelwork is to be encased in the office and reception areas

3.2 **Roof**

3.2.1 The roof cladding will comprise a steel composite panel or a built up 32-1000 profile plastisol or similar coated Goosewing Grey profiled metal steel cladding to provide a minimum of a manufacturer's 20 year guaranteed life. Roofs to be insulated to provide a roof construction with a 'U' value to achieve the energy statement standards and BREEAM rating which it is considered will be in advance of those required under Part L of the Building Regulations .

3.2.2 The internal lining to the main roof will be Class 0 rating for surface spread of flame as tested to BS.476: Part 7:1971 and of a white finish.

3.2.3 A Confidex or similar guarantee to be provided on completion

3.2.4 If a composite roofing system is to be employed to minimise the risk of fire within the envelope the wall systems must be (minimum) Grade B construction in accordance with LPCB test standard LPS1181. The internal lining to the main roof will be Class 0 rating for surface spread of flame.

3.2.5 The minimum designed roof pitch to be not less than 4°.

3.2.6 Roof lights to be to a total of 10% of the floor area (ecxcluding the offices) and to be a minimum of double skin factory assembled profiled GRP rated non-fragile. The layout of the rooflights over the warehouse/production areas to be as regular as possible, subject to constraints imposed by any applicable Fire and Boundary Conditions. Rooflights will not be provided above the office areas

3.3 **Rainwater Disposal**

3.3.1 The rainwater to be collected in trim line eaves gutter or internal insulated and cloaked gutters. The gutters will be at least 0.7mm thick galvanised steel skin with either a 50um HBP or 200um plastisol or HPS200 internal finish lining.

3.3.2 The building gutters and disposal system are designed to accommodate a design rainfall rate to the equivalent of Category 1 where external and Category 3 if internal to BS12056:3 2000, for a minimum return period of 100 years or capacity for discharging 200mm/hour of rainfall, whichever is more onerous.

3.3.3 Syphonic roof drainage systems to be to BS8490:2007 and to be installed by a member of the Syphonic Roof Drainage Association. Were passing over or through any office or associated areas the siphonic system to be thermally insulated to prevent condensation and accountably insulated to maintain an NR35 rating

3.3.4 External downpipes to be aluminium or coated galvanized steel, internal rainwater pipes to be supplied as part of the symphonic system. Rainwater pipes to have access points for rodding and where internal will wherever possible be carried within the web of the columns.

3.3.5 Weir overflows / overflow pipes shall be incorporated to each roof slope to provide early warning and protection against surcharging of the gutter system

3.4 **External Walls**

3.4.1 The wall cladding to be plastisol or Colorcoat HPS200 (or equivalent to provide a minimum 20 year life) coated reverse profiles cladding with horizontal lay and Sinusoidal features to the front elevations with all components including flashings, seals, drips and flash gaps, manufactured from the same material. The cladding to achieve a U' value to meet the requirements the energy statement standards and BREEAM rating which it is considered will be in advance of those required under Part L of the Building Regulations

3.4.2 Wall cladding to be in accordance with BS.5427 2016 incorporating the MCRMA guidance that accompanies the same.

3.4.3 To minimise the risk of fire within the envelope the wall systems must be (minimum) Grade B construction in accordance with LPCB test standard LPS1181 and any firewalls must be Grade A in accordance with LP1181

3.4.4 The internal lining to any cladding is to be Class 0 rating for surface spread of flame as tested to BS.476: Part 7:1971 and of a white finish with closure flashings at junctions

3.4.5 Cladding at all reveals and heads of all apertures to be left as a flashed finish but reveals to the offices to be internally lined for decorative finishes

3.4.6 A Confidex or similar guarantee to be provided on completion

3.4.7 Any masonry areas where incorporated shall be designed to achieve a 'minimum U' value of 0.28 W/m2 K and will generally comprise cavity wall construction of 103mm brickwork outer leaf beneath cladding with 100mm inner leaf blockwork with partial or full fill cavity with cavity insulation batts

SPECIFICATION

3.4.8 Expansion joints in brickwork to be provided at 12 metre maximum centres with joints in blockwork at stanchions or as otherwise detailed by the Structural Engineer.

3.4.9 In the locations shown on the drawings a stainless steel local carrier system to be overclad in red cedar horizontal weather boarding. The cedar cladding to be finished in a Sadolin or similar extra durable clear coat satin finish

3.4.10 Where retaining structures are to be erected as part of the substructure design, these should be finished in the facing brickwork as described above. The main supporting structure shall be solely at the structural engineer's discretion.

3.5 **Compartment Walls**

3.5.1 The separating walls between units comprise blockwork to a height of not less than, 2.25m high, with metal framed jumbo stud partition over. Blockwork will medium density closed face and paint grade to be pointed and left to receive a paint finish. The head of the wall to be fire stopped and all steelwork restraints to be fire protected. The jumbo stud walling to be tapped and jointed dry line top coated and it and the blockwork below and emulsion painted as a finish.

3.5.2 The top of the walls to be closed in to accord with Building Regulations with deflection heads provided as necessary, to the structural engineer's requirements. Compartment wall lateral stability will be by steel post fixed to the surface of the slab to enable removal in the future if required

3.5.3 Where steel sections are contained within walls the wall to be finished flush.

3.5.4 Walls to achieve a sound separation of at least to BS EN ISO 140-3 50dB (Rw)

3.5.5 All walls surfaces to be left ready to receive direct decoration and then finished in a minimum of one mist and two full coats of emulsion paint.

3.6 **Office Floors**

3.6.1 The upper floor slab to be constructed in a precast or composite flooring system to the accommodate loadings of 4kN/m2 UDL and 1kN/m2 partition load to the office areas and a 0.25Kn/m2 services load d.

3.6.2 The office structural frame will be constructed in structural steelwork to the standards described above

3.6.3 A nominal 1 hour fire resistance in accordance with Table 4.4 of BS.8110: Part 2:1985 is required.

3.6.4 Surface Regularity of screeds and or toppings to be to a SR2 classification

3.7 **Staircases**

3.7.1 The entrance staircase and landings to upper floor offices will be designed and constructed in precast or in-situ reinforced concrete, or prefabricated in steel with screed infills, to the Structural Engineer's details. Stairs are to be constructed to support in addition to self weight and weight of finishes, an imposed load of 4kN/m.sq and a concentrated load of 4.5kN, in accordance with BS6399

3.7.2 All staircases to suit ambient disabled requirements of the Building Regulations. Handrails 900mm above pitch line, 1100mm at landings.

3.7.3 8.2.11 Where not enclosed the balustrade to the principal stair to be satin polished stainless steel 40mm diameter post and 16mm rail system and a punched stainless steel plate as a kicker to landings. All fixings in metalwork to be to match. Handrails elsewhere to be 48mm satin polished stainless steel stainless steel brackets.

3.8 **Windows and Doors**

3.8.1 All frames/ members to be powder coated double glazed thermally broken aluminium profiles. Sections are to be pre-treated and finished in Polyester powder organic coating to finish colour as architects details and thermally broken sealed double glazed units.

3.8.2 Glazing minimum requirements will be 28mm thick sealed units comprising an outer leaf of 6mm optifloat glass and 1 layer 6mm "K" glass inner leaf with a 16mm Argon gas filled cavity. Toughened glass to "critical" locations as specified by Building Regulations.

3.8.3 Top hung opening lights will be provided with lockable handles and restrictor stays to limit opening to approximately 50mm and will be uniformly distributed to a minimum of 35% of the glazed areas

3.8.4 Window boards to be 19mm thick softwood or mdf with solid nosings with rounded front edges and 25mm oversailing ends, to match other joinery. All fixings to be counter sunk and pelleted

3.8.5 The junctions between glazing and the cladding or brickwork shall be pointed with polysulphide mastic.

3.8.6 Main entrance door to be full height glazed without a mid-rail and have clear opening width minimum 1000mm. The main entrance doors if required to be fitted with a power assisted door opener/closer to be supplied so as to comply with Part M requirements and if necessary the unit is to be provided with an entrance canopy and/ or S/S square push pad fitted externally bollard mounted.

3.8.7 Doors to be fitted with insurance rated 5 lever maximum hook lock with lokite to screws with a half cylinder and a thumb turn inside, all locks complete with 10 sets of keys. The system to conform to PAS 24:2016, LPS 1175 or BS EN 1627-1630 Level 3.

3.8.8 Level thresholds in compliance with Part M of the Building Regulations need to be provided

3.8.9 A letter plate to be provided in a location not to compromise security and to be a minimum of 305 x 128mm powder coated aluminium weather and draft sealed

3.8.10 Other access and external access doors shall be provided where required by the Building Control Officer. These will be prefinished externally metal insulated core doors and metal

3.9 **Service Doors**

3.9.1 Vehicle loading doors will be provided as shown on the drawings to have a minimum clear opening 3.5m and 4.5m high. The doors will be polyurethane foam insulated, self-finished, solid sectional overhead doors with internal overhead galvanised door guides / tracks to follow the line of the roof to allow maximum headroom. Doors to achieve a U value to meet the overall SBEM requirements but should be no more than 1.20 W/ (m^2-K)

3.9.2 Doors to be electrically operated by means of motor gear box unit with changeover facility to manual operation. Push button control with stop in wall mounted panel. Panic-Stop facility to must be fitted to prevent freefall in the event of vehicle pull away. Level access to be provided to each door

3.9.3 Doors shall be fitted with internal locking system, level access to be provided to each door and all doors.

3.9.4 Hazard painted tubular steel bollards to both sides of the shutter doors will be provided as a minimum 900mm high x 150 diameter.

3.9.5 Unit 1 to be provided with 2 no 1200 with a steel platform size 2.0 x 3.0m The dock leveller to be capable of carrying a up to a 60 kN load according to EN 1398 with travel to be a minimum of +360mm – 340mm. Dock to be one button operated via press-and-hold with automatic return to home.

3.9.6 Rubber buffers and buffer support brackets to be supplied. On approach dock to be provided with hazard painted galvanised steel wheel guides. Flap dock shelters to be fitted with a

SPECIFICATION

flexible link arm construction.

4 **OFFICES**

4.1 **Office Compartment Walls**

4.1.1 At ground floor level the office core to be formed in medium density close face paint grade blockwork flush pointed. Block walls to provide a minimum one hour fire resistance and a 50 db (rw) acoustic continuation. The internal face (stair side) to be a dot and dab dry lined with board tape and jointed or alternatively plastered. Where plastered metal beads to be provided at all arris.

4.1.2 From first floor level up the walls can either be formed in a combination of blockwork and/or jumbo stud partitioning as previously specified for the compartment walling between units. Blockwork generally 3.5n/mm2 medium density blockwork taken up to the underside of floor and sealed. All blockwalls to be finished in Multicoat or other non Carlite content plaster finish

4.1.3 Walls between heated and unheated spaces are to be insulated to accord with current building regulations.

4.2 **Other Internal Partitions and Walls**

4.2.1 Where not previously described other internal walls may be constructed as blockwork or metal stud dry lined partitions, with surfaces fully taped and jointed and drywall top coat finished for decoration in emulsion paint.

4.2.2 Where heavy fixtures such Part M kits or sanitary ware are to be hung, provide additional studs and noggings at the point of fixing and OSB boarding as required.

4.2.3 To the external walls through the office / general accommodation areas provide British Gypsum Gypliner wall lining system or similar finished in 12.5mm plasterboard including all necessary beads with taped joints and finished in drywall topcoat or plaster skim

4.3 **Internal Doors**

4.3.1 Within the office area to be solid core flush hardwood veneered doors with a pair and a half chrome finish hinges and finished with 2 coats acid catalyst lacquer. Door ironmongery to be satin stainless including overhead door closers with adjustable power units where required. 200mm kick plates, and sprung latches. Door stops to be fitted wherever doors open against partitions. Indicator bolts, informative signage to all toilets. Slave leafs to be fitted with 300x20mm satin stainless steel radius end recessed shoot bolts including dust excluding socket

4.3.2 Where vision panels are required these shall be in 2 panel vertically aligned in pyran or similar pyrostop glass. Fire doors to incorporate intumescent strip with integral cold smoke seal set into groove in timber frame.

4.4 **Other Joinery**

4.4.1 Window boards to be 19mm thick MDF with softwood nosing's. In the general areas excluding the toilets and offices fix 19x100mm rounded skirting to walls to all other areas where electrical, cove skirtings/tiling not provided.

4.4.2 The toilets cubicles and toilet doors and vanity units and IPS to be formed in a proprietary toilet and washroom systems with hung panel walls behind WCs

4.4.3 Any above ground drainage which cannot be concealed to be boxed in with water resistant gloss paint finished casing allowing access for rodding and maintenance finished to match the adjacent surfaces.

4.5 **Finishes**

4.5.1 All office facing blockwork to be finished in hardwall plaster If not panelled the office toilet to be emulsion painted with tiled splashbacks. All other walls emulsion painted

4.5.2 Ceilings to stair enclosure to gypsum base board with skim finish underside of stair soffit if in precast concrete and apply 2 coats plaster as described for walls to form soffit. To general office areas raise an Armstrong Dune Supreme tegular edged with ceiling. In the toilet and other ancillary and wet areas form an MF ceiling taped jointed and dry wall top coat finished and emulsion painted with flush concealed access hatches.

4.5.3 Floor finishes to be throughout the office areas including the first floor landing and stairs medium commercial grade tufted loop piled carpet tiles. In the ground floor office reception including the toilets ceramic floor tiles with matching skirting. In the remaining toilet areas cover in 2.5mm non slip vinyl sheet. Gradus or similar stair concealed fixing edgings (stair nosings) comprising aluminium channels with slip-resistant inserts

4.5.4 For full width the entrance doors and to a depth of 1.5m fit 12mm deep Nuway Tuftiguard Classic with anodised aluminium scraper bars set in stainless steel frame. Note the frame / mat should be flush to the floor tiles.

4.5.5 Decorations to warehouse where not otherwise treated hot rolled steel work painted with one undercoat and two topcoats gloss finish.

4.5.6 Generally all fair faced or plastered walls painted in at least 1 mist coat and 2 full coats emulsion. All exposed softwood or mdf timber joinery, all boxing in casings and apply 1 coat undercoat, 2 top coat gloss finish. All exposed copper services pipework to be primed, undercoat and finished in 2 coat gloss to cold services and 2 coats heat resisting paint to hot services. In the alternative paint in Hammeright or similar

4.5.7 Carefully prepare and paint metal guarding and all other non self finished metal work in primer, 1 undercoat and 2 top coats gloss finish.

4.5.8 Run silicone sealant between worktop and tiled surfaces and seal around all sanitary appliances to tiling. All ceramic tiled wall corners to have mastic vertical joint.

4.5.9 Seal all junctions between windows and doors to flashings or closers in silicone mastic coloured white.

5 **FIXTURES AND FITTINGS**

5.1 **Sanitaryware**

5.1.1 Supply and fit complete Armitage Shanks Contour 21 close coupled w.c Doc M pack with disabled toilet with white, close coupled WC and wash basin complete with mixer taps handrails etc is to be provided.

5.1.2 Within the office toilet areas provide suited sanitary ware including all accessories consistent with the suite. All to be from the same manufacturer:

- WC Pan - close coupled cistern 6 or 4 litre single flush with reversible spatula lever, seat & cover
- IPS WC pan - back to wall wc pan, with concealed cistern
- Washbasin 37 / 55cm 1 Centre Overflow Thermostatic Basin Mixer
- Urinal - back inlet concealed, and concealed plastic auto cistern, 4.5 litres & fittings, urinal flush sensor, low pressure valve panel mounted
- Countertop Washbasin - 50cm with hole thermostatic basin mixer

5.2 **Other**

5.2.1 Provide DDA compliant manifestation to all new glazing where required as 50mm dots

5.2.2 Fit all required statutory signage including fire signage.

5.2.3 In addition to mirrors required for compliance with Part M of the Building Regulations fix a 450mm x 600mm high silvered mirror above all wash hand basins.

5.2.4 Provide chrome with rubber insert door stops where doors can open against walls

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6 **ELECTRICAL BUILDING SERVICES**

6.1 **Incoming Supply**

6.1.1 New low voltage supplies shall be installed by the local Electrical Company terminating at a cut out/meter located within the warehouse. All units to be provided with a 3 phase underground supply rated at 200kVa to Units 1 and 2 and 75 kVa to unit 3

6.1.2 Provide distribution board sized to accommodate all outgoing ways for the offices and warehouse, together with 25% spare capacity. Allow for 6 Way TP&N for future fit out works within the main panel. A suitably rated voltage surge protector shall be installed on the main panel

6.1.3 All electrical work to the Development is in accordance with the IEE Regulations for Electrical Installations, BS 7671:2018 18th edition

6.2 **Lighting Installation – Offices**

6.2.1 The entire lighting system to achieve the recommended C.I.B.S.E. lighting levels and in general achieve the following maintained illuminance levels on the working plane (800mm offices, floor elsewhere).

- Offices 400 lux
- Reception stairs and landings 200 lux
- Toilets 200 lux

6.2.2 The lighting within the main office areas shall comprise 600 x 600 modular recessed LED in compliance with LG7. The wall and ceiling illuminance shall also comply with the requirements of LG7. The lighting shall be switched to comply with part L of the building regulations generally via occupancy sensors and daylight photocells.

6.2.3 Within the toilets IED luminaires shall be installed. Toilet lighting shall be controlled via occupancy sensors.

6.2.4 Emergency lighting shall be provided to the offices in accordance with BS5266. This shall be achieved by the conversion of the normal lighting to 3 hour maintained fittings where required. Illuminated exit signs shall be provided throughout the office area.

6.2.5 Test key switches shall be provided locally to each area.

6.3 **Lighting Installation – Warehouse**

6.3.1 Emergency lighting to achieve a shell standard under the Building Regulations and to comply with BS5266 generally to emergency exit doors internally and externally.

6.3.2 Illuminated exit signage and external bulkheads shall be installed to all escape doors.

6.4 **Small Power – Offices**

6.4.1 Small power shall be provided to the office areas by the use of 3 compartment uPVC skirting trunking installed to all walls of the office. Twin 13Amp socket outlets shall be installed at 3m Centres within the skirting trunking. Adjacent each socket outlet a back box and Blank plate shall be installed for future telecomm and data. Adequate spare conduits shall be installed linking the skirting trunking to the ceiling void for future data wiring.

6.4.2 Within toilet areas fused connection units shall be provided for hand dryers (supplied by others) and water saving devices.

6.5 **External Lighting**

6.5.1 External lighting will be provided by building mounted lights supplemented by lighting columns or bollards where necessary, achieving an average LUX level of 15 lux to car parking areas and circulation areas with a minimum of 10 Lux and a minimum of 35lux across the service ramps and 15 at the bin store

6.5.2 The fire escape routes to be illuminated via wall mounted fluorescent bulkhead fittings. The lighting will be designed to achieve and average lighting level of 5 lux under normal conditions and 0.2 lux along the centre line under emergency conditio

6.6 **Fire Alarm Installation**

6.6.1 A Fire Alarm Installation shall be provided to the whole building in accordance with BS5839. The Fire Alarm System shall comprise manually operated break glass units on escape routes and sounders covering the whole of the building to achieve audibility levels as detailed within BS5839.

6.6.2 The system shall be designed to type L3 standards.

6.6.3 The Fire Alarm Panel shall be located within the office area or adjacent the main entrance into the unit and be recessed.

6.6.4 The Fire Alarm System shall be designed to allow the system category to be increased to L1 without additional control equipment.

6.7 **Disabled Alarm**

6.7.1 Each disabled toilet shall be provided with a dedicated Alarm System. A pull cord shall be located within the toilet with reassurance light and reset button. A sounder / beacon shall be installed within the adjacent corridor above the door.

7 **MECHANICAL BUILDING SERVICES**

7.1.1 All services shall be installed in accordance with current British Standard Codes of Practice, CIBSE Guidelines, Local Authority Bylaws, Building Control and Fire Officer Requirements.

7.1.2 To be confirmed A new incoming mains gas supply shall be provided for each unit capable of supplying at least 25W / cu.m of building volume to be terminated at a point nearest to the main service intake to the unit.

7.2 **Incoming Water Service**

7.2.1 A new 32mm incoming mains water supply shall be provided for each unit with a connection at the boundary.

7.3 **Heating & Cooling**

7.3.1 The first floor offices within units 1 and 2 to be provided with heating and comfort cooling by a packaged VRF heat recovery air conditioning system capable of simultaneous heating and cooling.

7.3.2 Each system shall comprise indoor units connected in multiples via a refrigeration pipework network to outdoor condenser units. The indoor units shall be of the ducted type, mounted within the ceiling void and complete with octopus box, galvanized spiral wound ductwork and flexible connections, all suitably insulated, to the plenum boxes of ceiling mounted diffusers on the discharge side. Diffusers shall be selected and arranged to achieve good, draught free distribution into the space.

7.3.3 Natural ventilation to be provided but complemented with variable air make up for improved efficiency and energy conservation.

7.3.4 A wall mounted controller shall be provided within each office zone.

7.3.5 The outdoor units shall be mounted externally to the building and located so as to reduce possible damage from moving vehicles. Care shall be taken to minimise noise transmission into the office space. Condense and defrost water shall be shall be collected and ducted to a suitable drain.

7.3.6 The toilet areas and stairs of these units shall be provided with electric panel heaters with integral controls.

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7.3.7 Internal winter temperature conditions assuming -5 °C external temperature to be Offices 21°C, Toilets 19°C, Circulation 19°C

7.4 **LTHW Heating**

7.4.1 The first floor offices, toilets and stairs within unit 3 to be provided with LTHW heating via a gas fired condensing boiler and suitable flue arrangement.

7.4.2 Each system shall comprise gas fired condensing boiler, steel panel radiators complete with thermostatic radiator valves, twin head circulating pumps, pressurization unit, interconnecting pipework system and controls.

7.5 **Toilet Extract Ventilation**

7.5.1 Local extract fans shall be provided within the ceiling void of each area discharging air to outside via suitably sized galvanised ductwork.

7.5.2 Make up air shall be provided via undercut doors or static ceiling mounted intake ducts. Local extract fans shall operate via PIR sensors and have 20 minute over run built in.

7.6 **Water Services**

7.6.1 Local electric hot water heaters shall be provided to serve all hot water outlets.

7.6.2 Hot water outlets within disabled areas shall be provided with TMV3 mixing valves to limit the temperature to 43°C.

7.7 **Lift**

7.7.1 The lifts to be a freestanding 400 kg/5 persons Part M compliant platform lift will be provided with a minimum car size of 1100mm x1400mm x 2150mm high. To be rated for a 0.15m/s travel. speed. The lift will fully comply with the requirements of BS.5655.,the EC Machinery Directive 2006/42/EC (all relevant and current issues) and B.S. EN 81 Part 1 Regulations for manufacture and installation of electric lifts. Emergency lowering to be automatic from car

7.7.2 The lift is to include telephone line and connection for emergency call out and monitoring as BS5655.

7.7.3 A durable, medium quality lift car finish to be provided. Landing entrances and lift car doors will be finished in brushed stainless steel. Internally the lift car to be lined with laminate panels with full height central element mirror to the rear wall and stainless steel front wall returns. Floor finish to be ceramic tiled to match reception, and the ceiling to be stainless steel with recessed LED light fittings.

7.8 **Tenants Installation**

Provision to be made at both the ground and first floor for the future installation of at first floor a tea point and at ground floor warehouse toilets and this will include wastes, hot and cold water without a need to open up any partitions

7.9 **Testing & Commissioning**

7.9.1 All installations shall be fully tested and commissioned in accordance with manufacturer's recommendations and current Codes of Practice.

7.9.2 Seven days' notice of works tests shall be given to enable the test to be witnessed. Before proceeding with any tests, all water installations shall be thoroughly flushed out.

7.9.3 The balancing and regulation of the Building Engineering Services shall be undertaking by specialists in this work.

7.10 **Telecommunications**

7.10.1 An underground PVC duct with draw wire to connect to BT draw pit/network will be provided to be sufficient to enable the Tenants to obtain connectivity to a fibre optic broadband service

7.10.2 The external lighting to be by LED flood lights having a minimum of a 100,000 hour life. Lighting to be photocell controlled but with a timer override.

7.10.3 Run a duct and provide lighting to the landlords estate, and Tenants name board

7.11 **Photo Voltaic Array**

1.1.1 If required the size of the PV array is to be kept to a minimum The installation to be supplied and installed by a MCS accredited contractor Panels to have 25 year warranty Panels to be mounted and secured using manufactures guidelines as a minimum. The proprietary fixing system shall not penetrate the roof surface. The system to be arranged so that the feed in will be to the building supply

7.12 **Others**

7.12.1 Lighting Protection - The Contractor shall carry out a risk assessment calculation based on the requirements of BS 6651. A lightning protection system shall be installed if the risk assessment/calculation proves it to be necessary.

8 **DRAINAGE**

8.1 **Generally**

8.1.1 The surface and foul water drainage systems shall be designed by the Structural Engineer and in the event of any third party / supplier etc input this shall be approved by the Structural Engineer before incorporation into the works. All drainage systems shall be designed and installed in accordance with the recommendations of the Environment Agency's (Environmental Alliance) Pollution Prevention Guidance notes (known as PPGs).

8.1.2 Any drainage running under service vehicle standing or turning areas or under the access roadways is to be designed to withstand the loads of fully laden service/delivery vehicles together with all manoeuvring loads

8.1.3 If required any pumping station system will be an appropriate proprietary packaged unit in accordance with BS EN 752. to the working capacity and flow capacity specified by the Structural Engineers.

8.1.4 The specification for any adoptable or other sewers (drains used in common) shall be 'Sewers for Adoption - a Civil Engineering Specification for the Water Industry 7th Edition.

8.1.5 The drainage system will be provided using either vitrified clay or concrete flexibly jointed pipework or plastic pipework. Manholes shall be either brickwork or concrete where in areas liable to vehicular traffic.

8.2 **Surface Water Drainage**

8.2.1 A site specific flood risk assessment to be prepared Surface water drains should not run beneath the footprint of the buildings

8.2.2 Parking areas to be laid to appropriate gradients to achieve run off of water. All external to fall away from the buildings and levels to be arranged accordingly. If this cannot be achieved suitable surface and land drainage to the engineers details shall be provided.

8.2.3 Surface water drainage collection to be by Aco, or similar drainage channels fitted with medium duty galvanised steel bolt down covers. External yard gullies may also be utilised but open dish surface water collection channels other than adjacent to kerbs will not be permitted. Proprietary "Beany" combined kerb drains will be permitted.

8.2.4 Storm water retention to be predominantly below ground in Aquacell, Stormcell, tanks or similar. Incorporate petrol interceptors, silt pits or other accessories as required by either the water or local authority.

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8.2.5 Soakaways or other forms of infiltration drainage are not permitted by the restrictions imposed under the planning conditions.

9 **EXTERNAL WORKS**

9.1 **Roads and Paving**

9.1.1 Service yards / ramps, the site and access roads, the margin in front of the parking bays which will be used for side loading (HGV areas) to be designed by Structural Engineer in accordance with the current edition of the Highways Agency "Design manual for Roads and Bridges". The HGV areas shall provide for articulated commercial vehicles with a gross laden weight of 44 tonnes and a maximum vehicle length of 16.5m.

9.1.2 The design and construction of the HGV areas shall be in accordance with TRL reports and recommendations to suit at least 20 years design life with 2% growth for 50 commercial vehicles per day in each direction. In addition, in all the circulation areas the construction shall be suitable to withstand 44 ton articulated vehicles when turning full lock at slow speed.

9.1.3 SMA is the preferred material for use on the HGV site access road(s) for its resistance to abrasion and macadam base courses on a Type I or similar hard-core sub-base; or similar approved structural engineer's specification.

9.1.4 The car parking spaces to be finished in block paving and or dense bitumen macadam and have minimum dimensions 4.8 m x 2.4 m for 90°/parallel parking (side by side). Where required permeable solutions to meet SuDS requirements will be employed. Parking spaces for disabled users are to have minimal dimensions of 4.8m x 3.3m. The areas are to be without ponding, providing only the necessary falls to ensure adequate drainage.

9.1.5 Service yards / ramps to be constructed in concrete cast in bays with expansion and contraction joints with a brushed finish and 100mm trowled margins, to a maximum gradient of 1:20 unless otherwise agreed The slabs to be reinforced concrete to the Structural Engineer's details.

9.1.6 Footpath generally surfaced in DBM save or constructed from Marshalls textured utility or similar paving or similar, laid butt jointed on a consolidated thickness of 50mm sharp sand on a sub-base. Sub Grade is to be free from extraneous matter, weed free and sprayed with total weedkiller.

9.1.7 The surfaced areas should not exceed a gradient of 1:20 with a preferred gradient of 1:40.

9.1.8 Provide road markings for traffic control and provide a yellow box junction on the site existing access road at its junction with the site access road

9.2 **Landscaping and Planting**

1.1.2 All planting to be provided to a scheme to be agreed with the planners and to be generally low maintenance where possible All shrub and planting stock shall be British or equal container grown installed in the first planting season.

1.1.3 Subsoil to be graded to contours and decompacted, and overlaid with topsoil spread and rotavated, as required by the landscape architects to suit the trees, shrubs and planting incorporated into the beds

1.1.4 Planting beds within the car park areas and around the building shall include bark chipping.

9.3 **Fencing and Furniture**

9.3.1 Bollard protection to be provided externally to the shutter doors and where reasonably required to control traffic and protect pedestrians and other features.

9.3.2 The site, where agreed with the planners to be enclosed by a 2.4m high EuroGuard or similar powder coated galvanised weld mesh fencing.

9.3.3 The service yards are to be enclosed galvanised steel bolted palisade fence, with at the entrance to each yard a pair of 2.4m high manual gates (to be capable of conversion to electrical / automatic operation) to be formed of RHS steel pre-galvanised sections, gates braced. Gate to be secured with min 75x12mm bolt into shrouded receiver supplied with high security combination padlock.

9.3.4 Where required by the Local authority modular covered bicycle shelters with framework comprising powder coated steel framing. Mounted on base plates.

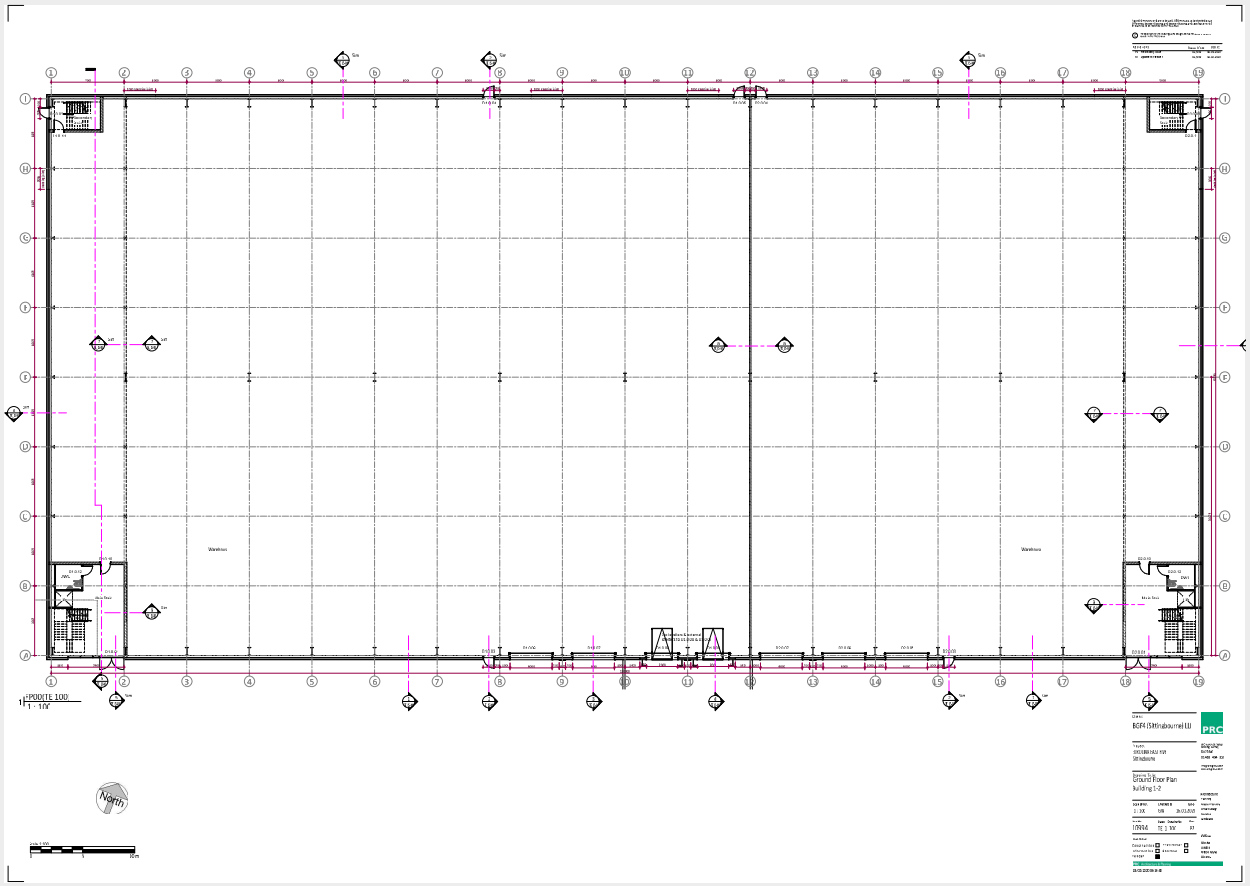
9.3.5 Condenser Bases form on concrete and enclose within 1.8m high plastic coated Betafence Welded Mesh Systems enclosure open one side adjacent to the building for access

9.3.6 Form bin store with concrete base laid to falls and to foul drainage with washdown tap and enclose in a 1.8m high fencing.

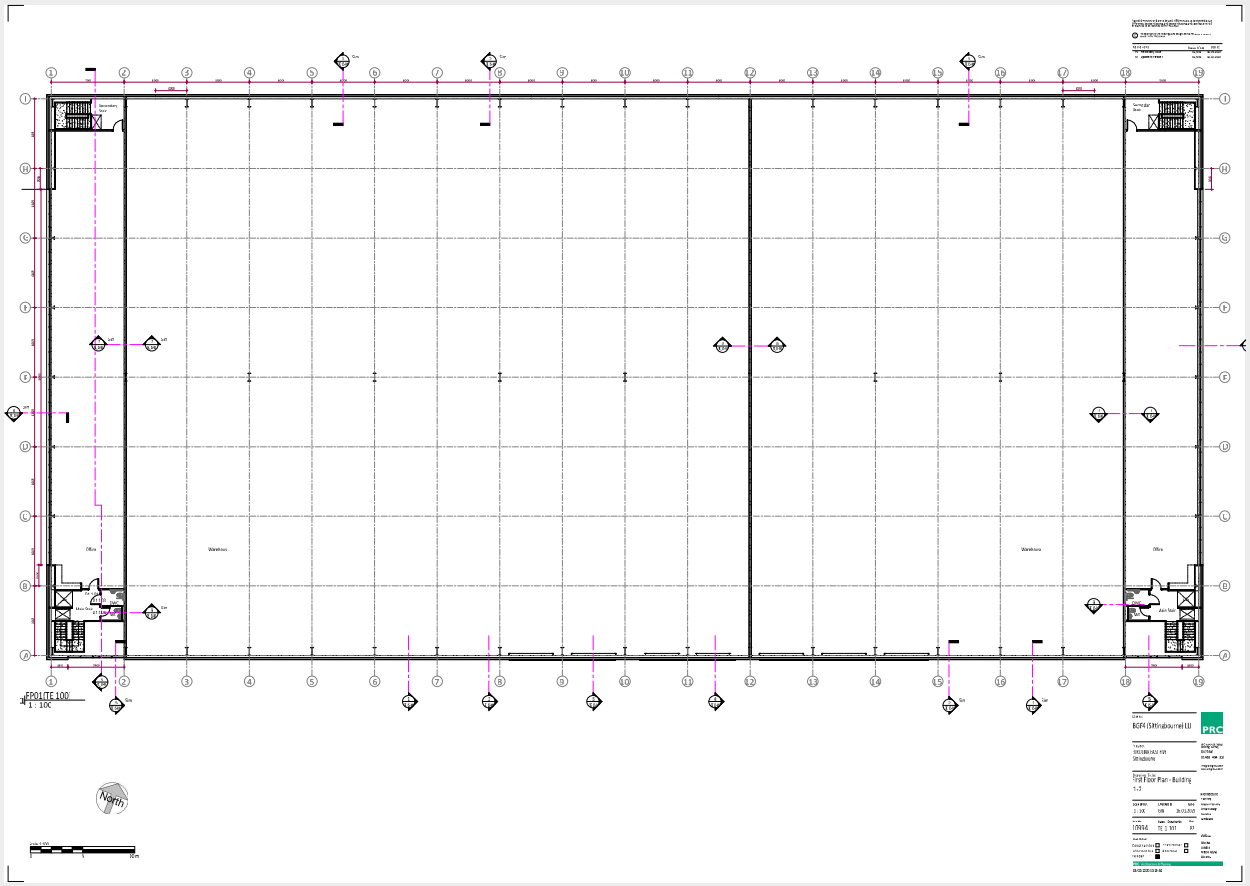
9.3.7 A site estate board locating each of the units and directional signage to be provided.

SITE LAYOUT PLAN

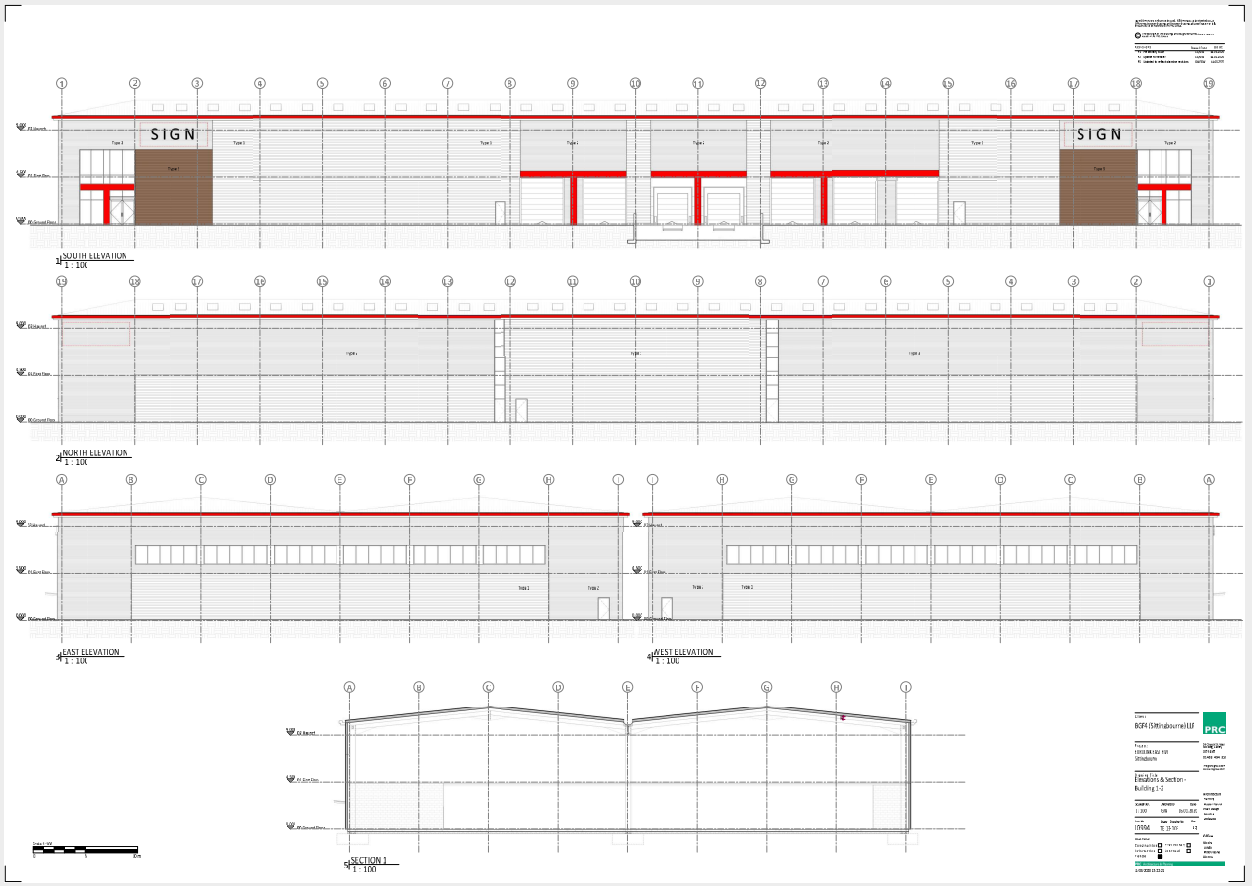
GROUND FLOOR LAYOUT PLAN



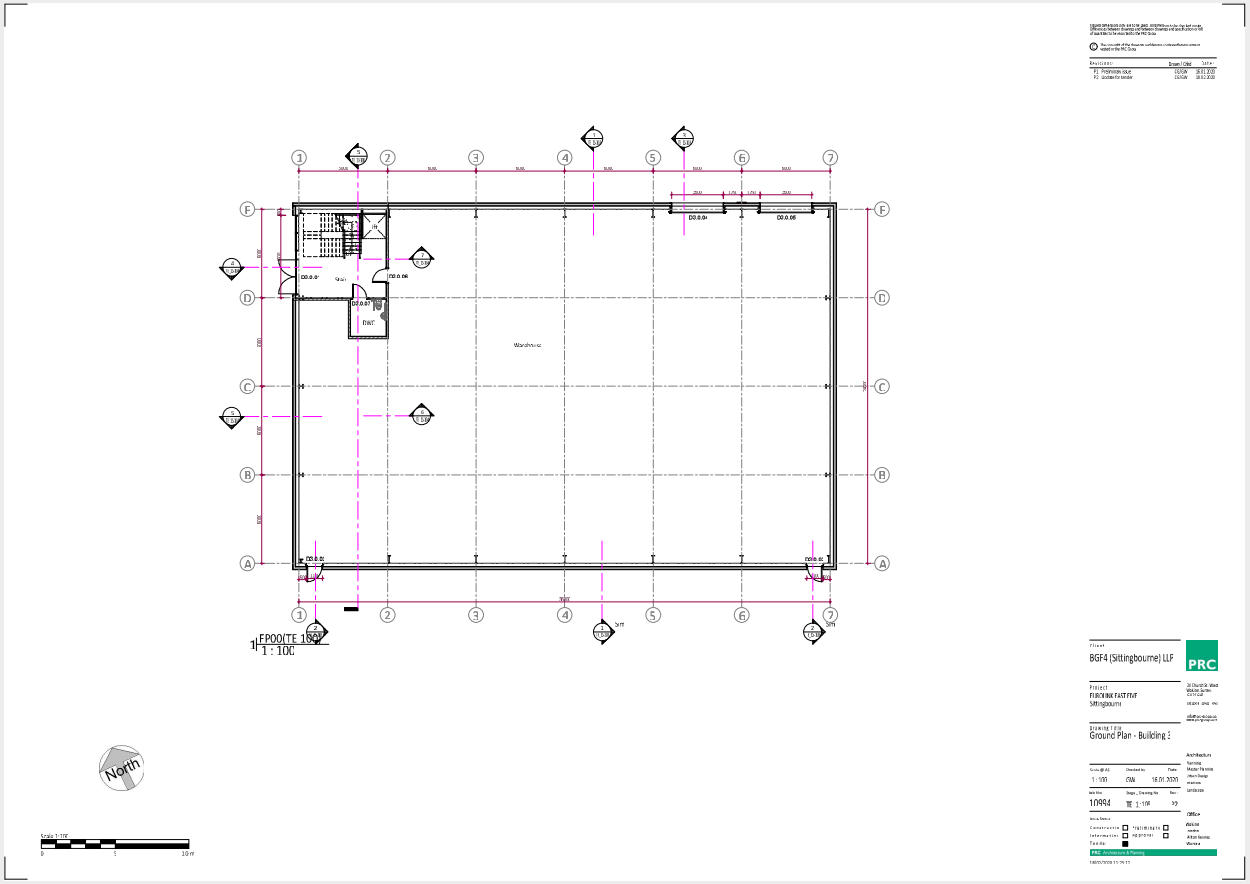
FIRST FLOOR LAYOUT PLAN



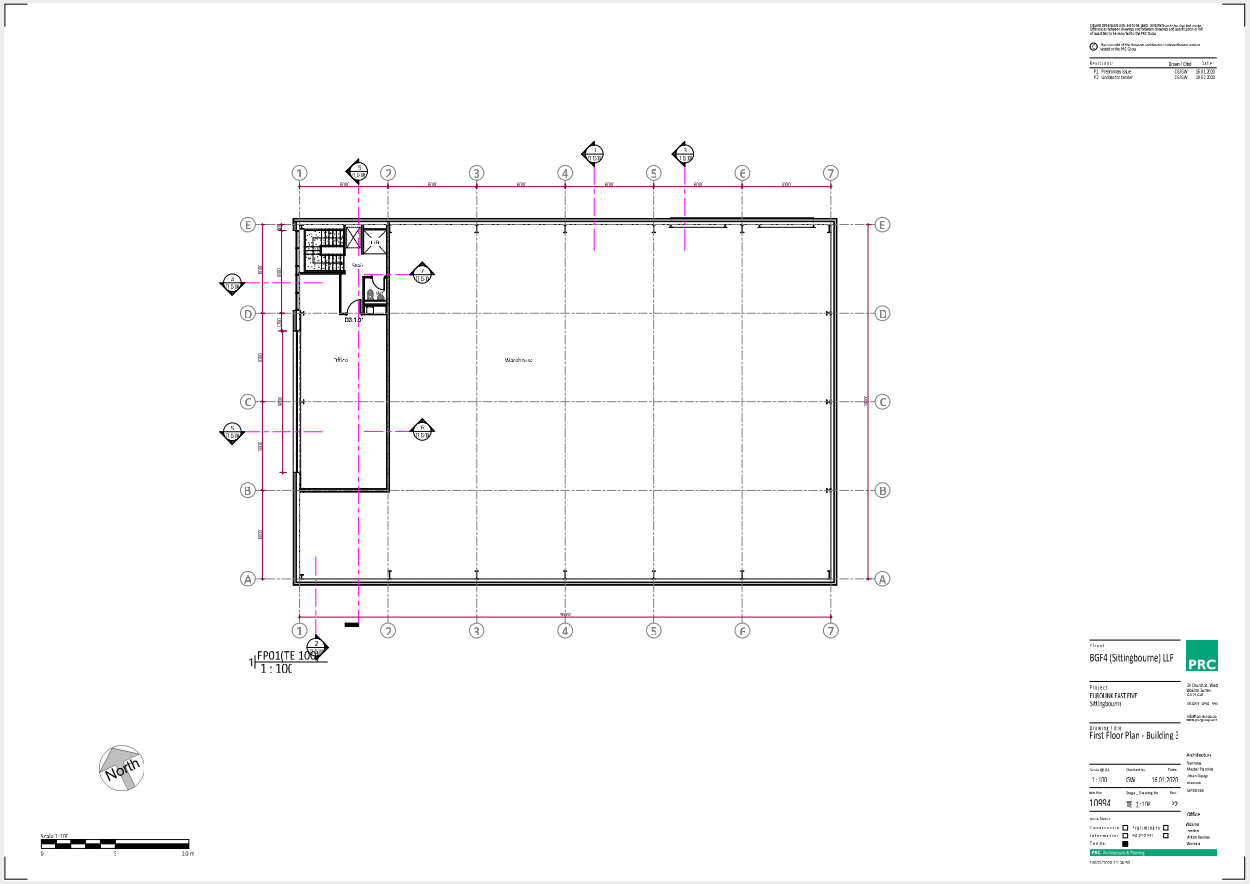
UNIT 1 & 2 ELEVATIONS



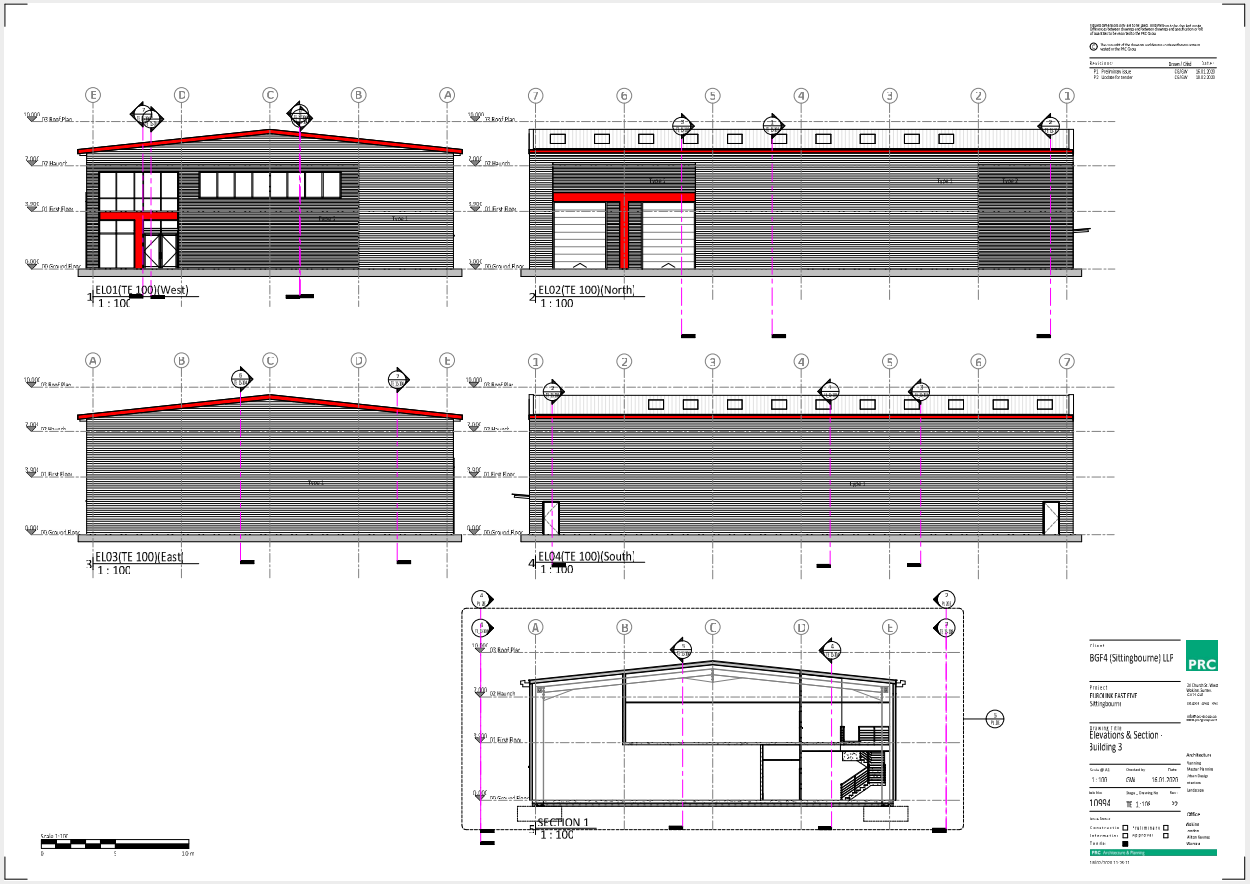
UNIT 3 GROUND FLOOR LAYOUT PLAN



UNIT 3 FIRST FLOOR LAYOUT PLAN



UNIT 3 ELEVATIONS



PLANNING CONSENT

Swale BOROUGH COUNCIL

BGF4 (Sittingbourne) Kent
C/O PRC Architecture & Planning Ltd
F.A.O Mr Andy Ryley
24 Church Street West
Woking
GU21 6HT

13 March 2020

PLANNING DECISION NOTICE

APPLICANT:	**BGF4 (Sittingbourne) Kent**
DEVELOPMENT TYPE:	**Large Maj Gen.Ind./Storage/Warehousing**
APPLICATION REFERENCE:	**19/506092/REM**
PROPOSAL:	**6Approval of Reserved Matters (appearance, landscaping, layout and scale being sought) for the erection of 2no. commercial buildings consisting of three units for 7,856.6sqm GEA of B1c, B2 and B8 development on Plot 3 - following Outline Planning Permission 18/500963/OUT.**
ADDRESS:	**Plot 3, Eurolink V , Swale Way, Sittingbourne, Kent, ME9 9AR**

The Council hereby **GRANTS** permission/consent for the proposal referred to above subject to the following Condition(s).

1) The development hereby approved shall be carried out in accordance with the following drawings. PL_1000, 4556 600 C, PL_001A, PL 030, PL 031, PL 032, PL 033A, PL 034D, PL 035B, PL 100, PL 101, PL 102, PL 103A, PL 200, PL-201, PL 202, PL 203, PL_300, PL_301. Drainage Statement dated 26.11.19, Energy Statement dated 11.11.19, Design and Access Statement dated 11.19, Preliminary Ecological Appraisal dated 11.19, Noise Impact Assessment dated 4.11.19, BREEAM Pre assessment report dated 24.10.19, Framework Travel Plan, Transport Assessment, Air Quality Assessment dated 13.11.19, Desk Study and Ground Investigation Report dated 7.19, Flood Risk Assessment dated 27.11.19
Reason: For clarity and in the interests of proper planning.

2) The materials used in the construction of the external surfaces hereby approved shall be as annotated on drawing 10994 PL_103A, PL_301 and PL_203.

Reason: In the interests of visual amenities.

3) Upon completion of the approved landscaping scheme, any trees or shrubs that are removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with trees or shrubs of such size and species as may be agreed in writing with the Local Planning Authority, and within whatever planting season is agreed.

Reason: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity.

4) The vehicle parking spaces and vehicle loading, unloading and turning space shown on the submitted plans shall be provided prior to the use of the site commencing, and permanently retained as such thereafter.

Reason: To ensure a satisfactory impact on the local highway network.

5) The cycle parking facilities shown on the submitted plans shall be provided prior to the use of the site commencing, and permanently retained as such thereafter.

Reason: To ensure a satisfactory impact on the local highway network.

6) Prior to occupation of the premises, EV Charging facilities shall be implemented in accordance with details approved in writing by the local planning Authority, and permanently retained as such thereafter.

Reason: In the interests of sustainability

7) Prior to occupation of the premises, the following works shall be provided between the premises and the adopted highway:

(A) Footways and/or footpaths shall be completed, with the exception of the wearing course;
(B) Carriageways completed, with the exception of the wearing course, including the provision of a turning facility beyond the dwelling together with related:
(1) highway drainage, including off-site works,
(2) junction visibility splays,
(3) street lighting, street nameplates and highway structures if any.

Reason: In the interests of highway safety.

MKPS Working in Partnership with: Swale Borough Council
Please Note: All planning related correspondence for SBC should be sent to:
M e Kent Planning Support, Maidstone House, King Street, Maidstone ME15 6JQ
Email: planningsupport@midkent.gov.uk
Access planning services online at: www.swale.gov.uk or submit an application via www.planningportal.co.uk

PLANNING CONSENT

8) Prior to occupation of the premises, a Travel Plan to reduce dependency on the private car, shall be submitted to and approved by the Local Planning Authority.
The Travel Plan shall include objectives and modal-split targets, a programme of implementation and provision for monitoring, review and improvement. Thereafter, the Travel Plan shall be put into action and adhered to throughout the life of the development, or that of the Travel Plan itself, whichever is the shorter.

Reason: To encourage the use of alterative modes of transport.

9) Before any part or agreed phase of the development is occupied, all remediation works identified in the contaminated land assessment and approved by the Local Planning Authority shall be carried out in full (or in phases as agreed in writing by the Local Planning Authority) on site under a quality assured scheme to demonstrate compliance with the proposed methodology and best practice guidance. If, during the works, contamination is encountered which has not previously been identified, then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the District Planning Authority.

Upon completion of the works identified in the contaminated land assessment, and before any part of the development is occupied, a closure report shall be submitted which shall include details of the proposed remediation works with quality assurance certificates to show that the works have been carried out in accordance with the approved methodology. Details of any post-remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

Reason: To protect the health and safety of users of the site.

Informative(s):

(1) A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link https://beta.southernwater.co.uk/infrastructure-charges Southern Water has undertaken a desk study of the impact of the proposed development (Plot 3) on the existing public surface water network. The results of this assessment indicate that with a connection at the "practical point of connection", as defined in the New Connections Services implemented from 1st April 2018, there is an increased risk of flooding if the proposed surface water run off rates are to be discharged at proposed connection points.

(2) It is the responsibility of the applicant to ensure , before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority.

Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the road. This is called 'highway land'. Some of this land is owned by The Kent County Council (KCC) whilst some are owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil.

Information about how to clarify the highway boundary can be found at https://www.kent.gov.uk/roads-and-travel/what-we-look-after/highway-land/highway-boundary-enquiries

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site

James Freeman
Head of Planning Services
Swale Borough Council

IMPORTANT - YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES

PLANNING CONSENT

Trenport Investments Ltd
C/O Vincent And Gorbing
FAO Mr Richard Lewis
Sterling Court
Norton Road
Stevenage
SG1 2JY

19 October 2018

PLANNING DECISION NOTICE

APPLICANT:	**Trenport Investments Ltd**
DEVELOPMENT TYPE:	**Large Maj Retail Distribution/Servicing**
APPLICATION REFERENCE:	**18/500963/OUT**
PROPOSAL:	**Variation of conditions 4, 5, 6, 7, 11, 12, 22, 30 and 31 to application 15/510589/OUT - outline application for access matters reserved for construction of Business Park (Use Classes B1(B), B1(C), B2 and B8) (research and development, light industrial, general industrial and storage or distribution) (up to a maximum of 46,600sqm), including associated accesses (including alterations to existing northern relief road), parking and servicing areas, landscaping, bunds, surface water storage areas, and related development.**
ADDRESS:	**Eurolink V Swale Way Sittingbourne Kent ME9 9AR**

The Council hereby **GRANTS** OUTLINE planning permission subject to the following Condition(s):

(1) Details relating to the layout, scale and appearance of the proposed building(s), and proposed landscaping, on any plot or part of the site, shall be submitted to and approved by the Local Planning Authority before any development on that plot or part of the site is commenced.

Reason: In pursuance of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

MKPS – Working in Partnership with: Swale Borough Council
Please Note: All planning related correspondence for SBC should be sent to:
Mid Kent Planning Support, Maidstone House, King Street, Maidstone ME15 6JQ
Email: planningsupport@midkent.gov.uk
Access planning services online at: www.swale.gov.uk or submit an application via www.planningportal.gov.uk

(2) Application for approval of reserved matters referred to in Condition (1) above must be made not later than the expiration of five years beginning with the date of the grant of outline planning permission under 15/510589/OUT on 11th November 2016.

Reason: In pursuance of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

(3) The development to which this permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: In pursuance of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

(4) The details submitted pursuant to condition (1) shall be in accordance with the Strategic Site Layout drawing 7519 A120 E, and the Development Brief (Revised) January 2016 (as updated by the Addendum to Development Brief (June 2018))".

Reason: In pursuance of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

(5) The details submitted pursuant to condition (1) shall show no more than a cumulative total of 46,600 square metres gross external floor space, and this floor space shall be provided within the 'Employment Development Area' identified on drawing title 'Eurolink V: Development parameters' drawing reference 4536/602H).

Reason: In the interests of highways safety and convenience, and residential amenity.

(6) None of the built development hereby approved shall be first occupied until a landscape bund to the north and north-east site boundaries and a landscape buffer to the east and south site boundaries have been provided, and these shall be as shown indicatively on Eurolink V: Development Parameters' drawing reference 4536/602H and with a minimum specification as follows:
- Bund - width 10 metres and height to 3.2 metres above existing ground levels.
- Bund (eastern end near West Tonge Farm) 30 metres wide and 6.06 metres AOD.
- Buffer - width 10 metres.

Reason: In the interests of visual, landscape and residential amenity.

(7) The details submitted pursuant to condition (1) shall show the servicing yards positioned such that they do not project closer to Swale Way, on the west site boundary, than the building elevation closest to that boundary, and along the southern site boundary such that they do not project closer than the nearest building to the 'Corridor Reserved For The Northern Relief Road' as shown on the development parameters drawing 4536/602H

Reason: In the interests of visual and landscape amenity.

PLANNING CONSENT

(8) The details submitted pursuant to condition (1) above shall include cross-sectional drawings through the plots or part of the site, of the existing and proposed site levels. The development shall then be completed strictly in accordance with the approved site levels ("the Approved Site Levels").

Reason: In order to secure a satisfactory form of development having regard to the nature of the site.

(9) Each of the buildings hereby approved shall be constructed to BREEAM 'very good' standard or an equivalent standard: prior to the commencement of each of the buildings that comprise the development, certification shall be submitted to and approved by the Local Planning Authority demonstrating how the 'very good' rating is to be achieved and prior to the first use of each of the buildings the relevant certification shall be submitted to the Local Planning Authority confirming that 'very good' rating has been achieved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of promoting energy efficiency and sustainable development, and in pursuance of policies E1 and U3 of the Swale Borough Local Plan 2008.

(10) Notwithstanding the information set out in the 'Planning, Design and Access Statement' (December 2015), details of the package of on-site renewable energy generating measures to be incorporated in the development of any plot or part of the site shall be submitted to and approved by the Local Planning Authority before any part of the development on that plot or part of the site is commenced. Such agreed measures - which shall be designed to contribute to an overall, development-wide objective of generating 10% of the development's energy requirement from decentralised / renewable sources - shall be fully implemented for each of the buildings before the particular building is first used. The installed measures shall then be retained in perpetuity.

Reason: In the interest of maximising the use of on-site renewable energy and sustainable development.

(11) The strategic site wide works shall be carried out in accordance with the approved strategic Construction and Environmental Management Plan (Rev 4 dated 22/09/17).

No development shall take place on individual plots or parts of the site until a detailed Construction and Environmental Method Statement has been submitted to and approved in writing by the Local Planning Authority for the individual plots or parts of the site to be developed.

These Statements shall be adhered to throughout the construction period and shall include details relating to:

(i) The control of noise and vibration emissions from construction activities including groundwork and the formation of infrastructure, along with arrangements to monitor noise emissions from the development site during the construction phase.
(ii) The loading and unloading and storage of plant and materials on site.
(iii) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
(iv) The control and suppression of dust and noise including arrangements to monitor dust emissions from the development site during the construction phase;
(v) Measures for controlling pollution/sedimentation and responding to any spillages/incidents during the construction phase;
(vi) Measures to control mud deposition off-site from vehicles leaving the site;
(vii) The control of surface water drainage from parking and hard-standing areas including the design and construction of oil interceptors (including during the operational phase);
(viii) The use if any of impervious bases and impervious bund walls for the storage of oils, fuels or chemicals on-site;
(ix) The location and size of temporary parking and details of operatives and construction vehicle loading, off-loading and turning and personal, operatives and visitor parking; and
(x) Lighting strategy for the construction phase, designed to minimise light spillage from the application site.

Reason: To ensure the development does not prejudice conditions of residential amenity, highway safety and convenience, and local ecology, through adverse levels of noise and disturbance during.

(12) The details submitted pursuant to condition (1) shall accord with the following:

(a) There shall be no buildings within the 'no building zone' (to protect West Tonge Farmhouse) as shown on 'Eurolink V: Development Parameters' drawing 4536/602H.
(b) Any building located to the south / east of the 'access / landscape corridor and the building height line as marked on 'Eurolink V: Development Parameters' drawing reference 602H shall be no more than 12 metres in height above the Approved Site Levels; and
(c) The maximum building height anywhere on the site shall be no more than 15 metres above the Approved Site Levels.

Reason: In the interests of visual and landscape amenity, and preserving the setting of West Tonge Farmhouse and other local heritage assets.

(13) The details submitted pursuant to condition (1) above shall include details of the lighting columns, the type and luminance of the lighting units with glare shields and details of lux levels, both inside and outside the plots and parts of the site. The development shall then be implemented in accordance with the agreed details, and no additional lighting (or material amendments to the approved lighting) shall be introduced without the prior written approval of the Local Planning Authority.

Reason: In the interests of residential and visual amenity, landscape quality, and ecology.

PLANNING CONSENT

(14) No development shall take place on areas not previously excavated for brickearth (as identified in Figure 16 of the Cultural Heritage Desk-Based Assessment prepared by CgMs) until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written specification and timetable which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded in pursuance.

(15) No building work shall commence on any plot or part of the site until background noise surveys have been carried out, including an octave band analysis (whole/third), for that plot or part of the site.

The monitoring protocol to be used for the surveys shall be submitted to the Local Planning Authority for approval prior to the site surveys being undertaken.
The rating level of the noise emitted from all fixed plant and premises calculated in accordance with BS:4142 (1997) shall be at or below the existing background level at any time, determined at the façade of the nearest noise sensitive residential dwelling. No plot or part of the development shall be commenced until a scheme (accompanied by measurements and assessments in accordance with BS4142:1997 identifying how the rating level is to be achieved and subsequently maintained for that part of the development) have been submitted to and approved in writing by the Local Planning Authority. No plot or part of the development shall be occupied until the approved mitigation measures for the plot or part of the development have been carried out. Thereafter the mitigation measures for that plot or part of the development shall be maintained in accordance with the approved scheme, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity.

(16) The details submitted pursuant to condition (1) above shall show adequate land reserved for the parking of vehicles within each plot or part of the site (in accordance, where appropriate, with the currently adopted Kent County Council Vehicle parking standards for the particular development proposed) and for the loading and off-loading of commercial vehicles, and upon approval of the details these areas shall be provided, surfaced and drained to the satisfaction of the Local Planning Authority. No permanent development, whether permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved space; such land and access thereto shall be provided prior to the occupation of the building hereby permitted and shall be used for or be available for use for the parking, loading and off-loading of vehicles at all times when the premises are in use.

Reason: The development, without the provision of parking, loading and off-loading space, would be detrimental to amenity and likely to lead to inconvenience and danger to road users by virtue of vehicles parked on the public highway.

(17) No development shall take place on any of the buildings on individual plots or parts of the site until details of shelters for the cycle and motorcycle parking areas for the particular building have been submitted to and approved by the Local Planning Authority. The agreed details shall then be implemented in full before the particular building is first occupied and thereafter retained together with the spaces themselves in perpetuity.

Reason: In the interests of encouraging the use of non-car modes of travel.

(18) The Reptile Mitigation Strategy and Relocation Scheme dated May 2016 must be fully implemented in accordance with the submitted details.

Reason: To ensure that the development includes adequate mitigation for any reptiles that may be present on the site.

(19) The bat mitigation strategy as detailed in Updated Baseline Survey Report dated May 2016 must be fully implemented in accordance with the submitted details.

Reason: To ensure that the development includes adequate mitigation for any bats that may be present on the site.

(20) The Badger Mitigation Strategy dated December 2015 as amended by the Updated Baseline Survey report dated May 2016 must be fully implemented in accordance with the submitted details.

Reason: To ensure that the development includes adequate mitigation for any badgers that may be present on the site.

(21) The Mitigation Strategy for breeding birds as set out in the Updated Baseline Survey report dated May 2016 must be fully implemented in accordance with the submitted details.

Reason: To ensure that the development includes adequate mitigation for any birds that may be present on the site.

(22) The Biodiversity Enhancement Strategy dated December 2015, Landscape Planting 688-MP-02B and the Landscape Management and Maintenance Plan dated 10 February 2015 must be fully implemented in accordance with the submitted details.

Reason: In the interests of encouraging biodiversity.

(23) No development on particular plots or parts of the site shall take place until full details of a scheme to manage air quality impacts - with particular regard to potential impacts for particular plots or parts of the site on local ecology, and covering both the construction and the operational phases - has been submitted to and approved by the Local Planning Authority. The development shall then be constructed and subsequently operated in accordance with the approved details.

Reason: In order to avoid adverse air quality impacts on local ecology.

PLANNING CONSENT

(24) The development hereby permitted shall be carried out fully in accordance with the details of the submitted strategic site wide surface water drainage, (WSP Strategic Surface Water Drainage Strategy May 2016 reference 1101683) unless otherwise approved in writing by the Local Planning Authority. The construction on individual plots or parts of the site shall not be commenced until details of the proposed means of surface water drainage for individual plots or parts of the site have been submitted to and approved in writing by the Local Planning Authority and the details shall accord with the submitted Strategic Surface Water Drainage Strategy. Thereafter the development shall be carried out in accordance with approved details.

With regard to surface water drainage, the agreed details shall consist of a scheme using SuDS principles and shall consist of a scheme that will limit runoff rates to those from the existing site and ensures that pollutants are contained within the 'Employment Development Area', unless it has been demonstrated to the satisfaction of the Local Planning Authority that such a scheme cannot be delivered for the development hereby approved. The development shall then be implemented in accordance with the approved details.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal, to ensure ongoing efficacy of the drainage provisions, to protect vulnerable groundwater resources and ensure compliance with the National Planning Policy Framework.

(25) No building hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme for each individual plot or parts of the site have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:
(i) A timetable for its implementation, and
(ii) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal, to ensure ongoing efficacy of the drainage provisions, to protect vulnerable groundwater resources and ensure compliance with the National Planning Policy Framework.

(26) No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority (in consultation with the Environment Agency); this may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal, to ensure ongoing efficacy of the drainage provisions, to protect vulnerable groundwater resources and ensure compliance with the National Planning Policy Framework.

(27) The development shall be carried out and fully implemented out in accordance with the approved Environmental Geotechnical Assessment (revised September 2014).

Reason: To protect vulnerable groundwater resources.

(28) Details of any open storage on a particular plot or part of the site, including the locations, maximum heights and screening arrangements shall be submitted to and approved in writing by the Local Planning Authority before the first occupation of any of the respective buildings or plots. The development shall then be operated in accordance with the agreed details. If no open storage is proposed on a particular plot or parts of the site the Local Planning Authority shall be notified in writing prior to the first occupation of any buildings on the particular plot or parts of the site.

Reason: In the interests of visual and landscape amenity.

(29) The access details shown on drawing 36352/2027/006A shall be completed to the satisfaction of the Local Planning Authority prior to the commencement of any other works or building operations authorised by this permission and the access shall thereafter be maintained.

Reason: To ensure that a satisfactory means of access is provided for the site and in the interests of highway safety.

(30) The strategic landscape works as shown on drawings 2102/003B, 688-MP-02B, 688-MP-03B, 688-MP-04B, 688-MP-05C, 688-MP-06C and 688-MP-07 shall be carried out in accordance with the approved details. The works for the landscape bund, landscape buffer, landscape / ecological mitigation area and the access/landscape corridor/access shown on the development parameters drawing 4536/602H shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the Local Planning Authority. The details of the landscaping relating to individual plots or parts of the site shall be submitted to and approved by the Local Planning Authority and the approved details shall be carried out prior to the occupation of any building on the particular plot or part of the site.

Reason: In the interests of the visual amenities and landscape quality of the area.

(31) Upon completion of the approved landscaping scheme, any trees or shrubs that are removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with trees or shrubs of such size and species as may be agreed in writing with the Local Planning Authority, and within whatever planting season is agreed.

Reason: In the interests of the visual amenities and landscape quality of the area.

PLANNING CONSENT

(32) Notwithstanding the provisions of Class A, Part 2, Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking or re-enacting that Order), no gates, fences, walls or other means of enclosure shall be erected or provided in advance of any wall or any building fronting on a highway, or the route of the proposed Northern Relief Road, without the consent in writing of the Local Planning Authority.

Reason: In the interests of visual amenity.

(33) Details of any mechanical ventilation system that will be installed, including details of the predicted acoustic performance shall be submitted for approval by the Local Planning Authority. No building on a particular plot or part of the site shall be occupied until such approval has been given by the Local Planning Authority for the system on that plot or part of the site. Upon approval, the system shall be installed, maintained and operated so as to prevent the emission of odours, fumes noise and vibration to neighbouring properties.

Reason: In the interests of residential amenity.

(34) Before a B2 (general industrial) Use Class business occupies any unit - detailed information relating to:
o Noise levels to be produced from the curtilage of premises and the predicted noise levels at the site boundary.
o The siting of machinery and their associated noise levels.
o The provision to be made for the insulation of the building against the transmission of the noise and/or vibration.
o The times during which noise producing activities will be carried out.
o The times during which the premises shall be operated.

Shall be submitted to, and approved by, the Local Planning Authority prior to the occupation of the units. The development shall be carried out, completed and used in accordance with the aforementioned approved details.

Reason: In the interest of residential amenity.

(35) If during development, contamination not previously identified is found to be present at the site, then no further development on that part of the site where contamination has been identified (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted details of how this unsuspected contamination shall be dealt with, and obtained written approval from the Local Planning Authority. The agreed remediation strategy shall be implemented as approved.

Reason: To ensure that the development complies with the approved details in the interests of protection of Controlled Waters.

(36) No construction work in connection with the development shall take place on any Sunday or Bank Holiday, nor on any other day except between the following times:-
Monday to Friday 0730 - 1900 hours, Saturdays 0730 - 1300 hours unless in association with an emergency or with the prior written approval of the Local Planning Authority.

Reason: In the interests of residential amenity.

(37) No impact pile driving in connection with the construction of the development shall take place on the site on any Saturday, Sunday or Bank Holiday, nor any other day except between the following times:-
Monday to Friday 0900-1700hours unless in association with an emergency or with the written approval of the Local Planning Authority.

Reason: In the interests of residential amenity.

(38) The development hereby permitted shall incorporate measures to minimise the risk of crime. Details of such measures shall accord with the principles and physical security requirements of Crime Prevention through Environmental Design (CPTED) and shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented before the development is occupied and thereafter retained.

Reason: In the interest of Security, Crime Prevention and Community Safety

Informative(s):

(1) It is the responsibility of the applicant to ensure, before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

(2) A formal application for connection to the public sewerage system and water supply system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2 SW (Tel: 0330 303 0119) or www.southernwater.co.uk

(3) This development is also subject to an agreement under Section 106 of the Town and Country Planning Act,

Please note you must comply with all the conditions attached to this permission. Otherwise the permission may not be valid and any development may be unauthorised.

PLANNING CONSENT

The Council's approach to this application:

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and proactive manner by:
Offering pre-application advice.
Where possible, suggesting solutions to secure a successful outcome.
As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:
The agent was given the opportunity to make minor amendments to the scheme, to secure a successful outcome.

James Freeman
Head of Planning Services
Swale Borough Council

IMPORTANT - YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES

PROJECT TEAM

DEVELOPER

BARWOOD CAPITAL

tH TAVIS HOUSE PROPERTIES

PROJECT MANAGER

GLENNY

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