

The Quad, Airport Business Park Southend

Design Parameters (short form)

Version 2

1.	Gross External Areas (sq m)	<p>Terrace 1</p> <table border="1" data-bbox="699 696 1345 898"> <thead> <tr> <th>Unit</th> <th>Ground</th> <th>First floor</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>878</td> <td>93</td> <td>971</td> </tr> <tr> <td>2</td> <td>525</td> <td>56</td> <td>581</td> </tr> <tr> <td>3</td> <td>488</td> <td>56</td> <td>544</td> </tr> <tr> <td>4</td> <td>496</td> <td>58</td> <td>554</td> </tr> </tbody> </table> <p>Terrace 2</p> <table border="1" data-bbox="699 972 1345 1256"> <thead> <tr> <th>Unit</th> <th>Ground</th> <th>First Floor</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>5</td> <td>495</td> <td>64</td> <td>559</td> </tr> <tr> <td>6</td> <td>378</td> <td>46</td> <td>424</td> </tr> <tr> <td>7</td> <td>378</td> <td>46</td> <td>424</td> </tr> <tr> <td>8</td> <td>488</td> <td>61</td> <td>549</td> </tr> <tr> <td>9</td> <td>392</td> <td>46</td> <td>438</td> </tr> <tr> <td>10</td> <td>385</td> <td>49</td> <td>434</td> </tr> </tbody> </table> <p>Detached units</p> <table border="1" data-bbox="699 1330 1345 1451"> <thead> <tr> <th>Unit</th> <th>Ground</th> <th>First floor</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>11</td> <td colspan="3">Reserved</td> </tr> <tr> <td>12</td> <td colspan="3">Reserved</td> </tr> </tbody> </table>	Unit	Ground	First floor	Total	1	878	93	971	2	525	56	581	3	488	56	544	4	496	58	554	Unit	Ground	First Floor	Total	5	495	64	559	6	378	46	424	7	378	46	424	8	488	61	549	9	392	46	438	10	385	49	434	Unit	Ground	First floor	Total	11	Reserved			12	Reserved		
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2.	Clear height to underside of steel frame haunch	6m (all units)																																																												
3.	Fabric Insultation	<p>U-Values:</p> <p>Roof- 0.23 W/m²K (minimum) Cladding - 0.35 W/m²K (minimum) Roof Lighting 1.30 W/m²K</p>																																																												
4.	Air Tightness	A minimum of 3m ³ /hr/m ² @ 50PA																																																												
5.	Loadings	<p>Warehouse area floor = 37.5 kN/m² Ground floor offices, etc. = 10.00 kN/m²</p>																																																												

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		Upper floors = 4.00 kN/m ² Demountable office partitions = 1.00 kN/m ² Roof = 0.60 kN/m ² Steel Frame = 0.25 kN/m ²					
6.	Roof Pitch	6° (minimum)					
7.	Level Loading	Units 1 and 12 :two 5m x 5m level loading door All other units: one 5m x 5m level loading door					
8.	Car Parking / Cycle Spaces	Unit	Standard	Accessible	Car parking Total	Cycle	
		1	9	2	11	8	
		2	4	1	5	6	
		3	4	1	5	6	
		4	4	1	5	6	
		5	5	1	6	6	
		6	4	1	5	6	
		7	4	1	5	6	
		8	4	1	5	6	
		9	4	1	5	6	
		10	4	1	5	6	
		11	Reserved				
		12	Reserved				
Dimensions: Standard: 2.5m x 5m Accessible: 3.6m x 6m							
9.	BREEAM	Very Good (BREEAM Construction 2014)					
10.	EPC	A					

File Path: F:\Projects\Airport Business Park Southend\Spec Scheme\Specification Document\The Quad Design Parameters_May 2021.docx