



OUTLINE SPECIFICATION

UKRO II Property Holdings III Limited
c/o Langham Hall Fund Management (Jersey) limited, 3rd
Floor, Liberation House, Castle Street, St. Helier, Jersey JE1 1BL
4th Floor 52 Princess Street House – CAT B
Project

March 2025





4th Floor 52 Princess Street House – CAT B Project

For and on behalf of:



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Jones Hargreaves

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Contents

1. CAT B Appendix Specification5

Appendices

- Appendix 1. Tenant’s Information
- Appendix 2. Schedule of Photographs



1. CAT B Appendix Specification

1.1.1 Please read this specification in line with the CAT A specification produced for this project.

1.2 HVAC Mechanical Modifications

- 1.2.1 The contractor shall relocate fan coil unit 7 and associated ductwork in order to avoid clash with the CAT B meeting room layout. Condensate and refrigerant pipework shall be modified to suit the new fan coil unit position.
- 1.2.2 The contractor shall relocate fan coil units 5, 3, 6 and 1 with associated ductwork to suit the new CAT B meeting room layout. Condensate and refrigerant pipework shall be modified to suit the new fan coil unit positions. Extract dummy grilles shall be installed within the meeting rooms in which ceilings are installed.
- 1.2.3 The contractor shall relocate unit 12 with associated ductwork to serve the multipurpose room, meeting rooms 3,4 and 5. The meeting rooms will work from one controller located in meeting room 4, it is understood that this is not best practice however the external unit cannot provide KW duty for further fan coil units. Cross talk attenuation shall be installed through the meeting rooms to allow return air through to the fan coil unit.
- 1.2.4 The contractor shall install new air conditioning wall mounted controllers within meeting rooms 4, 1, 2. Reception and the boardroom. The controllers shall be installed on the solid partitions. The new controllers shall be linked to the floor mounted fan coil units in each meeting room. The central VRF controller shall be modified to allow local control to the meeting rooms, the central controller shall now be positioned behind the ACC WC within a storage area adjacent to the water heater.
- 1.2.5 Cross talk attenuators shall be installed within the meeting rooms 3,4 and 5 to allow air flow through from open plan space to the meeting rooms. Attenuators shall be boxed out as per the architectural specification with air flow not interrupted.
- 1.2.6 Architectural feature grilles shall be installed within the reception and open plan wall to allow air flow through from open plan space to the reception. Attenuators shall be boxed out as per the architectural specification with air flow not interrupted.
- 1.2.7 The toilet ventilation ductwork shall be extended to serve the tea point utilising commissionable air valves for termination.
- 1.2.8 New electric panel heaters shall be installed within the teapoint area. Panel heaters shall include integral thermostat and time controls.
- 1.2.9 New ductwork shall be in galvanised steel to BESA DW/143 and 144. All new supply air ductwork shall be insulated.
- 1.2.10 The Contractor shall include all associated supports and fixings to complete the systems. The use of grip wire to support ductwork shall not be permitted. New primary ductwork insulation to be foil faced Class O fire rated. The contractor shall include for builders work holes which will be formed as part of the works including the new extract ductwork.
- 1.2.11 Please refer to CAT A specification for general guidelines for ductwork and HVAC systems.

1.3 Domestic Water Modifications

- 1.3.1 The contractor shall extend the capped off cold water connection within the landlord's corridor and drop the pipework within the tea station joinery to low level. The pipework shall route to the sink.
- 1.3.2 The new teapoint shall include a new hot water heater which shall be installed within the joinery. The water heater shall have minimal storage and shall serve the kitchen sink. The original intended hot water heater is redundant as the showers have been removed from the scheme. A small point of use electric water heater



shall be installed within the ACC WC below the WHB to serve the WHB. All hot water pipework serving the teapoint shall be separate as this is a tenanted area, the ACC WC is landlord demise.

- 1.3.3 The cold water shall be extended from the accessible WC to serve the sink and the washing machine within the teapoint.
- 1.3.4 Cold water pipework at high level serving the accessible WC and teapoint shall be redirected in the CAT B layout as the additional showers have been omitted.
- 1.3.5 Cold water is to be distributed at no more than 20° C. All tap-offs shall incorporate doublecheck valves, means for local manual isolation and shall be without dead-legs. All copper pipework fittings shall be the lead-free integral solder ring type (end feed fittings will not be accepted). All ball-o-fix service valves shall be lever operated type. A service valve shall be fitted on each outlet.
- 1.3.6 All new pipework shall be insulated and identified with Class O fire rated insulation, c/w vapour seal and closed cell structure.
- 1.3.7 The contractor must supply chlorination certification and certification of compliance with the Regulations.
- 1.3.8 Drain cocks, air vents and branch isolation valves shall be installed, as appropriate, to ensure satisfactory operation and future maintenance of all systems.
- 1.3.9 Pipework shall be concealed within joinery.
- 1.3.10 Please refer to CAT A specification for general guidelines for domestic water systems.

1.4 Public Health Drainage Modifications

- 1.4.1 The contractor shall install a 40 mm drainage connection to the new sink and dishwasher within the teapoint connecting to a 50 mm header pipe. The branch shall route to the existing soil vent pipe in the accessible WC.
- 1.4.2 The sink within the tea station shall include a 40 mm pipe that shall route to the new drainage Sanivite + pump located within the tea station joinery. The pump shall route the drainage at high level to the nearest stack location within the accessible WC.
- 1.4.3 All new soil and waste pipework shall be concealed behind panelling systems and within service ducts / boxing wherever practically possible. The foul drainage above ground installation is to be based on the primary ventilated stack or modified primary ventilated stack principles as defined in BS EN 12056-2 with additional relief ventilation pipework provided as necessary. Generally, all effluent from various sanitary appliances, drainage outlets, etc. shall be conveyed by gravity to the connection to the underground drainage system.
- 1.4.4 The design shall be based on System III (single discharge stack system with full bore branch discharge pipes) as defined in BS EN 12056 - Part 2: 2000 utilising the tabulated discharge units in Table 2. The frequency factor used in the calculations shall be K=0.5 for intermittent use from Table 3.
- 1.4.5 All bends used in the foul drainage above ground system shall be long radius. Short radius bends are strictly prohibited. The use of telescopic WC connectors and “concertina” type flexible soil/waste pipework are not permitted. Access doors or caps shall be installed on soil / waste pipework to facilitate rodding and maintenance access to installed pipework. Traps to appliances shall have deep seals in compliance with BS EN 12056 and the Building Regulations.
- 1.4.6 All new drainage connections shall include a suitable trap.
- 1.4.7 Please refer to CAT A specification for general guidelines for public health systems.

1.5 Lighting Modifications

- 1.5.1 The CAT A lighting scheme is to be modified and supplemented by the Contractor to suit the new floor layout within the demise. The CAT A Riccoman lighting scheme is to be repositioned as indicated on the new CAT B



lighting layout, PS-JH-04-DR-E-6300, inclusive of all associated cabling above the ceiling and integral control sensors are to be relocated to accommodate the repositing of the luminaries.

- 1.5.2 The new partitioned, perimeter meeting rooms are afforded a new lighting scheme complete with suspended track lighting and suspended pendant luminaires to be integrated with two-way dimmer switches.
- 1.5.3 The reception area shall have a specialist lighting and illuminated signage installation which is detailed within the interior package and the CAT B lighting layouts. The Contractor shall allow for all power supplies and interfaces to set the reception lighting and signage lighting scheme to work in line with the client's requirements.
- 1.5.4 The Contractor shall incorporate any lighting control interfaces required to set the CAT B scheme to work.
- 1.5.5 Please refer to CAT A specification for general guidelines for lighting systems.

1.6 Lighting Control Modifications

- 1.6.1 The contractor shall re-commission the lighting and associated controls across the whole floor plate once the modifications have been carried out on the lighting layout.
- 1.6.2 The design intent is to feed the new lighting circuits from the new lighting distribution boards with new LSZH cabling. Office areas shall have a local override as part of their absence detection. All luminaires shall be compatible with the chosen control system. Please note the lighting control drawings should be developed by the contractor via the lighting control specialist.
- 1.6.3 Final lighting control groups shall be agreed in the detailed design stage. In any case, the lighting control system shall be interfaced with the fire alarm system such that in the event of a confirmed fire, all lighting is set to maximum output.
- 1.6.4 For all lighting control-related design and works, the Contractor shall employ a lighting control specialist to carry out the design, drawings, and installation, and set to work a full lighting control system.
- 1.6.5 Final lighting control groups shall be agreed upon in the detailed design stage. In any case, the lighting control system shall be interfaced with the fire alarm system such that in the event of a confirmed fire, all lighting is set to maximum output.
- 1.6.6 The lighting control scheme is based on the CP Electronics RAPID range. All alternatives proposed by the Contractor shall be on a technically equal and approved basis. The Contact details for the CP Electronics representative:
 - David King | Area Sales Manager
 - M: +44 (0) 7875 752 063
 - E: david.king@legrand.com

1.7 Small Power Modifications

- 1.7.1 The contractor is to make modifications to the existing small power systems to suit the CAT B fitout. The on-floor small power systems modifications shall consist of (but not be limited to) the following types of final circuits, all electrical items are to be installed as new including wiring and containment:
 - General-purpose socket outlet circuits.
 - Installation of new perimeter metallic trunking.
 - Installation of new power modules to suit the tenant desk layout. The Contractor shall allow for 4-gang power modules per workstation with a Wieland plug extension for above desk power.
 - Above-desk 2-gang power module with USB A+C outlets.



- Installation of power supplies within the floor voids within the newly added 12mm ply sections of the floorplates.
 - Surface-mounted slab boxes for the large perimeter meeting rooms.
 - Power supplies for the Kitchenettes and tea points.
 - Modification of power supplies for the reconfigured and new mechanical equipment.
 - Cleaner's socket outlets repositioning.
 - Fixed equipment (e.g. printers).
 - Audiovisual equipment.
 - Data cabinet power requirements.
 - General lighting circuits via new high-level cabling and lighting control modules.
 - ICT equipment.
- 1.7.2 These services shall be served from the main distribution board DB1 for the floor & additional consumer unit for mechanical supplies.
- 1.7.3 The final circuits wired from distribution boards will be protected by MCB and RCBO devices, except for the underfloor busbars, which shall be protected by MCB devices only with socket outlets at desk location protected by RCD devices locally via the power modules or within the floor boxes. A mixture of cable types will be used with low-smoke insulation/sheathing.
- 1.7.4 Cable runs serving dado trunking and power poles shall be trunking at high level and drop from above the ceiling to serve the surface-mounted dado locations from the local distribution boards. The existing cabling for circuits is to be retested, validated, retained, and reused where possible. All other retained power connections and appliances shall be validated and reconfigured according to the new tenant fit out.
- 1.7.5 Apart from general small power arrangements, workstations, and meeting rooms – power and containment shall be provided for all mechanical, public health, fixed equipment, printers, illuminated screens, fire alarm, security systems, AV and IT systems, miscellaneous equipment as part of the tenant fit-out.
- 1.7.6 All sockets' outlets, switches and electrical accessories will be compliant with Part M of the Building Regulations and shall be of a colour and finish approved by architects to suit the look and feel aspirations. Electrical accessories shall be as per the MK Edge range or equivalent. Finishes for accessories shall be brushed stainless steel in front of house areas and white in back of house areas, or as defined by the Client team. All accessories (including socket outlets, fused connection units, isolators.) must be clearly and robustly labelled, indicating the full electrical circuit reference.
- 1.7.7 Open plan areas are to have cleaner's socket fitted in the dado trunking or wall-mounted metal conduit at circa 10m grid intervals. The cleaner's socket shall be of a different RAL colour to the other, general-purpose sockets and clearly labelled with its function "CLEANERS SOCKET" and circuit reference visible on the socket. The sockets are to be connected as ring circuits from the tenant distribution board and not the general-use 13A sockets.
- 1.7.8 The Contractor shall confirm the power requirements with the client team during the next stage of design.
- 1.7.9 All socket outlets (including the cleaner's sockets) shall be switched unless specifically noted.
- 1.7.10 Wall-mounted socket outlets shall generally be served off dedicated circuits with RCBO protection at the distribution board.
- 1.7.11 The low-level electrical power scheme must be coordinated to allow for future data installations.
- 1.7.12 The Contractor shall provide all power, data and containment to the tea points, breakout areas, etc... as required by the tenant scheme. These circuits shall be supplied direct off the small power distribution board and be protected by RCBOs at the distribution board as required. The electrical accessories for fixed



equipment in the tea point and breakout areas shall be provided with LED indicators. Isolation points for any fixed equipment shall be located above the counter and shall be labelled with details of circuit reference and their usage (i.e. fridge, microwave.). All tea point areas shall be fed by multiple circuits with a maximum of 2 pieces of equipment fed from one circuit to prevent overloading of circuits.

- 1.7.13 The overall socket outlet finishes are to be agreed upon with the architect and design team.
- 1.7.14 Please refer to CAT A specification for general guidelines for small power systems.

1.8 Data Modifications

- 1.8.1 The Contractor shall provide all associated primary and secondary containment, power and fire alarm interfaces for the ICT installations. The Contractor will be responsible for liaising with the ICT and security contractor and the appointed specialist Contractors to ensure that all their requirements are met.
- 1.8.2 To support the data installation, the Contractor shall also provide the following (but is not limited to):
- 1.8.3 The Contractor shall install CAT6 UTP cabling throughout.
- 1.8.4 The Contractor shall install Wi-Fi as per the tenant's Wi-Fi heat map requirements.
- 1.8.5 The Contractor shall install 1no. RJ45 point for each Room Booking System unit as required for meeting rooms.
- 1.8.6 To support the data installation, the Contractor shall also provide any additional containment to suit the new layout. All containment and data accessories must be compatible with the category of data cable to be installed.
- 1.8.7 IT/data cabling runs shall be coordinated with the power cable routes. Power and data cables shall be separated to avoid (Electro Magnetic Compatibility) EMC cross-contamination. Containment shall be provided to all of the data cabling in the ceiling void.
- 1.8.8 Please refer to CAT A specification for general guidelines for Data systems.

1.9 Fire Alarm Modifications

- 1.9.1 The Contractor is to enhance the CAT A fire alarm system as part of the CAT B fitout to adhere to an L1 system.
- 1.9.2 The Contractor shall install interfaces for reconfigured and additional equipment which shall be integrated into the fire alarm system in the event of a fire.
- 1.9.3 Please refer to CAT A specification for general guidelines for Fire Alarm systems.

1.10 Access Control Modifications

- 1.10.1 The Contractor is to follow the existing access control scheme, the main door is to be equipped with a card reader for entry and push to exit button from inside the demise. The access control system is to be integrated with the wider building access control system; the Contractor is to utilise the Building's incumbent security contractor to carry out these works.
- 1.10.2 The contractor is to provide the necessary primary and secondary containment to support the access control system.
- 1.10.3 Please refer to CAT A specification for general guidelines for Security systems.



1.11 Testing and Commissioning

- 1.11.1 Before any project can be handed over it is essential that all systems and equipment installed / retained are tested and commissioned to ensure that they are safe, working at optimum efficiency and meet the design requirements. Upon completion of the works, the installation shall be tested in accordance with the requirements of the latest revision of manufacturer guidance, CIBSE Commissioning Codes and BSRIA Application Guides.
- 1.11.2 Contractor is responsible for liaising with the Landlord building management and maintenance team to coordinate the water sampling (at the start and end of the works) and balancing of the mechanical systems to the original design figures is actioned ensuring that the systems associated assigned capacities are not exceeded. It shall be the contractor responsibility to confirm the design figures for each of the MEP systems modified within the building with the associated system owner.
- 1.11.3 Jones Hargreaves, or their representative and, if necessary, the Insurance Company, shall be invited to witness all testing and commissioning and shall have access at all reasonable times to such parts of the Contract Works and of any Contractors' and Suppliers' Works, as may be necessary for the purpose of inspecting, examining, and testing the materials, workmanship, and performance of plant.
- 1.11.4 Testing and Commissioning certification shall be provided for all services prior to handover.
- 1.11.5 The pressure testing of the ductwork shall be in accordance with DW143. Design flow rates and actual measured flow rates at the diffusers and grilles shall be provided in line with CIBSE Commissioning Code A.
- 1.11.6 Water pipework shall be cleaned and commissioned in line with BSRIA BG 29 and commissioned in line with CIBSE Commissioning Code W.
- 1.11.7 All hydraulic and pneumatic systems shall be subject to pressure test either in sections or as a whole in small self-contained systems.
- 1.11.8 Domestic Water systems shall be cleaned, chlorinated, and commissioned in line with ACoP L8, HSG274 and BS8558.
- 1.11.9 The electrical installation shall be installed, testing, and commissioned in line with the requirements of BS 7671 18th Edition. 100% of circuits and associated protective devices shall be tested within the demise to confirm condition and operational safety.
- 1.11.10 Given the length of the project and the intention to retain many of the central services / MEP assets, the contractor shall allow to service all mechanical plant in addition to the standard testing and commissioning of the equipment. The contractor shall employ the associated manufacturer of the mechanical plant to carry out the servicing of the equipment. Any associated improvement / refurbishment / upgrade works to the plant shall be carried out and the plant shall be fully tested and commissioned to operational condition - prior to any servicing of the plant taking place.
- 1.11.11 The Contractor shall prepare a fully coordinated design and installation, further to their validations and measurements on site, to meet the requirements of this design.
- 1.11.12 The contractor will be responsible for liaising fully with Security and PM team to arrange site access and raise associated permits for all associated operatives, sub-contractors or otherwise.
- 1.11.13 The installation shall ensure that every building service is fully accessible and maintainable.
- 1.11.14 Provide 2 no. final hard and soft copies in English of the operation and maintenance data bound in A4 size, vinyl covered, hard back, four-ring covers. Title sheet in book to be labelled "Manufacturer's Data Book" and to bear Project Name, Date and List of Contents. Copies shall be provided via dedicated online portal/transfer site as well as multiple USB sticks to be issued with the physical O&M manual and handed directly to the client and their associated FM team. These shall be fully indexed for ease of use. This will be uploaded onto the Landlords record information site. 2 copies of draft documents to be issued 4 weeks prior to practical completion.



1.11.15 Title sheet, in each book, to be labelled "Maintenance and Operating Manuals" and bear following:

- Project Name.
- Date.
- List of Contents.
- Each manual is to contain following:
 - List of Sub-Contractors, Suppliers, Professional Team, and Responsible Authorities.
 - Control schematics for each system.
 - Description of each system and associated control elements.
 - Control operating sequences at various load conditions, reset schedules and anticipated seasonal variances.
 - Operating instructions for each system and each component.
 - Description of actions to be taken in event of equipment failure.
 - List of Formal Consents and Certificates obtained.
 - Details of Guarantees and Warranties.
 - Commissioning Reports.
 - Schedule of equipment listing manufacturer, model, serial number, and kW rating.
 - Manufacturer's operating instructions and recommendations for servicing and maintenance, parts lists, reviewed shop drawings, name and address of closest service organization and spare parts source, for each item or equipment.
 - Voltage and ampere rating for each item of electrical equipment.
 - List of record drawings
 - All as-built designs/drawings to be issued in both PDF and dwg for all services drawings. Each drawing to have a dedicated individual file for each .pdf and .dwg file.

1.11.16 Manuals to be supplied in electronic Microsoft Word 2013 or newer. All final certification, documentation and, testing and commissioning results shall be provided within the Operating and Maintenance manuals by the Contractor. Additionally, all information shall be inserted into the Site Logbook.



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