

Licence to Alter

Relating to premises known as Unit 4 Gray's Brewery Yard 5 Springfield Road Chelmsford Essex
CM2 6QR

Dated 30 March 2023

- (1) **Sheet Anchor Evolve Limited**
- (2) **Lemon Pepper Holdings Limited**

Contents

1	Definitions	1
2	Interpretation	2
3	Licence for alterations	3
4	Obligations before beginning the Works	3
5	Obligations when carrying out the Works	4
6	Obligations on completion of the Works	5
7	CDM Regulations	5
8	Energy Performance Certificates	6
9	Reinstatement	6
10	Costs	6
11	Remedying breaches	6
12	Exclusion of warranties	7
13	Agreements	7
14	Notices	8
15	Jurisdiction	8
16	Legal effect	8
	Schedule 1 The Works	9

30 March

2023

This Licence to Alter is made on

Between:

- (1) **Sheet Anchor Evolve Limited** (a company incorporated and registered in England and Wales under company number 08423706) whose registered office is at Lcp House, The Pensnett Estate, Kingswinford, West Midlands DY6 7NA (the “**Landlord**”); and
- (2) **Lemon Pepper Holdings Limited** (a company incorporated and registered in England and Wales under company number 10589672) whose registered office is at 5th Floor Kings Court 2 – 16 Goodge Street London W1T 2QA (the “**Tenant**”)

Background

- (A) This Licence relates to the Premises and is supplemental to the Lease.
- (B) The Landlord remains the landlord under the Lease and the Tenant remains the tenant under the Lease.
- (C) The Landlord has agreed to permit the Tenant to carry out alterations on the terms of this Licence.

It is agreed as follows:

1 Definitions

This Licence uses the following definitions:

- “**CDM Regulations**” means the Construction (Design and Management) Regulations 2015
- “**Consents**” means all necessary permissions, licences and approvals for the Works under the Planning Acts, the building and fire regulations, and any other statute, bye law or regulation of any competent authority and under any covenants or provisions affecting the Landlord’s Premises or, to the extent that the Works are to the Premises, the Premises and as otherwise required from owners, tenants or occupiers of any adjoining or neighbouring property
- “**EPC**” means an energy performance certificate and recommendation report as defined in the Energy Performance of Buildings (England and Wales) Regulations 2012
- “**Insured Risks**” means the Insured Risks defined in the Lease
- “**Landlord’s Premises**” means the Landlord’s building known as Gray’s Brewery Yard, Chelmsford, Essex CM2 6QR
- “**Lease**” means a lease of the Premises dated 30 March 2023 between (1) the Landlord and (2) the Tenant and any document supplemental to it

“Planning Acts”	means every act of Parliament and any delegated law made under them for the time being in force relating to the use, development, design, control and occupation of land and buildings
“Plans”	means the plans, drawings, specifications or other documents setting out details of the Works attached to this Licence
“Premises”	means the property let by the Lease known as Unit 4 Gray’s Brewery Yard 5 Springfield Road Chelmsford Essex CM2 6QR and more particularly described in the Lease
“Prohibited Materials”	means any products or materials that: (a) do not conform to relevant standards or codes of practice; or (b) are generally known within the construction industry at the time of specification to be deleterious to health and safety or the durability of buildings or structures in the particular circumstances in which they are specified for use
“Tenant’s Obligations”	means the obligations in the Lease that the Tenant must comply with
“Works”	means the works outside and to the Premises to be carried out by the Tenant briefly described in Schedule 1

2 Interpretation

- 2.1 All headings in this Licence are for ease of reference only and will not affect its construction or interpretation.
- 2.2 In this Licence, “includes”, “including” and similar words are used without limitation or qualification to the subject matter of the relevant provision.
- 2.3 In this Licence:
- 2.3.1 “notice” means any notice, notification or request given or made under it; and
 - 2.3.2 a notice must be given or made in writing.
- 2.4 References in this Licence to:
- 2.4.1 the parties include references to their respective successors in title;
 - 2.4.2 an Act are to that Act as amended from time to time and to any Act that replaces it;
 - 2.4.3 the singular include the plural and vice versa, and one gender includes any other;
 - 2.4.4 clauses and Schedules are to the clauses of and Schedules to this Licence and references to paragraphs are to the paragraphs of the Schedule in which the references are made;

- 2.4.5 the Landlord having a right of approval or consent means a prior written approval or consent, which will not be unreasonably withheld or delayed except where this Licence specifies that the Landlord has absolute discretion;
 - 2.4.6 any sums being payable on demand or when demanded mean being payable when demanded in writing; and
 - 2.4.7 the provision of plans, drawings, specifications or other documents means their provision in hard copy or electronically in PDF format or in any other easily readable format as may be appropriate in the context of the purpose for which they are provided and the nature of the information that they contain, but not in a format that is proprietary to a particular computer system or program that cannot be imported into or easily read by another computer system or program.
- 2.5 Obligations in this Licence:
- 2.5.1 owed by or to more than one person are owed by or to them jointly and severally;
 - 2.5.2 to do something include an obligation not to waive any obligation of another person to do it; and
 - 2.5.3 not to do something include an obligation not to permit or allow another person to do it.
- 2.6 Where the Tenant is obliged to pay any costs that the Landlord incurs (or any proportion of them) under this Licence, those costs must be reasonable and proper and reasonably and properly incurred.
- 2.7 If any provision or part of any provision of this Licence is held to be illegal, invalid or unenforceable, that provision or part will apply with such modification as may be necessary to make it legal, valid and enforceable. If modification is not possible, that provision or part will be deemed to be deleted. The legality, validity or enforceability of the remainder of this Licence will not be affected.

3 Licence for Alterations

The Landlord permits the Tenant to carry out the Works on the terms of this Licence.

4 Obligations before beginning the Works

- 4.1 Before starting the Works the Tenant must:
- 4.1.1 obtain and provide the Landlord with copies of any Consents that are required before they are begun and, where required by the terms of the Lease, obtain the Landlord's approval to them;
 - 4.1.2 fulfil any conditions in the Consents required to be fulfilled before they are begun;
 - 4.1.3 assume liability for and pay any community infrastructure levy payable in respect of the Works pursuant to section 206 Planning Act 2008;
 - 4.1.4 notify the Landlord of the date on which the Tenant intends to start the Works; and
 - 4.1.5 provide the Landlord with any information relating to the Works as may be required by its insurers and pay any additional insurance premium payable due to the carrying out of the Works.

- 4.2 If any variations to the Plans are required in order to obtain any of the Consents, the Tenant must obtain the approval of the Landlord to those variations (such approval not to be unreasonably withheld or delayed).
- 4.3 The Tenant must ensure that it or its building contractor has put in place public liability and employer's liability insurance of at least £10 million in respect of each claim and provide the Landlord with a summary of the main terms of the insurance policies and evidence that the premiums have been paid before starting the Works.

5 Obligations when carrying out the Works

- 5.1 If it starts the Works, the Tenant must carry out and complete them:
 - 5.1.1 diligently and without interruption, and in any event within six months after the date of this Licence;
 - 5.1.2 in accordance with the Plans;
 - 5.1.3 in a good and workmanlike manner and with good quality materials;
 - 5.1.4 without using Prohibited Materials;
 - 5.1.5 in compliance with the Consents and all Acts of Parliament (and any delegated legislation made under them) and with the requirements of the insurers of the Landlord's Premises and (where applicable) of any competent authority or utility provider;
 - 5.1.6 without affecting the structural integrity of the Premises or the Landlord Premises; and
 - 5.1.7 with as little interference as reasonably practicable to the owners, tenants or occupiers of the Landlord's Premises any adjoining or neighbouring property.
 - 5.1.8 in accordance with any reasonable regulations of the Landlord as to the management of the Landlord's Premises which have been notified to the Tenant in writing
 - 5.1.9 without adversely affecting the energy efficiency rating or otherwise reducing the energy efficiency of the Premises or the Landlord's Premises below the minimum energy efficiency rating as stipulated by regulation 27 of the Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015, SI 2015/962;
 - 5.1.10 to the reasonable satisfaction of the Landlord.
- 5.2 The Tenant must make good immediately any physical damage caused by the carrying out of the Works.
- 5.3 The Tenant must permit the Landlord to inspect the progress of the Works at all reasonable times subject, where applicable, to the Landlord complying with any conditions relating to entry onto the Premises contained in the Lease.
- 5.4 All plant, equipment and materials used in connection with the Works must be stored securely.
- 5.5 Until practical completion of the Works, the Tenant must:
 - 5.5.1 insure the Works and any plant, equipment and loose materials for their full reinstatement cost (including professional fees) against loss or damage by the Insured Risks with

reputable insurers and provide the Landlord with a summary of the main terms of the insurance policy and evidence that the premium has been paid; and

5.5.2 reinstate any of the Works that are damaged or destroyed before their completion.

6 Obligations on completion of the Works

6.1 As soon as reasonably practicable following completion of the Works the Tenant must:

6.1.1 notify the Landlord of their completion;

6.1.2 obtain any Consents that are required on their completion;

6.1.3 remove all debris and equipment used in carrying out the Works;

6.1.4 notify the Landlord of the cost of the Works;

6.1.5 permit the Landlord to inspect the completed Works at a reasonable time subject, where applicable, to the Landlord complying with any conditions relating to entry onto the Premises contained in the Lease;

6.1.6 supply the Landlord with either two complete sets of hard copy as-built Plans or one set in electronic format showing the Works; and

6.1.7 ensure that the Landlord is able to use and reproduce the Plans for any lawful purpose in relation to the Landlord's Premises and the Premises.

6.2 The Tenant must pay to the Landlord as rent under the Lease any increased insurance premium payable resulting from the carrying out and retention of the Works.

6.3 If the Landlord or the Landlord's surveyor (acting reasonably) does not consider that the Works have been completed in accordance with the requirements of this Licence and so notifies the Tenant, the Tenant must undertake such necessary further works to achieve completion of the Works in accordance with the requirements of this Licence to the reasonable satisfaction of the Landlord.

7 CDM Regulations

7.1 If the CDM Regulations apply to the Works, the Tenant must:

7.1.1 comply with them and ensure that any person involved in the management, design and construction of the Works complies with their respective obligations under the CDM Regulations;

7.1.2 if the Landlord would be treated as a client for the purposes of the CDM Regulations, agree to be treated as the only client in respect of the Works; and

7.1.3 on completion of the Works provide the Landlord with a copy of any health and safety file relating to the Works and deliver the original file to the Landlord at the end of the term of the Lease.

7.1.4 indemnify the Landlord against all liabilities arising wholly or partly, directly in respect of any breach by the Tenant of them.

8 Energy Performance Certificates

8.1 If the Works invalidate or materially adversely affect an existing EPC or require the commissioning of an EPC, the Tenant must (at the Landlord's option):

8.1.1 obtain an EPC from an assessor approved by the Landlord and give the Landlord written details of the unique reference number for that EPC; or

8.1.2 pay the Landlord's costs of obtaining an EPC.

9 Reinstatement

9.1 The reinstatement of alterations provisions in the Lease will apply to reinstatement of the Works.

9.2 The Tenant must at its own cost remove the Works and reinstate the Premises to the reasonable satisfaction of the Landlord on any material breach of the Tenant's obligations in this licence.

9.3 The Tenant covenants with the Landlord to comply with all of the provisions of this Licence for the carrying out the Works in relation to any reinstatement works.

10 Costs

10.1 The Tenant agrees with the Landlord that it will pay within ten working days of demand all costs and expenses, and any value added tax on them that cannot otherwise be recovered, properly incurred by the Landlord in connection with a breach of the Tenant's obligations under this Licence, including but not limited to costs properly incurred in connection with the service of any notice, exercising of any rights and carrying out of any works under clause **11**.

10.2 The Tenant covenants to indemnify the Landlord against all liabilities properly incurred or suffered by the Landlord arising wholly or partly, directly in respect of the Works.

11 Remediating breaches

11.1 If the Landlord requires the Tenant to remedy any breach of the Tenant's obligations under this Licence then the Tenant must comply with those requirements immediately in the case of an emergency or, in all other cases, begin to comply with those requirements within one month after being notified of them and diligently complete any works required.

11.2 If the Tenant does not comply with clause **11.1**, the Landlord may:

11.2.1 give the Tenant one month notice (or such other longer period where reasonably required) to remedy the breach and in the event such breach is not remedied within that timescale the Landlord may (acting reasonably having regard to the breach complained of and the extent of such breach):

(a) revoke this Licence and / or

(b) carry out any works required itself to remedy the breach and / or reinstate the Premises and,

to the extent necessary, enter onto the Premises to do so and without prejudice to any rights or remedies that may have accrued to the Landlord. The Landlord's rights under the Lease will be unaffected.

12 Exclusion of warranties

- 12.1 The Landlord gives no express or implied warranty (and the Tenant acknowledges that the Tenant must satisfy itself):
- 12.1.1 as to the suitability, safety, adequacy or quality of the design or method of construction of the Works;
 - 12.1.2 that the Works may lawfully be carried out;
 - 12.1.3 that the structure or fabric of the Premises is able to accommodate the Works; and
 - 12.1.4 that any of the services supplying the Premises will either have sufficient capacity for or otherwise not be adversely affected by the Works.

13 Agreements

- 13.1 Nothing in this Licence will:
- 13.1.1 be deemed to authorise any action other than expressly authorised in clause **3**;
 - 13.1.2 release or reduce any liability to the Landlord of the Tenant; or
 - 13.1.3 waive or be deemed to waive any breach of the Tenant's Obligations that may have occurred before the date of this Licence.
- 13.2 The conditions for re-entry contained in the Lease will be exercisable on any breach of any provision in this Licence in the same way as if it were a provision contained in the Lease.
- 13.3 All sums payable by the Tenant under this Licence will be recoverable as rent in arrear in accordance with the Lease.
- 13.4 The Tenant's Obligations will apply to the Premises as altered by the Works as they now apply to the Premises as let by the Lease.
- 13.5 The Tenant acknowledges that:
- 13.5.1 it has not served any notice under the Landlord and Tenant Act 1927 that would make the Works improvements for the purposes of that Act;
 - 13.5.2 neither this Licence nor any correspondence relating to the Works constitutes a notice for the purposes of that Act;
 - 13.5.3 the Works are being carried out by the Tenant to suit its own requirements; and
 - 13.5.4 as a result, the Tenant is not entitled to compensation in respect of the Works whether under the Landlord and Tenant Act 1927 or otherwise.
- 13.6 Any effect on rent arising from or in connection with the Works, the grant of this Licence or any of its terms and conditions must be disregarded on a review under the Lease
- 13.7 Nothing in this Licence creates any rights benefiting any person under the Contracts (Rights of Third Parties) Act 1999.

14 Notices

Any notices to be served under this Licence will be validly served if served in accordance with the notice provisions in the Lease.

15 Jurisdiction

15.1 This Licence and any non-contractual obligations arising out of or in connection with it will be governed by the law of England.

15.2 Subject to clause **15.3**, the courts of England have exclusive jurisdiction to determine any dispute arising out of or in connection with this Licence, including in relation to any non-contractual obligations.

15.3 Any party may seek to enforce an order of the courts of England arising out of or in connection with this Licence, including in relation to any non-contractual obligations, in any court of competent jurisdiction.

16 Legal effect

This Licence takes effect and binds the parties with effect from the date set out at the beginning of this Licence.

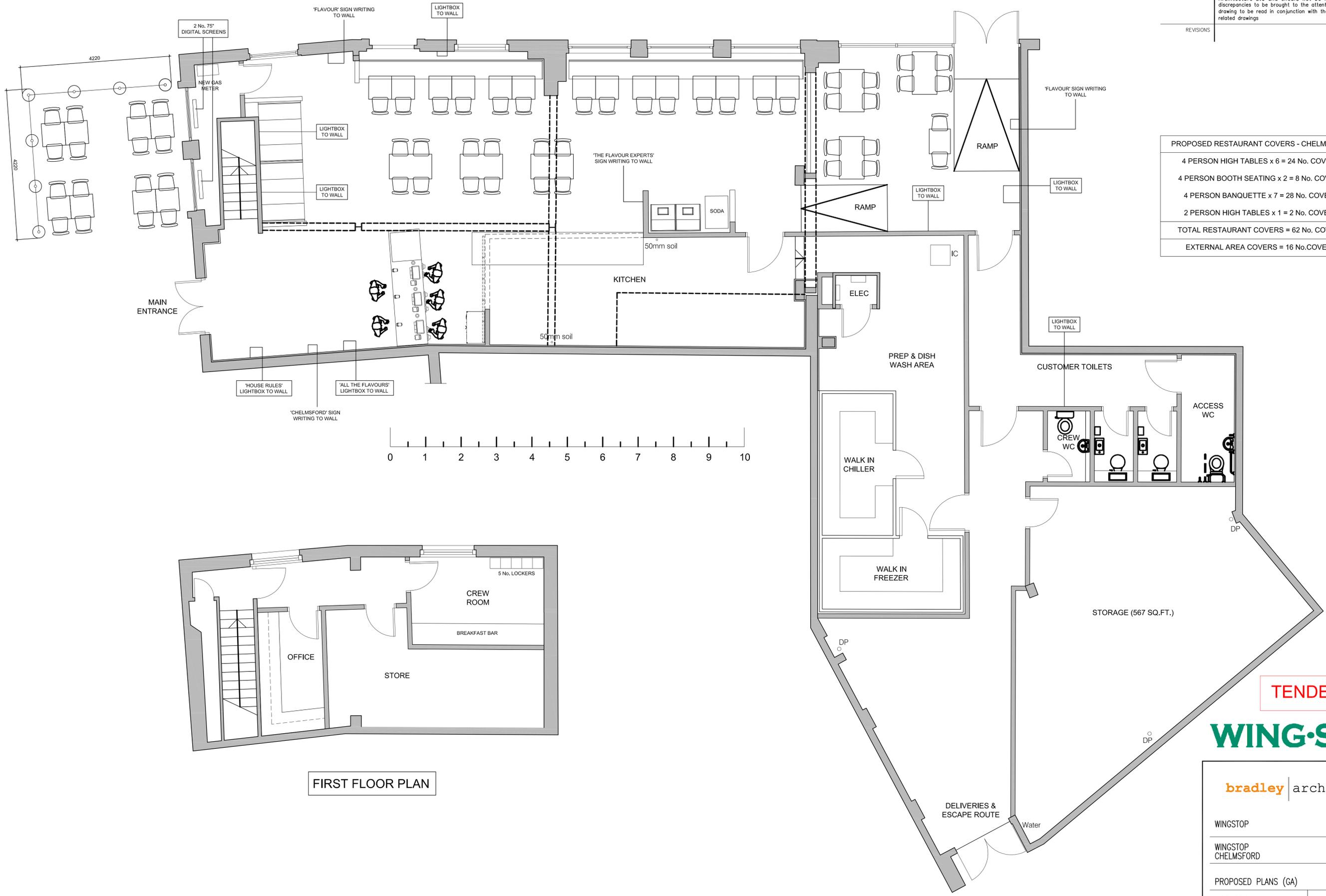
Schedule 1

The Works

SPRINGFIELD ROAD

Do not scale off this drawing. All dimensions to be checked on site prior to manufacture and construction. This drawing is the property of Bradley Architecture Ltd and should not be reproduced without permission. All discrepancies to be brought to the attention of the architect immediately. This drawing to be read in conjunction with the specification / bill of quantities and related drawings

REVISIONS



PROPOSED RESTAURANT COVERS - CHELMSFORD	
4 PERSON HIGH TABLES x 6 =	24 No. COVERS
4 PERSON BOOTH SEATING x 2 =	8 No. COVERS
4 PERSON BANQUETTE x 7 =	28 No. COVERS
2 PERSON HIGH TABLES x 1 =	2 No. COVERS
TOTAL RESTAURANT COVERS = 62 No. COVERS	
EXTERNAL AREA COVERS = 16 No. COVERS	

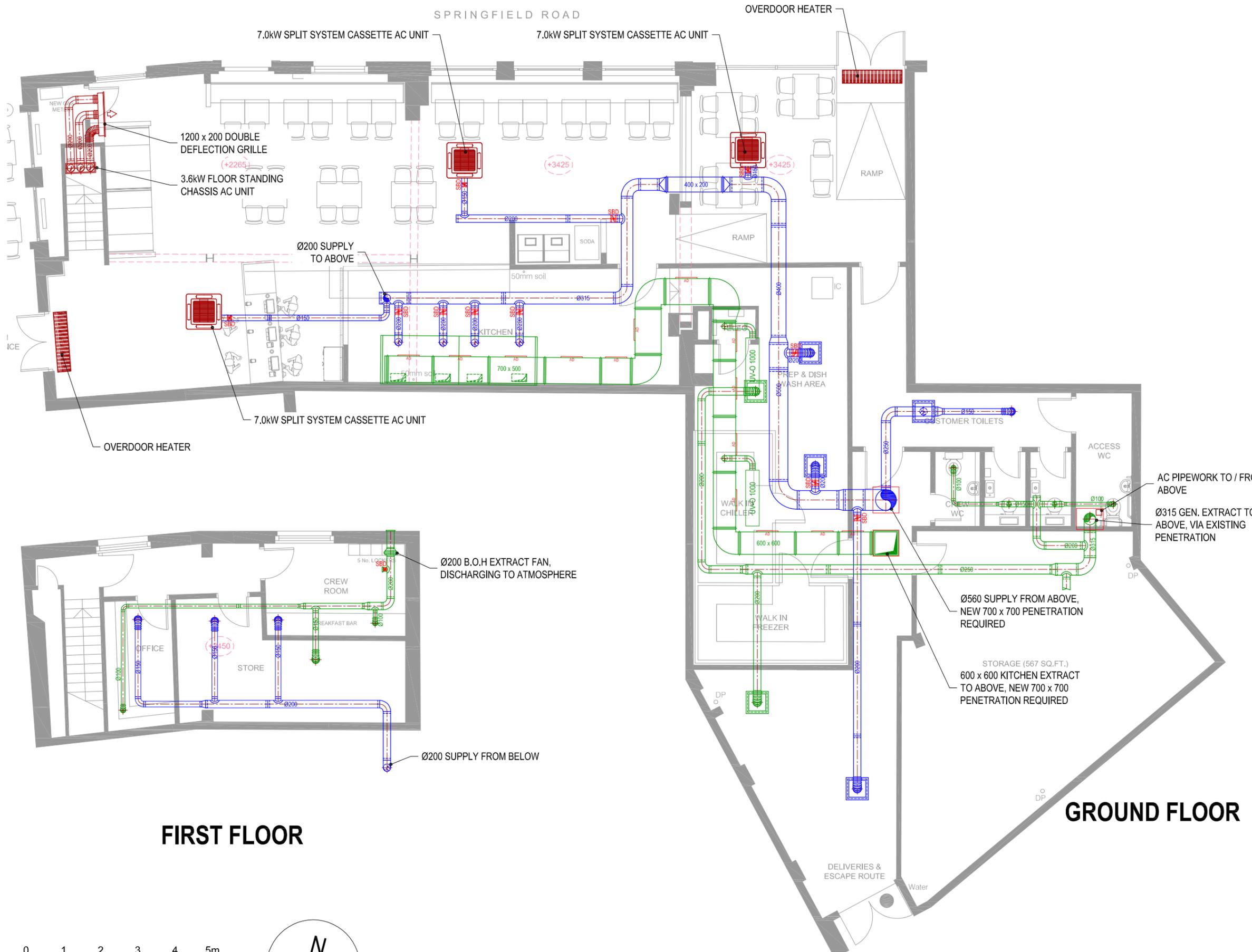
FIRST FLOOR PLAN

TENDER

WING-STOP

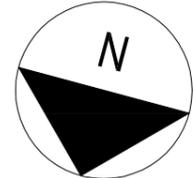
bradley | architecture

WINGSTOP	
WINGSTOP CHELMSFORD	
PROPOSED PLANS (GA)	
MARCH 2023	1:50 @ A1
AL1	



FIRST FLOOR

GROUND FLOOR



- General notes:
- Positions of all equipment, ductwork and fittings are indicative only.
 - Contractors shall confirm the sequence of installation works to ensure safe access is maintained.
 - Attention is drawn to health & safety issues. Liaise with the main contractor to ensure that installation works are programmed to register H&S risks and mitigate accordingly.
 - All dimensions & duct sizes are in millimetres unless otherwise stated.
 - This drawing was produced using CAD and should not be amended by hand.
 - All dimensions shown are for reference and should be checked on site prior to commencement of work.
- Specific notes:
- This drawing should be read in conjunction with all architectural, structural and drawings from other services (incl. mechanical, catering, electrical, sprinklers) along with contract documentation and specifications for the works.
 - Ensure all method statements, sign offs and approvals are in place before proceeding with any work.
 - All works to be carried out in accordance with the current British Standards, B.S. Codes of practice and building regulations.
 - The HVAC services works shall be carried out in full accordance with the client specification and that, together with any further technical advice and specifications.
 - Ductwork shall be installed in accordance with all current industry standard guidelines / regulations.
 - Coloured ductwork to be manufactured to DW164.
 - Ductwork shall be installed in accordance with all current industry standard guidelines / regulations. Duct dimensions shown on drawings are clear internal dimensions (not including flanges and fittings).
 - Access doors required on kitchen extract duct every 1000mm for cleaning and before / after every change of direction & should be accessible at all locations via ceiling access panels or grilles etc. Access panels to be provided by main contractor in any solid ceilings where that requirements indicated by HVAC installation contractor.
 - Duct connections with fans and other equipment to be manufactured canvas connection to prevent duct thermal noise and transmission of vibrations.
 - Volume control dampers shall be provided on all branches and diffuser / grille terminals to facilitate commissioning.
 - Supply and secondary fan coil unit ductwork to be fully insulated.
 - From all intake and exhaust locations are shown individually on these drawings. The exact positions shall be agreed with the client, architect and the main contractor and shall be shown accordingly on the working / coordinated drawings.
 - Positions of all grilles / air valves shown are in optimum positions for air flow. The grilles to be provided as shown or as per location shown and coordinated with other services and fabric constraints.
 - Fan dampers are to be shown on ductwork (including kitchen extract duct) penetrating the compartment below and shall incorporate certified fire dampers to maintain the lower rating, together with access panels. Reference to be made to architect fire strategy drawing to establish locations. Fire dampers are shown individually on these drawings.
 - All transfer grilles and ductwork where the rated, shall match the fire rating of the wall in which it is installed.
 - Abatement and anti-vibration measures shall be incorporated on all plant and ductwork equipment in full accordance with acoustic consultant's specification.
 - Access required to all plant equipment for maintenance and cleaning.
 - Refer to catering specialist layout to determine confirmed canopy size and location.
 - Condensate drain from AC condensers to be cut to the nearest waste connection or to rooftop drain. Condensate drain from the FCU's to be cut to the nearest drain (25mm), subject to manufacturer and their requirements. Both shall be the equivalent plastic or copper drain.
 - Install all mechanical equipment in accordance with manufacturers guidelines.
 - Covering condensers are not CIVL equipment. However, they are indicated shown on CIVL drawings to allow for prohibited space and access within the HVAC plant area.
 - Locations of all required floor, wall and roof openings shall be co-ordinated with all other trades involved.
 - No other loads (other services or man loads) shall be hung from ductwork supports.

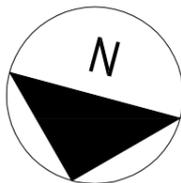
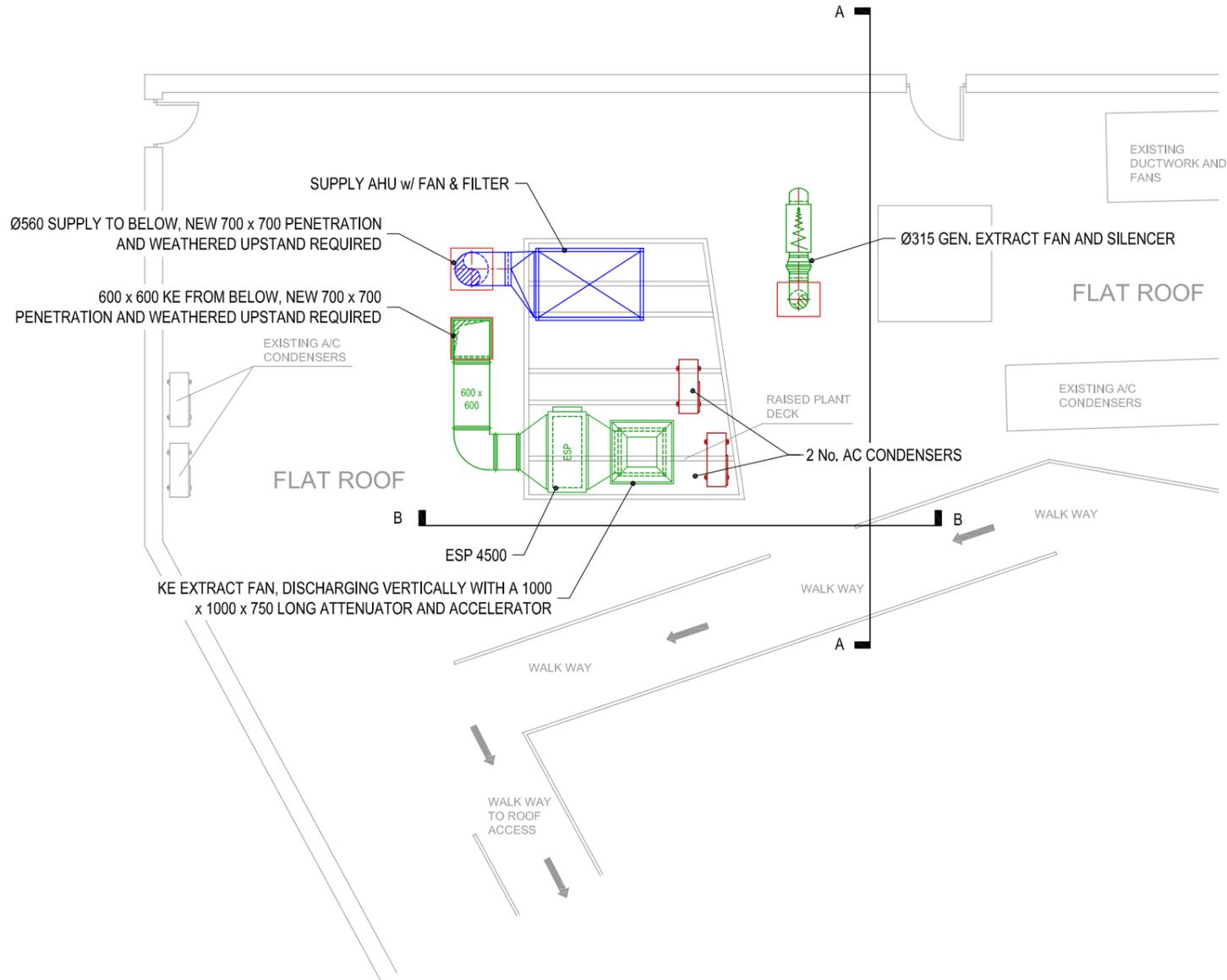
No.	Date	Rev. By	Revision Description
B	20-03-23	PR	Revised GA layout, UV added.
A	17-03-23	PR	HVAC re-design.

Project:
**WINGSTOP
 CHELMSFORD**
 Drawing Title:
**VENTILATION LAYOUT
 GROUND FLOOR &
 FIRST FLOOR**

Drawing No.:	Rev:
001-1055-01	B
Scale: 1:50 @ A1 1:100 @ A3	
Drawn By: PR	Date: 09/03/23

**chapman
 ventilation**
 15-20 Woodside Road, Welwyn Garden City
 Hertfordshire AL7 1JQ
 Tel: 01707 372658 Fax: 01707 325001
 E-mail: info@chapmanventilation.co.uk
 Web: www.chapmanventilation.co.uk
 Copyright of this drawing resides
 with Chapman Ventilation Limited





- General notes:**
- Positions of all equipment, ductwork and fittings are indicative only.
 - Contractors shall confirm the sequence of installation works to ensure safe access is maintained.
 - Attention is drawn to Health & Safety Issues. Liaise with the main contractor to ensure that installation works are programmed to respect H&S sites and release coordination.
 - All dimensions / duct sizes are in millimetres unless otherwise stated.
 - This drawing was produced using CAD and should not be amended by hand.
 - All dimensions shown are for reference and should be checked on site prior to commencement of work.
- Specific notes:**
- This drawing should be read in conjunction with all architectural, structural and drawings from other services (incl. mechanical, catering, electrical, sprinklers) along with contract documentation and specifications for the works.
 - Ensure all method statements, sign offs and approvals are in place before proceeding with any work.
 - All works to be carried out in accordance with the current British Standards, B.S. Codes of practice and building regulations.
 - The HVAC services works shall be carried out in full accordance with the client specification and shall, together with any further technical guide and specifications.
 - Ductwork shall be installed in accordance with all current industry standard guidelines / regulations.
 - Coloured ductwork to be manufactured to DW164.
 - Ductwork shall be in accordance with all current industry standard guidelines / regulations. Duct dimensions shown on drawings are duct internal dimensions (not including flanges and fittings).
 - Access doors required on flexible extract duct every 1000mm for cleaning and before / after every change of direction & should be accessible at all locations via ceiling access panels or gipsed ceilings etc. Access panels to be provided by main contractor in any solid ceilings where that requirements indicated by HVAC installation contractor.
 - Duct connections with fans and other equipment to be manufactured canvas connection to prevent duct thermal noise and transmission of vibrations.
 - Volume control dampers shall be provided on all branches and diffuse / grille terminals to facilitate commissioning.
 - Supply and secondary fan coil unit ductwork to be fully insulated.
 - From all intake and exhaust locations are shown individually on these drawings. The exact positions shall be agreed with the client, architect and the main contractor and shall be shown accurately on the working / coordinated drawings.
 - Positions of all grilles / air valves shown are in optimum positions for all flow. The grilles to be positioned as close as possible to location shown and coordinated with other services and fabric constraints.
 - Fire dampers are to be shown on ductwork (including flexible extract ducts) penetrating fire compartment divisions and shall incorporate certified fire dampers to match the lower rating, together with access panels. Reference to be made to architect fire strategy drawing to establish locations. Fire dampers are shown indicatively on these drawings.
 - All transfer grilles and ductwork where the rated, shall match the fire rating of the wall in which it is installed.
 - Abatement and anti-vibration measures shall be incorporated on all plant and ductwork supports in full accordance with acoustic consultant's specification.
 - Access required to all plant equipment for maintenance and cleaning.
 - Refer to catering specialist layout to determine confirmed canopy sizes and locations.
 - Condensate drain from AC condensers to be cut to the nearest waste connector or to rooftop drain. Condensate drain from the FCU's to be run to the nearest drain (20mm), subject to manufacturer and their requirements. Both shall be the equivalent plastic or copper drain.
 - Install all mechanical equipment in accordance with manufacturers guidelines.
 - Catering condensers are not DVE equipment. However, they are indicatively shown on DVE drawings to allow for proposed space and access within the HVAC plant area.
 - Locations of all required floor, wall and roof openings shall be co-ordinated with all other trades involved.
 - No other loads (other services or man loading) shall be hung from ductwork supports.

B	20-03-23	PR	ESP and attenuator added to KE.
A	17-03-23	PR	HVAC re-design.

Project:
WINGSTOP
CHELMSFORD

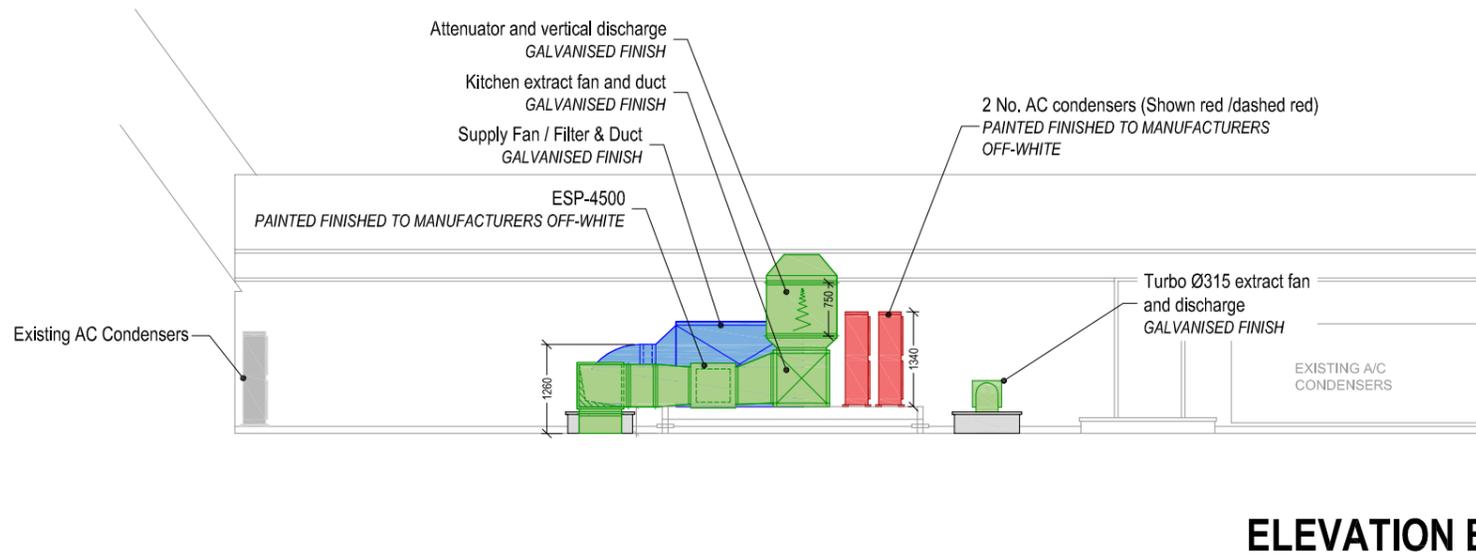
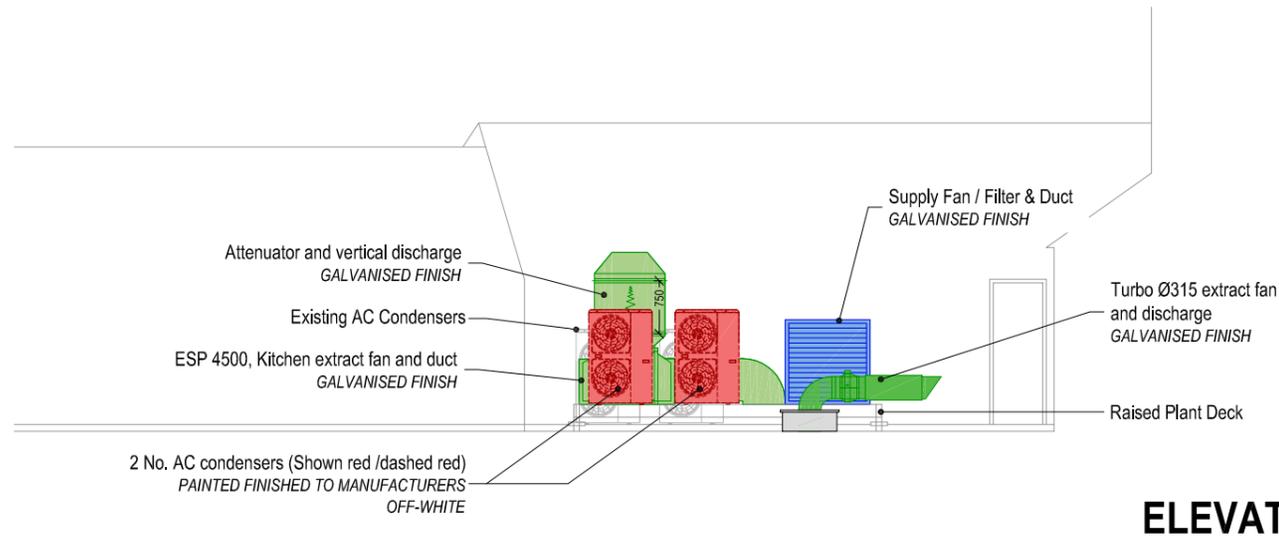
Drawing Title:
VENTILATION LAYOUT
ROOF

Drawing No.: **001-1055-02** Rev: **B**

Scale: 1:50 @ A1 1:100 @ A3
 Drawn By: PR Date: 09/03/23

chapman ventilation
 15-20 Woodfield Road, Welwyn Garden City
 Hertfordshire AL7 1JQ
 Tel: 01707 372658 Fax: 01707 325001
 E-mail: info@chapmanventilation.co.uk
 Web: www.chapmanventilation.co.uk

Copyright of this drawing resides with Chapman Ventilation Limited



- General notes:**
- Positions of all equipment, ductwork and fittings are indicative only.
 - Contractors shall confirm the sequence of installation works to ensure safe access is maintained.
 - Attention is drawn to health & safety issues. Liaise with the main contractor to ensure that installation works are programmed to respect H&S sites and reference coordination.
 - All dimensions / duct sizes are in millimetres unless otherwise stated.
 - This drawing was produced using CAD and should not be amended by hand.
 - All dimensions shown are for reference and should be checked on site prior to commencement of work.
- Specific notes:**
- This drawing should be read in conjunction with all architectural, structural and drawings from other services (incl. mechanical, catering, electrical, sprinklers) along with contract documentation and specifications for the works.
 - Ensure all method statements, sign offs and approvals are in place before proceeding with any work.
 - All works to be carried out in accordance with the current British Standards, B.S. Codes of practice and building regulations.
 - The HVAC services works shall be carried out in full accordance with the client specification and brief, together with any further technical guide and specifications.
 - Ductwork shall be installed in accordance with all current industry standard guidelines / regulations.
 - Coloured ductwork to be manufactured to DW164.
 - Ductwork shall be installed in accordance with all current industry standard guidelines / regulations. Duct dimensions shown on drawings are duct internal dimensions (not including flanges and fittings).
 - Access doors required on kitchen extract duct every 1000mm for cleaning and before / after every change of direction & should be accessible at all locations as calling access panels or grilles etc. Access panels to be provided by main contractor in any duct colour where that requirements indicated by HVAC installation contractor.
 - Duct connections with fans and other equipment to be manufactured correct connection to prevent duct/transect rips and transmission of vibrations.
 - Volume control dampers shall be provided on all branches and diffuser / grille terminals to full compliance.
 - Supply and secondary fan coil unit ductwork to be fully insulated.
 - From all intake and exhaust locations are shown individually on these drawings. The exact positions shall be agreed with the client, architect and the main contractor and shall be shown accordingly on the working / coordinated drawings.
 - Positions of all grilles / air valves shown are in optimum positions for all flow. The grilles to be provided as close as possible to location shown and coordinated with other services and fabric constraints.
 - Fine dampers are to be shown on ductwork (including kitchen extract duct) penetrating fire compartment divisions and shall incorporate certified fire dampers to match the lower rating, together with access panels. Reference to be made to architect fire strategy drawing to establish locations. Fire dampers are shown individually on these drawings.
 - All transfer grilles and ductwork where the rated, shall match the fire rating of the wall in which it is installed.
 - Abatement and anti-vibration measures shall be incorporated on all plant and ductwork supports in full accordance with acoustic consultant's specification.
 - Access required to all plant equipment for maintenance and cleaning.
 - Refer to catering specialist layout to determine confirmed canopy sizes and locations.
 - Condensate drain from AC condensers to be run to the nearest waste connection or to rooftop drain. Condensate drain from the FCU's to be run to the nearest drain (20mm), subject to manufacturer and their requirements. Both shall be the equivalent plastic or copper pipe.
 - Install all mechanical equipment in accordance with manufacturers guidelines.
 - Catering condensers are not CVL equipment. However, they are indicated shown on CVL drawings to allow for provision of space and access within the HVAC plant area.
 - Locations of all required floor, wall and roof openings shall be co-ordinated with all other trades involved.
 - No other loads (other services or man loading) shall be hung from ductwork supports.

Project:

**WINGSTOP
CHELMSFORD**

Drawing Title:

**VENTILATION LAYOUT
ELEVATIONS**

Drawing No.:	Rev:
001-1055-03	B

Scale: 1:50 @ A1 1:100 @ A3

Drawn By: PR Date: 09/03/23

**chapman
ventilation**

15-20 Woodside Road, Welwyn Garden City
Hertfordshire AL7 1JQ
Tel: 01707 372658 Fax: 01707 325001
E-mail: info@chapmanventilation.co.uk
Web: www.chapmanventilation.co.uk

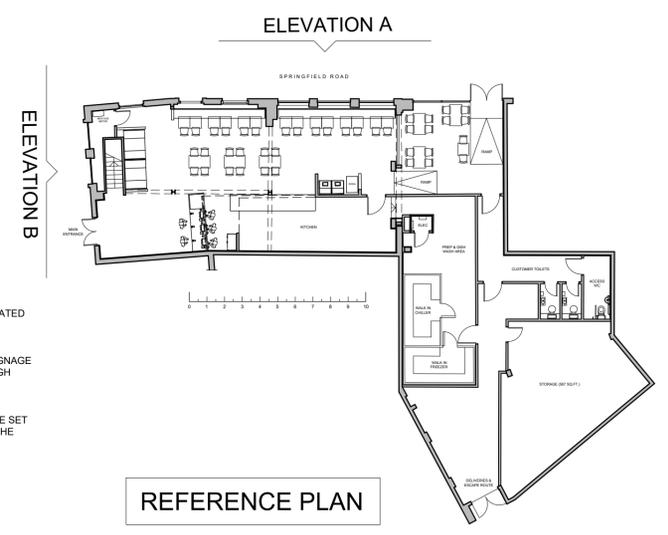
Copyright of this drawing resides with Chapman Ventilation Limited

Do not scale off this drawing. All dimensions to be checked on site prior to manufacture and construction. This drawing is the property of Bradley Architecture Ltd and should not be reproduced without permission. All discrepancies to be brought to the attention of the architect immediately. This drawing to be read in conjunction with the specification / bill of quantities and related drawings

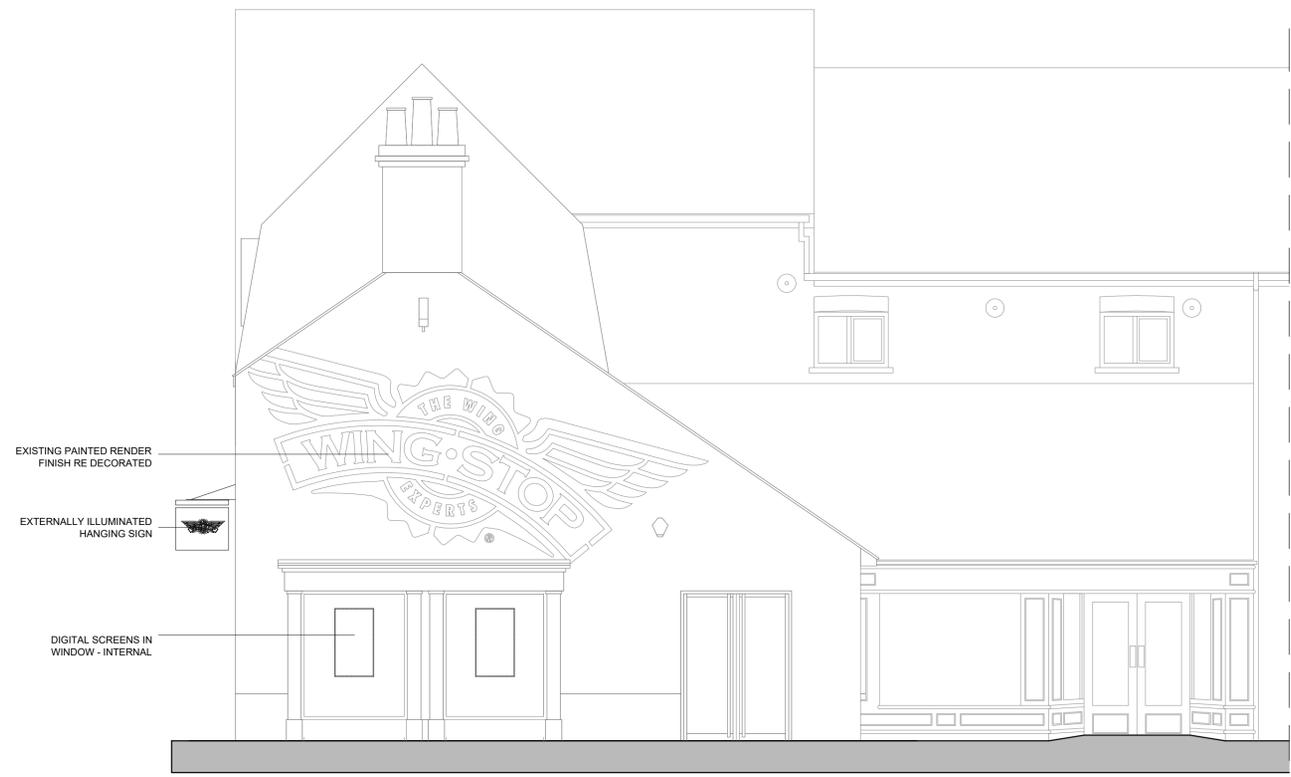
REVISIONS



ELEVATION A



REFERENCE PLAN



ELEVATION B

TENDER

WING STOP

bradley | architecture

WINGSTOP

WINGSTOP
CHELMSFORD

PROPOSED ELEVATIONS

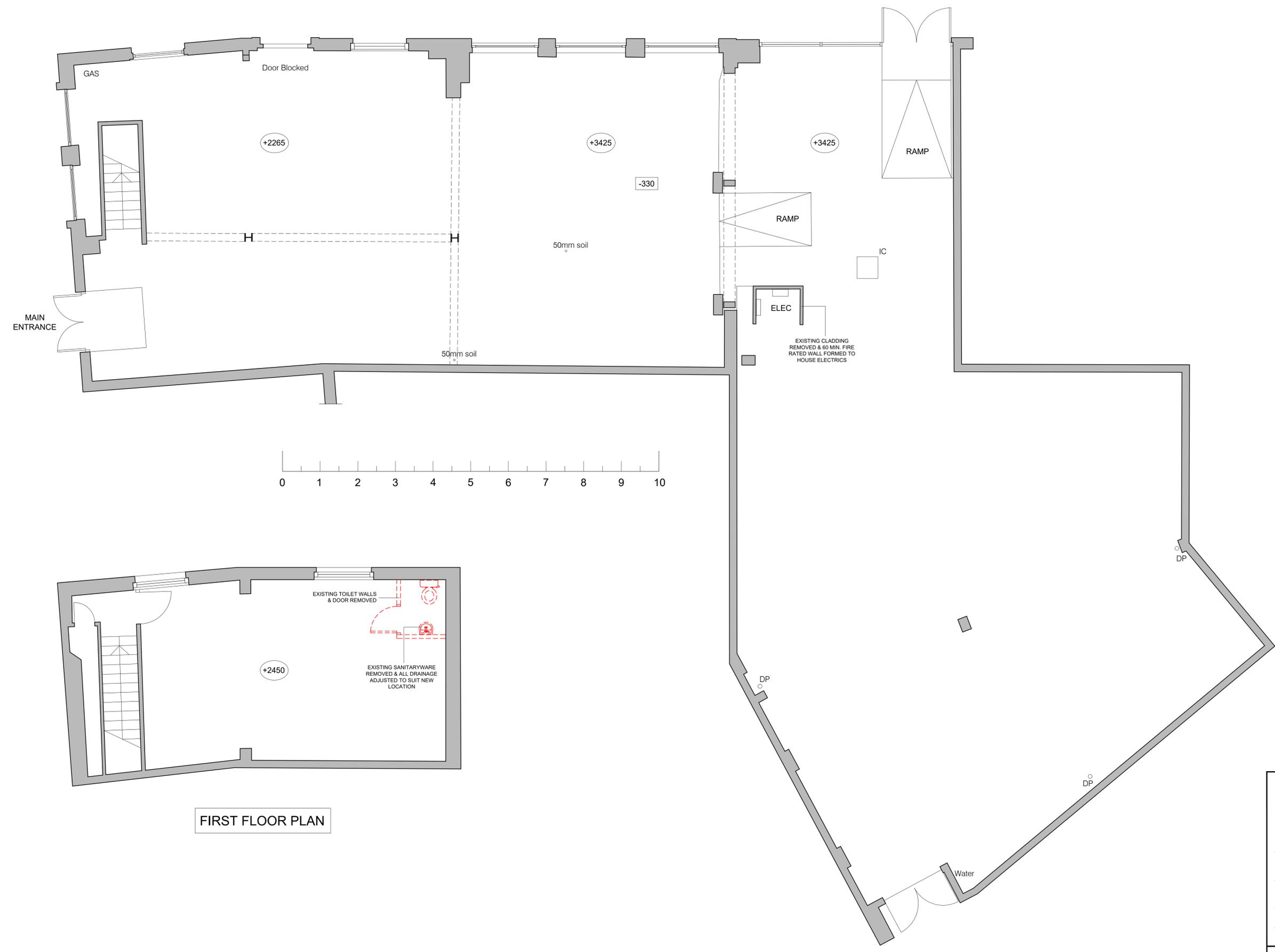
MARCH 2023	1:50 @ A1
	AV1

7 CLAREBANK CRESCENT, EDINBURGH EH6 7NL - TEL: 0131 344 4267

Do not scale off this drawing. All dimensions to be checked on site prior to manufacture and construction. This drawing is the property of Bradley Architecture Ltd and should not be reproduced without permission. All discrepancies to be brought to the attention of the architect immediately. This drawing to be read in conjunction with the specification / bill of quantities and related drawings

REVISIONS

SPRINGFIELD ROAD



FIRST FLOOR PLAN

TENDER

WING·STOP

bradley | architecture

WINGSTOP

WINGSTOP
CHELMSFORD

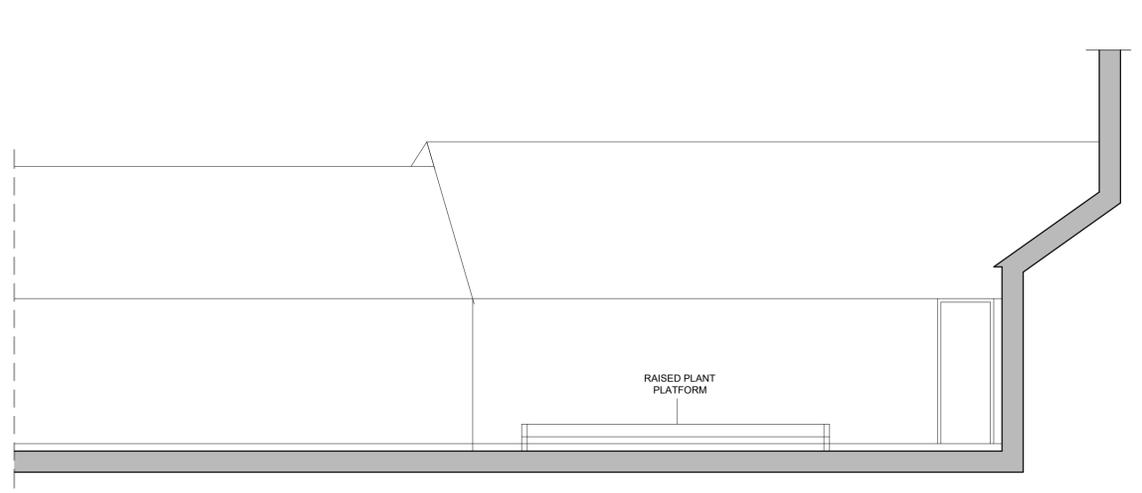
REMOVALS PLANS

MARCH 2023	1:50 @ A1
	AS2

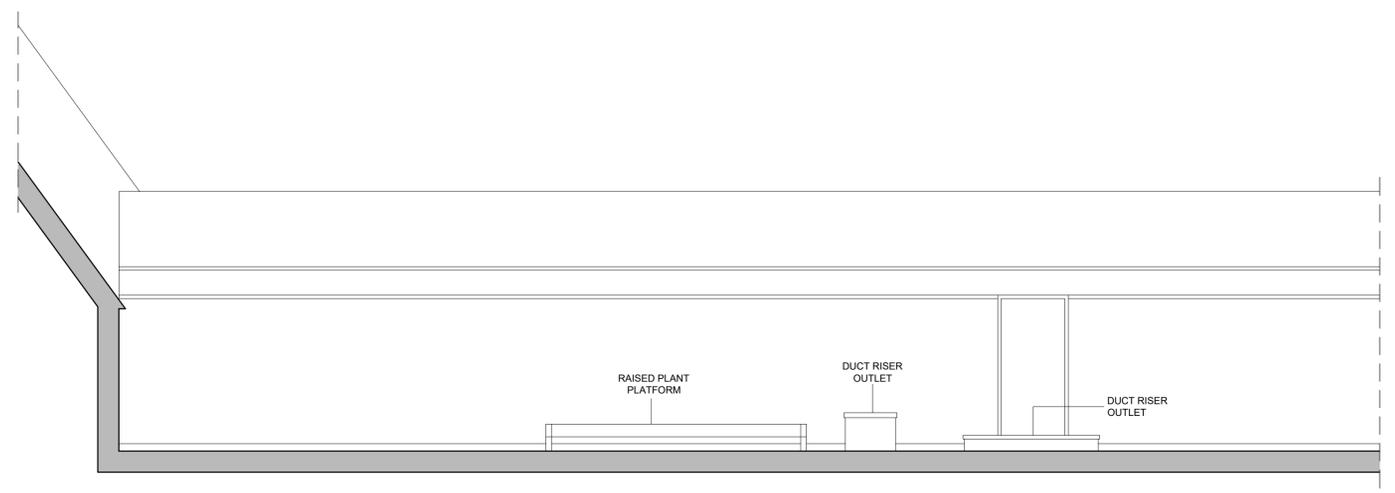
7 CLAREBANK CRESCENT, EDINBURGH EH6 7NL - TEL: 0131 344 4267

Do not scale off this drawing. All dimensions to be checked on site prior to manufacture and construction. This drawing is the property of Bradley Architecture Ltd and should not be reproduced without permission. All discrepancies to be brought to the attention of the architect immediately. This drawing to be read in conjunction with the specification / bill of quantities and related drawings

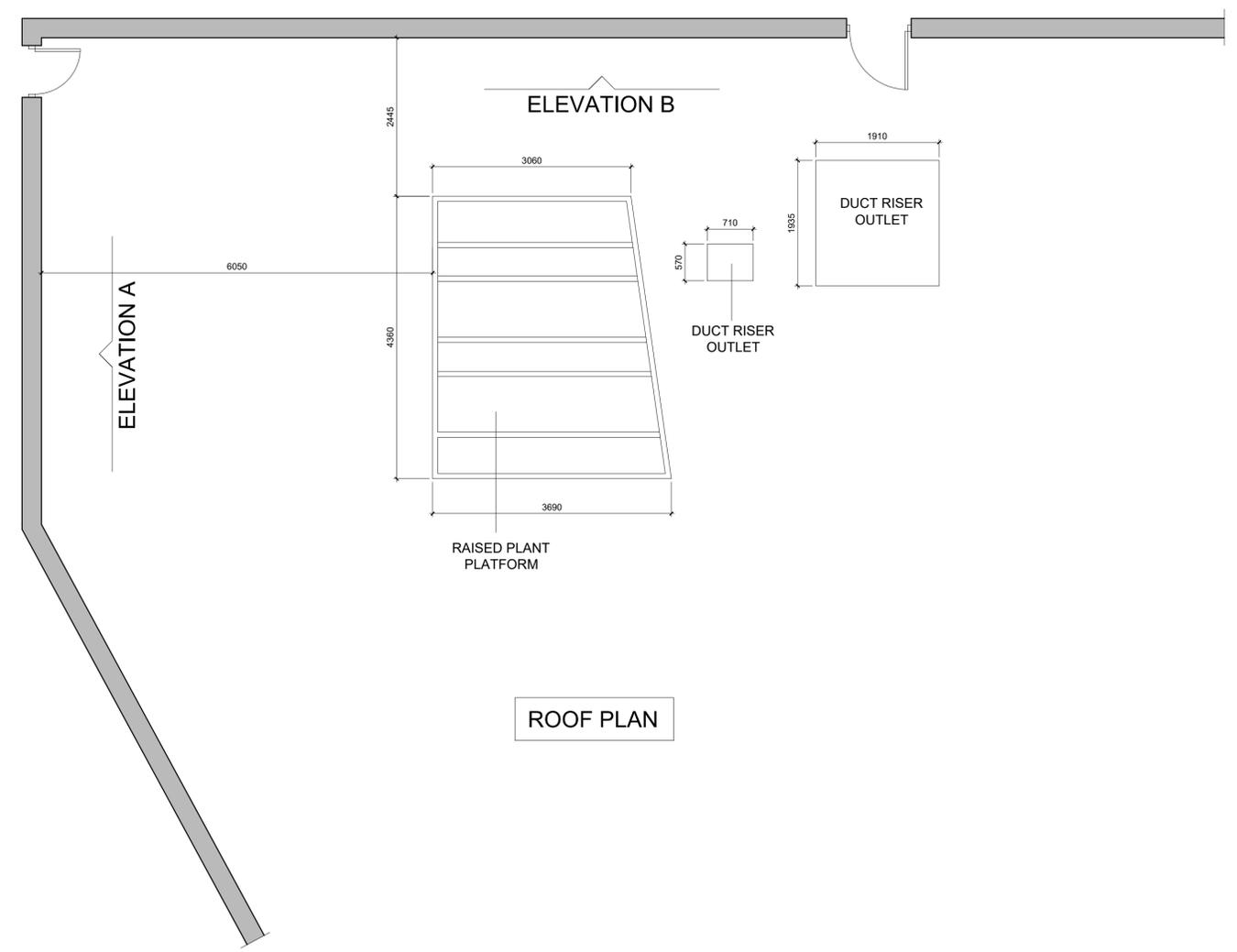
REVISIONS			
A	ELEVATION ADDED	19/03/2023	CPB



ELEVATION A



ELEVATION B



ROOF PLAN

TENDER

WING·STOP

bradley | architecture

WINGSTOP

WINGSTOP
CHELMSFORD

ROOF PLAN & ELEVATIONS

MARCH 2023	1:50 @ A1
	AL5 / A

7 CLAREBANK CRESCENT, EDINBURGH EH6 7NL - TEL: 0131 344 4267

Executed as a deed by the Landlord acting by two directors)
)

.....
Director

.....
Director

Executed as a deed by the Tenant acting by a director)
and its secretary or by two directors)

DocuSigned by:
Herman Salota
6B5C2513129C420...

.....
Director

.....
DocuSigned by:
[Signature]
.....
Director/Secretary 728E67E4F41D...