

Wickes

**DEVELOPMENT SHELL SPECIFICATION
FOR STANDARD FORMAT WICKES HOME IMPROVEMENT
CENTRE – May 2018 – Rev N**

The following Drawings demonstrate the Works requirements to be read in conjunction with this Specification:

[insert project specific drawings]

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1. **DEFINITIONS AND INTERPRETATION**

- 1.1. In this Specification the following words shall have the following meanings:
- 1.1.1. "Agreement" means the Agreement for Lease to be entered into between (i) the Developer and (ii) Wickes Building supplies.
- 1.1.2. "the Building" means the property to be constructed by the Developer for Wickes in accordance with the terms of this Specification with an approximate floor area (measured in accordance with the Agreement) of **20,000sq ft Ground floor excluding lobby and 5250sq ft mezzanine floor. OPC measures 5016sq ft;**
- 1.1.3. "the Developer" means [**Torbay Council**];
- 1.1.4. "the Development" means the construction and completion of the Wickes Home Improvement Centre building together with associated external outdoor project centre, services compound and service yard, customer parking, pedestrian access, fencing, external lighting, drainage, services and other facilities as shown on the Drawings;
- 1.1.5. "the Drawings" means all of which are attached hereto as stated on the front cover to this Specification (to also be read in conjunction with the Standard Details), to comprise as a **minimum** the following:
- 1.1.5.1. **site layout** indicating the building configuration and outdoor project centre, service compound and service yard locations, security fencing and boundary fencing provision, site gradients and ramps, external materials specifications, trolley park locations, bollards, barriers, entrance gates/barriers, kerb and drop kerb locations, landscaping and timber knee rail fencing, line markings and demarcation to disabled and van spaces and the free standing estate sign. **NB the internal dimensions of the OPC must be noted on the development and AFL drawings**
- 1.1.5.2. **layout plans** at 1:100 scale, fully dimensioned, and including a structural grid indicating all member sizes, walls, glazing, doors, fittings, drainage points and utility services entry points;
- 1.1.5.3. **elevations** at 1:100 scale, indicating all materials and any relevant British Standards Institution Standards in relation to colours and treatment of all external materials;
- 1.1.5.4. **sections** at 1:50 scale, indicating all structural members, bracing and construction materials;
- 1.1.5.5. the **Wickes Retail Layout Block Plan** ("the Block Plan") showing the preliminary layout proposals for the shopfitting layout and merchandising of the Building.
- 1.1.6. "Wickes" means Wickes Building Supplies Limited, Ryehill House, Rye Hill Close, Lodge Farm Industrial Estate, Northampton, NN5 7UA; Company number 1840419
- 1.1.7. "Standard Details" means the drawings attached at Appendix A to this Specification;
- 1.1.8. "the Works" means all works required to be undertaken to construct the Building and the Development in accordance with this Specification and the Agreement and such expression shall include any works which are required to be undertaken outside of the Site to enable the Development to open for trade lawfully and beneficially.
- 1.2. References to any statute, bye law, rule, regulation order, standard or code of practice, requirement of any relevant authority or statutory undertaker, or other requirement of law, shall include a reference to any modification or re-enactment thereof.

- 1.3. Where any conflict or divergence may occur between this Specification and the Agreement, then the Agreement shall always prevail.

2. **PREAMBLE**

- 2.1. This document has not been prepared as a detailed technical description but is to be read as a performance specification indicating the minimum requirements and standards acceptable to Wickes and to which all works must be carried out.
- 2.2. The Developer shall be fully responsible for the design and construction of the Development and for the performance of any persons carrying out design or construction functions in relation to the Development. Neither any approvals or comments, or the absence of any approvals or comments, on the part of Wickes or its appointees will in no way imply any diminution of such responsibility or any acceptance by Wickes or its appointees of any such responsibility.
- 2.3. The following documents listed as annexures to this Specification are an integral part of the Specification and identify the more detailed design and specification criteria for the Development:
- 2.3.1. Appendix A: Relevant Standard Development Details.
- 2.3.2. Appendix B: Internal Finishings Schedule.
- 2.3.3. Appendix C: Building Services Capacity schedule
- 2.3.4. Appendix D: Tenants Health and Safety File Check List.
- 2.3.5. Appendix E. External Finishings Schedule
- 2.4. The Developer must take into account any provision for a Retail and Amenity block mezzanine floor(both installed by Wickes) when developing a fire strategy for the Building Control submission on Wickes schemes with a (uncompartmented) floor area of more than 2000m². The design developed to support the Building Regulation application must take cognisance of the Block Plan requirements and shall not compromise the normal Fit Out layout/designs/specifications to be carried out by Wickes (with particular reference to the area and/or location of wall and roof louvre panels) and shall be subject to Wickes' approval. Written approval and confirmation of omission of sprinklers system to be provided by developer on completion of the fire strategy from Building control / approved inspectors otherwise due to size or unit and tenants mezzanine developer is obligated to provide in shell works.
- 2.5. The Health and Safety File to be delivered by the Developer in respect of the completed Works shall be compiled in accordance with the standard format Check List document within 28 days of access.
- 2.6. The Developer shall obtain all statutory approvals for and erect 2 No. 2400 x 2400mm size poster sign board in a 'V' configuration at the early stages of works on site and affix and maintain the poster sign there to. Signage board can be obtained from the tenants nominated signage contractor, to be confirmed by Tenants project manager and provided free issue to the Developer. Space must be provided in a prominent location generally on the major site boundary to Wickes approval. Additionally two banners will be provided by Wickes for the Developer to erect on the perimeter hoardings/ fencing to the site.

- 2.7. The Developer is to provide Wickes with a single point of contact for administering the reporting and rectification of any defects identified with the Development during the 12 months Defects Liability Period.

3. **MEZZANINE SALES FLOOR**

- 3.1. Wickes may as part of their fitting out works install a mezzanine sales floor within the Sales Area of the building. This will be identified within the terms of the Agreement and demonstrated on the Drawings. The location of the mezzanine floor shall generally adjoin the two storey Amenity Area ,also installed by Wickes.
- 3.2. Where so identified within the terms of the Agreement, the Developer shall procure planning permission for a mezzanine sales / amenity floor with a floor area of 6,000 sq ft (465 m²). A Design and Access Statement shall be provided by Wickes to support the town planning process. DDA compliant access to the mezzanine floor shall be via the lift installation to be provided by the Wickes to the Amenity Area .The Developer shall also incorporate and be mindful of the following requirements.
- 3.2.1. The tenant's mezzanine sales floor shall be a freestanding structure supported directly off the ground floor slab. The mezzanine floor structure shall be provided by and installed by Wickes as part of their fitting out works (including the amenity mezzanine), complete with the principal customer access staircase.
- 3.2.2. Wickes will carry out minimum 1hr fire protection to their mezzanine floor area.
- 3.2.3. The Works are to be designed in all instances to accommodate the requirements of the mezzanine sales floor in terms of the capability of the ground floor slab to support the loads imposed by the storage floor..
- 3.2.4. The Building Regulations Approval to be procured by the Developer in respect of the shell works shall consider the future uncomparted floor space requirements of the tenants mezzanine sales floor / amenity floor installation and any fire engineered strategy developed to support the Building Regulations Approval shall also take cognisance of the mezzanine floor requirement. *If Sprinklers are required due to the size of uncomparted floor area inc tenants future mezzanine floor then these will be provided by developer.*

4. **TRAVIS PERKINS GROUP**

- 4.1. Wickes are part of the Travis Perkins Group and as such the Developer will use all reasonable endeavours to ensure that all building materials, building components and tool hire procured by the Developer for the purpose of carrying out the Development are purchased from the Travis Perkins Group unless the Developer acting properly and in good faith can reasonably show that:
- 4.1.1. There is a cost disadvantage of doing so and the Developer has provided the Travis Perkins Group with reasonable opportunity with time being of the essence and without delay to negate such cost disadvantage by price matching and the Travis Perkins Group have failed to do so promptly; and/or
- 4.1.2. The relevant materials are not stocked by the Travis Perkins Group; and/or
- 4.1.3. The materials are unavailable from the Travis Perkins Group; and/or

- 4.1.4. The materials are ready mixed concrete, steelwork, cladding systems, fencing and gate products, roof lights, tarmacadam (being building materials or products not sold by Travis Perkins Group); and/or
- 4.1.5. Travis Perkins Group have been unable to show that they are able to meet the obligations and timing required by the Developer's programme of works to complete the Development and so as not to cause delay to the practical completion date provided that the Developer has provided Travis Perkins Group with appropriate pre-notification/lead-in to achieve delivery by his requisite programme date.
- 4.2. Travis Perkins Group will, in return for being named as the preferred supplier of the Developer, offer preferential rates to the Developer in respect of materials purchased for the Development. This will be mutually beneficial delivering commercial advantages to the Developer whilst increasing sales within the Travis Perkins Group. Travis Perkins Group will act reasonably in dealing with requests from the Developer in a timely fashion.
- 4.3. For the avoidance of doubt, the requirements set out in this section applies to the Developer, to his appointed main contractor and all named and domestic sub-Contractors and suppliers working on the Development. The Developer is to provide a schedule of materials purchased from Travis Perkins Group at every site meeting for review
- 4.4. The Developer is to ensure that meetings are arranged between his appointed main contractor and the manager(s) of the various Travis Perkins Group companies which are closest to the site, in order to set up procedures for agreeing supply rates and ensuring that the Travis Perkins Group companies are able to source materials and building components in sufficient time to meet the main contractor's programming requirements. The main contractor is to contact the Wickes Project Manager in the event that difficulties in either supply rates or delivery timescales become apparent before purchasing materials from an alternative source.
- 4.5. The Travis Perkins Group includes the following companies
- | | | | |
|--------|------------------------|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4.5.1. | Travis Perkins | - | Builders merchants. |
| 4.5.2. | Keyline | - | Builders merchants. |
| 4.5.3. | Wickes | - | Building materials retailers. |
| 4.5.4. | CCF Limited | - | Distributor of light fittings, ceilings, partitions, dry lining and insulations systems. |
| 4.5.5. | City Plumbing Services | - | Plumbers merchant and bathroom retailers. |
| 4.5.6. | PTS | - | Plumbers merchant |
| 4.5.7. | TP Hire | - | Preferential rates will be offered through Direct Hire Team contact 0344 892 1875 or email grouppropertyhire@travisperkins.co.uk |
| 4.5.8. | Benchmark | - | Kitchens and joinery. |
| 4.5.9. | Tile Giant | - | Ceramic tiles. |

- 4.5.10. Toolstation - Fixings
- 4.5.11. BSS - Industrial pipework
- 4.5.12. Birchwood Price Tools - Tools and hire equipment
- 4.5.13. Solfex - Solar panelling and heating systems
- 4.5.14. Electric City - Electrical component – Preferred rates
penny.berry@electric-city.co.uk

5. STANDARD DESIGN REQUIREMENTS

- 5.1. The standard design requirements for a typical Wickes new store development are demonstrated on the Standard Details. The Developer is to prepare the Drawings taking cognisance of such requirements and submit the same to Wickes for approval. Developer is to provide Wickes with any amends to elevations / floor plans and site plans as a priority

6. STATUTORY APPROVALS

- 6.1. The Development is to be constructed in accordance with the requirements of the Local Authority and the Town and Country Planning Act 1974 and all subsequent enactments.
- 6.2. The Town Planning Use Class is to be for an unrestricted Class A1 non-food retail consent. Class A1 as being defined within the 'Town and Country Planning (Use Classes) Order 1987' (as amended).
- 6.3. The Development is to be constructed in accordance with the Local Authority's interpretation of the Building Regulations (including any relevant Building Research Establishment recommendations). Wickes have appointed STMC (Building Control) Ltd, Barnsley Office as their partnering inspector for all plan and inspection services associated with the discharge of the Building Regulations approval. The Developer is to appoint STMC (Building Control) Limited, 1 Adbaston Road, Trafford Park, Manchester, M32 0TP Colin Millward 07803 285781 / 0161 877 8660, email colin.millward@stmc.co.uk. An acceptable alternative would be to appoint Torbay Councils Building Control Services
- 6.4. The Development is to be in accordance with all statutory requirements, and (without prejudice to the generality of the foregoing) the Developer is to procure that all statutory and legal requirements relevant to the proposed use of the Building as a Home Improvement Centre and DIY Non-Food Retail Store as defined above are complied with;
- 6.5. The Development is to be in accordance with all local bye-laws and local acts, including any special requirements of the Local Authority departments, statutory undertakings and the Fire Officer, and any relevant EEC regulations or directives, and any applicable supra-national legislation, and the Health and Safety Plan.

- 6.6. All requirements in relation to the Development pursuant to the Health and Safety at Work etc. Act 1974, and the Construction (Design and Management) Regulations 2015 and subsequent revisions are to be complied with, and (without prejudice to the generality of the foregoing) the Developer shall ensure that any requirements of the Health and Safety Inspectorate are complied with.
- 6.7. Wickes are to be provided with copies of all relevant consents prior to commencement of the Works.
- 6.8. All drainage is to be designed and constructed in accordance with sewers for adoption, with drainage gradients sufficient to achieve self-cleansing velocities with a minimum pipe size of 150mm internal diameter. The surface water discharge rate control and attenuation requirements shall be Environment Agency approved. Drainage design for minor connections may require less than 150 mm to achieve self-cleansing velocities. Building regulations to take precedence.
- 6.9. The thermal insulation standards to the completed building envelope constructions shall be specified to achieve as a minimum, the Building Regulations standards. This must take into consideration the Proposed Wickes Standard Services installation and SBEM calculations associated with such services.
- 6.10. The Developer is fully responsible for independent Part L compliance of the Building including SBEM calculations and any costs associated with it on the basis of the scope of works set out within this Specification, without reliance upon Wickes fitting out completions. A copy of the developer's SBEM calculation is to be provided prior to commencement of works on site. Final As Built SBEM is also to be provided on completion of the works along with an EPC.
- 6.11. In the event that the Planning Permission provides for renewable energy to be generated on site then the Developer is to refer to the Wickes Standard Services installation and is to implement Wickes preferred energy strategy – this provision must be approved by Travis Perkins Project Manager . Should this fail to achieve the renewable energy requirements as dictated by the Planning Approval, then the developer is to liaise with the Travis Perkins Project Manager to agree a suitable energy generation system.
- 6.12. For Wickes Stores to be constructed in Scotland, changes may be needed to the building layout and this Specification to comply with Building Warrants Regulations. These changes must be agreed with Wickes prior to entering into the Agreement and documented on the Drawings and within the terms of an Addendum Specification to be attached to the Agreement.

7. MATERIALS AND WORKMANSHIP

- 7.1. All designs, materials and workmanship are to comply with current British Standards Institution Standards, Codes of Practice and BS 8000 ("Workmanship on Building Sites"), including the latest revisions and are to be in accordance with good building practice, and will be appropriate for the purpose of the Building for the duration of the Wickes' lease, and (and in the event of any inconsistency between such requirements, the highest standard shall prevail), and that any proprietary materials used are to be used strictly in accordance with the manufacturer's specification and recommendations.

- 7.2. Materials from non-renewable sources the use of which would tend to have an adverse effect on the environment and/or global eco-systems are prohibited from use within the Development.
- 7.3. All proprietary systems, materials and components shall be delivered, stored, handled, prepared, fixed and protected as appropriate, all strictly in accordance with the manufacturers' written instructions and recommendations.
- 7.4. Where proprietary systems, products or materials are named, a similar alternative may only be used subject to the Travis Perkins Project Manager prior approval in writing. In respect of some items alternatives will not be allowed.
- 7.5. A high standard of temporary lighting and luminance levels shall be provided during the development works to ensure that high quality of finish can be obtained and inspections of the works can be made.

8. DRAWINGS

- 8.1. The Developer shall ensure that the Building and the Development are constructed in accordance with the Drawings, the Standard Details and the Finishes Schedule.
- 8.2. Wickes are to be provided with three copies of all relevant drawings, contract programmes specifications, calculations and reports prepared and issued for construction purposes, at least ten working days prior to commencement of the Works, and thereafter, at least five working days prior to any minor works for comment. These are to be issued in PDF and CAD format.

9. SITE INVESTIGATION

- 9.1. Wickes are to be provided with a site and soils investigation and environmental investigation report ("the Site Investigation"), for information purposes only, at least three months prior to commencement of the Works.
- 9.2. The Site Investigation is to be carried out in accordance with BS 5930 and with reference to Environmental Agency technical guidance or other relevant guidance (such as the CIRIA Special Publication 103 – Remedial Treatment of Contaminated Land – Volume 3 Site Investigation and Assessment) by a substantial company or firm of ground investigation specialists having experience in investigating site and soil conditions in relation to sites of a similar type to the Site. The boreholes, trial pits or other sampling points are to be sufficient, both in number and depth, to determine the precise nature of the subsoil and bearing strata and the samples taken and the laboratory testing of such samples (including ground water and/or gas monitoring and testing, (where appropriate) shall be sufficient both in scope and specification to accurately assess the environmental status of the sub-soils and the ground water relating to the Site. Laboratory tests to be carried out in accordance with BS 1377.
- 9.3. Previously developed sites and also those that are likely to have been contaminated or polluted are to be the subject of detailed and extensive background research and investigation in accordance with current good practice. All sites must be investigated with regard to the contamination in accordance with relevant Government legislation.

- 9.4. The Developer shall undertake all works as found necessary including any contamination (remediation and/or mitigation works which are deemed necessary) within the recommendations of the Site Investigation to deliver the site to the minimum requirements of the Environment Agency in terms of ground water status and the Environmental Health Officer in terms of risks to human health and shall procure a written Final Validation Statement from both parties that such remediation and/or mitigation works have been satisfactorily completed. These works will as a minimum address all the significant pollutant linkages identified in the Site Investigation and ensure compliance with the Planning Permission and Building Regulations. Developer shall ensure a suitable material management plan is provide when handling / disposal / redistribution of hazardous materials.
- 9.5. Wickes are to be provided with copies of all relevant searches appertaining to the Site, including (without prejudice to the generality of the foregoing) historic Ordnance Survey Plans, and copies of detailed reports obtained from the following bodies: British Coal, the British Geological Survey and the Department of the Environment Abandoned Mines Records Office, at least fifteen working days prior to exchange of contracts.
- 9.6. The Developer is to take suitable measures to ensure eradication of Japanese Knotweed or Giant Hogweed, if found to existing on site and to take precautions to prevent its re-growth to the reasonable requirements of the Travis Perkins Project Manager. The design and construction details and specifications of buildings and external works shall take into account all measures necessary to prevent any potential re-growth.

10. **SUBSTRUCTURES**

- 10.1. The foundations for all load-bearing walls, perimeter walls, floor slabs and structural frames are to be designed to take account of the prevailing ground conditions, imposed loading and any relevant statutory requirements, with due margin for safety. All foundation designs and ground works are carried out in accordance with BS8004. The design of the buildings and external works shall minimise future settlement. Differential settlement in the building shall not exceed 10mm overall. Total settlement not to exceed 25mm.
- 10.2. Where the Site Investigation indicates that all or part of the Building will need to be carried on piles, the depth of the boreholes is to be extended so that the true nature of the sub-strata which will be loaded by the piles can be determined. A pile test on at least one pile to 1.5 times its design load is to be carried out during the course of piling operations. Within five working days of the same becoming available, a copy of the pile test report, for information purposes only, is to be provided to the Travis Perkins Project Manager.
- 10.3. The design of all pile caps, ground beams, stanchion bases and any other foundations, is to be such that the underside of the ground floor slab overlays them.
- 10.4. Imported fill material where necessary shall be clean, chemically inert material. Steel slag and similarly unstable materials shall not be used.
- 10.5. Tops of any foundations or edge beams which project beyond the external face of perimeter walls must be a minimum 450mm below finished floor level.

10.6. Test cubes are to be taken and a copy of the report thereon is to be provided to Wickes, for information purposes only, within five working days of the same becoming available.

11. STRUCTURAL FRAME

11.1. The structure shall comprise a single span steel portal frame to the building designed, fabricated and erected in accordance with BS5950 and BS 6399 (or relevant at the time) with a minimum clear internal height measured from finished floor level to haunch height (i.e. to the lower intersection of structural column and rafter) of 7 metres. The minimum roof pitch is to be 6 degrees. Perimeter and party wall columns, diagonal bracing and all other structural bracing or brackets must not project into the floor area.

11.2. The roof structure and the roof purlins shall be capable of carrying a services loading of 0.35kN/sq m.

11.3. The portal frame must have a maximum downward deflection of 130mm and maximum upward deflection of 70mm under the imposed load and wind load only. (The dead load and service load can be taken out by pre-setting the frame). This is a critical tolerance.

11.4. All steel frames to be designed with a minimum number of rafter stays.

11.5. All structural steelwork shall be shot blasted to Swedish Standard Sa 2.5 (BS7079) or equivalent to remove all loose rust and millscale and primed with zinc phosphate to a minimum dry film thickness of 75 microns before delivery to site, in accordance with BS EN ISO 12944: 1977 Code of Practice for Protected Coating of Iron and Steel Structures Against Corrosion. All steelwork previously shot blasted and primed at works and where damaged shall be touched up after erection with suitable primer. Exposed steelwork within the building (but not galvanised cold rolled sections) shall be finished with two undercoats and one gloss coat of oil based paint colour as per internal finishes schedule.

11.6. Purlins and sheeting rails shall be cold rolled formed from hot dipped galvanised steel to BS EN 10162:2003. Sag rods and tension wires shall be free from distortion, and properly adjusted, one per bay. Wickes regard purlins and cladding rails in their galvanised condition, as part of their decoration. It is therefore extremely important all galvanising is of similar colour and all markings are removed.

11.7. All concealed steelwork in external masonry walls shall be painted with two full coats of bituminous paint (or similar approved product) above ground level and encased in concrete below ground level.

11.8. Where fire protection of the steel frame is necessary it must be resistant to impact damage up to 3m above floor level. Board type protection suitable for decoration is permitted above 3m, encasement to minimum dimensions. Intumescent paint is to be the preferred solution for all fire protection.

11.9. Diagonal bracing is not to obstruct fire exit openings, entrance screens, display windows or rainwater down pipes. Bracing shall not project beyond stanchion flanges into building. Bottom of the bracing is to stop immediately above floor level.

- 11.10. Additional steelwork will be provided by the Developer to the following locations: -
 - 11.10.1. High level fascia/parapet detail
 - 11.10.2. Main entrance lobby feature including supports for the Wickes signage and the security shutters.
 - 11.10.3. Trimming and support steelwork to glazed screens, goods doors, rapid action door, all fire exit doors, security shutters and windows. All items to be framed out.
 - 11.10.4. Support steelwork for Wickes signs.
 - 11.10.5. Trimming to builder's work penetrations through the building envelope.
 - 11.10.6. Restraints to brickwork and blockwork.
- 11.11. Where it is necessary to provide restraint to the base of the portal frame, then this shall be by sleeved rods set below the base of the floor slab. The ground floor slab shall not be used to provide restraint to the steel frame.
- 11.12. Earthing and lightning protection to be provided to the steel frame to BS EN 62305. System to be installed by a specialist lightning protection contractor and fully certified. GRP or pre-cast concrete lockable housing units to be employed. No housing units to be located within front entrance area apron. All units to be set 'square' within the external finishings.

12. GROUND FLOOR SLAB

- 12.1. The ground floor slab is to be designed and constructed in accordance with the recommendations of TR34 (where TR34 is referred to throughout this specification, it shall be the current edition)
- 12.2. The ground floor slab to the Retail Area and the entrance lobby floor shall be of reinforced concrete construction and shall be designed for a minimum superimposed loading of 30kN/sq m and to accommodate the point loads to be applied by the pallet racking systems to be installed by Wickes. The slab shall have a power trowelled surface finish. Fibre (steel and polypropylene) reinforced slabs are not acceptable to Wickes.
- 12.3. The ground floor slab is to be designed to allow Wickes to locate the legs of the pallet racking system anywhere on the ground floor slab including immediately adjacent to floor joints. The racking system applies point loads of up to 100kN on two racking legs immediately adjacent to each other (50kN per leg) each with a 180 x 120mm base plate. Racking legs are generally spaced on a 1100mm x 1500mm grid.
- 12.4. Where it is identified within the Agreement that a mezzanine floor is to be installed by Wickes, then the Developer shall ensure that the appropriate area of the ground floor slab is designed to accommodate point loads from the mezzanine floor structure of up to 150 kN (unfactored / including immediately adjacent floor joints) via a surface fixed base plate size 300 x 300mm internal condition and 100kN (unfactored) via a fixed base plate size 300 x 300mm external condition (slab edge/building perimeter). Point loading is based on a 5x5m grid

- 12.5. The floor slab shall be laid to a minimum thickness of 175mm for conventional ground bearing slabs and minimum 200mm for suspended slabs, using 'specialist' large area techniques. The floor laying specialist shall one of the following contractors:

Nationwide Concreting Ltd ,Gore Road,New milton,Hampshire , BH25 6SA , contact Bob Vine 01590 676585. Bob.Vine@nationwideconcreting.com

Oldroyd Flooring Ltd., Tel: 01977 662238, Fax: 01977 662268. Contact Alvin Beckwith at Alvinbeckwith@aol.com

ABS Brymar Floors Ltd., Tel: 0161 972 5000, Fax: 0161 972 5001, contact Nick Cable at Nick@absbrymarfloors.co.uk

Malin Flooring – Tel 0161 998 9161 – contact Neil Marchant 07535 946485 at Neil@malinfloor.co.uk

- 12.6. The ground floor slab will be constructed so that the top surface tolerances comply with FM2 as defined in Concrete Society Technical Report 34. The floor is to be surveyed to prove its acceptance within 14 days of construction. There should be no steps at joints. In addition, the elevational difference tolerances of the specified floor category shall be maintained across all floor joint positions and around the perimeter of the unit within 150mm of the edge of the slab
- 12.7. Where the building shell is incomplete, suitable secure temporary coverings shall be erected to protect the entire floor area from sunshine, snow, wind and rain or any other weather condition detrimental to achieving a well finished floor. In hot weather the roof lights are to be temporarily sealed over during the floor laying process. Environmental conditions are to be controlled to prevent the likelihood of delamination, excessive crazing and curling occurring in the floor slab. Temporary weathering is to be maintained in place for a minimum of 7 days following completion of the installation of the slab, (except to allow for the installation of permanent works).
- 12.8. All down-pipes shall be connected, and manholes, service entries etc. constructed such that high quality edge detailing and finishing is practical.
- 12.9. The structural floor slab within the Retail Area is also the final floor finish for trading purposes for Wickes and is therefore of high visual importance. Particular care must be taken when finishing the slab adjacent to doorways and the perimeter walls as the criteria for surface regularity (flatness) and levels are critical in these areas.
- 12.10. The floor slab is to be power-trowelled to a smooth reflective finish, be of uniform colour and without localised deviations or patchiness in either colour or surface finish. There shall be no 'rippling' or 'lipping' to joints. The surface shall be free from excess trowel marks, score marks, scratches, delamination and loose aggregate at the surface, in addition to black marks and associated defects related to over-trowelling or 'cold joints'. The surface shall be fully closed and 'polished'.

- 12.11. The floor shall incorporate Rocland HP Qualidur Light Grey dry shake at an application rate of 6kg/m². Post applied colour treatments shall not be used. Qualidur Light Grey is available from:
- Permaban Ltd
Tel 01752 895288
- Following completion of the power-trowelling, the floor should be spray cured with Rocland Rocseal or other product approved recommended by hardener manufacturer. The curing membrane shall be applied using a power sprayer in such a manner to ensure even application and appearance over the floor slab preferably with Stihl SR429 motorised atomiser spray.
- 12.12. In the event of minor delamination or similar defects the areas are to be patch repaired in a manner approved by Wickes. If more than 5% of one bay bounded by saw cuts is subject to any of the above defects, then the bay shall be removed in its entirety and replaced, unless otherwise agreed by the Travis Perkins Project Manager.
- 12.13. Finishing of the edges should be timed such that this is smooth, free from trowel ridges and not significantly lighter than the surrounding areas. Water should specifically not be used in these areas, as they tend to be lighter in any event.
- 12.14. The pours are to be planned and managed such that 'cold joints' do not occur and uniformity of concrete setting is achieved.
- 12.15. A meeting is to be arranged with the specialist floor layer, the concrete supplier (part of meeting), the structural engineer, the main contractor, the Travis Perkins Project Manager and the Travis Perkins nominated specialist flooring consultant at least one month , in advance of the floor laying process to agree and document all designs, workmanship, construction, supervision, monitoring and testing procedures that apply to the laying of the floor slab, with particular reference to the very high qualitative standards to be achieved. In addition, a senior representative of the concrete supplier and specialist floor layer shall attend site on the afternoon prior to the first pour to meet with Travis Perkins Project Manager or Travis Perkins nominated specialist flooring consultant to re-confirm delivery arrangements and site issues. This meeting shall form part of the pre-pour checks and permission to pour can be withheld if the concrete company fails to attend this meeting
- 12.16. A Quality Plan detailing how the finish required is to be consistently achieved shall be submitted to Wickes for comment 14 days prior to installation of the floor slab. Assurances regarding timely deliveries of concrete shall be sought from the concrete supplier and the details of these assurances and the contingency plans proposed to ensure uninterrupted supplies is to form part of the quality plan.
- 12.17. The floor slab in the main entrance and exit lobby will be treated with equal care to the Retail.
- 12.18. Care shall be taken in design, detailing and workmanship to minimise the risk of cracking and/or surface crazing within the constraints of the approved construction method. The use of plate dowels and inbuilt allowance for lateral movement is required in place of traditional dowel bars, which may cause restraints of the natural shrinkage of the floor.
- 12.19. All formed concrete construction joints and day-work joints will be kept to a minimum (Wickes prefer no joints through the Retail Area) and will be armoured by

Permaban Alpha Joints or equivalent, set at no more than 50m centres. All pedestrian/emergency doors will be isolated on the inside wall by a galvanised Beta strip or equivalent. The stop end at access doors is to be located in line with the centre line of the door threshold. Installation of Alpha Joint and Beta Strips shall be carried out in accordance with manufacturer's selection criteria, technical data sheets and instructions for use. Unless agreed otherwise at the pre-construction meeting, Alpha Joints shall be pre-fitted with a 3-5/18mm T Foam Tape System. No abrupt changes in levels across joints shall be permitted.

- 12.20. No later than 12 months after the floor has been laid, Alpha Joints opening wider than 3mm in trafficked areas only shall be filled with an approved joint sealant with a min. Shore A hardness of 70 , approved sealant in colour to match the floor surface colour. The work to be undertaken out of store opening hours and arrangements for access pre-agreed with Wickes.
- 12.21. The perimeter of the slab shall be isolated with 10mm polyethylene foam. Internal columns shall be isolated from the main floor by means of "leave in place" steel plates and 20mm wide polyethylene foam surround with a 25mm tear off strip at the top. The area within the web of the columns shall be infilled with concrete and the specified dry shake with a min. application rate at these locations of 7kg/m², finished by hand to a smooth hard trowelled finish. The perimeter and column joints shall be sealed with a polysulphide sealant to match the floor colour.
- 12.22. All sawn joints shall be diamond cut 3mm wide in panels with max. aspect ratio of 3:2, at no more than 5m centres . These joints shall be sealed immediately prior to handover to Wickes with polyurethane sealer with a Shore A hardness in the range of 45-55-. When it is anticipated that joint opening has reached its optimum level, but no later than 12 months after the floor has been laid, the saw cuts in trafficked areas only shall be filled with a semi-rigid resin based sealant such as Expoflex 800 or similar approved, in colour to match the floor surface colour. These works shall again be undertaken out of the store's trading hours.
- 12.23. The concrete mix shall not bleed excessively. The mix shall also not be over-cohesive. In order to achieve this requirement the concrete shall normally possess the following characteristics set out below.
- A Maximum aggregate size is 20mm
 - Fineness Modulus of the (blended, if necessary) fine aggregate should be in the range of 2.6 to 3.0.
 - Not more than 30% of the coarse aggregate should ideally pass the 10mm sieve size.
 - The percentage by weight of aggregate passing the 1 mm sieve should normally be in the range of 25-32% of the overall weight of aggregate
 - Maximum aggregate proportion less than 4 mm should not normally exceed 44%, except in the case of very angular crushed materials. In this case special precaution should be taken to ensure a cohesive mix.
 - Max fines passing the 300 micron sieve including cement should be between 410/460kg
 - Total cement content shall not exceed 360kg/m³

- 12.24. The maximum water/cement ratio shall be 0.52 , but the concrete supplier should note that minimum water/cement ratio suitable for power-trowelled concrete floors at normal cement contents is 0.48 (approx. 170l/m³ of water). This is necessary for adequate finishability. Cement blends (GGBS, PFA) should not be used where the ambient temperature at the time of placing or finishing is likely to fall below 10 degrees centigrade. The Maximum blend allowed outside of the period in which the use of blended cements is prohibited shall be 30% for GGBS and 15% for PFA
- 12.25. Concrete placing shall be suspended unless special measures are taken when the ambient temperature inside the unit falls below 4deg Celsius on a falling thermometer. Where appropriate measures are to be taken ensure that the temperature of the concrete is maintained above 5deg Celsius until concrete achieves a compressive strength of 5n/mm².
- 12.26. It is important to reiterate that the power-trowelled floor is the final finished surface, and therefore the floor shall be protected from damage due to impact or scratching, spillages of oil, grease, coffee, rusty water, acid or any other substance that could stain or damage the floor surface. The method of floor protection shall be approved by the Travis Perkins Project Manager prior to installation of the floor slab. White wall tyres and boarding are acceptable methods of protection.
- 12.27. Normally the floor area must not be trafficked or walked on for 3 full days. Nothing must be parked on the floor. After 7 days, vehicles with non-marking tyres will be permitted on the slab subject to loading considerations.
- 12.28. The floor slab must have been completed a minimum of 6 weeks prior to the date of practical completion or Wickes date to access for shopfitting (whichever shall be the earlier) and should be kept dry and protected from flooding by rainwater or other water sources.
- 12.29. Cleaning of the floor prior to hand-over shall be carried out in accordance with the procedure agreed in advance of the installation of the floor slab with the Travis Perkins Flooring consultant. The cleaning shall be carried out by an experienced company in the handover of clean coloured dry-shake floors and shall also be approved by the supplier of the floor hardener. Aggressive floor cleaning chemicals and hard brushes / harsh cleaning pads are not to be used.
- 12.30. Where the floor slab finish is not in compliance with this Specification proposed remedial works must be agreed with the Travis Perkins Project Manager. If an agreed schedule of remedial works does not bring the floor slab surface finish up to a standard compatible with the requirements of this Specification then the Developer shall break out and relay the floor slab.

13. **FIRST FLOOR – By Tenant**

- 13.1. First floor mezzanine will be installed by Wickes as part of their fit out. Positions of any incoming services / foul sockets in this area must be approved by Travis Perkins Project Manager to ensure that these do not clash with proposed mezzanine legs / supports

14. **EXTERNAL MASONRY WALLS**

- 14.1. Unless town planning constraints dictate otherwise, external walls to comprise a brick and block construction complying with structural and insulation requirements

under Building Regulations. External Brick leaf/plinth to a minimum height of 225mm with blockwork inner leaf 3.375m high above finished floor level. Masonry construction is to provide a minimum insulation value of 0.26W/m²K (complying with latest Building Regulations Part L notional U value requirements – refer to designed SBEM). All brickwork to be Denton Sahara Buff 24170560 with a natural mortar (alternative brick options to be approved by Travis Perkins Project Manager. Internally, the blockwork is to be facing masonry smooth faced block, finished and fair faced, to be minimum 140mm thick – blocks to be paint grade quality. The internal blockwork to the Retail Area is to be flush without any projections into the Retail Area for steel columns (other than only the depth of the steel flange), rainwater downpipes, blockwork piers and the like. Both brickwork and blockwork to incorporate expansion and movement joints (to BS5628: Part 3), cavity barriers, damp-proof courses, ties etc. in accordance with good building practice and with Manufacturer's recommendations. All cavities are to be closed. Top of internal wall / cavity internally to be capped off with min. 18mm plywood lid with bullnose edge detail all painted as per wall and fire stopped below with necessary insulation.

- 14.2. Wickes places great emphasis on appearance of blockwork in the Retail Area, a high standard of work to this area should be achieved and all blockwork joints are to be of an equal width and finished with a neat, shallow bucket handle joint. Only blocks with clean, straight and unchipped arrises are to be used in fair faced work. A 2m x 1m sample panel showing the proposed block and joint to be provided is required for the Travis Perkins Project Manager approval prior to the work commencing and this will provide the qualitative reference for all following blockwork constructions.
- 14.3. Heads of all external walls/ blockwork inner leaf to be laterally restrained employing inverted steel channel sections fixed between the main portal frames.
- 14.4. On division walls to any other adjoining retail units, where applicable, the wall shall be full height blockwork fair faced to the Wickes side for direct decoration. This wall to include any necessary supplementary structural steelwork and appropriate fire protection, which must not project into retail area more than the depth of the flange of the steel. This wall must achieve 2 hour fire separation. Division / Party wall will include necessary 1500mm wide fire cloak/canopy either side as required to comply with Building Regulations approval
- 14.5. Developer to provide openings in fabric at high and low level for future gas cupboard if meter is to be placed internally. Positions and sizes to be provided by Travis Perkins Project Manager.
- 14.6. Decoration of fair faced blockwork walls and column encasements to the Retail Area (including unit division walls, where applicable) to be one mist coat and an adequate number of full coats vinyl silk emulsion (minimum of three coats) to ensure complete cover irrespective of coats specified giving an even colouring with no patches. All rainwater and soil pipes visible from retail area shall be painted out to same colour as adjacent background using appropriate primer and paint system.

15. **CLADDING INSTALLATIONS GENERALLY**

- 15.1. Cladding systems in England and Wales to be designed and installed to meet the Building Regulations (current edition), Approved Document L2 latest revision. Cladding systems in Scotland to be designed and installed to meet the Building Standards (Scotland) Regulations Technical Handbook: Section 6 Energy. NB –

Thermal requirements of roof and wall cladding as well as complying with Building Regulations must take into consideration Standard Wickes Services installation including SBEM calculations. This installation is detailed in the Wickes services specification and shall not be compromised or have to be enhanced to reduce envelope thermal properties. Standard for U values to walls to be 0.26w/m²K / roof to be 0.18w/m²K or better as Building Regulations notional U values require given Wickes services installation.

- 15.2. All fixings will be austenitic stainless steel grade 304 or grade 316 when project falls within 10km of the coast or saline water and obtained through Tata Steel's approved Platinum Plus suppliers. All fixings to comply with BS5427 – 1:1996 (or current revision).
- 15.3. All fixings will have to be identified by the manufacturer's identification mark.
- 15.4. The cladding installations shall be compliant with manufacturer's recommendations and the requirements of the Metal Cladding and Roofing Manufacturers Association, the Metal Roof Deck Association, the Metal Roofing Contractors Association, the National Federation of Roofing Contractors & good practice and the Tata Strip Products Enhanced Performance Specification dated January 1994.
- 15.5. The Developer is to procure and deliver to Wickes in their name prior to practical completion of the Works, a Tata Steel maintenance free Confidex Guarantee and Platinum Plus Guarantee in respect of the completed cladding installations for a minimum of 25 years for materials and components.
- 15.6. The Developer is to provide to tenant appointed cladding consultant all necessary ψ & ψ value calculations as required to confirm the design meets both Building Regulations and the guidance given in the MCRMA's Technical paper 17. Tenants cladding consultant to be provided with all cladding / fixing details and details of the programme to arrange inspections at the correct periods. Reports shall be issued to Travis Perkins Project Manager / Developer and outstanding issues raised resolved as projects proceeds to ensure adequate standards are maintained.

16. EXTERNAL WALL CLADDING

- 16.1. The external walls to comprise of a horizontally installed Tata Steel Trimapanel[®] insulated panel system with either an external Colorcoat Prisma[®] or Colorcoat HPS200 Ultra pre-finished steel with maintenance free Confidex guarantee. Internal facing material to be Tata Steel Colorcoat lining enamel, PE15, colour Bright White. Core insulation shall be a PIR foam, which is CFC and HCFC free with a Global Warming Potential (GWP) of less than 5. Fixings to be obtained from an approved Tata Steel Platinum Plus supplier (documentation and details of supplier to be provided to TP Project Manager) . Where cladding contributes to structural fire resistance as mandatory under Building Regulations, the Trimapanel internal joint will need to be stitched at 250 mm centres or a brilliant white-faced incombustible linings along with the required thickness of additional insulation, to be used and fixed in accordance with manufacturer's recommendations to provide the relevant period of fire resistance. Wall liner panels up to haunch to then be painted out in decorative colour to match finishes schedule in suitable cladding / steel painting system. Purlins, top-hats and galvanised steel support members to wall panels to be fully sprayed out to match finishes schedule. Wickes required 'full sprayout' for all vertical walls from ground floor to u/s of haunch (including above entrance lobby) as per finishes schedule. Flame spread of painting system to comply with Building Regulations approved document Part B.

- 16.2. The Trimapanel insulated panel shall comprise of external steel skins of minimum thickness 0.7mm and internal steel skins of minimum thickness 0.4mm.
- 16.3. The Trimapanel system shall incorporate all appropriate components and be installed to the recommendations specified in Tata Steel's product literature. All appropriate Tata Steel flashings, trims, seals and closures shall be provided to ensure a completely weathertight building envelope. All wall cladding is to be LPCB Ext-B to LPS 1181:1
- 16.4. High level parapet detail to have a horizontally installed Trimapanel insulated panel to match main wall type.
- 16.5. All necessary flashings, cappings etc. to be formed from Tata Steel min. 0.7mm thick Colorcoat Prisma[®] or Colorcoat HPS200 Ultra[®] finished steel.
- 16.6. Excessive warping or distortion of large panels will not be accepted, care to be taken not to overtighten fixing that may cause oil-canning. Where large panels are used at head/reveals of openings then these shall be adhered to the sub-base. Additional steelwork / struts / internal plywood boarding to adding around openings to ensure constant fixing of cladding return

17. **ROOF CONSTRUCTION AND GUTTERS**

- 17.1. The roof covering shall comprise of a Tata Steel Trisomet[®] insulated roof panel system with as few joints as possible.
- 17.2. The Trisomet[®] insulated panel shall incorporate all appropriate components specified and be installed to all recommendations with Tata Steel's product literature. to Tata Steel's. All wall cladding is to be LPCB Ext-B to LPS 1181:1
- 17.3. The roof shall be constructed to a minimum pitch of 6 degrees.
- 17.4. The Trisomet[®] insulated roof panels shall comprise of external steel skins at a minimum thickness of 0.5mm and internal steel skins at a minimum thickness of 0.4mm bonded either side of a PIR foam core insulation, which is CFC and HCFC free with a Global Warming Potential (GWP) of less than 5. The outer panel skin shall be a Tata Steel Colorcoat HPS 200 Ultra pre-finished steel with a maintenance free Confidex guarantee and the internal skin should be a Tata Steel Colorcoat lining enamel, PE15, colour Bright White. Fixings to be obtained from an approved Tata Steel Platinum Plus supplier
- 17.5. All junctions, joints, edges, penetrations, ridges, hips, valleys, etc. shall be properly formed, trimmed, flashed and double sealed strictly in accordance with Tata Steel's recommendations. Any mastic sealant and other sealing compound or sealing method, of a type or used in a manner which does not conform to the roof panel system manufacturer's recommendations contained within their product literature, shall not be acceptable, either as an original design detail or as a remedial measure. Raised standing seam roofing is not preferred.
- 17.6. All minor scratches and scuff marks to the finish coating of the roof panels shall be made good with touch up paint specified and applied in accordance with the Tata Steel's recommendations. Where panels are so deeply scratched that the galvanising is also damaged, affected panels shall be replaced. Sheets shall be

protected against indentation, where panels are heavily indented the affected panels shall also be replaced.

- 17.7. All swarf shall be washed away from the roof as it occurs and before corrosion staining occurs. Any corrosion staining shall be cleaned off by the Developer.
- 17.8. Translucent “non-fragile” triple skin GRP Factor Assemble Insulated Roof light’s (FAIR’s) are required to minimum 15% of the roof area even spaced above the Retail Area but are not to be provided over the Amenity Area. Rooflight type to be Brett Martin Trilite 30 Energy saver (U value 1.3W/m²K) and to remain non fragile for 25 years. Outer sheet to be 1.7mm thick (3.0kg/m²). Each Integral FAIRS unit will be no longer than 7.0m, to be fixed fully in accordance with manufacturer’s recommendations. The rooflights to have full BBA approval, BBA certificate number 04/4114. Roof lights to be in a strip pattern(across entire roof excluding zone for amenity block). FAIR’s throughout to be of identical appearance. Foam fillers to be provided at top and bottom of each rooflight and to intermediate supports. Red ‘warning’ caps to be provided to the roof light fixings. Developer to ensure that before 10% of rooflights are fitted that they are inspected by Travis Perkins appointed roof / cladding consultant and any recommendations / issues addressed before further installation proceeds. Rooflight layout must include hip ends and final layout must be approved by tenants project manager in writing.
- 17.9. The roof gutter installations shall be designed in accordance with BS 6367: 1983 Gutter size and capacity, and BS 1091:1963 Specification for pressed steel gutters. Any internal / hidden / parapet gutters that are included to be designed to CAT 3.
- 17.10. The gutters shall have adequate capacity to accommodate maximum anticipated rainfall, relative to the effective catchment area of the roof based upon current statistical data published by the Building Research Establishment for the situation and locality of the site. Gutters shall designed and installed to prevent ponding. Weir overflows shall be provided to all gutter runs. The weirs shall be adequately sized to reduce risk of flooding of the gutters and water penetration into the unit. The weirs shall visibly discharge outside the perimeter of the unit, but not over any entrance, front elevation ,signage positions or exit doors. Syphonic rainwater system gutters shall not be used.
- 17.11. No gutters or rainwater down pipes shall be located within the curtilage of the building without express agreement from Wickes. Viewed in plan, all gutters and rainwater pipes shall where possible be positioned outside the line of the walls enclosing the space to be occupied by Wickes so as not to interfere with the usable floor space.
- 17.12. Insulated gutters should comprise of an external Aquatite™ PVC weatherproofing membrane, colour: Light grey. Pre or Factory Laminated to a minimum of 1.2 mm thick hot dipped galvanised steel to BS EN 10142. a Polyisocyanurate (PIR) core which is CFC and HCFC and a Colorcoat® PE 15 pre-finished internal steel skin using hot-dip galvanised steel EN 10326:2004 substrate, nominal thickness 0.7 mm. All external “Trimline” style gutters should be of min 0.7mm thick preformed galvanised steel having Tata Steel Colorcoat HPS200 Ultra® to both faces and having minimum lengths of 3 metres with hidden support brackets. Form joints using preformed butt straps fixed over gutter ends with bolts and two strips of butyl sealant to each gutter end.
- 17.13. The thickness of standard insulated metal gutters shall be to Industry standard but no thinner than 1.2mm. They will be designed so as to withstand the fragility drop test and will not excessively deflect under foot traffic.

- 17.14. Internal Gutters shall be adequately insulated to prevent condensation to the underside or cold bridging. They shall be designed with adequate provision for accommodating thermal expansion and contraction.
- 17.15. Internal insulated gutters will have an inferior U value as the roof, but no worse than the wall cladding. This is to permit any snow or ice to melt from the gutter before the main body of the roof thaws.
- 17.16. Gutters shall be subject to a full flood test to be witnessed by Travis Perkins Project Manager
- 17.17. The number of downpipes should be based on the guidelines set out in BS 6367.
- 17.18. Any external downpipes to be 0.7mm thick galvanised steel grade Z2 G275 having Tata Steel Colorcoat HPS200 Ultra coating to both sides. Preformed brackets to be provided at distances no greater than 3 metres and must be provided within 200mm of the gutter and 1 metre of the base. External downpipes to match colour of adjacent cladding panels. Internal rainwater pipes where permitted only by approval of Travis Perkins Project Manager must be of a more robust nature and protected from impact damage, these must not interfere or protrude into the ground floor or first floor mezzanine sales area (installed by tenant).
- 17.19. No internal rodding access points or manholes shall be allowed. The design of the rainwater system shall assume/include for rodding of the rainwater pipes from roof level, or from some external access point.
- 17.20. The Developer shall provide any and all necessary smoke ventilation and smoke curtains to satisfy statutory requirements in accordance with the Building Regulations approved documents (including floor space created by Tenants Fit out Mezzanine)..
- 17.21. Openings in the roof for plant and SVP's etc. shall be provided by developer to ensure roofing warranty is maintained and if necessary return visit(s) in tenants fit out programme shall be allowed for. Developer to provide all decktites, upstands and soakers and ensure no decktites fitted create ponding issues.

18. **MAINTENANCE AND ROOF INSPECTION ACCESS**

- 18.1. The Developer shall comply with the requirements of the Construction (Design & Management) Regulations 2015 in respect of providing safe access onto the roof(s) of the Wickes building and provisions for carrying out roof maintenance, gutter cleaning and inspections.
- 18.2. A suitable external access point to the roof with ladder hooks to be provided in a position to be agreed with the Travis Perkins Project Manager.
- 18.3. Developer to provide a roof maintenance / roof inspection access system fixed by approved installers consisting of 8mm strand stainless steel wire and anchorage fixings direct to the roof structure / cladding in accordance with manufacturers recommendations. All fixings will be tested and inspected strictly in accordance with manufacturer's requirements and a Test Certificate will be issued valid for a period of one calendar year. Compliance with current British Standard BS 5845: 1991, European Legislation BS EN 795 Class C Proposed International Standard ISO 9000/1. Developer to contact Travis Perkins Project Manager for Travis Perkins group

national safety line maintenance contractor in order to obtain alternative quotation for access system works. This would be the preferred installer if prices are comparable for future adoption and national contract inspections. NB – consideration needs to be taken in the system design when the roof contains PV installation so as not to allow operatives direct contact between PV / lanyard system.

19. GLAZED SCREENS, WINDOWS AND SECURITY SHUTTERS

- 19.1. The main entrance lobby, glazed screens, display windows and door sets are to be formed from aluminium Kawneer sections or equivalent standard system and to be powder coated satin colour finish in accordance with the Standard Details and External Finishings Schedule.
- 19.2. The projecting full height external main entrance lobby shall comprise an external glazed screen to three sides. Two sets of automatic bi-parting doors to be provided to the external glazed screen. The glazing generally to be 3.15m to line through with cladding panels. The construction will incorporate sufficient steelwork to allow Wickes to fix the sign directly without the use of a support frame to the sign. The insulated composite cladding systems to be provided to the lobby walls above the glazing and to the roof shall match the main building systems. Heelsafe ACO type drains (min D400 class grating) to be provided to both sets of doors. Ceiling to lobby to be installed by tenant during fit out although developer to ensure clear height of 4m in maintained within lobby. Inside of lobby to be painted / finished as per main retail / shell section of the unit. Cladding panels to match existing main building design to be carried across lobby building line at high level to enclose internal section of lobby from main retail area (tenants ceiling will be trimmed onto these cladding panels)
- 19.3. A glazed screen with one set of automatic bi-parting doors to be provided to the outdoor project centre in accordance with the Standard Details. The actual requirements will be confirmed on the Wickes Retail Block Plan. Please note these doors require internal security shutter and c/w with Heelsafe type ACO drain to threshold (min D400 class grating).
- 19.4. Each set of automatic sliding doors shall have a minimum clear opening height of 2400mm above finished floor level and with a minimum 1800mm clear opening width (bi-parting) when the doors are retracted. Automatic operating equipment to be Stanley Duraglide 2000 System incorporated in an in-line header from Axis Automatic Entrance Systems Ltd, Unit 6, Queens Park Industrial Estate, Studland Road, Kingsthorpe, Northampton, NN2 6NA Tel: 0844 504 6525 www.axisautomatic.com. The framework to be constructed from 100mm by 45mm box section (unless curtain wall system required). Door leaves constructed with 55mm wide stiles and 100mm deep top rails and 100mm deep bottom rails. Weather stripping on door stiles and top and bottom rails. Midrails to be 164mm deep incl glazing beads and are located at 970mm above ffl (midrails included in side screens). Double glazed units with 6mm toughened, 12mm spacer and 6.4mm laminated glass to all areas. All glazing to be stamped with the BS kite mark. Hinged pocket screens glazed with 6.4mm laminated glass to be installed to protect the area in which the door travels during the closing cycle (these include midrails). Secured in position by flush bolts (top and bottom) and easily opened for cleaning and maintenance. Flush bolts to locate into steel eyelets set into floor for secure fixing. The door set is to be provided with a central key operated hook bolt lock. Seven sets of keys to be provided at handover (to all doors). The doors shall have a full fail safe facility to satisfy means of escape requirements of the Statutory Authority. Electric cables to the sliding doors to be concealed within future ceiling

void / purlins. The only surface mounted item to be switched spurs to power doors. The doors shall be wired back to the distribution board provided by the Developer. The doors to be tested and commissioned. The automatic doorset and installation needs to comply with BS7036. All glazing to be to BS 6206 to comply with safe breakage in critical locations.

- 19.5. First floor retail mezzanine area (installed by tenant) to be provided with high level display windows at cill height of 3.74m from AFFL to min 3m. high on prominent elevations – glazing framework to be kept to minimum so as not to limit view into retail area. Final size /extent /framework and position to be approved by Travis Perkins Project Manager. Framework to windows to be to be constructed from 100mm by 45mm box section (unless curtain wall system required). Windows to be fitted with double glazed units with 6mm toughened 12mm spacer and 6.4mm laminated glass to all areas(final make up of units dependant on pane size) and to have internal MDF windows board twice rounded painted white. All glazing to be clear although developer to review site orientation for possible external canopies to prevent solar glare / interference onto tenants displays. Glazing to be impact resistant / lateral resistance to comply with building regulations given the proximity of the tenants sales mezzanine adjacent. Display windows bottom frame / cill to line through with tenants mezzanine height (to be confirmed by tenants project manager but typically 3.74m high). High level glazing to comply with BS6206 and BS EN 1991-1-1.
- 19.6. Electrically operated self-finished steel security shutters shall be provided internally to centre of the main entrance lobby (sited on oversailing cladding panels to retail area side) and doorset to the outdoor project centre. Shutters to be fitted at min. 2.8m to u/s. Shutter siting and controls position to be agreed with Travis Perkins Project Manager – Note - main entrance shutter controls are sited together, on retail side of shutter due to access internally from final exit fire door into the unit by tenant operatives.
- 19.7. The security shutters shall have galvanised steel laths, minimum 20 gauge, with 75mm steel “I” or inverted “T” section bottom rail and 75mm steel guides fitted to the structural steel framing and finished with 30% gloss polyester powder coat. An internal shutter box is to be fitted over the shutter unit complete formed in metal, covering the motor etc., pre finished as the shutter surround with provision for the manual hand winding release. Chains not permitted to any security shutters for manual release or control. 3 No. manual hand cranks to be provided on practical completion of unit. Removable access panels to be fitted to shutter hoods to allow visual inspection of shutter supports / bearings via tenants maintenance contractor.

20. FIRE EXIT DOORS

- 20.1. Doors to be supplied and fitted by Bradbury Security ref W1 / W2 in Zinctec steel security door sets and frames fully certified to LPS1175 Issue 7, security rating 3 with polyester powder coated finish complete with MICO 942-3 three point fire escape ironmongery with central push bar, internal pull handle and securely bolted to adjacent steelwork frame in accordance with the Standard Details. Standard fire doors REF – W1 to be fitted with 7000 series heavy duty door stay and brush strip. Door sizes to satisfy Building Regulations / DDA requirements. The Last-in final exit / entrance door – REF W2 (position to be agreed) to have MICO 942-4 four point fire escape ironmongery with push pad accessible from the outside for staff entry/exit via a 5 lever Scan Oval cylinder , heavy duty SR3 escutcheon & lever handle. Door fitted with wide angle viewer and structural openings of doors approx. 1180x2100mm high (doors must provide clear min. opening of 1050mm). Doors

fitted with DDA compliant threshold. All doors to have dog bolted to hinges. Fire exits **MUST NOT** be fitted with dead lock ironmongery which may require a management procedure to be in place to allow egress through the door. 7 keys required for final exit door.

- 20.2. Include for escape signage both sides of door and external bulkhead lights generally to each fire escape door. Flood light with PIR to the staff entry/exit external fire door. ACO(or similar brand) heelsafe covered drains to be provided to external thresholds of all fire exits.

21. **ROLLER SHUTTER GOODS DOORS**

- 21.1. Install electrically operated roller shutter doors 4500mm high x 4000mm wide (clear opening). The shutter is to be a minimum 20swg galvanised steel scrolled lath with each alternate lath fitted with mild steel or zinc plated end locks and a 1.6mm (min) galvanised steel bottom rail complete with rubber seal and retainer. The shutter guide angles are to be a minimum 75 x 50 x 6mm RSA fixed at maximum 500mm centres. Door end plates are to be a minimum 6mm thick with the support bearing to be fitted on the outside face. The box cover casing is to be a minimum 20swg galvanised steel sheet with a 50mm return suitably fitted to the main structure (where fitted externally a silicone bead or suitable weather proofing is to be applied to the return). Barrel assembly should be designed to a maximum deflection of 1:400. The motor and drive are to be direct drive from Guthrie Douglas or Link Controls, with built in safety break. Doors are to be operated from low level and come complete with a key operated switch to prevent unauthorised use and emergency manual disengage and override haul chain. Doors to have a polyester powder coated finish both sides, (externally as the External Finishings Schedule). Guide locks are to be fitted complete and matching cut-out boxes fixed to the wall to ensure shutters cannot be operated whilst locked. Heavy duty ACO or similar slotted ductile covered drain to be provided across goods in door opening to prevent flooding into warehouse, cover to be able to withstand forklift traffic (min D400 standard).

- 21.2. The rear of goods door opening shall be fitted with an internal fast action door system close coupled behind the main roller shutter door. Fast action door shall be DITEC TRAFFIC C fold up door within self-standing galvanised steel frame and housing drive unit which shall be 400 volt 3 phase 50 hz compatible. The upright "LEGS" shall incorporate hinged inspection panels special PVC perimeter seals and mechanical counterweight balancing system. Door curtain shall be made of self-extinguishing coated polyester material to comply with CLASS 2 regulations. The door comes complete with two rows of clear vision panels at eye level. Door curtain assembly incorporates tubular steel insert reinforcements which extend into the upright "LEGS". Safety features include a pneumatic safety bottom edge and a photo-electric safety beam to prevent the door closing when obstructed. A manual release handles which disengages the motor brake and allows door to automatically open to approximately 2200mm under gravity via the mechanical counterweight balancing system fitted. Doors shall be fitted with a remote control receiver and supplied with two none coded hand held transmitter units. Brush seal protection to be provided to head of shutter door. A lockable protected keyswitch shall be provided for both internal and external operation as well as internal push button controller. External keyswitch shall be housed in lockable waterproof container with combination padlock provided. Controls for Fast Action door and main roller shutter to be positioned at same side of doors internally , position to be agreed with tenant project manager at height to comply with Building Regulations

21.3. Full height mild steel angles to be provided to protect masonry jambs to goods door opening, to be painted gloss oil paint equivalent.

21.4. All electrically operated doors and shutters will be fully tested and commissioned and ensure all limit switches have been correctly set up. A Certificate must be issued stating this work has been carried out.

22. **PLATFORM LIFT PIT**

22.1. Tenant to install platform lift to amenity block with Developer to provide maximum 80mm deep recess in slab for tenants platform lift in agree location towards rear of the building adjacent proposed amenity area. Exact depth, size and location of recess to be agreed.

23. **SERVICES INSTALLATIONS**

23.1 The mechanical, electrical, public health and fire protection works for the Developers shell shall generally comprise the following works;

- Diversion and modification of all existing utility services on the existing site which require temporary or permanent retention including all associated works.
- Provision of new incoming electricity, gas and water services, together with telecommunication ducts (certified by BT Openreach inc. DP), including all associated works shall be provided.
- Provision of new telecommunication ducts for Virgin Media, including all associated works shall be provided.
- Provision of electricity metering to all new electricity supplies including main isolation/fuse switch unit and meter cabinet/CT's/tails, as applicable.
- Provision of primary gas isolation valve at point of entry to building.
- Provision of primary mains cold water isolation valve, double check valve and drain cock at point of entry to building.
- Where applicable to comply with Building Regulations or local Fire Officer requirements the supply and installation of a suitable fire hydrant(s).
- Provision of external lockable watering points to landscaped areas as required by the Building Specification.
- External lighting and power installations complete in their entirety to the Wickes/Retail Unit car park, site access road and Wickes/Retail Unit service yard, including feeder pillar where applicable, mains distribution board and associated controls and wiring.
- Provision of external lighting and security/ancillary services ducts to Wickes secure compound and OPC area; installation of lighting included.
- Services, controls and ducts associated with any drainage pumps or petrol interceptors required as part of the project.
- Provision of external duct installations associated with the provision of ancillary site systems, including, but not limited to, security and CCTV, Vehicle Management/Monitoring Systems, totem lighting and remote signage supplies.
- Provision of temporary emergency lighting if required to comply with Building Regulations.
- Roller shutter power supplies, including temporary connection for testing; sufficient cabling shall be left at mains electrical intake position to allow

- connection to the appropriate distribution board as part of fit out works.
- Auto door power supplies, including final connections and fire alarm interface units (no fire alarm installation required as part of shell works), including temporary connection for testing; sufficient cabling shall be left at mains electrical intake position to allow connection to the appropriate distribution board as part of fit out works.
 - Provision of earthing and bonding to comply with utility services requirements to allow connection of metering.
 - Supply, installation and commissioning of the Lightning Protection system.
 - Supply and installation of roof mounted photovoltaic cells as required to satisfy Planning Conditions / BREEAM in respect of renewable energy.
 - Where applicable to comply with Building Regulations or local Fire Officer requirements, the supply and installation of the appropriate sprinkler tank(s) and sprinkler pump house, together with all associated pumps, pipework/valves/controls within the pump house, incoming sprinkler main and associated electrical services/remote control panel.
 - Where applicable to comply with Building Regulations or local Fire Officer requirements, the supply and installation of smoke ventilation, together with all associated controls and electrical wiring.
 - Provision of design calculations and supporting information.
 - Provision of design, installation, coordination, builders work and record (as installed) drawings associated with the services installations.
 - Installation of complete systems as described by the relevant sections of this document.
 - Liaison and coordination with all other trades and between Mechanical and Electrical Services, with the Client, Principal Contractor, Project Design Team, other Contractors and Sub-Contractors.
 - Testing, commissioning and handover of the complete installed systems, elements of which are to be witnessed by Travis Perkins representatives.
 - Provision of fully comprehensive Operation and Maintenance documents to cover all installed systems.
 - Twelve months defects liability.

The store will be served by a combination of 1no ADSL broadband line and either 1no VDSL broadband line or 1no leased fibre line. The Developer is to contact BT Openreach Order Driven Network on 0800 0232023 to arrange for site survey and pay all costs associated with the survey.

The Developer will specify the following service requirements:-

10 pair copper
1 x fibre

Developer is to ensure that all ductwork required for BT installation to the unit is fully installed and certified and adopted at least 13 weeks prior to practical completion in order that the tenant can request lines to be installed. Ductwork positions entering the building are to be agreed with the tenant and must terminate into local BT/Coms network chamber.

- 23.2 Wickes Building Supplies Limited shall select one of their approved contractors for each of the packages from their approved lists, to quote for the project. The Developer and Development Building Works Contractor shall seek quotations for the works from the selected Contractors but can also seek a comparison price for works from alternative supplier to be approved by Travis Perkins Project Manager.

The Developer shall note that the 'Wickes Approved Contractors' have successfully tendered for the mechanical and electrical services works and will submit a price against a pre-agreed 'Schedule of Rates'. The following list provides details of the Wickes Approved Contractors;

Mechanical and Public Health Contractors

Gradwood

Contact: Nick Clark
Tel: 0161 480 9629
Mob: 07810 503590
Email: nickclark@gradwood.co.uk

Cox and Gill

Contact: Colin Bickel
Tel: 01474853731
Mob: 07973307137
E-mail: colin.bickel@coxandgill.com

Thermatic Maintenance Ltd

Contact: Neil Hendley
Mob: 07970 134661
Email: neil@thermatic.co.uk

Electrical Contractors

DPS (Beeston)

Contact: Geoff Bates
Tel: 0115 9222172
Mob: 07976 731190
Email: geoff@dpselectrical.com

Cox and Gill

Contact: Colin Bickel
Tel: 01474853731
Mob: 07973307137
E-mail: colin.bickel@coxandgill.com

NEC Electrical

Contact Liam Geraghty
Mob: 07970 526763
Email : liam.geraghty@neclimited.co.uk

Fuzion Solutions Ltd
Contact: Clive Faulkner
Tel: 08448002877
Mob: 07870108817
E-mail: clive@fuzionltd.co.uk

Nala Electrical

Contact Nicola Duke
Tel : 0191 5840058
Nicola.duke@nalaengineers.co.uk

GBE Installations Ltd
Contact: Gary Boniface
Tel: 02083242353
Mob: 07970278798
E-mail: gary@gbei.co.uk

- 23.3. Specific reference shall be made to the particular requirements for Part L of the Building Regulations and the need for the preparation of SBEM calculations to demonstrate compliance with Building Regulations. Such calculations **must** take into account the fit-out services installation and in no way shall Building Regulations approval of the Developers works compromise the fit out requirements.
- 23.4 Where the project includes requirements to comply with BREEAM, the Contractor shall include all necessary works within the shell installations as necessary to afford compliance with the specific project requirements. In addition, where specific project requirements dictate the use of renewable or low energy technologies which result in the introduction of photovoltaic panels these shall also be incorporated within the shell works to ensure compliance.

The following BREEAM credits are to be considered/achieved in respect of the

building services installations to meet the specific category of BREEAM required for the respective project, e.g. Very Good, Excellent, etc.

BREEAM Reference	Title	Proposed Building Services Provision for Standard Store
MAN 1	Sustainable Procurement	Standard and seasonal commissioning, with option for annual monitoring/report for 3 years.
MAN 2	Responsible Contractors Practices	Co-operation with Main Contractor as applicable.
MAN 3	Construction Site Impacts	Co-operation with Main Contractor as applicable.
MAN 4	Stakeholder Participation.	Preparation of BREEAM compliant Building User Guide.
HEA 1	Visual Comfort	High frequency ballasts. Internal & external lighting design to CIBSE standards. Glare control. Daylight calculation by Specialist Consultant to indicate amount of daylight to retail area via rooflights.
HEA 2	Indoor air quality	Air intakes and exhaust to be located 10m apart and 20m from any pollution sources. CO ₂ air quality monitoring to retail area. Preparation of Air Quality Plan by Specialist Consultant, inclusive of testing for the emission of VOC & formaldehyde.
HEA 3	Thermal Comfort	Full dynamic thermal model with thermal zoning and control strategy.
HEA 4	Water Quality	Water systems to be designed in accordance with HSE CoP in respect of legionella prevention. Mains fed drinking water chilled water unit to be provided to canteen.
HEA 5	Acoustic Performance	Provision of attenuators to mechanical ventilation systems and monitoring of noise performance of completed installations/plant.
HEA 6	Safety & Security	Co-operation with Main Contractor as applicable.
ENE 1	Reduction of CO ₂ Emissions	Preparation of design stage SBEM/BRUKL report for the development to demonstrate required reduction in CO ₂ emissions.
ENE 2	Energy Monitoring	Energy metering of major building services and sub-metering of functional areas. Preparation of mains distribution schematic.
ENE 3	External Lighting	External lighting to be designed to meet BREEAM requirements and external lighting drawing provided.

ENE 4	Low & Zero Carbon Technologies	A BREEAM compliant LZC report to be produced indicating required reduction in CO ₂ emissions via installation of PV's.
ENE 8	Energy Efficient Equipment	No building services input.
TRA 1	Public Transport Accessibility	No building services input.
TRA 2	Proximity to Amenities	No building services input.
TRA 3	Cyclist Facilities	No building services input.
TRA 5	Travel Plan	No building services input.
WAT 1	Water Consumption	Toilet cisterns to have a maximum capacity of 4.5 litres & basin taps a maximum flow rate of 5 litres/min at 3bar. Option for rainwater harvesting system.
WAT 2	Water Monitoring	Internal water meter to incorporate pulsed output.
WAT 3	Water Leak Detection & Prevention	PIR activated sanitary supply shut-off valves to be provided to toilet areas. Option for leak detection via control system monitoring utility and internal metering units.
MAT 1	Life Cycle Impacts	Co-operation with Main Contractor as applicable.
MAT 2	Hard Landscaping & Boundary Protection.	No building services input.
MAT 3	Reasonable Sourcing of Materials	Co-operation with Main Contractor as applicable.
MAT 4	Insulation	BREEAM compliant insulation materials to be utilised for insulation of pipework and ductwork, i.e. ISO 14001 accredited, A & A+ rating insulation. Co-operation with Main Contractor as applicable.
MAT 5	Designing for Robustness.	Co-operation with Main Contractor as applicable.
WST 1	Construction Waste Site Management	Co-operation with Main Contractor as applicable.
WST 2	Recycled Aggregates	No building services input.
WST 3	Operational Waste	Co-operation with Main Contractor as applicable.
LE 01	Site Selection	No building services input.
LE 02	Ecological Value of Site & Protection of Ecological Features	No building services input.
LE 03	Mitigating Ecological Impact	No building services input.
LE 04	Enhancing Site Ecology	No building services input.

LE 05	Long Term Impact on Biodiversity	No building services input.
POL 1	Impact of Refrigerants	Details of refrigerant to be confirmed.
POL 2	NOx Emissions	NOx emissions of any gas fired equipment to be confirmed. Points not available with any electrically powered heating such as heat pump or panel heaters.
POL 3	Surface Water Run Off	No building services input.
POL 4	Reduction of Night Time Pollution	External lighting to be controlled by time clock and photo cell to prevent daylight operation.
POL 5	Noise Attenuation	Post completion noise survey to be undertaken.

The above list is not exhaustive and the Contractors input may be required on other credits which are not mentioned but deemed to be part of the scheme. The precise responsibilities of the Contractor should be agreed with the Contract Administrator and the BREEAM Assessor.

The actual items and applicable credits for each may vary depending upon the particular BREEAM rating required for the site; this shall again be agreed with the Contract Administrator and the BREEAM Assessor.

23.5 Incoming Utility Services Provision:

23.5.1 The Principal Contractor shall be responsible for the programming, coordination, procurement and provision, including payment for all incoming utility supplies to the store. This shall include the following;

- Electricity supply.
- Gas supply.
- Domestic mains water supply.
- Sprinkler tank infill/hydrant water main (where required).
- Telecommunications ducts.

Size and Capacities of all supplies as per Appendix C

23.5.2 The Principal Contractor shall complete and return the standard Utilities Connect information templates in order that they can arrange for the electricity and gas metering equipment; these are available on request.

23.5.3 Metering - For the electricity and gas supply it is mandatory that UtilitiesConnect are engaged by the main building works contractor to organise the metering equipment installation ready for tenant use and occupation. There is no charge to the main contractor for this service. Developer must obtain supplier forms from UtilitiesConnect at the commencement of development and return all forms to UtilitiesConnect with supply information including MPAN / MPRN numbers.

UtilitiesConnect contact details are; Email paul@utilitiesconnect.co.uk – Mobile Number 07584 049193 or lisa@utilitiesconnect.co.uk – Mobile Number 07872 628130

A minimum of 8 weeks prior to practical completion of the developer works for the Wickes Store, the main contractor will furnish UtilitiesConnect with all the required information in relation to the electricity supplier as detailed within the following sections. UtilitiesConnect can also give advice on completion of utility application forms and the main contractor is encouraged to consult with them as early as possible within the project programme. At least 2 weeks prior to practical completion the electrical and gas services need to be complete into the unit and developer to allow access to statutory or appointed meter installer and tenants electrician to install necessary local isolator / meter ready for tenants fitting out works

It is also mandatory that UtilitiesConnect are provided with copies of the quotations from the utility companies for the provision of the electricity and water supplies. The main contractor shall ensure that such quotations are obtained as soon as possible in the project programme and be mindful that in some instances provision of supplies can take up to 26 weeks to install from receipt of the utility company quotation and payment of the required costs. This being the case for some project programmes it may be necessary for the developers' professional team to apply for the incoming supply quotations prior to appointment of the main building works contractor.

23.6 **Electrical Services:**

23.6.1 The shell electrical services installation shall generally comprise the following;

- The main incoming electrical supplies to the development, including a separate Landlords supply/feeder pillar if applicable or for multi-unit sites. The service head, utility meter and temporary electrical MCB distribution board shall also be located within this vicinity.
- The Contractor shall install a temporary MCB distribution board with integral 125A switch-disconnector within the unit to serve circuits to be installed under this Contract. In the event of sprinklers being required under the scheme the rating of the distribution board shall be assessed accordingly.
- Where applicable, the Contractor shall provide all required mains distribution arrangements and GRP feeder pillar for the landlord supply serving external lighting and power to communal areas. All associated incoming supply, metering, distribution equipment, wiring, containment and controls shall be located within the feeder pillar.
- Supply, installation and commissioning of the external lighting to the car park and service yard/access road as applicable, inclusive of associated controls, either served via the feeder pillar or a separate distribution board located adjacent to the main intake position in the building.
- Supply, installation and commissioning of the external lighting systems for the Wickes OPC, secure compound/service yard; these areas shall be wired from a temporary distribution board located at the future warehouse position. The Developer shall include for all associated ducts, sleeves and draw pits for the lighting, together with ducts for security, fire alarms, etc. The duct layout must be approved by the tenant project manager or appointed tenants M&E consultant prior to installation.
- Provision of emergency lighting where required to meet Building Regulations or to satisfy the Approved Inspector. If required, this shall comprise external bulkheads above escape doors and twin beam emergency to cover escape routes, together with associated key test switches.
- Supply, installation and commissioning of lightning protection system.
- Provision of small power circuits to serve the automatic entrance, exit and OPC doors, main entrance security shutters, warehouse roller shutter and

fast acting door, served from a temporary distribution board located adjacent to the main intake position in the building.

- Provision of power circuits and controls to Specialist Installations as applicable to the scheme. These shall include the following;
 - Photo voltaic installation – connected to the unit electricity supply.
 - Foul sewage pumping station (if installed) – fed from the unit electricity supply or if common then from the landlord feeder pillar. Visual and audible alarms to be fitted at the power source location.
 - Petrol Interceptor (if installed) – fed from the unit electricity supply or if common then from the landlord feeder pillar. Visual and audible alarms to be fitted at the power source location.
 - Sprinkler system; sprinkler pump supplies, together with ancillary lighting and power board where sprinkler system is installed.
 - Smoke ventilation control panel (where installed). Note: fire rated cable required.

23.7 Photovoltaic Cell Installation:

23.7.1 Where required to comply with local Council renewables requirements, BREEAM or Building Regulations Part L compliance, the Developer shall supply and install mono-crystalline photovoltaic cells on the roof of the building. These shall be connected into the store electrical distribution arrangement in accordance with the manufacturers' recommendations.

23.7.2 The Contractor shall pay particular attention to the documentation required to ensure that the energy generated by the photovoltaic system whether used on site or generated back to the grid is in place; Travis Perkins Plc are to receive all FIT payments.

All systems and equipment, together with the installation must be Micro-generation Certification Scheme (MCS) accredited in order for the Clients to be able to claim the appropriate Feed in Tariff (FIT). To gain accreditation under the MCS scheme the installed equipment must be MCS accredited and the installer must also be MCS accredited, they must provide a certificate once the works are complete.

The PV Installation Contractor shall be required to install the PV array and cabling penetrations into the building as part of the shell works. The PV Installation Contractor shall be required to re-attend site as part of the fit-out works, to connect the PV array to the main supply. These works shall be co-ordinated with the Electrical Contractor, including all associated final set up and commissioning, prior to completion of the feed in tariff forms. All of the cost of the works shall be included in the quotation for the shell works.

23.7.3 The Photovoltaic Cells shall be Enhance Photovoltaics Polycrystalline Power 60 P (250wp) modules as supplied by:

SOLFEX LTD
Energy Arena ,Units 3-5 Charnley Fold Industrial Estate
Bamber Bridge, Preston,
Lancashire PR5 6PS
01772 312847
www.solfex.co.uk
Contact: Tom Edwards – Technical Manager
tom.edwards@solfex.co.uk

The contractor is to procure any MCS photovoltaic installation through one of the following approved installers : -

HBS Group Southern
Unit 9 Fulcrum,
1 Solent Way,
Whiteley,
Fareham,
Hampshire, PO15 7FE
Contact – James Bull
James@hbsgroupsouthern.co.uk
Tel: 023 8040 6227

Energy Myway
National Business with
Regional Offices
Contact – Jason Hobbins
jason@energymyway.co.uk
Tel: 01865 479600

Forrest
The Yard
Dodd Lane
Westhoughton
Bolton BL5 3NU
Contact: Paul McCarren
Paul.McCarren@forrest.co.uk
Tel: 01942 841122

23.7.4 Requests for photovoltaic cell design proposals/quotations shall be site specific and shall include the following information;

- Site plan clearly indicating the orientation of the building and proposed location of the PV's.
- Roof plan indicating rooflights, roof pitch, dimensions and proposed location of PV's.
- Properties estimated annual electrical usage in kW/h.
- Design requirements, i.e. area required for compliance with Building Regulations Part L and/or Planning Conditions in respect of renewable energy.

23.8 External Lighting

The Contractor shall allow for the supply, installation and commissioning of all external lighting to the site including the car park, service yard, secured compound and OPC to meet the specification requirements.

The design of the external lighting shall be undertaken by Whitecroft Lighting Ltd and the Contractor shall be required to determine in their programme the delivery date for the entire external lighting installation. The Contractor shall liaise with Whitecroft for delivery arrangements and space for offloading.

The external car park and service yard/access road lighting shall be fed from the unit electricity supply or if a common car park/service yard, from the landlord feeder pillar.

External lighting to the Wickes Compound and Outdoor Project Centre shall be installed under the shell works including all associated ducts, sleeves and draw pits. The lighting shall be wired back to the future warehouse position within the unit and

a temporary distribution board provided. The installation shall include all associated controls and override switches.

The external lighting design requirements are as follows:

- Average illuminance to CIBSE LG6 and BS5489 with a uniformity of 0.3 minimum / average.
- Car park – 20 Lux average with 10 Lux minimum to core areas and circulation routes.
- Service Yard at 20 Lux average.
- Compound 50 Lux average.
- Outdoor Project Centre 100 Lux at floor level.

Luminaire type:

- All external light fittings and accessories shall be obtained from Whitecroft Lighting Limited, contact: Andrew Turton, mobile: 0771 0092372. The final design and exact fittings shall be agreed by tenants appointed M&E Consultant.

Switching:

- Car park and service yard; dedicated programmable time switch and photo electric cell and contactor located at the main intake position or feeder pillar as appropriate. The time switch shall be programmed to the store opening hours (or to Local Planning conditions).
- Lighting for the secure compound and OPC area shall be controlled via a dedicated programmable time switch and photo electric cell and contactor located at the future warehouse position; an override switch shall also be provided for each area.

Emergency Lighting:

- Not required under this contract unless explicitly required to meet Building Regulations or to satisfy the Approved Inspector. If so, provide to comply with BS 5266 via external bulkheads above escape doors.

Installation method:

- All lighting shall be wired via XLPE/SWA/LSF cables fixed direct or run within cable ducts or upon cable tray from the dedicated external lighting distribution board. Cables serving temporary distribution boards may be clipped to building purlins or run within cladding rails as a temporary connection only.
- Where cables are run externally underground they shall be laid either within soft dig (50mm sand bed with 50mm sand cover) or within ducts to concrete, paved or tarmac areas. Cables and ducts shall be run at 600mm below finished ground level to top of the cable/duct with yellow warning tape 150mm immediately above.
- Adequate provision shall also be included for ducts for security, fire alarm, emergency lighting, warehouse bell and other ancillary services.
- No cable shall be run externally upon the building fabric.
- Lighting cables now not to be loose laid in trench but require cables in ductwork for flexibility and protection.

The design and layout of the external lighting system shall be subject to Planning

Approval and shall comply with dark skies criteria limiting the upward lighting component.

The external lighting system under this contract to shall be carried out by the Contractor in their entirety, inclusive of all associated electrical services, controls, builders work, etc.

The scheme proposal shall be forwarded to Travis Perkins and their representative for approval prior to implementation. The Contractor shall not assume any 'spill' lighting from fit out installations as a contributing part of the calculations.

23.9 Mechanical Services:

23.9.1 The shell mechanical and public health services works shall generally be limited to the following;

- Provision on new incoming mains cold water supply to the unit; the supply shall terminate with a stopcock, drain cock and double check valve, together with a pulsed water meter if applicable under BREEAM. In addition, if required under BREEAM the Contractor shall supply and install a major leak detection system to the incoming service.
- Provision of new incoming gas supply to the unit; the supply shall terminate within the building with a gas isolation valve.
- Provision of external watering points to the landscaping areas as required by the Building Specification.
- Provision of fire hydrant as required by Building Control/Fire Officer.
- Provision of sprinkler tank infill main, if required.
- The Developer shall provide a concrete plinth and a galvanised weld mesh steel enclosure cage (similar to that forming secure compound) complete with access gate and combination padlock (code to match store number) for the externally located condenser units (fitted as part of the tenant fit out works). Size of plinth to be provided by tenant to suit developers programme

23.10 Automatic Sprinkler Installation:

23.10.1 Where required to comply with Building Regulations or local Fire Officer requirements the shell sprinkler installation shall generally be limited to the following;

- The supply and installation of the appropriate sprinkler tank(s) and sprinkler pump house, together with all associated pumps, pipework/valves/controls within the pump house, incoming sprinkler main and associated electrical services/remote control panel. The sprinkler distribution mains shall be terminated at high level within the retail area for future extension by the tenant under the fit-out works; appropriate provision shall be included in regards to the required zoning of the unit.

23.11 Smoke Ventilation System:

23.11.1 Where required to comply with Building Regulations or local Fire Officer requirements the shell smoke ventilation installation shall generally be limited to the following;

- The supply and installation of roof mounted smoke ventilators conforming to the requirements of BS 7346, Parts 1 and 3 Or BS EN 12101-2:2003
- Main control and override panels, together with associated fire alarm interface

- and accessories, located adjacent the main building fire alarm panel.
- Battery back-up systems.
- Rain sensors.
- Fireman's on/off/auto switch control panel enclosure adjacent the fire alarm panel.
- Temperature control to facilitate natural ventilation within the unit.
- Interface with main building fire alarm system to provide evacuate alert in the event of activation of smoke vents.
- All associated electrical wiring and builders work.
- Testing and commissioning.

24. DRAINAGE INSTALLATIONS

- 24.1. Foul and storm water drainage connected to the main sewers is required in strict accordance with the requirements of the Local Water and other statutory authorities. Due consideration is to be given to prevent damage to pipework, manholes, chambers and the like due to potential settlement of ground. Whole of installation will comply with BS EN 752 – 1: 1996, - 2, 3: 1997 and – 4 : 1998 and to approval of the Local Authority and/or local water company.
- 24.2. No access to underground drainage (i.e. manholes, rodding eyes) is to be provided within the building. No manholes are acceptable within the block paved areas in the vicinity of the main entrance and the principal customer walkways and shall be avoided in the outdoor project centre and only incorporated where no other solution is available. All manhole covers to be square to adjoining building/kerbs/paths etc.
- 24.3. A petrol interceptor must be supplied and installed by the Developer with appropriate intelligent warning system. Developer to allow for return visit to commission warning system during tenants fit out once mains panel is fully installed. Alarm beacon for interceptor to be visible in main carpark
- 24.4. The Developer shall provide two external condensate gulleys connected to the underground foul drainage to service the external condensor plant in locations to be agreed with the Travis Perkins Project Manager. Drainage systems to be designed so as to require no regular maintenance other than clearing of gully traps etc. and access to drainage runs to be provided at all bends and junctions and changes in falls. Concrete hardstanding laid to falls to be provided by developer exact size to be confirmed by tenants project manager but typical sizes 7m long x 2m wide.
- 24.5. Developer to install 3 No. foul sockets in agreed locations to front and rear of the unit. 2 No. 100mm diameter sockets to be provided to the rear for main staff block and 1 No. 100mm diameter socket to be provided to the front of unit for disabled ground floor toilet. Positions to be agreed with Travis Perkins Project Manager
- 24.6. Foul drainage system shall be a totally separate system designed, installed and commissioned in accordance with all relevant current British Standards and current Building Regulations. System to be fully coordinated with internal above ground plumbing systems. As previously mentioned the developer is to provide 3 No. 100mm diameter foul sockets for use of tenant's amenity block and disabled toilet in positions agreed at front and back of store.
- 24.7. Surface water drainage system shall be a separate system to carry surface water to main sewers or other approved location, without causing flooding, hazard or

nuisance to users of the building or adjoining property. System to be designed to meet requirements of the Environment Agency and to be designed, installed and commissioned in accordance with all relevant current British Standards and current Building Regulations.

- 24.8. Choice of gradient and pipe size shall maintain minimum velocity of 0.75 metres/second and not at full bore capacity of the pipe under normal discharge conditions.
- 24.9. The surface water drainage scheme for outdoor projects centre and compound/service yard is to be a metal grated system installed in strict accordance with manufacturer's instructions. Preference is that this system also used in public car parking areas but no channels shall be provided in front of lobby entrance/exit area at junction of tarmac / pavers. All drainage channels to outdoor projects centre are to have heelsafe quality gratings. Aco drains to be provided immediately adjacent Entrance/Exit/OPC/Fire exits door thresholds.
- 24.10. Wickes will accept in public car parking areas only, precast concrete open dished channel against road kerbs, likewise gullies will only be accepted against road kerbs unless cover grating is such that trolleys do not jam. Gully covers to be cast iron secure grid pattern. Gullies also require silt traps.
- 24.11. At completion, all manhole covers, access covers and gratings to be lifted, cleaned and painted with two coats of bituminous paint and when replaced frames to have grease applied to provide seal.
- 24.12. Rainwater downpipes to be fitted rodding eyes in adjacent external footpath to remove need for internal access points.
- 24.13. Precast concrete road and yard gullies with trapped rodable inlets to be provided, complete with hinged dished, heavy duty bar cast iron gratings. Road and yard gullies to be surrounded with concrete. Sewer Connections
- 24.14. At 1 week prior to practical completion, provide Wickes with CCTV survey report and video of the drainage installations. This CCTV survey is to be signed off by site engineer

25. **EXTERNAL WORKS CONSTRUCTIONS**

Concrete Service Yard, Storage Compound and Outdoor Project Centre

- 25.1. External concrete to service yard, storage compound and outdoor project centre to be air-entrained reinforced concrete, containing reinforcement in top face, laid on Visqueen 1200 damp proof membrane over suitable granular capping and sub-base materials. The external concrete (including the capping and sub-base constructions) are to be designed by the Developer's Structural Engineer and shall not be a 'contractor' design. Slabs to have light brush finish with neatly trowelled margins with bullnose arris. Design loading for slab must accommodate 42 tonne heavy goods vehicles fully laden, both standing and manoeuvring along with forklift truck movements together with point loads from Wickes racking within outdoor project centre and storage compound. Curing of slab after concreting to be by applying a spray applied membrane. All joints to be sealed with approved bitumen rubber sealant, neatly applied. Filled joints to be assumed to be sacrificial and raked out and re-applied after 12 months by the Developer. Wickes will not accept large bay concrete slab pours with saw cut joints, in external locations. Sample

concrete bay to be provided for inspection by Travis Perkins Project Manager prior to pouring of main yard and Outdoor Project Centre. No Stepped changes in levels will be permitted in the Service / Storage or Outdoor Project Centre yards. Slab to service yard and OPC to be capable of providing PL / UDLs for Wickes Standard Fencing to these areas and if not then foundations for fencing or separate pockets/pads will be required

- 25.2. Access into service yard from the highway must be capable of accepting goods vehicles with dimensions 16.50m (44 feet) long and 4.75m high without interruption or unnecessary manoeuvring. Developer to provide tracking information to Travis Perkins Project Manager to review and approval of HGV movements within service yard and access roads
- 25.3. Maximum gradient of storage compound and outdoor project centre areas to be 1:60 with fall away from building with minimum gradient 1:80. Maximum gradient of remaining service yard areas to be 1:40.
- 25.4. 250mm x 125mm HB2 precast concrete kerbs to be provided to perimeter of all paved areas, access road, service yard areas, etc. Containment kerbs to be fitted to yard area where vulnerable to HGV movements.

Car Parking Areas

- 25.5. Paving to customer parking areas to comprise a stone mastic asphalt wearing course on bituminous macadam base course, laid over approved granular material sub-base capable of taking minimum 7.5 tonnes vehicle traffic. Gradients to be maximum 1:40 and minimum 1:60. On shared sites, these standards to apply to entire car park.
- 25.6. Markings for parking bays, direction arrows, traffic segregation and protected areas outside fire exit doors, means of external escape through yards etc. to be provided in thermoplastic marking compound. Required number of disabled parking spaces to be clearly marked and signed(included blue grit / paint solid infill in bay). Wickes also require 10 van parking spaces (6.0 x 3.6m) and 2 trailer parking spaces (10.0 x 2.4m). 3no parent and child parking bays to be provided 3.6m x 5m wide. These spaces shall be identified with a 300mm high wording in front of parking bays. Parking layout and wording on bays to be agreed with tenants project manager. Markings to carpark to comply with current Travis Perkins Staysafe markings policy document,a copy can be obtained from tenants project manager
- 25.7. Car spaces shall be 2.5 x 5.0m deep with 6.0m circulation aisles, except route in front of entrance/exit lobby which shall be 7.0m aisle. Layout and details of all markings to be approved by Travis Perkins Project Manager on separate setting out drawing.
- 25.8. Trolley bay's in car parking area to have heavy duty rumble strip fixed across opening and security chain / eyelets for overnight security.
- 25.9. Design of car park and service yard/compound/outdoor project centre must take into account potential for differential settlement. Design of building and surrounding hardstandings must ensure there are no steps, either immediately after construction or in the long term, between the building floor slab and external hardstanding. This to ensure trolleys can move unhindered between internal and external areas. Design of hardstanding must ensure falls do not exceed given limits both at localised positions and across the area either immediately after

construction or long term. Ponding of surface water shall not be acceptable on hardstandings. Suitable drainage to be provided at all low points.

Block Pavings to Walkways

- 25.10. Concrete block paving to be 60mm thick laid flush to the kerbs and door thresholds, laid in 90o herringbone pattern and consolidated on sand bed on granular sub-base, in accordance with manufacturer's recommendations laid to maximum 1:40 gradient from entrance doors to outside edge of paved area adjacent to car park area and also if the site dictated, as pedestrian access way from the boundary of site. All paving must comply with all statutory requirements, such as use of tactile paving slabs at crossing points in footpaths. Colour of paving to be Charcoal unless to be agreed with Travis Perkins Project Manager
- 25.11. Where the pattern requires 100 x 100mm square blocks these shall be split to provide correct size. All setting out to be in unit sizes.
- 25.12. Trolley bay's adjacent to the entrance door in block paving area to have Key-Check blocks across opening colour charcoal (ref PV8350500).
- 25.13. Paved areas to be treated with Key-Bond jointing sand stabiliser, to be applied strictly in accordance with manufacturer's recommendations.
- 25.14. Paved area to extend whole length of entrance/exit pod and to be minimum 3 metres wide. This area is to be designed to accommodate occasional fork truck traffic when Wickes locate temporary product displays on the pavings. Pavings to be at the same level/flush with the floor slab to the entrance lobby and flush with a drop kerb detail at the car park. No access covers, manhole covers or service points to be located within block paved area except lighting protection covers.
- 25.15. Area to be noted and planning secured on site plan for Tenants external selling space and Mobile Catering Unit (approx size of 3 parking spaces)

Emergency Escape Routes

- 25.16. Minimum 1200mm wide insitu concrete or bituminous macadam footpath, laid on an approved granular sub-base, shall be provided from fire doors of building connecting to paved car parking area unless they have direct access. There shall be no steps along an escape route.
- 25.17. Pre-cast concrete edgings on a concrete bed and haunched to be provided to outside edge of footpath.

Bollards and Barriers

- 25.18. Provide 2 No. 850mm high x 139mm diameter galvanised steel bollards with steel capping top plate filled with concrete spaced to each fire door if exposed e.g. in service yard / carpark etc. Bollards to be set in concrete base 600mm into the ground. No bollards are required in front of the main entrance area
- 25.19. Bollards to each side of goods in door to be provided 1200mm high x 139mm diameter filled with concrete, to the same specification to item above except these are to be painted out with black / yellow bands.

- 25.20. Galvanised steel crash barriers to be provided 350mm overall height above paving level of 100mm x 100mm rectangular hollow steel section. Posts to be set into concrete bases 600mm into the ground. Crash barriers to be provided along any areas of the main building with car parking immediately adjacent, in front of outdoor project centre side screens and around entrance/exit lobby. 850mm high x 139mm diameter galvanised steel bollards at 1540mm c/s to be provided to edge of pavers around entrance layout / external selling space extent to be approved by Travis Perkins Project Manager.
- 25.21. Provide Armco 'type' crash barriers to protect building and fencing within service yard and compound where there is potential for impact by service delivery vehicles. Bright yellow fishtails to be provided to ends of all Armco installations with service yard to identify extent of barriers.
- 25.22. Provide 4no trolley parks in total to scheme - 2no galvanised steel large domed fixed trolley parks, 1 No. adjacent to the main entrance door and the other trolley park in the front of the car park, set in foundations. Front posts to have 'D' hoops to enable chain to be attached, chain to be supplied – combination padlocks to be supplied set to store number . These trolley parks to be covered with 6mm Polycarbonate (clear) to roof / sides and rear. See standard detail.
Additional open trolley parks to be provided to rear of customer carpark for return trolleys and small open trolley park approx 2m wide x 2.4m deep to OPC centre – final positions all to be agreed.
- 25.23. Provide galvanised steel bollards or hooped barrier rails to protect trees or lamp posts placed in car park area.
- 25.24. Buried sections of steelwork to be painted with two coats of bituminous paint and the exposed sections to be self-finished galvanising.

Entrance Gates

- 25.25. Provide Autopa RemovaPost TL galvanised steel removable lockable bollards with suitable heavy duty Fire Brigade padlocks (with adjacent secondary locking positions) at access to customer car parking and goods service areas out of store trading hours. Bollards to be secured near carpark entrance in lockable galvanised steel housing or additional sockets during trading hours provided by developer. Bollards to be painted our bright yellow to prevent collison when installed.
- 25.26. Wickes will consider alternative solutions such as gates or height restriction barriers. All such gates are to be capable of being securely fastened in open position.

Builders Work in Connection with Site Lighting

- 25.27. All builders work in connection with the customer car park, storage compound/service area, outdoor project centre lighting and power, including menu boards, cable ducts, trenches and lighting columns, must be provided as necessary. All ducting to be laid minimum 600mm deep and include provision of all draw-in wires.

26. SOFT LANDSCAPING

Design

- 26.1. Soft landscaping scheme to be to approval of Wickes and the Local Planning Authority. Scheme to be designed so as not to screen the Store from the main highways and with ease of maintenance in mind.

Topsoil

- 26.2. Imported topsoil to BS 3882, medium loam, 20% maximum stone content to be supplied. Topsoil to be provided to 150mm depth to grass seeded areas and 300mm depth to shrub planting areas. Ensure when deciding on appropriate levels for planting areas, the mulch layer is taken into account, to avoid overfilling. Test Certificates for Topsoil imported onto site to be provided by developer prior to installation to ensure suitability of material , compliance with SI investigation and that topsoil is free of contaminants.
- 26.3. All areas shown on plan to be planted to be cultivated to a minimum depth of 200mm and cleaned free of weeds and rubbish.
- 26.4. For each tree and shrub to be planted more than 1.0m apart a separate hole to be excavated, keeping topsoil and sub-soil separate.
- 26.5. A mixture of topsoil and with at least one third of bulk as farmyard manure, peat or bulky compost to be used for planting.

Plants and Shrubs

- 26.6. Planting to be carried out in suitable weather and plants replaced if lifted by frost during the contract period.
- 26.7. All shrub beds and trees to have weed suppressant matting and mulched with 75mm layer (compressed) of bark chips, 14-35mm size. The mulch supplied to the site must have a "LOW" Fire Risk Classification when tested in accordance with BS4790: 1987. The Developer shall provide a Certificate to Wickes to confirm the Fire Specification of the product supplied on the Development.
- 26.8. Shrub and tree planting to be completed within period of development contract, preferably a minimum of two weeks before Practical Completion. Exceptionally Wickes may agree to formal request to planting after Practical Completion but to no later than to commencement of following planting season. However, where delay occurs, as much planting as possible, with emphasis on the planting zones adjacent to/visible from store entrance, to be completed by Practical Completion using container grown plants if necessary. Whether planting complete or incomplete, whole of top soiled area must be levelled/graded and mulched with 75mm layer of bark chips prior to Practical Completion and maintained as required following completion of later planting. These requirements apply to all developments whether Wickes is one of a number of occupiers or sole occupier.
- 26.9. Developer to take account of the ultimate height spread and positioning of any trees proposed to be planted near the garden project centre and compound/secure yard, to ensure fence security is not ultimately breached.

Watering Requirements and Hydrants

- 26.10. Allow for a watering point(s) in a suitable location(s) in a proprietary box(es) below ground with a hinged lockable lid. Number of points to be appropriate to extent of

landscaping provided. Points to cover full extent of landscaping and be sited to allow use of maximum 50m length of watering hose. Fire hydrant positions to be checked adjacent to the site and developer to ensure compliance with Building Regulation Approved documents for installation / positioning / spacing of any additional hydrant required.

Maintenance

- 26.11. Full 12 month's maintenance for grassed and planted areas from Practical Completion or completion of planting (whichever is later) to be provided.
- 26.12. During Defects Liability Period and until re-instatement is completed, all planted areas to be kept watered, hoed and free of weeds. All losses to be made good after a period of twelve months from planting and sowing. Monthly visits to be made at regular intervals during defects period with fortnightly visits required during growing season (March-October). The main contractor will be issued with a standard pro-forma by Wickes and must have signed after each visit by the Wickes Store Manager to validate visit.

27. SIGNAGE

- 27.1. Communal signage must be provided and agreed with Wickes prior to signing the Agreement. The developer will place Wickes signage at the head of any communal signage provided to the development.
- 27.2. Where the Developer proposes to use his own design of entrance/exit signage and any other remote signage, full details are to be provided to Wickes for their agreement prior to signing the Agreement.
- 27.3. Wickes shall be permitted to erect a freestanding sign on all sites irrespective of the Developer's estate sign provision.
- 27.4. All building signage is provided by Wickes as part of fitting out works. This will include 3 no. banner signs on the front elevation where they are fully clad, fixings by the developer in a position to be agreed with the Travis Perkins Project Manager.
- 27.5. Freestanding directional signage within the site boundary for goods deliveries will also be provided by Wickes, as part of fitting out works. This shall be permitted by developer
- 27.6. A main estate sign base to be provided in reinforced insitu concrete to a location agreed with Wickes normally located near to the main site entrance with good visibility to the public highway. Typically this could be 4.0m x 2.0m x 1.0m, but actual size to be confirmed by the Developer's Structural Engineer to suit prevailing ground conditions. Ground cage can be purchased for estate / totem sign from Wickes signage manufacturer on request.
- 27.7. 100mm diameter PVC duct with draw-in wire to be provided from signage base location back to electrical service cupboard.
- 27.8. The developer will obtain planning consent and install 3 flagpoles in a prominent position on the site perimeter to be agreed with the Travis Perkins Project Manager. Site specific requirement.

28. SECURITY

Generally

- 28.1. Wickes require the building and fabric to be a secure building. When preparing the designs and detailing for construction of the Development the Developer shall be mindful of this need and shall ensure that areas of potential weakness or vulnerability are suitably protected and adequately detailed for security.
- 28.2. On sites with a stand-alone Wickes unit, the storage compound and service yard will be operated as a single area and thereby enclosed with 4.0m high fencing and gates as set out below as an extended secure storage compound area.

Storage Compound

- 28.3. The storage compound and outdoor project centre fencing to be a combined security and timber panelled high security welded mesh fence (timber panelled section to Outdoor Projects section only). The face of the fence to be clad 4.0m high HS358 security galvanised welded mesh. The welded mesh panel specification is: 4mm round wire set at 12.5mm centres vertically and 76mm centres horizontally to give a welded panel with no gap greater than 8mm x 70mm between the wires. The fence is supported on min. 120 x 60 x 5 rhs posts set into their own foundation. Only when the slab proposed is 250mm thick with mesh reinforcement within the slab would base plates be fixed directly to the yard slab be considered – all subject to structural engineers calculations. The mesh panels are to be overlapped at each post and clamped with a full height 40 x 5mm galvanised mild steel stretcher bar, fixed to the post with 8mm anti tamper security fixings. Top two horizontal wires removed to form a security spike. Posts to be set into the ground, either into pockets left in the concrete slab, or core drilled through the slab into the pre formed foundation below. Bolting the posts to the surface of the slab is not acceptable unless above thickness is achieved and by approval only. The bottom of the mesh to sit on the slab with no gaps greater than 15mm and secured to the concrete slab with galvanised angle eliminating gaps and to prevent lifting. At ends and corners there will be provided suitable bracing strutting. Meshing to fence to be clamped to floor slab and mesh to be bolted to posts with non-removable fixings (standard headed bolts not acceptable). Top of fence to be level. Posts and fixings to be structurally calculated and guaranteed.
- 28.4. All gates will be manufactured to match the fence. The gates will comprise of a steel hollow section frame with through stile locking bar, heavy duty drop bolts and adjustable anti tamper drop forged hinges. The outside face of the gates are to be clad with HS358 mesh bolted on all sides to the gate frame with continuous mild steel clamp strip. wide gates constructed of heavy duty steel box section galvanised framing. Gates to be fitted with a through stile sliding locking bar, drop bolts to each leaf, slamming lugs and anti-tamper hinge units to prevent removal. The gates are to have A maximum of 25mm ground clearance when in closed position. will be allowed. Careful attention shall be given to design so as to give a maximum gap between gates and gateposts, gates and building, meeting stiles etc. of 25mm. Steel tube inserts to receive the drop bolts in both the open and close position shall be set into the floor flush with the ground slab, and grouted into position. Gate posts to be structural hollow sections of sufficient strength to act as terminal posts for the fencing and support the gates, these must be cast into institu concrete foundations set below the slab level. Gates to be secured with a close-coupled security padlock (provided by developer). and high tensile steel chain as

necessary. All the gate fittings to be protected to avoid entry from outside the site. Main Gates to secure compound to be min 3m wide per gate(min 6m opening) and gates to outdoor project centre to be min. 2m wide per gate(min 4m opening). Gates to service yard not required to be boarded, gates to outdoor project centre to be boarded to match fence. Main gates to both secure compound and outdoor project centre to match height of the fence adjacent. All gates to be mesh clad with no gap greater than 20mm under / around. Steel drop bolt cups to be set into ground for open and closed position. OPC gates to be boarded to match fence.

- 28.5. All of the steelwork used in the above specification shall be hot dip galvanised to BS EN 206-1: 2000 and BS EN ISO 1461:1999, cuts, drilling or other on site alterations shall have the affected area treated with two coats of Galvafruid, or equal and approved.
- 28.6. Particular care to be paid to falls in finished levels of adjacent service yard in order to ensure that gaps at the base of gates and fence to the concrete yard to be no greater than specified dimensions.
- 28.7. If the plans dictate that an emergency fire exit door exits into the secure compound area then the compound fencing is to incorporate a pedestrian emergency exit gate with push release mechanism and shroud. This mechanism to be Ingersoll Rand emergency push pad, ref 1438E/R/SE . Allow for the appropriate yellow thermoplastic fire escape hatching to comply with Building Regulations in front of gates.

Outdoor Project Centre

- 28.8. 4.0m high HS358 high security galvanised welded mesh fence to be provided to perimeter of the outdoor project centre as previous Item 29.4. Fence posts to be 6.0m above the slab level to provide support for netting at perimeter. Fence to have a matching pair of 4.0m wide gates lockable from the compound side of the gates. A pedestrian emergency exit gate is to be provided. All other fencing details to match compound fence. All surface drainage positions in Outdoor Project Centre to be approved by Travis Perkins Project Manager to ensure clashing with racking legs is avoided.
- 28.9. It is necessary to screen visibility from within the Outdoor Project Centre into service yard and service road areas and/or external boundaries to the site, which abut the perimeter of the Outdoor Project Centre. The Developer is therefore to apply softwood screening to the perimeter security fence (inside Outdoor Project centre) to restrict visibility to these areas to a height of 2.4m. The screening is to comprise 100 x 25mm softwood boarding on 100 x 75mm softwood framing. All timber to be pressure impregnated and stained. 100 x 25mm softwood to mitre with diagonal boarding in opposite direction on adjacent panels. Timber screening also to be applied to main gates and pedestrian gates of outdoor project centre. Stepping of any panelling due to falls on yard to be agreed with tenants project manager. Gaps under timber panelling to be between 50mm to 90mm. Panels are required to cover posts, made up to meet building and treated in light, natural colour preservative. Alternate panels can be stepped and chevron corner panels to be fitted

Security Net Specification

- 28.10. The security net is to be manufactured and installed by GBG Fences Ltd. Tel 01922 623207. The net is to stop goods being thrown out of the OPC over the security fence on all sides. Particular attention should be given to intersections with

the building and over vehicle access gates. The net is to be installed with no gaps greater than 50 x 50mm. The overall height is to be 6m above ffl. The net is to extend into the OPC from the boundary by 6m. The fence posts on the outside boundary are to be extended to 6m height to support the net and drilled for line wires to support the net.

Netting Criteria as follows :-

Position of net poles to be agreed with Wickes store planner

Net Poles to be positioned with 20mm of plan

Netting to be min 6m wide

Netting to return along division wall/building boundary to stop throw over

No gaps greater than 50mm between netting and building

No fixings of netting allowed in building

Net to be square grid when fitted

28.11. 6m high net poles are to be fitted along a line no less than 6m from the security fence. This can be increased to avoid obstructing aisles by agreement with the Travis Perkins Project Manager. The poles are to be fitted no further than 10m apart. Rigging wires are strained between the net poles and fence to support the net to give a taut finish. The net is fastened to the rigging wires and to the top of the fence with plastic non return ties at approx. 300mm centres. Pole layout must be approved by tenants project manager , no fixings permitted on cladding itself with permission of tenant and additional support steelwork.

28.12. **Poles** – Circular hollow section poles galvanised after manufacture. Poles are to be either set into pre-formed sockets in the OPC slab or bolted to the concrete with suitable anchor bolts. Where the poles have a base plate these are required to be designed and installed to minimise any trip hazard. Where base plated posts are used these must be grouted with cementitious grout.

Net – 50 x 50mm black nylon net with rope edge. Manufactured with fire retardant.

Rigging – Galvanised and plastic coated wire with strainer fittings.

Post and Rail

28.13. Other areas may require fencing such as landscaped areas and the demarcation between the site and public highways. In these instances a 150 x 150mm softwood timber knee rail fence to be provided with galvanised straps on minimum 600 x 600 x 600mm set 200mm below ground level. All timber to be preservative treated and end grain to have secondary treatment.

28.14. In areas where landscaping falls away from, or drops down to the car parking areas, there must be minimum of 1 metre of flat area before landscaping gradient. In this flat area install the fence details indicated above, but with posts at closer centres.

Security

28.15. Developer needs to take account of land surrounding the area to be fenced, to ensure that the height stipulated required for security reasons is not breached. Developer needs to make reasonable endeavours to ascertain that this will not change during or following the completion of the project.

Boundary Treatment

- 28.17 Where screening is required (agreed with tenants project manager) a 1.80m high close boarded fence can be provided. Where only security is required then a 1.8m mesh fence (to match specification of Secure compound) on 50 x 50 steel angles shall be installed. All positioning and type of fencing to site to be agreed on separate site plan.

APPENDIX A

STANDARD DETAILS

WSD 24	- Entrance Doors and Screens
3687B – 042	– Entrance barrier rails
3687B – 043a	– Trolley bay details
3687B – 045a	– Outdoor Project Centre Fencing
2687B – 46	– Secure compound fencing
3687B-032a	– W1 and W2 fire exit doors
3687B--001D	- Typical site plan (landscape)
3687B --002D	- Typical ground floor plan (landscape)
3687B – 003D	- Typical first floor plan (landscape)
3687B – 005B	- Typical elevations (landscape)
3687B – 006A	- Roof plan (landscape)
2687B – 011D	-Site plan (portrait)
2687B – 012D	- Typical ground floor plan (portrait)
2687B – 013E	- Typical first floor plan (portrait)
2687B – 015B	-Typical elevations (portrait)
2687B – 016A	-Roof Plan (portrait)

APPENDIX B- INTERNAL FINISHINGS SCHEDULE

ROOM	WALL FINISH	FLOOR FINISH	INT.ROOF FINISH	DOOR LININGS,ARCHITRAVES,SKIRTINGS, WINDOWBOARDS, METALWORK	DOORS
Retail Area					
General Retail Area	W1	F1	C1	D1	D2/D3
Entrance/exit to lobby area	W1	F1	C1	D1	D3
Wall liner panels to haunch	W3	n/a	n/a	n/a	n/a
Steel Frame above haunch				D1	

GLOSSARY**Wall Finishings**

- W1 Fair face blockwork with one mist coat and minimum two full coats Wickes vinyl matt emulsion colour - Grey RAL 7047. (Note: sufficient coats must be provided to obtain full and uniform colour)
- W2 Brilliant White coloured metal cladding
- W3 Sprayed out Grey RAL 7047

Floor Finishings

- F1 Power floated concrete floor slab with dry shake in accordance with Specification.

Soffit Finishings

- C1 Brilliant White coloured metal cladding liner sheets.

Decorations

- D1 Steel frame (but not galvanised sections): Touch up primer, two undercoats and one coat high alkyd oil based gloss colour RAL 7047 above haunch height , below haunch height steelwork to be painted RAL 7047
- D2/D3 Steel fire doors factory finished RAL 5008
Automatic doors and side screens to entrance/exit/
OPC factory finished RAL 5008

APPENDIX C

WICKES BUILDING SERVICES CAPACITIES

GUIDANCE FOR INCOMING SERVICES REQUIREMENTS

STORE SIZE (sq ft)	GAS	WATER	SPRINKLERS,(where applicable)		BASE ELECTRIC (without sprinklers)	BT
			WATER	ADDITIONAL ELECTRIC (estimated)		
15,000 sq. ft with 5,000 sq. ft mezzanine	200 kWh point load; 200,000 kWh per annum	32mm MDPE (approx. 0.6l/s)	63mm MDPE	90kVA	100kVA*	1 no. 90mm dia duct for BT plus 1no spare duct for future fibre
20,000 sq. ft with 5,000 sq. ft mezzanine & 5,000 sq. ft concession	200 kW point load; 200,000 kWh per annum	32mm MDPE (approx. 0.6l/s)	63mm MDPE	90kVA	100 kVA*	1 no. 90mm dia duct for BT plus 1no spare duct for future fibre
25,000 sq. ft with 5,000 sq. ft concession	300 kW point load; 300,000 kWh per annum	32mm MDPE (approx. 0.6l/s)	63mm MDPE	90kVA	100 kVA*	1 no. 90mm dia duct for BT plus 1no spare duct for future fibre

NOTES:

- * denotes base build electrical supply excluding any allowance for sprinkler pumps.
- Additional electrical load for sprinkler pumps to be confirmed by Specialist Sprinkler Contractor.
- The Contractor shall be responsible for calculating the store specific capacities using the above guidance.
- Account shall be taken of any additional loads imposed such as the option of VRF systems to the amenity block.

APPENDIX D

TENANT'S HEALTH AND SAFETY FILE CHECK LIST

**TENANTS HEALTH AND SAFETY FILE CHECK LIST
(TO BE COMPLETED BY DEVELOPERS PRINCIPAL CONTRACTOR)**

The following checklist details the information that must be contained within the Wickes Health & Safety File. The Health & Safety File must be prepared in disk format (x2) and hardcopy version.

The Health & Safety File must include all O&M manuals relevant to the particular project and tenant occupancy. Draft must be submitted 4 weeks prior to PC to Wickes appointed CDM Principal Designer for review and then final copy provided on PC of unit (or max 28 days after access whichever is sooner).

Not all items shown might be required, neither is the list exhaustive.

The Developers appointed Principal Contractor will ensure that the tenants appointed CDM-Principal Designer is invited to the penultimate shell meeting to ensure the smooth transition of CDM matters prior to fit-out.

A draft issue for the tenants appointed CDM-Principal Designer should also be available 4 weeks before Practical completion of the development for review.

The following pages list the Information that is required on all Projects, and also what may be expected on specific ones.

Any queries please contact: CSS – CDM Principal Designers for Wickes contact:-

Tony Bryant - Mobile 07590 046734 - tony.bryant@constructionss.co.uk
Nicola Anderton – 01869 220649 - Nicola.anderton@constructionss.co.uk

Health & Safety File Information Index

1. Project Information

- 1.1 Project Description to include
 - 1.1.1 detailed photographic construction progress in monthly increments to include final general and external façade record photos of completed project
- 1.2. Project Directory to include
 - 1.2.1 all subcontractor contact details

2. Approvals/Agreements

- 2.1. Architects Practical completion certificate
- 2.2. Building Regulations Approval (shell and fit out) to include
 - 2.2.1 final certificate
 - 2.2.2 discharge agreements
- 2.3. Advertising consent
- 2.4. Planning approval to include
 - 2.4.1 discharge of conditions and any constraints
 - 2.4.2 section 278 highway works within boundary
 - 2.4.3 section 38 highway works outside boundary
 - 2.4.4 section 104 water industry act
 - 2.4.5 section 106 agreement
- 2.5. Party wall awards/certificates
- 2.6. Landlords approval
- 2.7. Fire risk assessment
- 2.8. Historical certificates
- 2.9. Air test results

3. Surveys

- 3.1. Environmental Report
- 3.2. BREAM Survey
- 3.3. Geotechnical & Site Investigation Reports
- 3.4. Hydrological Report
- 3.5. Contaminated Land Survey
- 3.6. Flood Risk Assessment
- 3.7. Traffic Assessment Report
- 3.8. CCTV Drainage Survey
- 3.9. Roof Inspection Report
- 3.10. Remediation Report
- 3.11. Ecology / invasive plant species report

4. Design Criteria

- 4.1. Standard design criteria
- 4.2. Residual design risk registers
- 4.3. COSHH data sheets (residual risks only to include Mechanical Installation)

5. As built drawings

- 5.1. Architectural
- 5.2. Structural (to include mezzanine installation)
- 5.3. Electrical
- 5.4. Fire alarm & Emergency lighting
- 5.5. Security

- 5.6. Mechanical
- 5.7. Sprinklers
- 5.8. Lift/escalators
- 5.9. Miscellaneous items / as built service duct layout

6. Building Structure/Fabric

- 6.1. Floor finishes
- 6.2. Wall finishes
- 6.3. Ceiling finishes
- 6.4. Roof finishes & safety systems
- 6.5. Lightning Protection
- 6.6. Cladding finishes and certification
- 6.7. Covered Walkways & Canopies
- 6.8. Glazing register
- 6.9. Door Finishes (Internal/External doors)
- 6.10. Miscellaneous items (Ironmongery, Fencing etc)
- 6.11. O&M (Operation & Maintenance) information for building materials
- 6.12. Guarantees & warranties provided by suppliers/installers (to include mezzanine Installation, man safe systems & lightening protection test certification)
- 6.13. Historical information

7. Fitout/Shopfitting

- 7.1. Schedule of shop-fittings
- 7.2. Signage schedule
- 7.3. O&M (Operation & Maintenance) information
- 7.4. Guarantees & warranties provided by suppliers/installers

Operational Procedures Manual information index

Note the CDM-Principal Designer for the tenant will be requiring quality explanations within the following sections 8 – 13 to include concise and detailed description as follows:

System Description and Technical Data

- Functional description of the design
- Technical performance, design and manufacturing data for principles of design

Operational Procedures

- Operational routines for preparing the plant for operation after a period of inactivity, restoring plant and systems into service
- Functional guide to fault finding

Maintenance Procedures and Spares

- PPM routines, which are required to ensure optimum performance
- Spare parts and disposal information

Emergency Procedures

- Guidelines to procedures to be adopted in an emergency
- H&S information

Risk Assessments

Manufacturer's Literature

- Including equipment warranties
- Directory of suppliers

Test Certificates

- Copies of all test and commissioning certificates

8. Electrical

- 8.1. General description/scope of work
- 8.2. Schedule of plant & equipment
- 8.3. O&M manuals
- 8.4. Service entry/isolation points
- 8.5. Certification to include:
 - 8.5.1. Electrical installation certification
 - 8.5.2. Electrical circuits' schedule
 - 8.5.3. Portable appliance testing certification
 - 8.5.4. Miscellaneous certificates
- 8.6. Guarantees & warranties provided by suppliers/installers
- 8.7. Historical information

9. Emergency Lighting

- 9.1. General description/scope of work
- 9.2. Schedule equipment
- 9.3. O&M manuals
- 9.4. Emergency lighting test & commissioning certification
- 9.5. Guarantees & warranties provided by suppliers/installers

10. Fire Alarm

- 10.1. General description/scope of work
- 10.2. Schedule equipment
- 10.3. O&M manuals
- 10.4. Fire alarm test & commissioning certification
- 10.5. Guarantees & warranties provided by suppliers/installers

11. Security (CCTV/Intruder Alarms)

- 11.1. General description/scope of work
- 11.2. Schedule equipment
- 11.3. Disabled alarms
- 11.4. O&M manuals
- 11.5. Security/CCTV/Intruder Alarms test & commissioning certification
- 11.6. Guarantees & warranties provided by suppliers/installers

12. Mechanical (H & V/AC & Sprinklers)

- 12.1. General description/scope of work
- 12.2. Plumbing & Heating
- 12.3. Schedule of plant & equipment
- 12.4. Roller Shutters
- 12.5. Service entry & isolation points
- 12.6. O&M manuals
- 12.7. Certification to include:
 - 12.7.1.1. Certificate of Pipe work sterilization
 - 12.7.1.2. Test/completion certification
 - 12.7.1.3. A/C Test/completion certification
 - 12.7.1.4. Sprinkler Test/completion certification
 - 12.7.1.5. Gas safety certification
- 12.8. Gas monitoring: Methane/Radon
- 12.9. Foul & surface water alarms
- 12.10. Guarantees & warranties provided by suppliers/installers
- 12.11. Glazing & PCB (Polychlorinatedbiceyls) register
- 12.12. Refrigerant register
- 12.13. Legionella register
- 12.14. Historical information

13. Lifts & Escalators

- 13.1. General description/scope of work
- 13.2. Schedule of plant & equipment
- 13.3. O&M manuals
- 13.4. Certification to include
 - 13.4.1.1. SAFED/LG certification
 - 13.4.1.2. BS 5655 Pt10 lift test certification
 - 13.4.1.3. Motor Room/Lift Shaft Lifting Beam certification
 - 13.4.1.4. Any other relevant certification
- 13.5. Guarantees & warranties provided by suppliers/installers

Additional information index

14. Asbestos

- 14.1. Historical information (Reports/registers)
- 14.2. Air monitoring certificates
- 14.3. Certificates of re-occupation
- 14.4. Miscellaneous

15. Historical Information

- 15.1. MPAN and MPRN numbers
- 15.2. Existing design risk registers
- 15.3. Construction materials
- 15.4. Risk assessments
- 15.5. COSHH assessments
- 15.6. Maintenance Procedures
- 15.7. Service entry points
- 15.8. Pressure systems
- 15.9. Test/commissioning certification for existing Plant/Equipment
- 15.10. O&M manuals for existing Plant/Equipment

APPENDIX E

EXTERNAL FINISHINGS SCHEDULE

Product Description	Colour and finish
Entrance Barriers	Galvanised Steel finish
Entrances Barrier Posts	Galvanised Steel finish
Fencing/Railings	Site specific - galvanised as standard.
PVF2 Encased Steel Portal Frames	RAL 5008 - Midnight - HPS200 finish
External Cladding coating	RAL 5008 Midnight - HPS200 finish
Cladding Cappings, Trims & Flashings	Prisma finish - Albatross
Fascia Cladding	Albatross - HPS200 finish
Roof Coating / coating	Goosewing Grey - HPS200 finish
Guttering and Rainwater Pipes	Guttering RAL 5008 if trimline or exposed , Downpipes - RAL 5008
Bollards	Galvanised
Sales Entrance Doors	Powder Coated RAL 5008 Midnight - Satin finish
Sales Entrance Frame	Powder Coated RAL 5008 Midnight - Satin finish
External Fire Exit & Personnel Door	Powder Coated RAL 5008 Midnight
External Fire Exit & Personnel Door Frames ,and flashings	Powder Coated - Albatross
Roller Shutter Doors	Externally Colourcoat HPS200 RAL 5008 / Internally Brilliant White
Windows - Powder Coated Aluminium	Powder Coated RAL 5008
Security Shutters to Windows and Sales Entrance Doors and OPC doors	Powder Coated RAL 7047

APPENDIX F

ADDENDUM FOR SITE SPECIFIC ARCHITECTURAL SPECIFICATION PROPOSALS AT EDGINSWELL, TORQUAY.

Addendum to external cladding colours on Appendix E:

External fire exit doors & personnel doors

Albatross Grey colour coating in addition to standard colour RAL 5008 Midnight to suit location. All Microrib texture and HPS200 finish as standard Wickes specification.

Roller Shutter Doors:

Albatross Grey colour coating in addition to standard colour RAL 5008 Midnight to suit location. All Microrib texture and HPS200 finish as standard Wickes specification.

Roof Cladding:

Albatross Grey colour coating. All Microrib texture and HPS200 finish as standard Wickes specification.

Plinth Level External Masonry Cavity Walls:

Yennadon Cut Facing Stone.

Addendum to Clause 14.1.0 External Masonry Walls

The specification of external masonry cavity walls shall be the same as the Wickes standard specification in all respects, but in addition to the standard 225mm min plinth course of Denton Sahara Buff in the same, shall also comprise Yennadon cut facing stone above the Denton plinth course.

Yennadon natural cut face stone shall be 100mm bed width and comprise facing blocks and quoins set in natural colour mortar.

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