

Beeston Town Centre Phase 2 - Leisure Development

Project Scope

Broxtowe Borough Council

30 November 2018



Notice

This document and its contents have been prepared and are intended solely as information for Broxtowe Borough Council and use in relation to outline project scope for the construction to shell and core standard, a leisure block to accommodate a cinema, retail and food and beverage units.

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This document has 61 pages including the cover.

Document history

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Client signoff

Client	Broxtowe Borough Council
Project	Beeston Town Centre Phase 2 - Leisure Development
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Introduction

The Scope of this project is to deliver a new place for the residents of Beeston and its surrounding environs in the form of a new cinema with associated retail offerings. The Client wishes to set a standard for delivering similar projects where the Local Authority is acting as a developer. The ethos to the project is to work in partnership and in a collaborative way with all stakeholders including the project delivery team comprising of the Main Contractor, their supply chain, tenants' fitout contractors and designers.

Executive Summary

Broxtowe Borough Council has taken the initiative to invest in the Town Centre and bring forward a cinema lead development and a new public square on the site of the former Beeston Bus Station, town centre multi storey car park and former fire station.

The site has been divided in to two phases; this Scope covers Phase 1 the construction of new leisure block anchored by a Cinema and with associated retail offering, predominately food and beverage units.

Phase 2 is for development by others and is outside the remit of this Scope.



The Client is seeking the input of the construction sector to deliver a project that all parties will be proud of. As such the Client is happy to accept comment on this Scope and advise on how it can be improved.

Several key issues regarding the final design have yet to be resolved particularly those relating to the finalisation of the detailed tenants' requirements. Requirements that may impact the base build shell and core works however it is the objective of the Client to have resolved such items prior to issue of invitation to tender.

The project is planned to be let under a Design and Build form of procurement with the Client's design team developing design up to RIBA Workstage 4 – Detailed Design standard. A NEC4 ECC Option A form will be utilised as the basis of the Building Contract.

The works will comprise the construction of a base building to shell and core standard to enable the tenants to fit out their space without significant shell enhancement works.

The headline programme is to commence work in May 2019 and handover the base build Mid- 2020.

1. Introduction

The scope of works described in this document covers a regeneration of the Beeston Town Centre with the provision of new Leisure and commercial units with a high quality landscaped urban realm. The primary aim of the works is to enhance the site by providing a strong Leisure destination together with Restaurants and Cafe units.

It is envisaged that the Upper floor will provide approximately seven screen cinema of circa 700 seats. The Client is current finalising the detail with the potential operator and the number of screen and seat may alter but will be finalised at the time Invitation to Tender are issued.

There are currently shown four ground floor commercial units fronting onto a new pedestrianised urban realm that provide an opportunity for restaurants and cafes to make use of this space.

The Site benefits from proximity to the bus/tram interchange and Beeston station that links to the University of Nottingham and Nottingham city centre. The site is also within walking distance of Beeston Town Centre high street.

The development should act as a focal point to support the town centre regeneration and provide a high quality urban experience.

This document contains in; part 1 the project Scope as established by the Client, and Part 2 the site information.

- Part 1 set out the outline scope for the design and construction of a shell and core mixed-use leisure building and a new public space. The Client is currently in negotiation with potential tenants to establish in detail their specific requirements, as such this document sets out the scope of works in a general sense. As part of the invitation to tender, this scope will be amended to reflect the detailed final requirements of the tenants.
- Part 2 contains site information including site plan, site constraints and surveys undertaken by the Client.

The design to date has been developed to a RIBA 3 works standard and detailed planning consent has been approved subject to a number of conditions. The approval documents are included within this document in the attached appendices.

It is intended to appoint the Contractor as the Principal Designer in accordance with the requirements of the CDM Regulations 2015.

The procurement route is that of Design and Build with the Contractor obliged to take the tender design and develop it sufficient to deliver a successful project in accordance with this Scope, the Planning Approval, Building Regulations, the design intent and the Building Contract.

The works are planned to be let utilising an NEC4 Option A form of Building Contract on a design and build basis.

The Contractor will be required to work jointly with the Client's professional team and with the Cinema Tenant and/or retail / Food and beverage operators to coordinate the detailed design.

It is envisaged that the works will commence mid-2019 and take approximately 12 months. The shell and core will then be handed over to tenants to fitout.

2. Base Requirements

The underlining ethos of the Client is to work in a partnership with a Design and Build Contractor in a collaborative way to develop the best possible solution. The Client wishes the Contractor to bring forward the best value solutions to meet the requirement of this Scope.

The Client encourages innovation in determining design solutions, material selections and construction techniques. There are however, several critical requirements that the Client must deliver to tenants and key stakeholders:

- A construction project that puts health, safety and protecting the surrounding environment at the heart of construction, design and management, with zero harm as its objective.
- A construction process that minimises, if not avoids disruption to; adjacent buildings and their occupiers, town users, neighbouring residents, user of the adjacent tram and bus stop, adjacent retailers and the public.
- A building that delivers best value to the Borough Council in terms of capital cost and long-term revenue costs.
- A building of quality in terms of the overall and detailed design and execution.
- A construction programme that affords the Contractor sufficient time to design and procure all aspects of the building in the most efficient way possible and with adequate time to construct the building in the safest way possible whilst taking due cognisance of any impact on the town centre.
- A design and construction that complies with the Planning Approval received, including discharge of all relevant conditions (it is noted that tenants will also have obligation in relation to their external plant, fumes, noise and shop front materials).

Note: Should the Contractor identify opportunities for betterment, the Client is open to discussion.

- A building that meets all relevant statutory obligations and requirements including compliance with Building Regulation as at the time of contract.
- A building of a minimum Gross area total - 4169 m² (please note this is subject to finalisation with the cinema operator the current Gross Internal Area is projected to be circa 3,968 square meters over two floors).
- A building to shell and core standard including all necessary landlord services and facilities including an external service bay for deliveries to the units.
- An external envelope that meets the thermal, fire and acoustic requirements of the tenants including the cinema and building regulations.
- An external envelope that meets the aesthetic principles set out within the planning application and enhances the townscape.
- A warm shell including internal division walls and acoustic barrier ceilings to enable a Cinema to fit-out without recourse to any major structural or shell alterations, and without recourse to any acoustic enhancements and meets the thermal and acoustic requirements of a cinema in terms of the shell and core building elements.
- A shell including internal retail unit walls to enable a fit-out of the retail units without recourse to any major structural or shell alterations.
- Provision of utility supply to each of the rentable units including the cinema.
- Provision of sufficient space for tenant building service plant and equipment including any structural enhancement to support such equipment and plant.

- A fully landscaped public square in accordance with the proposed landscaping scheme submitted as part of the Planning Application.

3. Project Scope

3.1. Location

The site is titled the Beeston Town Centre Phase 2 site and is located on the site of the former Beeston Town Bus Station and is bounded to the northeast by Station Road, to the southeast by Middle Street, to the Southwest by Styring Street and the Beeston Centre Tram Stop and Bus exchange and to the northwest by the Beeston branch of the retailer B&M. Please refer to appendix A for more details.

Please note that whilst the entire site is currently owned by the Client, it is intended that the Client will only develop that part of the site comprising the Leisure block containing a cinema and retail / food and beverage units to shell and core standard (tenants to fitout) in addition to a new shared public space. It is envisaged, that the remainder of the site will be sold by the Client for redevelopment by others.

To this aim a detailed Planning application has been submitted and approved by the Local Planning Authority for the leisure element and shared space with an outline planning application submitted for the remainder of the site and based on a residential development. Please refer to the relevant appendix. Further details are given later in this document.

This Scope only relates to the Leisure block containing a cinema and retail / food and beverage units to shell and core standard (tenants to fitout) in addition to a new shared public space.

3.2. Works Description Summary

The base leisure building comprises two levels with the ground level being given over to retail units, the cinema entrance, back of house landlord areas (such as servicing and access corridors and bin store). On the upper floor, a new cinema is planned with 5-8 screens, with customer facilities and cinema back of house areas. On the roof it is proposed to locate tenant building services plant and external equipment behind a parapet to screen both in terms of the visual and if required, acoustically.

A new public shared landscaped space is planned to the front of the block and forms part of this scope.

The leisure block includes the provision of 4no. retail / food & beverage units along with the cinema foyer at ground floor level. The first floor is designed solely for the use of the cinema tenant and will be designed as a warm shell to include the separating walls (generally of metal studwork and plasterboard construction) between the respective cinema boxes to meet the specific acoustic and fire ratings required by the cinema tenant.

The envelope of the building is planned to be a combination of structural silicone glazing (SSG) to the shopfronts at ground floor level with a lightweight cladding solution above with a brickwork appearance with integrated SSG and feature lighting strips.

The wall construction will be extended up to form the parapet edge protection to the roof.

The roof is proposed to be constructed from lightweight panels with a single ply membrane weathering layer and will include weathered openings where required by the cinema tenant. All other service routes will be within screened plant spaces adjacent to the party wall with the adjacent existing retail unit (B&M).

Tenant's plant and equipment will be sited on the roof and the scope of works includes the provision for all service risers, roof top plant supports and access. Internally lift pits, lift

shafts, escalator pits, escalator apertures, associated lifting beams, shared and back of house stairs are to be provided.

The Landlord and shared areas are to be fitted out.

To the front of the building is a new public shared space that includes spill out space for the food & beverage units, landscaping and an access route for emergency and servicing vehicles.

The works also includes reinstatement of the public footpaths surrounding the building provision of service access.

The building abuts an existing building complex also owned by the Client but let out to retail and commercial operators.

The Client is addressing the requirements of the Party Wall Act directly but will require the Design and Building Contractor to provide any supporting information such as risk assessments and method statements for working near party wall structures.

Note: On the opposite site of this public space, it is anticipated that mixed used predominantly residential development may take place, however this does not form part of this Scope. However, Contractors are to take due cognisance that the works to build out this site may take place concurrently with the construction of the leisure base build and public space.

The Contractor's Construction Phase Health & Safety plan shall include arrangement for coordination and cooperation with the adjoining developer of the residential site.

3.3. Project Requirements

The preferred procurement route is that of Design and Build with the Contractor taking responsibility for the tender design and developing this design to a sufficient standard to deliver a successful project in accordance with this Scope, the Planning Approval, Building Regulations, the project design intent set out within the project specifications and drawings, tenant requirements and the Building Contract.

The works are for the construction of the base building to shell and core standard with tenants undertaking their own fitout works.

The Scope requires that the Contractor develops the provided Planning Drawings and support information to Construction design status to enable the Contractor to meet their obligation under the contract. The Contractor is responsible for all design including the design done to date as if they were the original designers.

The Client requires that that Contractor fully evaluates the information and design as part of the Tender process and advises the Client of any discrepancy or divergence during the tender process. The Client is relying on the Contractor's competency to assess all information when formulating the Contractor Scope in the form of a Contractor's Proposal.

The Contractor is asked to make due allowance to develop and complete the design, including any further studies and/or surveys and/or provision of samples or mock-ups, necessary to;

- discharge planning conditions,
- comply fully with all relevant Statutory and Building Regulations requirements,
- comply with all relevant Building Standards, code of practice, HSE Guidance Notes and HSE Approved Codes of Practice,

- satisfy any critical dimensions and internal gross area requirement,
- fulfil any tenant requirements of the base building as defined at the time of tender,
- meet the required Cinema Acoustic, fire and thermal Ratings,
- meet the requirements of the CDM regulations and adopt the best in practice approach to health and safety,
- provide tenants with sufficient and adequate information to enable them to commence their fit-out works and to complete such without recourse for further information.

For clarity, the tenants when undertaking their fit-out works will be under similar relevant obligations, however the Contractor is to clarify to the Client any building regulations compliance issues that may be outstanding or any planning conditions remain undischarged, due to outstanding information relating to that tenant's fit-out works that can only be provided by the Tenants. The Contractor is obliged to implement all reasonable measures to design and construct the building to enable the Tenants to meet their statutory obligations.

Note: The tenants requirements shall be clarified as part of the tender documents.

Landlord services are to be provided as part of this Scope such as shared fire alarm systems, door access controls, services within shared spaces such as the servicing / means of escape stairs and corridors, bin stores, etc.

The works will include the provision of utility supplies to each tenanted unit in addition to an adjacent service bay specifically for the cinema.

3.4. Planning Application and Approval.

A Full Planning application for Beeston Town Centre Regeneration has been submitted and approved by the Local Planning Authority, refer to Appendix B and Advertising Consent is provided in Appendix C.

- Broxtowe Borough Council Notice of Decision Town and Country Planning Act 1990 Reference 18/00360/FUL dated 13th September 2018.
- Broxtowe Borough Council Notice of Decision Town and Country Planning Act 1990 Reference 18/00496/ADV dated 13th September 2018.

The Full Planning application is available at:

- <http://planning.broxtowe.gov.uk/ApplicationDetail?RefVal=18/00360/FUL>

The Advertising Application is available at:

- <http://planning.broxtowe.gov.uk/ApplicationDetail?RefVal=18/00496/ADV>

The scope of works described in these Planning Applications covers a regeneration of the Beeston Town Centre with the provision of new Leisure and commercial units with a high quality landscaped urban realm.

A second Outline Planning Application was also submitted but falls outside the extent of this Scope.

- Phase 1 is supported by details of building layouts and elevations which demonstrate the design aspirations of the proposal. This statement should also be read alongside the other supporting documentation, which has been prepared in support of the planning application.
- Phase 2 - Outline Planning Application:
The scope of work described in this document covers the outline application for the dwelling houses. The ground floor will have provisions for lifestyle facilities like workspaces or leisure to support apartments on upper floors.
This Planning Application is supported by basic layouts and massing which demonstrates the design aspirations for the proposals.

3.5. Architecture

The design intent of the building is set out within the planning application documents. The objective is a high quality best value building that meets the needs of its occupiers, landlord and contributes to the regeneration of the Beeston town centre. The evolution of the design concept is set out with the Design and Access statement submitted with the Planning application is available at:

<http://planning.broxtowe.gov.uk/ApplicationDetail?RefVal=18/00360/FUL>

3.6. Design Ethos and Quality

The Design Ethos and Quality must fully comply with this Scope and the approved Planning Drawings and is set out within the attached Outline Proposals, Architectural drawings/layouts and Planning Statement. The design must consider and complement the surrounding environment and neighbouring town scape.

The Design must comply with the Planning Statement, Planning Approval and any Planning Conditions and gain the approval of Local Planning Authority. The Employer has submitted a planning application; please refer to Appendix A, Broxtowe Borough Council Notice of Decision Town and Country Planning Act 1990 Reference 18/00360/FUL dated 13th September 2018 and Appendix B Broxtowe Borough Council Notice of Decision Town and Country Planning Act 1990 Advertising Consent Reference 18/00496/ADV dated 13th September 2018.

The design must facilitate safe access and egress for the all personnel including the public, tenant and landlord staff, building servicing personnel, considering the surrounding highways network.

Window and Glass cleaning – Incorporate low risk measures that allow windows / glass to be cleaned from pavement.

Facade design - Ensure provision of ease of access for maintenance and cleaning without resort to specialised equipment or equipment with restricted or limited availability (i.e. plant should be available within 48 hours if required).

All works shall, where applicable be designed & constructed to comply with the relevant parts of all statutory requirements including but not limited to:

- Town & Country Planning Act 1990 & Listed Building and Conservation Areas Act 1990.

- The Latest Edition of the Building Regulations & Approved Documents
- Electrical Regulations.
- Requirements for Electrical Installations, 18th edition.
- British Standards, Codes of Practice & BRE Publications, current at date of tender.
- Health & Safety at Work etc. Act 1974, Workplace, Health, Safety & Welfare Regulations 1992, Management of Health & Safety at Work Regulations 1999, Construction (Design & Management) Regulations 2015.
- BS6187:2011 Code of practice for full and partial demolition.
- BS5975:2008 Code of practice for temporary works, The Temporary Works Forum's "HOARDINGS – A guide to good practice" reference TWf2012: 01BS EN 1317-2:2010 Road restraint systems.
- The Control of Asbestos Regulations 2012, Control of Substances Hazardous to Health (COSHH) 2002.
- Drainage Authority requirements, Water, Gas, & Electricity Authority requirements, The Water Industry Act 1999
- The Environmental Protection Act 1990, The Clean Air Act 1993, The Control of Pollution Act 1974.
- The Clean Air Act 2014.
- Requirements of the selected Building Control Officer.
- Specific requirements of the Utility Suppliers, Local Authorities and Local Planning Authorities.
- Local Acts of Parliament and Local Authority Bye-Laws and / or regulations.
- Fire Regulatory Reform (Fire Safety) Order 2005, The local Fire Officer's Requirements.
- The Building Act 1984.
- The Gas Safety (Installation and Use) Regulations 1998.
- The Party Wall Act 1996.
- The Construction Products Regulations 1991.
- The Equality Act 2010.
- The Electricity Supply Regulations.
- BS 8000-0:2014 -Workmanship on construction sites.
- BS 7671 Requirements for Electrical Installations.
- The CIBSE Guides.
- The Gas Act 1995.
- The Institute of Plumbing Guide.
- The Water Supply (Water Fittings) Regulations.
- The Property Mis-descriptions Act.
- Design Manual for Roads and Bridges HA40/89.
- Sewers for Adoption 6th Edition.
- The IEE Publications.

3.7. General Layout and Description

The works related to this development are the detailed design of the leisure block only. The leisure block includes the provision of 4no. retail / food & beverage units along with the cinema foyer at ground floor level. The number of retail / food & beverage units may change subject to market demands however a scheme shall be finalised for tender and any changes arising after award of the Building Contracts shall be dealt with in accordance with the Building Contract.

All these spaces on the ground floor are to be delivered to shell and core standard (generally to be of blockwork / masonry construction). In addition, at ground floor there are a number of ancillary spaces (plant room, bin store, access corridors).

The first floor is designed solely for the use of the cinema tenant and will be designed as a warm shell to include the separating walls (generally of metal studwork and plasterboard construction) between the respective cinema boxes to meet the specific acoustic and fire ratings required by the cinema tenant.

The envelope of the building is to be a combination of structural silicone glazing (SSG) to the shopfronts at ground floor level with a lightweight cladding solution above with a brickwork appearance with integrated SSG and feature lighting strips. The wall construction will be extended up to form the parapet edge protection to the roof. The roof will be constructed from lightweight panels with a single ply membrane weathering layer and will include weathered openings where required by the cinema tenant. All other service routes will be within screened plant spaces adjacent to the party wall with B&M.

3.8. Structural Overview

The current structural solution comprises a two-storey steel frame supported off piled foundations. The roof and first floor construction will comprise of a metal deck concrete composite floor supported off steel beams. Lateral stability is achieved through diaphragm action of the roof and first floor structures and vertical bracing systems. The ground floor construction comprises, in the main, a ground bearing reinforced concrete slab. An element of the ground floor will be a suspended reinforced concrete floor slab due to the extent of the made ground beneath the structure. The first-floor structure at the two corners of the building which face the Public Realm space will be hung off a steel truss at roof level to allow for a column free zone at ground floor level.

The current drainage strategy comprises of separate surface water and foul water systems discharging into the public sewers in Station Road. The surface water strategy includes 207m³ of attenuation tanks located within the Public Realm space.

3.9. Building Services

The works include bringing in all statutory services to serve the retail units and cinema. All units and cinema will be provided with statutory electricity, water and gas, all supplies will be metered and capped for future fit-out by the occupiers. Full landlord fit-out is required to the BOH service corridor, substation, bin store, emergency corridor and external public piazza. Services required to the Internal landlord's areas shall be lighting, emergency lighting, fire alarm, small power and security, with extract ventilation and domestic water services provided to the bin store. The external public piazza shall be provided with catenary lighting, signage power supplies, bollard lighting and CCTV.

3.10. Utility Diversions

The following existing utility services require removal and diversion to enable the works:

- As part of the drainage strategy several public sewers which cross the site will need to be diverted.
- An existing Western Power Substation will need to be removed from site and relocated.

The Client is currently in discussion with the relevant statutory providers and it is envisaged that the Client will instruct the diversion works but the Contractor will be responsible for coordinating and monitoring the works, assuming Principal Contractor and site management responsibilities for these Utility Providers and/or their works contractors, as if they were the Contractors own domestic sub-contractors.

3.11. Tenant Requirements

An indicative cinema schedule of shell requirements is provided for information in Appendix H, the Client is currently in discussion with cinema operators to finalise in detail such requirements.

A retail unit specification will be provided at tender, the Client is currently in discussion with cinema operators to finalise in detail such requirements.

Note: The purpose of providing the above indicative information is to give interested parties at the Invitation to Participate stage a better understanding of the project Scope. It is the intention to have finalised these requirement at tender stage.

4. Construction Site

4.1. Site Establishment

The Contractor is to provide all required site establishment including but not limited to; the installation and maintenance in good and clean condition paint quality security hoarding, any impact traffic barriers, controlled site access and egress provisions, site security, temporary utilities supplies to facilitate the works (including any application and/or permits/licences), temporary lighting, site accommodation and necessary welfare and all necessary site setup / facilities to accommodate the Contractors works.

As the works will represent both the Client and the Contractor, the Contractor is asked to ensure the site is kept clean, secure and that the hoarding at all time and any hoarding, signs, lights and any impact barriers are fully maintained and kept at all time in good, clean, free of graffiti, free of fly posters, secure and in good working order.

No advertising signage is to be put on the hoarding or site. Permission is to be sought from the Client with respect to any corporate branding put on the hoards. The Client is not averse to such but wished to review and approve any proposal, to ensure such complies with the Clients ethos. The Client wishes to reserve right to install graphic or signage promoting the development and/or tenants and advising of key information such as launch date, facilities, tenants, etc.

A similar approach is to be adopted in relation to site accommodation and welfare, and they are kept in a clean and fully working order. A meeting room and WIFI facilities are to be made available to the Client and their professional team on a free use basis to cater for regular site progress meetings, design team meetings, any ad hoc meetings as required by the works and site visits.

The Contractor is to ensure any retaining structures, party wall and adjoining structures are kept in a safe, stable condition (and where relevant weathered and waterproofed) with any necessary works to make permanent.

A traffic management plan is to be agreed with the relevant Highways Authority and is to ensure no disruption to access of the adjoining buildings, tram or bus stops or general traffic.

A site waste management plan is to be established and kept up to date during the works.

A record of all persons working or visiting site is to be kept and made available on request to the Client or the Project Manager.

4.2. Noise, Pollution, Vibration

Standard noise restrictions for a city centre apply, the Contractor is in addition to any Planning Condition ensure compliance with Environmental Health Regulations.

The Contractor is to take in to consideration the surrounding buildings, their use, the occupation / working times and implement measures to mitigate any impact to these.

Noise, vibration and dust level are to be monitored and reports presented monthly when works are being undertaken that may disrupt the quiet enjoyment of surround building users and occupiers.

4.3. Working Hours

Subject to any Planning Conditions, all works and ancillary operations which are audible at the site boundary shall be carried out only between the hours of 08.00 and 18.00 on Mondays to Fridays and between the hours of 08.30 and 16.30 Saturdays and at NO TIME on Sundays and Bank Holidays.

Should the Contractor wish to work outside these hours, they are to seek approval and agreement with the relevant authority.

4.4. Parking

No Parking is envisaged on site. Additionally, all site deliveries are to be managed in such a way as to prevent any disruption to the adjacent roads and pedestrian areas. This can include just in time deliveries, reducing manoeuvring on any adjacent public areas and parking (temporary or not) in such areas. Unloading of tools and equipment should be scheduled for off-peak periods or conducted within the confines of the site boundary.

4.5. Use of the Site

Do not use the site for any purpose other than carrying out the Works.

Limitations:

- No material, plant or equipment other than those actively being used to carry out the works is to be stored on site.
- No persons are allowed to reside on the site for any duration of time.
- No advertisement, signage, branding, information boards or similar are to be sited on site without the express prior permission of the Client. This excludes any statutory and/or health and safety signage. However, the Client is to be advised of the proposed location, style and size of the signage prior to installation.
- Site sign board to be approved by Client.

4.6. Minimum Site Rule

The following are minimum site rules that the Client would ask the Contractor to observe as the Contractor and their ways of working will reflect on the Client.

- Any and all health, safety or environmental incidents are to be advised to the Client and the Project Manager as soon as safe to do so.
- No fires are allowed on site.
- Hot work monitoring to be implemented.
- All waste material arising from the works are to be removed from site and comply with relevant environmental policies and regulation.
- The site is to be kept free of rubbish or refuse at all times and any such material appropriately store prior to removal.
- Any dirt or debris arising from site and ending up on the surround pavement, highways or adjoining properties or site are to remove on discovery.
- Cleaning Measures are to be implemented to prevent dirt arising from the works end up on the public highway.
- Any and all complaints or feedback both positive and negative received by the Contractor in relation to the works from member of the public and/or adjacent occupiers are to be advised to the Client on the day of receipt.
- Any damage, fly posters, graffiti or defacement of the hoarding or signage is to made good no later the end of following working day.

4.7. Stakeholder or Tenant Site Visits

The Contractor will be required to accommodate reasonable requests from tenants for site inspections and surveys during the works. No direct works by tenants are envisaged to be allowed prior to hand over of the units.

Such visits will be in accordance with the Principal Contractors site rules and will be limited to essential visits, the Client being mindful of the potential site management time and resources required to manage such visits.

There will also be occasion when the Client may require access for site visits by key stakeholders such as elected members, officer of the council, representative of local or central government for example. As such these visits will be coordinated by the Client but requires a member of the site management team to accompany the visits jointly with the Client or their representatives. Again, adherence to the Principal Contractors site rules will be observed.

As such the Contractors are asked to provide 6 full sets of PPE, including as a minimum safety boots, hi-vis attire, hard hats, gloves, eye and ear protection and any further PPE deemed required by the Principal Contractors as part of their Construction Health and Safety Plan.

Certain Members of the client team will require unescorted regular access after suitable induction.

To include:

- Broxtowe Borough Council Head of Property
- Council's project representative
- Client's Project Manager – Faithful+Gould
- Client's Project Quantity Surveyor – Faithful+Gould
- Client's CDM and H&S Advisor – Faithful+Gould
- Client's M&E Consultant – Faithful+Gould
- Client's CDM and H&S Advisor – Faithful+Gould

The names of individuals listed above will be confirmed at part of the tender documents and may change during the project. The Principal Contractor remains in control of the site and all individuals will be required to adhere to all site rules and observe all health and safety requirements.

4.8. Public Engagement & Site Advertising

Any requests for information, interviews, replies to queries and/or statement by members of the public and/or press and/or through social media, directed to the Contractor, their employees, their supplier or sub-contractors are to be referred to the Client.

The Contractor is to keep neighbours apprised via newsletter, social media, mailshot or via email and update of any aspect of the construction process that may impact those neighbours. The Client would ask that such circulars are first approved by the Client.

Any access to the site by parties not directly related to undertaking works on site are first to be approved by the Client. Approval will not be unreasonably withheld.

4.9. Social Engagement and Social Values

The Client asked that the Contractor proposes initiatives that have a demonstrable social value benefit to the town centre and residents during the construction process.

The Client encourages the Contractor to engage with local school, colleges or education establishment to promote working within the construction sector. The Client and their professional team would like the opportunity to consider being part of any such initiative.

4.10. Signage

Two project sign boards are to be installed, one on Station Street and one on Styring Street. The Contractor is asked to propose a design for these boards for the Client to approve and include general information about the project, the Client, the Contractor, key sub-contractors and the professional team. These boards will require advertising consent and it is the request that the Contractor apply for this in relation to these project sign boards.

All statutory signage and any information signage are to be kept legible, clean and tidy at all times.

4.11. Considerate Contractor

The Client wishes that the Main Contractor registers with the Considerate Contractor Scheme and proposed a minimum level of attainment. The Client asks that the Contractors set a best in class example to reflect the Client's desire that this project is an exemplar to the local construction sector, young people considering the construction sector as a career choice and to Local Authority project in general.

4.12. Tenant Attendances

The Contractor is to remove hoarding on completion of the base building and allow for install a vinyl to each of the ground floor retail units shop fronts and the Cinema Foyer.

It is anticipated that the fitout contractors shall provide their own site establishment, however the Contractor is to maintain a presence on site as they will continue to act as principal designer for a period 18 week after PC and act as building keyholder and tenant liaison.

Utilities for the fitout works shall be taken from the utility supplies to each unit. It will be the responsibility of each tenant to install meters.

4.13. Tenant Handover

A fully detailed Health and Safety file in accordance with the CDM Regulations and the HSE Guide and Codes of Practice for the entire building (Landlord's Copy) including all tenants units, is to be provide as a requirement of Practical Completion. The file is to be signed off as fully complete and whole by the Principal Designer.

Fully detailed individual Health and Safety file are to be provided for each tenant unit, in addition to the Landlord's Copy, prior to hand over of the unit to the tenants or at Practical Completion whichever is earlier.

All Health and Safety Files are to include Building Control final approval or in the case if further input is required from the tenants and/or their fitout team in relation to their fit-out work, in this instance the Client may accept a letter of comfort from Building Control stating all base build obligations have been discharged fully to building control satisfaction and the building can be handover to tenants.

It is anticipated that the Contractor will complete and handover the base build prior to any fitout. To facilitate the tenants to successful complete the works the Contractor is to provide to the tenants 12 week prior to handover of the specific unit the following;

- all necessary base build information to enable Tenants to issue Pre-Construction Information to their fit-out Contractors,
- a constraints drawing setting out any construction related constraints such as access constraints, working adjacent to the tram or substation etc.
- a residual risk register 12 week prior to handover of the unit highlighting anticipated risks that the fitout team,
- contact details for all utility providers,
- list of information to be provided at handover.

The Contractor is to hand over each unit and the landlord areas;

- to a full building clean standard with no debris, dust, unfixed or waste material left in-situ. All floors are to be brushed clean,
- with installed edge protection to any area that poses a hazard,
- with sufficient temporary lighting to enable the unit to be inspected and to be access safely by Tenants' fit-out contractors to enable them to install their own temporary lighting.

The Contractor is to provide an opening in the façade on the upper level to enable the cinema fit-out contractor to load out material directly to the floor from street level. The Contractor is to allow for closing-up this opening on completion of the cinema fit-out.

4.14. Site Preparation Works

The following works are included within the Scope;

- The site will be handed over to the Contractor as it currently stands, it is suggested that the Contractor familiarise themselves with the site conditions. A list of available information and studies are given in the attached appendix F.
- Removal of ground slabs and footings,
- Removal of all existing hard standing from former bus station and demolish existing substation housing.
- Superstructure removals to include any special measures as constraints demand, such as de-build or protection of adjacent structures.
- Diversion of any services.
- Grading and levelling the site.
- Protecting drain connections.
- Removal of any underground obstructions.
- Protection of the adjoining public pavement.
- A CCTV drainage survey.
- A condition and photo survey of the adjoining party wall, pavements, Tram appliances and infrastructure.

4.15. Contractual Requirements.

The Client requires the Contractor;

- to take on board the tender design as if the Contractor had prepared and developed the design themselves.
- develop the tender design fully to enable successful completion of the works.
- carry out and complete the Works in a proper and workmanlike manner and in compliance with the Client's Scope.
- comply with all statutory requirements and regulations at the time of contract
- provide collateral warranties

The proposed form of contract is an amended version of the NEC4 EEC Option A.

The Client invites the Contractor to take a novation of the Architect and Structural Engineer Appointments. The Contractor may, however, propose alternatives during the tender process. The Building Services Engineer will be retained by the Client.

The Client will require Collateral Warrantees in a standard industrial form for :-

- Warranties to up to 6 first tenants on leases in excess of 5 years;
- Warranty to first purchaser of freehold or head lease exceeding 25 years.

4.16. Easements/Third Party Access

The following apply:

- Western Power Distribution have 24/7 access rights to the sub-station on Carrington Street and measures are to be put in place by the Contractor to retain this access.
- The Local Authority and Tram operator have rights to access the adjacent Highways for maintenance or repair.
- Emergency Service including the Fire Brigade and access any fire hydrant located behind any hoarding.
- The means of escape from the Station Street side of B&M Bargains is to be accommodated during the works, the Contractor may negotiate alternative measure with B&M.

For clarity, the contractor is to remain responsible as Principal Contractor and are to manage in accordance with the requirements of the enforce CDM Regulations and best health and safety practice all such permitted access.

5. Tender Process

5.1. Current Drawings

in addition to the Planning Approval in Appendix C and associated Planning Application, Advertising Consents in Appendix D and associated Application and those surveys and studies listed in Appendix F, the following is a list of available drawings at this juncture:

BTCR-LDA-XX-00-M2-A-08 100-S4-Proposed Plan - Level 00	Leonard Design Architects	May 2018
BTCR-LDA-XX-01-M2-A-08 102-S4-Proposed Plan - Level 01	Leonard Design Architects	May 2018
BTCR-LDA-XX-02-M2-A-08 103-S4-Proposed Plan - Level 02	Leonard Design Architects	May 2018
BTCR-LDA-XX-03-M2-A-08 104-S4-Proposed Plan - Level 03	Leonard Design Architects	May 2018
BTCR-LDA-XX-05-M2-A-08 105-S4-Proposed Plan - Level 05	Leonard Design Architects	May 2018
BTCR-LDA-XX-05-M2-A-08 106-S4-Proposed Roof Plan	Leonard Design Architects	May 2018
BTCR-LDA-XX-ZZ-M2-A-08 000-S4-Red Line - Overall Development	Leonard Design Architects	May 2018
BTCR-LDA-XX-ZZ-M2-A-08 001-S4-Red Line - Detailed Site	Leonard Design Architects	May 2018
BTCR-LDA-XX-ZZ-M2-A-08 002-S4-Red Line - Outline Site	Leonard Design Architects	May 2018
BTCR-LDA-XX-ZZ-M2-A-08 003-S4-Constraints Plan	Leonard Design Architects	May 2018
BTCR-LDA-XX-ZZ-M2-A-08 004-S4-Proposed Site plan	Leonard Design Architects	May 2018
BTCR-LDA-XX-ZZ-M2-A-08 200-S4-Proposed Sections	Leonard Design Architects	May 2018
BTCR-LDA-XX-ZZ-M2-A-08 506-S4-Proposed Street Views	Leonard Design Architects	May 2018
2116_PL_01 Overall Landscape Masterplan	Liz Lake	May 2018
2116_PL_02 Public Realm Detailed Plan	Liz Lake	May 2018
2116_PL_03 Public Realm Illustrative Plan	Liz Lake	May 2018
2116_SE_01_A Public Realm Cross Sections	Liz Lake	May 2018
2116_SE_02 Gateway Sections	Liz Lake	May 2018

5.2. Tender Design Information

In addition to the above noted information, the following is a proposed list of Tender and Contract documents.

5.2.1. Proposed Drawing & Specification List for the Leisure Block – Architectural:

- Site Plan
- Constraints Plan
- General Arrangement Plans – ground floor (00), first floor (01), ‘projection level’ (02) and roof plan
- Wall Type Plans
- Thermal & Acoustic Strategy Plans
- Fire Strategy Plans
- General Arrangement Elevations
- General Arrangement Sections
- Typical External Wall Build-up Sections
- Typical Cinema Box Internal Wall details
- General Arrangement drawings of the landlord stairs and lift shaft
- Typical handrail details
- Typical door details
- Door Schedule
- NBS Specification
- Note: for clarity we will not be issuing a Revit file or *dwg files as part of any tender process

5.2.2. Proposed Drawing List & Specification List for the Leisure Block – Structural:

- Pile Layout
- Pile Cap and Ground Beam Layout
- Pile Cap and Ground Beam Details
- Pile Cap and Ground Beam Reinforcement layouts
- Pile Cap and Ground Beam Bar Bending Schedules
- Ground Floor Layout and Details
- Column Layout
- First Floor Steelwork Layout
- Ceiling Steelwork Layout
- Lower Roof Steelwork Layout
- Upper Roof Steelwork Layout
- Parapet Steelwork Layout
- Plant Support Steelwork Layout
- Auditorium 1 Steelwork Layout
- Auditorium 2 Steelwork Layout
- Auditorium 3 Steelwork Layout
- Auditorium 4 Steelwork Layout
- Auditorium 5 Steelwork Layout
- Auditorium 6 Steelwork Layout
- Auditorium 7 Steelwork Layout
- Auditorium Details
- First Floor Details
- Roof Details
- Lift Pit Details
- Lift Shaft Details
- Staircase Layout and Details
- Escalator Layout and Details
- Storey Rods Sheet 1 of 2

- Storey Rods Sheet 2 of 2
- Building Sections Sheet 1 of 2
- Building Sections Sheet 2 of 2
- Steelwork Elevations Sheet 1 of 3
- Steelwork Elevations Sheet 2 of 3
- Steelwork Elevations Sheet 3 of 3
- Drainage Layout
- Drainage Details Sheet 1 of 3
- Drainage Details Sheet 2 of 3
- Drainage Details Sheet 3 of 3
- External Works Build Ups
- NBS Specification

5.2.3. Proposed Drawing & Specification List – Building Service:

- External Services - Utility Services
- Unit Services - Utility Services
- External Lighting
- Landlords Lighting & Emergency Lighting
- Landlords Fire Alarm
- Landlords Security
- Landlords Small Power
- Landlords Ventilation sheet 1 of 3
- Landlords Ventilation sheet 2 of 3
- Landlords Ventilation sheet 3 of 3
- Landlords Domestic Water Services sheet 1 of 3
- Landlords Domestic Water Services sheet 2 of 3
- Landlords Domestic Water Services sheet 3 of 3
- Part L & EPC
- NBS Specification

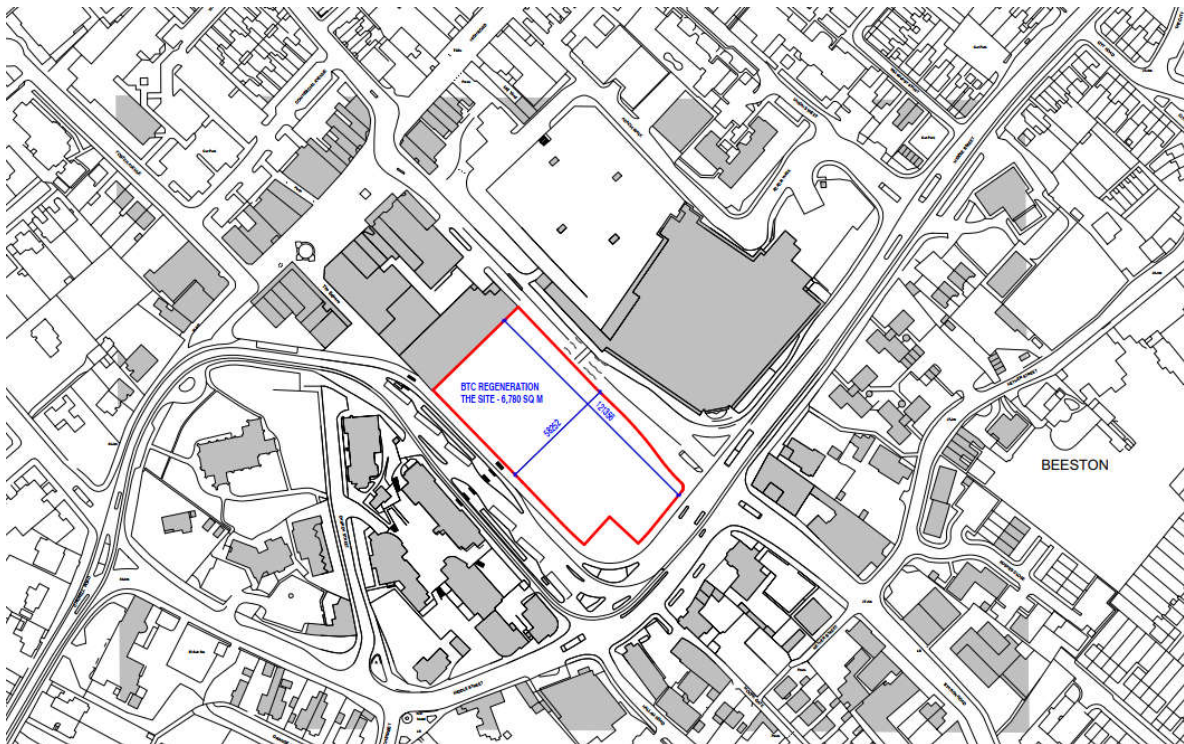
5.2.4. Proposed Drawing & Specification List – Landscaping:

- To be finalised.

6. Site Information

6.1. Site location and description

The site is titled the Beeston Town Centre Phase 2 site and is located on the site of the former Beeston Town Bus Station and is bounded to the northeast by Station Road, to the southeast by Middle Street, to the Southwest by Styring Street and the Beeston Centre Tram Stop and Bus exchange and to the northwest by the Beeston branch of the retailer B&M. Please refer to appendix A for more details.



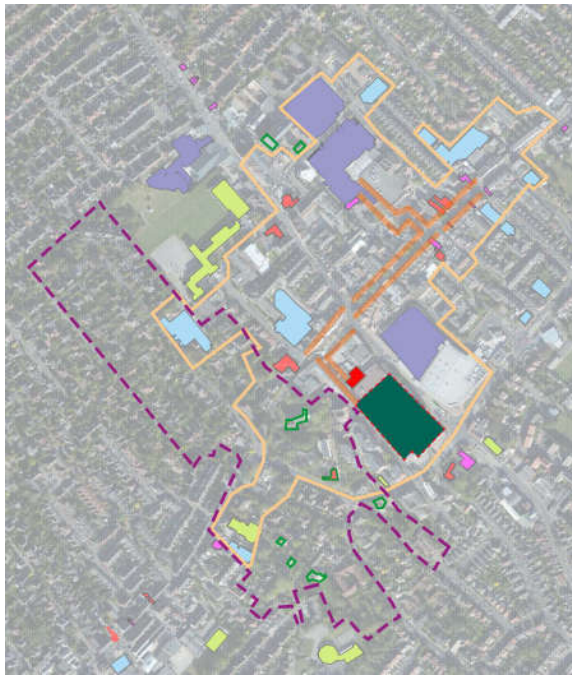
6.2. Soils and Ground Water Conditions

Please refer to the provided GEO-ENVIRONMENTAL INVESTIGATION prepared by Geomatters Consultants Engineers dated February 2018, report reference GML17254/2/1 in Appendix 2

6.3. Adjacencies

The new building will abut the Beeston branch of the retailer B+M Bargains on the north west and by a surface car park to the southeast, by Station street to the north east and by Styring Street and the Beeston Tram and Bus Stop on the west and south west side.

The new building will be adjacent to the Beeston Conservation area, see the map below.



- ▭ Town Centre
- ▨ Conservation Area
- ▭ Prime Shopping Frontage
- ▭ Listed Building
- Supermarket Car Parks
- Council Car Parks
- Community Facilities
- Pubs and Bars
- Restaurants and Cafes
- Gyms
- Other Evening Leisure
- Train Station
- Site

6.4. Existing building on/adjacent to site

A substation and enclosure building current existing with the new building footprint and must be removed as part of the Scope.

6.5. Site Information

Part 2 provides the site information and contains the following;

- Site Plan
- Site Constraints Plan
- Geo-environmental study
- An Archaeological Desk-Based Assessment
- Ecological Appraisal
- A Topographical and Ground Penetrating Radar Survey
- Utility Records
- Noise Assessment
- Transport Assessment and Travel Plan
- Groundworks Cut and Fill Assessment

A full list of available surveys and studies are set out in Appendix D.

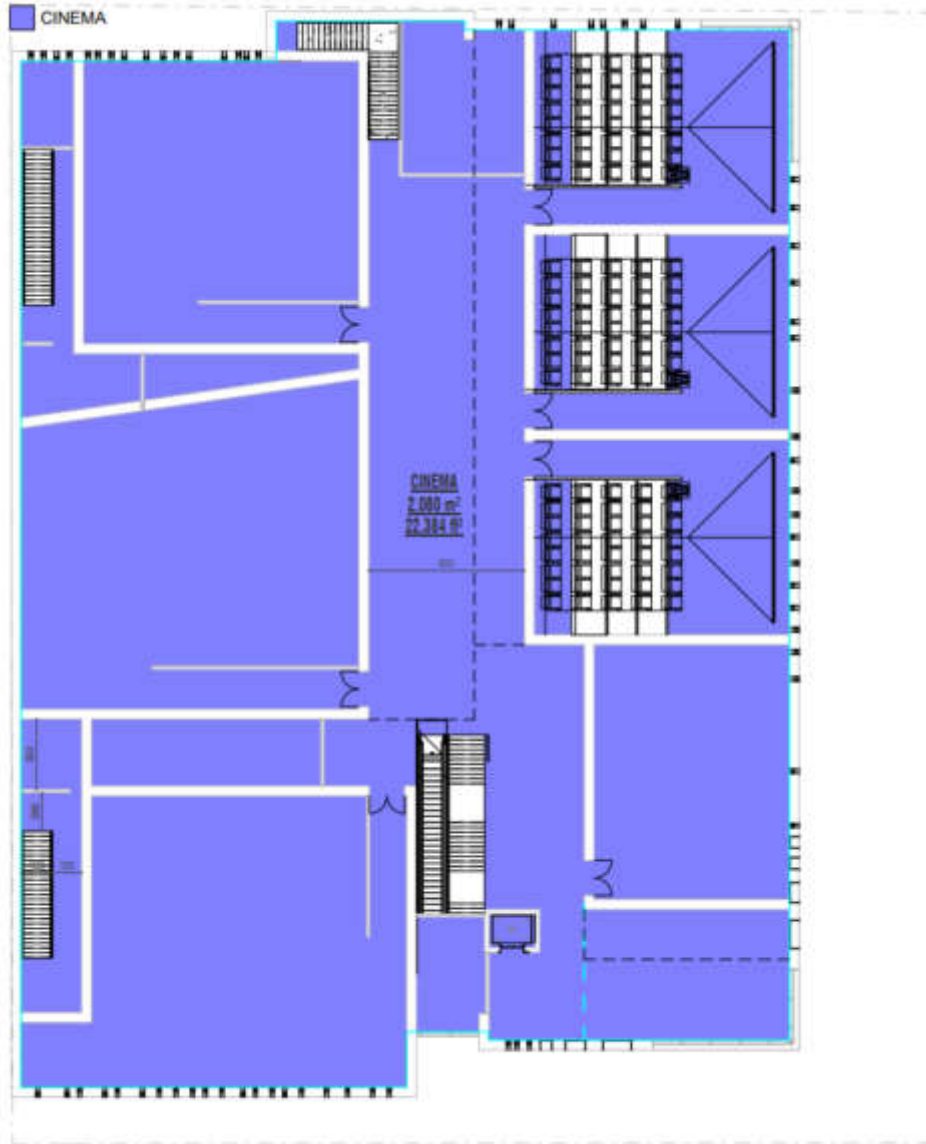
Appendix A. Building Area

Gross Internal Area

Level	Area	Level	Area
Ground A1-A5 Unit	279 m ²	Ground Bin Store	93 m ²
Ground A1-A5 Unit	235 m ²	Ground Substation	75 m ²
Ground A1-A5 Unit	234 m ²	Ground BoH	211 m ²
Ground A1-A5 Unit	503 m ²		
Ground Cinema		First Floor Cinema	2080 m ²
Ground Foyer	258 m ²		
	<u>1509 m²</u>		<u>2459 m²</u>
		Total GIA	<u>3968 m²</u>

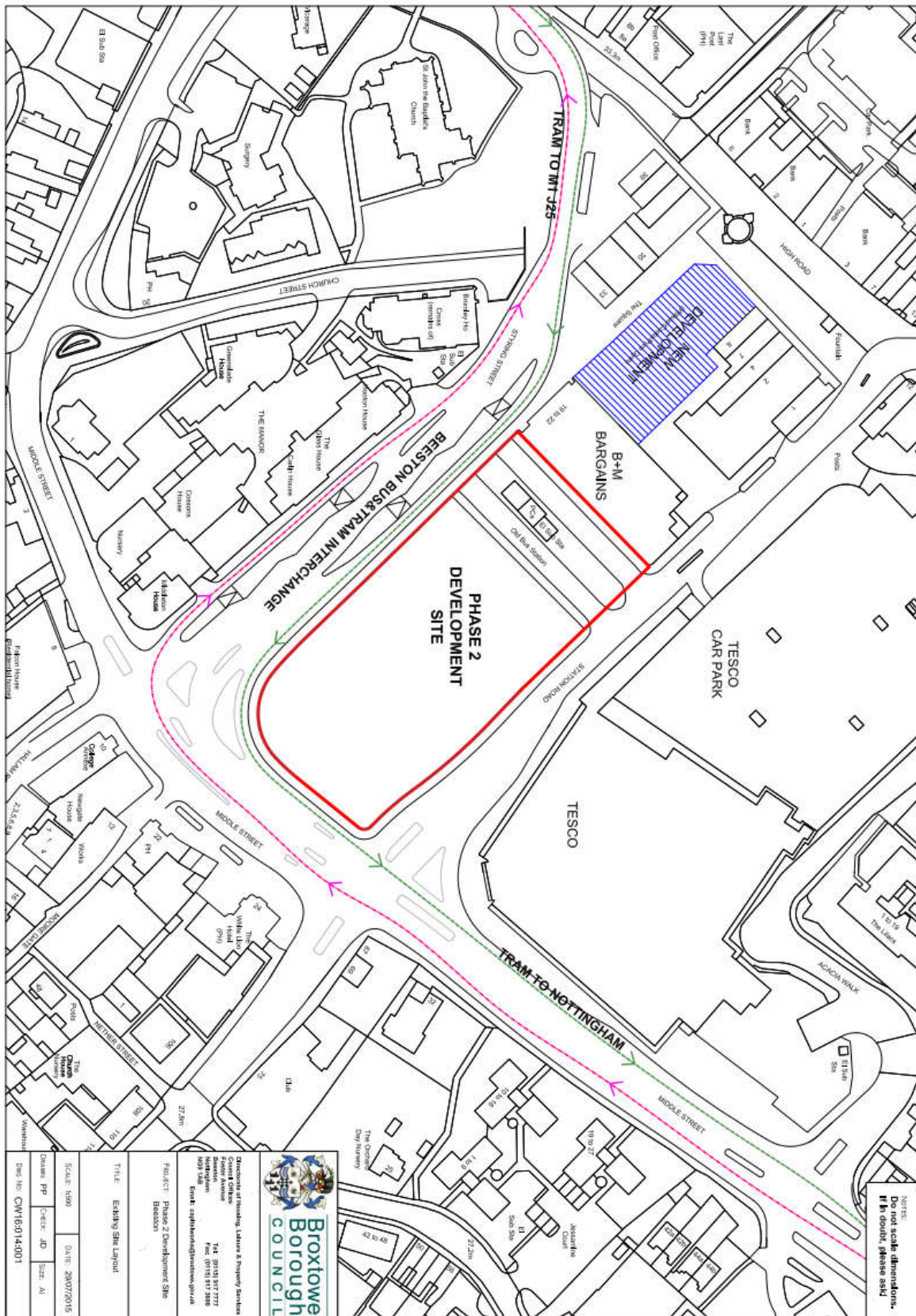


Gross Internal Floor Area



Level 01

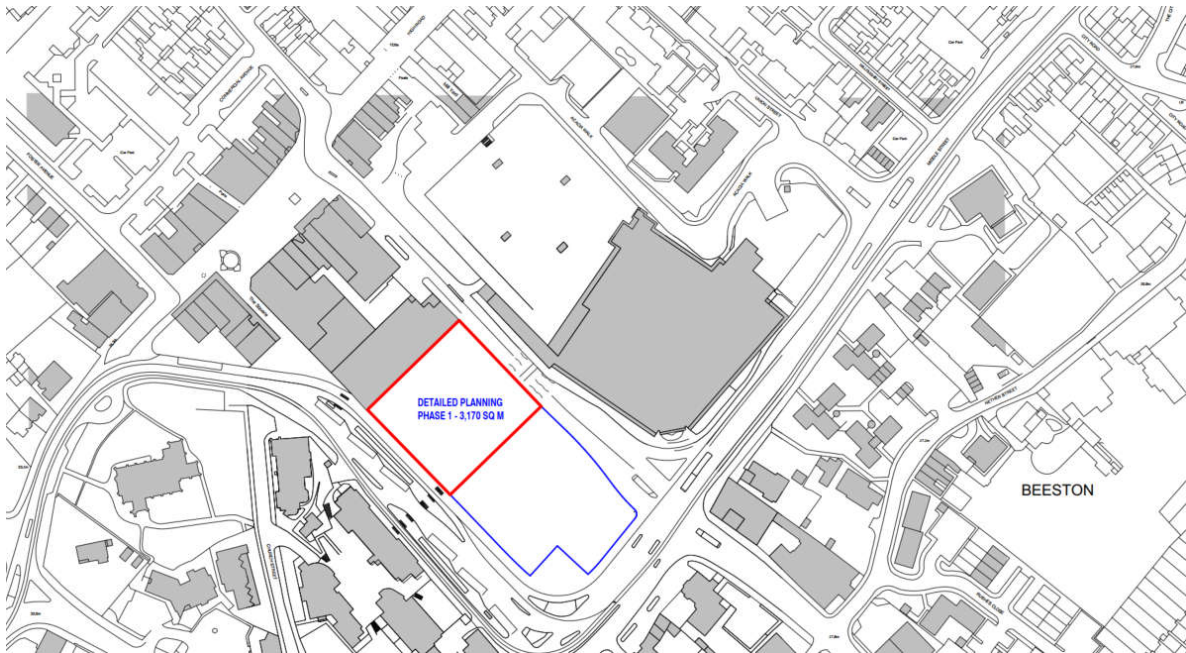
Appendix B. Site Plan



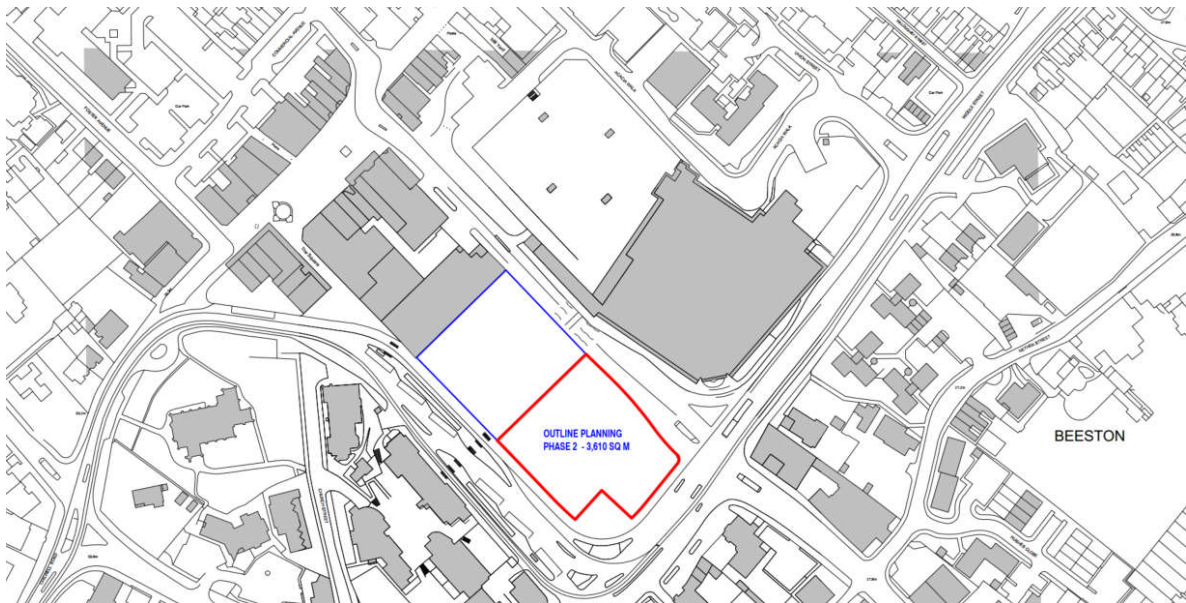
 <p>Broxtowe Borough Council</p>	
<p>Director of Planning, Leisure & Property Services Council Office Broxtowe Nottingham NG2 2JN Tel: 0115 917 2777 Fax: 0115 917 2888 Email: enquiries@broxtowe.gov.uk</p>	
<p>PROJECT: Phase 2 Development Site BRX020</p>	
<p>TITLE: Existing Site Layout</p>	
SCALE: 1:500	DATE: 28/07/2015
DRAWN: JP	CHECK: JD
SIZE: A1	
<p>DWG NO: CW16014001</p>	

NOTE:
Do not scale dimensions.
If in doubt, please ask!

Part of overall site covered by this Scope.



Part of overall site to be developed by others.



3.2 DESIGN CONSTRAINTS

3.2.1 // DESIGN CONSTRAINTS

The proposed site is adjacent to the NET Nottingham tram line. There are seven poles with overhead power lines, hence constraining the development on Stryng Street and Middle Street (refer to diagram). Following constraints are to be followed during construction of both the phases:-

- Any work where any part of the site, any tools or materials, any machine or suspended load, or any person, could come within the NET Hazard Zone
- Any work which will force pedestrian to be diverted into Net Hazard Zone
- Any excavation within 3 m of any pole supporting overhead wires

Further considerations of the Application Site:-

- Existing Substation at Station Road
- Gable wall at B&M
- Pedestrian crossing to Tesco
- Highway junction gateway - Station Road and Middle Hill street
- Site is surrounded by existing footpath hence the site levels are restricted



Appendix C. Planning Approval including Conditions

Broxtowe Borough Council Notice of Decision Town and Country Planning Act 1990 Reference 18/00360/FUL dated 13th September 2018.

- Phase 1 consists of a full planning application for Beeston Town Centre Regeneration - Leisure, & assembly (use class D2) commercial units (use class A1-A5) and a high quality Public Realm.
- Phase 2. Phase 2 consists of an Outline planning application for Beeston Town Centre Regeneration - Dwelling houses (use class C3a).

18/00360/FUL

BROXTOWE BOROUGH COUNCIL

NOTICE OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990

Application submitted by :
 Mr Ben Bowley
 Leonard Design Architects
 4th Floor
 Albion House
 5-13 Canal Street
 Nottingham
 NG1 7EG

BROXTOWE BOROUGH COUNCIL having considered an application by or on behalf of

File Reference : **18/00360/FUL**
 Proposal : **Hybrid planning application comprising: Full application to construct cinema (Class D2) and commercial units (Class A1 - A5) with ancillary uses (plant, bin stores etc.) and public realm. Outline application for mixed use development to include residential dwellings (Class C3) with car parking, commercial units (Class A1 - A5) and assembly and leisure units (Class D2) with associated ancillary areas (plant and bin stores etc) (with all matters reserved)**
 Site Address : **Land South East Of B & M Styring Street & Station Road Beeston Nottinghamshire**

as shown on the plans submitted with the application, which application and plans and any relevant correspondence are hereinafter referred to as "the application", HEREBY in pursuance of their powers under the above mentioned Act

GRANT PERMISSION

for the development in accordance with the application, subject to compliance with the Conditions imposed, and the subsequent approval of all matters referred to in the conditions, for the reasons set out below.

Conditions

Conditions in respect of outline element

1. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be commenced before the expiration of two years from the date of approval of the last of the reserved matters to be approved.
3. No development shall commence until a phasing plan for the whole outline site has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved phasing plan.
4. No phase of development shall be commenced until detailed drawings and particulars showing the following for that respective phase have been submitted to and approved in writing by the Local Planning Authority:
 - (a) the layout, scale, and external appearance of all buildings;
 - (b) the means of access and parking and servicing provision within the site;
 - (c) the particulars of the materials to be used in the facing of the external surfaces of all buildings;
 - (d) cross sections through the site showing the finished floor levels of the new buildings in relation to adjacent land and buildings. These details shall be related to a known datum point;
 - (e) landscaping.

The development shall be carried out strictly in accordance with the approved details.

Continued . . .



18/00360/FUL

2.
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5. No development shall be commenced in respect of any phase until a landscaping scheme for that respective phase of development has been submitted to and approved in writing by the Local Planning Authority. Each scheme shall include the following details:
 - (a) numbers, types, sizes and positions of proposed trees and shrubs;
 - (b) proposed hard surfacing treatment;
 - (c) planting, seeding/turfing of other soft landscape areas;
 - (d) a timetable for implementation of the scheme.
 The approved schemes shall be carried out strictly in accordance with the approved details.
6. No phase of development shall commence until plans showing provision for bin storage for that respective phase have been submitted to and agreed in writing by the Local Planning Authority. No building shall be occupied until its respective bin storage has been provided.
7. The development shall be designed in accordance with the Beeston Town Centre Regeneration Design Code (Phase 2), August 2018.
8. No development shall commence until detailed measures for protecting the proposed residential occupants from environmental noise have been submitted to and approved in writing by the Local Planning Authority. Any approved measures shall be completed before any respective dwelling which requires noise mitigation is first occupied, unless an alternative period is agreed in writing by the Authority.
9.
 - a) No development shall commence until a remediation method statement has been submitted to and approved in writing by the Local Planning Authority. The report shall include details of any necessary remedial measures to be taken to address any contamination or other identified problems as detailed in GeoMatters Geo-Environmental Assessment report (ref GML17254/2/2 Aug 2018).
 - b) No building to be erected pursuant to this permission shall be occupied or brought into use until:-
 - (i) All necessary remedial measures have been completed in accordance with details approved in writing by the Local Planning Authority; and
 - (ii) It has been certified to the satisfaction of the Local Planning Authority that necessary remedial measures have been implemented in full and that they have rendered the site free from risk to human health from the contaminants identified.

Conditions in respect of full element

10. The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.
11. No development above slab level shall commence until samples/details of the proposed external facing materials, including the lighting strips and detailed drawings of the lighting strips, have been submitted to and agreed in writing by the Local Planning Authority and the development shall be constructed only in accordance with those details.
12. No development above slab level shall commence until a landscaping scheme has been submitted to and approved by the Local Planning Authority. This scheme shall include the following details:
 - (a) numbers, types, sizes and positions of proposed trees and shrubs,
 - (b) proposed hard surfacing treatment,
 - (c) proposed lighting details,
 - (d) planting, seeding/turfing of other soft landscape areas,
 - (e) proposed retaining walls or similar structures,
 - (f) a timetable for implementation.
 The approved scheme shall be carried out strictly in accordance with the approved details.
13. No commercial unit shall be first occupied until cycle parking facilities have been provided in accordance with details which shall first have been submitted to and agreed in writing by the Local Planning Authority. These facilities shall thereafter be retained in the agreed form for the lifetime of the development.
14. No commercial unit shall be first occupied until the lay-by beside Station Road has been provided in accordance with details which shall first have been submitted to and agreed in writing by the Local Planning Authority. The lay-by shall be retained for the lifetime of the development in accordance with the agreed details.

Continued . . .

3.
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15. No ventilation and/or filtration equipment shall be installed unless details have first been submitted to and approved in writing by the Local Planning Authority. Any equipment shall be in full working order prior to the commencement of the respective use. The equipment shall be effectively operated and maintained in accordance with manufacturer's instructions for as long as the proposed use continues.
16. Outdoor seating areas directly associated with commercial uses shall not be used by customers except between the hours of 08:00-23:30 and outside these hours, chairs, tables and other furniture for the purpose of or associated with facilitating outdoor seating, shall be removed from the seating areas.

Conditions in respect of whole scheme

17. The development hereby permitted shall be carried out in accordance with drawings numbered: BTCR-LDA-XX-ZZ-M3-A-08 004 'Proposed Site Plan', BTCR-LDA-XX-ZZ-M3-A-08 200 'Proposed Sections', BTCR-LDA-XX-ZZ-M3-A-08 002 'Red Line - Outline Site', BTCR-LDA-XX-ZZ-M3-A-08 106 'Proposed Roof Level', BTCR-LDA-XX-01-M3-A-08 102 'Proposed Plan - Level 01', BTCR-LDA-XX-02-M3-A-08 103 'Proposed Plan - Level 02' and BTCR-LDA-XX-03-M3-A-08 104 'Proposed Plan - Level 03' received by the Local Planning Authority on 21 May 2018; BTCR-LDA-XX-ZZ-M3-A-08 000 'Red Line Overall Development' received by the Local Planning Authority on 22 May 2018 and BTCR-LDA-XX-00-M3-A1-08 005 'Proposed Block Plan' received by the Local Planning Authority on 30 May 2018; 2116_PL_01 'Overall landscape masterplan' received by the Local Planning Authority on 20 August 2018 and BTCR-LDA-XX-00-M3-A1-08 100 Rev C 'Proposed plan level 00', BTCR-LDA-XX-ZZ-M3-A1-08 300 Rev B 'Proposed Elevations - North and South Elevations' and BTCR-LDA-XX-ZZ-M3-A1-08 301 Rev B 'Proposed Elevations - East & West Elevations' received by the Local Planning Authority on 30 August 2018.
18. No phase of development shall commence until details of any piling or other penetrative foundation design for that respective phase have been submitted to and approved in writing by the Local Planning Authority, including details of any mitigation measures to minimise the effects of noise and vibration on surrounding occupiers. The development shall be implemented in accordance with the approved details.
19. No external construction or site preparation work in association with this permission shall be undertaken outside the hours of 07:30-18.00 Monday to Friday, 08:00-13:00 on Saturdays and at no time on Sundays or Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
20. No amplification equipment shall be used externally and no live music shall be played externally at the site between 23.00 and 08.00 hours on any day.
21. No fixed plant, machinery or equipment shall be installed within the site until a noise report, including details of the acoustic specification of such fixed plant, machinery or equipment has been submitted to and agreed in writing by the Local Planning Authority. The plant/machinery/equipment shall be installed in accordance with the agreed details and thereafter maintained in the agreed form for the lifetime of the development.
22. The rating level resulting from the cumulative use of any plant, machinery or equipment shall not exceed the existing background level when measured according to British Standard BS4142:2014, at a point one metre external to the nearest noise sensitive receptor.
23. The approved landscaping for each phase of development shall be carried out not later than the first planting season following the substantial completion of each respective phase or first occupation of the building(s) within the respective phase, whichever is the sooner, and any trees or plants which, within a period of 10 years, die, are removed or have become seriously damaged or diseased shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the Local Planning Authority, unless written consent has been obtained from the Local Planning Authority for a variation.
24. No development shall take place until details of a methodology for an archaeological watching brief (in accordance with section 7 of the Archaeological Desk Based Assessment, August 2018) have been submitted to and approved in writing by the Local Planning Authority. The approved watching brief shall be implemented in full accordance with the agreed details.

Continued

5.
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- 15 To suppress and disperse odour created from food preparation operations in order to protect nearby residents from excessive odour and in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014).
- 16 To protect nearby residents from excessive operational noise and in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014).
17. For the avoidance of doubt.
18. To protect nearby occupants from excessive construction noise and vibration and in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014).
19. To protect nearby occupants from excessive construction noise and vibration and in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014).
20. To protect nearby occupants from excessive operational noise and in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014).
21. To protect nearby occupants from excessive operational noise and in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014).
22. To protect nearby occupants from excessive operational noise and in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014).
23. To ensure the development presents a more pleasant appearance in the locality and in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014).
24. Insufficient details were submitted with the application and the development cannot proceed satisfactorily without the outstanding matters being agreed in advance of development commencing to ensure any below-ground archaeological remains are monitored and recorded, and in accordance with the aims of the National Planning Policy Framework (2018).
- 25 In the interests of highway safety and the environment to encourage use of more sustainable modes of transport than the car and in accordance with the aims of Policy 14 of the Broxtowe Aligned Core Strategy (2014).

Note to Applicant

- 1 The Council has acted positively and proactively in the determination of this application by communicating with the agent throughout the course of the application.
2. In order to carry out off-site works, you will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. In order to undertake the works, you will need to enter into an agreement under Section 278 of the Act. The applicant is advised to contact the County Council Highways team for details on Tel: 0115 9772210.
3. The applicant is advised to contact Western Power before works commence on site in relation to substations on site.
- 4 It is not permitted for any vehicles to obstruct the tramway at any time and consideration should be given to erecting a warning sign at the construction site exit point to warn of overhead lines. Please contact the Nottingham Express Transit (NET) Project Office for further information (0115 876 4095).
- 5 The applicant is advised to contact the Council's Waste and Recycling Section (0115 917 7777) to discuss waste and refuse collection requirements.

Continued

6.
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6. Ventilation and filtration equipment may require planning permission.
7. Media screens will require advertisement consent.



Authorised Officer

Date: 13 September 2018

Attention is drawn to the notes enclosed

**Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015
Town and Country Planning (Control of Advertisement) (England) Regulations 2007
Planning (Listed Buildings and Conservation Areas) Act 1990**

Conditions

Failure to comply with any conditions on a planning permission/consent may result in any person with an interest in the land/buildings being liable to enforcement action and may result in the development being unlawful if conditions that require the approval of details prior to the commencement of development are not complied with. The breach of any conditions may also result in any person carrying out the development being liable to prosecution. A fee is payable to the Council where a written request is made for the approval of details pursuant to a condition. A further fee is payable if confirmation is requested that the conditions have been complied with or discharged. A fee is required for each request.

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission/consent for the proposed development or to grant it subject to conditions, then you can appeal to the Department for Communities and Local Government under Section 78 of the Town and Country Planning Act 1990 or Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

If you want to appeal, then you must do so within a certain time using the appropriate form. You can get the forms and further advice from: Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol, BS1 6PN (telephone 0303 444 5000) or online at

The times are as follows:-

- i **In the case of decisions relating to planning or Listed Building consent applications within 6 months of the date of the decision notice.**
- ii **If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within:**
28 days of the date of service of the enforcement notice, or within six months of the date of this decision notice, whichever period expires earlier.
- iii **In the case of decisions relating to advertisement applications, within 8 weeks of the decision notice**

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they impose, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Purchase Notices

In certain very special circumstances a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of an application to him. The circumstances in which such compensation is payable are set out in Section 137 of the Town and Country Planning Act 1990 or Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended by the Planning and Compensation Act 1991).

If either the Local Planning Authority or the Secretary of State refuses permission/consent to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Other Legislation

The attached is a planning decision only and it may be necessary to obtain approval under the Building Regulations or any other legislation before the particular development is carried out.

A large print copy of this decision notice and notes is available on request.

Appendix D. Advertising Consent

Broxtowe Borough Council Notice of Decision Town and Country Planning Act 1990 Reference 18/00496/ADV dated 13th September 2018.

18/00496/ADV

BROXTOWE BOROUGH COUNCIL
NOTICE OF DECISION
TOWN AND COUNTRY PLANNING ACT 1990

Application submitted by :
Mr Ben Bowley
Leonard Design Architects
4th Floor Albion House
5-13 Canal Street
Nottingham
NG1 7EG

BROXTOWE BOROUGH COUNCIL having considered an application by or on behalf of

Applicant : **Housing Leisure & Property Services**
File Reference : **18/00496/ADV**
Proposal : **Display 2 large format signs and 2 banner signs**
Site Address : **Land South East Of B & M Styring Street & Station Road Beeston Nottinghamshire**

as shown on the plans submitted with the application, which application and plans and any relevant correspondence are hereinafter referred to as "the application", HEREBY in pursuance of their powers under the above mentioned Act

GRANT CONSENT TO DISPLAY ADVERTISEMENT

described in the application for a period commencing on 13 September 2018 and expiring on 13 September 2023 subject to compliance with the Conditions imposed, and the subsequent approval of all matters referred to in the Conditions and for the reasons set out below.

Conditions :

1.
 - a) Any advertisements displayed, and any land used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
 - (b) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
 - (c) Where any advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.
 - (d) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
 - (e) No advertisement shall be sited or displayed so as to obscure or hinder the ready interpretation of any road traffic sign, railway signal or aid to navigation by water or air or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).
2. The development hereby permitted shall be carried out in accordance with drawing numbers BTCR-LDA-XX-ZZ-M3-A1-08 000 and BTCR-LDA-XX-ZZ-M3-A1-08 006 and the four images of the signs received by the Local Planning Authority on 16 July 2018.

18/00496/ADV

Continued . . .



2.
18/00496/ADV

Reasons :

1. In the interests of amenity and public safety.
2. For the avoidance of doubt.

Note to Applicant

1. The Council has acted positively and proactively in the determination of this application by determining it within the eight week determination timescale.
2. It is not permitted for any vehicles to obstruct the tramway at any time and any works on site should accord with the guidance in the "Working Near NET" leaflet.



Authorised Officer

Date: 13 September 2018

Attention is drawn to the notes enclosed

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015
Town and Country Planning (Control of Advertisement) (England) Regulations 2007
Planning (Listed Buildings and Conservation Areas) Act 1990

Conditions

Failure to comply with any conditions on a planning permission/consent may result in any person with an interest in the land/buildings being liable to enforcement action and may result in the development being unlawful if conditions that require the approval of details prior to the commencement of development are not complied with. The breach of any conditions may also result in any person carrying out the development being liable to prosecution. A fee is payable to the Council where a written request is made for the approval of details pursuant to a condition. A further fee is payable if confirmation is requested that the conditions have been complied with or discharged. A fee is required for each request.

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If you want to appeal, then you must do so within a certain time using the appropriate form. You can get the forms and further advice from: Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol, BS1 6PN (telephone 0303 444 5000) or online at

The times are as follows:-

- In the case of decisions relating to planning or Listed Building consent applications within 6 months of the date of the decision notice.**
- ii If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within:**
 - 28 days of the date of service of the enforcement notice, or within six months of the date of this decision notice, whichever period expires earlier.**
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If either the Local Planning Authority or the Secretary of State refuses permission/consent to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Other Legislation

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Appendix E. Geo-Environmental Investigation

Geomatters Consultants Engineers dated February 2018, report reference GML17254/2/1

Executive summary provided here please refer to full report as issue as part of tender documents.

Executive Summary

This presents the salient points of the report and should not be referred to in isolation. The conclusions and recommendations presented below are considered reasonable based on the findings of the site investigation. However, these cannot be guaranteed to gain regulatory approval and therefore copies of this report should be sent to the appropriate Regulatory Authorities and / or other organisations (as appropriate) by the Client for their comments and approval prior to undertaking any irrecoverable works associated with the subject site.

<p>Enabling / Earthworks</p>	<p>Significant enabling works are not envisaged at this stage. However, slopes comprising made ground will require removal / re-engineering by a suitable / specialist contractor as part of any future works (due to the variability of the made ground in the slopes and therefore the potential instability of these). At this stage, alteration of site levels using engineered fill has not been proposed. Therefore, pending final layout proposals, minor cut and fill works may be required across parts of the site, which may need to be accompanied by an Earthworks Specification. Geo-Matters Ltd should be contacted for further advice when such works are proposed.</p> <p>Waste acceptance criteria testing was undertaken on 2 No. samples of made ground and 1 No. sample of natural sand and gravel. Additional specific testing may be required at the discretion of the Client's designated waste handler if the off-site movement / disposal of soils is undertaken. Where applicable, such requirements must be verified directly with them by the Client.</p>
<p>Foundations</p>	<p>It is recommended that all foundations at the site must be deepened through any made ground and locally soft / loose shallow natural soils to terminate within the underlying competent natural soils.</p> <p>Although no loading information has been provided to date, it is assumed that traditional foundations terminating within the natural soils should be suitable across most of the site for the proposed commercial end use, which should also be confirmed by your structural engineer.</p> <p>Estimated bearing capacity data for various depths beneath the northern and southern portions of the site are shown within the tables presented of Drawing 005 which is included within Appendix VIII. It is recommended that all foundations at the site must be deepened through any made ground and locally soft / loose shallow natural soils to terminate within the underlying competent natural soils.</p> <p><u>Northern Portion</u></p> <p>In the northern portion of the site it may be possible to found within the sand and gravels (between approximately 1.00 – 2.50m begl) unless the proposed building footprint covers the area within the vicinity of BH02 (which was noted to comprise a greater thickness of Made Ground and only a thin band of sand and gravel before encountering the mudstone). If the proposed layout will cover the area around BH02, then all foundations will either need to be deepened into the underlying mudstone for consistency and to avoid differential settlement issues (subject to confirmation from a structural design engineer), or alternatively a specialist engineer designed cantilevered structure may be considered spanning this area. Further delineation works to confirm the extent of the deep made ground around BH02 may prove highly beneficial in terms of aiding such designs.</p> <p>The average depth to the top of the mudstone in the northern portion of the site is 3.30m begl and therefore piled foundations may be more preferable / economically feasible, depending on the proposed layout of the building(s). If the Client's preference is to use piled foundations rather than the other options discussed herein then specialist advice should be sought from appropriate contractors, with all such piled foundations extending into the competent clay / mudstone.</p>

GML17254 – Land at Beeston Bus Station, Beeston

<p>Foundations (Cont.)</p>	<p>It is anticipated that in the northern portion of the site an estimated bearing capacity of 200kN/m² would be generally suitable for natural strata at standard founding depth (please see 6.3.3 and 'All Areas' sub-section below).</p> <p><u>Southern Portion</u> In the southern portion of the site it is considered likely that shallow foundations may found within the sand and gravels between approximately 1.00m – 2.00 m begl. The average depth to the top of the mudstone in the southern zone of the site is 2.00m begl. An estimated portion-wide bearing capacity of 100kN/m² should be assumed for the southern portion of the site based on the <i>in-situ</i> test results from BH07. Should delineation allow this area to be zoned, then areas outside of this part of the southern portion may be assigned an allowable bearing capacity in the region of 200kN/m². Once proposed layout plans are available then this recommendation should be revisited.</p> <p><u>All Areas</u> Soft lenses were noted at depth therefore if deeper foundations are recommended then we will need to review the foundation designs to see if the design affects the bearing capacities recommended.</p> <p>It should be noted that it appears that the groundwater is perched at the interface between the sand and gravels and the top of the mudstone resulting in a lower average SPT 'N' value at around 3.00m begl in the northern zone of N=18.20 and at around 2.00m begl in the southern zone of N=19.40 as shown in the tables contained in Appendix VIII (Drawing 005). As outlined above, all foundations at the site must be deepened through any locally soft / loose shallow natural soils to terminate within the underlying competent natural soils.</p> <p>Granular soils and pockets of granular soils within cohesive strata were noted across the site. Where groundwater is encountered in granular soils / pockets within influencing distance of foundations, bearing capacities of granular soils will be reduced. If encountered during foundation excavations, then Geo-Matters Ltd should be contacted for further advice.</p> <p>It is recommended that Geo-Matters Ltd are supplied with the proposed development layouts as soon as they become available (and prior to any irrevocable actions) in order to determine if the recommendations made within this report remain relevant. This may also help determine if there is a potential to increase the recommended bearing capacities in some areas. In addition, the proposed development layouts will also determine if it would be beneficial to undertake further works at the site such as delineating the area of the variable ground around conditions around BH02 and BH07, which would help to refine the above recommendations.</p>
<p>Floor Slabs</p>	<p>At this stage ground bearing floor slabs should be appropriate for the majority of the site. However, where made ground is encountered in thicknesses of greater than 0.60m, suspended floor slabs will be required (likely to be applicable following works associated with the removal of underground tanks etc. in the norther area of the site).</p>
<p>Groundwater</p>	<p>Perched groundwater was encountered within 4 of the 7No. trial pits advanced at the site at depths of between 1.50m and 2.90m begl. The groundwater was generally encountered at the interface between granular and cohesive soils.</p> <p>As part of our recent works, three boreholes (BH02, BH04 and BH10) were completed as groundwater monitoring wells. Resting groundwater levels have been monitored on two occasions to date, namely 24th January and 13th February 2018. It should noted that the ground level at the locations of BH02 and BH04 is approximately 1m higher than that that at BH10.</p>

GML17254 – Land at Beeston Bus Station, Beeston

Groundwater (Cont.)	<p>Groundwater levels in BH02 and BH04 (located on the higher ground) ranged between 2.56m begl and 3.23m begl (both in BH02). Groundwater levels in BH10 ranged between 1.95m and 1.99m begl. The results of the third monitoring visit to be undertaken in March 2018 will be reported under separate cover.</p> <p>It is considered likely that some of the water held within the monitoring wells may be infiltrated water and is typical of perched water at the interface of the granular and the cohesive materials.</p> <p>The groundwater regime across the site (including perched water) is considered to be both complex and variable, and dewatering is therefore considered likely to be required in excavations at this stage subject to prevailing weather / groundwater conditions.</p>
Building Near Trees	<p>Cohesive natural soils were recorded within exploratory holes across the site, therefore foundation designs may need to be adjusted locally with regard to building near trees and hedgerows in accordance with relevant or comparable standards.</p>
Road Construction	<p>CBR values of less than 2% can be anticipated in the made ground, CBR values of between 2% and 5% can be anticipated in the natural cohesive soils and values of between 5% and 10% in the natural granular soils respectively at this stage, subject to in situ testing. All road construction proposals should be agreed with the Local Authority prior to finalising designs.</p>
Drainage	<p><i>In situ</i> soakaway testing was undertaken within three test pits during the recent site works. Only 1 No. location (TP01) was shown to have 'passed' the test criteria (see Section 5.5.1). The soakaway tests in the north-western part of the site (TP01) exhibited generally / relatively rapid infiltration rates. However, the trial pit dug in the central part of eastern boundary of the site (TP04) failed to sufficiently discharge its contents within the 24hr period.</p>
Coal Mining	<p>No issues identified at this stage.</p>
Excavations	<p>Generally good stability was noted in the exploratory holes completed during the recent site works. However, sidewall collapse was noted in 1 No. trial pit (TP06) within saturated granular soils, with poor stability noted in made ground across some areas of the site. Because of this, all excavations should be assumed to be unstable as a precautionary measure. The Client and / or their appointed site contractors should therefore allow no man entry into unsupported excavations without an appropriate risk assessment. Reference to CIRIA report 97 (1983) should be made to establish a suitable means of support or battering of excavation sides.</p>
Ground Gas & Radon	<p>The property is not in a radon affected area, as less than 1% of properties are above the action level in accordance with the UK radon map. Radon protective measures should therefore not necessary for new properties, subject to Local Authority approval.</p> <p>Ground gas monitoring was beyond the remit of the recent investigation. The Local Authority should be contacted to determine the requirement for any future monitoring.</p>
Sulphate Classification	<p>Water soluble sulphate analysis of the soils recovered from the site by Geo-Matters Ltd recorded all soils to have concentrations between 0.023 – 0.300g/l indicating that overall, DS-1 / AC-1 conditions are present at the site in accordance with BRE Special Digest 1 'Concrete in Aggressive Ground 2005'. Minimum concrete specification should be in accordance with relevant or comparable standards (NHBC Standards, Section 2.1).</p>
Contamination	<p>Chemical analysis results have been compared with current relevant guidance which indicates that there are no elevated levels of contaminants present across the site, based on a proposed commercial end-use. Subject to the approval of the Local Authority.</p>

Topsoil	<p>Topsoil was not encountered across the site during the recent site works. Therefore, there may be a requirement to import topsoil onto the site, and it is reiterated that any such works must be undertaken in full compliance with all regulatory licensing procedures, and validation of the soils prior to importation will be required, subject to the approval of the Local Authority.</p> <p>Where topsoil is discussed herein (and where it has been recorded within Engineer's logs for this site) it has been described and classified in general accordance with prevailing logging practice (e.g. BS5930 / ISO14688). Additional inspection(s) and analyses will be required should classification of such material be required against standards such as BS3882: 2007 'Specification for Topsoil and Requirements for Use'.</p>
Remediation	<p>Remediation works to protect human health are not considered necessary.</p>
Further Works	<p>The following further works are considered necessary at this stage:</p> <ul style="list-style-type: none"> • Review of proposed development layouts once made available in order to determine if the recommendations made within this report require amendment; • Undertake further intrusive investigation work around BH02 and BH07 in particular in order to refine the recommended requirements for foundations including appropriate bearing capacities and foundation depths (if required); • The Client will need to liaise with appropriately licensed waste management contractors to determine requirements for additional analysis etc. should materials be considered for off-site removal / disposal.

The executive summary given above is an overview of the key findings and conclusions of the report. There may be other information contained in the body of the report which puts into context the findings of the executive summary. No reliance should be placed on the executive summary until the whole report has been read in full.

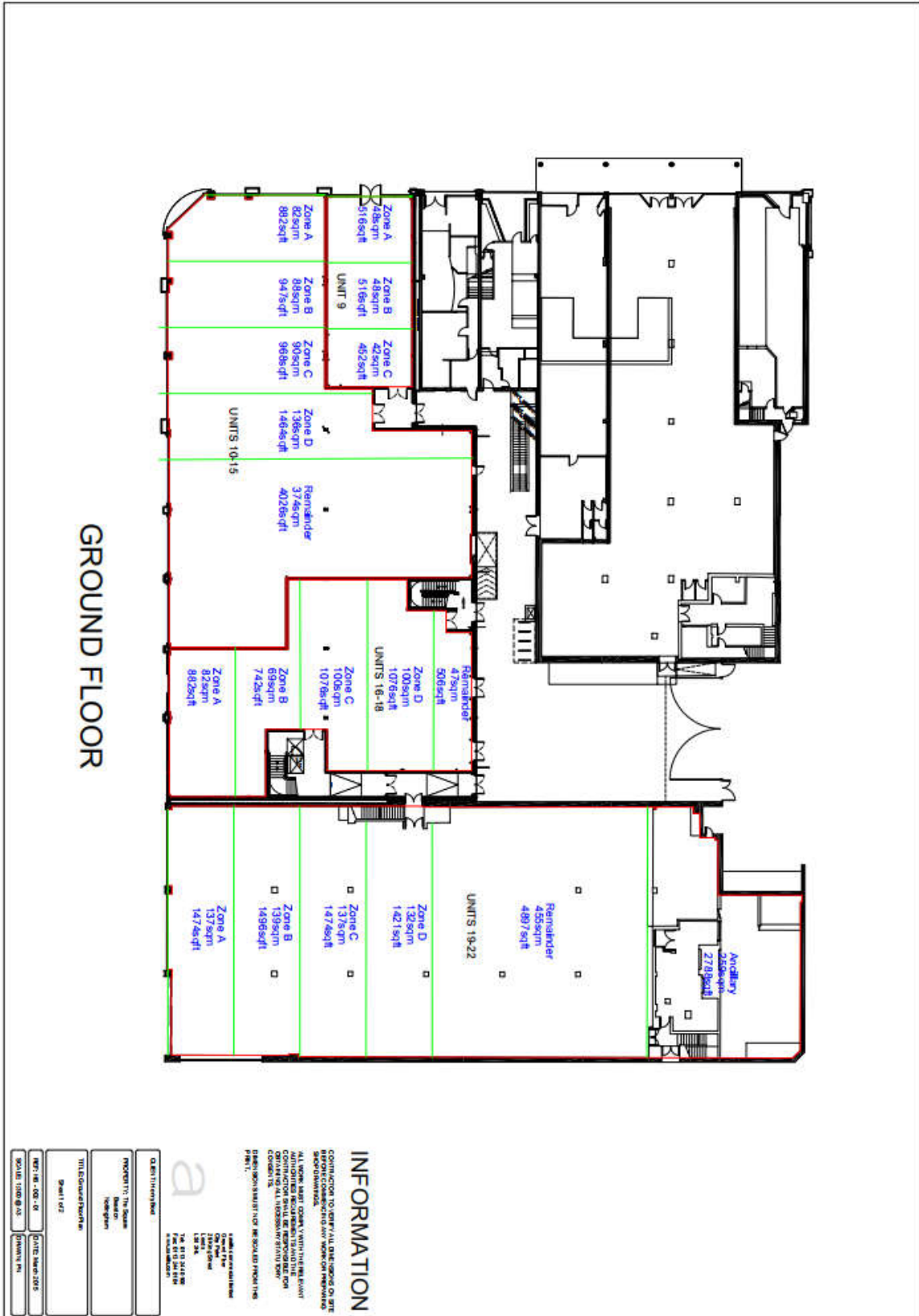
Appendix F. Site Information Survey & Reports

Document	Consultancy	Date Issued
Beeston Town Regeneration Code	Leonard Design Architects	May 2018
Ecological Appraisal	Delta Simons	April 2018
Energy Efficient Sustainability Statement	Anderson Green	May 2018
Energy Efficient Sustainability Statement EPC	Anderson Green	May 2018
Flood Risk Assessment	Lumax	May 2018
Land Contamination Assessment	Geomatters	February 2018
Land Contamination Assessment Ground Water Readings	Geomatters	February 2018
Land Contamination Assessment	Geomatters	February 2018
Exploratory Hole Layout Plan	Geomatters	February 2018
Noise Assessment	SLR	May 2018
Ventilation and Extraction Statement	Anderson Green	May 2018
LDA Design & Access	Leonard Design Architects	May 2018
Construction Design Management Review	Leonard Design Architects	June 2018
Design Hazard & Risk Assessment	Liz Lake	June 2018
Transport Assessment	BWB	May 2018
Travel Plan	BWB	May 2018
Topographical Survey	Greenhatch	January 2018
STATS (Statutory Records Pack)	Greenhatch & TSK	January 2018
Geo-Environmental Report	Geomatters	February 2018
Cut & Fill Analysis Report	TSK	May 2018

Appendix G. Adjoining Building Information

Ground Floor Layout

First Floor Layout



INFORMATION

CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE
 BEFORE COMMENCING WORK AND REPORT ANY
 DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
 ALL WORK SHALL COMPLY WITH THE BUILDING
 REGULATIONS AND ALL DIMENSIONS SHALL BE
 GIVEN IN ALL DIMENSIONS UNLESS OTHERWISE
 SPECIFIED.
 DIMENSIONS SHALL BE MEASURED FROM THE
 FINISH FLOOR LINE.

DATE: 11/30/2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]
 SHEET: [Name]

CLIENT/PROJECT NAME	PROJECT NO.
ARCHITECT/ENGINEER	DATE
TITLE	SCALE
REF. NO.	DATE
SCALE	DATE

Appendix H. Indicative Tenant Requirements

INDICATIVE LANDLORD/TENANT SCHEDULE OF WORKS		
ITEM OF WORK	BASE BUILD	TENANT
SUBSTRUCTURE	X	
SUPERSTRUCTURE	X	
ANY SECONDARY STEEL TO SUPPORT BASE BUILDING, TENANTS ROOF TOP PLANT, CINEMA CEILING, FAÇADE, LIFTS, ESCALATORS, TENANT STAIRS.	X	
ENVELOPE - FAÇADE. SHOPFRONTS AND PARAPETS	X	
ENVELOPE - ROOF	X	
GROUND FLOOR SLAB	X	
UPPER FLOORS AND ANY MEZZAZINES (INCLUDING ANY NECESSARY EDGE PROTECTION)	X	
LEVELS AND TOLERANCES	X	
AUDITORIA STADIUM SEATING DECKS, BASE SLABS, UNDERCROFTS INCLUDING ANY ACOUSTIC AND ANY ANTI-VIBRATION TREATMENTS REQUIRED.	X	
SLAB EDGE LOCATION, FIXING FOR BALUSTRADE AND HANDRAILS AND TEMPORARY EDGE PROTECTION.	X	
MAIN STRUCTURAL FRAME	X	
FIRE PROTECTION	X	
PROTECTION AGAINST CORROSION	X	
SUPPORTS FOR AIR HANDLING UNITS AND OTHER MECHANICAL PLANT	X	
STAIRS	X	
STAIR NOSINGS	X	
MAIN CINEMA ENTRANCE STAIRS - STRUCTURE (INCLUDING A TEMPORARY HANDRAIL)	X	
MAIN CINEMA ENTRANCE STAIRS - FINISHES AND HANDRAILS		X
TEMPORARY EDGE PROTECTION TO ALL AREAS THAT POSE A HAZARD	X	
PERMANENT HANDRAIL		X
FIRE ESCAPE STAIRCASES INCLUDING ALL FINISHES.	X	
ROOF ACCESS, ACCESS LIGHTING AND SAFETY PROVISIONS.	X	
ROOF CONSTRUCTION	X	
ROOF DRAINAGE AND GUTTERS	X	
HOLES IN THE ROOF FOR SERVICES (WITH TEMPORARY COVER TO WEATHERPROOF).	X	
DRAINAGE AND MANHOLES	X	
EXTERNAL MANHOLE COVERS	X	
INTERNAL SEALED MANHOLE COVERS	X	
INTERNAL MANHOLE FREQUENCY AND LOCATION	X	
LOCATION OF RODDING ACCESSSES	X	
POP UP FOR FOUL WATER CONNECTION ON GROUD LEVEL AND FIRST FLOOR LEVEL.	X	
FITTING TYPES	X	
RAINWATER PIPES AND ACCESS PROVISIONS FOR MAINTENANCE	X	
EXTERNAL & INTERNAL WALLS INCLUDING ACOUSTIC PROVISIONS.	X	
SECURITY WALLS	X	
DRYLINING AT EXTERNAL WALLS OF AUDITORIUMS	X	
IF REQUIRED, ANTI-VIBRATION AND ANTI-NOISE TRANSFER MEASURES IN RELATION TO ANY PLANT OR THE ADJOING TRAM.	X	
ACOUSTIC SEPERATION BETWEEN CINEMA AND STRUCTURE	X	
DOUBLE LEAF ACOUSTIC WALLS 500MM THICK DRY WALL CONSTRUCTION, OR SIMILAR	X	
EXPANSION JOINTS	X	
SPECIAL WALL FINISHES	X	

INDICATIVE LANDLORD/TENANT SCHEDULE OF WORKS		
ITEM OF WORK	BASE BUILD	TENANT
SUPPORT/FRAMING FOR WALL MOUNTED FIXTURES (POSTER CASES AND AUDITORIUM NUMBERALS, AUDITORIUM HAND RAILS)	X	
INSULATION UNDER AUDITORIUM TOILETS	X	
INTERNAL DOOR SUB-FRAMES	X	
PROJECTION PORT OPENINGS (GLAZING & FRAMING BY CINEMA)	X	
EXTERNAL DOOR TO BUILDING INCLUDING ALL IRONMONGERY AND STATUTORY SIGNAGE.	X	
SHELL DOORS TYPES REQUIRED BY THE TENANTS	X	
TENANTS SIGNAGE ON BUILDING EXTERIOR		X
INTERNAL CIRCULATION	X	
DROP ROD SUPPORTS FOR CINEMA CEILING AND SERVICES	X	
LANDLORD FIRE AND INTRUDER ALARMS INCLUDING INTERFACE FOR TENANTS.	X	
LIGHTING AND EMERGENCY LIGHTING, FIRE FIGHTING EQUIPMENT STATUTORY AND NAVIGATION SIGNAGE TO LANDLORD AREAS	X	
LIGHTING AND EMERGENCY LIGHTING, FIRE FIGHTING EQUIPMENT STATUTORY AND NAVIGATION SIGNAGE TO TENANT AREAS		X
DOOR SECURITY AND ACCESS CONTROLS TO LANDLORD AREAS.	X	
TEMPORARY OPENING AT FIRST FLOOR LEVEL TO FACILITATE THE CINEMA FITOUT	X	
MAKING GOOD TEMPORARY OPENING AT FIRST FLOOR LEVEL TO FACILITATE THE CINEMA FITOUT	X	
TENANTS BUILDING SERVICES		X
TENANTS FITOUT WORKS		X
<i>DESIGN INFORMATION</i>		
FIRE EXIT AND STAIR SIZES AND DETAILS	X	X
DETAILS OF FIRE PROTECTION TO SHELL STRUCTURE	X	
SIZE, WEIGHT AND LOCATIONS OF ROOF MOUNTED PLANT, INCLUDING PLANT SUPPORT DETAILS, WEATHERED SERVICES OPENINGS & EXTENT OF ACCESS WALKWAYS		X
INTERNAL M&E BUILDERSWORK, INCLUDING HOLES IN FLOORS AND ROOFS		X
INTERNAL PLANT ROOMS, INCLUDING SERVICES INTAKE ROOMS WATER STORAGE TANK LOCATIONS		X
TENANTS BUILDING SERVICES LOADINGS AND SUPPLY COMPANIES		X
DETAILS OF INCOMING SERVICES AND METER POSITIONS	X	
PROVISION FOR FILL POINTS AND VIE VESSELS FOR CINEMA CO2 FILLING AND PIPING		X
GENERAL LIGHTING AND EMERGENCY LIGHTING TO EXTERNAL WORKS	X	
TENANTS SIGNAGE AND STRUCTURAL SUPPORT REQUIREMENTS		X
SHELL DOORS DETAILS AND SPECIFICATIONS	X	
WINDOW, LOUVRED OPENINGS, AND SERVICES OPENINGS REQUIRED IN EXTERNAL WALLS		X
ACOUSTIC FLOOR DETAILS	X	
DETAILS OF LIFT INSTALLATIONS AND SHELL BUILDERSWORK REQUIREMENTS		X
TENANTS REFUSE STORAGE AND COMPACTOR REQUIREMENTS		X
TENANTS DRAINAGE REQUIREMENTS FOR UNDERGROUND DRAINAGE LAYOUT		X
SHELL UNDERGROUND DRAINAGE LAYOUT	X	
EXTENT OF INTERNAL SHELL BLOCKWORK WALLS REQUIRED OTHER THAN STAIR ENCLOSURES, FOR SERVICE DUCTS, RISERS, LIFT SHAFTS ETC		X
TENANTS FIT OUT WALL CONSTRUCTION DETAILS, FOR RELATIONSHIP TO STRUCTURAL COLUMNS, BEAMS AND FLOOR SLAB EDGES		X

INDICATIVE LANDLORD/TENANT SCHEDULE OF WORKS		
ITEM OF WORK	BASE BUILD	TENANT
DETAILS OF EXTERNAL WORKS, LANDSCAPING AND EXTERNAL LIGHTING	X	
LAYOUT OF TENANTS FIT OUT WORKS SITE COMPOUND, INCLUDING ANY FIT OUT ACCESS REQUIREMENTS PRIOR TO SHELL HANDOVER		X
B) DRAWINGS, SPECIFICATIONS AND DOCUMENTS		
COPY OF PLANNING APPROVAL DRAWINGS, INCLUDING CONDITIONS TO BE SATISFIED IN DETAIL	X	
SHELL GENERAL ARRANGEMENT DRAWINGS (BY ARCHITECT)	X	
SHELL PROJECT SPECIFICATION (BY ARCHITECT)	X	
SHELL STRUCTURAL DRAWINGS (BY STRUCTURAL ENGINEER, MAIN CONTRACTOR AND/OR STEELWORK CONTRACTOR)	X	
SHELL STRUCTURAL SPECIFICATION (BY STRUCTURAL ENGINEER, MAIN CONTRACTOR AND/OR STEELWORK CONTRACTOR)	X	
GROUND INVESTIGATION REPORT	X	
SHELL ACOUSTIC CONSULTANT'S SITE NOISE REPORT	X	
TENANT FIT OUT DRAWINGS, INCLUDING M&E AND INTERIOR DESIGN LAYOUTS, FOR COMMENT AND DEVELOPMENT OF SHELL DESIGN		X
TENANTS FIRE SAFETY STRATEGY DOCUMENT FOR CALCULATION OF SHELL EXITS AND STAIRS		X
SHELL FIRE SAFETY STRATEGY DOCUMENT	X	
LEASE DEMISE DRAWINGS FOR AGREEMENT	X	
CDM REGULATIONS: TENANT FIT OUT DESIGN RISK ASSESSMENT ISSUES AFFECTING SHELL DESIGN		X
CDM REGULATIONS: SHELL DESIGN RISK ASSESSMENT ISSUES AFFECTING TENANTS' FIT OUT DESIGN	X	
TENANTS FIT OUT DRAWINGS FOR COMMENT PRIOR TO BUILDING REGULATIONS SUBMISSION		X
COPY OF APPROVED SHELL BUILDING REGULATIONS DRAWINGS	X	
DIMENSIONED AS BUILT SHELL DRAINAGE LAYOUT	X	
STATUTORY APPROVALS		
PLANNING CONDITIONS TO BE SATISFIED IN DETAIL	X	
SHELL BUILDING REGULATIONS ISSUES AFFECTING FIT OUT DESIGN	X	
FIT OUT BUILDING REGULATIONS ISSUES AFFECTING SHELL DESIGN		X
DESIGN TEAM COMMUNICATIONS		
SCHEDULE OF DESIGN TEAMS PARTIES AND CONTACT DATA	X	X
INFORMATION DISTRIBUTION LIST	X	X

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