



<b>BCP Council</b>  	Filename:	POOLE PARK RAILWAY - ITT SPECIFICATION - SHED (final) 191030	Prepared by	CP
	Description:	Shed Specification	Checked	RD, SW
	Revision	006		
	Date	30/10/19		Page 1 of 6

# NEW ROLLING STOCK SHED FOR POOLE PARK RAILWAY - SPECIFICATION

## CONTENTS

1.	Building Size and basic information: .....	2
2.	Responsibilities of the Contractor .....	2
3.	Planning conditions .....	3
4.	Base slab and floor .....	4
5.	Roof .....	4
6.	Rain Water System .....	4
7.	North Gable .....	4
8.	East Side Elevation .....	5
9.	West Side Elevation.....	5
10.	Services.....	6


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	Date	30/10/19		Page 2 of 6

### 1. Building Size and basic information:

- a. Overall Side Elevation Length 18m
- b. Overall Gable Width 4.5m
- c. Height to Eaves (*Gutter*) 2.5m (min)
- d. Height to ridge 3.3m (max)
- e. No of bays to contractor design
- f. Building Style Ridged
- g. Roof Pitch 12-14 degrees
- h. The building should conform to Industrial Building Standard BS5950 Part 5, and wind Calculations BS6399 part 2

### 2. Responsibilities of the Contractor


- a. The Contractor will be responsible for demolition and removal from site of the existing structure.
  - i. Note should be taken of the Building Condition report contained in the PCI pack.
  - ii. The contractor may use demolition materials as sub-base (where or if appropriate), otherwise all materials to be mucked away off site to suitable disposal site.
  - iii. Contractor will be required to supply copies of waste transfer licence and Certificates for the material if contaminated.
  - iv. Any Contaminated materials should be disposed of in an appropriate manner and evidence provided to the Client.
- b. The Contract will be for Design and Build, including design of the supporting structural elements (foundations).
- c. The Contractor will be responsible for preparing the engineering design of the structure to meet this specification.
- d. The Contractor may rely on the Ground Investigations (included within the PCI pack) or may undertake their own.
- e. The Contractor will seek Building regulation Approval for the design and final sign-off of the completed structure.
- f. The Contractor will comply with any requirements of the Fire Risk Assessment (TBA)

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	Date	30/10/19		Page 3 of 6

### 3. Planning conditions

(see Consent Letter enc.) NOTE: certain minor details to be implemented by contractor differ from that set out below (but are not in conflict with The Consent Granted) and are contained in Appendix C and should be referred to in all cases.

- a. The development hereby permitted shall be carried out in accordance with the following approved plans/ details as found in planning application:  
[https://boppa.poole.gov.uk/online-applications/applicationDetails.do?keyVal=\\_POOLE\\_DCAPR\\_21926&activeTab=summary](https://boppa.poole.gov.uk/online-applications/applicationDetails.do?keyVal=_POOLE_DCAPR_21926&activeTab=summary).
  - i. Site Location Plan and Block Plan Rev. C received 6th June 2019  
Proposed Floor Plan Rev. B received 12th June 2019
  - ii. Proposed East and West Elevations Rev B received 12th June 2019  
Proposed North and South Elevations Rev B received 12th June 2019  
Proposed Section Rev B received 12th June 2019
- b. Details of the specification, design and location of a suitable biodiversity enhancement to be installed on/in or adjoining the building shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement shall be installed in accordance with the approved details prior to first use of the building hereby approved and thereafter retained.
- c. The development shall be carried out in accordance with the precautionary biodiversity measures and recommendations on page 14 of the planning statement submitted on the 6th June 2019.
- d. All works relating to the ground clearance, tree works, demolition and development with implications for trees shall be carried out as specified in the arboriculture impact assessment and method statement by Complete Arboriculture Services submitted on the 5th August 2019 however pruning of T09 and T34 shall be limited to pendulous secondary and tertiary branches only.
- e. All external facing and roofing materials to be used shall be as specified on the planning consent, the plans and the planning statement.
- f. The flood mitigation measures of the development hereby approved shall be as set out in the Flood Risk Assessment (FRA) submitted on the 6th June 2019 and shown on the approved plans.

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	Date	30/10/19		Page 4 of 6

#### 4. Base slab and floor

- a. Structural Slab or bases for Portal frame to be by Contractor Design.
- b. Approval required for Building Regs to be sought and gained by the Contractor prior to handover.
- c. Design of base slab/floor to permit installation of railway tracks as per drawing No 104, rail heads should be >2 / <5mm above finished floor.
- d. Finished floor should be sealed to reduce dust generation using a suitable proprietary floor sealant / paint.

#### 5. Roof

- a. Roof Cladding 40mm Core Composite Panel 75mm O/A
- b. Number of Roof lights per bay 1
- c. Roof Cladding Colour Juniper Green BS12B29

#### 6. Rain Water System


- a. Material: PVC
- b. Colour: Black
- c. Discharge: Underground pipe to adjacent lake (pipe may be routed under / through slab).
- d. Provision should be made for access / rodding eye.
- e. Leaf traps should be fitted to downpipes.

#### 2. South Gable

- a. Cladding 40mm Core Composite Panel 75mm O/A
- b. Cladding Colour Juniper Green BS12B29
- c. Flashing Colour Juniper Green BS12B29
- d. Door opening: TRAIN ENTRY DOOR:
  - Industrial Roller Door, 0.7mm 75mm
  - Galv laths.
  - Hand Chain operation.
  - Bottom Seal.
  - Secured from inside

#### 7. North Gable

- a. Cladding 40mm Core Composite Panel 75mm O/A
- b. Cladding Colour Juniper Green BS12B29
- c. Flashing Colour Juniper Green BS12B29
- d. Door opening: none


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	Date	30/10/19		Page 5 of 6

## 8. East Side Elevation

- a. Cladding 40mm Core Composite Panel 75mm O/A
- b. Cladding Colour Juniper Green BS12B29
- c. Flashing Colour Juniper Green BS12B29
- d. Door openings:
- e. Single PA steel security door, powder coated to match colour.
- f. Door Opening: PEDESTRIAN ENTRY DOOR:
  - 2.8m wide, 2m high.
  - Plastistol Coated.
  - Fire Escape internal crash-bar
  - External Security Mortice lock

## 9. West Side Elevation

- a. Cladding 40mm Core Composite Panel 75mm O/A
- b. Cladding Colour Juniper Green BS12B29
- c. Flashing Colour Juniper Green BS12B29
- d. Door opening: none

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## 10. Services

### a. Water

- i. New water supply to front corner of building
- ii. Stop cock internal
- iii. Tap external
- iv. Connection to existing supply in Station by others (install pipe only to external wall of building)

### b. Electricity

- i. Existing External Electrical cabinet to be re-used
- ii. All cabling internally to be in conduit, fixed to structure.
- iii. Power
  1. New 6-way Consumer Unit with RCD
  2. Single 240v 32A ring main – routing by contractor (not shown on drawings)
  3. 2x double sockets on either side (long walls) plus 1x double adjacent to Roller shutter door (6 double in total), mounted 1.2m from finished floor level
  4. 1 x 32A supply for Loco Charger adjacent to Consumer Unit
- iv. Emergency Lighting – as required by Fire Risk
- v. Main Lighting
  1. Internal
    - a. Single row of 5 low energy, low maintenance downlights in apex of roof
    - b. Switch beside Entrance door
  2. External
    - a. 1x external floodlight over tracks (above roller door) – switch beside Entrance door (internal)
    - b. 1x external bulkhead type light above Entrance door with time delay switch, PIR and internal over-ride switch.
    - c. External units to be of robust, anti-vandal designs

END