DEVELOPMENT SPECIFICATION
FOR TRAVIS PERKINS BRANCH
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BUILDING SHELL CONSTRUCTIONS

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1. INTRODUCTIONS

The Development specification for the design and construction of a Travis Perkins building sets out the construction standards to be determined on the part of the developer in respect of the following building elements:

- Structure
- Cladding and Roofing
- Screens
- Doors
- Shutters
- Warehouse
- External Works
2. DEFINITIONS AND INTERPRETATION

2.2. In this Specification the following words shall have the following meanings:

2.3. “Agreement” means the Agreement for Lease to be entered into between (i) the Developer and (ii) Travis Perkins.

2.4. “the Building” means the property to be constructed by the Developer for Travis Perkins in accordance with the terms of this Specification with an approximate floor area (measured in accordance with the Agreement) of \[\text{[ ] sq ft}\];

2.5. “the Developer” means [External developer or internally appointed contractor];

2.6. “the Development” means the construction of the builder’s and timber merchants building together with associated external hardstandings, parking, access, fencing, drainage, services and other facilities as shown on the Drawings;

2.7. “the Drawings” means all of which are attached hereto as stated on the front cover to this Specification to also be read in conjunction with the Standard Schematic Drawings, as follows;

2.8. layout plans at 1:100 scale, fully dimensioned, and including a structural grid indicating all member sizes, walls, glazing, doors, fittings, drainage points and utility services entry points;

2.9. elevations at 1:100 scale, indicating all materials and any relevant British Standards Institution Standards in relation to colours and treatment of all external materials;

2.10. sections at 1:50 scale, indicating all structural members, bracing and construction materials;

2.11. “Travis Perkins” means Travis Perkins Properties Limited, Rye hill House, Rye Hill Close, Lodge Farm Industrial Estate, Northampton, NN5 7UA;

2.12. “Standard Detail Drawings” means the drawings attached at Appendix A to this Specification;

2.13. “the Works” means all works required to be undertaken to construct the Building and the Development in accordance with this Specification and the Agreement and such expression shall include any works which are required to be undertaken outside of the Site to enable the Development to open for trade lawfully and beneficially.

2.14. References to any statute, bye law, rule, regulation order, standard or code of practice, requirement of any relevant authority or statutory undertaker, or other requirement of law, shall include a reference to any modification or re-enactment thereof.

2.15. Where any conflict or divergence may occur between this Specification and the Agreement, then the Agreement shall always prevail.
3.0 PREAMBLE

3.1 This document has not been prepared as a detailed technical description but is to be read as a performance specification indicating the minimum requirements and standards acceptable to Travis Perkins and to which all works must be carried out.

3.2 The Developer shall be fully responsible for the design and construction of the Development and for the performance of any persons carrying out design or construction functions in relation to the Development. Neither any approvals or comments, or the absence of any approvals or comments, on the part of Travis Perkins or its appointees will in no way imply any diminution of such responsibility or any acceptance by Travis Perkins or its appointees of any such responsibility.

3.4 The following documents listed as annexures to this specification are an integral part of the specification and identify the more detailed design and specification criteria for the development.

- Appendix A: Standard details
- Appendix B: Colour schedule
- Appendix C: N/A
- Appendix D: External finishing schedule
- Appendix E: Room Data Sheets
- Appendix F: N/a
- Appendix G: Named materials and manufacturer schedule

3.5 Two banners will be provided by Travis Perkins for the Developer to erect in a prominent location generally on the major site boundary to Travis Perkins approval.

3.6 The Developer must take into account any provision for a TP installed mezzanine floor when developing a fire strategy for the building control submission.

4. TRAVIS PERKINS GROUP

4.1 Travis Perkins are part of the Travis Perkins Group and as such the Developer will use all reasonable endeavours to ensure that all building materials, building components and tool hire procured by the Developer for the purpose of carrying out the Development are purchased from the Travis Perkins Group unless the Developer acting properly and in good faith can reasonably show that:

4.2 There is a cost disadvantage of doing so and the Developer has provided the Travis Perkins Group with reasonable opportunity with time being of the essence and without delay to negate such cost disadvantage by price matching and the Travis Perkins Group have failed to do so promptly; and/or

4.3 The relevant materials are not stocked by the Travis Perkins Group; and/or

4.4 The materials are unavailable from the Travis Perkins Group; and/or
4.5 The materials are ready mixed concrete, steelwork, cladding systems, fencing and gate products, roof lights, electrical components, tarmacadam

4.6 Travis Perkins have been unable to show that they are able to meet the obligations and timing required by the Developers programme of works to complete the development and so as not to cause delay to the practical completion date provided that the Developer has provided Travis Perkins with appropriate pre-notification/lead-in to achieve delivery by his requisite programme date.

4.7 Travis Perkins will procure that Travis Perkins Group will, in return for being named as the preferred supplier of the Developer, offer preferential rates to the Developer in respect of materials purchased for the Development. This will be mutually beneficial delivering commercial advantages to the Developer whilst increasing sales within the Travis Perkins Group. Travis Perkins will procure that the Travis Perkins Group will act reasonably in dealing with requests from the Developer in a timely fashion.

4.8 For the avoidance of doubt, the requirements set out in this section, applies to the Developer, to his appointed main contractor and all named and domestic sub-Developers and suppliers working on the Development.

4.9 In the event that more economically advantageous rates are offered by alternative suppliers please contact your existing Travis Perkins group contacts. Please notify the relevant TP Property Dept. Project Manager if you do not have an existing contact.

4.10 The Travis Perkins Group includes the following companies

4.11 Travis Perkins - Builders merchants.

4.12 Keyline - Builders merchants.

4.13 Wickes - Building materials retailers.

4.14 CCF Limited and insulations systems. - Distributor of light fittings, ceilings, partitions, dry lining

4.15 City Plumbing Services - Plumbers merchant and bathroom retailers.

4.16 PTS - Plumbers Merchant

4.17 TP Hire - Tools and plant equipment for hire and sale.

4.18 Benchmarx - Kitchens and joinery.

4.19 Tile Giant - Ceramic Tiles

4.20 Toolstation - Fixings

4.21 BSS - Industrial Pipework

4.22 Birchwood Price Tools - Tools and hire equipment

4.23 Solflex - Solar panels and heating systems
5. **STATUTORY APPROVALS**

5.1 The Development is to be constructed in accordance with the requirements of the Local Authority and the Town and Country Planning Act 1974 and all subsequent enactments.

5.2 The Town Planning Use Class is to be for a builder’s materials and timber merchants and suppliers to plumbing and heating customers and tool hire with trade counter and ancillary retail sales and offices and other use within Classes B1(c), B2 and B8 on the site.

5.3 The Development is to be constructed in accordance with the Local Authority’s interpretation of the Building Regulations (including any relevant Building Research Establishment recommendations). Travis Perkins have appointed STMC (Building Control) Ltd, Barnsley Office as their partnering inspector for all plan and inspection services associated with the discharge of the Building Regulations approval. The Developer is to appoint STMC [Contact Scott Smith, scott.smith@stmc.co.uk, 07803 285 760 ]

5.4 The Development is to be in accordance with all statutory requirements, and (without prejudice to the generality of the foregoing) the Developer is to procure that all statutory and legal requirements relevant to the proposed use of the Building as builder’s materials and timber merchants as defined above are complied with;

5.5 The Development is to be in accordance with all local bye-laws and local acts, including any special requirements of the Local Authority departments, statutory undertakings and the Fire Officer, and any relevant EEC regulations or directives, and any applicable supra-national legislation, and the Health and Safety Plan.

5.6 All requirements in relation to the Development pursuant to the Health and Safety at Work etc. Act 1974, and the Construction (Design and Management) Regulations 2015 and subsequent revisions are to be complied with, and (without prejudice to the generality of the foregoing) the Developer shall ensure that any requirements of the Health and Safety Inspectorate are complied with.

5.7 Travis Perkins are to be provided with copies of all relevant consents prior to commencement of the Works.

5.8 All drainage is to be designed and constructed in accordance with sewers for adoption, with drainage gradients sufficient to achieve self cleansing velocities. The surface water discharge rate control and attenuation requirements shall be approved.
5.9 The thermal insulation standards to the completed building envelope constructions shall be specified to achieve as a minimum Building Regulations standards.

5.10 The Building shall be designed such that under an Air Tightness Test carried out in accordance with the Building Regulations.

5.11 The Developer is fully responsible for independent Park L compliance of the Building including ISBem calculations and any costs associated with it, without reliance upon Travis Perkins fitting out specifications. A copy of the Developers SBEM calculation is to be provided prior to commencement of works on site.

5.12 In the event that the Planning Permission provides for renewable energy to be generated on site then the Developer shall refer to the building services specifications and is to 'look to implement Travis Perkins preferred energy strategy. Should this fail to achieve the renewable energy requirements as dictated by the Planning Approval, then the developer is to liaise with the Travis Perkins manager to agree a suitable energy generation system.

6. MATERIALS AND WORKMANSHP

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

7. DRAWINGS

7.1 Travis Perkins are to be provided with electronic copies of all relevant drawings in PDF and .dwg format, contract programmes specifications, calculations and reports prepared and issued for construction purposes, at least five working days prior to commencement of the Works, and thereafter, at least five working days prior to any amendments becoming operative.

8.0 SITE INVESTIGATION
8.1 The foundations for all load-bearing walls, perimeter walls, floor slabs and structural frames are to be designed to take account of the prevailing ground conditions, imposed loading and any relevant statutory requirements, with due margin for safety. All foundation designs and ground works are carried out in accordance with BS8004. The design of the buildings and external works shall minimise future settlement. Differential settlement in the building shall not exceed 10mm overall. Total settlement not to exceed 25mm.

8.2 Where the site investigation indicates that all or part of the Building will need to be carried on piles, the depth of the boreholes is to be extended so that the true nature of the sub-strata which will be loaded by the piles can be determined. A pile test on at least one pile to 1.5 times its design load is to be carried out during the course of piling operations. Within five working days of the same becoming available, a copy of the pile test report, for information purposes only, is to be provided to Travis Perkins.

8.3 The design of all pile caps, ground beams, stanchion bases and any other foundations, is to be such that the underside of the ground floor slab overlays them.

8.4 The ground floor slab is to be designed in accordance with BS 8110 part 1 and in accordance with the recommendations of the British Cement Association.

8.5 Tops of any foundations or edge beams which project beyond the external face of perimeter walls must be a minimum 450mm below finished floor level.

8.6 Test cubes are to be taken and a copy of the report thereon is to be provided to Travis Perkins, for information purposes only, within five working days of the same becoming available;

8.7 A 450mm high (above ground floor slab datum) cavity brickwork externally/blockwork internally wall shall be constructed off the foundation/ground beam to the perimeter of the Building (except at the shutter door and main entrance openings where the floor slab shall continue through) complete with all appropriate concrete cavity infil, cavity trays and dpm’s, weep holes and stainless steel wall ties.

9. SUB STRUCTURES

9.1 Trimming and support steelwork to goods doors, all fire exit doors, security shutters and windows.

9.2 Trimming to builder’s work penetrations through the building envelope.

10. STRUCTURAL FRAME

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

10.2 The structure and the roof purlins/rafters shall be capable of carrying a services loading of 0.25Kn/sq m with an extra 0.1kN/sq m should a sprinkler system be required. The structure is to be designed to accommodate a superimposed loading of 0.35kN/sq m.

10.3 All structural steelwork shall be shot blasted to Swedish Standard Sa 2.5 (BS7079) or equivalent to remove all loose rust and millscale and primed with zinc phosphate to a minimum dry film thickness of 75 microns before delivery to site, in accordance with BS EN ISO 12944: 1977 Code of Practice for Protected Coating of Iron and Steel Structures Against Corrosion. All steelwork previously shot blasted and primed at works and where damaged shall be touched up after erection with suitable primer. Exposed steelwork within the building (but not galvanised cold rolled sections) shall be finished with two undercoats
10.4 Purlins and sheeting rails shall be cold rolled formed from hot dipped galvanised steel to BS EN 10162:2003. Sag rods and tension wires shall be free from distortion, and properly adjusted, one per bay. Travis Perkins regard purlins and cladding rails in their galvanised condition, as part of their decoration. It is therefore extremely important all galvanising is of similar colour and all markings are removed.

10.5 All concealed steelwork in external masonry walls shall be painted with two full coats of bituminous paint above ground level and encased in concrete below ground level.

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

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

10.8 Additional steelwork will be provided by the Developer to the following locations:

11. GROUND FLOOR SLAB

11.1 The floor shall be of reinforced concrete slab construction and should be designed for a minimum superimposed loading of 30Kn/sq m and suitable to withstand the maximum post loads of the storage system and mezzanine storage floor at minimum point loads of 110kN via a surface fixed base plate size 300x300mm on a 6.0mx 6.0m grid and such grid to be agreed with Travis Perkins.

11.2 The ground floor slab is to be designed to allow Travis Perkins to locate the legs of any pallet racking system anywhere on the ground floor slab including immediately adjacent to floor joints. The racking system applies point loads of up to 80kN on two racking legs each with a 180mm by 120mm base plate spaced 2.7m apart.

11.3 The slab must be machine laid continuous pour with laser controlled levelling, with conventional steel bar or mesh reinforcement with a power float finish. Fibre (steel and Polypropylene) reinforced slabs are not acceptable to Travis Perkins.

11.4 The slab will conform to the performance criteria of FM II Property IV, and must also achieve the following criteria; that when considering the difference of points on a 6m grid 95% will be within an allowable limit of 5.5mm and 100% within an allowable limit of 8mm. The maximum allowable deviation from a central datum will be ±10mm over the whole floor.

11.5 All formed concrete construction joints and day-work joints will be kept to a minimum. The Developer must provide a bay and joint layout that takes into consideration their suggestions to minimise the risk of cracking. The drawing must be submitted to Travis Perkins for approval and must follow the guidelines stated in the current edition of Concrete Society Technical Report 34. Particular care must be taken when finishing the slab adjacent to the perimeter walls. The criteria for surface regularity (flatness) and level
are critical in the area adjacent to the perimeter wall where racking system wall bays will be installed by Travis Perkins.

11.6 Where the floor slab surface is also the final floor finish (see internal finishes schedule) for trading purposes and is of high visual importance. The floor slab is therefore to be consistent in colour and without localised deviations or patchiness in either colour or surface finish. There shall be no ‘rippling’ or ‘lipping’ to joints or score marks from the power float finish procedures, etc.

11.7 The Developer shall provide Travis Perkins with an independent level survey of the floor slab a minimum of 4 weeks prior to completion of the Development. The survey shall include levels on a 3m grid across the floor and around the perimeter of the unit within 150mm of the edge of the floor slab. Any variations from the agreed specification shall be made good.

11.8 The floor slab must be completed a minimum of 4 weeks prior to the date of practical completion or early access whichever is the earlier

12. EXTERNAL WALL AND ROOF CLADDING

12.1 The wall and roof cladding installations shall be specified to achieve as a minimum the Building regulations Part L thermal requirements.

12.2 The cladding installations shall be compliant with the requirements of the Metal Cladding and Roofing Manufacturers Association, the Metal Roof Deck Association, the Metal Roofing Contractors Association, the National Federation of Roofing Contractors good practice guide and the Corus Strip Products Enhanced Performance Specification dated January 1994.

12.3 The Contractor is to provide all necessary F + ψ value calculations as required to confirm the design meets both Building Regulations and the guidance given in the MCRMA’s technical paper 17.

12.4 External wall cladding (above the 450mm external height cavity wall constructions) shall comprise of Plastisol coated built-up steel sheet cladding systems with vertical profile with mineral fibre cladding insulation internally to meet Building Regulation thermal ‘U’ value insulation requirements current at the time of construction. All cavities are to be closed.

12.5 The sheet cladding to walls shall comprise of steel skins of minimum thickness 0.55mm galvanised to a minimum coating weight of 275 g/m² and finished externally with Colorcoat HPS200 Ultra by Corus with Confidex guarantee including cover for cut edges for the entire guarantee period. Substrate to be Galvalloy hot-dip metallic coated steel substrate grade S220GD+ZA and coating weight ZA255 to BS EN 10326:2004. Colorcoat HPS200 Ultra high performance pre-finished steel with nominal organic coating thickness 200 microns with Scintilla emboss with a nominal depth of 40 microns and maintenance free Confidex guarantee. The inner sheet liner panels shall be constructed as per the outer panels finished with a factory applied Polyester coating colour White to a minimum thickness of 22 microns.

12.6 The roof covering shall comprise an insulated steel composite roof panel system with as few joints as possible. The type of Panel selected must take into consideration the roof pitch on which it is being used.

12.7 The roof shall be constructed to a minimum pitch of 6 degrees.
12.8 Roof panels shall comprise galvanised steel profiled sheets bonded either side of a rigid polyurethane (CFC free) foam insulation core of sufficient thickness. The outer steel sheet shall be finished with Corus Colourcoat HPS 200, as recommended by Corus as suitable for use on roofs in the particular situation and locality of the development and having a minimum projected life before first maintenance of 20 years. The Developer shall have particular regard for Marine Environment requirements, where applicable.

12.9 The outer sheet shall be 0.7mm thick steel and the inner sheet shall be 0.4mm thick steel, both galvanised to a minimum coating weight of 275g/m². The liner sheet shall be finished with a factory applied polyester coating to a minimum thickness of 22 microns to a colour of inner lining of bright white. All exposed ends of the insulation core are to be factory sealed. Where this is not possible due to site cutting of the cladding system any exposed areas of the insulation core shall be sealed/protected to an equivalent standard of factory sealing.

12.10 All junctions, joints, edges, penetrations, ridges, hips, valleys, etc. shall be properly formed, trimmed, flashed and double sealed strictly in accordance with the roof cladding manufacturer's recommendations. Any mastic sealant and other sealing compound or sealing method, of a type or used in a manner which does not conform to the roof panel system manufacturer's recommendations contained within their product literature, shall not be acceptable, either as an original design detail or as a remedial measure. Raised seam roofing is not preferred.

12.11 All minor scratches and scuff marks to the finish coating of the roof panels shall be made good with Corus Colourcoat HPS 200 touch up paint applied in accordance with the manufacturer's recommendations. Where panels are so deeply scratched that the galvanising is also damaged, affected panels shall be replaced. Sheets shall be protected against indentation, where panels are heavily indented the affected panels shall also be replaced.

12.12 All swarf shall be washed away from the roof as it occurs and before corrosion staining occurs. Any corrosion staining shall be cleaned off by the Developer.

12.13 Translucent (mansafe) triple skin GRP roof lights are required to minimum 10% of the roof area but are not to be provided over the Amenity Area. Roof light type to be Brett Martin Trilite 30 with U values of 1.3 w/m²k or similar approved. Roof lights to be in a strip pattern. Rooflights throughout to be of identical appearance. Foam fillers to be provided at top and bottom of each rooflight and white angle trims to perimeters. Red 'warning' caps to be provided to the roof light fixings. Position of rooflights to take into account potential PV panels location.

12.14 The colour of the sheet cladding externally and the flashings trims is to be as the External Finishings Schedule included at Appendix D.


12.16 Perimeter eaves gutters shall be provided in pre-formed aluminium or galvanised steel minimum 1.2mm thick. Form joints using preformed butt straps fixed over gutter ends with bolts and two strips of butyl sealant to each gutter end. Coat all galvanised steel gutters finished gutters with two coats Synthaprufe.

12.17 The Developer is to allow for a gutter test which will involve balloons in the down pipes and filling the gutters to capacity in order to check for leaks.
12.18 The gutters and rainwater systems shall be designed with adequate capacity to comfortably accommodate maximum anticipated rainfall, relative to the effective catchment area of the roof based upon current statistical data published by the Building Research Establishment for the situation and locality of the site. Gutters shall have nominal falls and be designed and installed to prevent ponding. Gutters shall be designed to overflow externally with absolutely no risk of water entering the building.

12.19 Rainwater downpipes shall be external to the building in black PVCu supported on brackets at maximum 3m centres and at 200mm from the gutter and 500mm from the base.

12.20 Form and flash all services penetrations and louvre locations associated with the completion of the Amenity Area.

12.21 Whilst Travis Perkins will endeavour to provide the setting out information to suit the Developer’s construction programme, he is to allow to carry out these works as a return visit by his cladding sub-contractor.

12.22 The Developer is to procure and deliver to Travis Perkins in their name prior to practical completion of the Works, a TATA Steel Corporation maintenance free Confidex Guarantee in respect of the completed cladding installations for a minimum of 25 years.

13. MAINTENANCE AND ROOF INSPECTION ACCESS

13.1 The Developer shall comply with the requirements of the Construction (Design & Management) Regulations 2007 in respect of providing safe access onto the roof of the Building and provisions for carrying out roof maintenance and inspections.

14. GLAZED SCREENS, WINDOWS AND SECURITY SHUTTERS

14.1 The Trade Area entrance screen and door set to be formed from aluminium Kawneer section or equivalent standard system and to be powder coat satin finished in accordance with the Standard Schematic Drawings and External Finishings Schedule.

14.2 The screen shall incorporate a pair of automatic bi-parting doors with a minimum opening height of 2000mm above finished floor level and with a minimum 1800mm clear opening width (bi-parting) when the doors are retracted. An aluminium double width low level threshold (200mm wide) shall be provided to run across the width of the door opening to bridge between the external surface treatment and the internal floor finishes. Automatic operating equipment to be Stanley Duraglide 2000 System incorporated in an in-line or surface mounted header from Axis Automatic Entrance Systems Ltd, Unit 6, Queens Park Industrial Estate, Studland Road, Northampton NN2 6NA. Tel. 0844 504 6525 www.axisautomatic.com. The outer framework to be constructed from 100mm by 45mm box section (unless curtain wall system required). Door leaves constructed with 55mm wide stiles and 100mm deep top rails and 100mm deep bottom rails. Weather stripping on door stiles and top and bottom rails. Midrails to be 164mm deep incl glazing beads and are located at 970mm above ffl. Double glazed units with 6mm toughened, 12mm spacer and 6.4mm laminated glass to all areas. All glazing to be stamped with BS kite mark. Safety presence sensors to be installed to protect the area in which the door travels during the closing cycle. The door set is to be provided with a central key operated hook bolt lock. Three sets of keys to be provided at handover. The doors shall have a full fail safe facility to satisfy means of escape requirements of the Statutory Authority. Electric cables to the sliding doors to be concealed. The only surface mounted item to be switched spurs to power doors. The doors shall be wired to the distribution board by the Developer. The doors to be tested and commissioned. The automatic doorset and installation needs to
comply with BS7036. Intruder alarm contacts to be supplied and fitted to the doors by the Alarm contractor.

14.3 Install electrically operated (with external “key-lock” operation), perforated security shutter external to the entrance screen with galvanised steel laths, minimum 20 gauge, with 75mm steel “I” or inverted “T” section bottom rail and 75mm steel guides fitted to masonry by expanding bolts and finished with a 30% gloss polyester powder coat. An external shutter box is to be fitted over the shutter unit complete formed in metal, covering the motor etc., pre finished as the shutter surround with provision for the manual hand winding release.

14.4 Provide windows to the Mess Room. Windows to be lockable top hung thermally broken windows polyester powder-coated aluminium framed and double glazed with clear laminated glass. All glazing to be set into a black neoprene glazing strip. Windows to have opening restrictors. Decorated softwood window boards and linings. Windows to have security shutters externally.

15. FIRE EXIT DOORS

15.1 Doors to be galvanised steel security door sets and frames with polyester powder coated finish complete with four point fire escape ironmongery with central push bar/pad securely bolted to adjacent steelwork frame. Externally the doors should have the joints lapped on three sides to prevent forcing. Door sizes to satisfy Building Regulations requirements.

15.2 Include for escape signage and external bulkhead lights generally to each fire escape door.

15.3 The external door forming the entry point and final exit route from the Building shall be confirmed by the Travis Perkins Project Manager and fitted with a Briton 1413 outside access device with lever handle and cylinder

16. ROLLER SHUTTER GOODS DOORS

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

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

- Diversion and modification of all existing utility services on the existing site which require temporary or permanent retention including all associated works.
- Provision of new incoming electricity, gas and water services, together with telecommunication ducts, including all associated works.
- Provision of electricity metering to all new electricity supplies including main isolation/fuse switch unit and meter cabinet/CT's/tails, as applicable.
- Where applicable to comply with Building Regulations or local Fire Officer requirements the supply and installation of a suitable fire hydrant(s).
- Provision of external watering points to landscaped areas as required by the Building Specification.
- External lighting and power installations complete in their entirety to the TP Unit car park, site access road and BSS Unit service yard, including feeder pillar where applicable, mains distribution board and associated controls and wiring.
- Services, controls and ducts associated with any drainage pumps or petrol interceptors required as part of the project.
- Provision of temporary emergency lighting if required to comply with Building Regulations.
- Roller shutter power supplies, including temporary connection for testing; sufficient cabling shall be left at mains electrical intake position to allow connection to the appropriate distribution board as part of fit out works.
- Auto door power supplies, including final connections and fire alarm interface units (no fire alarm installation required as part of shell works), including temporary connection for testing; sufficient cabling shall be left at mains electrical intake position to allow connection to the appropriate distribution board as part of fit out works.
- Provision of earthing and bonding to comply with utility services requirements to allow connection of metering.
- Supply, installation and commissioning of the Lightning Protection system.
- Supply and installation of roof mounted photovoltaic cells as required to satisfy planning Conditions / BREEAM in respect of renewable energy.
- Where applicable to comply with Building Regulations or local Fire Officer requirements, the supply and installation of the appropriate sprinkler tank(s) and sprinkler pump house, together with all associated pumps, pipework/valves/controls within the pump house, incoming sprinkler associated electrical services/remote control panel.
- Where applicable to comply with Building Regulations or local Fire Officer requirements, the supply and installation of smoke ventilation, together with all associated controls and electrical wiring.
- Provision of design calculations and supporting information.
- Provision of design, installation, coordination, builders work and record (as installed) drawings associated with the services installations.
- Installation of complete systems as described by the relevant sections of this document.
- Liaison and coordination with all other trades and between Mechanical and Electrical Services, with the Client, Principal Contractor, Project Design Team, other Contractors and Sub-Contractors.
- Testing, commissioning and handover of the complete installed systems, elements of which are to be witnessed by Travis Perkins representatives.
- Provision of fully comprehensive Operation and Maintenance documents to cover all installed systems.
- Twelve months defects liability.
- The developer is to ensure that all ductwork required for BT installation to unit are fully installed and certified by BT Openreach at least 13 weeks prior to Practical Completion in...
order that tenant can request telecom lines to be installed. Ductwork position entering unit to be agreed with tenant and must terminate into local BT/Coms network chamber.

17.2 Specific reference shall be made to the particular requirements for Part L of the Building Regulations and the need for the preparation of SBEM calculations to demonstrate compliance with Building Regulations. Such calculations must take into account the fit-out services installation and in no way shall Building Regulations approval of the Developers works compromise the fit out requirements.

17.3 Where the project includes requirements to comply with BREEAM, the Contractor shall include all necessary works within the shell installations as necessary to afford compliance with the specific project requirements. In addition, where specific project requirements dictate the use of renewable or low energy technologies which result in the introduction of photovoltaic panels these shall also be incorporated within the shell works to ensure compliance.

17.4 Incoming Utility Services Provision:

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

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

Size and Capacities of all supplies as per Appendix C

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

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

UtilitiesConnect contact details are; Email paul.crowther@utilitiesconnect.co.uk – Mobile Number 07584 049 193 or Lisa.bentley@utilitiesconnect.co.uk.

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

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

17.5 Electrical Services:

17.5.1 The shell electrical services installation shall generally comprise the following:

- The main incoming electrical supplies to the development, including a separate Landlords supply/feeder pillar if applicable or for multi-unit sites. The service head, utility meter and temporary electrical MCB distribution board shall also be located within this vicinity.
- The Contractor shall install a temporary MCB distribution board with integral 125A switch-disconnector within the unit to serve circuits to be installed under this Contract. In the event of sprinklers being required under the scheme the rating of the distribution board shall be assessed accordingly.
- Where applicable, the Contractor shall provide all required mains distribution arrangements and galvanised steel feeder pillar for the landlord supply serving external lighting and power. All associated incoming supply, metering, distribution equipment, wiring, containment and controls shall be located within the feeder pillar.
- Supply installation and commissioning of the external lighting to the car park and service yard/access road as applicable, inclusive of associated controls.
- Provision of all associated ducts, sleeves and draw pits within TP Compound to enable installation of external lighting, security, fire alarms, etc, under the shell works.
- Provision of emergency lighting where required to meet Building Regulations or to satisfy the Approved Inspector. If required, this shall comprise external bulkheads above escape doors and twin beam emergency to cover escape routes, together with associated key test switches.
- Supply, installation and commissioning of lightning protection system.
- Provision of small power circuits to serve the automatic entrance doors, main entrance security shutters and warehouse roller shutter.
- Provision of power circuits and controls to Specialist Installations as applicable to the scheme. These shall include the following:
  - Photo voltaic installation – connected to the unit electricity supply.
  - Foul sewage pumping station (if installed) – fed from the unit electricity supply or if common then from the landlord feeder pillar. Visual and audible alarms to be fitted at the power source location.
  - Petrol Interceptor (if installed) – fed from the unit electricity supply or if common then from the landlord feeder pillar. Visual and audible alarms to be fitted at the power source location.
  - Sprinkler system; sprinkler pump supplies, together with ancillary lighting and power board where sprinkler system is installed.
  - Smoke ventilation control panel (where installed). Note: fire rated cable required
17.6 Photovoltaic Cell Installation:

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

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

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

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

SOLFEX LTD
Energy Arena
Units 3-5 Charnley Fold Industrial Estate
Bamber Bridge,
Preston,
Lancashire
PR5 6PS
01772 312847
07973 543971
www.solfex.co.uk
Contact: Stuart Cooper (Managing Director)
stuartcooper@solfex.co.uk

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

Solarlec PV Solutions Ltd
Solar Buildings
Caroline Court
Billington Road
Burnley
Lancashire
BB11 5UB
Contact – Ged Rowbottom
ged.rowbottom@solarlec.com
Tel: 01282 839105
Mobile 07530 826476

Energy Myway
National Business with
Regional Offices
Contact – Jason Hobbins
jason@energymyway.co.uk
17.6.4 Requests for photovoltaic cell design proposals/quotations shall be site specific and shall include the following information:

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

17.7 External Lighting

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

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

The external lighting design requirements are as follows:

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

Luminaire type:

- Car Park: column mounted dark sky luminaires, c/w LED lamp; 6 or 8 meter high galvanised steel columns.
• Service Yard: column mounted dark sky luminaires, c/w LED lamp; 6 or 8 meter high galvanized steel columns.

Switching:

• Car park and service yard; dedicated programmable time switch and photo electric cell and contactor located at the main intake position or feeder pillar as appropriate. The time switch shall be programmed to the store opening hours (or to Local Planning conditions).

Emergency Lighting:

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

Installation method:

• All lighting shall be wired via XLPE/SCA/LSF cables fixed direct or run within cable ducts or upon cable tray and from the dedicated external lighting distribution board.
• Where cables are run externally underground they shall be laid either within soft dig (50mm sand bed with 50mm sand cover) or within ducts to concrete, paved or tarmac areas. Cables and ducts shall be run at 600mm below finished ground level to top of the cable/duct with yellow warning tape 150mm immediately above.
• Adequate provision shall also be included for ducts for security, fire alarm, emergency lighting, warehouse bell and other ancillary services.
• No cable shall be run externally upon the building fabric.

The design and layout of the external lighting system shall be subject to Planning Approval and shall comply with dark skies criteria limiting the upward lighting component.

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

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

17.8 Mechanical Services:

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

• Provision on new incoming mains cold water supply to the unit; the supply shall terminate with a stopcock, drain cock and double check valve, together with a pulsed water meter if applicable under BREEAM. In addition, if required under BREEAM the Contractor shall supply and install a major leak detection system to the incoming service.

• Provision of new incoming gas supply to the unit; the supply shall terminate within the building with a gas isolation valve.
• Provision of external watering points to the landscaping areas as required by the Building Specification.
• Provision of fire hydrant as required by Building Control/Fire Officer.
• Provision of sprinkler tank infill main, if required.
• The Developer shall provide a concrete plinth and a galvanised weld meshs teel enclosure cage (similar to that forming secure compound) complete with access gate and combination padlock (code to match store number) for the externally located condenser units.
(fitted as part of the tenant fitout works). Size of plinth to be provided by tenant to suit developers programme

17.9 Automatic Sprinkler Installation:

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

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

17.10 Smoke Ventilation System:

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

• The supply and installation of roof mounted smoke ventilators conforming to the requirements of BS 7346, Parts 1 and 3 Or BS EN 12101-2:2003
• Main control and override panels, together with associated fire alarm interface and accessories, located adjacent the main building fire alarm panel.
• Battery back-up systems.
• Rain sensors.
• Fireman’s on/off/auto switch control panel enclosure adjacent the fire alarm panel.
• Temperature control to facilitate natural ventilation within the unit.
• Interface with main building fire alarm system to provide evacuate alert in the event of activation of smoke vents.
• All associated electrical wiring and builders work.
• Testing and commissioning.

18. DRAINAGE

18.1 Foul and storm water drainage connected to the main sewers is required in strict accordance with the requirements of the Local Water Authority and other statutory authorities. Due design consideration is to be given to prevent potential damage to drainage runs due to settlement of ground. Drainage to be fully tested (to the whole site) and to be inspected with camera survey prior to practical completion of the Works and a copy of which is to be forwarded to Travis Perkins. Whole of installation will comply with BS EN 752 – 1: 1996, - 2, 3: 1997 and – 4 : 1998 and to approval of the Local Authority and/or local water company.

18.2 No drainage is to run beneath the footprint of the building except the foul ‘pop up’ connection points. No access to underground drainage (i.e. manholes, rodding eyes) is to be provided within the building.

18.3 The developer is to allow for providing 2 number foul pop ups within the unit capped off 300mm above slab level. The location of the pop ups are to be agreed with the Travis Perkins project manager

18.4 All drainage gulleys, drainage channels, manhole covers and the like to be heavy duty specification. All manhole covers to be square to adjoining building/kerbs/paths etc. with
trowelled concrete margins. Drainage channels to be cast in concrete bed and surround. All ironwork to receive two coats of bitumen paint and all frames to be greased.

18.5 A petrol interceptor must be supplied and installed by the Developer with appropriate intelligent warning system.

18.6 Drainage systems to be designed so as to require no regular maintenance other than clearing of gulley traps etc. and access to drainage runs to be provided at all bends and junctions and changes in falls.

18.7 Where required by the Planning Authority, the Developer is to provide means by which rainwater can be recycled for use in the flushing of toilets within the Amenity Area and for the washing of returned plant at the rear of the Tool Hire Workshop (where applicable).

18.8 Carry out CCTV drain survey at Practical completion.

19.0 EXTERNAL WORKS CONSTRUCTION

19.1 The external yard areas to be extended to the front and to the sides of the Building shall be reinforced air entrained concrete hardstandings capable of supporting vehicles of minimum 40 tonnes and having a turning circle of 25m in diameter. It is a requirement that the Developer entrust the structural design of the external hard standings to his appointed Structural Engineer. The construction must take full account of possible future settlement and must be designed to prevent puddling and also damage to underground drainage. The concrete hardstandings shall generally be capable of supporting a minimum superimposed loadings of 30kN/m². The concrete paving for vehicular use shall be laid in bays to levels determined by access into the buildings where possible without ramping with falls to drainage system without ponding, and a light brush finish. The edge of concrete bays shall have a 100mm side neat trowelled margin with bullnose arris. In any event, gradients shall not exceed 1:60. Hardstandings shall fall away from the Building.

19.2 Car parking shall be provided in accordance with the Planning Permission. Allowance shall be made for incorporating disabled and customer collection parking spaces close to the entrance to the Building.

19.3 The perimeter of the Building not adjoining the yard areas shall include a minimum 1000mm wide footpath to satisfy Part M fire escape route requirements.

19.4 Customer parking bays including bays designed for use by people with disabilities and hatched restricted areas, shall be identified using hot applied yellow coloured markings 100mm wide, to the minimum requirement necessary to achieve statutory approvals. Provide hatching in front of all goods shutter doors.

19.5 Provide Armco ‘type’ crash barriers to protect the Building located between the goods shutter doors and the Trade Area entrance and to the sides of the building which adjoin the external concrete yard areas.

19.6 The main entrance screen shall be protected by concrete-filled, tubular steel bollards, steel-capped 1000mm in height above ground level (min. 500mm below ground) and with a diameter of 100mm and set at maximum 1245mm centre to centre spacing. The roller shutter loading doors shall be protected each side by concrete-filled, tubular steel bollards set 500mm from the building face.

19.7 The type of the required site perimeter fencing is subject to the Travis Perkins Security department risk assessment. The Travis Perkins Project manager is to confirm the Security risk categorisation to the developer.
19.8  If the site is categorised as a risk A then the fencing type needs to be a “Betafence” Securifor 358 mesh category 4 system to BS 1722 part 14. Width of panels 2515mm maximum. Height to be 2400mm. A bottom cross rail made from RSA 50 x 50 x 6mm is to be fitted to the bottom edge of the 358 mesh panel and secured with M8 cup square round bolts and a 25 x 5mm clamp strip. The rail is to be secured to the concrete paving with M10 resin anchors, or expanding bolts. Colour to be as indicated on the External Finishes schedule.

19.9  If the site is not classified as risk A then the fence to open boundaries is to be Betafence Paladin Classic with max 50mm by 50mm mesh. Height to be 2400mm high. Colour to be as per the external colour schedule.

19.10 Provide coloured steel heavy duty entrance gates to match fencing system above 2400mm high as shown on the Drawings. Gates shall be inward opening with drop bolts and floor keepers, anti-lift off hinge pins and five lever close shackle padlock bar or saw-proof quality chains. Gates shall be powder coated finish.

19.11 Provide coloured steel personnel gate 2400mm high with security ironmongery.

19.12 The design of the toolhire compound fencing is to follow the same criteria as set out in clauses 29.7 – 29.14 albeit the height of fencing and gates is to be increased to 3.0m for the perimeter of the compound enclosure. The gates to the compound are to be a minimum 3.0 m wide. If the plans dictate that an emergency fire exit door exits into the toolhire compound area then the compound fencing is to incorporate an emergency exit gate with push release mechanism and shroud. This mechanism is to be Ingersoll Rand emergency push pad, ref 1438E/R/SE and “out of hours” security bolt. Allow for the appropriate yellow thermoplastic fire escape hatching to comply with Building Regulations.

19.13 The developer shall install two 100mm ducts with draw cords for cctv/lighting across the yard from the building to two locations as agreed with the Travis Perkins Project Manager.

19.14 Provide landscaping in accordance with the Planning Permission and in accordance with the landscape drawings approved by Travis Perkins. Where possible we should specify defensive planting, using Pyracantha, Cotoneaster, Berberis or Hawthorns. Details of all mature plant heights shall be provided. Good quality topsoil to be provided to minimum 150mm depth to grass seeded areas and 300mm depth to shrub planting areas. All shrub beds and trees to be mulched with 75mm layer of compressed bark chips. Where trees are planted, then suitable approved root trainer shall be used. Full 12 month's maintenance including watering for grassed and planted areas from Practical Completion or completion of planting (whichever is later) to be provided.

20.  External Yard Floodlighting

20.1 Lighting levels of 50 lux average with a Min – Avg uniformity of 0.3 to a 10m deep zone to the front of the Building and 50 lux average to all other external yard areas.

20.2 Lighting installation to comprise part building mounted and part 8m high galvanised steel column mounted LED spec and manufacturer floodlight fittings. Switching to be 2 channel 7 day solar time with day omitting device (located in Goods In Area adjacent switchgear panel) with building mounted photocell.

20.3 All underground cabling is to be XLPE/SWA/LSF run buried in soft dig and in ducts under hardstandings. Distribution of these cables within the Building to be by means of suitably fixed MRF cable trays with the cables fixed by tywrps. Where luminaries are building
mounted these are to be wired in LSC cables in steel conduit and trunking with final connections in suitable flexible cables.

20.4 Lighting to fire escape routes to be in strict accordance with BS 5266 1999 using 8 watt non-maintained 3 hour building mounted bulkhead lights, with additional security light to the staff entry/exit location.
## APPENDIX A

### STANDARD DETAIL DRAWINGS

<table>
<thead>
<tr>
<th>Drawing Ref</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>TPSD 05</td>
<td>Entrance Screen Detail</td>
</tr>
<tr>
<td>TPSD 10</td>
<td>Security Risk A Fence Detail</td>
</tr>
<tr>
<td>TPSD 11</td>
<td>Security Risk B/C Fence Detail</td>
</tr>
<tr>
<td>TPSD 12</td>
<td>Entrance Gate Detail</td>
</tr>
<tr>
<td>TPSD 13</td>
<td>Protective Steel Barrier Detail</td>
</tr>
<tr>
<td>TPSD 14</td>
<td>Door Schedule</td>
</tr>
</tbody>
</table>
APPENDIX B

EXTERNAL FINISHING SCHEDULE
## APPENDIX B
### EXTERNAL FINISHINGS SCHEDULE

<table>
<thead>
<tr>
<th>PRODUCT DESCRIPTION</th>
<th>TRAVIS PERKINS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entrance Gates</td>
<td>Dulux Trade High Gloss Paint RAL 1033 Yellow</td>
</tr>
<tr>
<td>Entrances Gate Posts</td>
<td>Dulux Trade High Gloss Paint BS 14 C 39 Hollybush</td>
</tr>
<tr>
<td>Palisade Fencing/Railings</td>
<td>Dulux Trade High Gloss Paint BS 14 C 39 Hollybush</td>
</tr>
<tr>
<td>Exposed Steel Portal Frames</td>
<td>Dulux Trade High Gloss Paint RAL 1033 Yellow</td>
</tr>
<tr>
<td>Plastisol Coated Cladding</td>
<td>BS 14 C 39 Hollybush</td>
</tr>
<tr>
<td>Cladding Trims</td>
<td>Saffron Yellow BS 08E53</td>
</tr>
<tr>
<td>Plastisol Coated Roof Covering</td>
<td>BS 18 B 25 Merlin Grey</td>
</tr>
<tr>
<td>Cladding Trims and Flashings</td>
<td>Saffron yellow BS 08E53</td>
</tr>
<tr>
<td>Guttering and Rainwater Pipes</td>
<td>RAL 9017 Black RWG or RAL 1033 powder coated box gutter with black RWP</td>
</tr>
<tr>
<td>Bollards</td>
<td>Dulux Trade High Gloss Paint RAL 1033 Yellow</td>
</tr>
<tr>
<td>Sales Entrance Doors</td>
<td>Dulux Trade High Gloss Paint RAL 1033 Yellow</td>
</tr>
<tr>
<td>Sales Entrance Frame</td>
<td>Dulux Trade High Gloss Paint BS 14 C 39 Hollybush</td>
</tr>
<tr>
<td>External Fire Exit &amp; personnel Door</td>
<td>Dulux Trade High Gloss Paint RAL 1033 Yellow</td>
</tr>
<tr>
<td>External Fire Exit &amp; Personnel Door Frames</td>
<td>Dulux Trade High Gloss Paint BS 14 C 39 Hollybush</td>
</tr>
<tr>
<td>Roller Shutter Doors</td>
<td>Dulux Trade High Gloss Paint or Powder Coated RAL 1033 Yellow</td>
</tr>
<tr>
<td>Windows – Powder Coated Aluminium</td>
<td>RAL 1033 Yellow</td>
</tr>
<tr>
<td>Windows - UPVC</td>
<td>RAL 1033 Yellow</td>
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<tr>
<td>Security Shutters to windows and Sales Entrance Doors</td>
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APPENDIX C

BUILDING SERVICES SPECIFICATION
### APPENDIX C

**BUILDING SERVICES SPECIFICATION**

<table>
<thead>
<tr>
<th>Store Size (sq ft)</th>
<th>GAS</th>
<th>WATER</th>
<th>Base Electric (Without Sprinklers)</th>
<th>BT</th>
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<tbody>
<tr>
<td>15,000 sq ft with 5,000 sq ft mezzanine</td>
<td>50 kWh point load; 50,000 kWh per annum</td>
<td>32MM mdpe (approx. 0.6l/s)</td>
<td>100Kva*</td>
<td>2no. 90mm dia duct</td>
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</tbody>
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APPENDIX D

NAMED MATERIALS AND MANUFACTURERS SCHEDULE
## APPENDIX E

### ROOM DATA SHEETS

<table>
<thead>
<tr>
<th>Room Ref</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>Warehouse and Storage Areas</td>
</tr>
<tr>
<td>02</td>
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<tr>
<td>03</td>
<td>N/A</td>
</tr>
<tr>
<td>04</td>
<td>N/A</td>
</tr>
<tr>
<td>05</td>
<td>N/A</td>
</tr>
<tr>
<td>06</td>
<td>External Areas</td>
</tr>
<tr>
<td>07</td>
<td>N/A</td>
</tr>
<tr>
<td>08</td>
<td>N/A</td>
</tr>
<tr>
<td>09</td>
<td>N/A</td>
</tr>
<tr>
<td>10</td>
<td>N/A</td>
</tr>
<tr>
<td>11</td>
<td>N/A</td>
</tr>
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</table>
APPENDIX G

NAMED MATERIALS AND MANUFACTURERS SCHEDULE