Building Specification for Developer's Shell

Birtley

For Wm Morrison Supermarkets plc

Revision 7: 11 December 2012
(Based on Building Specification for Developer's Shell Rev 4 11 November 2011)

(This Specification is to be read in conjunction with the Agreement for Lease and Agreement for Sale, both of which will take precedence over this Specification in the event that there is a conflict between the documents)

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1.00 INTRODUCTION

1.01 General

1.01.01 The Development is to comprise a Superstore Building constructed to a 'Shell' Specification complete with upper sales floor level, mezzanine floor Staff Accommodation Plant Areas at undercroft level as detailed herein complete with Site Development Works, External Works (including undercroft and surface Car Parking, suspended Service Yard & associated Loading Docks and Access Road), Drainage including any attenuation and Incoming Services together with all necessary Off Site Works.

1.01.02 All works being proposed by the Developer are to be approved by the Operator (which approval shall not be unreasonably withheld) prior to any Planning Application being made.

1.01.03 The Developer will be responsible for obtaining all necessary Statutory Consents and Approvals including, but not restricted to, Planning Permission, Building Regulation Approvals, Environment Agency, Local Byelaws etc. The Developer should consider direct liaison with Bradford Building Control to assist with the obtaining of Building Regulation Approval (except for projects in Scotland).

With particular regard to the Developer's obligations to develop a Fire Strategy Plan for the development, this shall be developed in accordance with and in compliance with Building Regulations Approved Document B.

Where the Planning Conditions require a percentage of renewables to be provided as part of the development, the Developer is solely responsible for discharging this condition and will be permitted to rely on any of the Operator's renewable initiatives which will form part of the standard fit out works.

1.01.04 As part of the Development Agreement the Developer shall provide the following information as a minimum (but not restricted to), which will be required to be approved by the Operator prior to entering into an Agreement for Lease. All items marked * are to follow.

These will vary from project to project, to reflect differing circumstances, but the following may be used as an initial guide as to the minimum requirement.

1. Operator's Standard Building Specification for Developer's Shell, amended to suit the specific project circumstances (to be produced by the Operator's Representative and agreed with the Developer).

2. Documents: Architectural:-

   - Site Location Plan (red edged) Drawing Nr 6442/52B
   - Existing Site Plan Drawing Nr 6442/05C
   - Proposed Site Layout Plan Drawing Nr 6442/25Q
   - Foodstore Elevations Drawing Nr 6442/34E
   - A1/A2/A3 Unit Elevations Drawing Nr 6442/35H
   - Foodstore Building Sections Drawing Nr 6442/36D
   - Foodstore Building Sections Drawing Nr 6442/37C

- A1/A2/A3 Unit Sections Drawing Nr 6442/38D
- GA Ground Level Plan Drawing Nr 6442/39E
- GA Foodstore Level Plan Drawing Nr 6442/40D
- GA Mezzanine/Roof Level Plan Drawing Nr 6442/41D
- Detailed Landscape Proposals Drawing Nr 2300/3A
- Proposed Hard Landscaping Drawing Nr 6442/51E
- Visuals Drawing Nr 6442/53B
- Security Shutter Location Plan Drawing Nr 6442/60
- Site Block Plan – Clearly indicating the land holding (including flying, where relevant) to be sold/leased/demised (1:500)*
- External Works Plan - clearing indicating position of all bollards / protection (1:200)*
- Fire Strategy Plan, to be developed in accordance with and in compliance with Building Regulations Approved Document B (1:100)*
- Plans and Elevations of all Boundary Conditions (1:100)*
- Site Constraints Plan (if applicable)*
- Outline Specification for Materials and Workmanship*
- Sample Board(s) of all materials relevant to the Operator's demise*
- 2Nr sets of plans of the proposed Store, 1Nr with the sales area shaded pink and 1Nr with the gross internal floor area shaded green, measured in accordance with the e-mail dated 31 October 2012 from Morbaine Ltd to Wm Morrison Supermarkets plc and the RICS standard practice, with both areas calculated electronically in square metres and square feet and marked thereon. Critical internal dimensions, as specifically agreed with the Operator shall also be indicated upon these plans.

3. Documents: Public Health

- Foul Drainage Scheme Plan (1:100) and a written Design Statement*
- Storm Water Drainage Scheme Plan (1:100) and a written Design Statement*

4. Documents: Structural

- Soil Investigation Reports*
- Remediation Proposals*
- Elemental Foundation Scheme*
- Elemental Superstructure Scheme*
- Location of all Movement Joints*
- Details of all Retaining Structures*
- Details of Waterproofing Measures*
- Text commentary describing the structural design*

5. For Mixed Developments: Statements on:-

- Definition of Shared Facilities*
- Definition of areas of shared responsibility*
- Detailed Centre Management proposals including the interface of other parties/elements with the Operator*
- Detailed Centre Security proposals including the interface of other parties/elements with the Operator*

- General statement of duties, restrictions etc which will lie upon the Operator*

1.01.05 The selection of building materials must be made with the avoidance of regular cleaning as a criterion. This will include the normal deposit of dirt and grime, but should also cater for vandalism, painted graffiti, chewing gum and the more general items of rubbish deposited both in the car park and Superstore.

1.01.06 The Works are to be constructed to the highest possible standards of workmanship and in accordance with the relevant British Standard Codes of Practice and to maintain the whole of the works in a clean, tidy and well organised manner throughout the Contract.

1.01.07 The Developer shall fully comply with the current CDM regulations and provide two hard copies of the Health and Safety File incorporating all Operation and Maintenance Manuals, together with an electronic copy, for retention on completion of the project. All services and items of plant shall be safely accessible for maintenance, servicing or replacement. The O & M Manuals shall clearly identify all areas of maintenance required on the various elements of the development.

1.01.08 Fitting Out Works are to be undertaken by the Operator, however, to accommodate these works certain provisions may be required within the 'Shell' structure as defined elsewhere in this specification and the Developer is required to liaise with the Operator's representative to ensure where necessary these elements are incorporated into the Shell design. An Information Required schedule is to be agreed in advance between the Developer and Operator's Representatives.

1.01.09 To facilitate integration of the Developer's Works with the Operator's Fitting Out Works the Developer will be required to liaise with the Operator's Representative in relation to specialist installations relating to the fit out , and to obtain from them all necessary information regarding items to be taken account of in, or provisions made, within the Developer's Works. A list of specialist Firms employed by the Operator is included in Appendix 'C' hereto.

1.01.10 Notwithstanding any other obligations in respect of protecting and cleaning the works the Developer is required to carry out all Work necessary throughout and at the end of the Contract Period to ensure that the Operator is handed the works in pristine condition free from all surface marks, scratches, dust etc. The cleaning works immediately prior to handover shall include the removal of all protective casings, coverings and maskings, and the washing down of all "finished" elements and the polishing, internally and externally, of all glazed elements.

1.02 Drawings

1.02.01 The Building Specification shall be read in conjunction with the drawings identified in Appendix 'A' herein.

1.02.02 All drawings, and specifications shall be provided to the Operator for review and comment. A 5 working day review period shall be given prior to drawings being issued as "construction issue" status. A proposed drawing issue schedule is to be provided to the Operator prior to the issue of all drawings. Drawing review and principal acceptance of the scheme will not absolve the Developer of his responsibilities for the design.

1.02.03 All drawings shall be generated in Dwg format. They shall be "posted" electronically to the Operator for comment and layering on these drawings is to be to BS1192. Paper copies will be issued to confirm the electronic version.

The Developer is to maintain an up to date and full set of full size drawings on Site during the construction period for use by the Operator.

1.02.04 The Developer shall provide the Operator with a CD containing electronic copies of the following 'As Built' drawings, to be included with the handover documentation for the Superstore Site [and Petrol Filling Station Site (if applicable)]:-

Site Layout
Site Drainage Plan (Engineer's drawing if applicable)
Site Services and Ductwork Layout
Undercroft Car Park Level Plan
Upper Sales Floor Level Plan
Upper Sales Floor Level Drainage (Engineer's drawing if applicable)
Upper Sales Floor Refrigeration Ducts
Staff and Plant Level Floor Plan
Roof Plan
Elevations
Sections

Prior to compilation of the CD, all drawings must be purged to remove unused layers, text blocks etc to minimise the drawing size prior to saving on CD.

1.03 Sustainability

1.03.01 The Operator is fully aware of the environmental and social responsibilities in the design and construction works to all of their building works and the Developer is to be aware that one of the important design requirements is to reduce carbon emissions during construction, life and eventual demolition of the buildings

1.03.02 The Developer shall comply with the Environmental Protection Act at all times and where appropriate, liaise with local Environment Agency and Local Authority Environmental Health Officer.

1.03.03 Where economically viable the development should take into consideration the incorporation of sustainable designs which, as a minimum, comply with Part L2a of the Building Regulations.

1.03.04 All specified timber products are to be sourced from FSC™ certified forest sources and the Developer shall provide a valid Chain of Custody Certificate.

1.03.05 Care should be taken to specify non-toxic biodegradable materials that are easily maintained and replaced, and which do not impose an unacceptable drain on finite natural resources.

1.03.06 The Developer should also ensure, through careful planning and ordering of materials, that waste on site is reduced to a minimum, both in packaging as well as building materials.

1.04 BREEAM Rating

1.04.01 The Developer is required to undertake a BREEAM Retail assessment relating to the Development and shall submit the Design Stage and Post-Construction assessments to the BRE for certification.

1.04.02 The Developer shall ensure that the Development is designed to achieve a 'very good' BREEAM rating.

1.04.03 The Developer shall liaise with the Operator's Representative in order to obtain all necessary information relating to the Operator's proposals so that this information can be incorporated within the Developer's Design Stage and Post-Construction BREEAM assessments. The Operator undertakes to construct and complete his fitting out works so as to ensure that the BREEAM credits identified through the dialogue with the services firms referred to above are achieved on submission of the Developer's Post-Construction BREEAM assessment following completion of the fit out works.

1.05 Air Testing

1.05.01 When carrying out air-testing of the Building for Building Regulation approval the Developer should be aware that the Operator requires an air pressure test of the relevant areas of the buildings to be carried out and that the criteria of air loss to be achieved shall not exceed $5m^3/hour/m^2$ of Building Envelope. All design and detailing of the Building shall be on the basis of this requirement.

1.05.02 All required test results and reports are to be provided two weeks prior to completion, and testing shall take account of any Completion of any Section or Phase thereof.

1.05.03 Should these Requirements at any time conflict with any of the Statutory Requirements the most onerous situation must be deemed to apply.

1.06 Warranties/Third Party Rights

1.06.01 The Developer shall provide Collateral Warranties/Third Party Rights in accordance with the Agreement for Lease.

1.06.02 Not used.

1.07 Confidentiality

1.07.01 The Developer must ensure that all Parties employed or engaged by him or on his behalf maintain strict confidentiality in respect of all aspects of the provision of the Developer's Works and equally in respect of any information provided for these purposes relating to the subsequent Operator's Fitting Out Works and operation of the Superstore.

1.08 Copyright

1.08.01 Drawings produced will remain copyright of the author. The Developer will grant an irrevocable royalty free non-executive licence to use and to reproduce any or all of the proprietary material for any purpose whatsoever connected with the development including but without limitation

the execution, completion, maintenance, letting, occupation, management, sale, advertisement, extension, alteration, reinstatement and repair thereof, but the author will not grant any right for any third party to use the designs contained in the proprietary material (including but not limited to any of the Operator's competitors).

1.08.02 The Developer and/or his team of designers and constructors shall not utilise any drawings, details, photographs etc of the proposed Superstore works for advertising or display without the express agreement of the Operator.

1.09 Samples

1.09.01 The Operator may require the Developer to provide samples of facing/envelope materials to be used in the works for approval.

1.09.02 Materials used in the works, in respect of which samples have been submitted, shall be equal in all respects to the samples approved by the Operator. Approved samples are to be retained in order to check that actual materials used in the works correspond thereto.

1.10 Materials

1.10.01 All proprietary materials used within the project must be installed in strict accordance with the manufacturer's recommendations and requirements. All materials must be certified to comply with the relevant British or European Standards and be delivered to site in unopened packaging clearly marked with product information and compliance with the appropriate Standard.

1.10.02 All materials and their finishes shall be chosen taking due account of the environment in which they will be used and that the design life is to be 20 years. All materials specified should require minimum maintenance during the life of the product.

1.10.03 The Developer shall ensure that all materials arising on site, or imported onto the Site comply in all respects of the Environmental Protection Act regarding the Duty of Care for disposal of waste. The Developer must ensure that all parties in the chain of disposal have a legal responsibility to ensure that waste is disposed of correctly and the Duty of Care is non-transferable, and all waste transfer notes shall be provided.

1.10.04 The Developer shall not specify for use in connection with the Developer's Works any products or materials not in conformity with relevant British or European Union Standards or Codes of Practice or which at the time of specification are widely known in the European Union to be deleterious to health and safety to the durability of buildings and/or other structures and/or finishes and/or plant and machinery in the particular circumstances in which they are used.

1.11 Operation and Maintenance Manuals

1.11.01 Two hard copies and one electronic copy of the Operation and Maintenance Manuals shall be provided by the Developer and shall clearly identify all areas of maintenance required on the elements of the overall development to ensure its longevity. These manuals are to be fully integrated with the Health and Safety File for the Project.

1.12 Completion

1.12.01 Prior to Completion the Developer is to ensure the following are available and provided to the Operator -

.01 Written confirmation that the Developer has provided to the CDM Co-Ordinator all relevant information required to be provided by him for the completion of the Health and Safety File.

.02 Documentation stating that the whole of the underground drainage system and all services ductwork including telecommunications and security has been cleaned and subjected to a CCTV survey by a Specialist Contractor showing that no defects exist. All roof drainage should be surveyed to confirm that it is clear and no defects exist.

.03 All operation and maintenance manuals from the Developer, his Main Contractor and their Sub-Contractors and Suppliers.

.04 All product guarantees, maintenance procedures for materials and goods provided by the developer, his Main Contractor and their Sub-Contractors or Suppliers.

.05 A Building Certificate for the Shell Works from the Local Building Control.

.06 Confirmation from the Local Planning Authority that all necessary Planning Conditions associated with the Shell Works have been satisfactorily discharged to ensure the Superstore is able to trade when fully complete.

.07 Confirmation that any necessary Statutory Services and/or new incoming Statutory Services are complete and that uninterrupted supplies are available for use by the Operator.

.08 Confirmation that any necessary Highway Works are complete to the satisfaction of the relevant Highway Authority to ensure the Superstore is able to trade when fully complete.

1.12.02 The Developer shall inform the Operator when the works are completed and ready for inspection. The Operator will then require one week to complete his inspection and to list any works requiring remedial measures. All works associated with making good such defects are to be undertaken and completed prior to Practical Completion of the Works.

1.12.03 The Developer shall be aware of his obligations to carry out landscaping maintenance works during the 12 month period following Practical Completion of the Works.

1.12.04 The Developer shall provide the Operator with a schedule of all keys for the development together with the sets of keys which must be clearly labelled. Details of all lock suiting should also be provided.

1.13 Early Access For Fit Out (if applicable)

1.13.01 In addition to items 1.12.01 - 04 the Developer is to ensure the following are available and provided to the Operator:-

.01 A drawing defining areas of service yards, car park etc which will be available to the Operator during the fit out period. On mixed use developments the Developer must ensure safe access (in case of fire) is available and indicated on the plan.

.02 The Service yard must be fully complete and secure and available for use as the main access to the store to avoid damage to the car park surfacing.

.03 The Shell must be fully wind and watertight before partial possession will be taken by the Operator. All areas are to be complete save for minor outstanding works.

.04 Roof test is to have been carried out and the Electric Field Test Certificate provided.

.05 In addition to 1.12.01.07, telephone lines to all lifts must be provided and be operational.

.06 All lift installations must be complete and fully operational.

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2.00 SITE DEVELOPMENT

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2.01 Enabling Works

2.01.01 The Developer shall be responsible for the provision of Ground Investigation Reports incorporating Contamination Reports and Topographical Survey Drawings, together with a Flood Risk Assessment.

2.01.02 The Developer shall be responsible for undertaking all necessary demolitions, site clearance, site preparation and remediation, service diversions and preliminary cut and fill/stoning up to formation level, compacted to the appropriate CBR (minimum 4%) to be agreed with the Operator's Design Team and provide relevant disposal validation and air clearance documentation.

2.01.03 The Developer shall ensure that the Operator is provided with all necessary approved remediation strategies and Waste Exemption Criteria together with corresponding validation certification in respect of disposal of waste materials, ground water, landfill gas etc. Any remediation works should be accompanied by a validation report that has been accepted by the Local Planning Authority or other regulatory authority.

2.01.04 The Developer shall ensure that discharge for foul and surface water drainage is controlled to rates specified by and agreed with the local regulatory authority.

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3.00 SUPERSTORE SHELL

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The Developer shall provide the following works, unless stated otherwise.

3.01 Substructures

3.01.01 Piling (including appropriate piling mat) and/or other suitable ground improvement techniques if required, determined by the ground conditions, to support the superstructure indicated on the Drawings in Appendix 'A' and designed in accordance with the design loads in Appendix 'B'. Should such ground improvement techniques be required, the Developer shall be responsible for the installation of same, as required, to all aspects of the development included within this Specification.

3.01.02 Substructures shall be incorporated to the requirements of the Operator to accommodate all design loads as indicated in Appendix 'B', taking into account all aspects of the prevailing site and ground conditions.

With particular regard to the construction of the undercroft car parking area, the Developer shall provide all necessary retaining walls with fair faced concrete finish. It is a specific requirement of the Operator that a clear height of 2.60m is provided within the undercroft car parking area beneath any structure, soffit treatment or services. The Developer shall also give consideration within his design, to the requirements for drainage and services installations, and in particular sprinkler installations and ductwork relating to forced ventilation where required, and shall ensure that the overall storey height of the development takes cognizance of these requirements.

3.01.03 Reinforced concrete ground slabs on continuous damp proof membrane and granular sub-base incorporating gas barrier system where applicable or suspended and reinforced concrete slab as appropriate, shall be provided.

3.01.04 Slabs as indicated on the Drawings in Appendix 'A', including all necessary construction and control joints, to be designed in accordance with the design loads in Appendix 'B'.

3.01.05 The maximum departure of floor level from the required datum shall be generally in accordance with the Concrete Society Technical Report Nr 34 Section 7.0, Category FM3, but in any event shall be not greater than ± 10 mm from the required datum, or ± 3 mm from a straight edge 3 m long. The slab thickness tolerance shall be –0mm and +10 mm from the designed requirement. The Developer shall provide a grid of levels of the laid slab area at 3m centres in each direction and, where appropriate, provide a remedy for approval by the Operator to rectify any anomalies.

3.01.06 The slabs to the proposed warehouse area, other than Frozen Stores, are to have a power float finish incorporating trowelled-in Sikafloor - 2 Syn Top finished with acrylic Proseal Sealer, Classic Grey colour.

3.01.07 The surface finish is to be fully protected from damage during subsequent construction operations and retained for removal by the Operator.

3.01.08 The slabs to the retail area are to have a mechanical tamped finish and allowing a 75mm zone to receive the Operator's terrazzo tile paving.

3.01.09 The layout of construction and day joints in the slab are to be positioned to coincide with the joints in the paving and be agreed with the Operator's Terrazzo Specialist Contractor as noted in Appendix 'C'.

3.01.10 The Developer shall provide the Operator with a sample area (100m2) of the proposed tamped concrete finish for the terrazzo paved areas for approval by the Operators Terrazzo Specialist Contractor.

3.01.11 Subject to detailed programming, there is a required minimum period of 6 weeks for curing of the concrete floor slab prior to laying of the terrazzo paving.

3.01.12 A concrete recess is to be provided in the Warehouse floor slab, (the extent of which is to be agreed with the Operator) 250 mm deep, to the Frozen Store to accommodate the Operator's Refrigeration Specialist works. Similar recesses, 175mm deep, shall be provided in the Sales Area slab for Cafe, Bakery and Pie Freezers as indicated on the Drawings. The detailed layout of such slab recesses shall be designed in liaison with the Operator's Design Team. Nominal recesses, 50mm deep, shall also be provided in the Sales Area slab to receive containment for the Operator's Sales Entrance gates and security tagging system to the Sales Entrance and Public WC corridor.

3.01.13 The slabs in the Fresh and Frozen Stores are to have a level float finish to receive the Operator's finishes applied by the Specialist Refrigeration Contractor noted in Appendix 'C'.

3.01.14 The Developer shall provide the number of hydraulic dock leveller pits to the Loading Dock Bay as identified in Appendix 'A' with fair faced finish reinforced concrete retaining walls to accommodate the Operator's normal dock leveller equipment (reference Easilift Loading Systems Ltd Model 232708M) overall size 2.13 m wide x 2.26 m long, with depth 610 at the rear, falling to 620 at the front. All exposed concrete shall be fair faced in accordance with BS8110 Type B.

3.01.15 The Developer will be required to obtain perimeter edge angles from the Operator's preferred installer for casting in to the perimeter of the Dock Leveller pits. It should be noted that the perimeter edge angles should be pre-finished, painted by the Operator's preferred installer to colour reference BS 14C39.

3.01.16 A tanked Sluice trough with trapped gully outlet approximately 450 wide x 2900 long is to be provided in the Warehouse, complete with upstand kerb, approximately 100 mm high.

3.01.17 Not used.

3.01.18 Not used.

3.01.19 The Developer shall provide suitable substructure works associated with external service ramp, external steps/stairs dock levellers and external feature signage etc as indicated on the Drawings and referred to elsewhere in this specification.

3.01.20 Not used.

3.01.21 The use of specialist ground floor slab construction techniques such as pre-stressed and post-tensioned slabs shall not be permitted except with the strict approval of the Operator.

3.01.22 The Developer shall provide tanked reinforced concrete lift pits to the Customer Passenger Lift in the Atrium, the Customer passenger lift in the Durham Road entrance and 2Nr Travelators at undercroft car parking level in the Atrium as indicated on the Drawings. The Lift and Travelators Pits shall be designed and constructed to accommodate the Operator's proposed Customer Passenger Lift and Travelator specifications as identified in Item 3.13 and Appendix 'D' to this Specification.

3.02 Structural Frame

3.02.01 The following structural steelwork is inclusive of all necessary fittings, connections, off site preparation/treatment and on site preparation/treatment.

3.02.02 The structural steel frame shall be designed to support the superstructure as indicated on the Drawings, including supports to the upper floors (with shear studs as appropriate) and in accordance with the design loads in Appendix 'B.'

With particular regard to the construction of the undercroft level car parking areas, it is a specific requirement of the Operator that a clear height of 2.60m is provided within each level of the car parking area beneath any structure, soffit treatment or services. The Developer shall also give consideration within his design, to the requirements for drainage and services installations, and in particular sprinkler installations and ductwork relating to forced ventilation where required, and shall ensure that the overall storey height of the development takes cognizance of these requirements.

3.02.03 Internal structural columns within the Retail Sales Area shall be limited to the number identified within Appendix 'A'. The maximum cross-sectional dimensions of each of such internal columns shall be no greater than 356 x 368 mm. The perimeter walls within the Sales Area are to be flush, with no protruding columns internally. The actual position of the columns is to be agreed with the Operator.

3.02.04 The frame to the Warehouse and Holding areas shall be a minimum height of 5.60 m and 3.60 m respectively to the underside of steelwork, allowing for service apertures within the steelwork zone.

3.02.05 The Operator will not be installing a suspended ceiling within the Sales Floor area. Suspended ceilings will be installed to all other areas including serveries and preparation areas, café and to the rear of the checkout mall and staff areas together with 1220 high bulkheads. The lighting system within the Sales floor area will be installed at a height above finished floor level of 4.20m. The Developer shall take all of this into consideration, together with all supporting steelwork for the bulkheads and the required service zone void, when appraising the structural frame design solution. The structural frame is to be designed in such a way so as to accommodate the ceiling loads and bulkheads loadings, whether supported from the primary frame or the roof purlins, without the need for the Operator to install a secondary support grid for his suspended ceiling installation.

3.02.06 The Developer shall liaise with the Operator's Representative in respect of the design of the frame, taking into account loadings from roof mounted and suspended plant etc in addition to

ceiling void service zone requirements. In this regard, as a general guide, it is envisaged that, as a minimum, there will be a requirement to accommodate equipment of a depth in the order of 2m from the underside of the Sales Area roof purlins and a general clearance of 1m between the bottom beam of the store roof steelwork (in the case of solid or cell-form roof beams, or 0.50m in the case of open, lattice girders) and ceiling level to accommodate general services ductwork and the like.

3.02.07 It is the Operator's requirement to have a clear height between finished sales floor and upper floor staff accommodation structural steel of 3.60 m and a clear height of 3.50 m from finished first floor level to underside of roof structural steel. There is also a requirement to accommodate services equipment of a depth in the order of 1.5 m from the ceiling level to the underside of the roof purlins in the staff area (ceiling level to this area is generally 2.75 m above finished first floor level).

3.02.08 Not used.

3.02.09 Structural steel shall be designed to support the external canopy and external feature signage and clock, with appropriate 20 year life paint system. The design of the external feature signage and clock support steel shall be co-ordinated with the Operator to ensure that the support steel is constructed so as to allow the future installation of the feature signage and clock without disturbance/modification of the building elevation materials.

3.02.10 The frame shall incorporate provision for a cantilever canopy, with a minimum 3.0 m projection extending over the Warehouse loading doors, with a minimum clear height above the Service Yard level of 5.50 m.

3.02.11 The frame shall be complete with all galvanised purlins and side rails to suit the roofing and cladding systems (as appropriate), together with hot rolled masonry restraints as required.

3.02.12 Secondary steelwork shall be provided to secret gutters, perimeter of areas of structural glazing and openings for First floor windows and external doors/roller shutters etc /shop fronts etc., together with supporting secondary steelwork to the external signage.

3.02.13 Secondary steelwork shall be provided for roof top condensers (comprising raised support platform complete with associated galvanised steel open grid maintenance access platform, steps and handrails) and other elements of roof top plant, plant platforms and gantries including areas of mezzanine floors in the roof space for plant supports, air handling units water tank platforms above staff areas and other items of Services plant etc. Steelwork in relation to the provision of any roof mounted louvres/screening of services plant shall also be provided by the Developer. All external steelwork to have galvanised finish.

3.02.14 The Developer should liaise with the Operator's Representative in respect of the design of the frame, taking into account loadings from roof mounted and suspended plant etc.

3.02.15 Structural steelwork shall be blast cleaned to SA2.5 finish and primed one coat Leigh's Epigrip M455 (lead-free) finish primer (R 4107-White) to 100 micron DFT internally and if exposed externally with a 20 year to first maintenance finish of approved colour. All steelwork within external masonry cavities shall be painted with 125 microns DFT Epigrip M455 primer to suit the damp environment. All paintwork shall be touched up immediately prior to handover, and

cleaned down to ensure that the completed frame is free of dirt, debris, mud splashes and the like.

Decorative finishing coat, one undercoat and one coat gloss, to be site applied, colour and specification to be agreed with the Operator.

3.02.16 Fire protection and air sealing to steelwork shall be designed and provided in accordance with Building Regulations, Fire Officers Requirements and to the satisfaction of the Local Authority. The fire protection should take the form of rigid board products, suitable for direct decoration or intumescent paint in Sales/Office/Ancillary areas, and intumescent paint to Warehouse/Holding areas. With particular regard to air sealing, expanding foam sealant shall not be permitted for the sealing of gaps in excess of 10mm.

3.02.17 The frame shall incorporate provision for trimming around service/loading doors and personnel doors.

3.03 Upper Floors and Staircases

3.03.01 The Developer shall provide the suspended floor slabs, precast concrete or composite reinforced concrete slab on a structural steel profiled decking as indicated on the Drawings, with surface finish to suit the Operator's applied floor finish, designed to carry loadings identified in Appendix 'B' and including the provision to accommodate a water tank in the Mechanical Plant Room of the size indicated in Appendix 'A'. Where it is proposed that the cash office is to be situated on the suspended floor , the Developer shall ensure that the design of the floor and supporting structure is sufficient to accommodate the positioning of a safe within the cash office, with a weight of 2 tonnes.

3.03.02 The Staff Facilities are to be accessed from a precast concrete main staircase designed around the Lift core, together with a precast concrete or galvanised steel Escape Stair, as indicated on the Drawings. Both to be provided by the Developer complete with associated balustrades and handrails. Handrail to main staircase to be Laidlaw Solutions Ltd, Normbau Nylon Range, colour RAL 9005 black, 40mm diameter fixed to masonry with elbow supports, steel rosettes and clip on nylon cover caps at 1200mm centres. The internal walls/stairs in the lift core area of the staff facilities shall be designed and constructed to accommodate the Operator's proposed lift specification as identified in Appendix 'D'.

3.03.03 Not used.

3.03.04 Not used.

3.03.05 The Mezzanine floor is to be accessed by a galvanised steel staircase, provided by the Developer, complete with metal balustrades and handrails to the arrangement as identified on the Drawings. For access purposes, the clear width between handrails shall be minimum 1,000mm.

3.03.06 The Developer shall provide a galvanised steel staircase access on to the Superstore roof complete with associated balustrades and handrails and Roof Access structure.

3.03.07 The use of specialist upper floor slab construction techniques such as pre-stressed and post-tensioned slabs shall not be permitted except with the strict approval of the Operator.

3.03.08 The sales floor level is to be accessed via precast concrete staircases in the Atrium and Durham Road entrance, provided by the Developer as indicated on the Drawings, complete with associated balustrades and handrails.

3.03.09 The Developer shall be responsible for providing and installing all necessary self-finished white (or painted, white) rigid board insulation to the soffit of the Sales level slab in order to meet the required U-Value. Additional thickness of insulation is required under the position of the cold stores.

3.03.10 The Developer shall provide all necessary additional fire escape stairs and protected routes in order to provide all additional means of escape provisions required in compliance with Building Regulations arising from the proposals for multi level occupancy/undercroft car parking, including the provision of all associated lighting and emergency lighting.

3.04 Roof

3.04.01 The Developer shall design the roof to the intent indicated on the Drawings for approval by the Operator and liaise with the Operator particularly in respect of the proposed Entrance feature.

3.04.02 The Developer shall provide a Trocal Type S or similar approved single membrane insulated roofing system to flat roofs with a 20 year life guarantee, including cladding parapet to perimeter, with membrane laid to falls to a central drainage system.

3.04.03 Depending upon any Planning requirements where a parapet wall is not acceptable to particular elevations, then a mansard roof may be required. In all circumstances where a mansard or roof parapet exceeding 1.1 m in height is not provided, the Developer shall provide a proprietary barrier system to all roof edge or change in level conditions in compliance with all appropriate Building Regulation and Planning Requirements.

3.04.04 The whole of the roof construction should be insulated to achieve a minimum U-value to meet the requirements of the current Building Regulations. All insulation shall be certified for fire resistance to LPC standard.

3.04.05 The Developer shall provide access to the Superstore roof, both from a suitable staircase (including a roof housing/structure) and between changes in roof levels.

3.04.06 Provision shall be made for walkways to roof mounted plant. General maintenance routes shall be 800 mm wide constructed using Trocal WBP. Maintenance routes around roof mounted condensers, etc shall be 900 mm wide constructed using Trocal WBP on 800 mm wide, . The Developer shall provide an aluminium louvred screen around the roof mounted refrigeration plant area to act as a visual barrier, designed to allow the necessary airflow as required by the Operator's refrigeration equipment.

3.04.07 A Syphonic drainage system shall be designed and provided throughout, connected at ground level to the Mains Drainage system. The Design of the syphonic system should be based on a minimum rainfall intensity in accordance with the current Building Regulations & BS EN 12056-3, and to the approval of the Local Authority. The system shall have provision of adequate overflow outlets to accommodate any additional rainfall or blocked outlets that may occur. The internal elements of the system shall be installed with appropriately insulated

pipework to provide sound deadening so as to avoid noise ingress when the system is in operation. The location and dimensions of all internal downpipes are to be agreed with the Operator.

3.04.08 The Developer shall take account of the necessity to provide structural openings for items of services installations including all upstands, trimming to openings, flashings etc. The Developer shall also provide temporary weatherproof coverings to all such openings.

3.04.09 The Developer shall provide an external column-free canopy to the Warehouse Loading area, above the dock levellers, projecting a minimum 3.0 m beyond the face and 5.50 m high above the Service Yard level.

3.04.10 The Developer shall test the waterproofness of the roof, temporary sealing any services openings etc, and shall provide an Electrical Field Test Certificate

3.04.11 The underside of the roof deck shall be pre-finished in white as no ceiling will be installed by the Operator.

3.04.12 The Developer shall provide Brett Martin rooflights to 10% of the area of the roof including safety security screen, galvanised kerbs (finished internally in white), all trimmers etc.

3.05 External Canopy

3.05.01 Not used.

3.05.02 Not used.

3.05.03 Not used.

3.06 External Walls

3.06.01 The Developer shall design the external elevations to the intent indicated on the Drawings for approval by the Operator and shall liaise with the Operator particularly in respect of the proposed Entrance Feature. It is a requirement of the Operator that the elevational treatment to the Entrance Feature should include the use of a clock as an essential part of the design features. The supply and installation of the feature clock will be undertaken by the Operator. However, provision should be made by the Developer for all necessary support steelwork required to support the clock, and also for a temporary weatherproof panel to any opening formed for the subsequent installation, by the Operator, of the clock. The Developer is also to give full consideration to the safe access for maintenance to the clock when preparing a location for the feature.

3.06.02 The external walls indicated on the Drawings are to be insulated to achieve a minimum U-value to meet the requirements of the current Building Regulations.

3.06.03 The Developer shall provide a sample board of the proposed external elevation materials for approval by the Operator including relevant details and specifications.

3.06.04 The Developer shall provide sample panels for each type of material, including relevant junction details for approval by the Operator. Sample panels shall be approximately 1.50 x

1.50 m and be retained on site until completion of the elevations. All works shall conform to the standard of the approved panels.

3.06.05 Where applicable bricks shall have a moisture rating of not more than 10% water absorption. They shall have a minimum crushing strength of 56N and shall be FL Rated (F, fully Frost resistant & L, Low soluble salts).

3.06.06 All Perimeter walls of the building other than the retaining walls at undercroft car parking level as described in 3.01.02 walls to the atrium, Durham Road entrance and the fire escapes shall have full height paint grade quality blockwork inner skin with a fair face finish to all warehouse areas (of a standard not requiring decoration). As noted previously, the perimeter walls within the Sales Area are to be flush, with no protruding columns with the exception of those areas of wall which are glazed. Should the Developer propose to use a proprietary internal lining system to any of the areas noted above, as an alternative to the blockwork described, the system provided shall include an 12mm WBP plywood layer behind the plasterboard internal facing board to provide a robust substrate for the Operator's fixtures and fittings.

3.06.07 Not used.

3.06.08 An ATM pod will be provided by the Operator. The Developer is to install a duct to the agreed location.

3.06.09 The Developer shall provide appropriate openings, together with associated support steelwork to the Loading dock levellers to accommodate the Operator's normal dock seals, reference Easilift Loading Systems Ltd Model 911 overall size 2.30 m wide x 2.25 m high, and shall provide an opening for Fork Lift access overall size 2.15m wide x 3.20m high.

3.06.10 The Developer shall provide all other necessary openings in the external wall elevations, including the provision of all necessary lintels and trimming steelwork etc, and proprietary damp proof courses, cavity trays, cills, cavity closers and the like. The Developer shall provide all necessary temporary weatherproof security covers to any openings in the external envelope, for subsequent removal by the Operator.

3.06.11 The Developer shall provide openings in the roof to suit the ventilation requirements of the plant rooms.
In addition, the Developer shall provide a 0.50m x 0.50m opening in the external wall to the area designated as the LV Switchroom together with polyester power coated steel louvres, Syntha Pulvin colour reference M4J0448, BS14C39.

3.06.12 Where in Appendix 'A', it is stated that a sprinkler installation is to be installed as part of the Operator's Fitting Out Works, the building envelope shall include a Sprinkler Pump House adjacent to the position of the proposed Sprinkler Tank. The Developer shall liaise with the Operator's preferred supplier, as noted in Appendix 'C', in respect of the exact dimensional requirements for the Sprinkler Pump House. Should the Developer propose to site the Sprinkler Tank remotely from the Sprinkler Pump House or the entry point of the Sprinkler Pipework into the building, he shall be required to provide all necessary underground ductwork, to the details and route required by the Operator's preferred supplier.

3.07 Windows and External Doors

3.07.01 The Developer shall design double glazed windows/curtain walling comprising 2Nr panes of 6mm toughened glass, to comply with BS EN 356, to the intent indicated on the Drawings for approval by the Operator. Where it is proposed that the Operator's clock installation is to be installed into the glazed curtain walling, a temporary weatherproof panel shall be installed by the Developer, as detailed at Item 3.06.01 herein.

3.07.02 Tinted glass shall not be used.

3.07.03 The Operator requires the aluminium frames to be polyester powder coated to a specific colour: Syntha Pulvin reference M4J0448, BS14C39.

3.07.04 Where the Development includes a Customer Café, the Developer shall provide a manually operated double Fire exit door with double glazed vision panel from the Café seating area with associated emergency exit device and non-illuminated door signage.

3.07.05 The Developer shall provide electronically operated sliding double glazed bi-parting entrance doors to the atrium as indicated on the Drawings, and to comply with LPS1175 SR3, automatically activated by infra-red detection, with door gear and mechanical locking system, to be provided by Besam or Ingersoll Rand. The Developer shall also provide the same at undercroft car parking level, incorporating double glazed bi-parting entrance doors as described above. Clear opening dimensions of the bi-parting entrance doors shall be 2.00m wide x 2.20m high. Where space is restricted the clear opening dimension for the width may be reduced to 1.80m.

3.07.06 The Developer shall provide electrically operated external galvanised insulated steel service/roller shutter doors controlled via internal key switch with manual over-ride to all Loading Bay and Fork Lift access openings into the Service Yard as indicated on the Drawings, to be provided from the Operator's preferred supplier as noted in Appendix 'C' and to include vision panels at a height of 1.50m above finished floor level. Details of access arrangements to roller shutter motors and mechanisms for maintenance purposes are to be agreed with the Operator. To allow co-ordination with the Operator's Loading Dock seals, the roller shutter doors to the Loading Bay openings shall be fixed to the internal face of the external walls.

3.07.07 The Developer shall provide polyester powder coated metal external fire exit doorsets, colour reference BS14C39, to be provided by Accent Hanson, or Armourpost equivalent, to comply with LPS 1175 SR3, and non-illuminated door signage, to be provided from the Operator's preferred signage supplier as noted in Appendix 'C', all as indicated on the Drawings.

3.07.08 Not used.

3.07.09 The Developer shall provide electronically operated security shutters controlled via key switch with manual over-ride located on the external face of the glazing as indicated on the drawings , and to comply with LPS 1175 SR3, to be provided from the Operator's preferred supplier as noted in Appendix 'C'. Details of access arrangements to roller shutter motors and mechanisms for maintenance purposes are to be agreed with the Operator.

3.08 Internal Walls and Doors

3.08.01 The Developer shall provide internal fire compartment walls, plant rooms walls and stair enclosure walls in fair faced blockwork (of a standard not requiring decoration), flush pointed to receive finishes by the Operator, including the provision of all necessary control joints, head/base restraints, fire stopping etc. As noted previously, the perimeter walls within the Sales Area are to be flush, with no protruding columns.

3.08.02 The internal walls/stairs in the lift core area of the staff facilities shall be designed and constructed to accommodate the Operator's proposed lift specification as identified in Appendix 'D'.

Lift and travelator shaft walls shall be provided in the customer entrance areas, designed and constructed to accommodate the lift and travelator installations referred to in the Operator's proposed lift specifications as identified in Appendix 'D' and Section 3.13 respectively. Steel lifting beams of appropriate size shall be incorporated at the head of the lift shafts.

3.08.03 The Developer shall obtain confirmation from the Local Building Control Officer and/or Local Fire Officer that all internal sealing to the fire compartment walls meets their satisfaction and approval.

3.08.04 Not used.

3.08.05 Not used.

3.08.06 The Developer shall not provide the internal division walls or glazed screens etc. to offices, WC's, preparation areas etc.

3.08.07 The Developer shall provide all necessary openings in the internal wall elevations, including the provision of all necessary lintels and trimming steelwork etc. This includes secondary steelwork to the staff canteen shutter (shutter to be provided by the Operator).The door opening within the compartment wall between the Warehouse and Sales Area is required to have a clear height of 2.40 m from finished floor level to provide access for installation of the Operator's refrigeration cabinets.

3.08.08 The Developer shall provide all necessary internal fire doors required by Building Control associated with the Shell works, including all necessary ironmongery and signage. This shall include the provision of electrically operated fire shutters to openings in the compartment wall between the Sales area and Warehouse, to be provided from the Operator's preferred supplier as noted in Appendix 'C'.

3.08.09 The internal doors provided by the Developer shall be approved hardwood veneered plywood faced doors with 10mm hardwood lipping all round to the Operator's approval. The Developer shall liaise with the Operator's Design Team to identify the precise requirements in respect of the specification of the doors, frames, ironmongery and signage.

3.09 Services Installation

3.09.01 From suitable termination of incoming services to agreed points approved by the Operator within the building and provided by the Developer, the Mechanical, Electrical, Refrigeration and Sprinkler Services (where required) will be installed by the Operator, except where specifically referred to within this Specification.

3.09.02 The Developer should liaise with the Operator's Representative to obtain all information required in connection with the Operator's Works.

3.09.03 Where, in Appendix 'A', it is stated that a sprinkler installation is to be installed as part of the Operator's Fitting Out Works, it should be noted that, for the purposes of these requirements the Operator does not install Sprinklers within the Warehouse areas but does install same in the Main Retail Area; Compartmentation provisions by the Developer should reflect this situation. The Developer shall ensure that any Planning Application for the Development shall include representation of the Operator's Sprinkler Tank so that this forms part of the permitted development. The Developer shall liaise as necessary with the Operator's Representative to establish the size of the Sprinkler Tank for the purposes of his Planning Application.

Where the development includes a basement or undercroft car parking area, the Developer shall be responsible for all necessary liaison with Building Control to ascertain whether it is a Building Control requirement for the Sprinkler Installation to be extended into the undercroft car parking area. Should this be a requirement, the Developer shall be responsible for the design, installation and commissioning of the complete sprinkler system within the basement or undercroft car parking areas, including the provision of the sprinkler tank, and shall liaise with the Operator's Representation to establish the size of tank required to serve both the basement or undercroft car parking areas system and the Operator's Superstore sprinkler system, and shall provide and install the tank complete with an appropriate valved connection to enable the Operator's Superstore sprinkler system to be fed by and connected to the tank.

Should an alternative fire engineered solution be acceptable to Building Control then the Developer shall include for all works associated with it.

3.09.04 In addition to the requirements of structural support to various items of ceiling void and roof mounted plant and equipment the Developer shall provide the main builders work holes and openings in appropriate locations to accommodate the main service routes from the various plant locations into the building. The Developer shall also agree with the Operator's Specialist Services firms and provide all service risers required as a consequence of the proposals for multi level occupancy/undercroft car parking, including the provision of all associated firestopping in compliance with Building Regulations.

3.09.05 These generally relate to openings in the roof for extract ductwork and openings in walls from the Plant Rooms and Sprinkler Pump House and into the Sales area.

3.09.06 The Developer shall also provide an appropriately sized bunded tank area with concrete plinths for the Mechanical Plant items in the Plant Rooms.

3.09.07 Where it is a requirement, within this Specification (including those requirements within other sections of this Specification), that the Developer is to install electrical components/systems, he shall ensure that these components/systems are fully tested and commissioned using his temporary electrical supply and in accordance with the current relevant IEE Regulations and shall provide the Operator with certification of same.

The wiring to the electrical components and systems provided by the Developer shall be terminated at locations within the building to be agreed with the Operator on a DIN rail within a suitable adaptable box.

Upon incorporation of these works into the Operator's own electrical installation, and commissioning of the entire system from the permanent mains electrical supply, any faults identified within the electrical components/systems installed by the Developer shall be made good by the Operator's specialist electrical firm and the cost of same shall be recoverable from the Developer.

3.09.08 Not used.

3.10 Internal Underfloor Drainage

3.10.01 Surface and foul water drainage beneath the building shall be designed from agreed capped off positions within the building to the requirements of the Local Authority, including all appropriate protection measures. All underground drainage pipework shall be vitrified clay or spun concrete as appropriate to its diameter. All drainage pipework and fittings within the undercroft car parking areas shall be cast iron, unless otherwise approved by the Operator, with appropriate access points.

Collision protection shall be provided by the Developer to protect vulnerable pipework from impact damage within the car park.

With specific regard to drainage within basement areas, the Developer shall provide all necessary sumps and connections to the mains drainage. Where the depth of the basement precludes the possibility of a gravity connection, the developer shall provide electrically operated submersible pumps within the sumps, together with all associated rising mains and connections into the gravity drainage system.

3.10.02 The Developer shall agree the size and position of all internal drainage outlet points with the Operator. For indicative purposes, the approximate number of such drain points is identified in Appendix 'A'.

3.10.03 Capped connections for WC's shall be a minimum 100 dia.

3.10.04 The Developer shall provide all necessary runs of underfloor condensate drainage, in locations agreed with the Operator in accordance with the Operator's current Superstore layout.

3.10.05 All drainage to be fully tested and surveyed by CCTV prior to Practical Completion.

3.10.06 The developer shall provide the number of Grease Traps (manual cleaning type), identified within Appendix 'A' external to the Building in positions to be agreed with the Operator. Where 150 litres capacity is indicated, these shall be Hepworth Grease Trap Code RGU1 or similar approved. Where 760 litres capacity is indicated, these shall be Klargester Grease Trap Model Nr 4 or similar approved. All grease traps shall be provided complete with all required accessories and connections to the mains drainage system.

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3.11 Operator's Equipment to be Installed Prior to Completion

3.11.01 It is anticipated that, due to access limitations, there will be a requirement for some elements of Operator's equipment to be installed into the building prior to completion of the Developer's Works, or for the formation of temporary access openings within the structure to accommodate the subsequent installation of same.

Whilst not exhaustive, the list of such items is likely to include Safes, Staff Canteen Cabinet and the like.

The Developer should liaise with the Operator's Representative to identify and co-ordinate the installation of these items, or to agree the requirements in respect of the formation of any temporary openings.

The Developer shall provide all necessary attendances upon the Operator's contractors and suppliers installing this equipment with the exception of lifting equipment which will be provided by the Operator.

The Developer shall indemnify the Operator against any loss and/or damage to these items of specialist equipment and shall ensure that they are included under the insurance of the Works.

3.12 Customer Passenger Lift and Travelator Installations

3.12.01 The Operator shall design, supply, install and commission 1 Nr 38 person customer passenger lift serving the sales floor from the ground floor of the Atrium and 1 Nr 10 person customer lift in the Durham Road entrance.

The lifts shall be to a specification, rating, performance and finish appropriate to their usage, all set out in Appendix 'D' of this Specification.

3.12.02 The Operator shall design, supply, install and commission 2 Nr travellators for use with shopping trolleys serving the sales floor from the ground floor of the Atrium. The travellators are to be a 12 degree pitch with a 1000mm pallet width and shall be to a specification, rating, performance and finish appropriate to their usage.

3.12.03 The Operator shall provide and install a fully operational dedicated telecommunications line into the customer passenger lifts to allow the lifts to be commissioned.

The Developer is to supply and install all necessary ducting in locations and routes to be agreed with the Operator.

3.12.04 The Developer will reimburse the cost to supply, install and commission the 2 Nr passenger lifts and 2 Nr travellators.

In substantiation, the Operator is to provide the Developer with a fully detailed build up to substantiate this cost including the provision of quotations as detailed in an e-mail from the Developer to the Operator dated 23 August 2012.

3.13 Exclusions

3.13.01 The Developer is to specifically exclude provision of the following works:

a) Internal walls (other than those noted), floor and ceiling finishes

b) Internal doors (other than any required to comply with Building Regulations)

c) Dock levellers, associated electrics etc

d) Mechanical, Electrical, Sprinklers, Refrigeration, and Lift Installations other than where expressly required by the provisions of this Specification.

e) Sanitary fittings, hot and cold water and above ground wastes

f) Operators fitments

g) Public health fitment

h) Building Signage (other than any required to comply with Building Regulations)

4.00 SITE WORKS

4.00 SITE WORKS

The site works are inclusive of all associated sub-base/base courses, kerbs and drainage channels etc. The Developer shall provide the following works as indicated on the Drawings unless otherwise stated.

4.01 Access Roads

4.01.01 The major vehicular service route shall, where feasible, be separated from customer vehicle circulation. A degree of congestion may occur with service vehicles although this should not affect the customer, the car park or any major access road to the site.

4.01.02 In general a separate Service Access Road shall be constructed. Where this is not feasible and access must be through the Car Park then the minimum road width shall be 7.30 m.

4.01.03 The Operator's preferred specification for the Access Road is 30 mm stone mastic asphalt surface course with 10 mm nominal gauge aggregate; 60 mm binder course dense bitumen macadam with 20 mm nominal gauge aggregate; 100 mm base course dense bitumen macadam with 28 mm nominal gauge aggregate; 150 mm Type 1 consolidated limestone sub-base course and 350mm Type 6F2 capping layer, however, the design is subject to the Site Investigation Report and the Engineer's design.

4.01.04 The Access Road shall include associated white lining, road signs and poles with appropriate foundations for the Operator's road signs and directional signs, in locations to be agreed with the Operator.

4.02 Car Parking Areas

4.02.01 The car park should be easily understood, visually open and clearly directional to the Superstore entrances.

4.02.02 The Developer shall design the car park to provide smooth level surfaces to accommodate Trolleys. Changes in level or gradients should be kept to an absolute minimum, and where possible avoided (drainage function excepted). The Operator has a preference for a maximum gradient of 1:60, subject to Local Authority requirements. A small area of car parking adjacent to the main undercroft access can be laid at a fall in excess if 1:60 to ensure that a minimum clear height of 2:60m is achieved to the underside of the lowest structural beam.

4.02.03 The Operator's preferred specification for the car parking areas is 30 mm surface course dense bitumen macadam with 6 mm nominal gauge aggregate; 60 mm binder course dense bitumen macadam with 20 mm nominal gauge aggregate and minimum 250 mm Type 1 consolidated limestone sub-base course, however, the design is subject to the Site Investigation Report and the Engineer's design.

4.02.04 The Car Parking shall include associated white lining, pedestrian crossing markings, coloured disabled bays with symbols, coloured parent and child bays with symbols, recharging points (if required by planning) including ducts and power, posts and white lining, recycling bay screens (if required by Planning), and anti-ram raid bollards to Superstore frontage and selected protected pedestrian routes. Bollards shall be Architectural Street Furnishings, reference ASF 5002 or similar to the approval of the Operator, brushed stainless steel with anti-ram raid

sleeves installed where required. The Developer shall also provide poles with appropriate foundations for the Operator's parking signs, directional signs and the like, in locations to be agreed with the Operator. In addition, the Developer shall be responsible for the provision of all necessary collision protection barriers and bollards to protect circulation routes and structural elements within the undercroft car parking area.

4.02.05 It is a requirement of the Operator that all standard car parking bays (ie those not referred to in Items 4.02.06 and 4.02.07) shall be 2.50 m wide x 5.0 m long.

4.02.06 Disabled drivers are to be accommodated, and the disabled parking bay dimensions should be a minimum 2.40 m wide x 4.80 m long. Disabled parking bays should be separated by a 1.20 m wide hatched zone between bays and a similar 1.20 m wide hatched zone should also be provided across the end of each block of disabled parking bays adjacent to the vehicular route and along the sides of each end bay. The 1.2m hatched zone must not encroach into the 6.0m roadway width set out in Item 4.02.08 herein. Disabled spaces should be positioned adjacent to the Superstore Entrance perimeter paving and adjacent to a Trolley Bay or covered canopy,

4.02.07 Parent and Toddler privilege parking should also be provided. The dimensions of the parking bays should be a minimum 2.50 m wide x 5.00 m long. Parent and Toddler parking bays should be separated by a 0.70 m wide hatched zone between bays and a similar 0.70 m wide hatched zone should be provided along the sides of each end bay in any block of Parent and Toddler parking bays. Where possible, these spaces should be positioned adjacent to the Superstore Entrance perimeter paving.

4.02.08 The recommended roadway width between parked cars is 6.0 m. 'Dead end' car parking is to be avoided and no cul de sac parking will be acceptable.

4.02.09 The overall zonal dimensions for perimeter parking should be as indicated on the drawings in Appendix 'A'.

4.02.10 The Developer shall provide a Pick-Up Point which should be located adjacent to the Superstore Entrance and close to a Trolley Bay. In addition, 2 Nr benches, Architectural Street Furnishings reference ASF6003, or similar and 2Nr litter bins all to the approval of the Operator, should be provided, located adjacent to the Pick-Up Point under a covered canopy where possible.

4.02.11 The Developer shall provide a Motor Cycle bay with brushed concrete or block paviors, close to, but not interfering with the Superstore Entrance.

4.02.12 Cyclists should be provided with 'Sheffield Style' parking stands, Architectural Street Furnishings reference ASF 8000, or similar to the approval of the Operator, located adjacent to the Superstore Entrance.

4.02.13 Kerbs in car park areas should be restricted to the perimeter of the car park and to main access routes. Ends of parking bays should be marked with white lines rather than being defined by kerb islands.

4.02.14 An upgrade of the Car Park surfacing shall be included to specified routes for heavier Service and Cash Transit vehicles. Such upgraded specification shall comprise 30 mm surface course dense bitumen macadam with 6 mm nominal gauge aggregate; 60 mm binder course dense bitumen macadam with 20 mm nominal gauge aggregate; 80mm base course dense bitumen macadam with 28mm nominal gauge aggregate and minimum 300 mm Type 1 consolidated limestone sub-base course.

4.02.15 The Developer is required to provide the Operator with the opportunity to inspect the layout of the white lining to the Car Park spaces prior to commencing lining operations

4.02.16 The car park entrance should have hold open gates to restrict out of hours usage. The design of the gates shall be such that there is no risk of horizontal members of the gates projecting into vehicles in the event of a collision. The gate shall also be capable of being locked in both open and closed positions.

4.02.17 If required by Planning, the Developer shall provide a reinforced concrete apron for Customer Recycling facilities, complete with a 1.80 m high solid timber panelled perimeter fence. The concrete apron shall be designed to accommodate recycling skips and shall be constructed to levels, consistent with those of the adjacent surfacing. Unless noted otherwise, the plan dimensions of the recycling apron shall be sufficient to accommodate a single container for the collection of textile materials. However, should it be a Condition of the Planning Consent for the development, the Developer shall provide enlarged facilities to satisfy the requirements of the Planning Conditions. The Developer shall liaise with the Operator to ensure that the means of collection and replacement of the containers can be carried out safely and without disruption to customers and delivery vehicles serving the superstore.

4.02.18 Not used.

4.02.19 Columns within the undercroft car parking areas shall be protected by reinforced concrete encasements to a height of 1m above car park surface level.

4.03 Service Areas

4.03.01 The function of off-loading and checking should be protected against the weather and be so designed to cause the minimum possible dispute or inconvenience to both driver and receiving staff.

4.03.02 The suspended Service Yard should be constructed to suit the design requirements in Appendix B.The slab shall be finished with a brushed finish at a level 1200 mm lower than the finished level of the Loading Dock at the position of the Loading Dock frontage.

4.03.03 The service yard shall have gradients between 1:80-1:40 generally (but no greater than 1:60 for the first 16m in front of the dock), including fall to or from the dock which maintains a height of 1.20m between slab level and loading dock level. Falls may be accommodated in one or two directions perpendicular to the dock to meet the Developer's drainage proposals, however no cross falls over the width of the dock shall be permitted, in order to protect against the tilting of delivery vehicles. Appropriate drainage shall be included within the design to suit likely conditions, traffic and operational activities, and to ensure the safety of the Operator's personnel.

4.03.04 The design of the Service Yard should allow for a 25.0 m turning circle and for the safe manoeuvring of 18.5m long Articulated Delivery Lorries ensuring that the vehicles are able to properly enter and leave the Loading Dock whilst the adjacent dock is occupied. The Developer shall supply tracking diagrams prepared by appropriately qualified consultants based upon the Drawings, demonstrating that the Operator's articulated vehicles can operate within the service yard and loading dock area as intended.

4.03.05 The Developer shall construct a Fork lift access ramp at a maximum gradient of 1:12 having a clear width of 2.0 m between kerbs (increasing to approx 2.60m at corners) complete with 200 mm upstand kerbs and "Armco" type barriers with integrated handrails.

4.03.06 The Developer shall also construct a Stair flight adjacent to the ramp with associated handrails and balustrades.

4.03.07 Bollards for masonry protection should be 193.7 dia CHS x 10 thick x 1500 high on 375 dia x 10 thick base plate with 10 thick top plate, fillet welded, all painted yellow ref: 08 E 51.

4.03.08 Where, in Appendix 'A', it is stated that a sprinkler installation is to be installed as part of the Operator's Fitting Out Works, the Developer shall construct a reinforced concrete Sprinkler Tank Base in a location to be agreed, together with all ductwork required between the Tank Base and the Superstore. The Developer shall liaise with the relevant Services firms noted in Appendix 'C' to obtain all information required in connection with the requirements for the Tank Base and ductwork. Where the Sprinkler Tank Base is to be sited within the Service Yard, the Developer shall provide "Armco" type barrier protection to prevent collision damage.

4.04 Paved Areas

4.04.01 The Developer shall generally provide Precast concrete paving or pencil edge block paving (not chamfered edges). The surface must be non-slip but smooth enough for Trolleys and Prams. With particular regard to Precast concrete paving slabs, modular components smaller than 600 x 600 mm are not generally suitable. The specification of the sub-base and paving must be able to withstand the loading of fully laden trolleys and the Operator's cleaning machines.

4.04.02 Separate pedestrian Access Points should be provided away from the main vehicular access leading to the Superstore Entrance. These pedestrian access routes should be a minimum of 1.80 m wide when within the parking area. There should be no change in level between the car park and the pedestrian footpath and no steps shall be permitted.

4.04.03 Pedestrian Crossing marking shall be provided where a Pedestrian Walkway crosses any car parking circulation roadway.

4.04.04 Not used.

4.04.05 Parking bays adjacent to landscaped areas are required to have a 450 mm wide adjoining flat paved 'step-out' area.

4.04.06 Mechanical protection, such as bollards, are required to separate vehicles from pedestrians, planting or property, which should be sufficiently high to be seen through a vehicles rear view mirror. The Operator's preference is for a brushed stainless steel bollard 1.00 m high above surface level.

4.04.07 Matching anti-ram raid bollards should be installed at appropriate locations.

4.04.08 Where macadam pavings are proposed for secondary areas of pedestrian paving the Operator's general specification for such areas is 20 mm surface course dense bitumen macadam with 6 mm nominal gauge aggregate; 50 mm (75mm on vehicular crossings) binder course dense bitumen macadam with 20 mm nominal gauge aggregate and minimum 100 mm (150mm on vehicular crossings) Type 1 consolidated limestone sub-base course.

4.05 Security Wall to Service Yard

4.05.01 The activities within the service yard shall be physically screened from Customers.

4.05.02 The Developer shall provide a walled enclosure to the service yard as indicated on the drawings. In addition the Developer shall complete the enclosure with heavy duty access gates, Jacksons Barbican Range or equivalent, to the approval of the Operator, providing a 7.2m wide clear opening. . Hercules Cacti anti-scale security measures shall be provided to the gates, and the internal face of the gates shall be provided with galvanised steel Weldmesh, comprising 3mm wire in a 50mm x 50mm grid pattern welded to the face of the gate. It is also a requirement of the Operator that the gap between the closed gates and the gate posts/adjoining structures or service yard surface shall not exceed 90mm.

4.05.03 The Operator normally operates within a secure Service yard area with the gates closed. To meet fire escape requirements an additional personnel gate may be required in the Service yard wall or within the gate. Any additional gate should not breach the security of the Service yard and shall have provision for connection to the Operators security alarm system.

4.06 Boundary and Retaining Walls and Fencing

4.06.01 Works to boundary/retaining walls/fencing shall be designed and constructed by the Developer to suit the appropriate conditions.

4.06.02 Brickwork or masonry walls may be used as an alternative to tubular steel fencing where a more decorative feature is required to boundary areas.

4.06 03 2.40 m high anti-vandal palisade fencing should be used where secure fencing is required, although 2.0 m high interlocking timber fence panels or similar may be used where bordering residential properties.

4.06.04 600mm high timber knee rail fence, with posts set in concrete, should generally be used as boundary decoration throughout the site and suitable as a protective barrier for the landscaped site perimeter.

4.06.05 Not used.

4.07 Mains Services

4.07.01 Electricity, gas, water and telecommunication services will be supplied into the Supermarket by the Developer and capped off at agreed positions, including, where stated within Appendix 'A', the provision of a dedicated high voltage transformer installation complete with ducts, chambers and associated builders work.

The Developer is to terminate the electrical supply in the switch room with an air circuit breaker.

4.07.02 The Developer shall contact all service supply companies and provide all necessary underground ducts, meter housings and associated builders work in conjunction with these incoming services. The Developer shall pay all charges in connection with the incoming service supplies.

While the procurement of meters for the electricity and gas supplies shall be the responsibility of the Operator, the Developer shall arrange for the provision and installation, in locations to be agreed with the Operator, of suitable water meters with pulsed output for the incoming water supplies as set out in Appendix 'A', in appropriate chambers in accordance with the requirements of the relevant water authorities, and shall be responsible for all costs in connection therewith.

4.07.03 The Developer should liaise with the relevant Authorities/Companies to ensure that adequate Services/Supplies are available. Provisional requirements in this regard are given in Appendix 'A' to enable early negotiation to take place and the Developer should firm up these figures as the detailed design progresses. It is an express condition of this specification that no later than 6 weeks prior to completion of the works, the Developer shall provide the Operator with the names and contact details of all the relevant Authorities/companies together with all MPRN and MPAN

numbers and other references relating to all the incoming services supplies, as required by the Operator, to enable him to undertake all necessary further dialogue as required with the Authorities/companies.

4.08 External Lighting

4.08.01 The Developer shall design an external lighting layout and provide underground upvc ducts including draw wires and draw pits. The Developer shall provide concrete foundations in agreed locations together with cabling, lighting poles and luminaries. The entire external lighting scheme shall be directly wired back to the Operator's proposed electrical switchroom within the Superstore, all circuits shall be tested, connected loads indicated and circuits fully identified with installed layout diagrams to enable correct phasing and connection to the Operator's control systems.

The external lighting scheme provided by the Developer shall also include building mounted lighting around the perimeter of the building to provide an adequate lighting level, minimum 10 lux, for the purposes of safety and security, including specific security lighting in the location of the cash delivery unit. The perimeter security lighting shall be configured so as to provide alternative luminaires fed via separate circuits to achieve a 50% switching operation. Security lighting over and adjacent to the cash delivery unit shall be fed via a dedicated circuit.

Upon handover of the external lighting and wiring systems, the Developer shall include all required cable termination glands suitable for installed cable and termination within the Operator's switch panel.

4.08.02 An average uniform illumination level of 30 lux with a minimum of 10 lux to "open-air" surface level car parking areas and to uppermost level of upper level car parking areas should be provided utilising SON light sources of the appropriate wattage. An average uniform illumination level of 200 lux shall be provided to undercroft car parking areas.

4.08.03 The Car Park lighting design for the surface level car parking areas should be based upon 8.0 m or 10.0 m high galvanised hinged columns. The Operator's preferred luminaire for use in these areas is Abacus Orion AL4000 Series.

4.08.04 The Service Yard lighting design should be based upon building mounted floodlights supplemented by columns to an average illumination level of 25 lux with a minimum of 10 lux.

4.08.05 Where lighting columns cannot be located within paved or landscaped areas then galvanised hoop protection post are to be installed.

4.08.06 Not used.

4.08.07 The Developer shall be responsible for the provision and installation of all emergency lighting associated with means of escape from undercroft/upper level car parking areas in compliance with Building Regulations.

4.09 Underground Drainage

4.09.01 The Developer shall provide all necessary rainwater and foul water drainage.

Roof water siphonic drainage systems are to be design for a 25 year design life to a Category 2 system in accordance with BS EN 12056-3:2003 and BS 8490:2007.

The underground surface water drainage systems are to be designed for a 1 in 2 year return period rainfall event, with no flooding of water from manholes up to the 1 in 30 year return period rainfall events, including an appropriate allowance (minimum 20%) for anticipated future climate change.

Exceedance flows from the system with a return period in access of the 1 in 30 year return period events should be contained within the development boundary, with possible localised flooding of areas of remote car parking but with no flooding of buildings, and should be designed to avoid creating a hazard to main vehicular and pedestrian access and egress routes.

All underground drainage pipework shall be vitrified clay or spun concrete as appropriate to its diameter.

4.09.02 The separate systems shall be complete with precast concrete manholes, gullies, petrol interceptors and suitably sized pipework to accommodate attenuation or holding tanks if necessary. The specification of manhole covers should be suitable for their location.

4.09.03 Foul Drainage connections are to be provided with capped upstands, with connections for WC's to be a minimum 150 diameter. Gullies, gratings, rodding eyes etc shall be provided within the building, as indicated on the Drawings.

4.09.04 The Developer will be responsible for all final connections to the satisfaction of the Local Authority. All drainage shall be fully tested and surveyed by CCTV prior to Practical Completion.

4.09.05 Underground attenuation tanks shall be designed and installed to accommodate volumes up to and including a 1 in 100 year return period rainfall event, including an appropriate allowance (minimum 20%) for anticipated future climate change. The Superstore shall have full and adequate protection from any flooding that might arise from the above rainfall event, and that protection must be demonstrated to the Operator's satisfaction prior to handover.

4.09.06 Drainage within the car park and paved areas shall maintain the principle of providing a smooth, even surface suitable for pedestrian traffic with trolleys, therefore dished channels, half round pipes etc will not be acceptable. With particular regard to the car park, surface water drainage will be provided, in general, by means of one piece surface channels, Charcon Safeticurb slot unit with ductile iron insert, ACO Parkdrain or similar, to the approval of the Operator, with all associated silt traps, outlet chambers and the like.

4.09.07 Where surface channels are to be used as part of the surface water drainage design to the service yard, these shall comprise heavy duty Charcon DBM slot units or similar of appropriate size, to the approval of the Operator, with all associated silt traps, outlet chambers and the like.

4.10 Soft Landscaping

4.10.01 The Developer shall design, prepare and plant robust and low maintenance planting and grass seeding to suit environmental and localised ground conditions. It is an express condition of this Specification that the whole of the landscaping works (with the exception of the maintenance works described below) shall be completed prior to Practical Completion of the works. Should the planting works be carried out outside of the planting season, containerised plants shall be used.

4.10.02 Planting is to form decorative site boundary screens and barrier zones and knee high fencing will be provided as boundary markers where no other physical boundary exists.

4.10.03 Where feasible, the Developer should ensure that no high level landscaping or planting affects the Customers sight line of the Building and Signage from surrounding areas.

4.10.04 Plant species should be chosen to avoid attracting insects and dropping of nectar or resins.

4.10.05 The use of wood chippings, forest bark or similar should not be allowed on any landscaping scheme. The mulch material should be composted forestry waste, product code reference 7150, provided by Melcourt Industries (0166 6502711). No alternatives will be considered.

4.10.06 Grassed areas are preferably to be sown with 'sports' grass seed.

4.10.07 The Developer shall ensure that a programme of Planned Routine Maintenance is established for a period of 12 months from the end of the Contract Period. The scope of maintenance works and programme of maintenance shall be as set out in Appendix 'E'. The carrying out of these landscaping maintenance works during this period shall not prejudice the award of Practical Completion.

4.11 CCTV

4.11.01 The Developer shall liaise with the Operator and provide 8.0 m high galvanised hinged poles on suitable foundations for the Operator's CCTV cameras. The number of CCTV poles required is identified in Appendix 'A'. The Developer shall also provide suitable ducts connected to the Superstore together with suitable manholes with lockable covers.

4.12 Flagpoles and Totem Signage

4.12.01 Not used.

4.12.02 The Developer shall provide suitable concrete bases for Totem signage together with ducts and manholes with lockable covers for provision of power.

4.12.03 Where an Estate sign / Totem is provided by the Developer, the Operator requires priority approval in both the location of the sign and position of the Operator's branding.

4.13 Signage

4.13.01 Although the Operator will supply and install the signage, the Developer is to ensure that signage is positioned on primary routes, primary elevations and access routes. The position and space for the signage is subject to agreement with the Operator.

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APPENDIX 'A'

STORE DRAWINGS, AREAS AND STORE SPECIFIC CRITERIA

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APPENDIX 'A'

STORE DRAWINGS, AREAS AND STORE SPECIFIC CRITERIA

The following drawings should be read in conjunction with this specification in relation to the proposed development of a 61,411 sq ft Gross Internal Floor Area Superstore, (28,807 sq ft nett sales, 25,400 sq ft retail sales area) and associated External Works, Drainage Installation and External Services Installation:-

Watson Batty Architects

3527 – 84	GA 02 Rev A	-	Proposed Ground Floor Layout
	GA 03 Rev -	-	Proposed First Floor Layout
	GA 03 Rev -	-	Proposed Roof Layout

GWH Drawings:-

Site Location Plan (red edged) Drawing Nr 6442/52B
Existing Site Plan Drawing Nr 6442/05C
Proposed Site Layout Plan Drawing Nr 6442/25Q
Foodstore Elevations Drawing Nr 6442/34E
A1/A2/A3 Unit Elevations Drawing Nr 6442/35H
Foodstore Building Sections Drawing Nr 6442/36D
Foodstore Building Sections Drawing Nr 6442/37C
A1/A2/A3 Unit Sections Drawing Nr 6442/38D
GA Ground Level Plan Drawing Nr 6442/39E
GA Foodstore Level Plan Drawing Nr 6442/40D
GA Mezzanine/Rood Level Plan Drawing Nr 6442/41D
Detailed Landscape Proposals Drawing Nr 2300/3A
Proposed Hard Landscaping Drawing Nr 6442/51E
Visuals Drawing Nr 6442/53B
Security Shutter Location Plan Drawing Nr 6442/60

The following represent the approximate areas required to be provided within the development:-

Building Areas:-	**Sq ft**
Superstore	
Total Gross Internal Floor Area	61,411
Net Sales Area	28,807

Retail Sales Area		25,400
Warehouse Gross Internal Floor Area		5,182
Staff Facility Area		3,679
Mezzanine Storage/Plant Room Floor Area		1,699
Café Area (Including Kitchen)	(81 Seats)	TBC

Car Parking Spaces, etc

The following represent the minimum number of Car Parking and Trolley Parking spaces required to be provided within the development:-

		Nr
Standard Parking Spaces	Minimum	269
Disabled Spaces	Minimum	16
Parent and Toddler Spaces	Minimum	6
Trolley Bays	Minimum	1:45 spaces

Store Specific Criteria

Recycling Facility	-	Required
Number of dock levellers required (Refer to Item 3.01.14)	-	2 Nr
Number of internal columns within Retail Sales Area (Refer to Item 3.02.03)	-	To be minimised but a maximum of 12 Nr, with the produce aisle being kept free of columns
Water Tank Size (Refer to Item 3.03.01)	-	8,000 litres
Number of ATM Openings (Refer to Item 3.06.08)	-	ATM pod by Operator
Sprinkler Installation (Refer to Items 3.06.12 and 3.09)	-	A sprinkler installation is to be incorporated as part of the Operator's Fitting Out Works.
Indicative number of internal drain points (Refer to Item 3.10.02	-	85 Nr
Number of grease traps required, external to the building (Refer to Item 3.10.06)	-	3 Nr (2Nr 150 litres capacity, 1Nr 760 litres capacity)

Provisional Incoming Services Supply requirements (Refer to Item 4.07.03):-

Water	-	25 m^3 per day at 2.5 litres/sec average flow rate from a 63 mm diameter metered supply pipe.
	-	1.35 litres per second average flow including water supply provision of 135 m^3 from a 63 mm diameter metered supply pipe to 1 Nr Sprinkler Storage Tank (where appropriate) or as dictated by Building Regulations.
Gas	-	1,445 kw/h.
	-	1,700,000kwh

Electricity

- When applying to the Distribution Network Operator (DNO) for the high voltage electrical service to the site, the following requirements are to be used as the basis of any quotation.

1) The Operator's supply is to be metered at High Voltage, i.e. 3,000 volts or above. The metering point is normally within the Distribution Network Operators, RMU, the electricity meter is normally sited no more than 10m from this point (subject to individual DNO's requirements), in a position agreeable to the Operator and to afford safe access.

2) The supply method is preferred to be a high voltage ring rather than a high voltage radial.

3) The cables shall be brought on to site and terminated in to the relevant high voltage equipment provided and installed, tested and commissioned by the Host Regional Electricity Company.

4) From the high voltage switchgear the cables shall terminate on to a suitably sized extra low loss transformer (normally 1000 KVA) also provided, installed, tested and commissioned by the nominated supplier. Transformers are to be new and not second hand or re-conditioned.

5) The authorised supply capacity required for an average Superstore is 600 KVA.
The transformer shall step down the voltage to 400 volts 50 HZ three phase and neutral.

6) From the 400 volts side of the transformer, the Developer's nominated transformer supplier shall provide, install, test and commission the cabling up to and including the provision of and connection to a suitably sized main isolation device in a position to be agreed with the Operator within the Operator's LV Switchroom.

7) A high voltage emergency trip button to be

cited in the Operator's switch room along with the appropriate labeling/signage,

8) For supplies <450 KVA the supply from the DNO is to be metered at Low Voltage, termination of the supply in a suitably sized main isolation device in a position to be agreed with the Operator within the Operator's LV switch room. Metering to be within the Operators LV switch room.

Telecom	-	The Developer to provide ducts for a minimum 70 pair cable.

NB: Sites with additional facilities (eg other Retail Units) may require increased services.

Number of CCTV poles required (Refer to Item 4.11.01)	-	4 Nr

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APPENDIX 'B'

LOADINGS

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Wm Morrison Supermarkets PLC

Appendix 'B' - Imposed Loadings
Revision B

The following loadings should be allowed for in the design of roof structures and ground bearing or suspended floor slabs. Note that requirements for possible future mezzanines on floors should be checked with the end user on a project specific basis.

Flat Roof to Sales Area

Roof covering	As required for the Specification
Suspended ceiling/pv panels *	0.25 kN/m^2
Services/Sprinklers	0.40 kN/m^2
Imposed	0.60 kN/m^2 minimum (or design snow loads)
Condensers for refrigeration	Project specific – refer to M&E Specification.

Roof to Warehouse

Roof covering	As required for the Specification
Pv panels *	0.25 kN/m^2 (to allow future flexibility)
Services/Sprinklers	0.40 kN/m^2
Imposed	0.60 kN/m^2 minimum (or design snow loads)
Condensers for refrigeration	Project specific – refer to M&E Specification.

Roof to Offices

Roof covering	As required for the Specification
Suspended ceiling	0.20 kN/m^2
Services/Sprinklers	0.40 kN/m^2
Imposed	0.60 kN/m^2 minimum (or design snow loads)

* The allowance is for suspended ceilings or pv panels. Ceiling includes bulkheads and local areas over prep areas. Pv panels are only envisaged over 50% of the roof area. The requirement for ceilings and pv panels are to be confirmed on a project specific basis. The ceiling, pv panel, services and sprinkler allowances should all be capable of being supported by purlins in roof areas.

Floor to Office/Admin Areas

Finishes (65mm terrazzo)	As required for the Specification
Suspended ceiling	0.20 kN/m^2
Services/Sprinklers	0.40 kN/m^2
Partitions	1.00 kN/m^2 (assuming stud)
Imposed	4.00 kN/m^2 (plus loading from safe as set out at 3.03.01)

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Sales Floor

Finishes (65mm terrazzo)	1.60 kN/m^2
Imposed	(i) A uniformly distributed load of 7.5 kN/m^2 (ii) A point load of 10 kN at any point on the floor.

Warehouse Floor

Imposed	(i) A uniformly distributed load of 20 kN/m^2. (ii) A uniformly distributed load of 10 kN/m^2 in combination with the racking loads specified below:

Single bay racking

End frame leg load = 15 kN. Inner frame leg load = 30 kN

Back-to-back racking

End frame leg load (outer leg) = 15 kN
End frame leg load (inner leg) = 2No. 15 kN leg loads
Inner frame leg load (outer leg) = 30 kN
Inner frame leg load (inner leg) = 2No. 30 kN leg loads

The racking layout and leg loads are shown on the attached sketch SK01revA.

The racking loads should be considered at all critical design locations, irrespective of the initial warehouse layout.

Frozen and Fresh Store Floors

Screed and insulation	As required for the Specification. Developer to check if slab recesses are required.
Imposed	(i) A uniformly distributed load of 10 kN/m^2. (ii) A point load of 10 kN at any point on the floor.

Plant Room Floor

Imposed	(i) A uniformly distributed load of 7.5 kN/m^2. (ii) A point load of 10 kN at any point on the floor (to be confirmed on a job specific basis with the mechanical / refrigeration specialists for loads above this value).

The plant loadings do not include for a water tank area. A project specific assessment should be carried out as required – refer to item 3.02.08 in the Specification).

Blockwork partitions on the Plant Room floor should be assessed on a project specific basis.

Suspended Floors

For suspended floors the ceiling, services and sprinkler allowances should be as follows but checked on a project specific basis for the particular usage of the floor below:

Suspended Ceiling	=	0.20 kN/m^2
Services/Sprinklers	=	0.40 kN/m^2

Suspended Service Yards

The design imposed loading for suspended service yards and access roads should be assessed on a job specific basis.

Imposed loads for delivery vehicles should generally be assessed in accordance with the code for highway bridges BS5400:Part 2:1978, using Type HA loading of a uniformly distributed load plus a knife edge load. Traction and braking forces should also be considered.

For HA uniformly distributed loading the loaded length should be taken as the minimum trafficable service yard dimension. The lane width should be taken as 2.50m wide for both the uniform and knife edge loadings. The design should also consider the case of fully laden delivery vehicles parked alongside each other awaiting unloading.

Other imposed loads require to be checked for any significant effect on the design. Typical examples are as follows but the list is not exhaustive:

Superimposed dead loads from the construction for ramps, meter housings etc.
Imposed loads from skips, compactors etc including their service vehicles.
Imposed loads from emergency vehicles where access is not restricted.
Imposed loads from M&E plant, water tanks etc.

Construction Loads

The above loading schedule only considers service loads in the completed, working store. Any additional design cases must be considered by the developer (as required) regarding loads imposed by plant or materials during the construction of the building.

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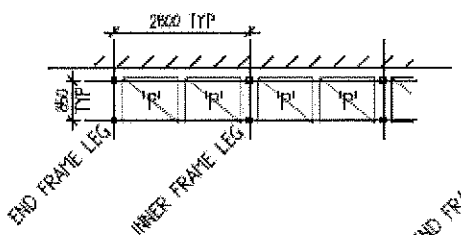
Consulting Civil Structural Engineers

BSC P

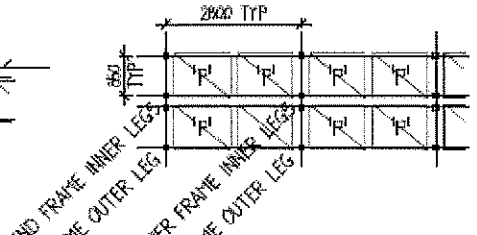
TYPICAL RACKING IMPOSED LOADS ON MORRISONS WAREHOUSE FLOOR SLABS

Dwg No. SK 01 A
Project No. 57109
Date OCT 09
Scale NTS
Drawn ANP

SMEATON HOUSE, HOLT PARK DISTRICT CENTRE, LEEDS. LS16 7SR.
Tel. 0113-261 0022. Fax. 0113-2613199 e-mail info@bscp.co.uk

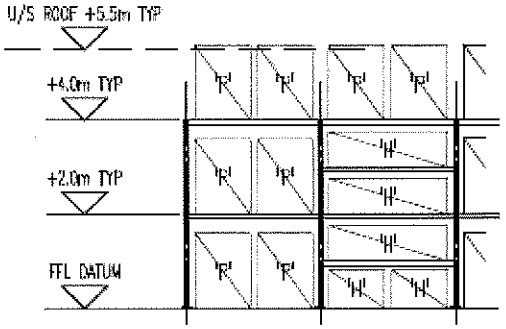


SINGLE BAY RACKING



BACK TO BACK RACKING

TYPICAL RACKING PLAN



'P' = FULL PALLET. MAX 1.25tonne(12.5 kN).

'H' = HAND-STACKED GOODS OR MINOR PALLET (ASSUMED TO BE 40% LOAD OF FULL PALLET 'P' i.e. 0.5tonne/5.0 kN).

LAYOUT A
2 LEVELS OF PALLETS ON RACKING, 1 LEVEL OF PALLETS ON SLAB

LAYOUT B
1 LEVEL OF PALLETS AND 3 LEVELS OF HAND-STACKED ON RACKING. 1 LEVEL OF MINOR PALLETS ON SLAB

TYPICAL RACKING ELEVATION

RACKING LEG LOADS FOR CRITICAL LAYOUT:

SINGLE BAY: END FRAME LEG 1.5tonne (15 kN), INNER FRAME LEG 3.0tonne (30 kN)

BACT TO BACK: END FRAME OUTER LEG 1.5tonne (15 kN), END FRAME INNER LEGS 3.0tonne (30 kN)
INNER FRAME OUTER LEG 3.0tonne (30 kN), INNER FRAME INNER LEGS 6.0tonne (60 kN)

RACKING LEG LOADS ARE TO BE COMBINED WITH A UNIFORM IMPOSED LOAD OF 10 kN/m² AND BE CONSIDERED AT ALL CRITICAL DESIGN LOCATIONS, IRRESPECTIVE OF THE INITIAL WAREHOUSE LAYOUT.

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APPENDIX 'C'

LIST OF OPERATOR'S SPECIALIST FIRMS AND SUPPLIERS

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APPENDIX 'C'

LIST OF OPERATOR'S SPECIALIST FIRMS AND SUPPLIERS

Mechanical Services

Bailey Ltd
Denton Hall
Ilkley
West Yorkshire
LS29 OHH
or

Rotary Yorkshire Ltd
Spa Industrial Estate
Buslingthorpe Green
Meanwood Road
Leeds
West Yorkshire
LS7 2HG
or

LX Engineering Ltd
1 Sargasso
5 Arches Business Estate
Maidstone Road
Sidcup
Kent
DA14 5AE
or

Mitton Mechanical Services
Mackenzie House
451 Cleckheaton Road
Low Moor
Bradford
BD12 0HS
or

CF Roberts PLC
Barrington House
Kingsditch Lane
Cheltenham
Gloucestershire
GL51 9NN

Electrical Services

Bailey Ltd
Denton Hall
Ilkley
West Yorkshire
LS29 OHH
or

Rotary Yorkshire Ltd
Spa Industrial Estate
Buslingthorpe Green
Meanwood Road
Leeds
West Yorkshire
LS7 2HG
or

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LX Engineering Ltd
1 Sargasso
5 Arches Business Estate
Maidstone Road
Sidcup
Kent
DA14 5AE
or

Countrywide Electrical Services Limited
No 3 Caroline Court
Caroline Street
St Pauls Square
Birmingham
B3 1TR

Pitts Wilson Electrical Limited
Cutler House
Wakefield Road
Bradford
BD4 7LU
or

Refrigeration Services	To be advised
Sprinkler Services	To be advised
Terrazzo Flooring	To be advised
Roller Shutters	To be advised
Internal and External Signage	To be advised
Dock Levellers and Dock Seals	To be advised

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APPENDIX 'D'

OPERATOR'S PROPOSED LIFT SPECIFICATION

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TJ Lift Solutions Ltd.

PASSENGER | GOODS | SERVICE | REPAIR | MODERNISATION | INSTALLATION | CONSULTANCY

Unit 11 Hulme Court
Commercial Road, Darwen, Lancs
BB3 0FE
enquiries@liftsolutions.co.uk
Company Reg. No. 4700752

Tel: 01254 775187
Fax: 01254 760459
Email:

Wm Morrison Supermarkets Plc

8th March 2011

We now have a suitable product for provision of access for passengers with restricted mobility and with the capacity to carry up to 500kgs of goods.

This particular product carries an official E.C. type examination certificate for transportation of goods and persons which, to the best of my knowledge, is relatively unique.

Also, with the 500 kg load capacity, it has a significantly higher carrying capacity than many of the other products which are available on the market.

Accompanying is a full specification and power requirements. The platform size being: 800/1100mm wide and 1280/1980mm long.

Regards

Brian Catterall

T J Lift Solutions Ltd

\\TJLIFTS\Customers\Lifts\morrisons\stores\General\Paul Taylor Feb 2011 Mobility Spec Lift.doc

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SPECIFICATION

1 PRINCIPAL DATA:

Type:	Platform Lift
Drive system:	Stationary screw and rotating nut
Lubrication:	Automatic
Capacity:	**500kg** (5 persons)
Speed:	0.15 m/s
Travel:	3.5 m approx (can serve up to 13 m max travel)
No of stops:	2
Configuration:	Single entry

2 SPACE REQUIREMENT / FLOOR APERTURE:

Width:	1505 mm (-0 +15 mm)
Depth:	1630 mm (-0 +15 mm)
Pit depth:	50 mm (-0 + 10mm)
Headroom:	2250 mm minimum

3 LIFT ENCLOSURE:

Width:	1475 mm
Depth:	1600 mm
Construction:	**Cladding on 3 sides 25mm thick vinyl coated double skinned steel panels filled with mineral wool.** Optional cladding on the outside of machine side and 'L' bracket mast fixing available if drive mast not against building side wall..
Lighting:	Ceiling on top of shaft enclosure with fluorescent light fitting.
Fire rating:	None

4 LIFTING PLATFORM:

Width:	1100mm
Depth:	1480mm
Height:	1100 mm console to one long side. Powder coated grey RAL 7042
Handrail:	Brushed aluminium to one side on console
Floor:	Vinyl, Armstrong Protech. **Incorporating steel kerb to rear and one side for trolley/light goods use.**
Safety edge:	Three sides of platform floor and to top edge of console
Lighting:	Controls illuminated (battery backup)

5 DOORS:

Type:	GL fully glazed single swing doors
No of doors:	2
Fire rating:	None (optional 1 hour rated doors available)
Clear opening:	900 x 2000 mm
Door frame:	Integral to shaft enclosure
Finishes:	Door and frames white powder coated (RAL 9003).
Furniture:	Furniture natural anodised aluminium
Glass:	Glass panel 710 x 1470 mm
Door operation:	Manual opening with self closer Electrically & mechanically interlocked

DET NORSKE VERITAS

EC TYPE-EXAMINATION CERTIFICATE

CERTIFICATE NO. 75699-2010-OSL-DNV

This Certificate consists of 3 pages

This is to certify that the product

Platform Lift for transportation of goods and persons

with type designation(s)

ARITCO 7000 FLEXI

Manufactured by

ARITCO LIFT AB
Energivägen 7, 196 32 Kungsängen, Sweden

has been assessed with respect to
the conformity assessment procedure described in Annex IX (Module B)
of Council Directive 2006/42/EC on Machinery, as amended,
and found to comply

Further details are given overleaf.

Place and date
Hovik, 7 April 2010

This Certificate is valid until
7 April 2015

for DET NORSKE VERITAS

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Notice: The certificate is subject to terms and conditions overleaf. Any significant changes in design or construction may render this certificate invalid.

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B) **38 Person Customer Passenger Lift Specification**

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Wm Morrison Supermarkets Plc

Specification for provision of a Hydraulically Operated Customer Passenger Lift

Capacity: 38 Persons/2900 kg

Serving: **2 levels**

Location: **Car Park & Store:**

Store:

OBJECTIVES:

This document describes the minimum standard to be applied by Lift Companies when tendering for provision of a "Customer Passenger Lift" and is to be read in conjunction with the accompanying tender documentation.

It is not intended by adhering to this document, to reduce the competitiveness of any offer submitted by respective Lift Companies but to ensure any lift provided, meets a uniform level of quality and reliability demanded by Wm Morrison Supermarkets PLC.

Essentially a "customer passenger lift" will be designed and constructed using the best available materials and be able to withstand heavy and constant usage, specifically for

the comfort, convenience and safety of customers at any Wm Morrison store and use by store personnel.

Any lift offered to Wm Morrisons will conform fully to current British and European Standards, Statutory Legislation and will recognise fully, the provision of access for disabled persons.

PERFORMANCE:

A pre-requisite for any future lift being offered as part of the "tendering process" will be the consideration given by the "Lift Company" in providing a lift able to withstand the rigors of 'accidental damage' from customer shopping trolleys, the attention of vandals & vandalism which occurs particularly on lifts more remote from the store entrance i.e. serving a car park, plus the retrieval of multiples of shopping trolleys by Wm Morrison personnel.

Particular areas of concern include:

- Car and landing doors
- Landing enclosures and architraves
- Car interior & interior fittings
- Car and landing push stations
- Car lighting
- Door edge protection

Any Lift Company included in the tender process will confirm the measures they have taken in providing acceptable solutions to the "areas of concern" and will be given the opportunity to expand on their proposals prior to any formal instruction being given to provide a lift.

DESIGN:

This hydraulic passenger lift will be provided by the lift company who has demonstrated their willingness and ability to provide a lift which fully meets the requirements of Wm Morrison and their customers and complies with the information contained in this document and reflects a competitively priced offer.

Lift Plant Room (Pump Room)

Located at the ground floor adjacent to the lift shaft, it will house all the relevant equipment associated with the provision and installation of "the lift".

It will have been constructed in accordance with the information provided by the Lift Company to the appointed building contractor which will include:

- All main & auxiliary power requirements
- Heating & Ventilation
- Size of motor room door
- Necessity or otherwise for any lifting beam
- Bunding of the entrance door (following installation of the motor/pump/tank unit)
- The heat generated by the lift equipment based on its maximum number of starts per hour

Hydraulic equipment used in the design and provision of any lifts for Wm Morrisons, should include (but not being restricted to):

- Bucher (formerly Beringer)
- Blaine
- G.M.V.

The submission should identify the equipment offered at the tender stage.
Details of hydraulic oil cooling: Requirement for heating cold oil in winter months. Heat generated during periods of heavy usage, degree of ventilation and heat dissipation, will all be provided at the outset i.e. within their tender return.

All hydraulic lifts offered/provided to Wm Morrison will, as standard, include:

a) Emergency hand lowering

b) Provision of a hand operated pump fitted to the hydraulic tank

Control Systems/Control Panels

In order for any lift to be adequately supported by the maintenance provider (which may not be the original installer), it is essential that there is no restricted company technology i.e. plug in diagnostic equipment, protected software etc.

Any future component "failure" or part(s) needing replacing will be readily available from nationally recognised suppliers and not the lift company providing "the lift".

All electrical wiring associated with the lift installation will be "exactly as per the wiring diagrams supplied" and all terminals numbered/labelled correspondingly.

Additionally, the control panel will incorporate full event logging and be accessible to the lift service engineer whether undertaking maintenance or in response to a lift stoppage.

Floor level indication will display the relative position of the lift car when manually raising or lowering the lift under emergency release of passenger in the event of entrapment.

A low oil pressure warning light will be prominently displayed on the control panel door.

Any control panel and "associated system" will, in its entirety, be manufactured from the best available materials. All components, including mains and auxiliary contactors to be rated in excess of their operating current and voltages applied to them. Components will be covered under warranty for a minimum of 12 months following installation.

Car & Enclosure

The following are specific areas of major concern, which are subjected to varying amounts of accidental damage and deliberate vandalism requiring attention and consideration with their design.

The lift car based on a capacity of 2900kg or 38 persons will have internal dimensions of at least 1800 mm wide x 3000 deep, incorporating a single opening to the front of the lift car:

The entire enclosure will be designed and constructed as being vandal resistant and capable of heavy prolonged customer usage.

Car doors

Car doors will be manufactured from steel panels with stainless steel panel bonded to them. Fixings on the rear of all doors are to be as secure and robust as possible. There must be no sharp untreated edges; any infill panels (sight guards) will be strong, well engineered and securely attached.

All door operating rollers and "kicking rollers" will be of solid design, well engineered and utilise "sealed for life bearings".

Door Operators

Door operators shall be capable of high duty cycles and be of an approved design and manufacture i.e. G.A.L/SELCOM (or similar). The bottom track shall be manufactured from bronze and have clearance slots to allow dirt and any accumulated rubbish to self clear allowing the doors to operate freely. Doors will have a full height door detector system fitted which will be positioned at the rear of the doors and beyond the car slamming post, i.e. running within the clearance between car and landing sills.

The car push station shall be installed in the side wall adjacent to the car opening: This control operating panel will be securely fixed to prevent interference and vandalism. All operating buttons to be a minimum of Dewhurst US91's and will include;

- Up – Down – door hold and alarm buttons
- Door Hold Keyswitch
- Independent Keyswitch
- Direction of travel indication

Car front enclosure Panels which are also areas of significant abuse must be of heavy duty well engineered and securely attached with protective buffers fitted where necessary.

Enclosure

The interior wall panels will be a maximum of 250 mm wide, flanged to prevent gaps from appearing between individual panels and will be securely bolted together and to the car structural sling, all panels will be 2.0 mm thick, manufactured from brushed or patterned stainless steel.

Full length car hand rails are to be provided which will "stand off" the car walls.

On the rear car wall, a safety mirror will be securely attached "above hand rail height". This mirror will be appropriately kite marked and highly vandal resistant. Alternatively, a polished stainless steel reflective panel can be considered!

Stainless Steel skirtings will be installed to the side and rear walls, manufactured by wrapping stainless steel around a flat timber base. They will not be acceptable if they are hollow or simply folded stainless.

Protective buffer rails will be installed to the same walls to an "approved design" specifically to protect the car interior from damage by shopping trolleys.

Car Ceilings

Car ceilings are to be fabricated from individual mild steel panels. These will have flanges to both edges allowing for a fully jointed ceiling which will adequately support 2 engineers and necessary tools/equipment.

Car lighting will be fitted within housings designed into the roof panels. These will be "completely vandal proof" and will include hinged, drop down covers, allowing for future replacement light tubes to be fritted from within the lift car. Minimum lighting levels will be 200 lux at the car floor and will include for provision of emergency car lighting which, in the event of a power interruption, will provide a minimum of 2 hour duration.

The completed car ceilings will be finished in powder coated white.

Car Flooring (and car sub floor)

From previous experiences, car sub flooring should not be manufactured from M.D.F. which, when wet, absorbs water and distorts badly. Should material of this nature be used, then the lift company providing the lift will provide extended warranty for 3 years or alternatively, other types of material can be used. The lift company will confirm.

Finished car flooring will be provided/manufactured from non-slip floor covering (or similar) in one full seamless piece with "coved" sealed edges to prevent the ingress of water.

Landing Doors & Enclosures

Critically of vandal resistant design and manufacture and constructed from mild steel with 2mm stainless steel securely bonded to it.

Bottom operating tracks will be manufactured in bronze with slotted clearance holes to allow rubbish to self clear during door operation.

Emergency lock release provision is to be provided at each entrance – PLEASE NOTE!

A Euro type lock release system will not be fitted to this type of lift; the supplier shall provide a suitable anti-vandal type alternative.

Due to recurrent nationwide problems whereby vandals and unauthorised persons can, by utilising various implements, open lift landing doors. The provision of "emergency opening of lift doors" is, by nature, a hazardous procedure, not least the emergency release key.

The Lift contractor will provide, as part of his submission, specific details regarding this particular issue! A possible solution may be obtained via A & A Electrical & Lift products guide:

H & C Door Release Key - Code: DRK – HC

Landing push stations will be provided at each floor to "D.D.A. Requirements".

The landing escutcheon cover must be considered as being vandal proof. This could be manufactured from 6mm thick steel plate secured with suitable fixings to the landing enclosure.

Security Parking

Security parking is required on lifts that are in "external areas" to protect the lift from unauthorised use during store closure.

This should include:

A key operated switch which, when the lift has completed a journey and parked with the landing doors closed, can be operated and turned into an off position. The "key switch control" should be installed at the ground floor as high as possible on the landing enclosure.

Pit Access

A pit access ladder is to be provided by the lift contractor, easily accessible by the "engineer" from the ground floor landing.

A Stop push clearly marked shall be provided 1200 mm above the "landing sill" with a secondary stop 1200mm above the pit floor, both to be accessible to the authorised engineers and insurance surveyors.

A suitable "pit prop" and locating socket will be installed. This is to be electrically interlocked when in use by maintenance personnel and insurance surveyor.

Communication – "Hands Free"

An "Intercom" is to be provided between the lift car, pump room and under car which, when used by a passenger or maintenance personnel, makes contact with a permanently manned location.

Instructions for use should be provided within the lift car.

It would be beneficial if, from within the lift car and to avoid spurious calls and use of the alarm system, the lift control system recognised a "system failure" prior to the auto-dial facility becoming operational. (The telephone line will be provided by others).

Motors – Power Units, Cylinders

Electrical control valves must 'fail-safe' and in the event of a power failure, it must be possible to lower the lift by manually operating the emergency lowering system.

Two direct acting, diagonally opposed hydraulic rams will be securely attached directly onto the lift car structural sling or 2:1 with suspension ropes.

Commissioning

The Lift Supplier will undertake a fully systematic test of the completed installation, recording and documenting on a legally recognised current test document and on satisfactory completion, along with all appertaining manuals, electrical installation drawings (including test certificates for the lifting beam installed at the top of the lift shaft/within the lift plant room) shall be provided and handed to the appointed representative of William Morrison PLC.

Prior to Final Completion & Handover:

The lift will be:

- Completely cleaned from top to bottom
- All protective plastic film removed from the stainless steel
- Pit floor sealed and painted
- All dirt and debris removed and disposed of
- All signage, hazard warnings and information notices to be fixed into place

On hand over, a service engineer will be in attendance for 4 hours to observe the operation of the lift.

The Lift Contractor will provide a full 12 month warranty on all aspects of the lift and will, additionally, carry out a similar period of lift maintenance based on 12 x monthly service visits, following which, a documented service report shall be provided.

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General Information:

Lift Type:	-	Passenger Lift
Contract Load:	-	38 persons or 2900 kg
Travel:	-	To be confirmed
Contract Speed:	-	0.40 metres per second
No of Stops:	-	2
No of Entrances:	-	2
Car Type:	-	Single Entrance
Running Clearance:	-	25mm maximum
Lift Shaft Depth:	-	1300mm
Lift Shaft Headroom:	-	3600mm

Lift Drive Information:

Drive Unit:	-	Beringer – Blaine – G.M.V.
Power Supply:	-	400v x 3 phase + neutral & earth
Isolator:	-	Lockable
Rated Start Current:	-	To be confirmed
Running Current:	-	To be confirmed
Motor:	-	To be confirmed
Machine Room:	-	Adjacent to shaft at lowest (ground) floor
Landings:	-	2
Type:	-	1400 C/opening
Fire Rating:	-	2 hours
Clear Opening:	-	1400
Finishes:	-	Brushed Stainless – Heavy Duty

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Car Size:	-	1800 wide x 3000 deep x 2200 high
Side Walls:	-	Brushed Stainless – Heavy Duty
Flooring:	-	Non Slip coved & waterproof. Single sheet, heavy duty floor covering
Lighting:	-	As specified
Ceiling:	-	White Powder coated satin
Intercom:	-	Auto dial
Safety rails to car:	-	As specified
Control System:	-	Up/down automatic push button
Car Control Station: visual overload	-	Up/down, alarm, door open, audible and
Indicator:	-	Up/down arrows
Face Plate:	-	Stainless Steel
Landing Control:	-	Call buttons with "Call accepted" Indicator. Top of Car Controls, limit Switches and operating equipment. Hand rails around car top.
Rubber Insulating Mat	-	To be provided
Pit Prop	-	To be provided
Socket & Electrical Switch	-	To be provided
Skirting to underside of car sill	-	To be provided
Signage & Notices	-	To be provided
Compliance with part M Building regulations		To be provided
Lift Shaft Lighting	-	To be provided, switching via pull cord

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MORRISONS

WATSON BATTY

Proposed Foodstore, Durham Road, Birtley
Wm Morrison Supermarkets Plc

Lift Specification- Rev A

The 10 person, through type car lift with centre opening doors is to provide vertical circulation between the customer entrance area at Durham Road level and first floor bridge level and will be used primarily by customers with buggies and disabled persons.

The overall clear internal dimensions must be not less than 1350 wide x 1400 deep x 2000 high.

Surface protection to the lift car is to be 200mm deep Yeomanshield trolley rail set at 850mm to centre, below which Dark Grey Yeomanshield protection is to be applied. The walls above the trolley rail are to be Light Grey Formica. Heavy duty smooth Dark Grey vinyl floor tiles are to be used with a Dark Grey coved vinyl skirting.

The quotation should include for supplying and fitting the following items:

a) A wrought iron cat ladder bolted to the lift shaft wall to give access to the lift pit.

b) Emergency lighting within the lift and general lighting within the lift shaft.

c) An electrical shock treatment notice to BS 7255 and an emergency lowering procedures notice within the lift motor room.

d) One pit prop.

e) An insulated rubber mat.

f) The painting of all moving parts yellow.

g) Stainless steel one hour fire resistant landing doors and slam posts at both levels.

h) A stainless steel handrail, 1100mm to the top from the floor, to 2 sides of the lift car.

j) A 300 x 600mm mirror on the rear wall of the lift.

SPECIFICATION FOR LANDSCAPING MAINTENANCE

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APPENDIX 'E'

SPECIFICATION FOR LANDSCAPING MAINTENANCE

Wm MORRISON SUPERMARKETS plc

SPECIFICATION FOR LANDSCAPING MAINTENANCE

1. INTRODUCTION

- Landscaping maintenance shall be carried out as set out below to all landscaping works for a period of 12 months following Practical Completion of the Works.
- The works covered within this specification shall be carried out during normal working hours.
- Out of hours working shall be the exception, but if required this must be discussed in advance with the Store Manager.
- Where, during the period of 12 months landscaping maintenance, the site of the works remains a construction site, all reference to the Store's maintenance surveyor and/or duty manager shall refer to the construction site manager. During this period, the landscaping maintenance contractor will be required to comply with all of the requirements of the construction site and to undertake all necessary induction procedures and provide the necessary method statements and the like to the construction site contractor as required under the Construction (Design and Management) Regulations 2007.

2. PURPOSE

- Landscaped areas within the boundaries are to be maintained to look at their best at all times.
- Methods of work shall be continually reviewed by introducing best practice and best value to achieve the following:
    - Improvements on standards
    - Increase Re-cycling
    - Reduction in the use of herbicides and fertilizers.
- All shrub borders are to be pruned and maintained as best practise to each individual species.

- Attention on each visit shall be made to the following whilst carrying out pruning works: -
    - All shrubs and trees shall not obstruct signage, access, ingress and kerb footpath sight lines
    - All shrubs and trees shall be pruned as best horticultural practise. Shrubs shall be pruned to produce maximum flowering. Exception to the above shall be exercised when pruning back sight lines.

3. MAINTENANCE PROGRAMME

- The Premises shall be visited a minimum of 20 times per annum, with visits according to the following schedule:
    - 2 visits per month March to October with 1 visit per month for the remainder of the year
- Each visit to the Premises will include the following:
    - Grass cutting and collecting to all grassed areas – March to October
    - Litter picking to all landscaped areas
    - The Premises shall be fully surveyed to all landscaped areas to view and inspect all areas of vandalism and damage.
    - All defects shall be reported to the Store's maintenance surveyor as soon as possible to ensure corrective action is taken.
    - Where practical, all bare soil shall be cultivated with all foot traffic marks and compaction areas re-graded.
    - All growth of the shrubs shall be pruned back to ensure that no tripping hazard of projecting shrubs could cause harm to members of the public.
    - All standard trees shall be inspected and maintained, with the crown of the tree lifted to above head height of two metres.

4. GRASS AREAS

- All grass areas shall be cut on each visit between March – October each year. (16 cuts minimum per annum).
- Grass shall be maintained to achieve a healthy and vigorous sward at all times.
- Grass shall not exceed 50mm at any time.

- A selective weed killer shall be applied to spot treat weeds at any time of year. If large areas are present in any lawn areas, then a re-seeding programme shall be undertaken.
- Prior to any grass cutting operations commencing; all litter and obstructive debris shall be removed.
- Care and consideration towards visiting members of public shall be taken whilst carrying out the grass cutting operation. Care shall be taken whilst working near parked cars.
- Care and consideration shall be taken whilst working near petrol filling stations. Care shall be exercised with reference to moving vehicles and machinery producing naked light.
- In March of each year a 9-7-7 fertiliser shall be applied at 35grms per m2.
- In September of each year a 3-12-12 fertiliser shall be applied at 35grms per m2.
- Whilst the above operation is taking place, appropriate signage should be in place to ensure members of the public are aware of the operation taking place.
- All grass areas shall be cut and collected on each visit. All existing long grass areas shall be cut to the same frequency. (These areas may need additional works to bring them up to standard).

5. TREES

- All standard trees shall be visually checked for stability on each visit. All branches below two metres shall be crown lifted so to not cause harm.
- All trees in hard landscaped areas shall be checked, with attention being also made to the condition of the adjoining paved areas to check whether roots have cause tripping hazards to the paved surface.
- Tree stakes shall be removed as soon as the standard tree is mature to stand freely on its own without support.
- All epicormic growth to the base of the tree shall be removed.

6. SHRUB BORDERS

- On each visit to the Premises, all soiled areas shall be cultivated to remove compaction and foot traffic. All areas of constant compaction shall be viewed with the Store's maintenance surveyor.

- All weed growth shall be hand weeded on each visit to Premises. All arising shall be removed from Premises, with no waste material to be left on Premises.
- All soiled areas shall be cultivated once per annum. Thus taking care not to damage any root systems within the shrub borders. Cultivation shall be as deep as practical, turning the soil to a depth of around 200mm. The areas shall be cultivated over three visits to Premises and is not expected to be completed in one visit.
- Shrub border areas shall have a general planting plus fertiliser applied in March of each year. A 5-18-10 general fertiliser shall be spread at 75grms per m2.
- Whilst carrying out pruning works to the shrub borders care should be taken to ensure members of the public are aware of the operation taking place. Warning signs and cones shall be placed to protect members of the public gaining entry into the working area.
- All self-seeded saplings shall be removed as soon as practical.
- All trees and shrubs shall be pruned to achieve healthy vigorous growth. All pruning shall be carried out using best horticultural practise. Dense plantings shall be maintained to a height of around one metre. Care shall be taken with a view to ensure that sight lines at junctions and crossings are maintained to below 200mm.
- All arisings from the pruning operation shall be removed on each visit to Premises.

7. LITTER

- On each visit to the Premises all landscaped areas shall be litter picked. All litter shall be collected and removed from the Premises by the contractor on each visit. Care shall be taken whilst removing glass and hypodermic syringes. A risk and method statement shall be produced for the safe removal of all hypodermic syringes. Removal containers shall be readily available in all contractors' vehicles. The Store's maintenance surveyor shall be informed if high levels are found on the premises on a regular basis.
- Fly tipping by others shall be reported as soon as possible. This will be classed as additional works. A quotation shall be required so approval can be obtained for its removal.

8. MATURE TREES

- All mature trees on the Premises shall be viewed annually. At times tree pruning or removal may be required. Planning permission may be required from the local governing council. The contractor is to arrange and assist the Store's maintenance surveyor to obtain planning approval for any works to mature trees.

9. BEAT UP LANDSCAPING

- Proposals to remedy these areas are to be submitted in writing.

10. HEALTH AND SAFETY

- For all works activities that take place on the Premises a risk and method statement shall be produced. Copies of these shall be readily available in each teams vehicle attending Premises. A full copy shall be forwarded to the maintenance surveyor.
- COSHH assessments shall be completed for all herbicides, fertilisers. Copies shall be again submitted to the Maintenance surveyor.
- All personnel on Premises must book into the store on arrival. An engineer's report form shall be signed, detailing all personnel on Premises and the operation to be carried out.
- High visibility waistcoats shall be worn at all times.
- Vehicles and trailers shall be parked in locations so as not to cause parking issues for visiting members of public.
- No machinery shall be left unattended at any time. All machinery shall be in a serviceable condition and be fit for its purpose.
- Smoking on Premises shall be allowed within the Premises designated area only
- No audible music shall be played whilst on Premises.
- No alcohol shall be consumed whilst on Premises.
- All defective and vandalised areas shall be reported immediately. Areas that may cause harm shall be coned off and made safe.
- All contractors work wear and vehicles shall have the name of the company detailed up on it.
- Contractors will be allowed access to Premises comfort facilities

11. LEGISLATION AND STANDARDS

The following legislation should be adhered to whilst carrying out this contract: -

- Town And Country Planning Acts 1947-1962-1963 And 1971.
- BS 7370- 1991
- Control Of Pesticide Regulations 1986
- Civic Amenities Act 1967
- Health And Safety At Works act 1974
- Local Government, Planning And Land Act 1980.
- Wildlife And Countryside Act 1981.
- Food And Environment Protection Act 1985
- DEFRA Guides And Codes Of Practise.
- Local Government Act 1988
- Control Of Substances, Hazardous To Health.

12. MANAGEMENT INFORMATION REQUIREMENTS

- Contractors are required to supply a periodic work schedule for the duration of the 12 months landscaping maintenance period to the Store's senior maintenance surveyor.
- Contractors must make contact with the store duty manager in advance of pending visits/ attendances
- Any accidents that occur during the 12 months landscaping maintenance period must be reported immediately to the store duty manager.
- Copies of Morrisons' worksheets are to be submitted in accordance with the above requirements.