

DEVELOPERS SHELL SPECIFICATION
FOR GARDEN CENTRE WORKS

For

B & M RETAIL LTD



Edition 12

Garden Centre Specification Only

OUTLINE SPECIFICATION OF WORKS

1. General Obligations

1.1 Works

The Developer shall be responsible for providing the buildings together with external works in accordance with the specification & drawings. All current statutory requirements shall be complied with including Planning, Listed Building Requirements, Local Authority, Fire Authority and Building Regulations/ Building (Scotland) Regulations.

All works shall be carried out in accordance with the Construction (Design and Management) Regulations 2015, the Health and Safety at Work etc Act 1974 and any/ all other relevant legislation applicable to the Health and Safety of those engaged by the Developer on the Development.

The Developer must not compromise B&M Retail Ltd Building Regulations/ Building (Scotland) Regulations application in gaining their approval.

Drawings to be used in conjunction with this specification as listed below:

- B&M Retail shopfitting layout plan

1.2 Provision of Drawings for Comment

Should any subsequent revisions to drawings or specifications be required, B&M Retail Ltd shall have 14Nr days from receipt to approve/ object on the same.

1.3 Standards and requirements

All materials and workmanship shall comply with the recommendations and requirements of all current relevant British Standards and Codes of Practice. No deleterious materials are to be used in the development as defined by the lease.

Developer to provide B&M Retail Ltd with full details of thermal insulation values for the building envelope confirming compliance with Part L Building Regulations/ Section 6 within Building (Scotland) Regulations, as detailed in the latest Approved Documents of the Building Regulations/ Building (Scotland) Regulations.

EPC & UKBRL documentation to be provided by Developer to B&M Retail Ltd, as part of the handover documentation. Thermal envelope values (walls, floor and roof) should meet or exceed those limiting values set out in Part L2A of Building Regulations/ Section 6 within Building (Scotland) Regulations. Unit is to be air tested to comply with Part L (Section 6 within Building (Scotland) Regulations and results to be submitted to B&M Retail Ltd two weeks prior to Practical Completion. Air tightness should achieve good practical values, i.e.. 5m³/H/m² at 50pa pressure or better. Energy rating of unit and any design calculations/assumptions in regard to B&M Retail Ltd future heating/ lighting systems; required for Developer's Part L / Section 6 within Building (Scotland) Regulations compliance; to be agreed with B&M Retail Ltd. No onerous assumptions are to be made regarding B&M Retail Ltd M&E/ HVAC installations by Developer's consultants or Architects.

All the above details should be forwarded to B&M Retail Ltd to prepare a fit out energy consumption model.

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1.4 Health and Safety / Building File

The Tenant is to receive one electronic copy & one paper copy (presented in binder) of the Health and Safety / Building File at Practical Completion of the Works. To incorporate the following (not exhaustive):

- As built fabric drawings inclusive of plans, elevations, sectional drawings etc
- As built mechanical drawings
- As built electrical drawings
- An up to date R&D asbestos report & register, including any air test certifications
- Electrical testing and commissioning certificates
- Gas test and commissioning certificates
- Heating/ Ventilation/ Air Conditioning operating manual
- Fire alarm testing and certificates
- Water (L8) chlorination certificates
- All operation and maintenance manuals
- All applicable guarantees and warranties
- EPC, UKBRL & Recommendations documentation
- Building Control / Building Warrant Approval Certification

2. Garden Centre (External) Retail Area

2.1 Perimeter Fence

The perimeter fence will take the form of a galvanised steel weld mesh system and all products shall be obtained from A&A Automatics Ltd, Unit C4, Stafford Park 15, Telford, TF3 3BB (Tel: 01952 290682/ Mob: 07710 311531), or equal approved.

The fence should be 4.8 metres high and contain all intermediate posts spaced at 2.4 metre centres, within this height the first 2.5 metres will be fenced using '358' gauge Zenith prison mesh panels, with a hot dipped galvanised finish. Above will be a 1.8 metre height of 75x25mm welded mesh rolls with a 100mm overlap inside the prison mesh giving a 4.2 metre height of mesh. Above the mesh will be 3 strands of short barbed tape to give the overall height of 4.8 metres. Tenax 60% windbreak mesh to be fitted to the inside of the fence to a height of 4.2 metres and be fixed at the same time as the fence. (See Appendix A)

The base of the 358 prison mesh panels are to be secured to the concrete slab via use of angle brackets or similar, bolted securely to the slab. (brackets to be mounted to the internal face of the fence)

- Where site requires enhanced security measures (To be agreed with B&M Retail Ltd):-

An additional inner fence is to be fixed to the posts on all boundaries except where abutting the service yard or other secure fenced areas and the existing brick boundary wall. This is to consist of 2.4 metre high welded 75x25mm mesh roll with coils of flat wrap Razor Wire fixed in between the fence meshes (this to apply to all gates as well).

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All gaps & cavities to base of fencing and to doors & gate opening abutments to be sufficiently enclosed with additional prison mesh to ensure gaps do not exceed 10mm.

To facilitate loading of the Garden Centre a lockable gate measuring 3m x 3m is to be provided to the rear of the Garden Centre from the Loading Bay Area/Access Yard. It shall be clad in prison mesh, weld mesh and windbreak material to match the remainder of fence.

A minimum of 1Nr external means of escape gate/door to be provided (numbers to conform with Part B Building Regulations/ Section 2 within Scottish Technical Standards) for egress from the garden centre to the assembly point, requiring push bars, signage etc to comply with the requirements of Approved Document B of the Building Regulations/ Section 2 within Scottish Technical Standards and BS9999.

2.2 External Slab

The external slab is to be of reinforced concrete, designed to BS8500 for external and all other expected exposure scenarios, laid on a polythene dpm, on a compacted granular slab base material and designed for loadings as noted below (to Developer's Structural Engineer's design); complete with a brushed finish.

- Garden Centre External Hardstanding Area:-

B&M Retail Ltd will identify on the Garden Centre layout drawing the following Zones for design purposes:-

Zone A

- Maximum concentrated (racking) leg load = 60.0kN (2.0m x 1.0m racking leg grid);
- Racking layouts will be provided by B&M to the Developer within 14 days of request to assist the structural engineer with slab loading designs.

Zone B

- Maximum uniformly distributed load (UDL) = 30.0kN/m²

All foul and surface water drainage to be gravity fed and designed to the latest Building Regulations/ Building (Scotland) Regulations requirements. Drainage falls to allow sufficient surface water run-off for the designed storm duration, and to allow sufficient drainage from finished slab level and connected to surface water drainage system. All drainage to be designed with B&M racking layout design and tolerances considered. All drainage discharge locations and rates to be agreed by the relevant authority, local water authority, local flood authority and in line with planning permission. All below ground drainage to be surveyed with CCTV 10 days before Practical Completion and a copy of the CCTV survey report and video is to be provided to B&M Retail Ltd a minimum of 5 days before practical completion.

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All Access covers/ Inspection Chamber covers, and surface water drainage channels are to be designed to a minimum rating under BS EN 124:2015 of at least Class 5/ E600, capable of withstanding a minimum 600kN test load. Applicable in all areas where high wheel loads are imposed, therefore the Service Yard loading areas and external Garden Centre slab, and is subject to final design by the Structural Engineer.

A water supply will be required to the garden centre via an external grade copper tap and associated pipework & break tank complete with booster pump. Developer to install tap, associated pipework, tank, pump and connections to water supply and create holes/penetrations through structure to allow for tap to be located within external walling; exact location to be agreed with B&M Retail Project Manager.

2.3 Garden Centre Automatic doors

A set of bi-parting automatic doors (to comply with the requirements of Section 6.3 below) are to be installed between the main retail sales area and garden centre by the Developer. Clear door opening to be a minimum of 2.0m

Level threshold required – double width threshold weather bars to be installed.

Developer is also to install an electrically operated security roller shutter over this opening (to comply with the requirements as per Section 3.2 below)

3. External Doors and Windows

3.1 Shopfront and Entrance Doors

All display windows or shopfronts to be aluminium framed screens Kawneer or similar approved to BS EN 1279-2 and doors to be to BS 4873 finished in polyester powder coating. Glazing to be double glazed in laminated safety glass to external leaf. Colour RAL 5002, or in accordance with LPA requirements.

Glazed entrance screens to be provided with 1-2 No. pairs of electrically operated bi-parting aluminium framed sliding doors with a minimum clear width of 2000mm and height of 2200mm. Door mechanism to be Gilgen SL35 automatic operation complete with digital/fault diagnosis display, fail-safe power off to open and sensors, anti-crush and safety sensor devices, to meet with the requirements of BS EN 16005.

Entrance canopy to be provided over main customer entrance (& exit) doors, as previously described. To incorporate surface water drainage connections and suitably connected to external cladding. Developer to obtain LPA consent as part of shell & core application.

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All glazing to be sized in accordance with BS 6206:1981 and Building Regulations Part K (Part N1 in Wales/ Section 4 within Scottish Technical Standards). Manifestation dots will be provided where required to comply with approved documents; these can be replaced by standard tenant house manifestations if required subject to building control approval. Doors to be installed with twin chamfered satin anodised aluminium threshold plate continuous along length of doors / opening.

Stainless steel threshold (double width strips to be fitted) weather bars to be installed to enable level access for customers and trolley usage.

Doors to be fitted with 2No. Kabba or similar approved security hook locks (4No. key sets to all doors on handover). Door framework to be welded together (jointed, screwed or cleated will not be accepted). Doors to be fitted with appropriate safety scans to comply with BS 7036. Door gear to be fitted with automatic reverse / failsafe facility in the event of fire activation or power failure. Manual override key switch to be installed to the adjacent external face of main entrance doors, acting as “last man out” switching. Position and location of final control switch/control wires leading to switches to be agreed with B&M Retail. No letter plate required to doors. Framework of doors to be in B&M Retail corporate colour RAL 5002 subject to planning restrictions. To be commissioned by the Developer, with handover/usage & fault finding meeting to be allowed for between commissioning company and B&M staff prior to store opening (to be arranged with B&M Project Manager). Developer also to allow for revisit (inclusive of all labour and materials) for link of auto doorsets to B&M L1 fire alarm system.

Product shall be obtained from A&A Automatics Ltd, Unit C4, Stafford Park 15, Telford, TF3 3BB (Tel: 01952 290682/ Mob: 07710 311531), or equal approved

3.2 Security Shutters to Shopfronts and Garden Centre doors #

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Developer to supply and fit; to all glazing panels & all entrance/exit doors; galvanised steel, 20 gauge, solid lath construction security shutters with single phase tubular motor (dependant on glazing size) and hand crank manual override – positions of motors, guides, heights, controls etc. to be agreed with B&M Retail Ltd. Shutters to have sprung barrel or motor safety brake. Shutters to have access panels for coil/mounting cup inspection. Shutters to comply with BS EN 13241-1-2003 'vertically moving doors shall be safeguarded against dropping'. Rocker switchers for all shutters to be at agreed on location. Colour RAL 5002. Internally (preferred) or externally mounted. To be operated by key fob (5No.) plus emergency battery back-up supply installation to be included.

Product shall be obtained from A&A Automatics Ltd, Unit C4, Stafford Park 15, Telford, TF3 3BB (Tel: 01952 290682/ Mob: 07710 311531), or equal approved.

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4. External Works and Drainage

4.1 External Lighting

External lighting to the perimeter of the unit and car parking areas are all to be as per the latest CIBSE recommendations. It is assumed that the average illuminance shall be as follows:

- Car parking lighting shall be 30lux;
- Servicing/Loading Area lighting shall be 50lux;
- Walkways, canopies and pedestrianised areas shall be 30lux.

4.2 Kerbs

The main kerbs to the Car Area to be Marshall's ref: 125mm x 255mm HB2 Precast concrete kerbs or equal approved. These are to be provided to perimeter of all paved areas, access road, service ramp etc. Internal angles to kerb runs are to be provided by Marshalls Ref 305 x 255 QHB precast concrete Quadrants or equal approved. Dropped Kerbs at pedestrian crossing areas & trolley bay access to be formed with Marshalls Droppers Ref: 125 x 255 HB to BM with 125 x 150 BN kerbs or equal approved. No greater than 5mm maximum depth between kerbing and macadam surfacing abutments.

4.3 Paving to Footpaths within Car Park

Paving to footpaths within car parking areas to be fully designed by the Structural Engineer to suit site conditions but generally to comprise either brick paviours or dense bituminous Macadam on Dense Bituminous Binder Course laid as deemed necessary by the developer's Structural Engineer over granular material sub-base designed by Structural Engineer.

All car park crossing points within the footpaths where dropped kerbs are installed are to incorporate tactile paving using Marshalls Standard Pimple precast concrete tactile slabs or equal approved, size 400 x 400 x 65, colour natural bedded on 50mm thick compacted sand, spot bedding in cement mortar (1:3), all joints to be sand filled. All to be laid in accordance with the manufacturer's instructions.

All Bituminous Macadam footpaths to have Kerb Edging against Car Park Area and Marshall 50 x 250 EF precast concrete Flat Top Edgings or equal approved against all other finishes.

4.4 Paved Areas

Perimeter footway to rear of unit to be reinforced brushed concrete finished to Structural Engineer's details. B&M RETAIL LTD – DEVELOPERS SHELL SPECIFICATION OF WORKS (Edition 06.20 Rev C)
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4.5 Landscaping

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4.6 Service Yard/ Loading Area

To be constructed in concrete designed to support a 40-tonne articulated vehicle. The slab will have a light tamped finish to the Engineers specifications. Goods-in doors to be provided with level loading access.

All Access covers/ Inspection Chamber covers, and surface water drainage channels are to be designed to a minimum rating under BS EN 124:2015 of at least Class 5/ E600, capable of withstanding a minimum 600kN test load. Applicable in all areas where high wheel loads are imposed, therefore the Service Yard loading areas and external Garden Centre slab, and is subject to final design by the Structural Engineer.

Armco or similar protective barriers to be provided within the service area along the line of the building wall (& garden centre fence perimeters where abutting loading area) except where doorways are formed – also barriers not to restrict means of escape routes.

Developer will provide area for 1100 litre steel general waste wheelie bins immediately adjacent to unit (but not to create a fire hazard). Distance & provision may be varied subject to approval by B&M Retail Project Manager.

All street furniture to be kept to an absolute minimum to avoid risk of impact and collision with delivery vehicles.

B&M require the Loading area/ service yard to be supplied with a pair of lockable secure gates, to ensure that no public access can be obtained to the area. Developer to indicate proposals for gates to the service yard where applicable on the site plans. Typically, gates to be in steel ‘palisade’ type fencing, but local planning restrictions are to be considered.

4.7 Accessibility

Developer to provide drop kerbs, ramps and tactile paving to current statutory regulations to enable level access to the building. To comply with BS 8300 and Part M Building Regulations/ Section 4 within Scottish Technical Standards).

Developer to provide a minimum of 2Nr disabled car parking spaces and 2Nr family spaces adjacent main entrance feature, including necessary drop kerbs, tactile paving and boot & vehicular access as per BS8300.

All landscaping to be in accordance with Local Planning Authority conditions. Details of mature plant height must be provided. Landscaping must be designed so as not to hinder main signage both on and off the building. B&M RETAIL LTD – DEVELOPERS SHELL SPECIFICATION OF WORKS (Edition 06.20 Rev C) GC Areas Only. 7

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5.0 Drainage - External

Designed and installed in accordance with all relevant British Standards and Codes of Practice to the approval of the Local Authority. Petrol interceptors and drainage attenuation to be as required by the Local Authority.

The drainage system will be cleaned and a CCTV inspection carried out and handed to B&M Retail prior to practical completion / hand-over.

All manhole covers to be raised, cleaned and regreased and bedded after grouting and grind off the floor. If possible, internal inspection chamber to be designed out.

All Access covers/ Inspection Chamber covers, and surface water drainage channels are to be designed to a minimum rating under BS EN 124:2015 of at least Class 5/ E600, capable of withstanding a minimum 600kN test load. Applicable in all areas where high wheel loads are imposed, therefore the Service Yard loading areas and external Garden Centre slab, and is subject to final design by the Structural Engineer.

Products shall be obtained from A&A Automatics Ltd, Unit C4, Stafford Park 15, Telford, TF3 3BB (Tel: 01952 290682/ Mob: 07710 311531), or equal approved.

Handover/ usage & fault finding meeting to be allowed for between the commissioning company and B&M staff prior to store opening (to be arranged with B&M Project Manager).

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APPENDIX A

Garden Centre Fence windmesh

Specification

60% Windbreak Fencing High Strength (Green)

High Strength and High Performance
60% Reduction in Wind Strength

Product Details:

Windbreak Plastic Mesh High Strength
Colour: Green
Width: 1m or 2m wide
Length: 5m, 10m or 30m long (300g/sqm)
Mesh size 15mm x 5mm
Extruded from UV Stabilised HDPE
Incorporates additional reinforcement strands
Rot resistant



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Installation Sequence

1. Outer 358 prison security mesh to be installed.
2. Rolled upper section of security mesh then installed.
3. Wind mesh to be laid **horizontally**, to minimise vertical joints. Overlapping at joints to be minimised.
4. Wind mesh to be cable tied to outer fence, cable ties set at a maximum of 500mm apart.
5. Razor coil to then be installed, which clamps wind mesh to outer fence layer.
6. Inner layer of security mesh then applied.