



Customer: Base Build Services
Project: Single Storey Tesco Express Convenience Store
Location: Bethesda, North Wales
Completion Date: Deeside on-site duration: 8 days

A Deeside Commercial Case Study



**Tesco Express Store
Bethesda, North Wales**



Deeside Timberframe Ltd has recently completed the build of a retail store with Base Build Services for Tesco Express. Timescales and budget control were two of the most critical factors for this project, and Deeside worked closely with the main contractor to ensure these were achieved.

High Street Success

Deeside Timberframe offer a range of construction solutions so flexible they can be used in retail stores as well as residential and large scale commercial projects. The timber frame system which was designed and built for Bethesda North Wales was ideal and brought significant benefits to the project.

The Detail

The Tesco store is a single storey building with an internal floor area of 365m² and is mainly open plan with some office space, a staff room and small storage rooms. The structure has been designed and constructed wholly in timber frame avoiding the need for portal frames which are usually intrusive in open plan style buildings. In addition the roof, spanning over 13m is entirely clear span allowing a clear, unobstructed space, a specific requirement of the customer.

The site on High Street in Bethesda is a tight, town centre plot in close proximity to neighboring residential homes and town amenities and was a potential concern as it was formerly a petrol garage forecourt. The ground correction that was required lent itself to using a lightweight timber frame superstructure providing a cost

effective and modern build solution. In addition, consideration was given to the extreme 'Zone 4' weather conditions during the design and engineering processes, to minimise any on-site problems.

All on site plant, including all craneage were provided by Deeside so that control of the build stage was maintained, providing the customer an end-to-end service through the design delivery and installation phases.

"Deeside Timberframe offer a range of construction solutions so flexible they can be used in retail stores as well as residential and large scale commercial projects."



Malcolm Thomson, Operations Director at Deeside Timberframe Ltd says "Due to the 'fast track' build programme requirements, the use of timber frame and off site manufacturing capability allowed high speed of build which was combined with thermal and acoustic properties to meet with the strict specification criteria as expected by Base Build Ltd and Tesco, the end customer."

Offering Solutions

Deeside take the time at the start of any project to ensure that all potential issues are resolved prior to the build stage to ensure that timescales and budgets are maintained during the whole process. The services offered by Deeside provided Base Build cost certainty prior to commencing on site, helping them to effectively manage their operations with confidence.

"We were delighted to be appointed by Base Build Services for this project. Their process from initial enquiry through to working with them on site was streamlined and worked well and will look forward to working with them again in the future."

**David Jamieson,
Deeside Timberframe Ltd.**

Deeside Company Profile

As an award-winning manufacturer and supplier, operating throughout the UK, Deeside Timberframe designs, manufactures, delivers and installs framing systems for commercial developers, local authorities, regional and national builders, social housing and the private self build market.

Founded in 1985, Deeside is part of the highly successful Bancon Group of companies, which itself has been established for over 30 years and has interests in construction, property maintenance, manufacturing and property development. With headquarters in Stonehaven, Aberdeenshire, the company operates out of a two acre complex and is the base for the operations side of the business from purchasing to estimating and procurement to engineering services using the most sophisticated computer-aided-design software to ensure customers receive high quality, precision-engineered, timber frame solutions tailored to their own individual needs. Deeside's additional production facility in Stirling is 2.5 acres and houses the company's machinery and transport to take care of all logistics and is also where a wide range of kits are produced to exacting standards.

Deeside Timberframe holds ISO 9001:2008, Quality Assurance, BM Trada Q Mark and is one of the few leading Timberframe Manufacturers who have staff qualified to Gold Level for UKTFA's design, manufacturing and timberframe erectors programmes.

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