



## Bst. Floor

201-203 Hackney Road, Shoreditch, London, E2 8JL

**Open Plan Basement 3,390  
sq. ft. For Sale/To Let in  
Hackney, E2.**

**3,390 sq ft**  
(314.94 sq m)

- Prime Location
- Ideal for Gym, Restaurant, Wine Cellar or Theater
- Over 3m Ceiling Height
- Self-Contained
- Available now
- Shell & Core Condition
- 5 mins walk from Shoreditch High Street
- Virtual Freehold
- New Lease

# Bst. Floor, 201-203 Hackney Road, Shoreditch, London, E2 8JL

## Summary

<b>Available Size</b>	3,390 sq ft
<b>Rent</b>	£60,000.00 per annum
<b>Price</b>	£750,000.00
<b>Business Rates</b>	Not Yet Assessed
<b>Service Charge</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Description

This spacious commercial premises is in a prominent location on Hackney Road. The building has recently been redeveloped as Stonemakers Yard, comprising this extensive 3,390 sq ft basement commercial space. The unit has a ceiling height of over 3 meters and, its open-plan layout could suit a variety of uses including retail or office. With provisions for the installation of a full extraction and air conditioning system, it is also an excellent space for a restaurant, cafe, bar or gym.

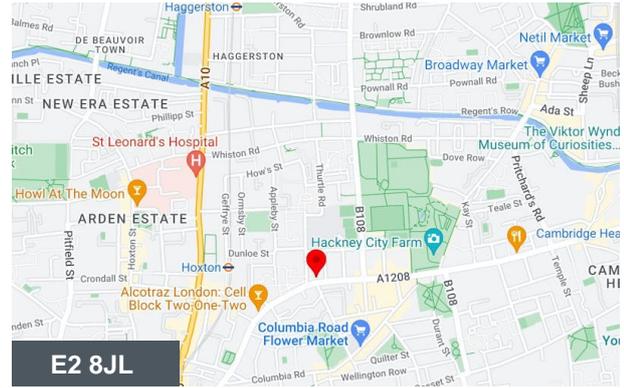
## Location

Located just a stone's throw from Columbia Road, this unit is on the edge of the City Fringe, with excellent access on foot, by bike or public transport to both the vibrant local neighborhood and central London. Surrounded by a plethora of independent shops, bars and restaurants as well as the eclectic markets of East London, this commercial space is in the midst of a busy business district.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Rent	Price	Availability
Unit - Basement	3,390	314.94	£60,000 /annum	£750,000	Available
<b>Total</b>	<b>3,390</b>	<b>314.94</b>			



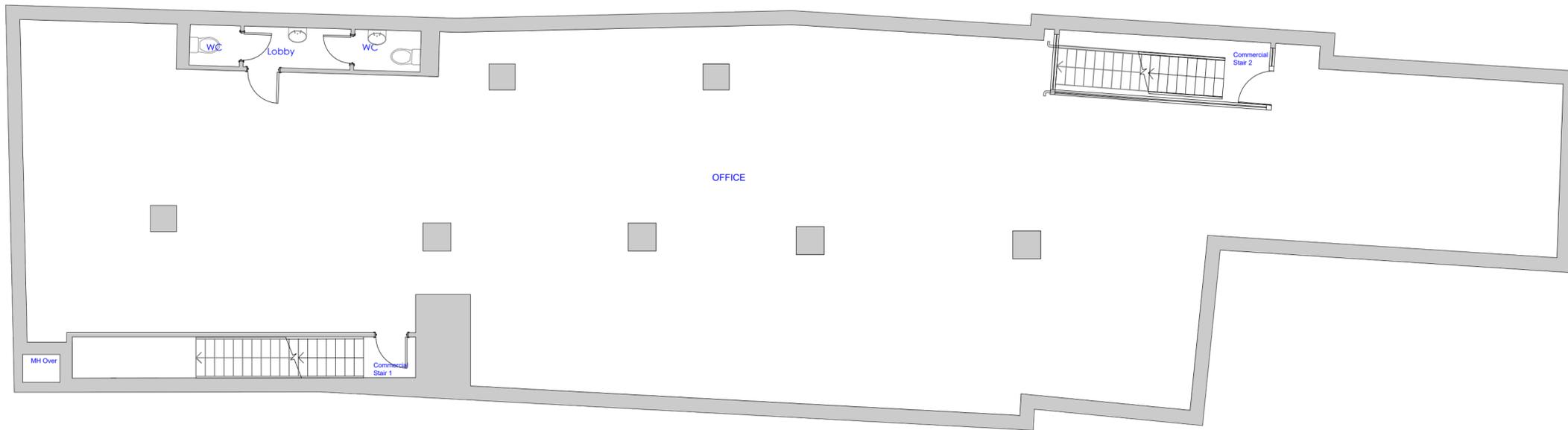
## Viewing & Further Information



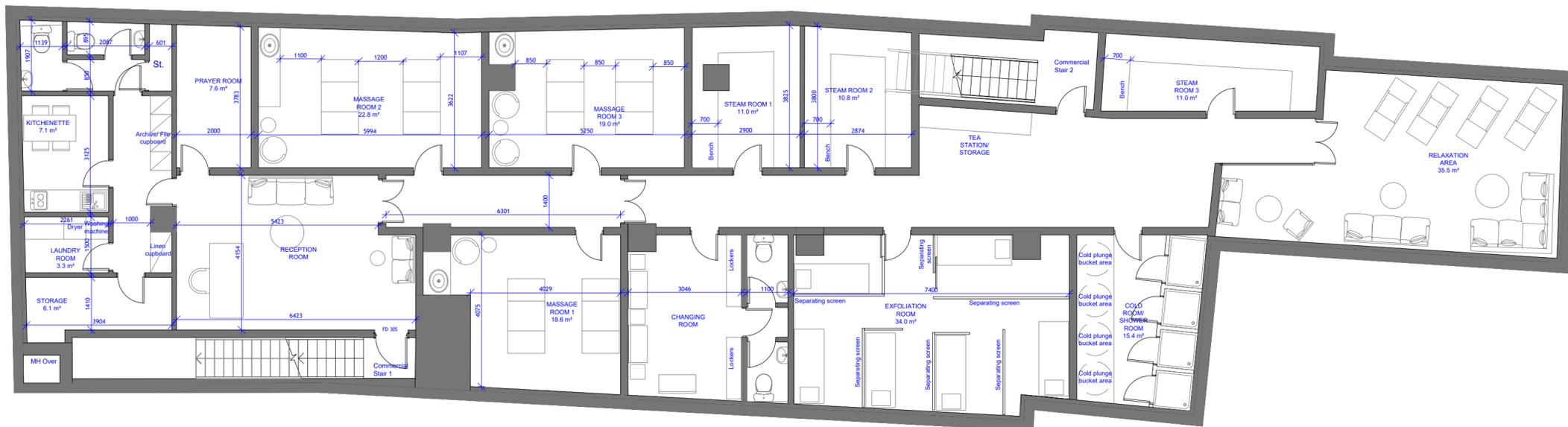
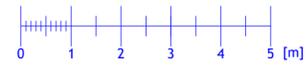
**George Sarantis**

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**EXISTING  
FLOOR PLAN**  
SCALE 1:100



**PROPOSED  
BASEMENT FLOOR PLAN**  
SCALE 1:100



**NOTES:**

All dimensions are to be checked and verified on site prior to construction.

**STATUS**

Planning

**DRAWING TITLE**

Existing and proposed floor plans

**SITE ADDRESS**

201-203 Hackney Road, London, E2 8JL

**SCALE**

1:100 at A2

**DRAWN BY**

AB

**DATE**

March 2024

**CHECKED BY**

DD

**DRAWING NO.** 2013HR - 101

LEGEND STRUCTURE

-  EXISTING WALLS TO BE RETAINED
-  INSULATE EXISTING RETAINING WALL WITH TANKING BY INSTALLING 50x100mm METAL STUDS WITH 100mm CELOTEX G4000 BETWEEN STUDS OR SIMILAR P.I.R. INSULATION TO ACHIEVE U-VALUE-0.18W/m²K. INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS, VAPOUR CONTROL LAYER AND FINISHED WITH 11 mm GYPROC THISTLE HARDWALL PLASTER WITH 2 mm GYPROC THISTLE MULTI-FINISH. ALL THE MATERIAL, EMBEDMENT, LENGTH, DENSITY, POSITIONING AND WORKMANSHIP TO BE IN ACCORDANCE WITH BS 1243. WALL TO ACHIEVE A U VALUE OF 0.18 W/M²K
-  SEPARATING WALL COMPRISING OF 2 LAYERS OF 50 mm LIBRA SYSTEMS 'C' STUDS @ 600 mm CENTRES WITH 50MM ISOVER ACOUSTIC PARTITION ROLL (APR 1200) BETWEEN STUD FRAMES FINISHED WITH 2no. 12.5 mm SINAT ACOUSTIC BOARDS WITH 2 mm GYPROC THISTLE MULTI-FINISH AT EACH SIDE.
-  IN HUMID AREAS (WCS, SHOWER ROOMS, STEAM ROOM AND IN KITCHEN WALLS WITH SINK) PLASTERBOARD TO BE HUMID RESISTANT. ALL STUDWORK TO ACHIEVE RW-43 dB AND 60 MIN FIRE RATING. ALL PARTITIONS TO BE TAKEN TO UNDERSIDE OF SLAB/ROOF PACKED WITH FIREPROOFED COMPRESSIBLE MATERIAL.
-  72 mm LIBRA SYSTEMS 'C' STUDS @ 600 mm CENTRES WITH 12.5 mm 'BRITISH GYPSUM' PLASTERBOARD FINISHED WITH 2 mm GYPROC THISTLE MULTI-FINISH EACH SIDE.
-  IN HUMID AREAS (WCS, SHOWER ROOMS, STEAM ROOM AND IN KITCHEN WALLS WITH SINK) PLASTERBOARD TO BE HUMID RESISTANT. 50 mm ISOWOOL APR1200 IN THE CAVITY. PARTITIONS TO BE 30 min FIRE RESISTANT. ALL STUDWORK TO ACHIEVE (RW-43 dB ). ALL PARTITIONS TO BE TAKEN TO UNDERSIDE OF SLAB/ROOF PACKED WITH FIREPROOFED COMPRESSIBLE MATERIAL.

LEGEND VENTILATION

-  MECHANICAL VENTILATION SYSTEM THROUGHOUT THE UNIT WITH KITCHEN VENTILATION TO BE DUCTED TO M&E SPECIFICATIONS.
-  MECHANICAL VENTILATION SYSTEM THROUGHOUT THE UNIT WITH TOILET AND SHOWER ROOM VENTILATION TO BE DUCTED TO M&E SPECIFICATIONS.
-  MECHANICAL VENTILATION SYSTEM THROUGHOUT THE UNIT WITH HUMID SPACE VENTILATION TO BE DUCTED TO M&E SPECIFICATIONS.
-  MECHANICAL VENTILATION SYSTEM THROUGHOUT THE UNIT TO BE DUCTED TO M&E SPECIFICATIONS.

LEGEND DRAINAGE

-  MH FOUL WATER MANHOLE
-  NEW FOUL WATER / RAINWATER DRAIN
-  SVP SOIL VENT PIPE
-  NEW SANITARY DRAINAGE FROM APPLIANCES
-  RWP RAIN WATER PIPE

LEGEND FIRE SAFETY

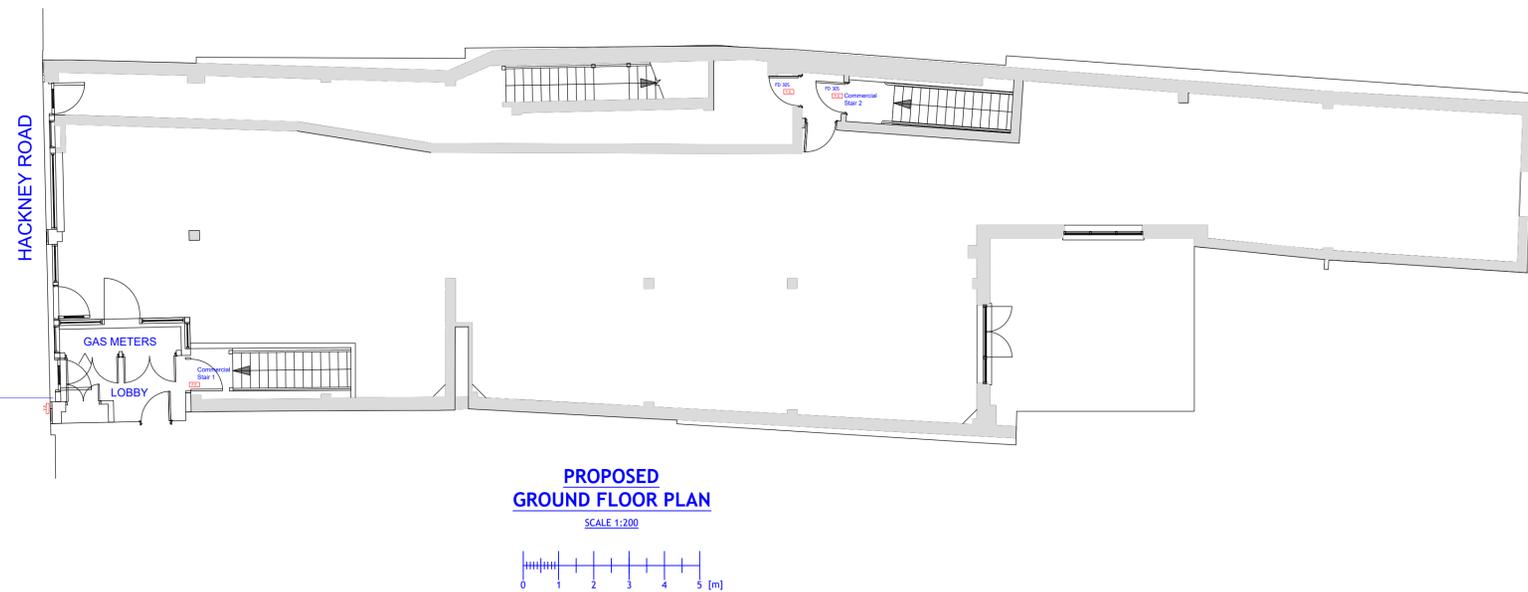
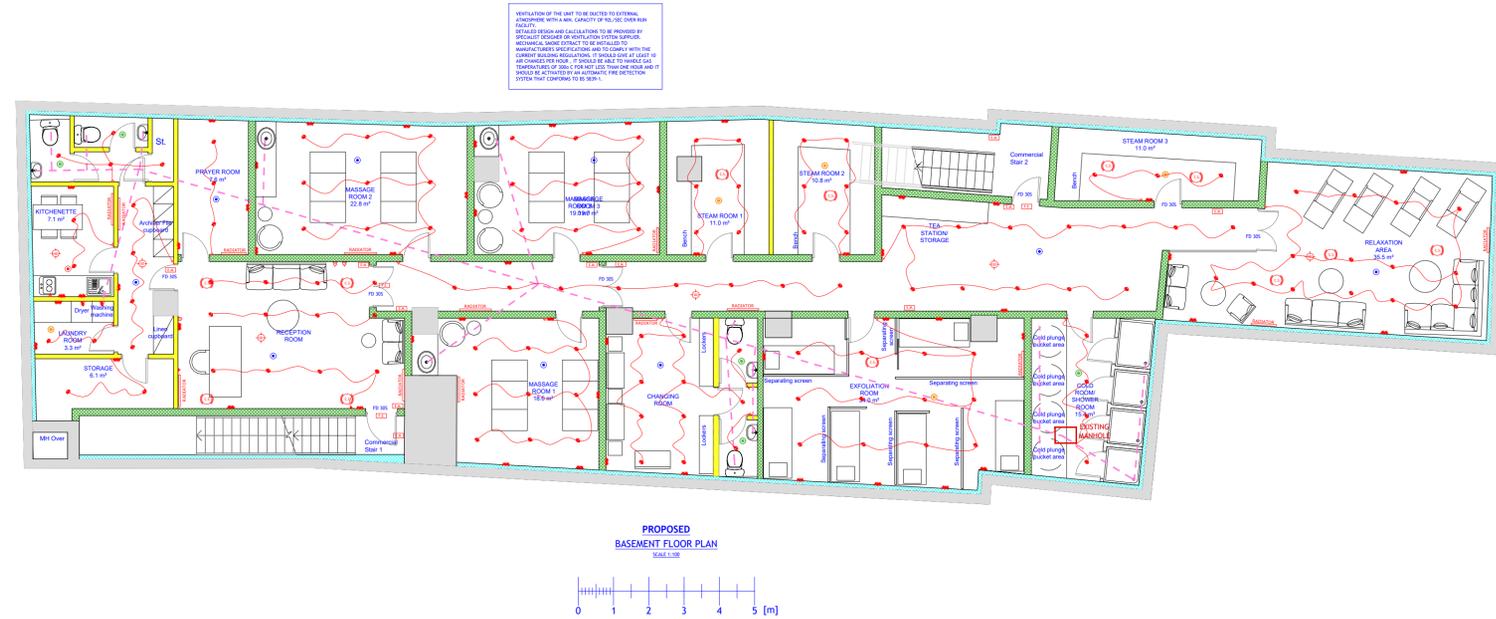
-  FIRE DOOR 20 MINUTES
-  30MIN FIRE DOOR (COLD SMOKE SEAL, INTUMESCENT STRIP & OVERHEAD COMPLIANT SELF-CLOSER )
-  SMOKE DETECTOR
-  HEAT DETECTOR
-  FIRE EXIT SIGN
-  EMERGENCY LIGHTING

LEGEND ELECTRICS

-  DOUBLE SOCKET OUTLET
-  30 AMP COOKER CONTROL UNIT
-  FUSED SPUR SOCKET
-  ONE WAY DIMABLE LIGHT SWITCH
-  TWO WAY DIMABLE LIGHT SWITCH
-  LED SPOT LIGHT
-  EMERGENCY LIGHT
-  TELEPHONE POINT
-  TV POINT
-  ELECTRICAL RADIATOR
-  VIDEO ENTRY INTERCOM MONITOR
-  CEILING SPEAKERS

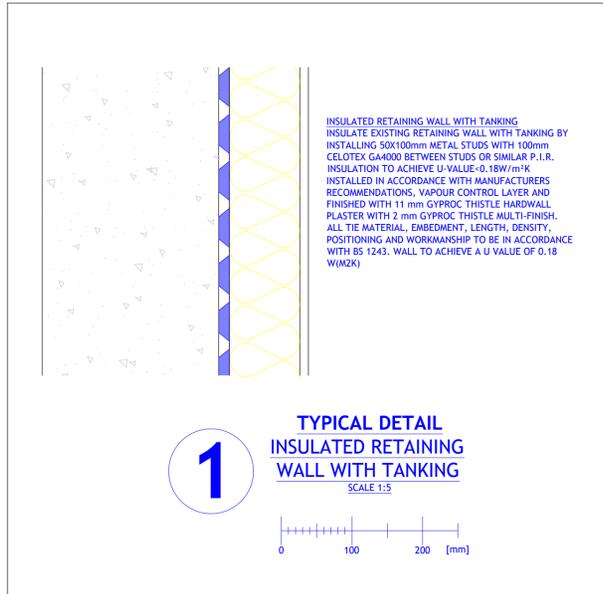
NOTES :

- I - ALL WIRING & ELECTRICAL WORK TO BE DESIGNED, INSTALLED, INSPECTED & TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF BS7671: 2001 - CHAPTER 13. THE IEE 17TH EDITION WIRING GUIDANCE & THE PART P OF THE BUILDING REGULATIONS BY A PERSON WHO IS A MEMBER OF THE COMPETENT PERSONS SCHEME AUTHORISED BY THE SECRETARY OF STATE.
- II - SMOKE DETECTORS & ALARM SYSTEM TO BE IN CIRCULATION AREAS. THESE SHOULD BE WIRED TO AN INDEPENDENT CIRCUIT, INTERLINKED & HAVE A BATTERY BACK-UP. CONTRACTOR TO PROVIDE INSTALLATION & COMMISSIONING CERTIFICATE ON COMPLETION.
- III - THIS DRAWING ILLUSTRATES APPROXIMATE POSITION OF ALL FITTINGS AND THE FINAL SETTING OUT TO BE AGREED ON SITE WITH CLIENT.
- IV - SWITCH SOCKET OUTLETS (CLIENT TO CONFIRM & CONTRACTOR TO ALLOW FOR 5/5 FINISH) OR SIMILAR APPROVED INSTALLED IN FLUSH MOUNTED STEEL ACCESSORY BOXES COMPLETE WITH EARTHING TERMINAL.
- V - LIGHTING SWITCHES (CLIENT TO CONFIRM & CONTRACTOR TO ALLOW FOR 5/5 FINISH) OR SIMILAR APPROVED INSTALLED IN FLUSH MOUNTED STEEL ACCESSORY BOXES COMPLETE WITH EARTHING TERMINAL.
- VI - ALL LIGHT SWITCHES TO BE 1200MM FROM THE FINISHED FLOOR LEVEL (FFL) UNLESS OTHERWISE STATED ON THE DRAWING.
- VII - ALL SOCKETS TO BE 450MM FROM THE FINISHED FLOOR LEVEL (FFL) UNLESS OTHERWISE STATED ON THE DRAWING.
- VIII - LIGHTING DESIGN IS INDICATIVE ONLY. ELECTRICAL ENGINEER TO FINALISE & CONFIRM LUX LEVELS
- IX - ALL LIGHT FITTINGS TO BE CONFIRMED BY CLIENT
- X - 75% OF ALL NEW LIGHT FITTINGS SHOULD BE LOW ENERGY LIGHT FITTINGS. THESE SHOULD HAVE LAMPS WITH A LUMINOUS EFFICACY GREATER THAN 45 LAMP LUMENS PER CIRCUIT-WATT AND A TOTAL OUTPUT GREATER THAN 400 LAMP LUMENS.

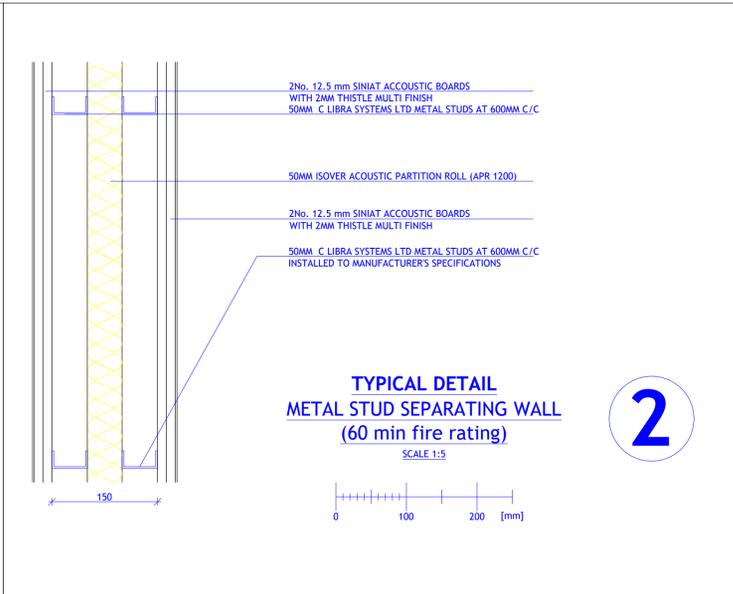


- DIMENSIONS AND LEVELS BASED ON SITE SURVEY PROVIDED BY THE FREEHOLDER. ALL DIMENSIONS TO BE CHECKED ON SITE.
- NEW UNIT TO BE EQUIPPED WITH PROVISIONS TO ALLOW FOR HIGH SPEED READY IN-BUILDING PHYSICAL INFRASTRUCTURE UP TO A NETWORK TERMINATION POINT FOR HIGH SPEED ELECTRONIC COMMUNICATION NETWORKS.
- ALL BATH HOT WATER TAPS TO BE RESTRICTED TO 48° C.
- DRAINAGE TO BE CHECKED ON SITE AND ANY DISCREPANCIES TO BE REPORTED TO ARCHITECT.
- STRUCTURE TO STRUCTURAL ENGINEER'S DESIGN AND SPECIFICATION.
- FIRE SAFETY DESIGN TO FIRE ENGINEER'S SPECIFICATION.
- SEPARATING WALL AND FLOOR BUILD-UP TO COMPLY WITH CURRENT ACOUSTIC INSULATION STANDARDS AND TO BE CONFIRMED BY ACOUSTIC CONSULTANT.

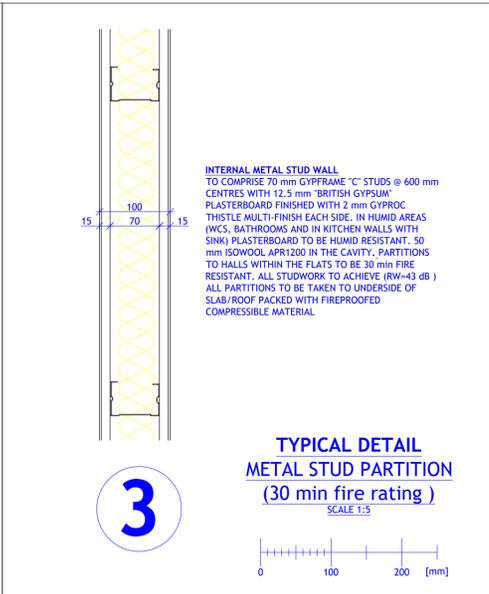
REVISION		
Rev	Notes	Date
<p>NOTES:</p> <ul style="list-style-type: none"> <li>- All dimensions are to be checked and verified on site prior to construction.</li> <li>- Drawings to be approved by Building Control before commencement of construction works.</li> <li>- Service undertakers to be notified and existing conditions to be checked before development commences.</li> <li>- Drawings to be read in conjunction with appropriate structural engineer/ specialist drawings.</li> <li>- Structure to structural engineer's design and specification.</li> <li>- All works to be carried out in accordance with health and safety regulations.</li> <li>- Amendments noted in purple.</li> </ul>		
<p><b>STATUS</b> Building Regulations</p>		
<p><b>DRAWING TITLE</b> Proposed ground and basement floor plans</p>		
<p><b>PROJECT ADDRESS</b> 201-203 Hackney Road, London, E2 8JL</p>		
<p><b>SCALE</b> 1:50 at A1</p>	<p><b>DRAWN BY</b> AB</p>	
<p><b>DATE</b> March 2024</p>	<p><b>CHECKED BY</b> DD</p>	
<p><b>DRAWING NO.</b> 2013HR - BR - 01</p>		



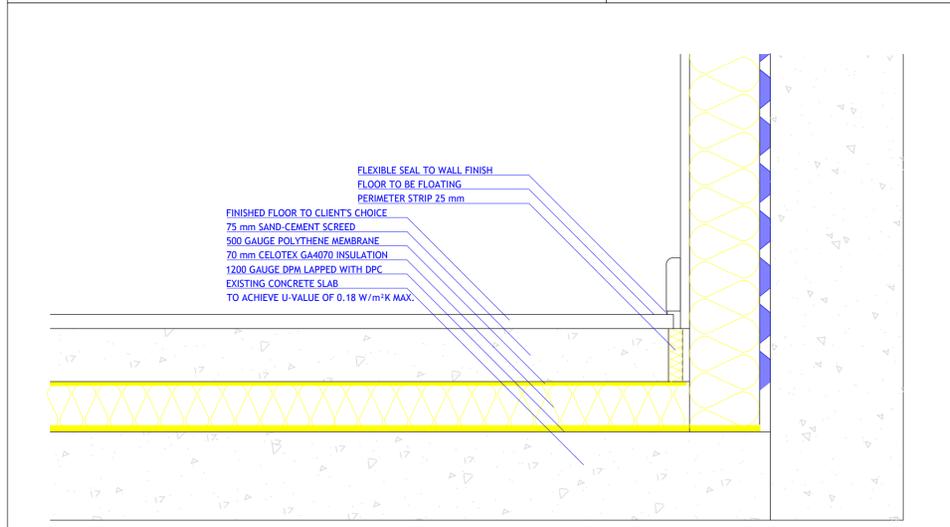
INSULATED RETAINING WALL WITH TANKING  
INSULATE EXISTING RETAINING WALL WITH TANKING BY  
INSTALLING 50x100mm METAL STUDS WITH 100mm  
CELOTEX GA4000 BETWEEN STUDS OR SIMILAR P.I.R.  
INSULATION TO ACHIEVE U-VALUE<0.18W/m<sup>2</sup>K  
INSTALLED IN ACCORDANCE WITH MANUFACTURERS  
RECOMMENDATIONS, VAPOUR CONTROL LAYER AND  
FINISHED WITH 11 mm GYPROC THISTLE MULTI-FINISH.  
PLASTER WITH 2 mm GYPROC THISTLE MULTI-FINISH.  
ALL TIE MATERIAL, EMBEDMENT, LENGTH, DENSITY,  
POSITIONING AND WORKMANSHIP TO BE IN ACCORDANCE  
WITH BS 1243. WALL TO ACHIEVE A U VALUE OF 0.18  
W/M<sup>2</sup>K



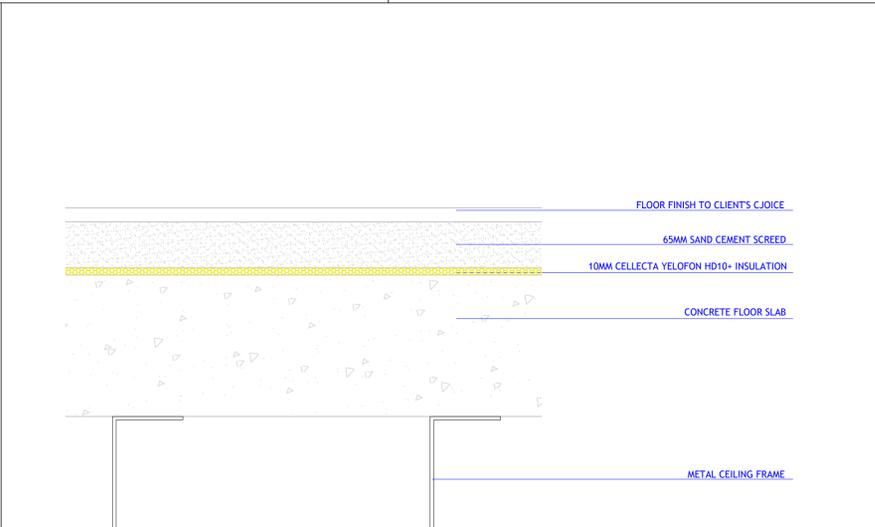
2No. 12.5 mm SINIAT ACOUSTIC BOARDS  
WITH 2MM THISTLE MULTI FINISH  
50MM ISOVER ACOUSTIC PARTITION ROLL (APR 1200)  
2No. 12.5 mm SINIAT ACOUSTIC BOARDS  
WITH 2MM THISTLE MULTI FINISH  
50MM C LIBRA SYSTEMS LTD METAL STUDS AT 600MM C/C  
INSTALLED TO MANUFACTURERS SPECIFICATIONS



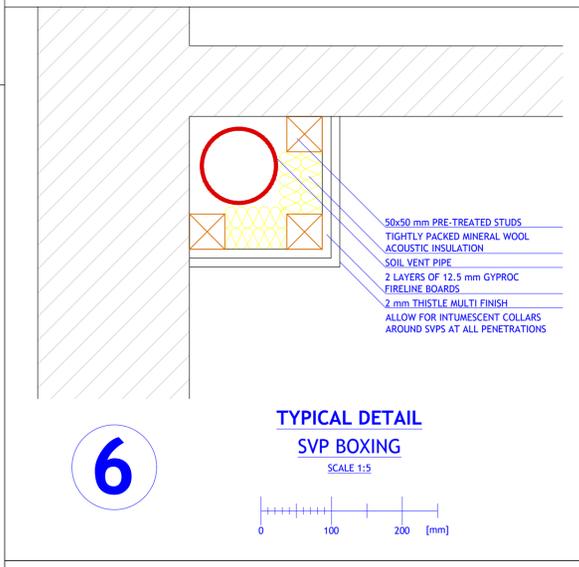
INTERNAL METAL STUD WALL  
TO COMPRISE 70 mm GYPFRAME 'C' STUDS @ 600 mm  
CENTRES WITH 12.5 mm 'BRITISH GYPSUM'  
PLASTERBOARD FINISHED WITH 2 mm GYPROC  
THISTLE MULTI-FINISH EACH SIDE. IN HUMID AREAS  
(WCS, BATHROOMS AND IN KITCHEN WALLS WITH  
SINK) PLASTERBOARD TO BE HUMID RESISTANT. 50  
mm ISOWOOL APR1200 IN THE CAVITY, PARTITIONS  
TO HALLS WITHIN THE FLATS TO BE 30 min FIRE  
RESISTANT. ALL STUDWORK TO ACHIEVE (RW-43 dB )  
ALL PARTITIONS TO BE TAKEN TO UNDERSIDE OF  
SLAB/ROOF PACKED WITH FIREPROOFED  
COMPRESSIBLE MATERIAL.



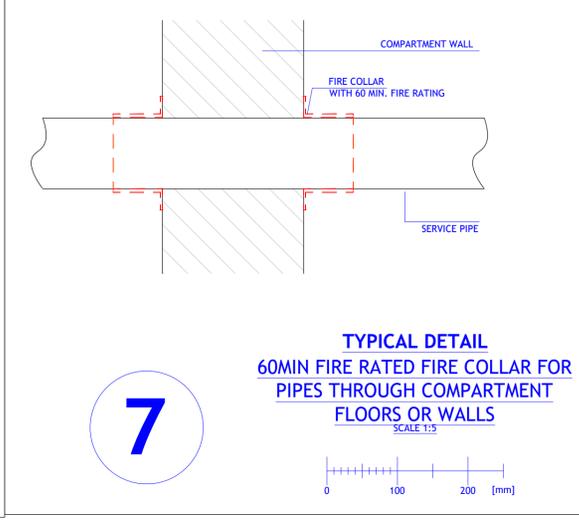
FLEXIBLE SEAL TO WALL FINISH  
FLOOR TO BE FLOATING  
PERIMETER STRIP 25 mm  
FINISHED FLOOR TO CLIENT'S CHOICE  
75 mm SAND-CEMENT SCREED  
500 GAUGE POLYTHENE MEMBRANE  
70 mm CELOTEX GA4070 INSULATION  
1200 GAUGE DPM LAPPED WITH DPC  
EXISTING CONCRETE SLAB  
TO ACHIEVE U-VALUE OF 0.18 W/m<sup>2</sup>K MAX.



FLOOR FINISH TO CLIENT'S CHOICE  
65MM SAND CEMENT SCREED  
10MM CELLECTA YELOFON HD10+ INSULATION  
CONCRETE FLOOR SLAB  
METAL CEILING FRAME  
1No 12.5 mm PLASTERBOARDS  
WITH 2MM THISTLE MULTI FINISH TO  
ACHIEVE 60MINS FIRE PROTECTION



50x50 mm PRE-TREATED STUDS  
TIGHTLY PACKED MINERAL WOOL  
ACOUSTIC INSULATION  
SOIL VENT PIPE  
2 LAYERS OF 12.5 mm GYPROC  
FIRELINE BOARDS  
2 mm THISTLE MULTI FINISH  
ALLOW FOR INTUMESCENT COLLARS  
AROUND SVPS AT ALL PENETRATIONS



COMPARTMENT WALL  
FIRE COLLAR  
WITH 60 MIN. FIRE RATING  
SERVICE PIPE

**UPGRADE EXISTING SOLID CONCRETE GROUND FLOOR**

UPGRADE EXISTING CONCRETE SLAB USING 2000 GAUGE POLYTHENE WITH 300 mm LAPS AND TUCKED TO LAP WITH DPC, 70 mm CELOTEX GA4070 OR EQUAL AND APPROVED INSULATION AND MIN 20 mm PERIMETER INSULATION, 75mm SCREED TO BE SAND CEMENT LAID TO FINISHED THICKNESS OF 75 mm REINFORCED WITH WIRE MESH TO BS 4483 TROWELLED SMOOTH FINISH TO RECEIVE FLOOR FINISH. ALL CEMENT TO BE SULPHATE RESISTANT. FINISHED FLOOR TO CLIENT'S CHOICE. FLOOR TO ACHIEVE U-VALUE OF 0.18 W/m<sup>2</sup>K MAX

- DIMENSIONS AND LEVELS BASED ON SITE SURVEY PROVIDED BY THE FREEHOLDER. ALL DIMENSIONS TO BE CHECKED ON SITE.
- NEW UNIT TO BE EQUIPPED WITH PROVISIONS TO ALLOW FOR HIGH SPEED READY IN-BUILDING PHYSICAL INFRASTRUCTURE UP TO A NETWORK TERMINATION POINT FOR HIGH SPEED ELECTRONIC COMMUNICATION NETWORKS.
- ALL BATH HOT WATER TAPS TO BE RESTRICTED TO 48° C.
- DRAINAGE TO BE CHECKED ON SITE AND ANY DISCREPANCIES TO BE REPORTED TO ARCHITECT.
- STRUCTURE TO STRUCTURAL ENGINEER'S DESIGN AND SPECIFICATION.
- FIRE SAFETY DESIGN TO FIRE ENGINEER'S SPECIFICATION.
- SEPARATING WALL AND FLOOR BUILD-UP TO COMPLY WITH CURRENT ACOUSTIC INSULATION STANDARDS AND TO BE CONFIRMED BY ACOUSTIC CONSULTANT.

REVISION		
Rev	Notes	Date

**NOTES:**

- All dimensions are to be checked and verified on site prior to construction.
- Drawings to be approved by Building Control before commencement of construction works.
- Service undertakers to be notified and existing conditions to be checked before development commences.
- Drawings to be read in conjunction with appropriate structural engineer/ specialist drawings.
- Structure to structural engineer's design and specification.
- All works to be carried out in accordance with health and safety regulations.
- Amendments noted in purple.

**STATUS**  
Building Regulations

**DRAWING TITLE**  
Typical details

**PROJECT ADDRESS**  
201-203 Hackney Road, London, E2 8JL

<b>SCALE</b> 1:5 at A1	<b>DRAWN BY</b> AB
<b>DATE</b> March 2024	<b>CHECKED BY</b> DD
<b>DRAWING NO.</b> 2013HR - BR - 02	

**1.1 GENERAL**  
THE CONTRACTOR SHALL USE SPECIFIED DIMENSIONS SHOWN AND SHALL NOT SCALE FROM DRAWINGS. PRIOR TO WORKS COMMENCING THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE SPECIFICATION AND STANDARD CONTRACT PRELIMINARIES WHERE APPLICABLE. WHERE MATERIALS, ARTICLES AND/OR WORKMANSHIP ARE SPECIFIED THEY ARE TO BE IN ACCORDANCE WITH CURRENT BRITISH STANDARDS, CODES OF PRACTICE, NATIONAL BUILDING SPECIFICATION AND GOOD BUILDING PRACTICE

**1.2 STATUTORY REQUIREMENTS**  
BEFORE DEVELOPMENT COMMENCES CONTRACTOR SHALL ENSURE ALL STATUTORY PERMISSIONS (PLANNING AND BUILDING REG. FUL FILLS) ARE OBTAINED. PARTY WALL NOTICES HAVE BEEN SERVED AND ACCEPTED OR PARTY WALL AGREEMENT HAS BEEN REACHED

**1.3 STRUCTURAL ENGINEER / SPECIALIST DRAWINGS**  
DRAWINGS TO BE READ IN CONJUNCTION WITH APPROPRIATE SPECIALIST DRAWINGS, DETAILS AND SPECIFICATIONS. ANY DISCREPANCIES SHOULD BE NOTIFIED TO ARCHITECT

**1.4 BUILDING REGULATIONS**  
THE CONTRACTOR SHALL ENSURE THAT ALL WORKS ARE CARRIED OUT IN ACCORDANCE WITH THE CURRENT NHER STANDARDS AND THE APPROVED DOCUMENTS OF THE BUILDING REGULATIONS 2010 AND WITH THE NHER OR BUILDING INSPECTORS APPROVAL. THE CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS FOR THE APPROPRIATE BUILDING COMMENT NOTICES TO BE SERVED AND FOR APPROPRIATE INSPECTIONS TO TAKE PLACE

**1.5 SETTING OUT**  
THE CONTRACTOR IS TO ESTABLISH THE POSITION OF ALL NEW EXTERNAL WALLS, BEAMS AND COLLUMS LOCATIONS AND ASCERTAIN THAT THERE ARE NO DISCREPANCIES BETWEEN SITE CONDITIONS AND THE DRAWINGS

**1.6 TEMPORARY WORKS AND STABILITY**  
THE CONTRACTOR IS TO ESTABLISH AND MAINTAIN MEANS FOR MAINTAINING THE STABILITY OF ALL EXISTING BUILDINGS AND STRUCTURES, WITHIN AND ADJACENT TO THE WORKS, AND OF ALL THE WORKS FROM THE DATE OF POSSESSION OF THE SITE UNTIL PRACTICAL COMPLETION OF THE WORKS. THE CONTRACTOR IS ENTIRELY RESPONSIBLE FOR ALL TEMPORARY WORKS THROUGH THE PROJECT. THE CONTRACTOR SHALL PROVIDE TEMPORARY WORKS DESIGN CALCULATIONS/DRAWINGS, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY WORKS AND SHALL ADVISE BOTH THE ARCHITECT AND C. & B. DESIGN AT LEAST TEN WORKING DAYS FROM COMMENCEMENT OF THE WORKS, OF HIS PROPOSALS FOR TEMPORARY SUPPORTS AND SEQUENCE OF CONSTRUCTION OR THE WORKS TO BE INSPECTED AT THE BEGINNING OF THE WORKS BY A SPECIALIST SUB-CONTRACTOR FOR ROT AND INFESTATION. DETAILS OF REPLACING OR STRENGTHENING ANY DEFECTIVE TIMBERS RECOMMENDED BY THE SPECIALIST ARE TO BE AGREED ON SITE. WHEN RE-TILING EXISTING ROOFS THE CONTRACTOR MUST ENSURE THAT ALL THE CONNECTIONS BETWEEN RAFTER, CEILING JOISTS AND WALL PLATS ARE RE-MAILED IN ORDER TO ENHANCE THE ORIGINAL FRAMED CONSTRUCTION JOINTS. LATERAL RESTRAINT STRAPS GALVANISED MILD STEEL TO BE 30 x 5mm CROSS SECTION 1200mm LONG INCLUDING 100mm TURNDOWN. STRAPS TO BE FITTED TO JOISTS STRAPS TO ALLOW AN ADDITIONAL HALF TWIST TO ALLOW THEM TO BE FIXED TO SIDE OF JOISTS THEN TURN UP TO PASS THROUGH BED JOINT OF WALL ADJACENT TO THE JOIST HANGER. FIX TO JOIST WITH MINIMUM FOUR 8 GAUGE SHERADIZED COUNTERSUNK SCREWS EVENLY SPREAD. STRAPS TO BE AT 1200mm SPACING FOR ALL FLOORS. DOUBLE UP JOISTS UNDER NEW PARTITIONS RUNNING PARALLEL TO THE JOIST SPREAD. STRAPS TO BE AT 1200mm SPACING FOR ALL FLOORS. DOUBLE UP JOISTS UNDER NEW PARTITIONS RUNNING PERPENDICULAR TO THE JOIST SPAN. DOUBLED JOISTS ARE TO BE BOLTED TOGETHER AT MINIMUM 600 mm STAGGERED CENTRES USING M12 BOLTS AND OVERSIZE WASHERS, UNLESS NOTED OTHERWISE ON DRAWINGS. PROVIDE SOLID NOGGINS UNDER NEW PARTITIONS RUNNING PERPENDICULAR TO THE JOIST SPAN. IN ALL NEW TIMBER FLOORS FULL DEPTH NOGGINS 50 mm WIDE ARE TO BE PROVIDED ALONG LINES OF SUPPORT AND AT MID SPAN FOR SPANS EXCEEDING OVER 2500 mm AND AT 1/3 AND 2/3 SPAN POSITIONS FOR SPANS EXCEEDING 4500 mm, UNLESS NOTED OTHERWISE ON THE DRAWINGS. ALL EXISTING NEW NOGGING ARE TO BE NOTED ABOVE UNLESS OTHERWISE INDICATED ON THE DRAWINGS. NEW STUD WALLS TO BE CONSTRUCTED USING SO 103 STUDS @ 400 C/C WITH 100 x 50 mm HEAD AND SQUE PLATES, UNLESS NOTED OTHERWISE ON THE DRAWINGS. SOLID NOGGINS TO BE PROVIDED AT 1/3 POINTS IN HEIGHT OF THE WALL

**1.7 SERVICES**  
SERVICE UNDERTAKERS (GAS, WATER, ELECTRICITY ETC) TO BE NOTIFIED. INSPECT ALL AVAILABLE SERVICES AND MAKE ENQUIRIES ABOUT EXISTING SERVICES ON SITE. VERIFY POSITIONS AND DEPTH OF ALL SERVICES BEFORE COMMENCEMENT OF WORK ON SITE. SERVICES WHICH ARE BEING RETAINED DURING ANY PHASE OF THE WORKS ARE TO BE PROTECTED

**1.8 TOLERANCES**  
ALL TOLERANCES ARE TO BE AGREED WITH THE ARCHITECT, AND THE CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING THAT SUFFICIENT TOLERANCES ARE PROVIDED AND INTEGRATED THROUGHOUT ALL ELEMENTS OF THE WORKS. REFERENCES TO THE TAKE ACCOUNT OF TOLERANCES DETAILED ELSEWHERE ON THE DRAWINGS, UNLESS SPECIFICATIONS, AND BRITISH STANDARDS WHEN COMPLYING WITH THE ABOVE CLAUSE

**1.9 MATERIALS AND WORKMANSHIP**  
ALL ARTICLES, MATERIALS AND GOODS SHALL BE NEW AND OF GOOD QUALITY, SUITABLE FOR THE REQUIRED PURPOSE AND SHALL CONFORM TO THE APPROPRIATE BRITISH STANDARD / EUROCODES WHERE SUCH EXISTS. WHERE REFERENCES TO THE ABOVE ARE MADE IT SHALL BE INTERPRETED THAT THE LATEST EDITION APPLIES, TOGETHER WITH SUBSEQUENT AMENDMENTS, UNLESS OTHERWISE SPECIFIED

**1.10 PROPRIETARY ELEMENTS**  
ALL PROPRIETARY ELEMENTS THAT HAVE BEEN SPECIFIED ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS, SPECIFICATIONS AND DETAILS. SUNDRY ITEMS TO BE USED AS RECOMMENDED BY MANUFACTURER

**1.11 BESPOKE ELEMENTS**  
ALL BESPOKE ELEMENTS TO BE ORDERED TO SITE DIMENSIONS

**1.12 HEALTH AND SAFETY**  
ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH HEALTH AND SAFETY REGULATIONS

**1.13 SPECIFICATION**  
NOTHING INCLUDED OR OMITTED FROM THIS OUTLINE SPECIFICATION WILL BE INTERPRETED AS A DUTY TO CARRY OUT THE WORKS IN ACCORDANCE WITH CURRENT STANDARDS OF SAFETY AND GOOD BUILDING PRACTICE

**2.1 DEMOLITION**  
DEMOLITION IS TO BE CARRIED OUT TO AND IN ACCORDANCE WITH BS 6187: 1982, HEALTH AND SAFETY EXECUTIVE GUIDANCE NOTES G3 2911 PARAGRAPH 22, AND ANY OTHER RELEVANT STATUTORY UNDERTAKINGS OR REGULATIONS. DEMOLITION IS TO BE UNDERTAKEN IN THE REVERSE ORDER OF CONSTRUCTION. NO PART OF THE STRUCTURE IS TO BE LEFT IN AN UNSUPPORTED CONDITION OVERNIGHT OR FOR LONG PERIODS. DEMOLITION IS TO BE UNDERTAKEN IN A MANNER WHICH AVOIDS EXCESSIVE NOISE AND NUISANCE. ALL WORKS TO BE WELL WATERED TO MINIMIZE DUST. ALL MATERIAL IS TO BE CARRIED AWAY FROM SITE AS SOON AS PRACTICABLE

**2.2 EXCAVATIONS**  
ALL EXCAVATIONS FOR FOUNDATION TRENCHES, PILING AND LEVELS SHALL BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS AND CALCULATIONS AND PILING CONTRACTORS DETAILS, AND CARRIED OUT TO THE SATISFACTION OF THE BUILDING OR NHER INSPECTOR. PROVIDE SUPPORT AND PROTECTION TO EXISTING WALLS. FOUNDATIONS AND EXCAVATIONS DURING EXCAVATION WORKS, TO COMPLY WITH HEALTH AND SAFETY REGULATIONS. METHOD STATEMENTS FOR EXCAVATIONS TO BE PROVIDED WHERE REQUIRED IN CONTRACT DOCUMENTATION

**2.3 BACKFILLING**  
BACKFILL ANY EXCAVATIONS FOR FOUNDATIONS TAKEN DEEPER THAN REQUIRED WITH LEAN MIX CONCRETE. EXCAVATIONS OTHER THAN FOUNDATIONS TAKEN DEEPER THAN REQUIRED MAY BE BACKFILLED WITH WELL GRADED GRANULAR MATERIAL. HARDCORE TO BE GRANULAR MATERIAL, FREE FROM HARMFUL MATTER, WELL GRADED, PASSING A 75 mm IS SIEVE AND ONE OF THE FOLLOWING: CRUSHED CONCRETE, BRICK OR FLINT, FREE FROM OLD PLASTER OR GRAVEL. SPREAD AND LEVEL BOTH BACKFILLING AND GENERAL FILLING IN LAYERS NOT EXCEEDING 150mm. THOROUGHLY COMPACT EACH LAYER WITH A VIBRATORY ROLLER, VIBRATING PLATE COMPACTOR, VIBRO TAMPER, POWER RAMMER OR OTHER SUITABLE MEANS APPROPRIATE TO THE AREA BEING WORKED

**2.4 IN-SITU CONCRETE**  
MATERIALS AND WORKMANSHIP ARE TO COMPLY WITH BS 8110. CONCRETE FOR NEW FOUNDATIONS IS TO BE DESIGNATED MIX FND 2 TO BS 5328. SUITABLE FOR CLASS 3 SUBGRADE CONDITIONS. CONCRETE FOR REINFORCED CONCRETE STRUCTURES, INCLUDING GROUND BEARING SLABS, IS TO BE DESIGNATED MIX FND TO BS 5328. CONCRETE FOR THE ENCASMENT OF STEEL BEAMS AND FOR FASTENERS IS TO BE GEN 3 TO BS 5328 WITH 10 mm MAXIMUM AGGREGATE AND 260 kg/m<sup>3</sup> OF CEMENT. THE USE OF SITE MIXED CONCRETE FOR STRUCTURAL ELEMENTS MAY ONLY BE USED FOLLOWING THE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER. BATCHING AND MIXING EQUIPMENT WILL NEED TO COMPLY WITH BS 1035 AND BS 4511. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL FORMWORK, DESIGN AND STRIKING OF THE FORMWORK IS TO BE IN ACCORDANCE WITH BS 8110. ALL JOBS SHALL BE FORMED AND ALL INSERTS CAST AT THE TIME OF POURING CONCRETE. NO PART OF THE CONCRETE WORKS SHALL BE DRILLED OR CUT AWAY WITHOUT THE APPROVAL OF THE STRUCTURAL ENGINEER. USE MECHANICAL VIBRATION TO FULLY COMPACT CONCRETE FOR STRUCTURAL ELEMENTS. COMPACT CONCRETE TO FULL DEPTH UNTIL AIR BUBBLES CEASE TO APPEAR ON THE TOP SURFACE, ESPECIALLY AROUND REINFORCEMENT. CAST-IN ACCESSORIES, INTO CORNERS OF FORMWORK AND AT JOINTS. BEFORE PLACING STRUCTURAL CONCRETE (NOT BLINDING) ON HARDWARE OR OTHER ABSORBENT SUBSTRATES LAY BUILDING PAPER TO BS 1521 CLASS 3 OR POLYTHENE SHEET 200 MICRONS THICK. LAY EDGES 150mm. THIS IS NOT A DPM

**2.5 MASONRY**  
NEW FOUNDATIONS IS TO COMPLY GENERALLY WITH BS 5628 PARTS 1 & 3. BRICKWORK TO BE BS 3921. BLOCKWORK TO BE TO BS 6073. NEW BRICKWORK ABOVE DPC IS TO BE TO A MINIMUM OF CLASS 1 CLAY BRICKS (20 N/mm<sup>2</sup>) SET IN 1:1:6 MORTAR, UNLESS NOTED OTHERWISE ON THE DRAWINGS. NEW BLOCKWORK ABOVE DPC IS TO BE OF MINIMUM STRENGTH OF 5 N/mm<sup>2</sup> SET IN 1:1:6 MORTAR, UNLESS NOTED OTHERWISE ON THE DRAWINGS. SPACING OF MOVEMENT JOINTS IN BRICKWORK ARE NOT TO EXCEED 6.0m AND 3.0m FROM A CORNER, UNLESS RED JOINT REINFORCEMENT IS PROVIDED OR THE MANUFACTURER RECOMMENDS OTHERWISE. SPACING OF MOVEMENT JOINTS IN BLOCKWORK ARE NOT TO EXCEED 12.0 m AND 6.0m FROM A CORNER, UNLESS RED JOINT REINFORCEMENT IS PROVIDED OR THE MANUFACTURER RECOMMENDS OTHERWISE. MORTAR TO BE GRADE DESIGNATION (iii) EXCEPT AS FOLLOWS: BELOW DPC LEVEL - DESIGNATION (ii) PARAPETS - DESIGNATION (ii)

**2.6 STRUCTURAL TIMBER**  
NEW TIMBER IN THE WORKS IS TO BE SELECTED STRUCTURAL TIMBER NOT INFERIOR TO EUROPEAN REINFORCED WHITEWOOD GRADE C4 TO BS 5388: PART 2, UNLESS NOTED OTHERWISE ON THE DRAWINGS. NEW TIMBER IN THE WORKS EITHER IN CONTACT WITH THE GROUND, EXPOSED TO THE WEATHER OR SEVERE CONDENSATION IS TO BE VACUUM IMPREGATED WITH PRESERVATIVE TO BS 5368: PART 3 AND THE MANUFACTURER'S RECOMMENDATIONS. CUT ENDY ARE TO BE DOUBLED UP JOISTS AND REFERS BOLTED TOGETHER WITH M12 BOLTS @ 600 mm C/C WITH DOUBLE SIZED TIMBER CONNECTORS. NEW STRUCTURAL TIMBER IN INTERNAL DRY ENVIRONMENTS IS TO BE DOUBLED VACUUM IMPREGATED WITH PRESERVATIVE TO BS 5368: PART 5 AND THE MANUFACTURER'S RECOMMENDATIONS. CUT ENDY ARE TO BE THOROUGHLY TREATED WITH BRUSH APPLIED COATS OF APPROPRIATE PRESERVATIVE BEFORE AND AFTER INSTALLATION. ALL EXISTING STRUCTURAL TIMBERS MAY ONLY BE REPLACED OR CUT FOR SERVICES AS NOTED BELOW. NOTICES IN THE JOISTS ARE TO BE AT THE TOP AND LOCATED BETWEEN 0.1 AND 0.25 OF THE SPAN FROM THE SUPPORT. NOTCH CANNOT BE DEEPER THAN 1/8 OF THE JOIST DEPTH. CEILING JOISTS MUST HAVE JOIST HOLES IN THE JOISTS ARE TO BE ALONG THE CENTRE WITH MAXIMUM DIAMETER OF 1/125 OF THE JOIST DEPTH. UNLESS NOTED OTHERWISE ON DRAWINGS JOISTS TO BE SUPPORTED ON PROPRIETARY HANGERS TO BS 6178 PART 1, SIZE TO SUIT JOIST. ALL EXISTING TIMBERS ARE TO BE INSPECTED AT THE BEGINNING OF THE WORKS BY A SPECIALIST SUB-CONTRACTOR FOR ROT AND INFESTATION. DETAILS OF REPLACING OR STRENGTHENING ANY DEFECTIVE TIMBERS RECOMMENDED BY THE SPECIALIST ARE TO BE AGREED ON SITE. WHEN RE-TILING EXISTING ROOFS THE CONTRACTOR MUST ENSURE THAT ALL THE CONNECTIONS BETWEEN RAFTER, CEILING JOISTS AND WALL PLATS ARE RE-MAILED IN ORDER TO ENHANCE THE ORIGINAL FRAMED CONSTRUCTION JOINTS. LATERAL RESTRAINT STRAPS GALVANISED MILD STEEL TO BE 30 x 5mm CROSS SECTION 1200mm LONG INCLUDING 100mm TURNDOWN. STRAPS TO BE FITTED TO JOISTS STRAPS TO ALLOW AN ADDITIONAL HALF TWIST TO ALLOW THEM TO BE FIXED TO SIDE OF JOISTS THEN TURN UP TO PASS THROUGH BED JOINT OF WALL ADJACENT TO THE JOIST HANGER. FIX TO JOIST WITH MINIMUM FOUR 8 GAUGE SHERADIZED COUNTERSUNK SCREWS EVENLY SPREAD. STRAPS TO BE AT 1200mm SPACING FOR ALL FLOORS. DOUBLE UP JOISTS UNDER NEW PARTITIONS RUNNING PARALLEL TO THE JOIST SPREAD. STRAPS TO BE AT 1200mm SPACING FOR ALL FLOORS. DOUBLE UP JOISTS UNDER NEW PARTITIONS RUNNING PERPENDICULAR TO THE JOIST SPAN. DOUBLED JOISTS ARE TO BE BOLTED TOGETHER AT MINIMUM 600 mm STAGGERED CENTRES USING M12 BOLTS AND OVERSIZE WASHERS, UNLESS NOTED OTHERWISE ON DRAWINGS. PROVIDE SOLID NOGGINS UNDER NEW PARTITIONS RUNNING PERPENDICULAR TO THE JOIST SPAN. IN ALL NEW TIMBER FLOORS FULL DEPTH NOGGINS 50 mm WIDE ARE TO BE PROVIDED ALONG LINES OF SUPPORT AND AT MID SPAN FOR SPANS EXCEEDING OVER 2500 mm AND AT 1/3 AND 2/3 SPAN POSITIONS FOR SPANS EXCEEDING 4500 mm, UNLESS NOTED OTHERWISE ON THE DRAWINGS. ALL EXISTING NEW NOGGING ARE TO BE NOTED ABOVE UNLESS OTHERWISE INDICATED ON THE DRAWINGS. NEW STUD WALLS TO BE CONSTRUCTED USING SO 103 STUDS @ 400 C/C WITH 100 x 50 mm HEAD AND SQUE PLATES, UNLESS NOTED OTHERWISE ON THE DRAWINGS. SOLID NOGGINS TO BE PROVIDED AT 1/3 POINTS IN HEIGHT OF THE WALL

**2.7 STEEL WORK**  
ALL WORKMANSHIP IS TO COMPLY WITH BS 5950: PART 2 AND THE STRUCTURAL STEELWORK SPECIFICATION BY BRITISH STEEL. ALL STRUCTURAL STEEL SECTIONS ARE TO BE GRABED S275, UNLESS NOTED OTHERWISE ON THE DRAWINGS. ALL BOLTS ARE TO BE PRECISION BOLTS TO BS 3692. BOLTS TO HAVE A CLASS 1 SHERADIZED FINISH TO BS 4921. ALL WELDING IS TO COMPLY WITH BS 5135. SITE WELDING SHALL NOT BE PERMITTED EXCEPT WITH THE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER. ALL WELDS ARE TO BE MINIMUM 6mm FILLET WELDS OR FULL STRENGTH BUTT WELDS, UNLESS NOTED OTHERWISE ON THE DRAWINGS. THE STEEL FABRICATOR IS TO OBTAIN DIMENSIONS FROM SITE. ALL CONNECTIONS TO BE DETAILED BY THE FABRICATOR IN ACCORDANCE WITH GOOD PRACTICE AND USING A MINIMUM OF 2 x M16 BOLTS. FABRICATION DRAWINGS TOGETHER WITH CONNECTION CALCULATIONS ARE TO BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR COMMENTS PRIOR TO ANY FABRICATION. ALL EXISTING STEELWORK IN EXTERNAL WALLS OR OTHER EXPOSED STEELWORK IS TO BE THOROUGHLY POWER BRUSHED CLEAN DOWN TO BRIGHT STEEL. WIRE OVER PREPARED AREA WITH CLEANER THINNER (E.G. THINNER NO 3) BY LEIGHS (PAINTS) IMMEDIATELY PRIOR TO PAINTING. OVER A CLEANED SURFACE APPLY A PRIMER COAT OF: PROH BUILD EPOXY ALUMINUM PRIMER (E.G. EPIPRIM M902 BY LEIGHS PAINTS) TO A DRY FILM THICKNESS OF 125 MICRONS. AFTER PRIMER HAS CURED TO AN OVERCOATABLE CONDITION, APPLY AN ADDITIONAL COAT OF EPIPRIM M902 TO A DRY FILM THICKNESS OF 125 MICRONS. ANY PROPOSED ALTERNATIVE PAINT SUPPLIER TO LEIGHS PAINTS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF THE ENGINEER. ALL NEW INTERNAL STEELWORK IS TO BE BLAST CLEANED AS CLASSE 720 TO BS 7079 - PART A1 PREPARATION GRADE S421. ENSURE ADEQUATE SURFACE PROFILES IN ORDER TO REMOVAL ALL MILL SCALE, RUST, OIL, GRASE, ETC., AND PAINTED WITH LEIGHS EPIPRIM 1400 COMPLIANT EPOXY PRIMER AT 75 MICRONS DFT, BEFORE ERECTION, UNLESS NOTED OTHERWISE ON THE DRAWINGS. ENDS OF BEAMS WHICH ARE BUILT INTO THE INNER LEAF OF A CAVITY WALL OR SOLID BRICK WALLS ARE TO BE PAINTED WITH AN ADDITIONAL COAT ON SITE OF LEIGHS EPIPRIM K201 M10 BY LEIGHS PAINTS TO DRY FILM THICKNESS OF 125 MICRONS. ALL NEW EXTERNAL STEELWORK IS TO BE GALVANISED UNLESS NOTED OTHERWISE ON THE DRAWINGS (E.G. CANOPIES AND PLANT SUPPORT STEELWORK. ALL CUTTING, WELDING AND DRILLING MUST BE COMPLETED BEFORE GALVANISING AND ALL NECESSARY VENT AND DRAIN HOLES TO BE PROVIDED IN APPROVED LOCATIONS AND SEALED TO APPROVAL AFTER GALVANISING. STEELWORK TO BE BLAST CLEANED TO BS 4213, THRU QUALITY (FOR RODLINESS) USING CHILLED IRON GRIIT GRADE G24. FOLLOWED BY ACID PICKLING THEN GALVANISED WITH MINIMUM AVERAGE COATING THICKNESS OF 140 MICRONS. FIRE PROTECTION TO ALL STEELWORK IS TO BE LEIGHS PANTS FIREXET SYSTEM TO PROVIDE 120 MINUTES FIRE RATING. LEAD LININGS, VALLEY GUTTER LININGS, WEATHERINGS TO PARAPETS, 01200 521 771 THESE WELLS MAY VARY DUE TO SIZE OF SECTION. STEELWORK WHICH IS TO BE CONCRETE ENCASED IS TO BE CLEANED AS NOTED ABOVE AND LEFT UNPAINTED. WRAP STEELWORK WITH ONE MESH PRIOR TO CONCRETING. PROVIDE A MINIMUM 100 mm OF CONCRETE TO THE STEEL BEAM. SEE CONCRETE SPECIFICATION FOR MIX REQUIREMENTS. ENSURE THAT JOISTS OF HOLLOW SECTIONS ARE DRY AND CLEAR OF DEBRIS, BEFORE SEALING ENDS AND OPENINGS. WHERE MILD AND STAINLESS STEELS ARE IN CONTACT AS METALLIC CORROSION IS TO BE AVOIDED USING AN ISOLATING MATERIAL BETWEEN THE DIFFERENT METALS. ALSO PROVIDE NON-CONDUCTIVE WATERPROOF GASKETS AND WEDGERS AND BUSHES

FOR BEAMS WHICH ARE ECCENTRICALLY LOADED PARTICULAR ATTENTION SHOULD BE MADE TO ANY PROTRUDING REQUIREMENTS REQUIRED DURING CONSTRUCTION. BEAMS MAY NEED TO BE PROTECTED UNTIL RESTRAINT TO THE TOP FLANGE CAN BE ASSUMED. IF THE CONTRACTOR IS IN DOUBT CONFIRM BEFORE PROCEEDING

**3.1 FOUNDATIONS**  
NEW FOUNDATIONS IS TO BE IN ACCORDANCE WITH THE STRUCTURAL ENGINEERS DETAILS AND CALCULATIONS AND PILING CONTRACTORS DETAILS (IF APPLICABLE). CONCRETE FOUNDATIONS SHALL BE COMPOSED OF CEMENT, FINE AND COARSE AGGREGATE AND THE MINIMUM QUANTITY OF WATER REQUIRED TO PRODUCE A WORKABLE MIX TO A UNIFORM CONSISTENCY IN PROPORTIONS AS SPECIFIED BY THE STRUCTURAL ENGINEER OR PILING CONTRACTOR. MIX TO BS 5328 SUITABLE FOR BEAM CASINGS, PRECAST AND REINFORCED CONCRETE, FOUNDATIONS AND FLOOR SLABS. ALL CEMENT TO USE BELOW GROUND TO BE SULPHATE RESISTANT. NO CONCRETE SHALL BE MIXED OR PLACED WHEN THE SHADE TEMPERATURE IS BELOW 5 °C OR A RISING THERMOMETER, NOR IN CASES OF PREDICTED OR PROTRACTED FROST. ALL IN ACCORDANCE WITH BS 8110 AND BS 8004. FOUNDATIONS NOT TO ENDOUR HOARDING. MASS CONCRETE STRIP FOOTINGS ARE TO BE A MINIMUM OF 1200 mm DEEP OR TO THE SATISFACTION OF THE BUILDING CONTROL OFFICER. WHERE TREE ROOTS ARE ENCOUNTERED, FOUNDATIONS ARE TO EXTEND 400mm BELOW THE LAST TRACE OF ANY ROOT ACTIVITY. PROVIDE COMPRESSIBLE MATERIAL AGAINST INSIDE FACE OF ALL EXTERNAL WALL FOUNDATIONS GREATER THAN 1.5 m DEEP TO GIVE A 3 x 5mm VOID I.E. 75 mm THICK CLAYMASTER OR SIMILAR EQUIVALENT. THE COMPRESSIBLE MATERIAL IS TO BE POSITIONED 500 mm ABOVE THE BOTTOM OF THE FOUNDATION

**3.2 RESTRAINT STRAPS**  
CATNIC 30 x 5 mm HORIZONTAL AND 30 x 2.5 mm VERTICAL RESTRAINT STRAPS FIXED WITH 3.15 x 75 mm CORROSION RESTRAINT NAILS. STRAPS TO BE 1000 mm LONG AND FIXED AT 1200 mm CENTRES

**3.3 BRICKWORK BELOW DPC**  
ALL BRICKWORK BELOW DPC LEVEL SHALL BE OF CALL CLASS 8 ENGINEERING BRICKWORK TO BS 3921 UNLESS OTHERWISE SPECIFIED, AND LAID WITH SULPHATE RESISTING CEMENT TO BS 4027

**3.4 DAMP PROOF MEMBRANE (DPM)**  
ALL EXTERNAL BRICKWORK SHALL INCLUDE RUBBEROID HYDROL MORTAR/MAIACH HIGH PERFORMANCE POLYETHYLENE DAMP PROOF COURSE (DPM), SAA CERTIFICATE NO 991/3144, MINIMUM LAP 100 mm FULLY BOLDED BY SELF ADHESIVE OR LIGHT BONDING MEMBRANE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND THE REQUIREMENTS OF BS 8102. MEMBRANE NOT TO BE APPLIED WHEN THE SURFACE TEMPERATURE OF THE SUBSTRATE FALLS BELOW 5 °C

**3.5 WEEP HOLES IN CAVITY WALLS**  
FOR WALLS WITH 75 mm TYPICAL PARAPETS, CAVITY TRAYS LTD OR EQUAL AND APPROVED AT 450 mm CENTRES IMMEDIATELY ABOVE BASE OF CAVITY. EXTERNAL AND INTERNAL STEPPED DPCS. PROVIDE NOT LESS THAN TWO WEEP HOLES ABOVE OPENINGS. INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS

**3.6 CAVITY WALL CLOSERS**  
ALL CAVITY RESTRAINT STRAPS TO BE CLOSED WITH THERMAMATE 100 OR EQUAL AND APPROVED INSULATED CAVITY WALL CLOSERS 100 x 42 mm

**3.7 CAVITY FIRESTOPS**  
N/A

**3.8 CAVITY TRAYS**  
CAVITY TRAYS LTD OR EQUAL AND APPROVED CAVITY TRAYS TO BE INSTALLED AT ALL INTERIOR AND EXTERIOR DAMP PROOF MEMBRANE (DPM), SAA CERTIFICATE NO 991/3144, MINIMUM LAP 100 mm FULLY BOLDED BY SELF ADHESIVE OR LIGHT BONDING MEMBRANE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND THE REQUIREMENTS OF BS 8102. MEMBRANE NOT TO BE APPLIED WHEN THE SURFACE TEMPERATURE OF THE SUBSTRATE FALLS BELOW 5 °C

**3.9 WALL STARTERS/CONNECTORS**  
WHERE PROPOSED STRUCTURE MEETS EXISTING STRUCTURE PROVIDE VERTICAL MOVEMENT JOINTS USING STAINLESS STEEL CATNIC STROVEHOLD WALL CONNECTORS ANCHOR SYSTEM PROFILE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND BS 5628. THE VERTICAL JOINT TO BE WEATHER-SEALED USING FOSROC LTD, THORPLEX POLYSULPHIDE SEALANT TO BS 4254.

**3.10 MOVEMENT JOINTS**  
CONCEALED INTERNAL PRECAST CONCRETE VERTICAL MOVEMENT JOINTS IN ACCORDANCE WITH STANDARD ENGINEERS DETAIL AND BLOCK OR BRICK MANUFACTURERS INSTRUCTIONS TO BS 5628. LOCATION OF MOVEMENT JOINTS TO BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND STANDARDS & D31G) OF NHER 2010. THORPLEX CLOSED CELL POLYETHYLENE JOINT FILLER AND THORPLEX POLYSULPHIDE SEALANT TO BS 4254 AND SQUARE NOSE PLASTER STOP

**3.11 AIR BRICKS**  
AIR BRICKS TO BE CLAY SQUARE HOLE DESIGN TO BS 493. CLASS 1, BUILD IN AS WORK PROCEEDS AT NOT MORE THAN 2 m CENTRES IN EXTERNAL WALL. COLOUR TO MATCH ADJACENT BRICK FACERWORK

**3.12 INTERNAL LINTELS TO ENGINEERS SPECIFICATION**  
CONCEALED INTERNAL PRECAST CONCRETE LINTELS UP TO 900 mm TO BE 150 mm DEEP x WIDTH OF WALL WITH MIN END BEARING OF 150 mm AT BOTH ENDS. FOR LINTELS OF BETWEEN 900 mm AND 1800 mm TO BE 225 mm DEEP x WIDTH OF WALL WITH MIN END BEARING OF 225 mm AT BOTH ENDS

**3.13 EXTERNAL LINTELS TO ENGINEERS SPECIFICATION**  
TO BE CATNIC OR IS OR EQUAL AND APPROVED GALVANISED MILD STEEL LINTELS WITH MINIMUM 150/225 mm BEARINGS AT ENDS AS SPECIFIED BY ENGINEER

**3.14 STEEL BEAMS AND COLLUMS**  
IN ACCORDANCE WITH STRUCTURAL ENGINEERS DESIGN AND STRUCTURAL CALCULATIONS, STEEL BEAMS AND TO BEAR ON PRECAST CONCRETE PADSTONES TO SIZES SPECIFIED ON ENGINEERS DRAWINGS, WHEN EXPOSED TO OUTSIDE CONDITIONS ALL STEEL BEAMS TO BE GALVANISED UNLESS OTHERWISE SPECIFIED. STEEL BEAMS AND COLLUMS TO BE PROTECTED WITH 19 mm PLASTERBOARD ON SOFTWOOD GRADING WITH GALV AND 10 mm GYPSUM PLASTER FINISH. FIRE PROTECTION TO PROVIDE 1 HOUR FIRE RESISTANCE

**3.15 LEADWORK**  
LEADS TO BE COMPLYING WITH BS 12588 OF A THICKNESS CODE SUITABLE FOR THE SPECIFIED USE AS RECOMMENDED AND DETAILED IN THE CURRENT EDITION OF THE LEAD SHEET MANUAL, VOLUMES 1, 2 & 3 PUBLISHED BY THE LEAD ASSOCIATION AND BS 695. LEAD IS TO BE USED TO FORM GUTTER LININGS, VALLEY GUTTER LININGS, WEATHERINGS TO PARAPETS, APRON FLASHINGS, SHAKES AND STEP FLASHINGS, CHIMNEY FLASHINGS AND LEAD SLATES UNLESS OTHERWISE SPECIFIED

**4.1 CEILING LININGS**  
ALL CEILING TO BE LINED WITH 2 LAYERS OF 12.5mm BRITISH GYPSUM WALL BOARD WITH 100 mm MINERAL WOOL PLASTERBOARD STAGGERED TAPED AND FILLED JOINTS FINISHED WITH 2 mm GYPROC THISTLE MULTI-FINISH. GYPROC MOSTUREBOARD OF THE RELEVANT TYPE TO BE USED IN HUMID AREAS, SUCH AS KITCHENS AND BATHROOMS.

ALL SLOPING CEILING TO BE CONSTRUCTED OF 2 LAYERS OF 12.5 mm PLASTERBOARD (BOTTOM LAYER TO BE FOLG BACKED) STAGGERED TAPED AND FILLED JOINTS FINISHED WITH 2 mm GYPROC THISTLE MULTI-FINISH. GYPROC MOSTUREBOARD OF THE RELEVANT TYPE TO BE USED IN HUMID AREAS, SUCH AS KITCHENS AND BATHROOMS.

**4.2 ROOFING IN OF CONCEALED SVPS**  
USE 50x50 mm PRE-TREATED STUDS WITH MATCHING NOGGINS. ENCASE SVPS WITH 2 LAYERS OF 12.5 mm GYPROC THISTLE MULTI-FINISH BOARD AND TIGHTLY PACK VOID WITH MINERAL WOOL ACoustic INSULATION. ALLOW FOR INTUMESCENT COLLARS AROUND SVPS AT ALL PENETRATIONS THROUGH FLOORS AND WALLS

**4.3 STUDIOWORK FOR CONCEALED CISTERNS**  
USE 50x50 mm PRE-TREATED STUDS AT 400 mm CENTRES WITH MATCHING NOGGINS @ 600 mm STAGGERED. ENCASE SVPS WITH 2 LAYERS OF 12.5 mm GYPROC FRELITE BOARD

**4.4 WINDOWS - EXTERNAL FRENCH DOORS**  
UPVC/TIMBER ALUMINIUM FRAMED WINDOWS / TIC WITH CLIENTY WITH HERMETICALLY SEALED DOUBLE GLAZED UNITS 20 mm TO BS 5713 FITTED WITH TROUBLE VENTS HAVING A TOTAL AREA OF NOT LESS THAN 1000. 50.0mm FOR HABITABLE ROOMS AND 2500.50.0mm FOR KITCHENS, BATHROOMS AND UTILITY ROOMS. WINDOWS TO HAVE GLAZED OPENABLE AREA TO BE 50% IN TOTAL OF FLOOR AREA AND TO COMPLY WITH APPROVED DOCUMENT B FOR MEANS OF ESCAPE. ANY GLAZING WITHIN 800 mm OF FLOOR WITHIN DOORS AND 300 mm ADJACENT TO DOORS TO BE IN SAFETY GLASS TO BS 6262 AND BS 6206. DISCLOSED GLAZING AS INDICATED ON ELEVATIONS. GLAZING TO BE SECURE IN ACCORDANCE TO BS PAS 34:2012 AND 40:40

**4.5 INTERNAL STAIRS**  
TO STAIRS MANUFACTURERS DESIGN. TO BE CONSTRUCTED IN SOFTWOOD TO BS 585: PART 1 WITH MAXIMUM RISERS OF 160 mm AND MAXIMUM TREADS OF 275 mm. ANGLE OF STAIR NOT TO EXCEED 42 DEGREES. CLEAR HEADROOM OF 2 m ABOVE STAIR PITCH LINE TO BE MAINTAINED. STAIR GUARDRAIL HEIGHT AT LANDINGS TO BE 1100 mm AND HEIGHT OF HANDRAIL ON STAIRS TO BE MINIMUM 900 mm FROM FITCH OF STAIR. WINDERS TO HAVE MIN. TREAD WIDTH OF 50 mm x 100 mm NARROW END

**4.6 STAIRS: GUARDING, RAMPS AND EDGES OF INTERNAL FLOOR TO BE PROTECTED BY GUARDING** CONSTRUCTED SUCH THAT 100 mm SPHERE WEIGHT MASS THROUGH ANY OPENING WITHIN THE GUARDING AND DESIGN OF GUARDING WILL PREVENT CHILDREN FROM READILY BEING ABLE TO CLIMB THE GUARDING. THE GUARDING SHOULD BE ABLE TO RESIST A HORIZONTAL FORCE OF 0.3kN/m FOR FLOORS AND 0.4 kN/m FOR LANDING. HEIGHT OF GUARDING TO BE 900 mm AND 8 B SYSTEMS

**4.7 STAIRS: GUARDING, RAMPS AND EDGES OF INTERNAL FLOOR TO BE PROTECTED BY GUARDING** CONSTRUCTED SUCH THAT 100 mm SPHERE WEIGHT MASS THROUGH ANY OPENING WITHIN THE GUARDING AND DESIGN OF GUARDING WILL PREVENT CHILDREN FROM READILY BEING ABLE TO CLIMB THE GUARDING. THE GUARDING SHOULD BE ABLE TO RESIST A HORIZONTAL FORCE OF 0.3kN/m FOR FLOORS AND 0.4 kN/m FOR LANDING. HEIGHT OF GUARDING TO BE 900 mm AND 8 B SYSTEMS

**4.8 STAIRS: GUARDING, RAMPS AND EDGES OF INTERNAL FLOOR TO BE PROTECTED BY GUARDING** CONSTRUCTED SUCH THAT 100 mm SPHERE WEIGHT MASS THROUGH ANY OPENING WITHIN THE GUARDING AND DESIGN OF GUARDING WILL PREVENT CHILDREN FROM READILY BEING ABLE TO CLIMB THE GUARDING. THE GUARDING SHOULD BE ABLE TO RESIST A HORIZONTAL FORCE OF 0.3kN/m FOR FLOORS AND 0.4 kN/m FOR LANDING. HEIGHT OF GUARDING TO BE 900 mm AND 8 B SYSTEMS

**4.9 STAIRS: GUARDING, RAMPS AND EDGES OF INTERNAL FLOOR TO BE PROTECTED BY GUARDING** CONSTRUCTED SUCH THAT 100 mm SPHERE WEIGHT MASS THROUGH ANY OPENING WITHIN THE GUARDING AND DESIGN OF GUARDING WILL PREVENT CHILDREN FROM READILY BEING ABLE TO CLIMB THE GUARDING. THE GUARDING SHOULD BE ABLE TO RESIST A HORIZONTAL FORCE OF 0.3kN/m FOR FLOORS AND 0.4 kN/m FOR LANDING. HEIGHT OF GUARDING TO BE 900 mm AND 8 B SYSTEMS

**4.10 STAIRS: GUARDING, RAMPS AND EDGES OF INTERNAL FLOOR TO BE PROTECTED BY GUARDING** CONSTRUCTED SUCH THAT 100 mm SPHERE WEIGHT MASS THROUGH ANY OPENING WITHIN THE GUARDING AND DESIGN OF GUARDING WILL PREVENT CHILDREN FROM READILY BEING ABLE TO CLIMB THE GUARDING. THE GUARDING SHOULD BE ABLE TO RESIST A HORIZONTAL FORCE OF 0.3kN/m FOR FLOORS AND 0.4 kN/m FOR LANDING. HEIGHT OF GUARDING TO BE 900 mm AND 8 B SYSTEMS

**4.11 STAIRS: GUARDING, RAMPS AND EDGES OF INTERNAL FLOOR TO BE PROTECTED BY GUARDING** CONSTRUCTED SUCH THAT 100 mm SPHERE WEIGHT MASS THROUGH ANY OPENING WITHIN THE GUARDING AND DESIGN OF GUARDING WILL PREVENT CHILDREN FROM READILY BEING ABLE TO CLIMB THE GUARDING. THE GUARDING SHOULD BE ABLE TO RESIST A HORIZONTAL FORCE OF 0.3kN/m FOR FLOORS AND 0.4 kN/m FOR LANDING. HEIGHT OF GUARDING TO BE 900 mm AND 8 B SYSTEMS

**4.12 STAIRS: GUARDING, RAMPS AND EDGES OF INTERNAL FLOOR TO BE PROTECTED BY GUARDING** CONSTRUCTED SUCH THAT 100 mm SPHERE WEIGHT MASS THROUGH ANY OPENING WITHIN THE GUARDING AND DESIGN OF GUARDING WILL PREVENT CHILDREN FROM READILY BEING ABLE TO CLIMB THE GUARDING. THE GUARDING SHOULD BE ABLE TO RESIST A HORIZONTAL FORCE OF 0.3kN/m FOR FLOORS AND 0.4 kN/m FOR LANDING. HEIGHT OF GUARDING TO BE 900 mm AND 8 B SYSTEMS

**4.13 STAIRS: GUARDING, RAMPS AND EDGES OF INTERNAL FLOOR TO BE PROTECTED BY GUARDING** CONSTRUCTED SUCH THAT 100 mm SPHERE WEIGHT MASS THROUGH ANY OPENING WITHIN THE GUARDING AND DESIGN OF GUARDING WILL PREVENT CHILDREN FROM READILY BEING ABLE TO CLIMB THE GUARDING. THE GUARDING SHOULD BE ABLE TO RESIST A HORIZONTAL FORCE OF 0.3kN/m FOR FLOORS AND 0.4 kN/m FOR LANDING. HEIGHT OF GUARDING TO BE 900 mm AND 8 B SYSTEMS

**4.14 STAIRS: GUARDING, RAMPS AND EDGES OF INTERNAL FLOOR TO BE PROTECTED BY GUARDING** CONSTRUCTED SUCH THAT 100 mm SPHERE WEIGHT MASS THROUGH ANY OPENING WITHIN THE GUARDING AND DESIGN OF GUARDING WILL PREVENT CHILDREN FROM READILY BEING ABLE TO CLIMB THE GUARDING. THE GUARDING SHOULD BE ABLE TO RESIST A HORIZONTAL FORCE OF 0.3kN/m FOR FLOORS AND 0.4 kN/m FOR LANDING. HEIGHT OF GUARDING TO BE 900 mm AND 8 B SYSTEMS

**4.15 STAIRS: GUARDING, RAMPS AND EDGES OF INTERNAL FLOOR TO BE PROTECTED BY GUARDING** CONSTRUCTED SUCH THAT 100 mm SPHERE WEIGHT MASS THROUGH ANY OPENING WITHIN THE GUARDING AND DESIGN OF GUARDING WILL PREVENT CHILDREN FROM READILY BEING ABLE TO CLIMB THE GUARDING. THE GUARDING SHOULD BE ABLE TO RESIST A HORIZONTAL FORCE OF 0.3kN/m FOR FLOORS AND 0.4 kN/m FOR LANDING. HEIGHT OF GUARDING TO BE 900 mm AND 8 B SYSTEMS

**4.16 STAIRS: GUARDING, RAMPS AND EDGES OF INTERNAL FLOOR TO BE PROTECTED BY GUARDING** CONSTRUCTED SUCH THAT 100 mm SPHERE WEIGHT MASS THROUGH ANY OPENING WITHIN THE GUARDING AND DESIGN OF GUARDING WILL PREVENT CHILDREN FROM READILY BEING ABLE TO CLIMB THE GUARDING. THE GUARDING SHOULD BE ABLE TO RESIST A HORIZONTAL FORCE OF 0.3kN/m FOR FLOORS AND 0.4 kN/m FOR LANDING. HEIGHT OF GUARDING TO BE 900 mm AND 8 B SYSTEMS

**4.17 STAIRS: GUARDING, RAMPS AND EDGES OF INTERNAL FLOOR TO BE PROTECTED BY GUARDING** CONSTRUCTED SUCH THAT 100 mm SPHERE WEIGHT MASS THROUGH ANY OPENING WITHIN THE GUARDING AND DESIGN OF GUARDING WILL PREVENT CHILDREN FROM READILY BEING ABLE TO CLIMB THE GUARDING. THE GUARDING SHOULD BE ABLE TO RESIST A HORIZONTAL FORCE OF 0.3kN/m FOR FLOORS AND 0.4 kN/m FOR LANDING. HEIGHT OF GUARDING TO BE 900 mm AND 8 B SYSTEMS

**4.18 STAIRS: GUARDING, RAMPS AND EDGES OF INTERNAL FLOOR TO BE PROTECTED BY GUARDING** CONSTRUCTED SUCH THAT 100 mm SPHERE WEIGHT MASS THROUGH ANY OPENING WITHIN THE GUARDING AND DESIGN OF GUARDING WILL PREVENT CHILDREN FROM READILY BEING ABLE TO CLIMB THE GUARDING. THE GUARDING SHOULD BE ABLE TO RESIST A HORIZONTAL FORCE OF 0.3kN/m FOR FLOORS AND 0.4 kN/m FOR LANDING. HEIGHT OF GUARDING TO BE 900 mm AND 8 B SYSTEMS

**4.19 STAIRS: GUARDING, RAMPS AND EDGES OF INTERNAL FLOOR TO BE PROTECTED BY GUARDING** CONSTRUCTED SUCH THAT 100 mm SPHERE WEIGHT MASS THROUGH ANY OPENING WITHIN THE GUARDING AND DESIGN OF GUARDING WILL PREVENT CHILDREN FROM READILY BEING ABLE TO CLIMB THE GUARDING. THE GUARDING SHOULD BE ABLE TO RESIST A HORIZONTAL FORCE OF 0.3kN/m FOR FLOORS AND 0.4 kN/m FOR LANDING. HEIGHT OF GUARDING TO BE 900 mm AND 8 B SYSTEMS

**4.20 STAIRS: GUARDING, RAMPS AND EDGES OF INTERNAL FLOOR TO BE PROTECTED BY GUARDING** CONSTRUCTED SUCH THAT 100 mm SPHERE WEIGHT MASS THROUGH ANY OPENING WITHIN THE GUARDING AND DESIGN OF GUARDING WILL PREVENT CHILDREN FROM READILY BEING ABLE TO CLIMB THE GUARDING. THE GUARDING SHOULD BE ABLE TO RESIST A HORIZONTAL FORCE OF 0.3kN/m FOR FLOORS AND 0.4 kN/m FOR LANDING. HEIGHT OF GUARDING TO BE 900 mm AND 8 B SYSTEMS

**4.21 STAIRS: GUARDING, RAMPS AND EDGES OF INTERNAL FLOOR TO BE PROTECTED BY GUARDING** CONSTRUCTED SUCH THAT 100 mm SPHERE WEIGHT MASS THROUGH ANY OPENING WITHIN THE GUARDING AND DESIGN OF GUARDING WILL PREVENT CHILDREN FROM READILY BEING ABLE TO CLIMB THE GUARDING. THE GUARDING SHOULD BE ABLE TO RESIST A HORIZONTAL FORCE OF 0.3kN/m FOR FLOORS AND 0.4 kN/m FOR LANDING. HEIGHT OF GUARDING TO BE 900 mm AND 8 B SYSTEMS

**4.22 STAIRS: GUARD**