

Ground & Basement

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

Open Plan Ground & Basement 5,904 sq. ft. For Sale/To Let in Hackney, E2.

5,904 sq ft

(548.50 sq m)

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

Ground & Basement, 201-203 Hackney Road, Shoreditch, London, E2 8JL

Summary

-		
Available Size	5,904 sq ft	
Rent	£135,000 per annum	
Price	£2,000,000	
Business Rates	Not Yet Assessed	
Service Charge	N/A	
VAT	Applicable	
Legal Fees	Each party to bear their own costs	
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days	

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Rent	Price	Availability
Unit - Basement	5,904	548.50	£135,000 /annum	£2,000,000	Available
Total	5.904	548.50			

Description

Situated prominently on Hackney Road, this expansive commercial property, now known as Stonemakers Yard following recent redevelopment, offers a generous 5,904 sq ft of basement space. Boasting ceilings exceeding 3 meters in height, its open-plan design lends itself well to a multitude of purposes, whether retail or office. Additionally, the provision for a complete extraction and air conditioning system makes it an ideal venue for a restaurant, café, bar, or gym.

Location

Nestled near Columbia Road, this unit sits at the cusp of the City Fringe, offering superb accessibility by foot, bike, or public transit to both the lively local community and central London. Enveloped by an array of independent establishments, from shops to eateries, and set amidst the vibrant markets of East London, this commercial space thrives within a bustling business hub.







Viewing & Further Information

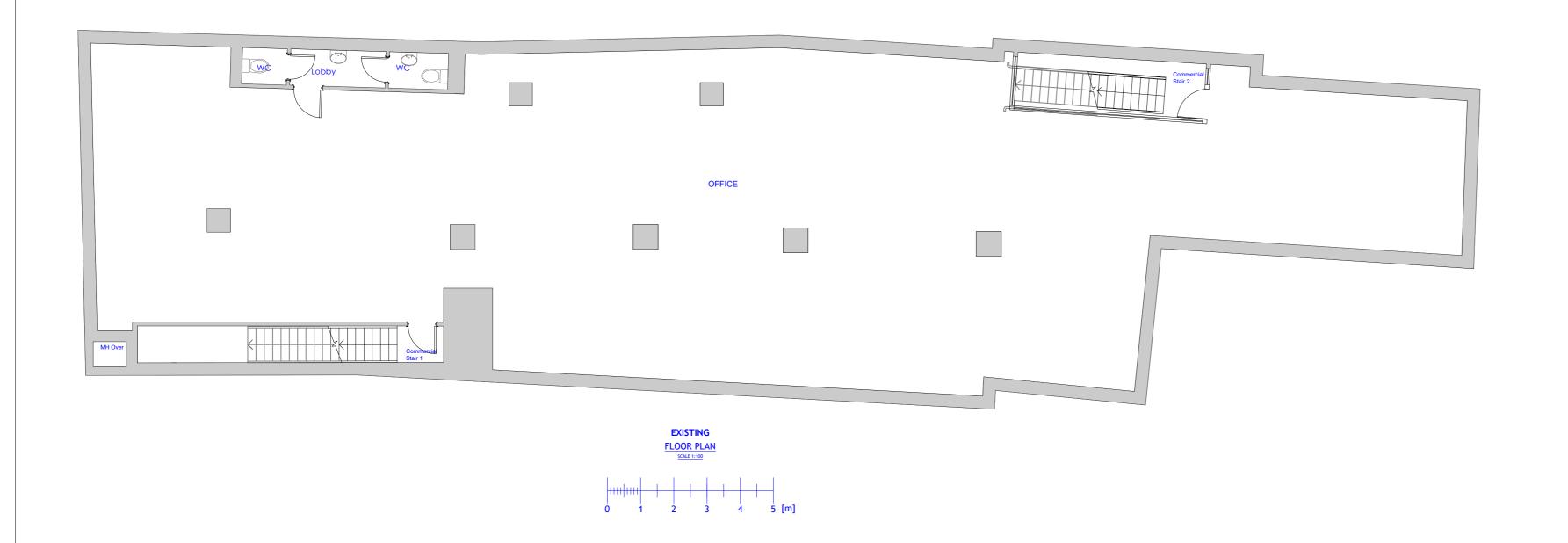


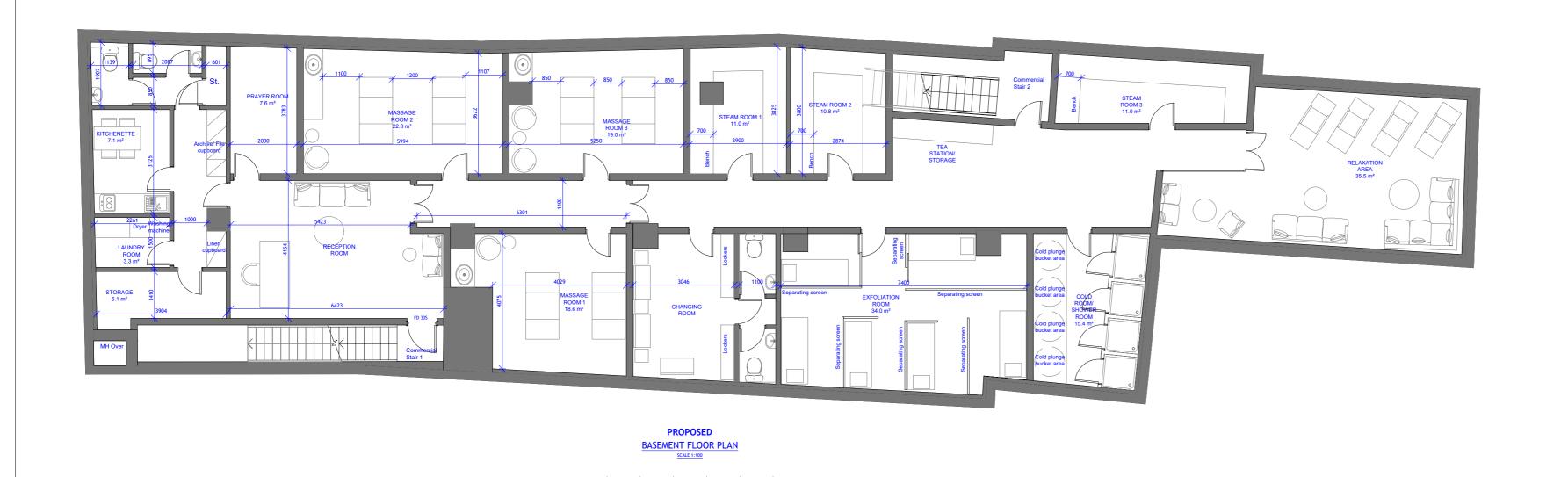
George Sarantis020 7613 4044 | 0731 1077 549 george@fyfemcdade.com



Quba Medford 07912883110 quba@fyfemcdade.com

adara





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	DRAWN BY
1:100 at A2	AB
DATE	CHECKED BY
March 2024	DD

DRAWING NO. 2013HR - 101

adara

LEGEND STRUCTURE

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/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 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(M2K)

EXISTING WALLS TO BE RETAINED

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 SINIAT
ACCOUSTIC 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

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

UNDERSIDE OF SLAB/ROOF PACKED WITH FIREPROOFED

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

FD 20 FIRE DOOR 20 MINUTES

FD 30S

30MIN FIRE DOOR (COLD SMOKE SEAL,
INTUMESCENT STRIP & OVERHEAD COMPLIANT
SELF-CLOSER)

EMERGENCY LIGHTING

SMOKE DETECTOR

HEAT DETECTOR

FIRE EXIT SIGN

E.M.

LEGEND ELECTRICS

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

FUSED SPUR SOCKET

II - SMOKE DETECTORS & ALARM SYSTEM TO BE IN CIRCULATION AREAS. THESE SHOULD BE WIRED TO AN INDEPENDENT CIRCUIT,

ONE WAY DIMABLE LIGHT SWITCH

INTERLINKED & HAVE A BATTERY BACK-UP.
CONTRACTOR TO PROVIDE

TWO WAY DIMABLE LIGHT SWITCH

INSTALLATION & COMMISSIONING CERTIFICATE ON COMPLETION.

III - THIS DRAWING ILLUSTRATES APPROXIMATE POSITION OF ALL FITTINGS AND THE FINAL

E.M. EMERGENCY LIGHT

TELEPHONE POINT

TV POINT

VIDEO ENTRY INTERCOM MONITOR

VIDEO ENTRY INTERCOM MON

ELECTRICAL RADIATOR

COMPLETE WITH EARTHING TERMINAL.

V - LIGHTING SWITCHES (CLIENT TO
CONFIRM & CONTRACTOR TO ALLOW FOR S/S
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

SETTING OUT TO BE AGREED ON SITE WITH

IV - SWITCH SOCKET OUTLETS (CLIENT TO

CONFIRM & CONTRACTOR TO ALLOW FOR S/S

FINISH) OR SIMILAR APPROVED INSTALLED IN

FLUSH MOUNTED STEEL ACCESSORY BOXES

I - ALL WIRING & ELECTRICAL WORK TO BE

DESIGNED, INSTALLED, INSPECTED &

TESTED IN ACCORDANCE WITH THE

REQUIREMENTS OF BS7671: 2001 -

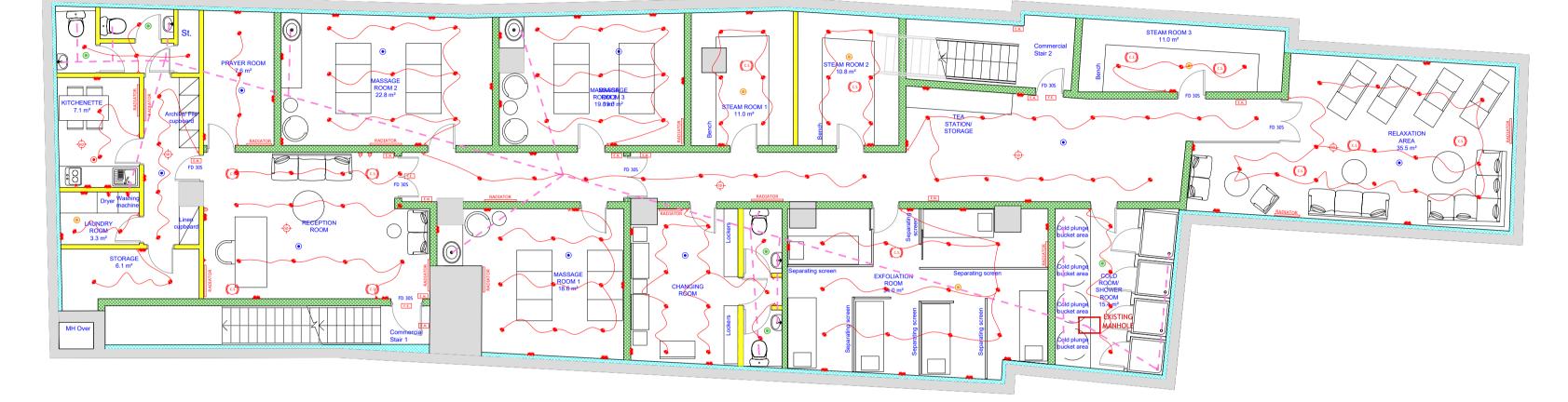
VIII - LIGHTING DESIGN IS INDICATIVE ONLY.
ELECTRICAL ENGINEER TO FINALISE &
CONFIRM LUX LEVELS
IX - ALL LIGHT FITTINGS TO BE CONFIRMED BY

OTHERWISE STATED ON THE DRAWING.

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.

VENTILATION OF THE UNIT TO BE DUCTED TO EXTERNAL ATMOSPHERE WITH A MIN. CAPACITY OF 92L/SEC OVER-RUN FACILITY.

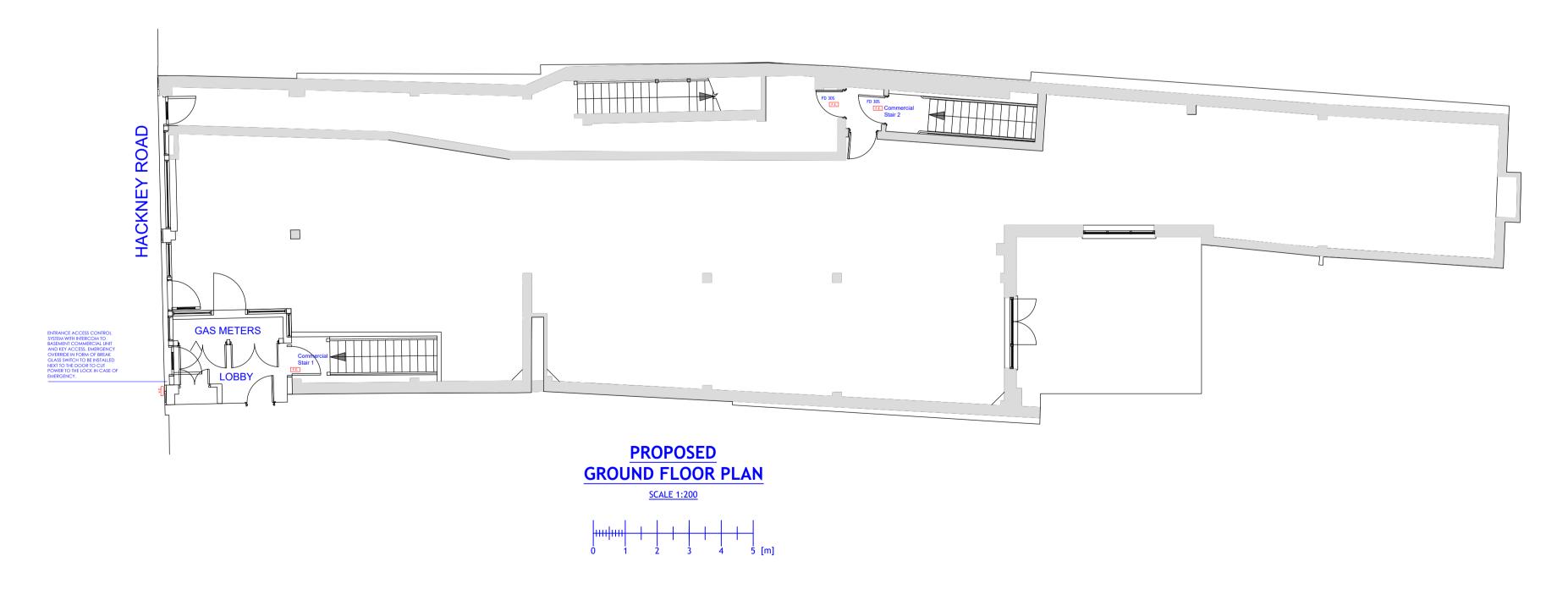
DETAILED DESIGN AND CALCULATIONS TO BE PROVIDED BY SPECIALIST DESIGNER OR WENTILATION SYSTEM SUPPLIER. MECHANICAL SMOKE EXTRACT TO BE INSTALLED TO MANUPACTURERS SPECIFICATIONS AND TO COMPLY WITH THE CURRENT BUILDING REGULATIONS. IT SHOULD GIVE AT LEAST AIR CHANGES PER HOUR, IT SHOULD BE ABLE TO HANDLE GIVEN THE STANDLED TO THE OFFICE OF THE OFFICE OF THE OFFICE OF THE OFFICE OF



BASEMENT FLOOR PLAN

SCALE 1:100

11111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1111 | 1



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

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

KEVI	SION	
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
- 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.

STATUSBuilding Regulations

SCALE

DRAWING TITLE

Proposed ground and basement floor plans

PROJECT ADDRESS

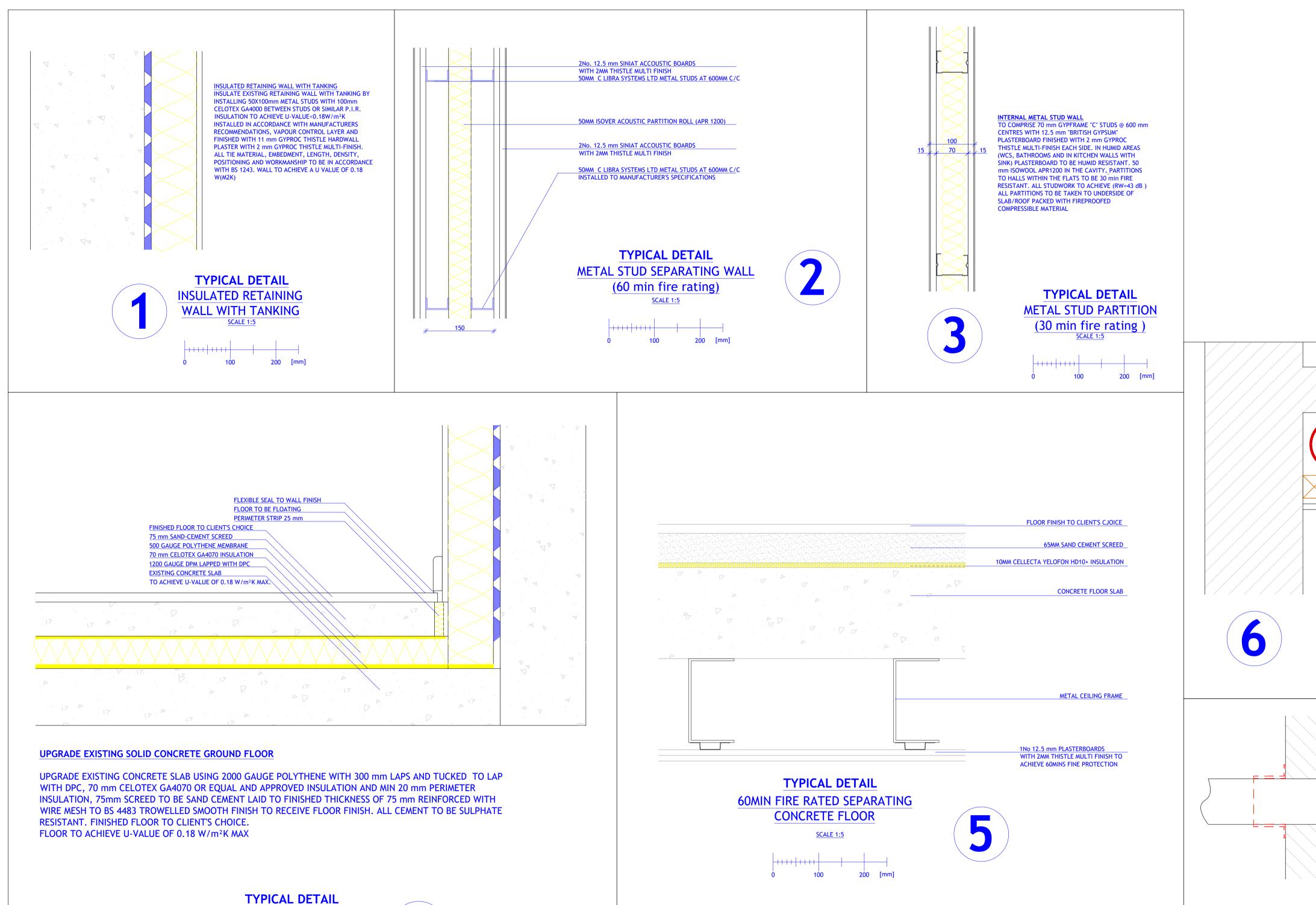
201-203 Hackney Road, London, E2 8JL

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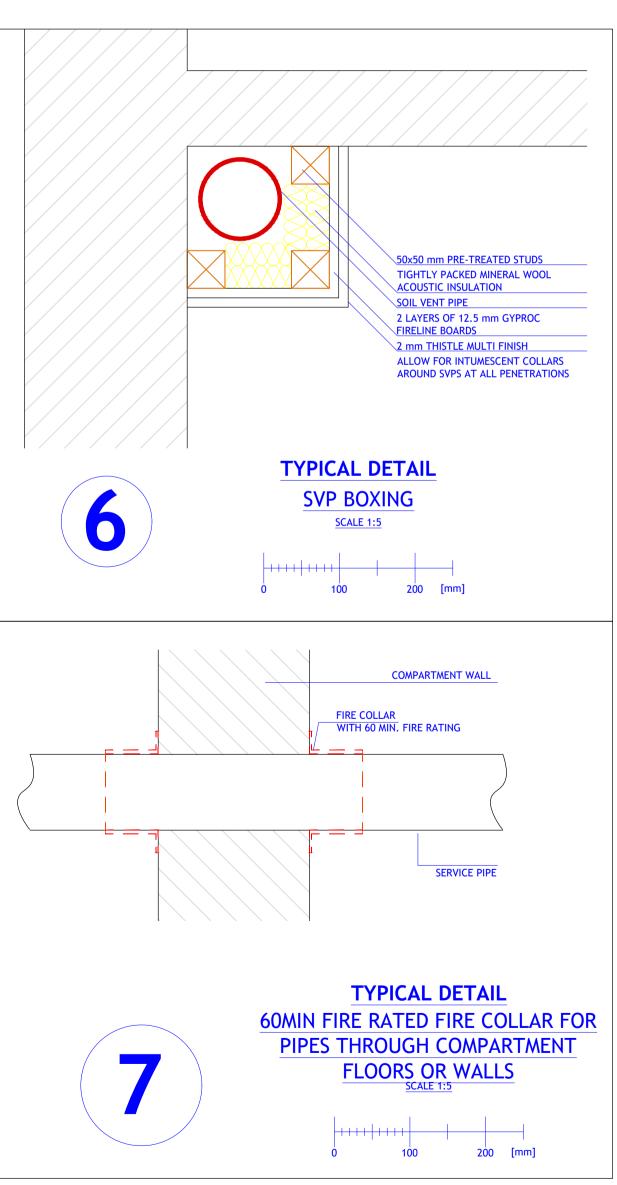
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DATE March 2024	CHECKED BY DD
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DRAWING NO. 2013HR - BR - 01

adara



WALL/FLOOR JUNCTION



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

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
- 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.
- 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.

STATUSBuilding Regulations

DRAWING TITLE

Typical details

PROJECT ADDRESS

201-203 Hackney Road, London, E2 8JL

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

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 I ACCORDANCE WITH THE SPECIFICATION AND STANDARD CONTRAC ELIMINARIES WHERE APPLICABLE. WHERE MATERIALS, ARTICLES AND/OR WORKMANSHIP ARE SPECIFIED THEY ARE TO BE IN ACCORDANCE WITH URRENT BRITISH STANDARDS, CODES OF PRACTICE. NATIONAL BUILDING SPECIFICATION AND GOOD BUILDING PRACTICE

1.2 STATUTORY REQUIREMENTS
BEFORE DEVELOPMENT COMMENCES CONTRACTOR SHALL ENSURE ALL STATISTORY PERMISSIONS (PLANNING AND BUILDING REGS FULL PLANS) 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

1.4 BUILDING REGULATIONS
THE CONTRACTOR SHALL ENSURE THAT ALL WORKS ARE CARRIED OUT IN ACCORDANCE WITH THE CURRENT NHBC STANDARDS AND THE APPROVED OCUMENTS OF THE BUILDING REGULATIONS 2010 AND WITH THE NHBC OR BUILDING INSPECTORS APPROVAL. THE CONTRACTOR SHALL MAKE ALL COMMENCEMENT NOTICES TO BE SERVED AND FOR APPROPRIATE

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

THE CONTRACTOR IS ENTIRELY RESPONSIBLE 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 ESSARY TEMPORARY WORKS AND SHALL ADVISE BOTH THE ARCHITE AND C & R DESIGN AT LEAST TEN WORKING DAYS FROM COMMENCEMENT O OF CONSTRUCTION FOR THE WORKS. LINDER NO CIRCUMSTANCES WILL AN STRUCTURAL ALTERATIONS BE CARRIED OUT PRIOR TO THE STRUCTURAL ENGINEER COMMENTING ON THE CONTRACTORS TEMPORARY WORKS

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

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 THE CONTRACTOR IS TO TAKE ACCOUNT OF TOLERANCES DETAILED ELSEWHERE ON THE DRAWINGS, APPENDED 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 WHERE REFERENCES TO THE ABOVE ARE MADE IT SHALL BE INFERRED 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 MANUFACTURER'S INSTRUCTIONS, SPECIFICATION AND DETAILS. SUNDRY ITEMS TO BE USED AS RECOMMENDED

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

.12 HEALTH AND SAFETY
NLL WORKS TO BE CARRIED OUT IN ACCCORDANCE WIYTH HEALTH AND

1.13 <mark>SPECIFICATION</mark> NOTHING INCLUDED OR OMITTED FROM THIS OUTLINE SPECIFICATION WILL RELIEVE THE CONTRACTOR OF HIS DUTY TO CARRY OUT THE WORKS IN ACCORDANCE WITH CURRENT STANDARDS OF SAFETY AND GOOD BUILDING

.1 **DEMOLITION** EMOLITION IS TO BE CARRIED OUT TO AND IN ACCORDANCE WITH BS 6187: 1982, HEALTH AND SAFETY EXECUTIVE GUIDANCE NOTE GS 29/1 PARAGRAP 2, AND ANY OTHER RELEVANT STATUTORY UNDERTAKINGS OR

DEMOLITION IS TO BE LINDERTAKEN IN THE REVERSE ORDER OF CONSTRUCTION. NO PART OF THE STRUCTURE IS TO BE LEFT IN AN ISUPPORTED CONDITION OVERNIGHT OR FOR LONG PERIODS DEMOLITION IS TO BE UNDERTAKEN IN A MANNER WHICH AVOIDS EXCESSIVE ALL WORK IS TO BE WELL-WATERED TO MINIMISE DUST. ALL MATERIAL IS TO BE CARTED 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 CARRIED OUT TO THE SATISFACTION OF THE BUILDING OR NHBC INSPECTOR. PROVIDE SUPPORT AND PROTECTION TO EXISTING WALLS, FOUNDATIONS AND EXCAVATIONS DURING EXCAVATION WORKS. TO COMPLY WITH HEALTH AND SAFFTY REGULATIONS. METHOD STATEMENTS FOR EXCAVATIONS TO BE PROVIDED WHERE REQUESTED IN CONTRACT DOCUMENTATION

2.3 BACKFILLING BACKFILL ANY EXCAVATIONS FOR FOUNDATIONS TAKEN DEEPER THAN REQUIRED WITH LEAN MIX CONCRETE. EXCAVATIONS OTHER THAN ATIONS 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 BS SIEVE AND ONE OF THE FOLLOWING RUSHED CONCRETE, BRICK OR TILE, FREE FROM OLD PLASTER OR GRAVE SPREAD AND LEVEL BOTH BACKFILLING AND GENERAL FILLING IN LAYERS VIBRATORY ROLLER, VIBRATING PLATE COMPACTOR, VIBRO-TAMPER, POWER RAMMER OR OTHER SUITABLE MEANS APPROPRIATE TO THE AREA BEING

1.4 INSITU 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 2 SULPHATE CONDITIONS" CONCRETE FOR REINFORCED CONCRETE STRUCTURES, INCLUDING GROUND BEARING SLABS, IS TO BE DESIGNATED MIX RC35 TO BS 5328. CONCRETE FOR THE ENCASEMENT OF STEEL BEAMS AND FOR PADSTONES IS

THE USE OF SITE MIXED CONCRETE FOR STRUCTURAL ELEMENTS MAY ONLY ENGINEER. BATCHING AND MIXING EQUIPMENT WILL NEED TO COMPLY WITH BS 1035 AND BS 4251.
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.

DO NOT PLACE CONCRETE WHEN THE AMBIENT AIR TEMPERATURE IS LESS ALL HOLES SHALL BE FORMED AND ALL INSERTS CAST IN 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

BEFORE PLACING STRUCTURAL CONCRETE (NOT BLINDING) ON HARDCORE OR OTHER ABSORBENT SUBSTRATES LAY BUILDING PAPER TO BS 1521 CLASS 3 OR POLYTHENE SHEET 250 MICRONS THICK. LAP EDGES 150mm. THIS IS

NSHIP 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 A MINIMUM OF CLASS 3 CLAY BRICKS 20 N/mm²) SET IN 1:1:6 MORTAR, UNLESS NOTED OTHERWISE ON THE NEW BLOCKWORK ABOVE DPC IS TO BE OF MINIMUM STRENGTH OF 5 N/mm²

SET IN 1:1:6 MORTAR, UNLESS NOTED OTHERWISE ON THE DRAWINGS. DO NOT LAY MASONRY WHEN THE AMBIENT AIR TEMPERATURE IS LESS THAN ARRY UP WORK WITH NO PORTION OR SECTION OF WALL MORE THAN 1.2m ABOVE ANOTHER AT ANY TIME, RAKING BACK BETWEEN LEVELS. DO NOT CARRY UP WORK HIGHER THAN 1.5m IN ONE DAY.

SPACING OF MOVEMENT JOINTS IN BRICKWORK ARE NOT TZ `O EXCEED 6.0m AND 3.0m FROM A CORNER, UNLESS BED JOINT REINFORCEMENT IS PROVIDED OR THE MANUFACTURER RECOMMENDS OTHERWISE.
SPACING OF MOVEMENT JOINTS IN BLOCKWORK ARE NOT TO EXCEED 12.0 m ND 6.0m FROM A CORNER), UNLESS BED JOINT REINFORCEMENT IS ROVIDED OR THE MANUFACTURER RECOMMENDS OTHERWISE. MORTAR TO BE GRADE DESIGNATION (iii) EXCEPT AS FOLLOWS: BELOW DPC LEVEL - DESIGNATION (i)

2.6 STRUCTURAL TIMBER
NEW TIMBER IN THE WORKS IS TO BE SELECTED STRUCTURAL TIMBER NOT RIOR TO EUROPEAN REDWOOD/WHITEWOOD GRADE C24 TO BS 5268: 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 ESSURE IMPREGNATED WITH PRESERVATIVE TO BS 5268: PART 5 AND THE MANUFACTURER'S RECOMMENDATIONS

PARAPETS - DESIGNATION (ii)

DOUBLED UP JOISTS AND REFTERS BOLTED TOGETHER WITH M12 BOLTS GRADE 8.8 @ 600 C/C WITH DOUBLE SIDED TIMBER CONNECTORS. NEW STRUCTURAL TIMBER IN INTERNAL DRY ENVIRONMENTS IS TO BE DOUBLE VACUUM IMPREGNATED WITH PRESERVATIVE TO BS 5268: PART AND THE MANUFACTURER'S RECOMMENDATIONS. CUT ENDS ARE TO BE OROUGHLY TREATED WITH BRUSH APPLIED COATS OF APPROPRIATE PRESERVATIVE BEFORE FIXING. STRUCTURAL TIMBERS MAY ONLY BE DRILLED OR CUT FOR SERVICES AS NOTED BELOW:

NOTCHES 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 HOLES IN THE JOISTS ARE TO BE ALONG THE CENTRE WITH MAXIMUM DIAMETER OF 0.125 OF THE JOIST DEPTH.
UNLESS NOTED OTHERWISE ON DRAWINGS JOISTS TO BE SUPPORTED ON ROPRIETARY HANGERS TO BS 6178 PART 1, SIZE TO SUIT JOIST. ALL EXISTING TIMBERS ARE TO BE INSPECTED AT THE REGINNING OF THE WORKS BY A SPECIALIST SUB-CONTRACTOR FOR ROT AND INFESTATIO 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 PLATES ARE RE-NAILED IN ORDER TO ENHANCE THE ORIGINAL FRAMED CONSTRUCTION JOINTS. RAL RESTRAINT STRAPS GALVANISED MILD STEEL TO BE 30 \times 5mm ROSS SECTION 1200mm LONG INCLUDING 100mm TURNDOWN. FOR STRAPS PARALLEL TO JOISTS STRAPS TO HAVE AN ADDITIONAL HALF TWIST TO ALLOW THEM TO BE FIXED TO SIDE OF JOISTS THEN TURN TO PASS HROUGH BED JOINT OF WALL ADJACENT TO THE JOIST HANGER. FIX TO JOIST WITH MINIMUM FOUR 8 GAUGE SHERADIZED COUNTERSUNK SCREW LY SPREAD. STRAPS TO BE AT 1200mm SPACING FOR ALL FLOORS FOR STRAPS PERPENDICULAR TO SPAN OF JOIST FIX NOGGINS BENEATH RAP POSITION. NOGGINS TO BE MINIMUM THREE-QUARTERS DEPTH OF JOIST AND TIGHTLY FITTED. PACK GAP BETWEEN END JOIST AND WALL NOTCH JOISTS TO ALLOW STRAPS TO FIT FLUSH WITH SURFACE. STRAPS TO BE AT 1200mm SPACING FOR ALL FLOORS. ENSURE THAT TURNDOWN END OF STRAP IS IN TIGHT CONTACT WITH

INCLUDING 100mm TURNDOWN FOR STRAPS FIXED TO WALL PLATE. FIX TO TIMBER WITH MINIMUM THREE NAILS OR SCREWS. PLUG AND SCREW TO WALL WITH MINIMUM 6 x No. 12 x 50mm SCREWS. STRAPS TO BE AT 1200mm SPACING AROUND PERIMETER OF ROOF. DOUBLE UP JOISTS UNDER NEW PARTITIONS RUNNING PARALLEL 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 THE DRAWINGS. ROVIDE SOLID NOGGINS UNDER NEW PARTITIONS RUNNING PERPENDICULAR TO THE JOIST SPAN. N ALL NEW TIMBER FLOORS FULL DEPTH NOGGINS 50 mm WIDE ARE TO BE

CAVITY FACE OF WALL INNER LEAF, POINTING DOWNWARDS.

PROVIDED ALONG LINES OF SUPPORT AND AT MID SPAN FOR SPANS CEEDING OVER 2500 mm AND AT 1/3 AND 2/3 SPAN POSITIONS FOR SPANS EXCEEDING 4500 mm, UNLESS NOTED OTHERWISE ON THE DRAWINGS. N EXISTING FLOORS NEW NOGGINS ARE TO BE PROVIDED AS NOTED ABOVE UNLESS OTHERWISE INDICATED ON THE DRAWINGS. NEW STUD WALLS TO BE CONSTRUCTED USING 50 x 100 STUDS @ 400 C/C WITH 100 x 50 HEAD AND SOLE PLATES, UNLESS NO DRAWINGS. SOLID NOGGINS TO BE PROVIDED AT 1/3 POINTS IN HEIGHT OF

..<mark>7 STEELWORK</mark> ILL WORKMANSHIP IS TO COMPLY WITH BS 5950: PART 2 AND THE STRUCTURAL STEELWORK SPECIFICATION BY BRITISH STEE ALL STRUCTURAL STEEL SECTIONS ARE TO BE GRADE \$275, UNLESS NOTED ALL BOLTS ARE TO BE GRADE 8.8 PRECISION BOLTS TO BS 3692. BOLTS TO HAVE A CLASS 1 SHERARDISED FINISH TO BS 4921. ALL WELDING IS TO COMPLY WITH BS 5135. SITE WELDING SHALL NOT BE ITTED EXCEPT WITH THE WRITTEN APPROVAL OF THE STRUCTURAL 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 FABRICATORS. IN ACCORDANCE TH GOOD PRACTICE AND USING A MINIMUM OF 2 × 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. WIPE OVER PREPARED AREA WITH CLEANSER THINNERS (E.G. THINNER NO.5 BY LEIGH'S PAINTS) IMMEDIATELY PRIOR TO PAINTING. OVER A CLEANED SURFACE APPLY A PRIMER COAT OF: HIGH BUILD EPOXY ALUMINIUM PRIMER (E.G. EPIGRIP M902 BY LEIGH'S PAINTS) TO A DRY FILM THICKNESS OF 125 MICRONS AFTER PRIMER HAS CURED TO AN OVERCOATABLE CONDITION, APPLY AN ADDITIONAL COAT OF EPIGRIP M902 TO A DRY FILM THICKNESS OF 125 ANY PROPOSED ALTERNATIVE PAINT SUPPLIER TO LEIGH'S PAINTS SHALL BE UBJECT TO THE PRIOR APPROVAL OF THE ENGINEER. ALL NEW INTERNAL STEELWORK IS TO BE BLAST CLEANED AS CLAUSE 720 TO BS 7079 : PART A1 PREPARATION GRADE SA2½ (ENSURE ADEQUATE SURFACE PROFILE) IN ORDER TO REMOVAL ALL MILL SCALE, RUST, OIL, GREASE ETC., AND PAINTED WITH LEIGH'S EPIGRIP C400 COMPLIANT EPOXY PRIMER AT 75 WICRONS DFT. BEFORE ERECTION, UNLESS NOTED OTHERWISE ON THE

ENDS OF BEAMS WHICH ARE BUILT INTO THE INNER LEAF OF A CAVITY WALL OR INTO SOLID BRICK WALLS ARE TO BE PAINTED WITH AN ADDITIONAL COAT ON SITE OF LEIGH'S EPIGRIP K267 M10 BY LEIGH'S PAINTS TO DRY FILM HICKNESS 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 GALVANISING. STEELWORK TO BE BLAST CLEANED TO BS 4232, THIRD QUALITY (FOR ROUGHNESS) USING CHILLED IRON GRIT GRADE G24, FOLLOWED BY ACID PICKLING. THEN GALVANISED TO BS 729 WITH MINIMUM VERAGE COATING THICKNESS OF 140 MICRONS. FIRE PROTECTION TO ALL STEELWORK IS TO BE LEIGH'S PAINTS FIRETEX SYSTEM TO PROVIDE 120 MINUTES FIRE RATING TO BE GEN 3 TO BS 5328 WITH 10 mm MAXIMUM AGGREGATE AND 260 kG/m³ OADING THICKNESSES CAN BE OBTAINED DIRECTLY FROM LEIGH'S PAINTS 01204 521 771) THESE WILL 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 D98 MESH PRIOR TO CONCRETING. PROVIDE A MINIMUM 100 mm OF CONCRETE TO THE EEL BEAM. SEE CONCRETE SPECIFICATION FOR MIX REQUIRE NSURE THAT INSIDES OF HOLLOW SECTIONS ARE DRY AND CLEAR OF DEBRIS, BEFORE SEALING ENDS AND OPENINGS. HERE MILD AND STAINLESS STEELS ARE IN CONTACT BI-METALLIC CORROSION IS TO BE AVOIDED USING AN ISOLATING MATERIAL BETWEEN THE RENT METALS. ALSO PROVIDE NON-CONDUCTIVE WATERPROOF GASKETS AND NYLON WASHERS AND BUSHES. FOR BEAMS WHICH ARE ECCENTRICALLY LOADED PARTICULAR ATTENTION

SHOULD BE MADE TO ANY PROPPING REQUIREMENTS REQUIRED DURING

IN DOUBT CONFIRM BEFORE PROCEEDING

ONSTRUCTION. BEAMS MAY NEED TO BE PROPPED AT THIRD POINTS UNT RESTRAINT TO THE TOP FLANGE CAN BE ASSUMED. IF THE CONTRACTOR IS EW FOUNDATIONS TO BE IN ACCORDANCE WITH THE STRUCTURAL

ENGINEER'S DETAILS AND CALCULATIONS AND PILING CONTRACTOR'S DETAIL (IF APPLIES). CONCRETE FOUNDATIONS SHALL BE COMPOSED OF CEMENT, FINE AND COURSE AGGREGATE AND THE MINIMUM QUANTITY OF WATER REQUIRED TO PRODUCE A WORKABLE MIX TO A UNIFORM CONSISTENCY IN PORTIONS AS SPECIFIED BY THE STRUCTURAL ENGINEER OR PILING CONTRACTOR: MIX TO BS 5328 SUITABLE FOR BEAM CASINGS, PRECAST AND USED BELOW GROUND TO BE SULPHATE RESISTANT, NO CONCRETE SHALL BE MIXED OR PLACED WHEN THE SHADE TEMPERATURE IS BELOW 5°C ON A RISING THERMOMETER, NOR IN CASES OF PREDICTED OR PROTRACTED FROST. ALL IN ACCORDANCE WITH BS 8110 AND BS 8004. FOUNDATIONS NOT TO ENCROACH BOUNDARY

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 Omm 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 35 mm VOID I.E. 75 mm THICK CLAYMASTER OR SIMILAR APPROVED. THE COMPRESSIBLE MATERIAL IS TO BE POSITIONED 500 mm ABOVE THE BOTTOM OF THE

3.2 RESTRAINT STRAPS

CATNIC 30 x 5 mm HORIZONTAL AND 30 x 2.5 mm VERTICAL RESTRAINT STRAPS FIXED WITH 3.35 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 B ENGINEERING

BRICKWORK TO BS 3921 UNLESS OTHERWISE SPECIFIED, AND LAID WITH SULPHATE RESISTING CEMENT TO BS 4027 3.4 DAMP PROOF COURSE ALL EXTERNAL BRICKWORK SHALL INCLUDE RUBEROID HYLOAD

MORTARMATCH HIGH PERFORMANCE POLYMETRIC DAMP PROOF COURSE (DPC) TO COMPLY WITH BS 5628: PART 3, BS 8000: PART 3 AND BS 8215. TO BE INSTALLED NOT LESS THAN 150 mm ABOVE EXTERNAL GROUND LEVELS.
DAMP PROOF MEMBRANE (DPM) TO LAP WITH DAMP PROOF COURSE (DPC) IN WALL AND ALLOW DPC TO HANG OVER DPM. ALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS

3.5 DAMP PROOF MEMBRANE (DPM)
TO COMPRISE RUBEROID PLASPRUFE 2000SA HIGH DENSITY POLYETHYLENE
FILM COATED WITH POLYMER MODIFIED BITUMEN DAMP PROOF MEMBRANE (DPM), BAA CERTIFICATE NO 95/3144. MINIMUM LAP 100 mm FULLY BOND BY SELF ADDESION OR LIGHT TORCHING, MEMBRANE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE REQUIREMENTS OF BS 8102. MEMBRANE NOT TO BE APPLIED WHEN THE SURFACE TEMPERATURE OF THE SUBSTRATE FALLS BELOW 5°C

3.6 CONCRETE FILL TO BASE OF CAVITY
FILL CAVITIES WITH CONCRETE MIX TO BS 5328 STANDARD MIX ST4, HIGH WORKABILITY. SULPHATE RESISTING DESIGNATION IN ACCORDANCE WITH SOIL SULPHATE CLASS. MAINTAIN 75 mm BETWEEN TOP OF FILL AND EXTERNAL GROUND LEVEL AND A MINIMUM OF 225 mm BETWEEN TOP OF FILL AND GROUND LEVEL DPC. FORM OPEN PERPEND JOINT 75 mm ABOVE

3.7 WEEP HOLES IN CAVITY WALLS
FORM WITH BS POLYPROPYLENE PERPENDS, CAVITY TRAYS LTD OR EQUAL AND APPROVED AT 450 mm CENTRES IMMEDIATELY ABOVE BASE OF CAVITY, EXTERNAL OPENINGS AND STEPPED DPCS, PROVIDE NOT LESS THAN TWO WEEP HOLES ABOVE OPENINGS. INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS

3.8CAVITY WALL CLOSERS
ALL CAVITY WALL REVEALS TO BE CLOSED WITH THERMABATE 100 OR VERTICAL RESTRAINT STRAPS (FOR ROOFS) TO BE 30 x 2.5mm x 1100 LONG EQUAL AND APPROVED INSULATED CAVITY WALL CLOSERS 100 x 42 mm 3.9 CAVITY FIRESTOPS

> CAVITY TRAYS LTD OR EQUAL AND APPROVED CAVITY TRAYS TO BE PROVIDED AT ALL INTERRUPTIONS TO THE CAVITY EG. WINDOW AND DOOR OPENINGS, AIR BRICKS UNLESS OTHERWISE PROTECTED. TRAY TO PROJECT 25 mm BEYOND THE OUTER FACE OF CAVITY CLOSURE, HAVE AN OVERALL MINIMUM UPSTAND FROM INSIDE FACE OF THE OUTER LEAF TO THE OUTSIDE OF THE INNER LEAF OF 140 mm, BE SHAPED TO PROVIDE 100 mm VERTICAL PROTECTION ABOVE A POINT WHERE MORTAR DROPPINGS COULD COLLECT

00/150/215 mm TOPBLOCK TOPLITE BLOCKWORK OR SIMILAR AND APPROVED WITH COMPRESSIVE STRENGTH AS SPECIFIED BY STRUCTURAL WITH 2 mm GYPROC THISTLE MULTI-FINISH

3.12 WALL STARTERS/CONNECTORS
WHERE PROPOSED STRUCTURE MEETS EXISTING STRUCTURE PROVIDE VERTICAL MOVEMENT JOINTS USING STAINLESS STEEL CATNIC STRONGHOLD WALL CONNECTORS ANCHOR SYSTEM PROFILE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND BS 5628. THE VERTICAL JOINT TO BE WEATHERSEALED USING FOSROC LTD, THIOFLEX POLYSULPHIDE SEALANT TO BS 4254.

.13 MOVEMENT JOINTS
O EXTERNAL STRUCTURE CONSTRUCT VERTICAL MOVEMENT JOINTS IN ACCORDANCE WITH STANDARD ENGINEER'S DETAIL AND BLOCK OR BRICK JFACTURER'S INSTRUCTIONS TO BS 5628. LOCATION OF MOVEMENT TO BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND JOINTS LINE JOINT WITH FOSROC LTD HYDROCELL CLOSED CELL POLYETHYLENE JOINT FILLER AND THIOFLEX POLYSULPHIDE SEALANT TO BS 4254 AND SQUARE NOSE PLASTER STOP BEAD

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 FACEWORK

8.15 INTERNAL LINTELS TO ENGINEER'S 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 mm DEEP x WIDTH OF WALL WITH MIN END BEARING OF 225 mm AT BOTH

3.16 EXTERNAL LINTELS TO ENGINEER'S SPECIFICATION
TO BE CATNIC OR IG OR EQUAL AND APPROVED GALVANISED MILD STEEL LINTELS WITH MINIMUM 150/225 mm BEARINGS AT ENDS AS SPECIFIED BY

3.17 STEEL BEAMS AND COLUMNS IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DESIGN AND STRUCTURAL CALCULATIONS, STEEL BEAMS AND TO BEAR ON PRECAST CONCRETE PADSTONES TO SIZES SPECIFIED ON ENGINEER'S DRAWINGS. WHEN EXPOSI TO OUTSIDE CONDITIONS ALL STEEL MEMBERS TO BE GALVANISED. UNLES OTHERWISE SPECIFIED, STEEL BEAMS AND COLUMNS TO BE PROTECTED WITH 19 mm PLASTERBOARD ON SOFTWOOD CRADLE WITH EML AND 9 mm GYPSUM PLASTER FINISH. FIRE PROTECTION TO PROVIDE 1 HOUR FIRE

LEAD SHEET COMPLYING WITH BS EN 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 TH GUTTER LININGS, VALLEY GUTTER LININGS, WEATHERINGS TO PARAPETS. APRON FLASHINGS, SOAKERS AND STEP FLASHINGS, CHIMNEY FLASHINGS AND LEAD SLATES UNLESS OTHERWISE SPECIFIED

CEILING LININGS
L CEILINGS 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 MOISTUREBOARD OF THE RELEVANT TYPE TO BE USED IN HUMID AREAS. SUCH AS KITCHENS AND

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

4.2 BOXING IN OF CONCEALED SYPS
USE 50x50 mm PRE-TREATED STUDS WITH MATCHING NOGGINS. ENCASE
SVPS WITH 2 LAYERS OF 12.5 mm GYPROC FIRELINE BOARD AND TIGHTLY PACK VOID WITH MINERAL WOOL ACOUSTIC INSULATION, ALLOW FOR INTUMESCENT COLLARS AROUND SVPS AT ALL PENETRATIONS THROUGH

CARCASSING FOR VANITY UNITS
USE 50 x 50 mm PRE-TREATED STUDS AT 400 mm CENTRES WITH MATCHING NOGGINS AT 600 mm STAGGERED CENTRES. ENCASE SVPS WITH 2 LAYERS

4.4 WINDOWS / EXTERNAL FRENCH DOORS

UPVC/TIMBER/ALUMINIUM FRAMED WINDOWS (TBC WITH CLIENT) WITH
HERMETICALLY SEALED DOUBLE GLAZED UNITS 20 mm TO BS 5713 FITTED
WITH TRICKLE VENTS HAVING A TOTAL AREA OF NOT LESS THAN 10000 SQ.MM FOR HABITABLE ROOMS AND 2500 SQ.MM FOR KITCHENS, BATHROOMS AND UTILITY ROOMS. WINDOWS TO HAVE GLAZED OPENABLE AREA TO BE MIN 1/20TH 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 AD JACENT TO DOORS TO BE IN SAFETY GLASS TO BS 6262 AND BS 6206. OBSCURED GLAZING AS INDICATED ON ELEVATIONS. GROUND FLOOR, BASEMENT OR OTHER EASILY ACCESSIBLE WINDOWS AND DOORS TO BE SECURE IN ACCORDANCE TO BS PAS 24:2012 AND AD Q.

TO STAIRS MANUFACTURER'S DESIGN.
TO BE CONSTRUCTED IN SOFTWOOD TO BS 585: PART 1 WITH MAXIMUM RISERS OF 200 mm AND MINIMUM TREADS 220 mm, ANGLE OF STAIR NOT TO EXCEED 42 DEGREES, CLEAR HEADROOM OF 2 m ABOVE STAIR PITCH LINE TO AND HEIGHT OF HANDRAIL ON STAIRS TO BE MINIMUM 900 mm FROM PITCH OF STAIR. WINDERS TO HAVE MIN. TREAD WIDTH OF 50 mm AT NARROW END

4.6 STAIRS' GUARDING STAIRS, LANDINGS, RAMPS AND EDGES OF INTERNAL FLOOR TO BE PROTECTED BY GUARDING CONSTRUCTED SUCH. THAT 100 mm SPHERE CANNOT PASS THROUGH ANY OPENING IN THE GUARDING AND DESIGN OF GUARDING WILL PREVENT CHILDREN FROM READILY BEING ABLE TO CLIME THE GUARDING. THE GUARDING SHOULD BE ABLE TO RESIST A HORIZONTAL FORCE OF: 0.36kN/M FOR FLIGHTS AND 0.74 kN/M FOR LANDING. HEIGHT OF GUARDING TO BE 900 mm

5.1 SURFACE WATER (SW)
NEW 75MM UPVC PIPES (TO POSITIONS SHOWN ON DRAWING) TO NEW UPVC BACK INLET GULLIES WITH STEEL OR CAST IRON GRATING. NEW GEBERIT TERRAIN OR SIMILAR, 100MM DIAMETER SW /FW WATER DRAIN PIPES LAID TO MANUFACTURERS RECOMMENDATIONS AT NOT LESS THAN 1:80 SURROUNDED IN 100MM PEA SHINGLE. NS PASSING BELOW STRUCTURE TO BE BRIDGED WITH RC LINTELS AND INFILLED WITH GRANULAR FILL PEA SHINGLE. NEW DRAIN TO BE CONNECTED TO EXISTING DRAINAGE MANHOLE. ALL DRAINAGE TO COMPLY TO APPROVED DOCUMENT H, FURTHER INFORMATIONS IS GIVEN IN BS 8301 AND BS5572

5.2 FOUL WATER DRAINS (FW)
DRAINS TO BE IN UPVC BY CARRADON TERRAINE NOMINAL EXT. SIZE 110MM
WITH SEAL RING JOINTS LAID IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS SET IN MIN. 100MM PEA SHINGLE SURROUND WITH MAX. FALL OF 1:60. NEW DRAIN TO BE CONNECTED TO EXISTING DRAIN MANHOLE, INVERT AND POSITION SHOWN ON DRAWINGS, ALL DRAINAGE WORK SHOULD BE CARRIED OUT IN ACCORDANCE WITH THE APPROPRIATE GUIDANCE WHICH GIVEN IN APPROVED DOCUMENT H. FURTHER INFORMATIONS IS GIVEN IN

5.3 INTERNAL MANHOLE
ALL THE INTERNAL MANHOLE TO BE DOUBLE SEALED BOLT DOWN TYPE, WITH RECESS COVER TO RECEIVE FLOOR FINISH. THE EXISTING CHAMBER TO BE MADE GOOD IN CLAYWARE. REMOTE RODING ACCESS INTERNAL MANHOLES ON PUBLIC SEWERS (SERVING MORE THAN ONE IF BUILDING IS OVER OR WITHIN 3 METRES OF A PUBLIC SEWER APPLICATION TO BUILD OVER OR CLOSE TO A PUBLIC SEWER HAS TO BE SUBMITTED. WORKS ARE TO BE CARRIED IN ACCORDANCE WITH AGREED DETAILS

i.4 <mark>Drainage From Appliances</mark> ALL Sanitary Fittings to have 75mm deep seal 'P' Traps with roding ACCESS AT ALL CHANGES OF DIRECTION. SVP TO BE 110MM UPVC, WC 100MM WASTE, WH BASIN 32MM WASTE, BATH 40MM WASTE, SINK AND WASHING MACHINE 40MM WASTE. ALL WASTE DRAINAGE TO COMPLY WITH BS 8331 AND BS 5572 TO SINGLE STACK PRINCIPLES. SVP IN DUCTS TO BE LINED WITH MINERAL WOOL INSULATION FOR SOUND PROOFING AND ENCASED IN 2 LAYERS 12.5MM PLASTERBOARD TO PROVIDE MINIMUM 30MINS FIRE ECTION. NEW BRANCHES TO BE CONNECTED TO THE EXISTINGS 100A SVP. SVP SHOULD FINISH 900MM ABOVE ANY OPENING INTO THE BUILDING

5.5 PIPEWORK PROTECTION
ALL PIPEWORK WITHIN CUPBOARDS, DUCTS AND FLOOR DUCTS IS TO BE INSULATED WITH 'ARMAFLEX' OR EQUAL AND APPROVED. INSULATION TO BE HELD IN PLACE WITH SELF ADHESIVE TAPE OR ADHESIVE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. DUCTWORK IN 12.5MM

TILATION FOR BATHROOM CONTAINING OPENABLE WINDOW: RAPID VENTILATION THROUGH OPENING WINDOW, BACKGROUND VENTILATION OF 2500 SQ.MM BY WINDOW TRICKLE VENTS OR AIR BRICK AND MECHANICAL RACT VENTILATION CAPABLE OF A RATE OF 15 LITRES/SECOND VENTILATION FOR WINDOWLESS BATHROOM: MECHANICAL EXTRACT VENTILATION CAPABLE OF A RATE OF 15 LITRES/SECOND WITH 15 MINUTI OVERRUN AND AN AIR INLET, EG. A 10MM GAP UNDER THE DOOR, SHOULD BE PROVIDED. IN BATHROOM WITH NO NATURAL LIGHT FAN TO BE CONTROLLED BY THE OPERATION OF THE LIGHT SWITCH

VENTILATION THROUGH OPENING WINDOW, BACKGROUND VENTILATION OF 2500 SQ.MM BY WINDOW TRICKLE VENTS OR AIR BRICK AND MECHANICAL EXTRACT VENTILATION CAPABLE OF A RATE OF 30 LITRES/SECOND. VENTILATION FOR WINDOWLESS UTILITY ROOM: MECHANICAL EXTRACT VENTILATION CAPABLE OF A RATE OF 30 LITRES/SECOND WITH 15 MINUTES OVERRUN AND AN AIR INLET, EG. A 10MM GAP UNDER THE DOOR, SHOULD BE PROVIDED. IN UTILITY ROOM WITH NO NATURAL LIGHT FAN TO BE CONTROLLED BY THE OPERATION OF THE LIGHT SWITCH

5.8 SANITARY ACCOMODATION VENTILATION MECHANICAL EXTRACT VENTILATION CAPABLE OF A RATE OF 6
LITRES/SECOND WITH 15 MINUTES OVERRUN. FAN TO BE CONTROLLED BY

VENTILATION FOR WINDOWLESS KITCHEN: MECHANICAL EXTRACT VENTILATION CAPABLE OF A RATE OF 60 LITRES/SECOND OR 30 LITRES/SECOND IF INCORPORATED WITHIN A COOKER HOOD WITH 15 MINUTES OVERRUN AND AN AIR INLET, EG A 10MM GAP UNDER THE DOOR, SHOULD BE PROVIDED. IN KITCHEN WITH NO NATURAL LIGHT FAN TO BE CONTROLLED BY THE OPERATION OF THE LIGHT SWITCH

5.10 THROUGH VENTILATION ALL INTERNAL DOORS TO BE UNDERCUT TO PROVIDE A MINIMUM AREA FOR AIR TRANSFER OF 7600 $\rm mm^2$. THIS IS EQUIVALENT TO A 10 $\rm mm$ GAP ABOVE FLOOR FINISH ON A STANDARD 760 mm DO

.11 ELECTRICAL INSTALLATIONS ILL ELECTRICAL WORKS TO BE CARRIED OUT BY AN APPROVED, REGISTERED ELECTRICAL CONTRACROR IN ACCORDANCE WITH BUILDING REGULATIONS
PART P AND APPROPRIATE TEST CERTIFICATE TO BS 7671 TO BE PROVIDED

ALL PENETRATIONS THROUGH WALLS AND FLOORS TO BE FIRE- SOUND- AND HERMAL- INSULATED. DUCTING TO BE 1 HOUR FIRE RESISTANT WITH FIRE STOPS AT FLOOR JUNCTIONS

5.13 HEIGHTS OF SWITCHES AND SOCKET OUTLETS
SWITCHES AND SOCKED OUTLETS FOR LIGHTING AND OTHER EQUIPMENT TO
BE AT APPROPRIATE HEIGHTS BETWEEN 450 mm AND 1200 mm FROM FINISHED FLOOR LEVEL

5.14 LIGHTING LIGHTING TO AT LEAST 90% OF ALL THE ROOMS (HALL, STAIRS AND LANDINGS COUNT AS ONE ROOM (BUT MAY CONTAIN MORE THAN ONE FITTING) TO COMPRISE OF EITHER BASIC LIGHTING OUTLETS OR COMPLETE LUMINARIES THAT ONLY TAKE LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT-WATT. USE LED LIGHTS OR FLUORESCENT TUBES OR COMPACT FLUORESCENT LAMPS (NOT GLS

5.15 EXTERNAL LIGHTING ALL EXTERNAL LIGHTING FIXED TO THE BUILDING SHOULD: AND WHEN NOT REQUIRED AT NIGHT. HAVE SOCKETS THAT CAN ONLY BE USED WITH LAMPS HAVING AN EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT WATT

5.16 HEATING SYSTEM/ BOILER TO M&E ENGINEER' DESIGN AND SPECIFICATION.

UNITS SHOULD BE USED FOR GRADE A & B SYSTEMS

5.17 FIRE DETECTION AND FIRE ALARM SYSTEM
GRADE D CATEGORY LD3 SYSTEM AS DESCRIBED IN BS 5839-6:2004.
TO CONFORM WITH BS EN 14604: 2005. MAINS POWERED TO A SINGLE INDEPENDENT CIRCUIT ON THE DWELLINGS MAINS CONSUMER UNIT, SHOULD HAVE A STANDBY POWER SUPPLY. DETECTORS SITED IN ACCORDANCE WITH THE RECOMMENDATIONS OF BS 5839-1:2002 AS FOLLOWS: FITTED TO THE CEILING IN CIRCULATION AREAS MIN. 300 mm FROM ANY WALL, WITHIN 7.5 m OF THE DOOR TO EVERY HABITABLE ROOM, AT LEAST ONE SMOKE ALARM MOKE DETECTORS SHOULD NOT BE FIXED DIRECTLY ABOVE HEATERS, AIR CONDITIONING UNITS, DUCTED HEAT OUTLETS, OR IN BATHROOMS. SHOWERS, COOKING AREAS OR GARAGES, WHERE STEAM, CPONDENSATION OR FUMES COULD CAUSE FALSE ALARM TO OCCUR. ADDITIONAL INTERLINKED HEAT DETECTORS (WITH OPTICAL HEAD) TO BE INSTALLED IN THE KITCHEN AREAS. THE SYSTEM IS TO BE INTERLINKED TOGETHER, SO THAT ALL CONNECTED TO SECURITY ALARM SYSTEM LARGE DWELLINGS OF TWO STOREYS, WHERE ANY STOREY EXCEEDS 200 m², TO HAVE FIRE DETECTION/ALARM SYSTEM OF GRADE B - CATEGORY LD3 LARGE DWELLINGS OF THREE OR MORE STOREYS, WHERE ANY STOREY EXCEEDS 200 m2, TO HAVE FIRE DETECTION/ALARM SYSTEM OF GRADE A FIRE RESISTING CABLING FOR POWERING AND INTERLINKING THE ALARM

5.18 FIRE DOORS, ENCLOSURE OF STAIR AND ENTRANCE LOBBIES
THE STAIR SHALL BE ENCLOSED WITH A WALL OR PARTITION 60 MINUTES
FIRE RESISTING, EVERY DOORWAY WITHIN THE ENCLOSURE OF THE STAIR SHALL BE FITTED WITH A DOOR FD30S. THE ENCLOSURE OF THE ENTRAN LOBBY OF THE FLATS SHALL BE 30 MINUTES FIRE RESISTING AND THE DOORS SHALL BE FIRE DOOR 20 MINUTES FIRE RESISTING FD20

5.19 DOORS ON ESCAPE ROUTES AND EXITS
ALL THE DOORS, WHETHER OR NOT THE DOORS ARE FIRE DOORS, SHOULD
ONLY BE FITTED WITH SIMPLE FASTENINGS THAT CAN BE READILY OPERATED FROM THE SIDE APPROACHED BY PEOPLE MAKING AN ESCAPE WITHOUT THE USE OF A KEY AND WITHOUT HAVING TO MANIPULATE MORE THAN ONE ALL ESCAPE ROUTES SHOULD HAVE A CLEAR HEADROOM OF NOT LESS THAN 2 m WITH NO PROJECTION BELOW THIS HEIGHT (EXCEPT FOR DOOR FRAMES

6.1 CONSTRUCTION SITE IMPACTS - ENERGY & WATER CONSUMPTION CONFIRMATION IS REQUIRED THAT MONTHLY MEASUREMENTS OF ENERGY USE WILL BE RECORDED AND DISPLAYED ON SITE PPROPRIATE TARGET LEVELS OF ENERGY CONSUMPTION MUST BE SET AND MONITORING MUST INCLUDE CHECKING THE METERS AND DISPLAYING SOME FORM OF GRAPHICAL ANALYSIS IN THE SITE OFFICE TO SHOW CONSUMPTI OVER THE PROJECT DURATION AND HOW ACTUAL CONSUMPTION COMPARES TO THE TARGETS SET THE SITE MANAGEMENT TEAM IS TO NOMINATE AN INDIVIDUAL WHO WILL BE RESPONSIBLE FOR THE MONITORING AND COLLECTION OF DATA

6.2 CONSTRUCTION SITE IMPACTS - AIR (DUST) POLLUTION CONFIRMATION IS REQUIRED OF THE SITE'S PROCEDURES TO I AIR/DUST POLLUTION. THIS CAN INCLUDE:

REGULAR PROPOSALS TO DAMP DOWN THE SITE IN DRY WEATHER, THE SITE TEAM MUST INDICATE HOW THIS INFORMATION IS DISSEMINATED TO

CONSTRUCTION SITE IMPACTS - WATER (GROUND AND SURFACE) POLLUTION OCCURRING ON THE SITE
CONFIRMATION IS REQUIRED OF THE SITE'S PROCEDURES TO MINIMISE WATER POLLUTION FOLLOWING BEST PRACTICE GUIDELINES OUTLINED IN THE FOLLOWING DOCUMENTS: PPG 1 - GENERAL GUIDE TO THE PREVENTION OF POLLUTION. ENVIRONMENT PPG 5 - WORKS IN, NEAR OR LIABLE TO AFFECT WATERCOURSES. PPG 6 - WORKING AT DEMOLITION AND CONSTRUCTION SITES. ENVIRONMENT THE SITE TEAM MUST ALSO INDICATE HOW THIS INFORMATION IS

7.1 NEW THERMAL ELEMENTS IN EXISTING DWELLING NEW THERMAL ELEMENTS TO MEET STANDARDS: WALL 0.18 W/m²K FLOOR 0.18 W/m²k DOORS 1.40 W/m²K

7.2 **UPGRADED THERMAL ELEMENTS IN EXISTING DWELLING** UPGRADED THERMAL ELEMENTS TO MEET STANDARDS: CAVITY WALL 0.30 W/m²K SOLID WALL 0.30 W/m²K FLOOR 0.25 W/m²K

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
- 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
- Amendments noted in purple.

STATUS **Building Regulations**

DRAWING TITLE Construction notes

PROJECT ADDRESS

DRAWING NO.

201-203 Hackney Road, London, E2 8JL

SCALE Not to scale at A1	DRAWN BY AB
DATE	CHECKED BY
March 2024	DD

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