

WORKS TO EXISTING UNITS 1-4

**SPECIFICATION NOTES**  
TO BE IN FULL COMPLIANCE WITH BUILDING REGULATIONS APPROVED DOCUMENTS:  
PARTS L2A (2013) & L2B (2011)  
This specification is to be read in conjunction with the Architects and Structural Engineers drawings, planning consent and discharge approvals.  
This Specification also to be read in conjunction with the Site Investigation report.  
Comply with the requirements and recommendations of the Environmental Consultant and the Structural Engineer's proper interpretation of such requirements.

**TENDER SPECIFICATION - GENERAL**  
The works are to be in full accordance with all current and relevant current codes of Practice Building Regulations and British Standards and requirements of Statutory, Local and other Authorities including, amongst others:  
A. The Local Planning Authority  
B. Local Bye-Laws  
C. Environmental Health Officer  
D. Environment Agency  
E. Highways Authority  
F. Building Control/Fire Officer  
G. Loss Prevention Certification Board (LPCB)  
H. Health & Safety CDM Regulations  
I. Manufacturers Recommendations  
J. Disability Discrimination Acts (DDA)  
K. Institute of Electrical Engineers (IEE) Regulations  
L. LPC Design Guide for the Fire Protection of Buildings 2000  
M. Any other body which has jurisdiction with regard to the works or whose systems are connected to the works.

**STRUCTURAL - NEW STEELWORK**  
All new steelwork to be designed to BS 5950 to Contractor Design in accordance with the Structural Engineer's design intent and steelwork specification. All steelwork to be shot blasted and primed prior to delivery to site. The primer point specification is to be drawn from BS 5493, giving due consideration to local conditions. All exposed untreated steelwork will receive an approved primer drawn from BS 5493 giving due consideration to local conditions, light grey, prior to erection, touched up after erection. All steelwork encased within masonry and/or below dpc to be painted with 2 coats of bituminous paint.  
All steelwork to be designed fabricated and erected to the approval of the Structural Engineer and to the satisfaction of the Building Control officer.

**DRAINAGE**  
Underground drainage to Engineers design detail and specification to accord with Local Authority specification. Size/gradients/direction as on drainage layout drawing by Structural Engineer. Vitrified clay ware of UPVC flexible jointed pipes on bedding to manufacturers details. Drains below foundation level backfilled with weak mix concrete up to foundation level (45° rule).  
Relieving lintels over sewer pipes passing through walls or flexible joints as diagram A1, document HA10. Ground floor waste to be fixed to proprietary waste adaptor with access for cleaning.  
Full CCTV survey of all existing FOUL & SURFACE water drainage to be carried out.

**LINTELS**  
Proprietary lintels to new doors to Structural Engineers details with min. end bearing of 150mm. Lintel to bear on full brick, not half brick. Lintels should not cause cold bridging. Total detail to achieve minimum U-value as required by Building Regulations. Include cavity trays, stop ends and weep holes @450mm c/c over lintels to masonry outer leaf.

**DOORS AND SCREENS:**  
All glazing to be high performance polyester powder coated aluminium sections with 30% glass ± 10% selected from the standard RAL colour range. Glazing to be thermally broken Comar 7 or similar and approved. All glazing to be suitable to meet the local wind loading conditions, and minimum U-values as noted in Approved Document. All to be double-glazed low E coated face and Argon filled, and to be fully compliant with the requirements of the Building Regulations. All glazing below 800mm in windows and 1500 in doors to be safety glass to BS6206:1981 Class C.  
Provide suitable temporary manifestation to all glazing where required by Building Regs Part 'K'.  
All windows and screens/doors should have flexible packing materials around its perimeter and should be pointed externally and internally with one part polysulphide sealant.  
To be complete with ironmongery and accessible threshold to doors.  
Include for automatic folding entrance doors in accordance with Part 'M' of the Building Regs.

**FIRE EXIT DOORS:**  
The doors and frames shall be of steel construction to meet the requirements of LPS 1175 level 2 and shall be supplied to site pre-finished, and complete with all necessary weatherbars, door slays. Door thresholds shall be designed to prevent the ingress of water and with a maximum upstand of 13mm. Door frames shall be a min of 1.6mm zinc plated mild steel, fixed in accordance with manufacturer's specification. Doors shall be a min of 1.2mm zinc plated mild steel and shall be solid core with fully welded construction. Minimum opening width of 1050mm, or as shown.  
Doors to include draught seals to all edges including meeting styles.  
NOTE - Fire exits based on an occupancy figure of 2m2/person.

**EXISTING DOORS:**  
Allow for overhauling and servicing existing shutter doors and renewing all ironmongery to existing fire exit doors. All existing doors to be repainted. Colour TBC.

**CLADDING:**  
Kingspan K31000 Micro-rib cladding panels laid horizontally on top hats fixed through existing cladding back to sheeting rails. PVF2 finished in Metallic silver RAL 9006, 45mm thick to achieve a min U-value of 0.55 W/m2.k. Include preformed corners and all trims and flashings.

**CANOPY:**  
Profiled metal roof sheet, colour coated (Colour TBC) on supporting steel work to Engineers details. Colour coated metal soffit sheet with recessed lighting, refer to detail. Colour TBC.

**ENTRANCE FEATURE:**  
ACM cassette rainscreen panels preformed to suite corner detail, secret fixed on bracket system to specialists details. Brackets supported off secondary steel system, secured around CHS steels. Secondary steel to provide support for internally illuminated signage panel.

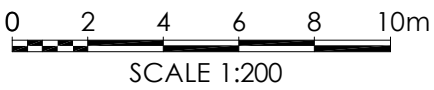
**EXISTING BRICKWORK:**  
All existing retained brickwork to be made good where disturbed. Existing buff bandings to be dyed to match adjacent red brick. Samples to be prepared for approval prior to execution of works.

**UNITS 2 TO 4:**  
Allow for taking up all floor finishes to slab, inc. adhesive & markings. Include for shot blasting if required to leave slab suitable for incoming tenants finishes. grind down any protruding bolts, flush with slab & filling where necessary to structural engineers recommendations.

The Contractor is allow for undertaking a drilled moisture content test of the slab & provide a report of the findings. Make good all disturbed surfaces on completion.

Allow for decorating internally, colour white 00 E 55, all existing perimeter blockwork, portal steelwork, purlins, cladding rails, drainage pipes and roof liner sheets.

INCOMING SERVICE LOCATIONS TO EACH UNIT AS EXISTING



Proposed Ground Floor Plan

**Note:**  
Assumed site boundary and site constraints subject to confirmation.  
All Legal easements and extent of existing underground services locations are subject to confirmation.

CAD file reference

**RECORD DRAWING**  
THIS RECORD DRAWING IS THE LAST CONSTRUCTION ISSUE  
TOGETHER WITH ANY FURTHER INFORMATION THAT  
HAS BEEN ISSUED TO THE ARCHITECT.

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Project Title		PROPOSED RETAIL PARK RENOVATION Vision Retail Park The Highlight Hartlepool	
Client	ACE Hartlepool Retail Ltd c/o M7 Real Estate Ltd	Status	RECORD
Scale	1:200	Drawing Size	A1
Drawn By	SJD	Checked By	
Date	08/15		
Drawing Title		PROPOSED BUILDING PLANS	
Job-Dwg No		13188-405	
Rev		A	
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