

**Residual Hazards**

1. Heavy steel sections to be maneuvered to rear of the building.
2. Existing cantilever stone stair case and original ceiling details to be protected / propped throughout the works.
3. Stability of leaning chimney stack.
4. Stability of leaning parapet wall

**Note**  
For more detailed information refer to the designer's H&S hazard record. Every day low risk hazards have not been indicated on this drawing, neither have hazards that should be obvious to a competent contractor. Should any additional hazards be identified the contractor should notify the project team

**Additional Surveys Required**

1. Flue survey

**General**

- 1.1 This drawing is to be read in conjunction with all Architect's, Engineer's and Services Engineer's drawings and specifications.
- 1.2 Do not scale from any of the structural drawings. All dimensions to be verified on site and any discrepancies should be highlighted.
- 1.3 The contractor is responsible for the stability of the building and adjoining structures during construction and shall design, install, adapt and maintain all necessary propping and temporary works. A method statement for the temporary works must be submitted to the contractor administrator for comment before work begins.
- 1.4 Fire protection to all structural elements to Architect's details.
- 1.5 All waterproofing to the Architect's details.
- 1.6 All materials to comply with the relevant British Standard.

**Concrete**

- 2.1 All materials and workmanship to comply with BS 8110.
- 2.2 All mass concrete to be designated grade GEN3.
- 2.3 All reinforced concrete to be designated grade RC32/40.
- 2.4 All padstones to be constructed in either 30N mass concrete or 50N (Class B) Engineering brick.

**Brickwork**

- 3.1 All materials and workmanship to comply with BS 5628.
- 3.2 New brickwork to have 20N/mm<sup>2</sup> minimum crushing strength.
- 3.3 All cavity wall ties and restraint straps to be stainless steel and to be fixed strictly in accordance with the manufacturer's specification.
- 3.4 Cavity wall ties are to be provided at min. 900 horizontal and 450 vertical centres and within 225 of all reveals.
- 3.5 For cavities up to 150mm wide use Type 1 wall ties (Ancon ST1 or similar approved), with minimum embedment depth in inner leaf of 85mm. For cavities over 150mm wide refer to MNP for further specification.
- 3.6 All tie types, positioning and installation to be in accordance with BS5628:1.
- 3.7 New lintels over standard door openings (max. 1000 wide) in internal loadbearing walls to be precast, pre stressed lintels (Naylor R6 or similar unless noted otherwise).
- 3.8 Vertical movement joints in masonry are required as follows:  
Brickwork - Every 12m horizontally  
Blockwork - Every 6m horizontally  
Refer to MNP layout for positions of movement joints.  
Positions to be confirmed by Architect prior to construction.

**Steelwork**

- 4.1 All materials and workmanship to comply with BS 5950.
- 4.2 Unless noted otherwise all new steelwork to be grade S355 JR to BS EN 10025 U.N.O. Bolts to be grade 8.8 equivalent and hot dip galvanized.
- 4.3 All steelwork to be thoroughly cleaned by grit blasting to grade Sa2.5 and painted with 2 coats of zinc phosphate primer to a minimum overall thickness of 75 microns.
- 4.4 All steelwork built into a solid or cavity external wall should have 2 coats of high build bituminous paint.
- 4.5 The contractor must allow for tolerance in fabrication and provide all shimming and packing necessary to obtain the correct levels shown on the drawings.
- 4.6 All steelwork to be supported on 440 long x 100 wide x 215 deep mass concrete padstones, ensuring 100mm bearing, unless noted otherwise.
- 4.7 Connections to be designed and detailed by fabricator.

**Timber**

- 5.1 All materials and workmanship to comply with BS 5268
- 5.2 Structural timber to be minimum Grade C16 and preservative treated.
- 5.3 Structural plywood to be Canadian or North American Douglas Fir or similar approved.
- 5.4 All proprietary timber fixings such as joist hangers to be hot-dip galvanized and used and installed strictly in accordance with the manufacturers recommendations.

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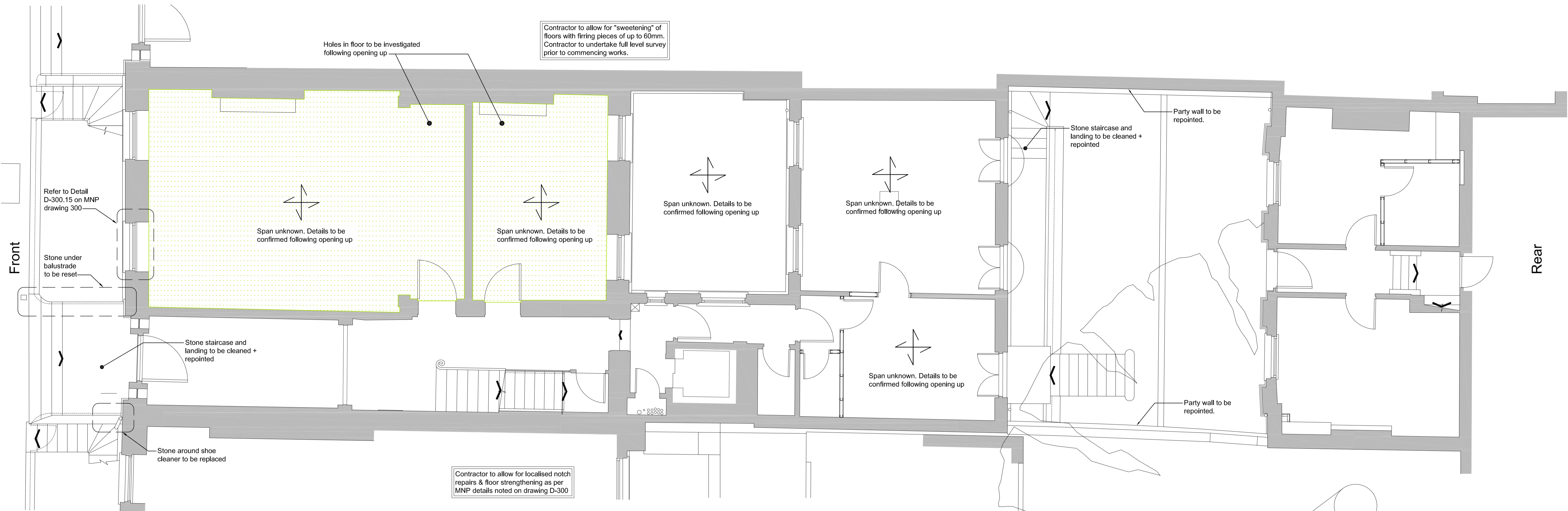
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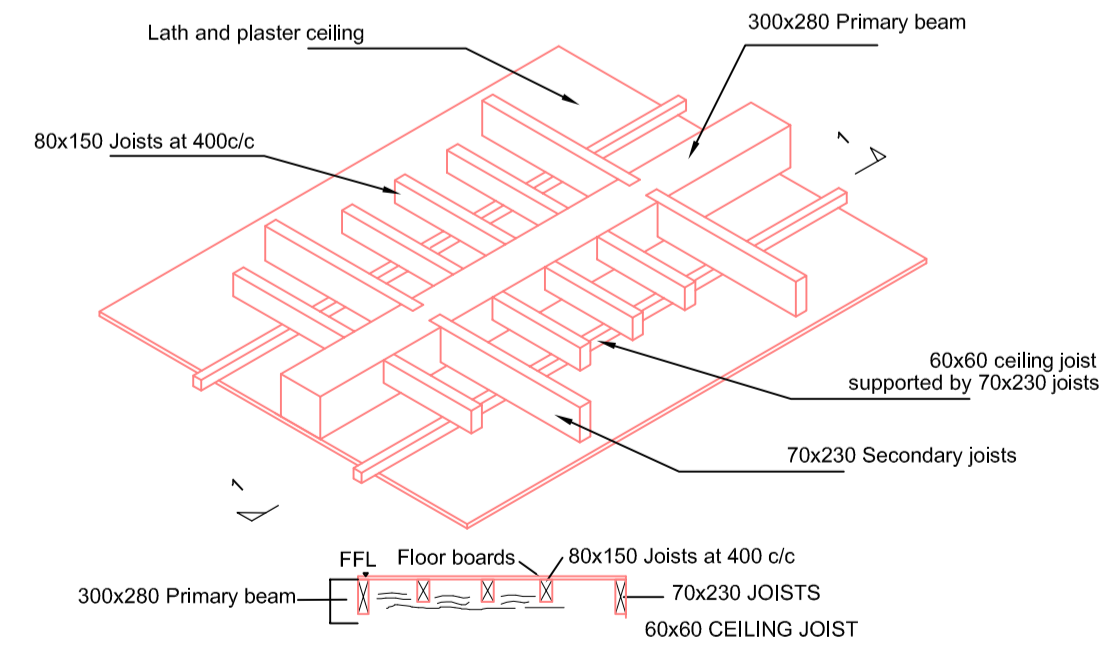
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REV	COMMENTS	DATE	CHK
STATUS <b>PRELIMINARY</b>			
 <b>mason navarro pledge</b> Consulting Civil and Structural Engineers Bancroft Court, Hitchin, Hertfordshire SG5 1LH Telephone: 01462 632012 Fax: 01462 632233 Email: office@mnp.co.uk www.mnp.co.uk			
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 <b>THE BEDFORD ESTATES</b> 29a Montague Street London WC1B 5BL Tel: 0207 634 2885 Fax: 0207 255 1729			
PROJECT			
<b>21 BEDFORD SQUARE, LONDON, WC1B</b>			
DRAWING TITLE			
<b>BASEMENT PLAN</b>			
SCALE @ A1		DATE	
<b>1:50 @ A1</b>		<b>09.07.15</b>	
DRAWN BY		CHECKED BY	
<b>JE</b>		<b>RE</b>	
JOB No.	DRAWING No.	REV	
<b>215057</b>	<b>GA-100</b>		



Contractor to allow for localised notch repairs & floor strengthening as per MNP details noted on drawing D-300



**Typical Floor Construction Detail**  
Scale 1:50

- Residual Hazards**
1. Heavy steel sections to be maneuvered to rear of the building.
  2. Existing cantilever stone stair case and original ceiling details to be protected / propped throughout the works.
  3. Stability of leaning chimney stack.
  4. Stability of leaning parapet wall

**Note**  
For more detailed information refer to the designer's H&S hazard record. Every day low risk hazards have not been indicated on this drawing, neither have hazards that should be obvious to a competent contractor. Should any additional hazards be identified the contractor should notify the project team

- Additional Surveys Required**
1. Flue survey

Span unknown. Details to be confirmed following opening up

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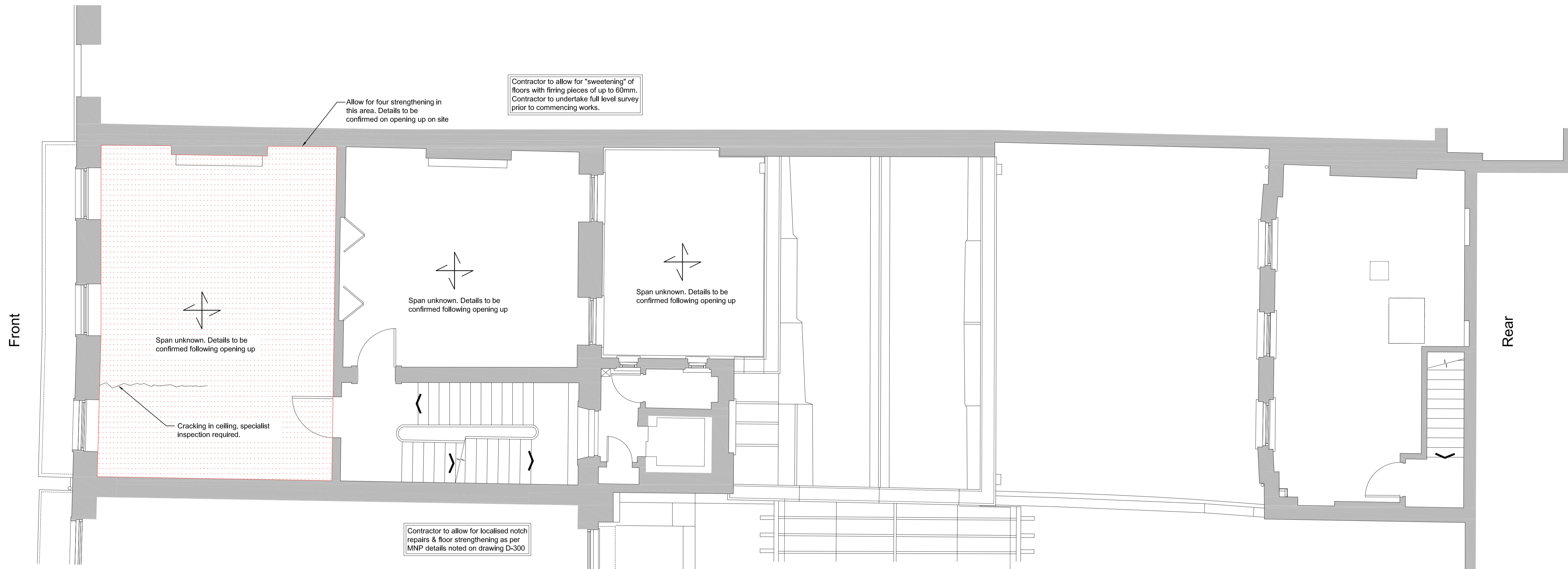
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PROJECT			
<b>21 BEDFORD SQUARE, LONDON, WC1B</b>			
DRAWING TITLE			
<b>GROUND FLOOR PLAN</b>			
SCALE @ A1		DATE	
<b>1:50 @ A1</b>		<b>09.07.15</b>	
DRAWN BY		CHECKED BY	
<b>JE</b>		<b>RE</b>	
JOB No:	DRAWING No:	REV	
<b>215057</b>	<b>GA-101</b>		

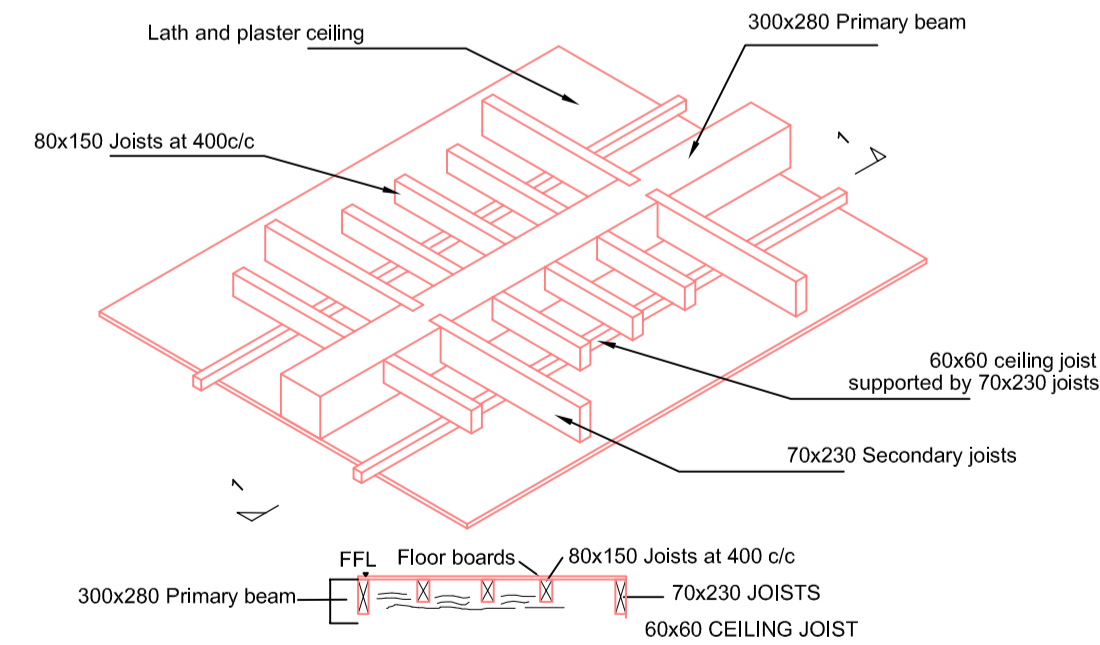


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DRAWING TITLE			
<b>FIRST FLOOR PLAN</b>			
SCALE @ A1		DATE	
<b>1:50 @ A1</b>		<b>09.07.15</b>	
DRAWN BY		CHECKED BY	
<b>JE</b>		<b>RE</b>	
JOB No.	DRAWING No.	REV	
<b>215057</b>	<b>GA-102</b>		