



Typical modern construction specification, adapted for greatest use case scenarios and inkeeping with other local developments:

- Eight self-contained office units, each with own Washroom. Each measuring approximately 775sqft (72 sqm)
- WC and Washroom facilities constructed to disabled specification – in accordance with BS 8300-2:2018 – 1500x2200mm with all associated and specialist sanitaryware.
- Each unit comprises of roller shutter door (approx 4300mm wide x 4500mm high), electrically operated, finished in galvanised steel finish
- Personnel access doors 900mm wide. All doors standard 1981mm high; all to BS 476 Part 22 and BS EN 1634-1 specifications
- Foul sewerage and grey water discharge to join site drainage system; linking to mains sewerage adjacent to site.
- Reinforced concrete pad foundations to support steel portal frame columns
- 150mm reinforced concrete ground floor slab. DPM and ground bearing slab construction to Building Regulations Part A requirements
- Perimeter foundation beams to support cladding rails – constructed of neutral colour engineering bricks or precast concrete supports or blockwork – circa 300mm height
- Eaves height: 5.0 metres throughout
- Hot-rolled steel columns and rafters to BS5950 and CE Standards
- Cold-formed steel purlins and side rails at appropriate centres
- Bracing systems to provide lateral stability
- All steelwork to comply with BS5950 and CE marking requirements
- Steel portal frame rafters supporting box profile metal roof sheets
- Roof panels coated with anti-condensation membrane on underside achieving $U\text{-value} \leq 0.25 \text{ W/m}^2\text{K}$
- Ridge ventilation system for natural air circulation
- Rainwater goods in galvanised steel or powder-coated aluminium
- Galvanised 32/1000 box profile steel cladding to walls. Vapour control layer if required, and anti-condensation treatment if required. Flashings and trims in matching galvanised steel finish
- Translucent roof panels integrated into roof cladding system, UV-resistant polycarbonate or similar approved material

	CLIENT:	TAWNY HOMES LIMITED	DATE:	16TH AUGUST 2025
	SCALE:	1:100 ON A1 ISO	NOTES:	
	DRAWING REF:	TAWNY_STEPHENSONAV_8UNITS		DRAWN BY TOM HYDE MSC (HONS) MRICS PMP PRINCE2 MRAU
	REVISION:	V3.8		