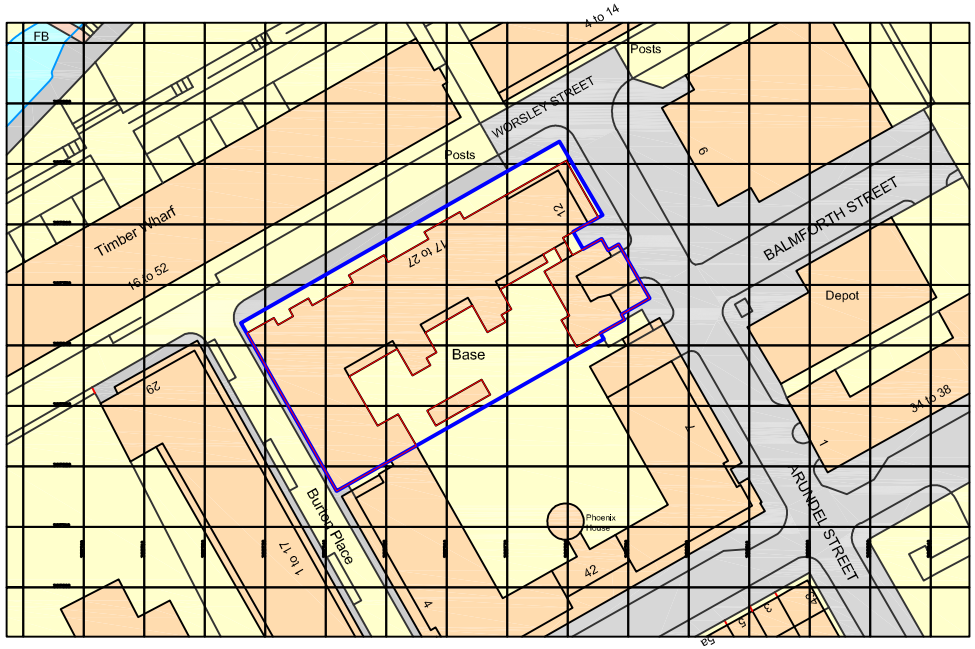
1) **Scaled and annotated plan drawing showing the relevant building, and the areas where works are proposed.**

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3. This drawing must be read in conjunction with any structural or other specialist drawing(s). Any conflicting information to be reported immediately.
4. Note to Contractor: All building / site dimensions and levels, service and invert levels to be checked prior to commencement of works.
5. Note to Contractor: The current Building Regulations and all relevant British standards and Codes of Practice are to be complied with whether noted on this drawing or not.

N



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10 20 30 40

METRES (1:1250)

PLANNING

Rev:	Date:	Amendment:	Amended by:
.	.	.	.

Client: .

Project title: **Base, 12 Arundel Street, Manchester, M15 4JP**

Drawing title: **Location Plan**

Scale(s) @ A4:	Date:	Drawn by:
1:1250	October 2020	HC
Drawing number:	Revision:	Chkd by:
P10041/OS/001	.	.

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Cheltenham 01242 573 908
Salisbury 01722 617 617
Swindon 01793 680 844

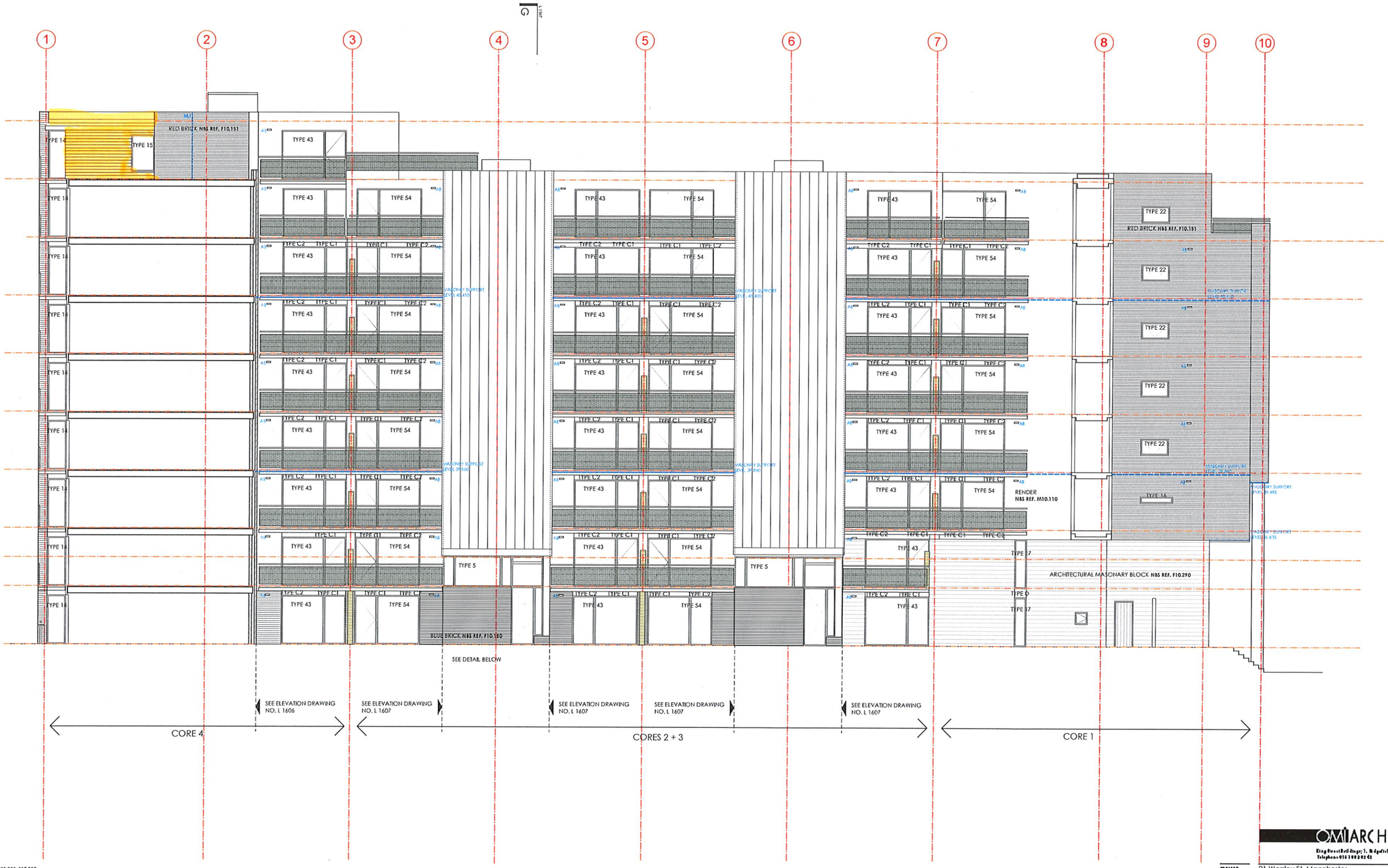
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LABC Registered
RICS

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Discrepancies must be reported immediately before proceeding.

2. Scaled and annotated, existing and proposed elevation drawings of the buildings identifying which sections are proposed to be replaced.

Highlighted areas represent areas in which timber cladding is present and needs to be replaced.
Timber cladding must be replaced with a non-combustible material.

*	17.10.03	ISSUED FOR WINDOW/ GLAZING TENDER
A	01.12.03	MASONRY REFS ADDED. GLAZING TO BALCONIES AMENDED.
B	10.06.04	Core 4: materials updated + air bricks noted. issued for construction
C	12.07.04	Cores 2+3: air bricks and masonry supports noted. Issued for construction
D	09.08.04	Core 1 walkway corrected to start at 2nd floor level.
E	20.09.04	Positions of masonry supports on Cores 4,3,2 corrected to 3rd and 6th floor level. Core 1 updated + issued for construction.
F	February 06	Drawing updated with AS BUILT information



MATERIAL KEY

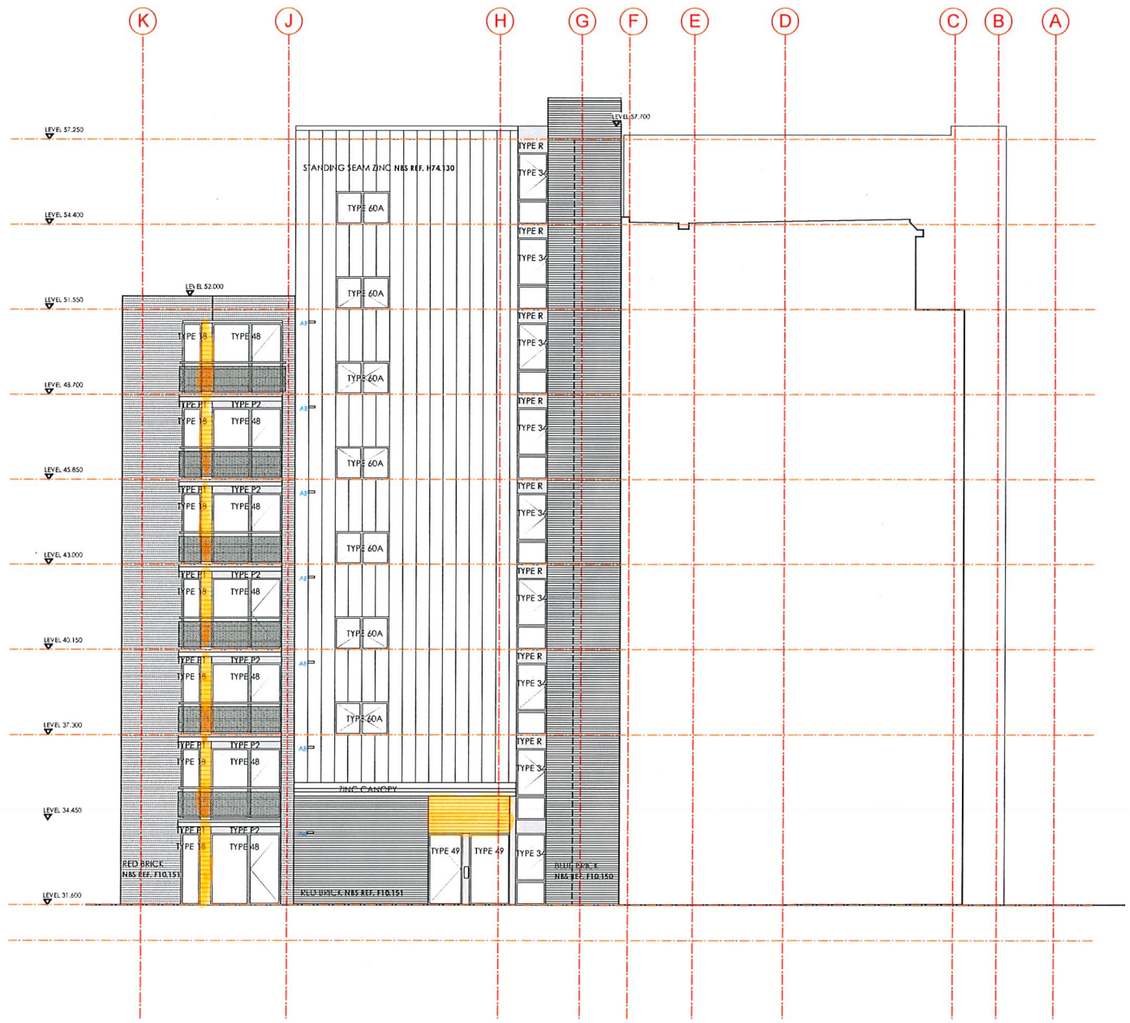
- RED BRICK NBS REF. F10.151
- BLUE BRICK NBS REF. F10.150
- TIMBER CLADDING NBS REF. H21.110
- STANDING SEAM ZINC NBS REF. H74.130
- RENDER NBS REF. M10.110
- ARCHITECTURAL MASONARY BLOCK NBS REF. F10.290

OMI ARCHITECTS
King Street Business Centre, Ridgefield, Manchester M2 6EG
Telephone 0161 832 9242 Fax 0161 832 2839

PROJECT	21 Worsley St, Manchester
DRAWING	South Elevation: Internal Courtyard
DATE	September 2003
DRAWN BY	
SCALE	1:100
JOB No	1203
DWG No	L 1602 F

Highlighted areas represent areas in which timber cladding is present and needs to be repaired.
Timber cladding must be replaced with a non-combustible material

*	17.10.03	ISSUED FOR WINDOW & GLAZING TENDER
A	02.12.03	MASONRY REFERENCES ADDED.
B	19.04.04	PLINTH UPDATED. ISSUED FOR CONSTRUCTION
C	10.06.04	AIR BRICKS ADDED AND BRICK TYPES NOTED
		TYPE 60 WINDOW ADDED. MS ABOVE TYPE 18 AND 48 NOTED
D	28.07.04	TYPE 22 WINDOW OMITTED. TYPE 60 WINDOW MOVED DOWN TO FLOOR LEVEL
E	February 06	Drawing updated with AS BUILT information



MATERIAL KEY

- RED BRICK NBS REF. F10.151
- BLUE BRICK NBS REF. F10.150
- TIMBER CLADDING NBS REF. H21.110
- STANDING SEAM ZINC NBS REF. H74.130
- RENDER NBS REF. M10.110
- ARCHITECTURAL MASONARY BLOCK NBS REF. F10.290

FOR WINDOW TYPES AND SIZES REFER TO DRAWING NUMBER A 2210

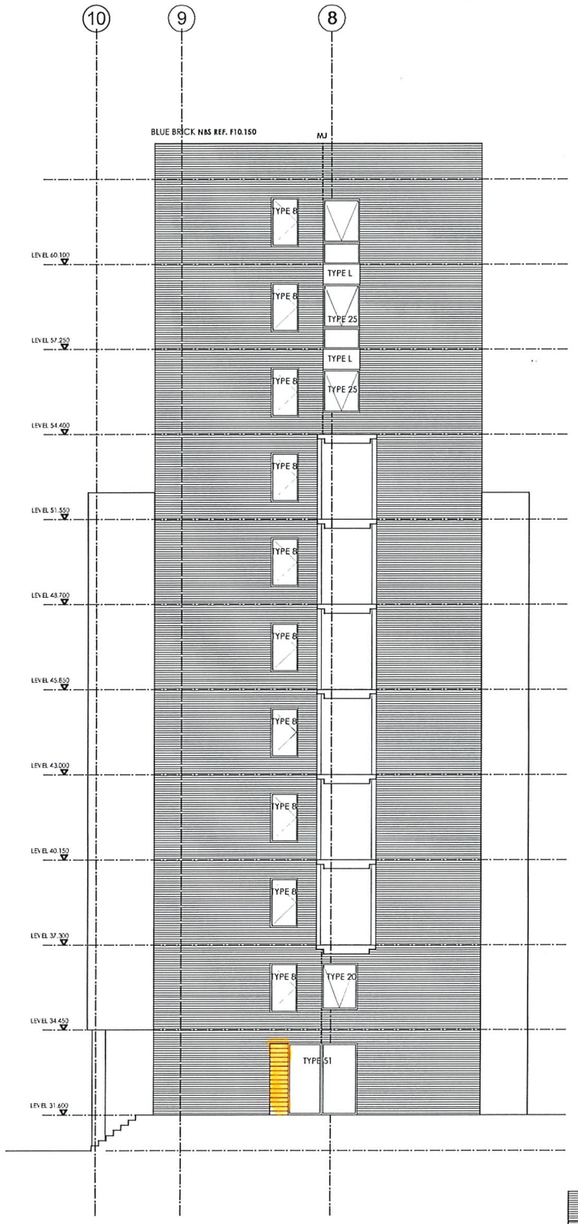
FOR SPANDREL PANEL TYPES AND SIZES REFER TO DRAWING NUMBER A 2211

OMI ARCHITECTS
King Street West, Stockport, Manchester M3 2WJ
Telephone 0161 832 8242 Fax 0161 832 8630

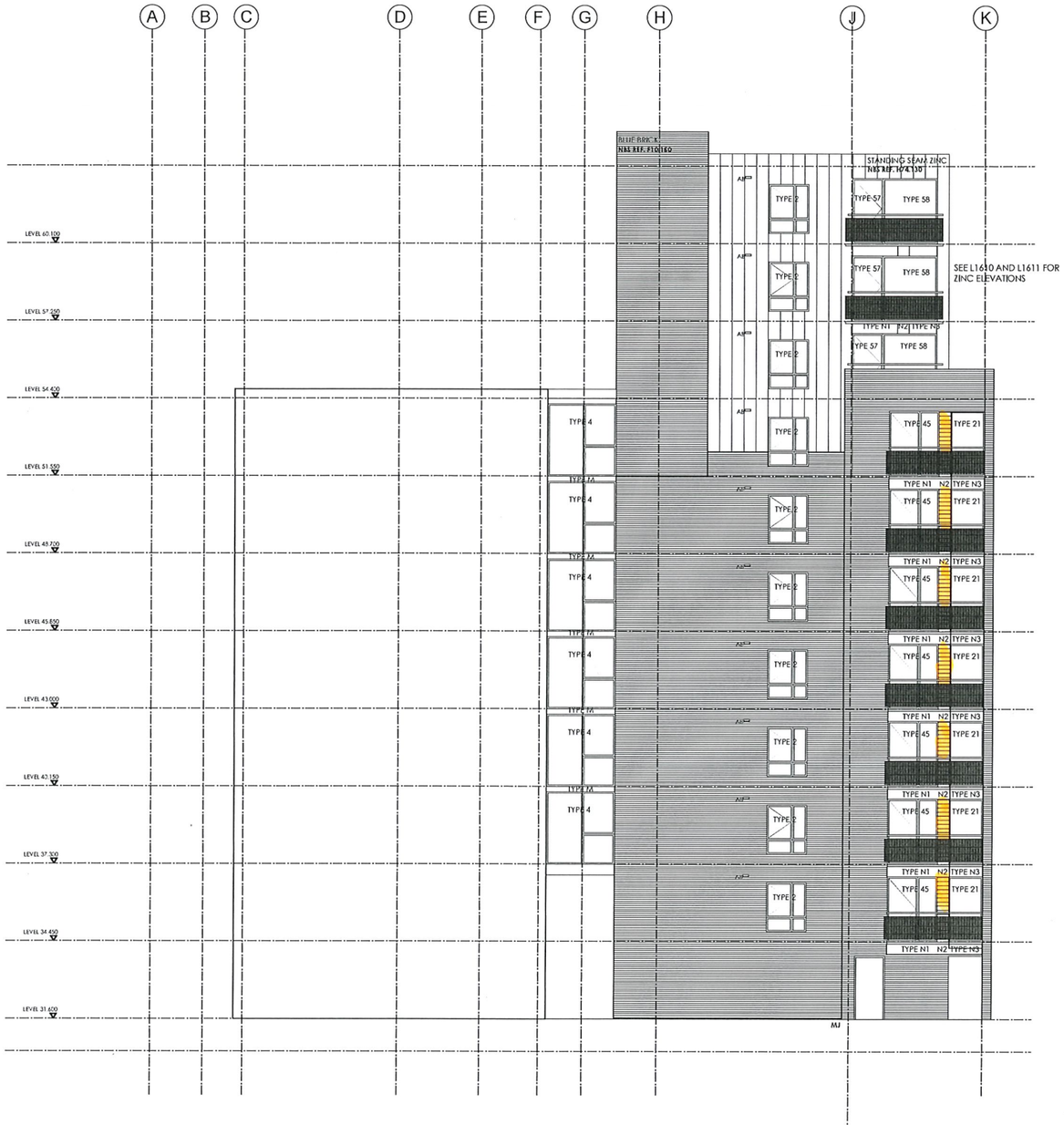
PROJECT	21 Worsley St, Manchester		
DRAWING	Internal Courtyard Elevations- East		
DATE	September 2003	DRAWN BY	SCALE 1:100
JOB No.	1203	DWG No.	L 1606 E

Highlighted areas represent areas in which timber cladding is present and needs to be replaced.
Timber cladding must be replaced with non-combustible material.

-	17.10.03	ISSUED FOR WINDOW & GLAZING TENDER
A	02.12.03	WEST ELEV. TOWER AMENDED, TPYE 57 & 58
		WINDOWS ADDED, MASONRY REFS. ADDED.
B	20.09.04	WEST ELEV. TOWER AMENDED, MASONRY
		SUPPORTS NOTED, ISSUED FOR CONSTRUCTION
C	February 06	Drawing updated with AS BUILT information



NORTH ELEVATION TO TOWER



SEE L1610 AND L1611 FOR ZINC ELEVATIONS

WEST ELEVATION (COURTYARD) TO TOWER

MATERIAL KEY

- RED BRICK NBS REF. F10.151
- BLUE BRICK NBS REF. F10.150
- TIMBER CLADDING NBS REF. H21.110
- STANDING SEAM ZINC NBS REF. H74.130
- RENDER NBS REF. M10.110
- ARCHITECTURAL MASONARY BLOCK NBS REF. F10.290

OMI ARCHITECTS
King Street West Bridge 1, Hatfield, Manchester M2 2EQ
Telephone 0161 900 2626 Fax 0161 900 2630

PROJECT	21 Worsley St. Manchester
DRAWING	Internal Courtyard Elevations: West & North.
DATE	September 2003
DRAWN BY	
SCALE	1:100
JOB No.	1203
DWG No.	L 1605 C

Highlighted areas represent areas in which timber cladding is present and needs to be replaced.
Timber cladding must be replaced with a non-combustible material.

*	17.10.03	ISSUED FOR WINDOW/ GLAZING TENDER
A	01.12.03	MASONREY REFS ADDED.
B	19.04.04	PLINTH UPDATED. ISSUED FOR CONSTRUCTION
C	10.06.04	MJ moved, air bricks noted, materials updated
D	February 06	Drawing updated with AS BUILT information



MATERIAL KEY

- RED BRICK NBS REF. F10.151
- BLUE BRICK NBS REF. F10.150
- TIMBER CLADDING NBS REF. H21.110
- STANDING SEAM ZINC NBS REF. H74.130
- RENDER NBS REF. M10.110
- ARCHITECTURAL MASONARY BLOCK NBS REF. F10.290

OMI ARCHITECTS

King Street West, Suite 1, Bridgefield, Manchester M3 3HP
Telephone 0161 832 2212 Fax 0161 832 8838

PROJECT	21 Worsley St, Manchester
DRAWING	West Elevation: New Street
DATE	September 2003
DRAWN BY	
SCALE	1:100
JOB No.	1203
DWG No.	L 1604 D

Highlighted areas represent areas in which timber cladding is present and needs to be replaced.
Timber cladding must be replaced with a non-combustible material.

-	17.10.03	ISSUED FOR WINDOW/ GLAZING TENDER
A	01.12.03	MASONRY REFS ADDED.
B	20.09.04	MASONRY SUPPORTS NOTED, NEW WINDOW
		ADDED, GENERAL UPDATE FOR CONSTRUCTION.
C	November 05	Drawing updated with AS BUILT information



MATERIAL KEY

- RED BRICK NBS REF. F10.151
- BLUE BRICK NBS REF. F10.150
- TIMBER CLADDING NBS REF. H21.110
- STANDING SEAM ZINC NBS REF. H74.130
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OMI ARCHITECTS
King Street West Bridge 1, Bridgefield, Manchester M3 3EO
Telephone 0161 819 2242 Fax 0161 819 2429

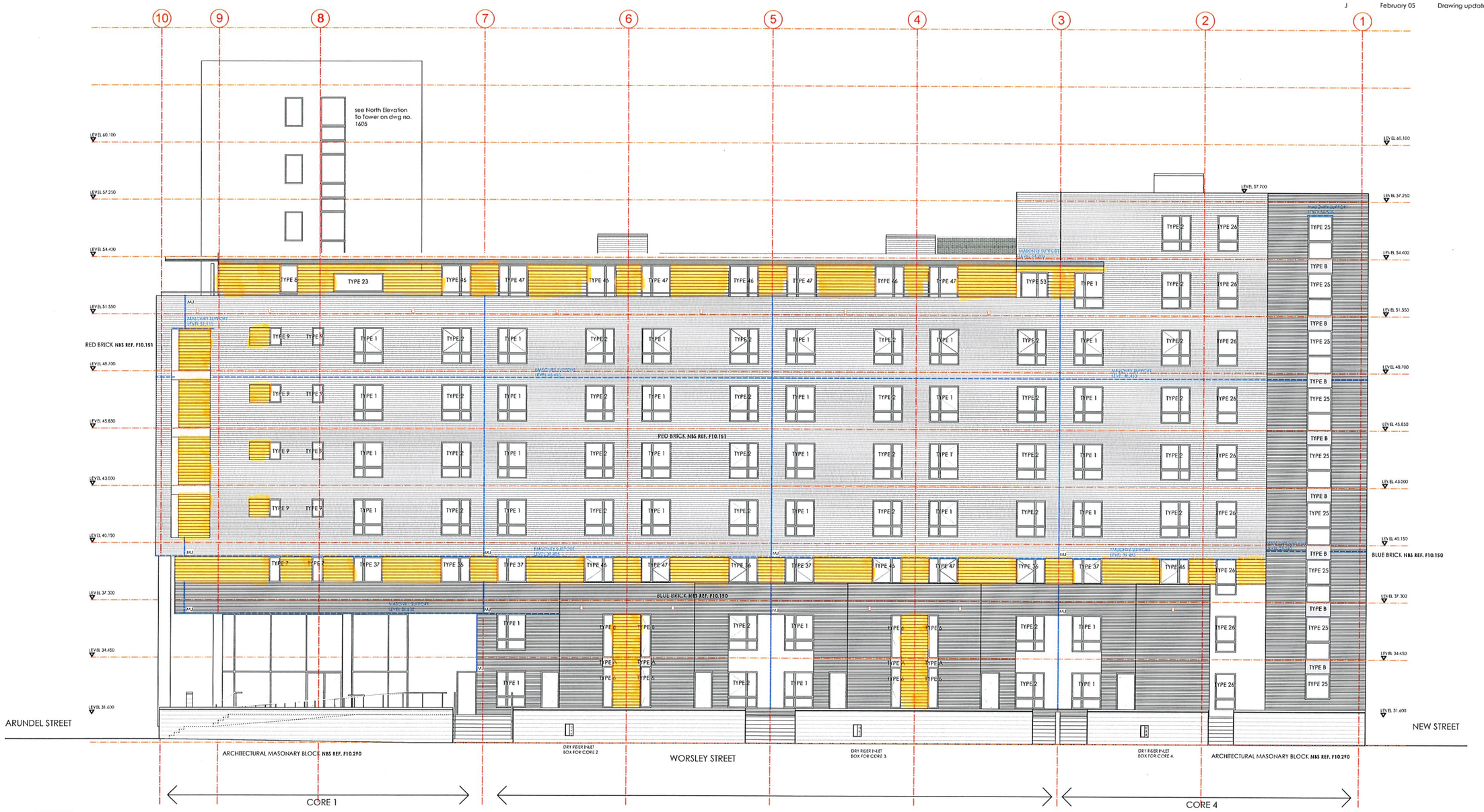
PROJECT	21 Worsley St, Manchester
DRAWING	East Elevation: Arundel Street
DATE	September 2003
DRAWN BY	
SCALE	1:100
JOB No.	1203
DWG No.	L 1603 C

Highlighted areas represent areas in which timber cladding is present and needs to be replaced.

Timber cladding needs to be replaced with a non-combustible material.

22.08.03: Draft issue to Dandara Commercial Engineers

*	04.09.03	Value Engineering Incorporated, Building Regs submission inc. Dry Riser positions.
A	17.10.03	Window refs. and material key added.
B	01.12.03	Masonry references & MJ added.
C	19.04.04	Core 4 updated and issued for construction
D	12.07.04	Cores 2+3 updated + issued for construction
E	20.09.04	Core 1 updated + issued for construction
F	04.10.04	Detail reference A2053 added to Core 1
G	12.11.04	Dry riser setout amended. Core 1, Level 7 Type 47 window replaced with Type 23 window
H	10.12.04	Balustrade to ground level plinth indicated
J	February 05	Drawing updated with AS BUILT information



MATERIAL KEY

- RED BRICK NBS REF. F10.151
- BLUE BRICK NBS REF. F10.150
- TIMBER CLADDING NBS REF. H21.110
- STANDING SEAM ZINC NBS REF. H74.130
- RENDER NBS REF. M10.110
- ARCHITECTURAL MASONARY BLOCK NBS REF. F10.290

FOR WINDOW TYPES AND SIZES REFER TO DRAWING NUMBER A 2210

FOR SPANDREL PANEL TYPES AND SIZES REFER TO DRAWING NUMBER A 2211

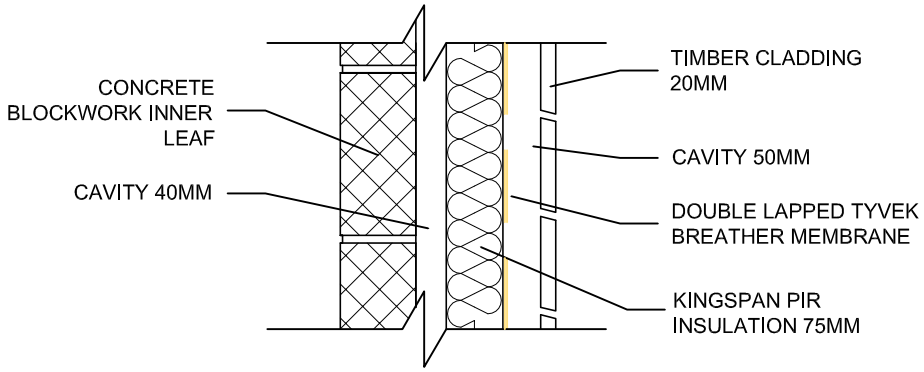
OMI ARCHITECTS
King Street Business Centre, 1, Ridgefield, Manchester M2 6EG
Telephone 0161 832 8242 Fax 0161 832 8238

PROJECT	21 Worsley St, Manchester		
DRAWING	North Elevation: Worsley Street		
DATE	August 2003	DRAWN BY	SCALE 1:100
JOB No.	1203	DWG No.	L 1601 J

3. Scaled and annotated, existing and proposed cross section details of for the typical areas where materials would be replaced.

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EXISTING

100 200 300

MILIMETRES (1:10)

PLANNING

Rev:	Date:	Amendment:	Amended by:
.	.	.	.

Client: **Base Management Services Ltd.**

Project title: **Replacement of timber cladding**

Drawing title: **Existing timber cladding**

Scale(s) @ A4:	Date:	Drawn by:
1:10	November 2020	DC
Drawing number:	**Revision:**	**Chkd by:**
P10041/P/001	.	HC

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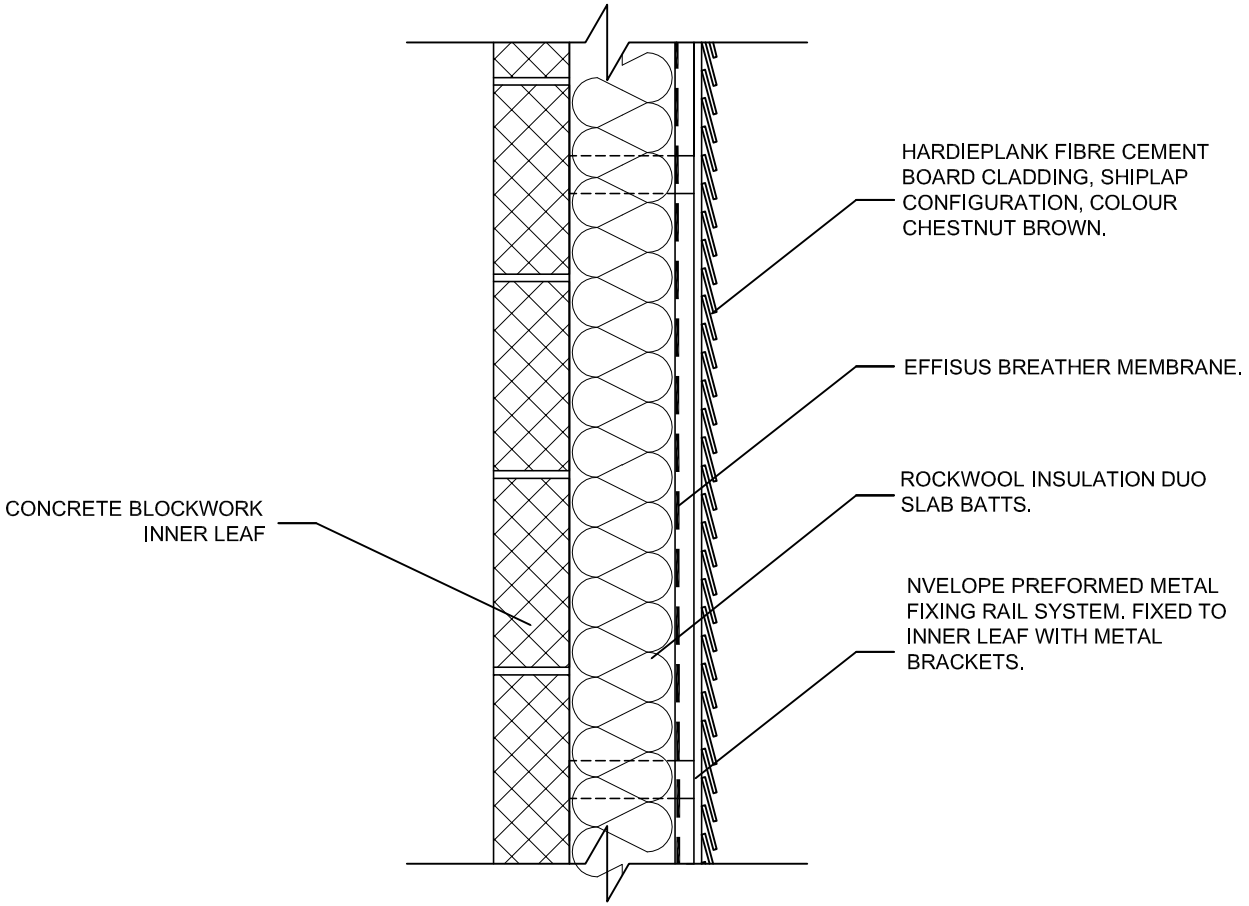
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PROPOSED

100 200 300

MILIMETRES (1:10)

PLANNING

Rev:	Date:	Amendment:	Amended by:
.	.	.	.

Client: **Base Management Services Ltd.**

Project title: **Replacement of timber cladding**

Drawing title: **Proposed non-combustible cladding**

Scale(s) @ A4:	Date:	Drawn by:
1:10	November 2020	DC
Drawing number:	Revision:	Chkd by:
P10041/P/001	.	HC

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RICS

4. The manufacturers specification for the proposed materials.

James Hardie Building Products Ltd
One Fleet Place
London EC4M 7WS
Tel: (Customer Service) 0800 068 3103 (Technical Services) 0800 917 3975
Fax: 0800 917 5424
e-mail: info.europe@jameshardie.com
website: www.jameshardie.com

Agrément Certificate
04/4147
Product Sheet 1

JAMES HARDIE CLADDING SYSTEMS

HARDIEPLANK



This Agrément Certificate Product Sheet(1) relates to HardiePlank(2), a fibre-reinforced cement plank for use as an exterior non-loadbearing lap cladding over timber stud or masonry walls, or steel or aluminium framework in residential and commercial buildings.

(1) Hereinafter referred to as 'Certificate'.

(2) HardiePlank is a registered trademark of James Hardie International Finance B.V.

CERTIFICATION INCLUDES:

- factors relating to compliance with Building Regulations where applicable
- factors relating to additional non-regulatory information where applicable
- independently verified technical specification
- assessment criteria and technical investigations
- design considerations
- installation guidance
- regular surveillance of production
- formal three-yearly review.

KEY FACTORS ASSESSED

Strength and stability — the product has acceptable resistance to wind and impact loads (see section 6).

Performance in relation to fire — the product is classified as Class 0 or 'low risk' as defined in the various national Building Regulations (see section 7).

Weathertightness — the product, when installed on a non-watertight supporting wall, is not weatherproof and must be used in conjunction with a suitable vapour permeable membrane (see section 8).

Durability — the product is durable and can be expected to have a service life in excess of 30 years (see section 10).

The BBA has awarded this Certificate to the company named above for the product described herein. This product has been assessed by the BBA as being fit for its intended use provided it is installed, used and maintained as set out in this Certificate.

On behalf of the British Board of Agrément

Date of Second issue: 3 June 2015

Originally certificated on 13 September 2004

John Albon — Head of Approvals
Construction Products

Claire Curtis-Thomas
Chief Executive

The BBA is a UKAS accredited certification body — Number 113. The schedule of the current scope of accreditation for product certification is available in pdf format via the UKAS link on the BBA website at www.bbacerts.co.uk

Readers are advised to check the validity and latest issue number of this Agrément Certificate by either referring to the BBA website or contacting the BBA direct.

British Board of Agrément
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Watford
Herts WD25 9BA
tel: 01923 665300
fax: 01923 665301
clientservices@bba.star.co.uk
www.bbacerts.co.uk

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Regulations

In the opinion of the BBA, HardiePlank, if installed, used and maintained in accordance with this Certificate, can satisfy or contribute to satisfying the relevant requirements of the following Building Regulations (the presence of a UK map indicates that the subject is related to the Building Regulations in the region or regions of the UK depicted):



The Building Regulations 2010 (England and Wales) (as amended)

Requirement:	A1	Loading
Comment:		The product is acceptable for use as set out in sections 4.2 to 4.6 and 6 of this Certificate.
Requirement:	B4(1)	External fire spread
Comment:		The uncoated product is unrestricted by this Requirement. See section 7 of this Certificate.
Requirement:	C2(b)	Resistance to moisture
Comment:		The product does not provide a weatherproof cladding. To achieve a weatherproof barrier, a breather membrane must be installed. See section 8 of this Certificate.
Regulation	7	Materials and workmanship
Comment:		The product is acceptable. See section 10 and the *Installation* part of this Certificate.



The Building (Scotland) Regulations 2004 (as amended)

Regulation:	8(1)(2)	Durability, workmanship and fitness of materials
Comment:		The product can contribute to a construction satisfying this Regulation. See sections 9 and 10 and the *Installation* part of this Certificate.
Regulation:	9	Building standards applicable to construction
Standard:	1.1(a)(b)	Structure
Standard	1.2	Disproportionate Collapse
Comment:		The product is acceptable for use, with reference to clause 1.1.1[1][2]. See sections 4.2 to 4.6 and 6 of this Certificate.
Standard:	2.6	Spread to neighbouring buildings
Comment:		The uncoated product is classified as 'non-combustible' and is therefore unrestricted under clauses 2.6.5[1] and 2.6.6[2] of this Standard. See section 7 of this Certificate.
Standard:	2.7	Spread on external walls
Comment:		The uncoated product is classified as 'non-combustible' and is therefore unrestricted under clause 2.7.1[1][2]. See section 7 of this Certificate.
Standard:	3.10	Precipitation
Comment:		The product does not form a weatherproof cladding. To achieve a weatherproof barrier, a breather membrane must be provided to meet this Standard, with reference to clause 3.10.5[1][2]. See section 8 of this Certificate.
Standard:	7.1(a)	Statement of sustainability
Comment:		The product can contribute to meeting the relevant requirements of Regulation 9, Standards 1 to 6 and therefore will contribute to a construction meeting a bronze level of sustainability as defined in this Standard.
Regulation:	12	Building standards applicable to conversions
Comment:		All comments given for this product under Regulation 9, Standards 1 to 6, also apply to this Regulation, with reference to clause 0.12.1[1][2] and Schedule 6[1][2].

(1) Technical Handbook (Domestic).
(2) Technical Handbook (Non-Domestic).



The Building Regulations (Northern Ireland) 2012 (as amended)

Regulation:	23(a)(i)(iii)(b)(i)	Fitness of materials and workmanship
Comment:		The product is acceptable. See section 10 and the *Installation* part of this Certificate.
Regulation:	28(b)	Resistance to moisture and weather
Comment:		The product does not form a weatherproof cladding. To achieve a weatherproof barrier, a breather membrane must be provided. See section 8 of this Certificate.
Regulation:	30	Stability
Comment:		The product is acceptable for use as set out in sections 4.2 to 4.6 and 6 of this Certificate.
Regulation:	36(a)	External fire spread
Comment:		The uncoated product is unrestricted by this Regulation. See section 7 of this Certificate.

Construction (Design and Management) Regulations 2015

Construction (Design and Management) Regulations (Northern Ireland) 2007

Information in this Certificate may assist the client, Principal Designer/CDM co-ordinator, designer and contractors to address their obligations under these Regulations.

See sections: 1 *Description* (1.2) and 3 *Delivery and site handling* (3.1, 3.2 and 3.4) of this Certificate.

Additional Information

NHBC Standards 2014

NHBC accepts the use of HardiePlank, provided it is installed, used and maintained in accordance with this Certificate, in relation to *NHBC Standards*, Part 6 *Superstructures (excluding roofs)*, Chapters 6.1 *External masonry walls* and 6.2 *External timber framed walls*.

CE marking

The Certificate holder has taken the responsibility of CE marking the product in accordance with harmonised European Standard BS EN 12467: 2012. An asterisk (*) appearing in this Certificate indicates that data shown are given in the manufacturer's Declaration of Performance.

Technical Specification

1 Description

1.1 HardiePlank is a fibre-reinforced Portland cement cladding plank, satisfying the requirements of Category A, Class 2 in accordance with BS EN 12467 : 2012.

1.2 The product has the following characteristics:

Thickness* (mm)	8
Width* (mm)	180
Length* (mm)	3600
Weight per plank (kg)	7.4
Finish	smooth or wood textured.

1.3 The planks are supplied factory-primed and coated with ColorPlus[1]. The performance of the primer and ColorPlus, including durability, resistance to fire and UV, has not been assessed by the BBA and is outside the scope of this Certificate.

(1) ColorPlus is a registered trademark of James Hardie International Finance B.V.

1.4 Ancillary materials for use with the product include:

- HardieTrim NT3[1] — a 25 mm thick fibre-reinforced cement board, complying with the requirements of Class 1, Category A in accordance with BS EN 12467 : 2012
- breather membrane that meets the requirements of BS 5250 : 2011
- EPDM tape — 20 m roll, available in 60 mm and 100 mm widths
- galvanized or stainless-steel nail fixings, 50 mm long by 3 mm minimum diameter, with a minimum head diameter of 10 mm
- stainless steel Faynot self-drilling countersunk screw fixings for wood, aluminium and steel frames, 34 mm long by 3.5 mm in diameter and with a minimum 8.75 mm head diameter
- stainless steel Paslode nails, 51 mm long by 2.8 mm diameter and minimum 7.00 mm head diameter — used in conjunction with HardieClip
- galvanized or stainless steel wood screws, 35 mm long by 4.0 mm diameter and minimum 8.0 mm head diameter
- HardieClip — 0.5 mm gauge steel reinforcing clip for the nail fixing of HardiePlank cladding, used to ensure correct positioning of the nails and the use of 600 mm fixing centres in high wind pressure zones. HardieClip is used in conjunction with Paslode nails
- Paslode Impulse Galv-Plus 'D' head nails, 51 mm long by 2.8 mm diameter, with a minimum head diameter of 7 mm.

(1) HardieTrim is a registered trademark of James Hardie International Finance B.V.

1.5 Other items which may be used in conjunction with the product, but which are outside the scope of this Certificate, are:

- HardieClip — 0.5 mm gauge steel fixing clip secured by nails 51 mm long by 2.8 mm diameter, with a minimum head diameter of 7 mm
- zinc-plated or stainless steel screw fixings 32 mm long by 4.6 mm minimum diameter, with a minimum head diameter of 7 mm
- HardieGuillotine — a custom-designed cutting tool for the Certificate holder's HardiePlank
- HardieBlade — a diamond-tipped saw blade for cutting the Certificate holder's cementitious products
- internal and external metal corner profiles — coated aluminium corner profiles
- James Hardie combination starter and ventilation profile — to prevent ingress of insects and pests through the ventilation gap; top vent profile for ventilation under windows and at eaves.

2 Manufacture

2.1 Raw materials are batched into a slurry, formed and cut to the required size and thickness. The sheets pass through a pre-cure stage and are autoclaved.

2.2 As part of the assessment and ongoing surveillance of product quality, the BBA has:

- agreed with the manufacturer the quality control procedures and product testing to be undertaken
- assessed and agreed the quality control operated over batches of incoming materials
- monitored the production process and verified that it is in accordance with the documented process
- evaluated the process for management of nonconformities
- checked that equipment has been properly tested and calibrated
- undertaken to carry out the above measures on a regular basis through a surveillance process, to verify that the specifications and quality control operated by the manufacturer are being maintained.

3 Delivery and site handling

3.1 HardiePlank is delivered on wrapped pallets weighing up to approximately 1700 kg. The product can be unloaded using mechanical handling equipment or by manually removing individual planks.

3.2 The planks should be stored on edge or flat, under cover, and on a dry, level surface. Stacks of loose planks should not exceed 1 m in height.

3.3 At least two planks in each pallet row are marked with the product name and unique manufacturing code.

3.4 The product contains crystalline silica and reference should be made to the current version of EH40 *Occupational Exposure Limits*. In particular, when cutting, drilling or sanding in confined areas, dust levels should be controlled using suitable extraction equipment.

Assessment and Technical Investigations

The following is a summary of the assessment and technical investigations carried out on HardiePlank.

Design Considerations

4 General

4.1 HardiePlank is satisfactory for use as a decorative and protective external facing over timber stud or masonry walls, or steel or aluminium framework, with horizontal, vertical or diagonal fixings.



4.2 The designer should ensure that the strength and integrity of the intended substrate meet the requirements of the cladding system.

4.3 Brickwork or blockwork walls should be constructed in accordance with the relevant sections of BS EN 1996-1-1 : 2005, BS EN 1996-1-2 : 2005, BS EN 1996-2 : 2006 and BS EN 1996-3 : 2006 and their respective National Annexes and PD 6697 : 2010, or one of the technical specifications given in the national Building Regulations:

England and Wales — Approved Document A, A1/2, Section 2A and 2C

Scotland — Mandatory Standards 1.1 and 1.2, clauses 1.1.1 and 1.2.1 respectively

Northern Ireland — Technical Booklet D *Structure*.

4.4 Timber stud walls must be constructed in accordance with the relevant sections of BS EN 1995-1-1 : 2004 and its UK National Annex, and preservative treated in accordance with BS 8417 : 2011. Guidance on recommended wood preservation is also given in *NHBC Standards 2014*, Part 2 *Materials*, Chapter 2.3 *Timber preservation (natural solid timber)*.

4.5 Studding and timber or metal framing should be adequately supported by noggins to ensure rigidity.

4.6 When installed onto timber battens, the product must be fixed to preservative-treated, good quality timber battens aligned vertically at 400 mm or 600 mm centres. The minimum batten thickness over timber studs is 25 mm; over masonry substrates, or where aluminium or steel rails are used, thicker battens should be used to accommodate the 50 mm length of the fixings.

4.7 Care should be taken to ensure sufficient time is allowed for complete fixing or drying of the timber preservative before the planks are fixed.

4.8 Where the product is fixed to metallic supports, ie aluminium or steel frames, these must have a thickness of 2.2 to 3 mm. Care should be taken to ensure insertion of fixings is carried out using a depth stop.

4.9 Additional guidance on recommended cavity widths is given in *NHBC Standards 2014*, Part 6 *Superstructure (excluding roofs)*, Chapter 6.2 *External Timber Framed Walls*.

5 Practicability of installation

The product is designed to be installed by a competent general builder, or a contractor, experienced with this type of product.

6 Strength and stability

Wind loading



6.1 Under wind loading, the most likely mode of failure will be by pull-through of the fixings owing to wind suction.

6.2 When installed in accordance with the requirements of this Certificate, for the specified framing, the product can withstand dynamic wind pressures as shown in Table 1.

Table 1 Maximum wind pressure

Frame type	Battens centres (mm)	Fixing type/dimensions (mm)	Fixings centres (mm)	Max wind pressure (kPa)
Timber battens (min 25 mm thick)	600	3.0 x 50 mm galvanised/ stainless steel nails[1]	600	1.7
	600	2.8 x 51 mm Paslode nails[2] with 0.5 mm thick gauge steel clips[3]	600	2.07
Timber studs	400	2.8 x 51 x 7 mm Paslode D-head nails	600	1.87
	600	2.8 x 51 x 7 mm Paslode D-head nails	600	1.33
2.2 mm thick Nvelope aluminium rails fixed to timber studs	600	3.5 x 34 mm Faynot stainless steel screws[4]	600	1.53
Timber studs	600	4.0 x 35 mm wood screws[5]	600	1.40

(1) Minimum head diameter 10 mm.

(2) Minimum 6.5 mm head diameter.

(3) 56 x 28 x 8.5 mm, provided with 3 x 3 mm diameter holes at 22 mm centres and 6 mm from the edge.

(4) Countersunk head screw.

(5) Minimum 8 mm head diameter.

6.3 The permissible dynamic wind pressure may be increased by reducing batten or sub-frame spacing. This is particularly important at the corners of buildings and in exposed locations. In common with all cladding, the adequacy of a proposed installation should always be checked by a qualified engineer, who should include in the check the adequacy of the fixing of battens and metallic frames to the substrate (outside the scope of this Certificate).

6.4 The cladding should not be taken into account when designing a timber stud wall to resist racking forces.

6.5 Fixing of the metallic sub-frames to the substrate wall has adequate pull-out resistance (not covered by this Certificate).

6.6 Wind loads should be calculated in accordance with BS EN 1991-1-4 : 2005 and its UK National Annex.

Resistance to impact

6.7 When tested in accordance with BBA test methods, the product performed satisfactorily. The product is considered suitable for use in areas where there is little possibility of impact or abrasion damage, ie at low levels in areas of restricted access or at higher levels in public areas. The product is, therefore, suitable in Categories C to F as described in Table 2.

Table 2 Access categories

Category	Description	Example	
C	Accessible mainly to those with some incentive to exercise care. Some chance of accident occurring and of misuse	Walls adjacent to private open gardens. Back walls of balconies	Zone of wall up to 1.5 m above pedestrian or floor level
D	Only accessible, but not near a common route, to those with high incentive to exercise care. Small chance of accident occurring or of misuse	Walls adjacent to small fenced decorative gardens with no through paths	
E	Above zone of normal impacts from people but liable to impacts from thrown or kicked objects	1.5 m to 6 m above pedestrian or floor level in public areas	
F	Above zone of normal impacts from people but not liable to impacts from thrown or kicked objects	Wall surfaces of high positions other than those defined in E above	

7 Performance in relation to fire



7.1 The product has an A2-s1,d0* classification in accordance with BS EN 13501-1 : 2007.

7.2 The product is classified as Class 0 or low risk as defined in the various national Building Regulations.

7.3 Care must be taken when selecting a coating system to ensure that the fire performance of the installation is not compromised.

8 Weathertightness



8.1 The product is not airtight, watertight or water-vapour tight. When used on timber stud walls or aluminium or steel frames it must be backed by a breather membrane acting as a vapour-permeable water barrier, incorporated behind the cladding under the supporting battens or metallic frames. This breather membrane must meet the requirements of BS 5250 : 2011 and have a vapour resistance less than 0.6 $MN \cdot s \cdot g^{-1}$.

8.2 Where the product is used as a decorative facing attached to weathertight masonry walls, a water barrier is not necessary as the amount of water that will penetrate the cladding will be small and will not have an adverse effect on the wall.

8.3 If the product is used in the renovation of a masonry wall which is structurally sound but not fully weathertight, the use of a vapour-permeable water barrier is advisable.

8.4 Provision must always be made to allow water that has penetrated behind the cladding to drain away.

9 Maintenance



Periodic inspections should be carried out to assess the need for cleaning, maintenance painting, localised repairs and replace elements, such as joint seals and fixings. Advice regarding recoating and maintenance procedures can be obtained from the Certificate holder.

10 Durability



10.1 When installed in accordance with this Certificate and the Certificate holder's installation instructions, and subject to normal conditions of exposure and use, the product will have an estimated service life in excess of 30 years.

10.2 In common with other cementitious materials, the matrix material can become brittle over time. This can be minimised by the selection of an appropriate coating and regular maintenance painting.

Installation

11 General

11.1 HardiePlank is installed on external braced timber battens, conventional masonry or aluminium or steel framework.

11.2 The planks can be cut with the HardieGuillotine or a circular saw fitted with a HardieBlade of the appropriate size.

11.3 Large cut-outs can be made using a jigsaw with a carbide-tipped blade or a tungsten carbide or diamond-tipped saw designed for use with fibre cement. Small holes may be drilled using a carbide-tipped masonry bit.

12 Procedure

12.1 Where required, a breather membrane (see section 8.1) is laid parallel to the direction of the planks along the wall, with minimum laps of 150 mm.

12.2 Timber wall battens should be fixed over the breather membrane in accordance with section 4.6.

12.3 A strip of HardiePlank approximately 30 mm wide is cut and fixed along the front face of the battens to provide a lap spacing for the first row (see Figure 1). Alternatively the James Hardie combination starter and ventilation profile may be used (see Figure 2a).

12.4 The first course of the product is installed, using the fixings described in section 1.4 and in accordance with the manufacturer's instructions, leaving a 10 mm drip edge at the lower edge.

12.5 Subsequent courses are installed in the same way, allowing a 30 mm overlap of the lower edge over the previous row.

Figure 1 General arrangement

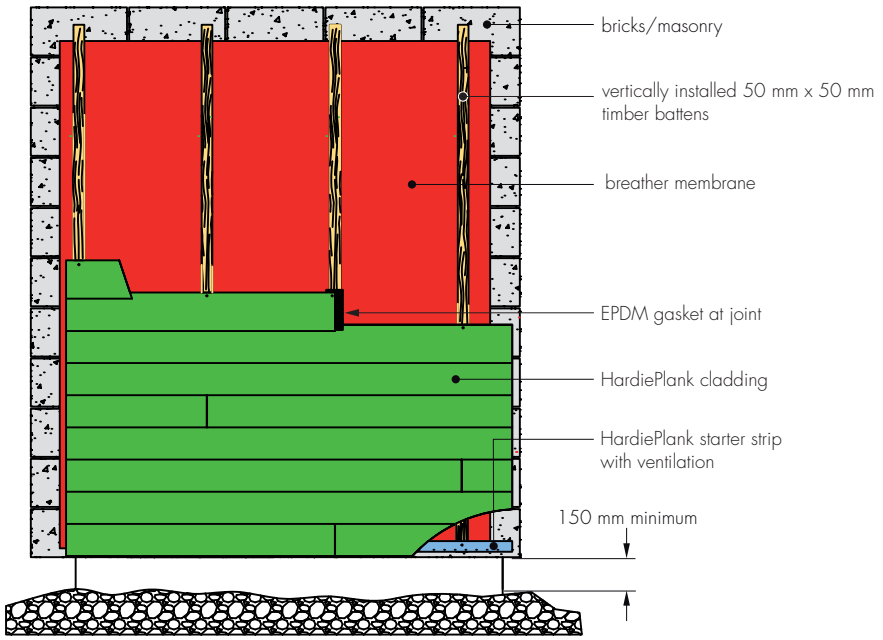


Figure 2 Top and base of cladding ventilation details

Figure 2a — ventilation at base of cladding

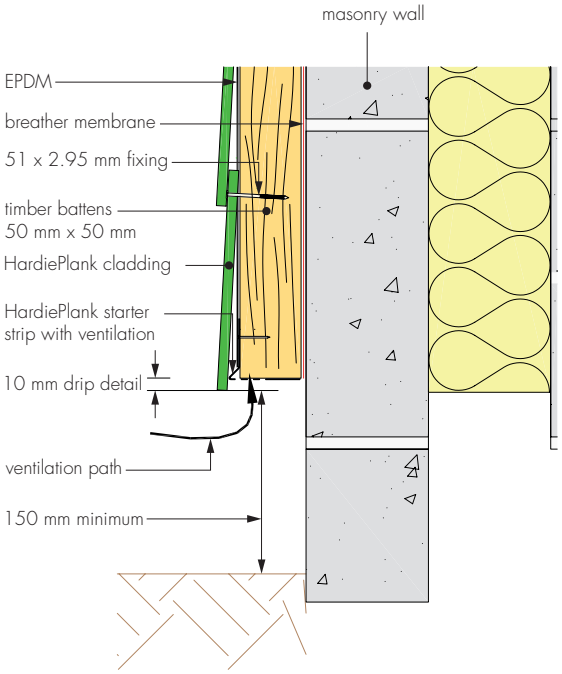


Figure 2b — provision of ventilation at top of cladding

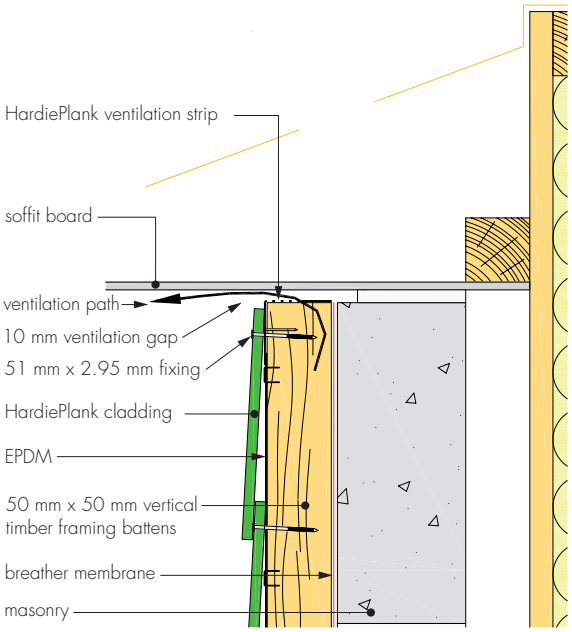
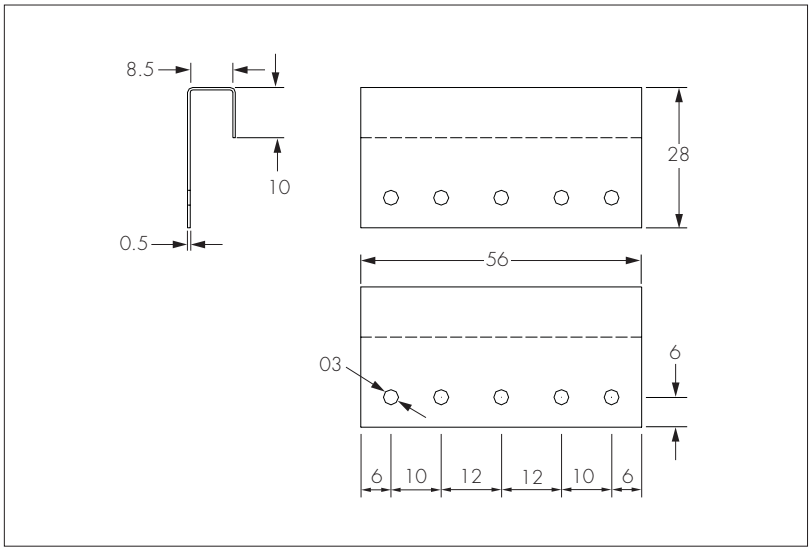


Figure 3 HardieClip



12.6 Alternatively HardiePlank can be installed with an additional HardieClip placed over the top edge of the planks on the centre of the batten with the long face containing the fixing hole facing outwards. The nail should be driven through the fixing hole provided in the clip.

12.7 At joints, the clip is placed centrally over two boards and fixed using the two outside nail holes as shown in Figure 4.

Figure 4 HardieClip section on plan of joint

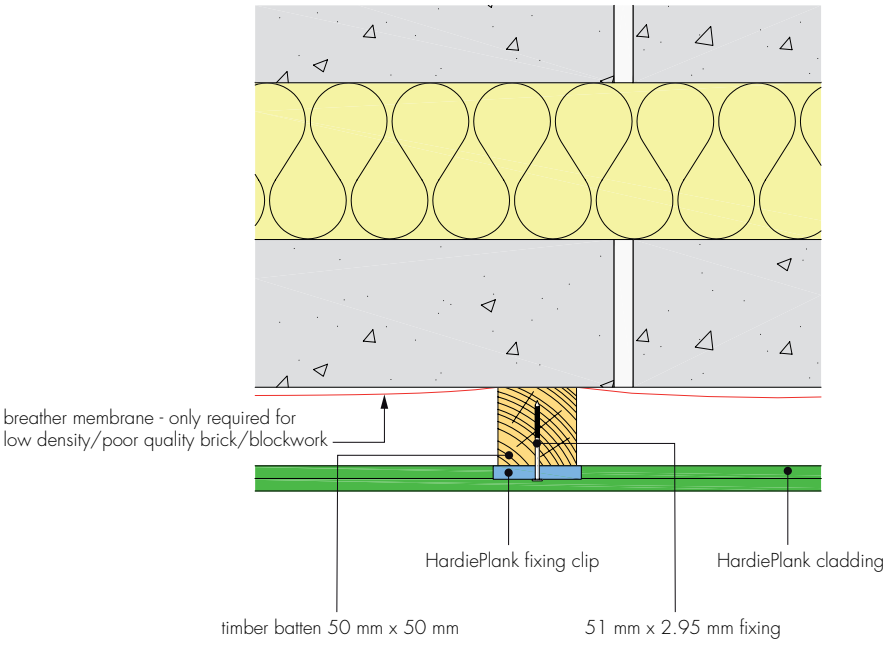
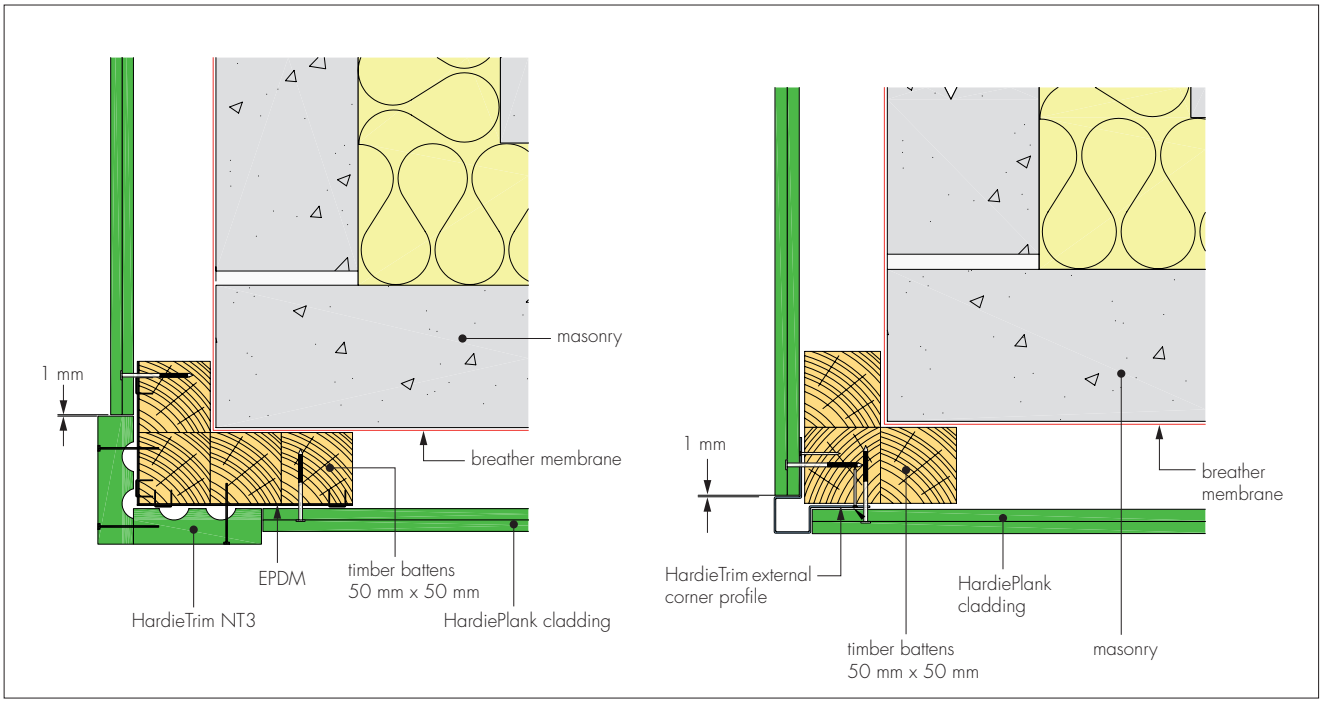


Figure 5 Corner details on timber battens



12.9 Where joints are required, the planks are butted in moderate contact to form a joint. A strip of 100 mm wide x 200 mm long EPDM should be placed behind the joint to weather the detail, as shown in Figure 5.

12.10 Corner installations can be fitted with HardieTrim NT3 (see Figure 5) or with an external metal trim butted up against the HardiePlank (see Figure 6c). When using HardieTrim, a 1 mm gap should be left between the ends of the HardiePlank and the side of the HardieTrim to allow for movement and drainage (see section 1.5). HardieTrim NT3 corner details should incorporate EPDM flashing stapled to the support battens to the full height of the corner detailing, for weatherproofing purposes.

12.11 Corner details on metal framing should be formed using MetalTrim to form the external corner profile (see Figure 6c).

Figure 6 HardiPlank detail on metal framing

Figure 6a — metal frame general arrangement

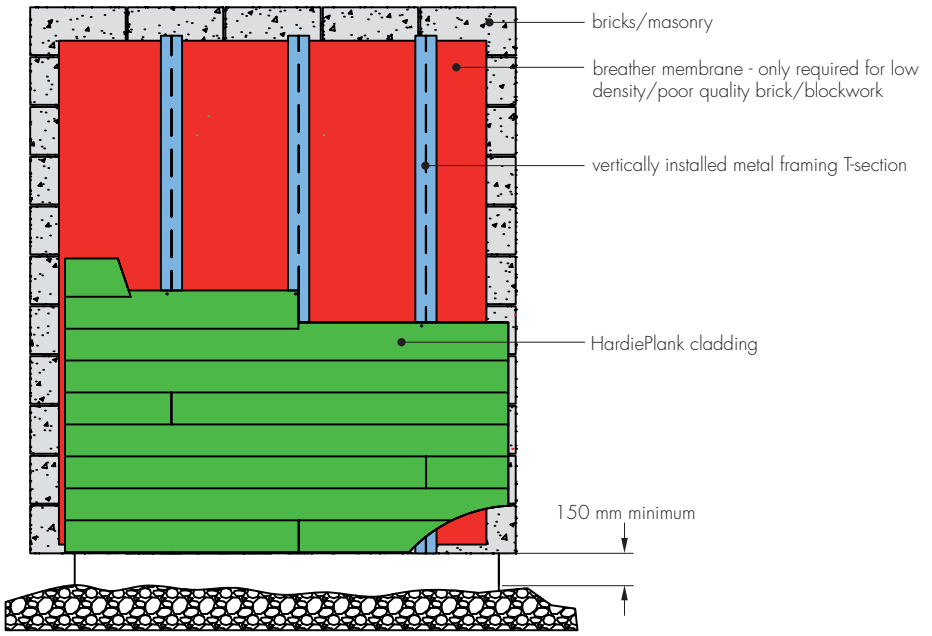


Figure 6b — joint detail

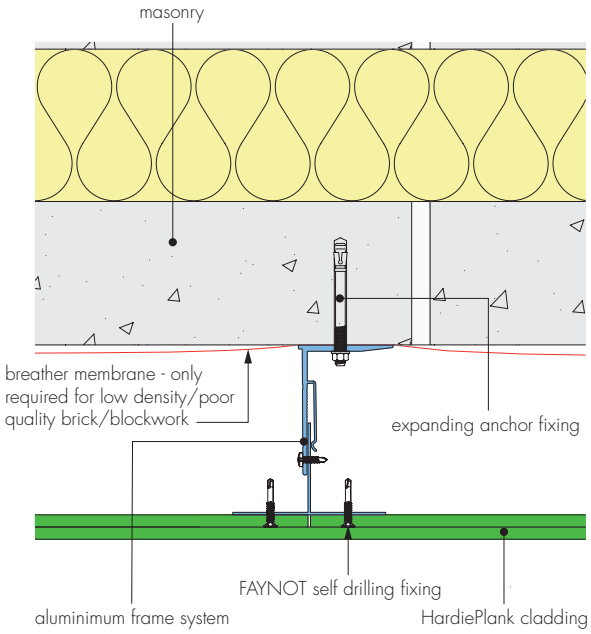
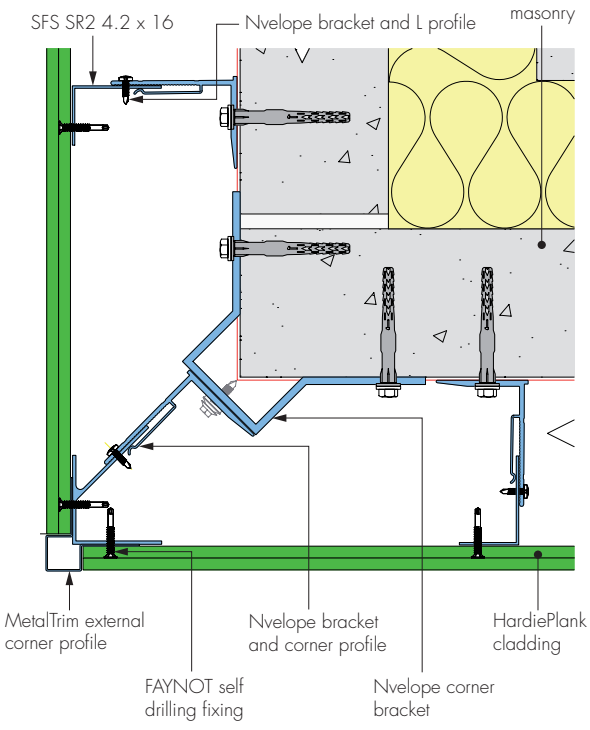


Figure 6c — corner detail on aluminium frame



13 Repair

Under normal conditions of use, the product is unlikely to suffer more than cosmetic damage, but should it occur, the planks affected should be replaced as soon as possible. This may require the temporary removal of undamaged planks above the damaged area.

14 Tests

Tests were carried out and the results assessed to determine:

- water absorption
- water vapour permeability
- resistance to hard body impact
- resistance to soft body impact
- ease of over coating
- adhesion of coatings.

15 Investigations

15.1 An assessment was made on data to BS EN 12467 : 2012, in relation to:

- dimensions*
- bending strength*
- apparent density*
- resistance to freeze/thaw*
- resistance to water soak*
- resistance to soak/dry cycling*
- resistance to heat/rain cycling*
- water impermeability*.

15.2 An assessment was made of existing data relating to:

- fire propagation
- reaction to fire
- surface spread of flame
- resistance to wind loading.

15.3 Visits were made to existing sites where the product had been in service.

15.4 The manufacturing process was evaluated, including the methods adopted for quality control, and details were obtained of the quality and composition of the materials used.

Bibliography

BS 5250 : 2011 *Code of practice for control of condensation in buildings*

BS 8417 : 2011 *Preservation of wood — Code of practice*

BS EN 1991-1-4 : 2005 *Eurocode 1 — Actions on structures — General actions — Wind actions*
NA to BS EN 1991-1-4 : 2005 UK National Annex to *Eurocode 1 — Actions on structures — General actions — Wind actions*

BS EN 1995-1-1 : 2004 *Eurocode 5 — Design of timber structures — General*
NA to BS EN 1995-1-1 : 2004 UK National Annex to *Eurocode 5 — Design of timber structures — General*

BS EN 1996-1-1 : 2005 *Eurocode 6 — Design of masonry structures — General rules for reinforced and unreinforced masonry structures*
NA to BS EN 1996-1-1 : 2005 UK National Annex to *Eurocode 6 — Design of masonry structures — General rules for reinforced and unreinforced masonry structures*
BS EN 1996-1-2 : 2005 *Eurocode 6 — Design of masonry structures — General rules — Structural fire design*
NA to BS EN 1996-1-2 : 2005 UK National Annex to *Eurocode 6 — Design of masonry structures — General rules*
BS EN 1996-2 : 2006 *Eurocode 6 — Design of masonry structures — Design considerations, selection of materials and execution of masonry*
NA to BS EN 1996-2 : 2006 UK National Annex to *Eurocode 6 — Design of masonry structures — Design considerations, selection of materials and execution of masonry*
BS EN 1996-3 : 2006 *Eurocode 6 — Design of masonry structures — Simplified calculation methods for unreinforced masonry structures*
NA to BS EN 1996-3 : 2006 UK National Annex to *Eurocode 6 — Design of masonry structures — Simplified calculation methods for unreinforced masonry structures*

BS EN 12467 : 2012 *Fibre-cement flat sheets — Product specification and test methods*

BS EN 13501-1 : 2007 *Fire classification of construction products and building elements — Classification using test data from reaction to fire tests*

PD 6697 : 2010 *Recommendations for the design of masonry structures to BS EN 1996-1-1 and BS EN 1996-2*

16 Conditions

16.1 This Certificate:

- relates only to the product/system that is named and described on the front page
- is issued only to the company, firm, organisation or person named on the front page — no other company, firm, organisation or person may hold or claim that this Certificate has been issued to them
- is valid only within the UK
- has to be read, considered and used as a whole document — it may be misleading and will be incomplete to be selective
- is copyright of the BBA
- is subject to English Law.

16.2 Publications, documents, specifications, legislation, regulations, standards and the like referenced in this Certificate are those that were current and/or deemed relevant by the BBA at the date of issue or reissue of this Certificate.

16.3 This Certificate will remain valid for an unlimited period provided that the product/system and its manufacture and/or fabrication, including all related and relevant parts and processes thereof:

- are maintained at or above the levels which have been assessed and found to be satisfactory by the BBA
- continue to be checked as and when deemed appropriate by the BBA under arrangements that it will determine
- are reviewed by the BBA as and when it considers appropriate.

16.4 The BBA has used due skill, care and diligence in preparing this Certificate, but no warranty is provided.

16.5 In issuing this Certificate, the BBA is not responsible and is excluded from any liability to any company, firm, organisation or person, for any matters arising directly or indirectly from:

- the presence or absence of any patent, intellectual property or similar rights subsisting in the product/system or any other product/system
- the right of the Certificate holder to manufacture, supply, install, maintain or market the product/system
- actual installations of the product/system, including their nature, design, methods, performance, workmanship and maintenance
- any works and constructions in which the product/system is installed, including their nature, design, methods, performance, workmanship and maintenance
- any loss or damage, including personal injury, howsoever caused by the product/system, including its manufacture, supply, installation, use, maintenance and removal
- any claims by the manufacturer relating to CE marking.

16.6 Any information relating to the manufacture, supply, installation, use, maintenance and removal of this product/system which is contained or referred to in this Certificate is the minimum required to be met when the product/system is manufactured, supplied, installed, used, maintained and removed. It does not purport in any way to restate the requirements of the Health and Safety at Work etc. Act 1974, or of any other statutory, common law or other duty which may exist at the date of issue or reissue of this Certificate; nor is conformity with such information to be taken as satisfying the requirements of the 1974 Act or of any statutory, common law or other duty of care.

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DECLARATION OF PERFORMANCE

In accordance with Regulation (EU) No 305/2011 of the European Parliament and of the Council laying down harmonised conditions for the marketing of construction products (CPR EU 305/2011)

No. HPL 002 01-02-16

1. Unique identification code of the product-type:

   Fibre Cement Flat Sheet

2. Type, batch or serial number or any other element allowing identification of the construction product as required pursuant to Article 11(4):

   HardiePlank®

3. Intended use or uses of the construction product, in accordance with the applicable harmonised technical specification, as foreseen by the manufacturer:

   Fibre cement cladding for exterior and interior walls

4. Name, registered trade name or registered trade mark and contact address of the manufacturer as required pursuant to Article 11(5):

   James Hardie Building Products
   17 Unytite Drive
   Peru
   Illinois
   61354
   USA

   James Hardie Building Products
   1000 James Hardie Way
   Pulaski
   Virginia
   24301
   USA

5. Where applicable, name and contact address of the authorised representative whose mandate covers the tasks specified in Article 12(2):

   James Hardie Building Products Ltd.
   One Fleet Place
   London EC4M 7WS
   United Kingdom

6. System or systems of assessment and verification of constancy of performance of the construction product as set out in Annex V:
   Level 4

7. In case of the declaration of performance concerning a construction product covered by a harmonised standard:
   Type testing carried out by:
   James Hardie Pty Ltd. 10 Colquhoun St, Rosehill NSW 2142, Australia

Reaction to fire tested by:
EXOVA WARRINGTONFIRE. Holmesfield Road, WA1 2DS, Warrington, United Kingdom
Notified Body no. 0833
Classification report no. 160916 dated 21/01/07

8. In case of the declaration of performance concerning a construction product for which a European Technical Assessment has been issued:

   N/A

9. The performance of the product identified in points 1 and 2 is in conformity with the declared performance in point 9.

General Property	Unit or Characteristic	Result	Test Method
Dimensional tolerances		Level 1	EN 12467:2012
Average density	Saturated, g/cm³	1.3	
Water Impermeability	Physical Observations	Pass	
Modulus of rupture (MPa)	Saturated average MPa	8.5MPa	
Type, Category, Class		NT Category A Class 2	
Warm Water Evaluation		Pass	
Freeze/Thaw Resistance			
Soak/dry			
Heat/Rain Resistance			
Surface Burning Characteristics	Fuel Contributed	A2	
	Smoke Development Index	s1	
	Flames Droplets Index	d0	
Release of dangerous substances		NPD	

10. This declaration of performance is issued under the sole responsibility of the manufacturer identified in point 4.

Signed for and on behalf of the manufacturer by:

Mr Wouter Eckelmans – General Manager Europe

Amsterdam, 1 February 2016

(insert signature)

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info.warrington@warringtonfire.com
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Title:

CLASSIFICATION OF
REACTION TO FIRE
PERFORMANCE
IN ACCORDANCE WITH
EN 13501-1: 2007 + A1:2009

Notified Body No:

0833

Product Name:

Hardiplank and Hardipanel

Report No:

408013

Issue No:

4

Prepared for:

James Hardie Building
Products Limited,
Unit 17,
Goodwood Road,
Eastleigh,
Hampshire,
SO50 4NT

Date:

13th December 2018

UKAS TESTING
0249

Warringtonfire Testing and Certification Limited
Registered in England and Wales
Registered Office: 10 Lower Grosvenor Place, London, United Kingdom, SW1W 0EN
Company Registration No: 11371436

1. Introduction

This classification report defines the classification assigned to Hardiplank and Hardipanel, decoratively coated fibre cement based board or cladding, in accordance with the procedures given in EN 13501-1:2007 + A1:2009

2. Details of classified product

2.1 General

The product, Hardiplank and Hardipanel, decoratively coated fibre cement based board or cladding, is defined as being suitable for wall or ceiling applications.

2.2 Product description

The product, Hardiplank and Hardipanel, decoratively coated fibre cement based board or cladding, is fully described below and in the test reports provided in support of classification listed in Clause 3.1.

General Description		A decoratively coated, fibre cement board based cladding or board
Overall thickness		8 -12mm
Overall density/ weight per unit area		Saturated density :1300kgm^{-3} – 1750kgm^{-3}
Product Reference		Hardiplank lap siding or Hardipanel
Generic type of cladding		Fibre cement based board
Manufacturer		James Hardie® Building Products
Final coating product (face)	Generic Type	Water based Acrylic Topcoat
	Name of Manufacturer	See 2 below
	Reference	
	Number of Coats	
	Application Rate	
	Application Method	
	Specific Gravity	
	Flame Retardant Details	
	Curing Process per Coat	
Primer Coating Product	Generic Type	Water based acrylic/ epoxy
	Name of Manufacturer	See note 2 below
	Reference	
	Number of Coats	
	Application Rate	
	Application Method	
	Specific Gravity	
	Flame Retardant Details	
	Curing Process per Coat	
Baseboard	Trade name	Hardiplank lap siding and Hardipanel
	Generic type	Fibre cement based board
	Manufacturer	James Hardie® Building Products

	Full composition details	Sand, Portland Cement, non-asbestos fibres, and additives.
	Thickness	8.0 - 12.0mm
	Density	Saturated density :1300kgm^{-3} – 1750kgm^{-3}
	Flame retardant details	See Note 1 Below
Density of cladding		Manufactured by the Hatschek process and cured by high pressure steam autoclaving. Product is water jet trimmed to target dimensions prior to autoclaving. Coatings are applied to the weather facing side of the product.

Note 1: The sponsor of the test has confirmed that no flame retardant additives were utilised in the production of this product.

Note 2: The sponsor of the test has provided this information but at the specific request of the sponsor, these details have been omitted from the report and are instead held on confidential file relating to this investigation.

Note 3: The sponsor was unable to provide this information.

Further details of the mounting and fixing configurations are fully described in the test reports provided in support of classification listed in Clause 3.1.

3. Test reports/extended application reports & test results in support of classification

3.1 Test reports/extended application reports

Name of Laboratory	Name of Sponsor	Test Report Ref. Nos	Test Method
Warringtonfire	James Hardie Europe BV	WF 157782, 157783, 157784, 157785, 404482	EN 13823
Warringtonfire	James Hardie Europe BV	WF 158938	EN 1182
Warringtonfire	James Hardie Europe BV	WF 165031,165032, 404483	EN 1716
Warringtonfire	James Hardie Europe BV	WF 160917	EN/TS 15117

3.2 Test results

Test Method	Parameter	Number of tests	Results	
			Continuous Parameter - mean (m)	Compliance Parameters
EN ISO 1182	Max Temp. Rise	5	36.3	Compliant
	Duration of Flaming		7	Compliant
	Mass Loss (%)		15.7	Compliant
EN ISO 1716	PCS ≤ 3,0 MJ/kg (1) PCS ≤ 4,0 MJ/ m² (2) PCS ≤ 4.0 MJ/m² (3) PCS ≤ 3,0 MJ/kg (4)			
	Top coat – MJ/kg	3	21.34	Compliant
	Top coat – MJ/ m²	3	2.77	Compliant
EN ISO 1716	PCS ≤ 3,0 MJ/kg (1) PCS ≤ 4,0 MJ/ m² (2) PCS ≤ 4.0 MJ/m² (3) PCS ≤ 3,0 MJ/kg (4)			
	Primer – MJ/kg	3	20.61	Compliant
	Primer – MJ/ m²	3	1.13	Compliant
EN 13823				
	$FIGRA_{0.2MJ}$	3	11.7	Compliant
	THR_{600s}		3.97	Compliant
	LSF		(-)	Compliant
	SMOGRA		1.08	Compliant
	TSP_{600s}		37.82	Compliant

4. Classification and field of application

4.1 Reference of classification

This classification has been carried out in accordance with clause 10 of EN 13501-1:2002.

4.2 Classification

The product, Hardiplank and Hardipanel, decoratively coated fibre cement based board or cladding, in relation to its reaction to fire behaviour is classified:

A2

The additional classification in relation to smoke production is:

s1

The additional classification in relation to flaming droplets / particles is:

d0

The format of the reaction to fire classification for construction products is:

Fire Behaviour		Smoke Production			Flaming Droplets	
A2	-	s	1	,	d	0

Reaction to fire classification: A2-s1,d0

4.2 Field of application

This classification is valid for the following end use applications:

i) Wall or Ceiling Applications, mounted with or without an air gap on to any substrate with a density equal to or greater than 680kg/m³, with a minimum thickness of 10mm and a fire performance of D or better.

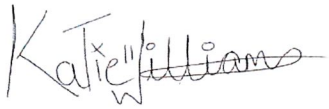
ii) Typical applications* for this product may be:
Cladding (or siding) for timber framed buildings, or brick or cementitious structures

*List not exclusive

This classification is also valid for the following product parameters:

▪ Product Thickness	8mm or more
▪ Coatings	Top coat and primer as described in product description only.
▪ Colour	Any
▪ Product Density	Saturated density 1300(+/- 10%) kg/m^3
▪ Fixings	Mounted on metal or wooden battens
▪ Insulation	With or without insulation of Class A1 and density 30kg/m3 and above

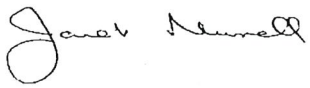
SIGNED



.....

Katie Williams
Junior Certification Engineer

APPROVED



.....

Janet Murrell
Technical Manager
For and on behalf of **Warringtonfire**

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Issue 3: Issued on 25th January 2019.
Issue 4: 20th February 2019, amended report numbers. K. Williams



HardiePlank® Cladding

Installation Guide

Facades That Last Longer™

JamesHardie®

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General

Overview

HardiePlank® cladding is an 8mm thick weatherboard plank, to be used as external or internal cladding for both new build and renovation projects. To complement the product, both fibre cement and metal trim profiles are available to finish corners, door and window frames.

Composition

HardiePlank cladding is made from the advanced, durable material fibre cement. Fibre cement comprises Portland cement, milled sand, cellulose fibres, water and selected additives.

Technical Information

HardiePlank cladding is available in two textures, cedar and smooth.

Cedar Texture



Smooth Texture



Smooth Trim



	HardiePlank® cladding	HardieTrim® NT3® profiles
Thickness	8mm	25mm
Length	3600mm	3655mm
Width	180mm	90mm, 140mm
Weight	11.2 kg/m²	21.9 kg/m², 53.7/m²

HardiePlank cladding and HardieTrim NT3 profiles have been assessed by the British Board of Agrément, and awarded BBA certificate number: No 04/4147. HardiePlank cladding conforms to Type A, Category 2 of the EN 12467.

HardieTrim NT3 profiles conform to Type A, Category 1 of the EN 12467. Both products are classified non-combustible: A2, s1-d0 in terms of fire rating, in accordance with EN13501-1.

Tools & Accessories

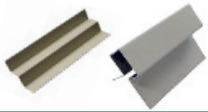
Supplied by James Hardie

EPDM Tape



To cover the vertical joints between planks and between planks and trims/windows/doors. Lengths of 20m in 60, 80, 100 and 120mm widths.

MetalTrim Profiles



For internal and external corners. Length 3000mm.

Ventilation Profiles



Starter and top ventilation profiles ensures the correct level of inlet and outlet ventilation. Available in 3 sizes to suit 25mm, 38mm and 50mm battens.

HardieClip™ Reinforcement Clip



A reinforcing clip for the nail fixing of HardiePlank® cladding. It ensures the correct positioning of the nail and the use of 600mm fixing centres in high wind pressure zones.

HardieGuillotine™ Cutting Tool



Use as the preferred cutting method.

HardieBlade® Saw Blade



Can also be used as the preferred cutting method. A diamond tipped saw blade producing low levels of dust. Available in 160mm, 190mm, 254mm or 305mm diametres.

James Hardie® Edge Coating



To touch-up cut edges and small damages. 1 litre / 500ml cans.

Supplied by James Hardie

Gecko Gauge



Gauges and supports cladding for one person installation.

Not supplied by James Hardie

Waterproof Membrane

The installation of a breather membrane acting as a vapour-permeable water-barrier is necessary for timber frame buildings or block walls where the wall is not considered waterproof. This barrier must be EN 13859:2005 requirements and have a vapour resistance less than 0.6MN.s.g^{-1}.

Battens

General: 50 × 25mm (to allow for a ventilation gap of min. 20mm).
Blockwork: 50 × 50mm (to accommodate for the siding fixing nail).
Counterbatten: Dimension ≥ 50mm × 25mm (for vertical installation of HardiePlank® cladding).

Fixings for HardiePlank® Cladding

The cladding does not require pre-drilling and can simply be nailed or screwed to the battens. Fixings must have suitable corrosion protection for the intended application. Check with your engineer where additional consideration must be made.
Nails: Ring shank nails of at least 50mm × 2.8mm and diameter head of 6.5mm. These nails should be manufactured according to EN10230-12000. Where 50 × 25mm battens are installed on blockwork, ring shank nails of 2.65 × 30mm, ⌀ 8mm can be used with hand nailing.
Screws: Screws must be a minimum of 35mm long, 4mm diameter shank with 8mm diameter self-embedding head.

Fixings for HardieTrim® NT3® Profiles

Second fix brad nail 50mm × 16g. The nails need to penetrate the battens by at least 20mm.

Jig Saw

For façade details. Tungsten cardbide tipped for producing curves or cut-outs.

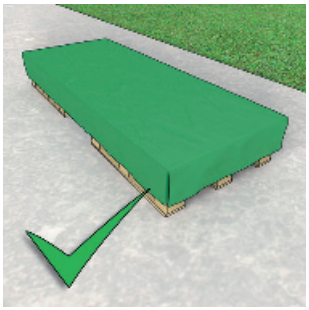
Saw Equipped with HardieBlade® saw blade and HEPA Extraction

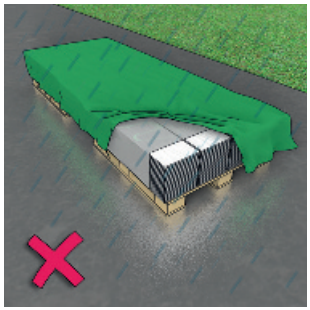
To cut HardiePlank cladding and HardieTrim NT3 profiles to size.

Storage & Handling

Store HardiePlank® cladding and HardieTrim® NT3® profiles flat and keep dry prior to installation. Product stored outside should be covered with a waterproof covering, in addition to the product packaging to avoid contact with water and dust.

Wet products must not be installed. Installing wet cladding will result in shrinkage at butt joints. James Hardie accepts no responsibility for damage caused by improper storage and handling of the product.





Always carry planks with the edges held vertically, to avoid the planks bending.





The products are equipped with a PE film for protection of the surface during transportation, cutting and installation. PE is an environmentally friendly polymer, which can be recycled.

Cutting

As with all other building materials, safety precautions must be taken to avoid dust issues when cutting and drilling. Dust from fibre cement boards is characterized as mineral dust and EU-approved FFP2/3 respirators can be used in conjunction with the following cutting practices to further reduce dust exposure.

Cutting should always be undertaken outdoors

- Position cutting station so that wind will blow dust away from user and others in working area.
- Use one of the following methods based on the required cutting rate:

  Preferred Cutting Method
  HardieGuillotine™ or dust reducing circular saw equipped with a HardieBlade® saw blade and HEPA vacuum extraction.

  Acceptable Cutting Method
  Dust reducing circular saw with a HardieBlade® saw blade (only use for low to moderate cutting).

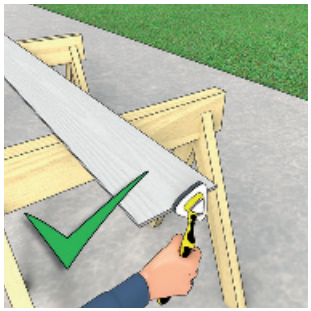
  Minimum Cutting Method
  (For low to moderate cutting only) Hand saw with hardened teeth.

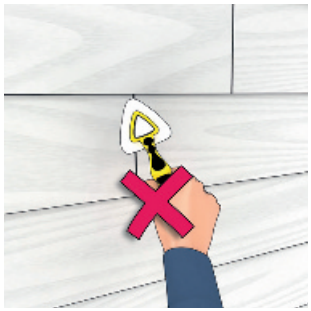
- **NEVER** use a power saw indoors.
- **NEVER** use a circular saw blade that does not carry the James Hardie trademark.
- **ALWAYS** follow the tool manufacturer's safety recommendations.
- **NEVER** use a grinder or continuous rim diamond blade for cutting as they produce too much dust.
- When cleaning up debris, **NEVER** dry sweep as it may excite silica dust particles into the user's breathing area. Instead, damp debris down with a fine mist to suppress during sweeping, or use a HEPA vacuum.

Important Note: HSE approved respirators should be used in conjunction with above cutting practices to further reduce dust exposures. If concern still exists about exposure levels or you do not comply with the above practices, you should always consult a qualified industrial hygienist or contact James Hardie.
For further information, refer to our Material Safety Data Sheet available at www.jameshardie.co.uk. Also refer to page 40 reference the inhalation of silica dust.

Painting

If cut to size the edges of the HardiePlank® cladding and HardieTrim® NT3® profiles must be sealed with the James Hardie® Edge Coating, prior to installation. Edge Coating should be applied with a small paint pad with, if available, a triangular shaped head as this gives the most control. Do not apply the Edge Coating to the face of the product. Wipe off any excess from the front face immediately.





The James Hardie® Edge Coating may also be used to deal with small scratches and marks less than 6mm. The paint should be used sparingly and restricted to the area of damage otherwise it may become visible. If the damage is still visible the plank should be replaced.



Preparation

Construction
James Hardie does not specify the fastening requirements for the framing to the building and as such would not accept liability for such structural elements. The attachment of the framing should be incorporated into the overall building design and should be approved by the responsible parties.

Structure
The structural wall to which HardiePlank® cladding is to be fixed must be of sufficient strength and stiffness to satisfy the requirements of the local building regulations. The wall may be of masonry or framed construction.

Waterproof Membrane
If required fix a waterproof membrane to the outer face of the structural wall, with an overlap between the layers of membrane of at least 150mm. Ensure the waterproof membrane is lapped to drain any water to the outside of the building. James Hardie will assume no responsibility for water infiltration.

Framing
Batten centres are typically 600mm reducing to 500mm or 400mm at the boundary areas of the building up to building height of 4 storeys. Seek advice from a professional engineer regarding batten centres as these correspond to the wind load calculated for the contract.

Frame type	Battens centres (mm)	Fixing type/dimensions (mm)	Fixings centres (mm)	Max wind pressure (kPa)
Timber battens (minimum 25 mm thick)	600	3.0×50 galvanised/ stainless steel nails[1]	600	1.7
Timber studs	600	2.8×51 Paslode nails[2] with 0.5mm thick gauge steel clips[3]	600	2.07
	400	2.8×51×7 Paslode D-head nails	600	1.87
	600	2.8×51×7 Paslode D-head nails	600	1.33
2.2mm thick Nvelop aluminium rails fixed to timber studs	600	3.5×4 Faynot stainless steel screws[4]	600	1.53
Timber studs	600	4.0×35 wood screws[5]	600	1.40

(1) Minimum head diameter 10mm.
(2) Minimum 6.5mm head diameter.
(3) 56×28×8.5mm, provided with 3×3mm diameter holes at 22mm centres and 6mm from the edge.
(4) Countersunk head screw.
(5) Minimum 8mm head diameter.

Framing Continued
The timber thickness should not be less than 25mm thick. When fixing over a masonry wall use a thicker batten to accommodate the 50mm cladding fixing nail.

The wall battens should be level. Irregularities in framing and sheathing can mirror through the finished application.

Counter battens: When there is a requirement for external insulation the main batten must be installed on a counter batten to maintain the air flow/ventilation behind HardiePlank® cladding. The counter batten dimension should be ≥ 50mm×25mm, fixed at ≤ 600mm to the main batten. The fixing centres of the counter batten to the wall are dependent on the wall unevenness. Distance between primary anchors ≤ 800mm.

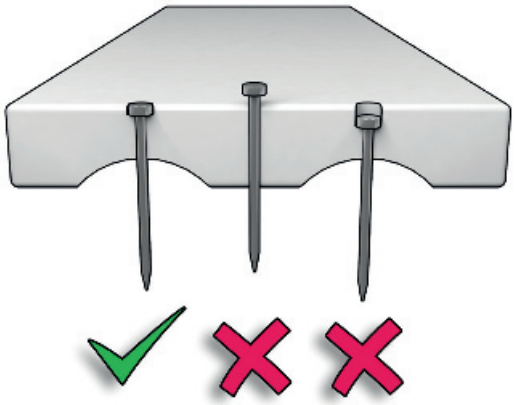
EPDM Gasket
The EPDM gasket tape replaces the mastic seals in all areas where the planks abut each other or HardieTrim® NT3® profile. It provides additional weather protection to the battens to prevent them rotting prematurely. Install by stapling to the top of the batten, then allow the gasket roll to drop, take out any slack and place staples at regular intervals down its length. Trim to size.

Important note: Do not stretch the EPDM gasket as this could lead to it pulling over the staple fixings.

HardieClip™ Reinforcement Clip
Use this reinforcing clip for the nail fixing of HardiePlank cladding. It ensures the correct positioning of nail and the use of 600mm fixing centres in high wind pressure zones. Place the clip over the top of the plank with the short leg facing outward on the centre of the batten and apply a nail through though the centre pre punched hole. At joints: place the clip centrally over two boards and fix using the two outside nail holes.

HardieTrim® NT3® Profile Fixings

Pre-drilling is not necessary; HardieTrim® NT3® profile can easily be gun nailed. Check the pressure of the gun. If incorrect the product can be damaged. Fix with second fix brad nail 50mm×16g. Profiles need to be flush nailed or overdriven (by 1mm max.) so nail heads only can be painted.



If you do not have access to a brad nail gun the HardieTrim NT3 profile can be installed with stainless steel screws. The screw size should be 3.5mm×50mm with a countersunk head. Pre-drill the HardieTrim NT3 profile with a 3.5mm masonry bit and countersink the hole. Install the screws 25mm down from the top edges and then in pairs every 400mm down the product. The screws should have their heads driven slightly below the surface of the product. Carefully fill the countersink with a suitable exterior grade filler, allow to fully cure before painting just the head area with James Hardie® Edge Coating, applied with an artist's brush. Do not overpaint onto the surrounding area, keep the paint to just the filled head of the screw.

HardieTrim® NT3® Profile Installation

HardieTrim® NT3® profiles should be pre-assembled on the ground, this will allow an easier and more level installation.

Fix the corner profiles at 400mm down the length, 25mm in at the ends and 12mm in down the long edges. Ensure the bottom of the trim overhangs the bottom of the batten by 10mm.



Where the cladding height is greater than the length of HardieTrim NT3 profile (3.65m) it will be necessary to butt joint corner trims. This should be done by offsetting the ends of the trim by 300mm to provide a staggered horizontal interlock and not a straight butt joint. Not only is the detail stronger, but it also is aesthetically more pleasing.

Refer to detail pages 26 and 27.

Important Note:
Make sure to leave the protective film on the profiles during installation. This will allow you to apply edge coat paint to the nail head. The protective film can be removed immediately after application or left on until other trades have completed their work.

MetalTrim Installation

Important note: MetalTrim corner profiles are to be installed vertically only.

Cutting MetalTrim

1. Cut the MetalTrim with a suitable saw or shears.
2. Ensure that the cuts are clean and straight.
3. Ensure that the trim is not damaged during the cutting operation.

Installation

Fix the trim with stainless steel nails. Ensure that you do not overdrive or underdrive nails.

When joining pieces of trim together ensure that the trim is correctly aligned prior to fixing. Pay attention to thermal expansion where exposure of the MetalTrim to sun is extreme. When fixing the trim, fix the trim at the top first, then the base then fix at remaining locations. Maximum spacing of fixings is 1.5m. It is imperative that the plastic protection is removed immediately after installation otherwise it will become trapped behind the cladding and be difficult to remove.

Refer to detail pages 28 and 29.

Ventilation

A free-flow ventilation gap of a minimum of 20mm should be provided between the cladding layer and the substrate.

It is critical that an air inlet and outlet gap of a minimum of 10mm is left at the base and at the roofline, also below and above doors/windows.

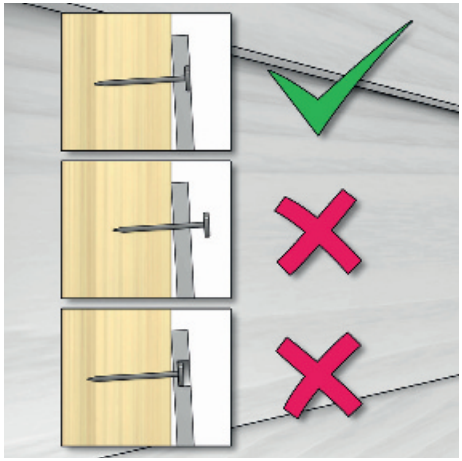
Use a perforated enclosure to prevent pests entering through the ventilation gap.



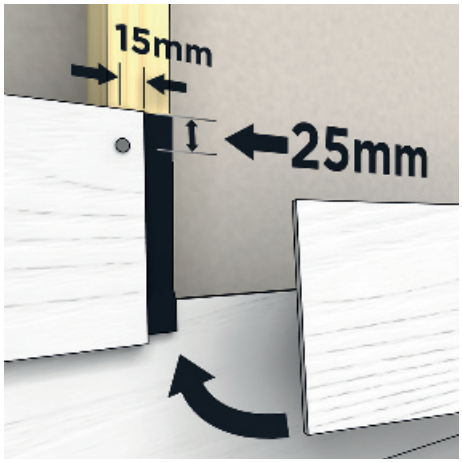
Key
Green: Air Inlet
Blue: Air Outlet

HardiePlank® Cladding Fixings

Pre-drilling is not necessary; HardiePlank cladding can easily be gun nailed. It is essential that the pressure of the gun is adjusted so the fixing will sit flush. If incorrect the product can be damaged and not hold sufficiently. Fix with a ring shank of at least 50mm × 2.8mm and 6.5mm diameter head.



Fix the cladding to the vertical timber battens with one nail or screw on every batten. The centre line of the nail or screw should be 20-25mm below the top edge of the cladding. When fixing the ends of the cladding ensure the fixing is placed at 15mm from the edge.



HardiePlank® Cladding Installation

1. Clearances

Do not install James Hardie® products, such that they may remain in contact with standing water.

Install HardiePlank® cladding in compliance with local building regulations requirements for clearance between the bottom edge of the cladding and the adjacent finished grade. This is typically 150mm. Maintain a minimum 50mm clearance between HardiePlank cladding and roofs, paths, steps and driveways.

2. Horizontal Installation

2.1. Starter Ventilation Profile

The easiest way to ensure the correct detailing for the first plank is by installing the combined starter and ventilation profile. An alternative could be to cut a 30mm wide starter strip from a sheet of HardiePlank cladding to kick out the first plank to match the lap of the wall. Nail this along the front face of the battens so the lower edge of the starter strip lies along the line made by the bottom of the vertical battens. This provides the lap spacing for the first row of plank. The omission of this strip will result the “kick-out” on the wall appearing inconsistent in the second, third and fourth courses.

2.2. Fitting the first layer of HardiePlank cladding

Mark a line 170mm up from the lower edge of the starter strip. Ensure that this line is level. This will be the top of the first row of cladding. This spacing gives a 10mm drip edge at the lower edge of the cladding.

2.3. Second and subsequent layers of plank

The second row of HardiePlank® cladding is placed so that the lower edge of the second plank overlaps the top of the first plank by 30mm. It is important to carefully maintain this dimension throughout the construction of the wall.

A Gecko Gauge set to 150mm will help speed up the installation. Alternatively, measure 150mm up from the top edge of the plank and draw a line on the battens, this gives the position for the top edge of the next plank. It is advisable to check with a spirit level every 4 or 5 rows to ensure the planks level is maintained.

HardiePlank® Cladding Installation continued

2.4. Plank joints
Cut the cladding plank neatly so that it finishes at the centre line of the timber batten. Stagger the butt joints in an area of wall over two or more batten lines i.e. **avoid joints located directly in the same vertical line.** The cladding planks are butted in moderate contact to form the joint. Put an EPDM gasket underneath each joint. James Hardie believes it is good building practice to have 1mm joints around windows, doors and trim edges to allow for a degree of building movement and product tolerance. It also provides a natural vertical drain for rainwater.

2.5. Fixing the last plank
In most situations it is unlikely that the planks will exactly fit the wall height, in this case it will be necessary to cut the last plank down in width. Measure down from the underside of the soffit to the top of the previous plank and then add 20mm. **This will allow the correct overlap of 30mm and top ventilation gap of 10mm.**

3. Vertical Installation
HardiePlank® cladding can also be installed vertically. To facilitate vertical installation, counter battens should be installed horizontally over the vertical frame to support the vertical planks. HardiePlank cladding is installed at 120mm centres, such that these planks can be covered by a second layer of cladding which covers the first layer by 30mm at both sides. Use ring shank nails for the first layer of planks, starting at 15mm from the top of the batten. Use the same nails, but stainless steel, for the second layer, and start at 35mm from the top of the batten so nails will not coincide. Nails should be 15mm in from each vertical edge as this position places the fixing in the middle of the overlapped area.

Refer to detail pages 38 and 39.

4. Wall Penetrations
When a penetration in the wall is required for a pipe or tap for example, form a hole in the plank using a carbide tipped hole saw. Make the hole approx. 6mm larger than the diameter of the pipe. Seal between the fitting and the edge of the hole with a high quality exterior sealant. If the space between the fitting and the hole is too wide, use a polyethylene foam-backing rod to fill the major part of the gap. The remaining gap should be filled with sealant.

5. Load Bearing
HardiePlank cladding and HardieTrim® NT3® profiles are not intended as a load bearing or shear element in the wall construction. Items required to be attached to the wall should be supported directly by connections to the structural sheathing and/or framing members, not attached to the cladding or trim as the primary load-bearing elements.

Maintenance

Annual Inspection
Under normal atmospheric conditions HardiePlank® cladding does not require much maintenance to maintain its strength, properties and function. Environmental impacts may, however, influence the visual appearance of the facade cladding. Therefore, an annual inspection of the ventilation gaps, joints and fixings is a good idea. Detection and repair of possible damages ensure a longer life for the facade cladding.

Impact from Nature
The weather and nearby green plants may affect the appearance of the facade cladding. Pollution, dirt, leaves from trees, bushes and flowers will have an impact on the façades appearance. HardiePlank cladding is manufactured from weather resistant raw materials and will not be attacked by algae, rot and dry rot.

Coastal locations can be very aggressive due to salt laden moist air and wind-blown sand. It is recommended that the frequency of inspection procedures in such locations be increased and that any maintenance be enabled before damage occurs. It is recommended to pay attention to the corners of cladding namely around window, doors and the corners of façades particularly those facing the prevailing wind direction.

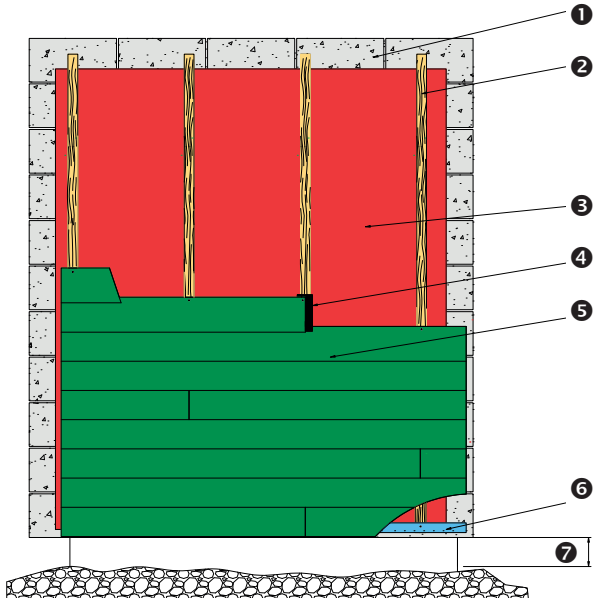
Repairing HardiePlank Cladding
HardiePlank cladding should be replaced by removing the damaged board, gently lifting the board immediately above and inserting the new board. The board is then fixed by face nailing through the top board.

Cleaning
HardiePlank cladding can be cleaned with cold or lukewarm water, if necessary with the addition of a mild household cleaning agent not containing solvents. Always start from the top with well-defined areas. Rinse with plenty of clean water until the facade is perfectly clean. Before cleaning full scale, it is recommended to test the chosen cleaning method on a smaller area to make sure it is likely to be successful. The cladding should be cleaned a minimum of once a year.

IMPORTANT NOTE: Do not use high pressure cleaning systems on fibre cement cladding, as this may damage the surface and paint finish.

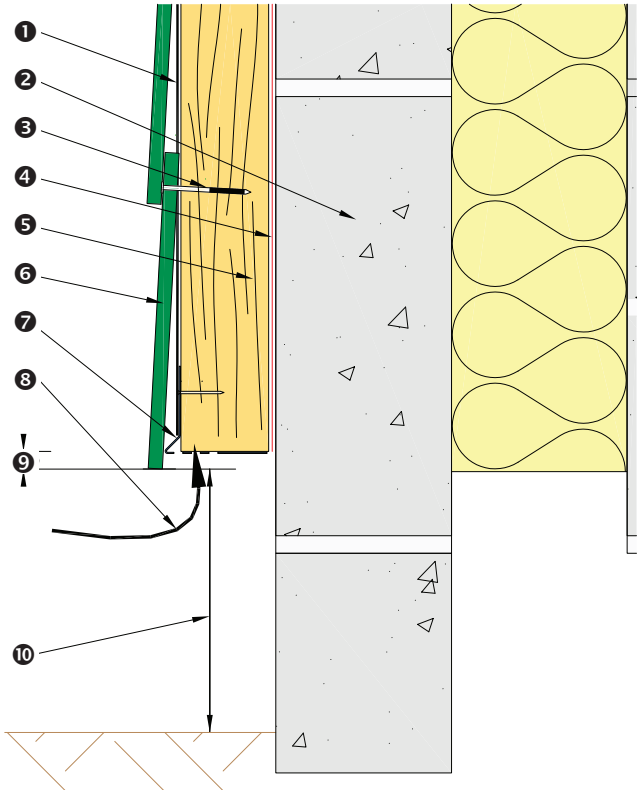
Installation Drawings

General Arrangement: Horizontal Installation



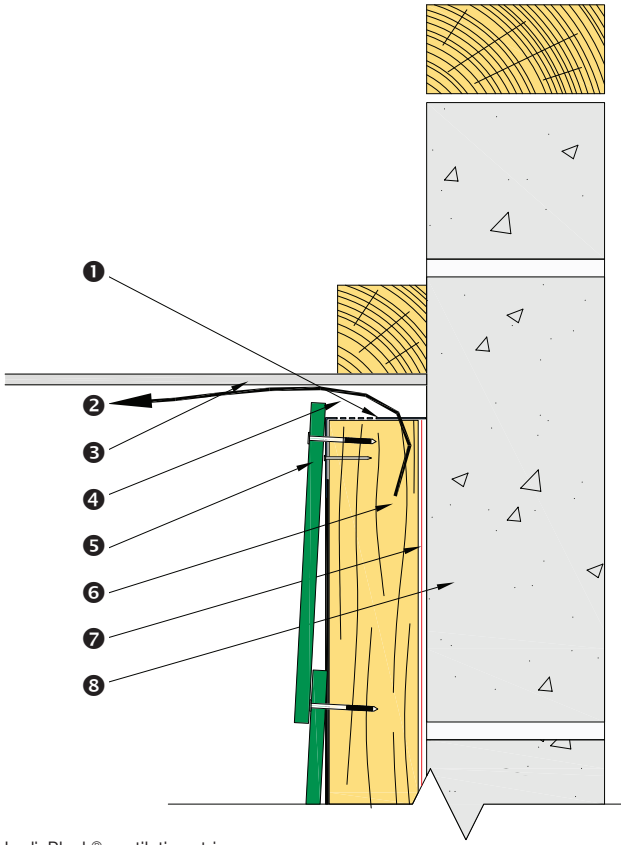
❶ Bricks / Masonry
❷ Vertically installed 50×50mm timber battens
❸ Breather membrane
❹ EPDM gasket at joint
❺ HardiePlank® cladding
❻ HardiePlank starter strip with ventilation
❼ 150mm min.

Ground Level–Ventilation Detail



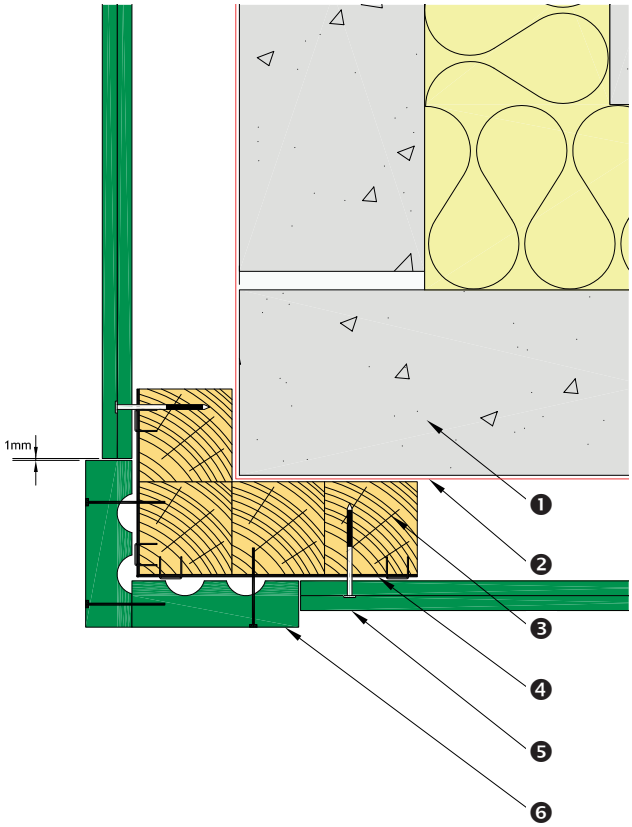
❶ EPDM
❷ Masonry
❸ 51 × 2.95mm fixing
❹ Breather membrane
❺ Timber battens 50 × 50mm
❻ HardiePlank® cladding
❼ HardiePlank starter strip with ventilation
❽ Ventilation path
❾ 10mm drip detail
❿ 150mm min.

Top of Cladding–Ventilation Detail



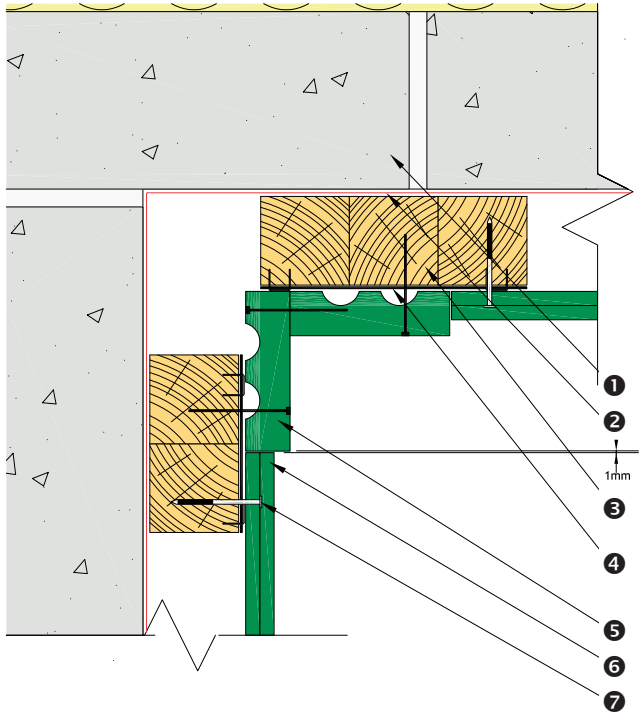
❶ HardiePlank® ventilation strip
❷ Ventilation path
❸ Soffit board
❹ 10mm ventilation gap
❺ HardiePlank cladding
❻ 50 × 50mm vertical timber framing batten
❼ Breather membrane
❽ Masonry

External Corner–HardieTrim® NT3®



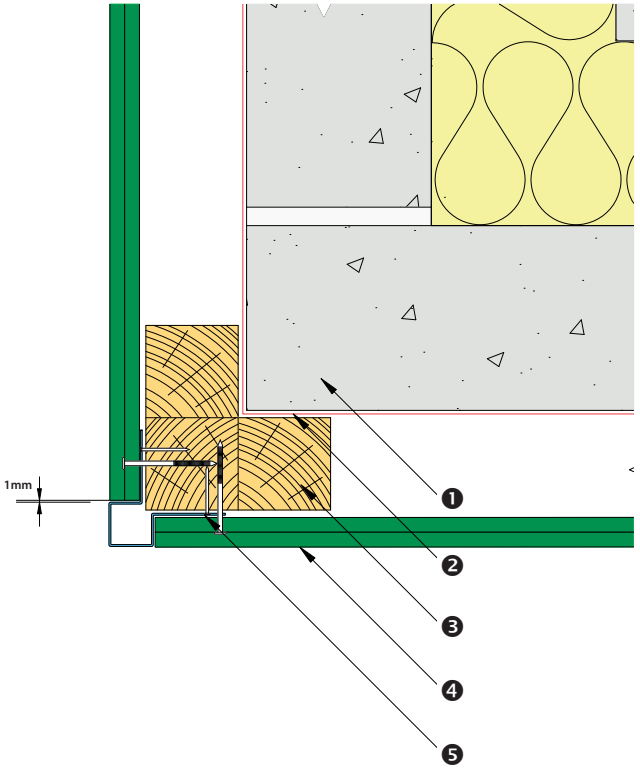
1. Masonry
2. Breather membrane
3. Timber batten 50 × 50mm
4. EPDM
5. HardiePlank® cladding
6. HardieTrim® NT3® profile

Internal Corner–HardieTrim® NT3®



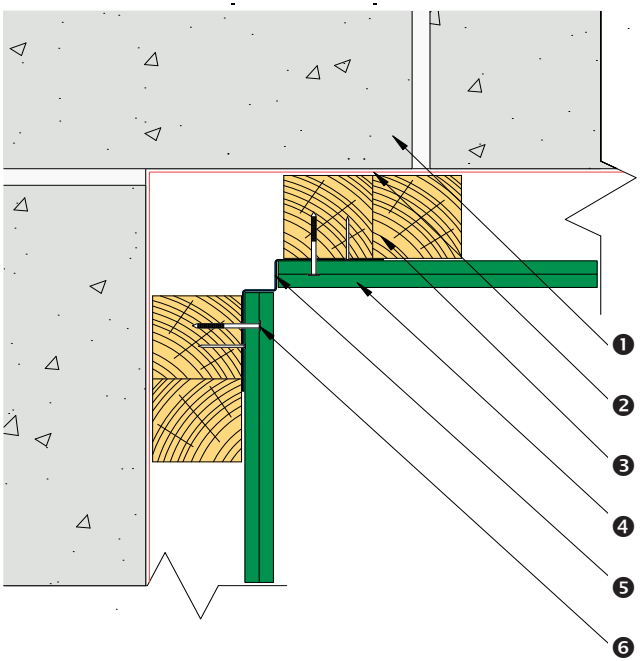
1. Masonry
2. Breather membrane
3. Timber battens 50 × 50mm
4. EPDM
5. HardieTrim® NT3® profile
6. HardiePlank® cladding
7. 51 × 2.95mm fixing

External Corner–MetalTrim



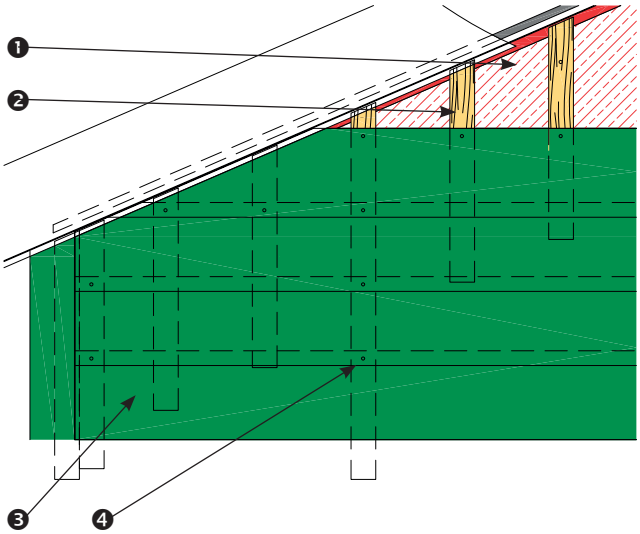
❶ Masonry
❷ Breather membrane
❸ Timber batten 50 × 50mm
❹ HardiePlank® cladding
❺ MetalTrim external corner profile

Internal Corner–MetalTrim



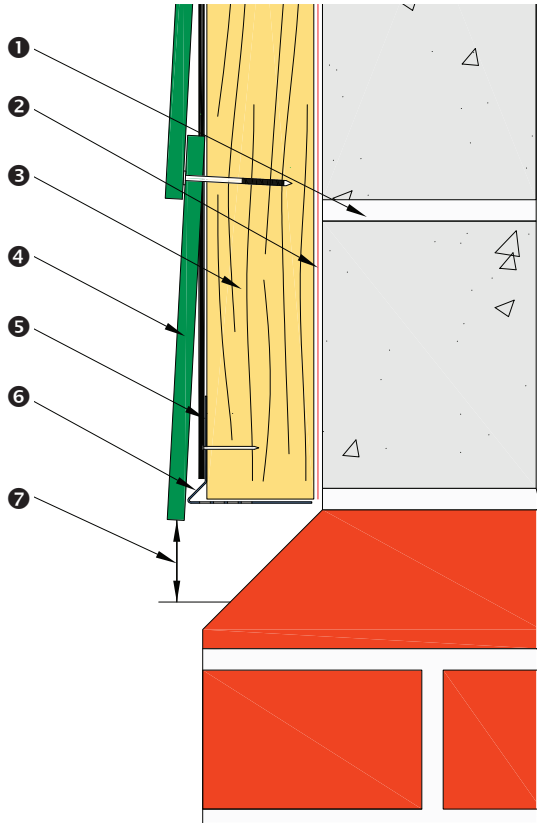
❶ Masonry
❷ Breather membrane
❸ Timber battens 50 × 50mm
❹ HardiePlank® cladding
❺ MetalTrim internal corner profile
❻ 51 × 2.95mm fixing

Gables



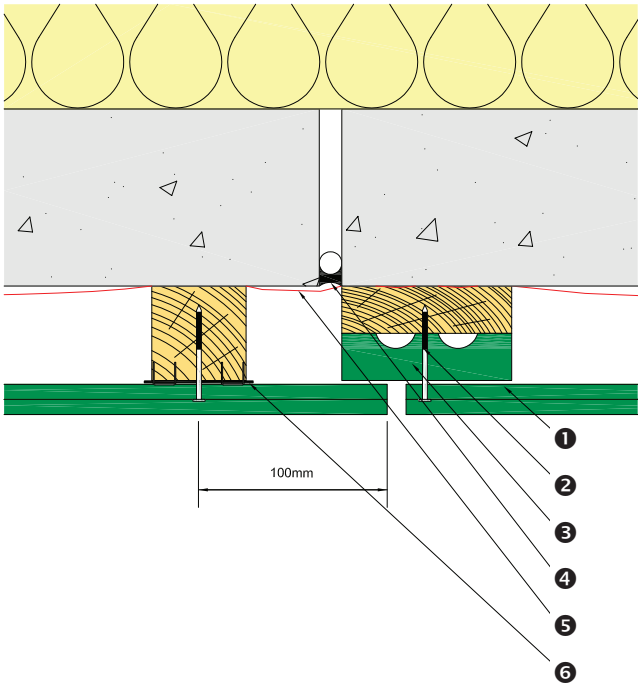
❶ Breather membrane
❷ Timber battens 50 × 50mm, 200mm centres
❸ HardiePlank® cladding
❹ 50mm fixing nail

Brick Dado Detail



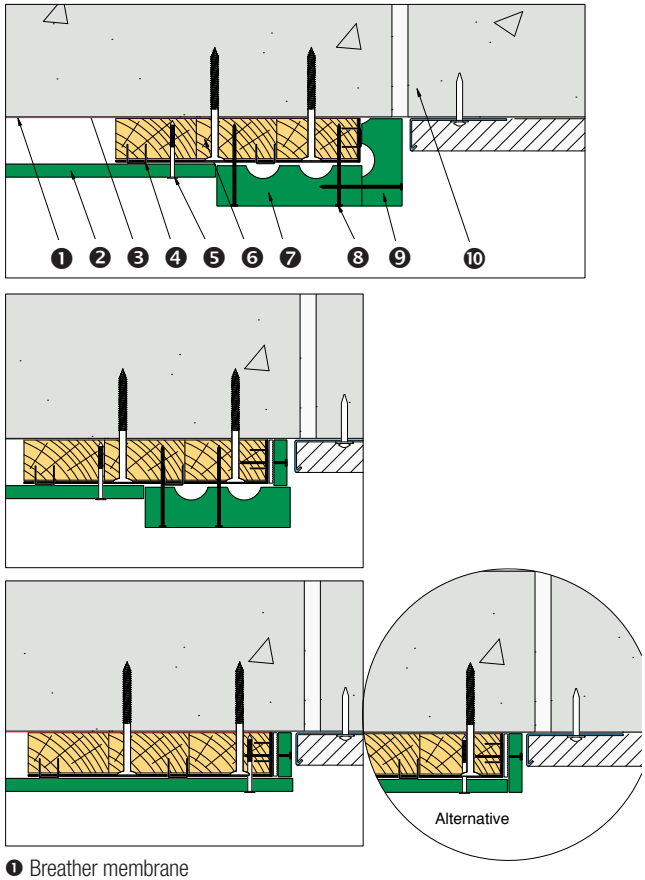
❶ Masonry
❷ Breather membrane
❸ Timber battens 50 × 50mm
❹ HardiePlank® cladding
❺ EPDM
❻ HardiePlank starter strip with ventilation
❼ 10mm drip detail

Expansion Gap



1. HardiePlank® cladding
2. 51 × 2.95mm fixing
3. HardieTrim® NT3® profile
4. Expansion gap
5. Breather membrane
6. EPDM

Abutment to Render

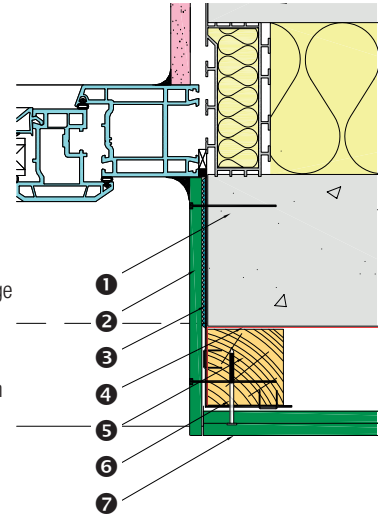


1. Breather membrane
2. HardiePlank® cladding
3. Concrete block
4. EPDM stapled to batten
5. 51 × 2.95mm fixing
6. 50 × 25mm timber
7. 90 × 25mm HardieTrim® NT3® profile
8. 51mm 16g fixing
9. HardieTrim NT3 profile cut to fit
10. Brickwork

Window Details: HardiePlank® On Edge



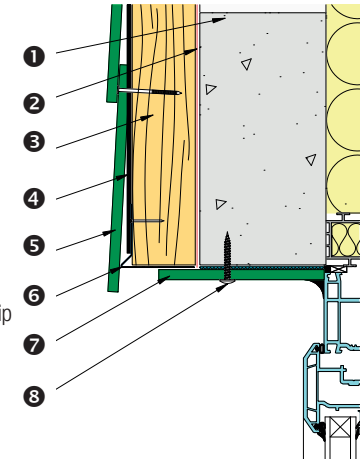
Reveal Detail



❶ Masonry wall
❷ HardiePlank® cladding on edge
❸ EPDM
❹ Breather membrane
❺ Timber batten 50mm × 50mm
❻ 51mm × 2.95mm fixing
❼ HardiePlank cladding

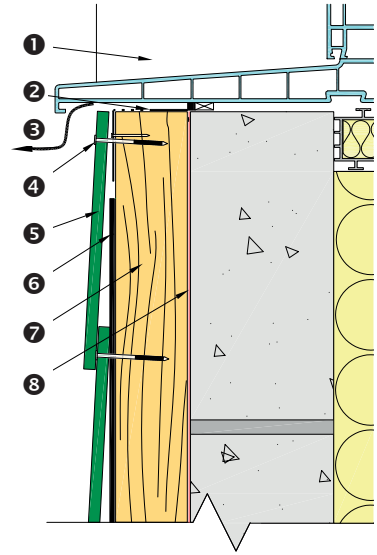
Window Head

❶ Masonry wall
❷ Breather membrane
❸ Timber battens 50mm × 50mm
❹ EPDM
❺ HardiePlank® cladding
❻ HardiePlank cladding starter strip with ventilation
❼ HardiePlank cladding
❽ Torx T20 screw



Window Cill

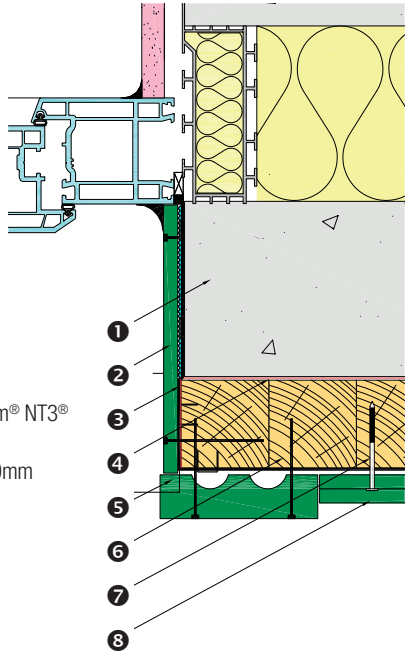
❶ HardiePlank cladding
❷ Top ventilation profile
❸ Ventilation (min. 10mm)
❹ 51mm × 2.95mm fixing
❺ HardiePlank cladding
❻ EPDM
❼ Timber batten 50mm × 50mm
❽ Breather membrane



Window Details: With HardieTrim® NT3®



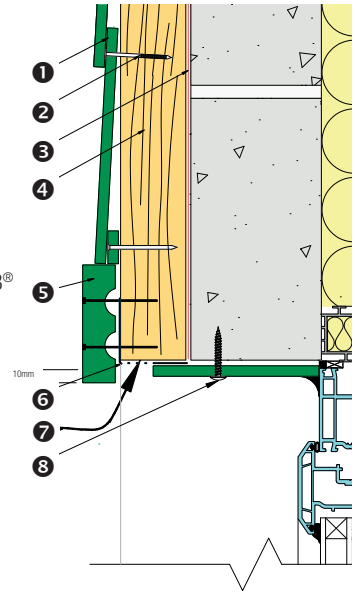
Reveal Detail



❶ Masonry wall
❷ HardiePlank® cladding
❸ EPDM stapled to batten
❹ Breather membrane
❺ 90mm × 25mm HardieTrim® NT3® profile
❻ Timber batten 50mm × 50mm
❼ 51mm × 2.95mm fixing
❽ HardiePlank cladding

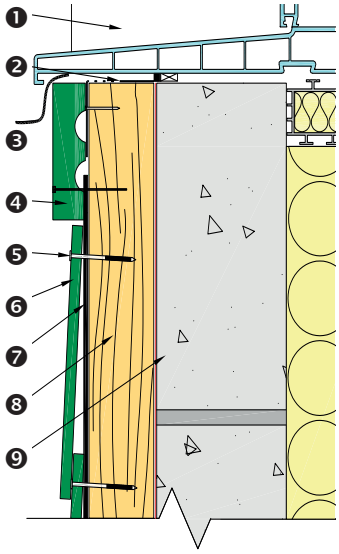
Window Head

❶ HardiePlank® cladding
❷ 51mm × 2.95mm fixing
❸ Breather membrane
❹ Timber batten 50mm × 50mm
❺ 90mm × 25mm HardieTrim® NT3® profile
❻ HardiePlank ventilation strip
❼ Ventilation strip
❽ Torx T20 screw

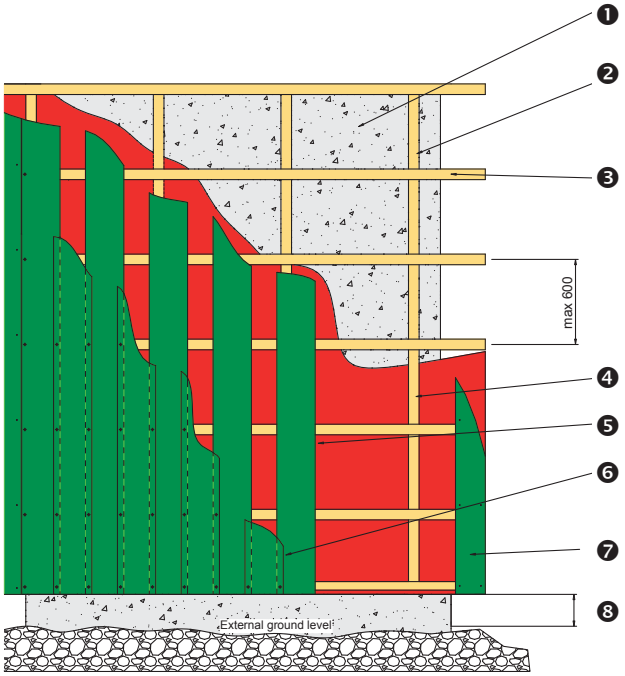


Window Cill

❶ HardiePlank® cladding
❷ HardiePlank ventilation strip
❸ Ventilation (min. 10mm)
❹ HardieTrim® NT3® profile
❺ 51mm × 2.95mm fixing
❻ HardiePlank cladding
❼ EPDM
❽ Timber batten 50mm × 50mm
❾ Masonry

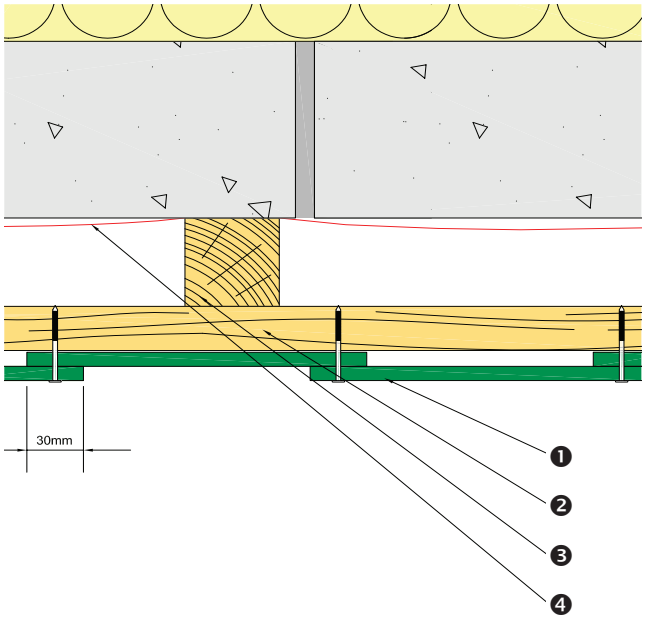


General Arrangement: Vertical Installation



❶ Timber or masonry wall
❷ Vertically installed timber or steel framing battens set off structural wall face
❸ Horizontally installed timber or steel framing battens
❹ Install framing to comply with required wind loading (refer to table page 20) and provide sufficient framing for HardieTrim® NT3® profile
❺ Breather membrane under framing
❻ Vertically installed HardiePlank® cladding – 1st layer
❼ Vertically installed HardieTrim NT3 profile
❽ Minimum 150mm as per building regulations

Overlap Detail: Vertical Installation



❶ HardiePlank® cladding
❷ 50 × 50mm horizontal timber batten
❸ 50 × 50mm vertical timber batten
❹ Breather membrane

Notes

Health & Safety

Warning-Avoid Breathing Silica Dust

James Hardie® products contain crystalline silica. This mineral is found everywhere in the world - often in the form of sand - and, therefore, commonly used in many construction products (for example brick, concrete, glass wool and abrasives). The mineral itself is inert, but certain building practices such as drilling, high speed cutting and abrading can release fine particulate dust which may constitute a health hazard.

Excessive or protracted inhalation of fine particle silica dust can lead to a lung disease called silicosis. There is also some evidence that it may increase the risk of lung cancer if inhaled for prolonged periods. Smoking may also exacerbate this risk. Like smoking, the risk from fine particle silica dust is time and concentration dependent.

Control

To suppress or to reduce excessive inhalation of fine particle silica dust the following steps should be taken to protect operatives who work with products containing silica dust:

- During fabrication operate outdoors or in well ventilated space in a separate area if available or away and down-wind from other operatives.
- Use low speed, low dust cutting tools – Score-and snap-knife, HardieGuillotine™, HardieBlade® saw blade fitted to a circular saw connected to a dust extraction HEPA filter vacuum cleaner (see James Hardie® tools).
- When cutting, drilling or abrading always wear a FFP2/3 dust control or full face mask adjusted and fitted in conformity with regulatory recommendations and affixed with CE marking and/or fully certified to the relevant EN standards if applicable.
- Keep the working environment clean and remove debris as soon as possible.
- At the end of the operation remove dust from clothes, tools and work area with a HEPA filter vacuum cleaner or damp with water to suppress the dust before sweeping.

Remember, James Hardie products are no more dangerous than many other building materials containing crystalline silica sand. We hope, through this information, to engage in effective education of the construction industry and build upon the requirements of national health and safety regulations. For more information, see our installation instructions and MSDS available on www.jameshardie.co.uk or call James Hardie.

Always Remember To:

1. Keep your James Hardie® products dry before installation. Refer to page 8.

2. Paint cut edges before installation. Refer to page 10.

3. Maintain a minimum 20mm free-flow ventilation gap between cladding and substrate. Refer to page 17.

4. Leave a 10mm air gap between last HardiePlank cladding and roofline. Refer to page 17

5. Ensure fixings are flush with the HardiePlank® cladding and 25mm down from top edge. Refer to pages 18.

For a full version of our 10 years limited warranty please visit:
www.jameshardie.co.uk/warranty



www.jameshardie.co.uk



T: 0800 068 3103
E: info@jameshardie.co.uk
www.jameshardie.co.uk

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MIX
Paper from responsible sources
FSC® C003919

5. Photographs from site showing the proposed material adjacent to the existing material.

Existing Timber and Proposed Hardie Plank:



6. Can you also advise as to the extent to which the original architects on the scheme have been involved in the proposed re-cladding?

“Can you also advise as to the extent to which the original architects on the scheme have been involved in the proposed re-cladding?”

The original architects that were involved with the design of the building are not involved with the proposed re-cladding works.

7. The building is located within the Castlefield Conservation Area, please provide a Heritage Statement.

HERITAGE STATEMENT

Regarding

Base
12 Arundel Street
Manchester
M15 4JP

November 2020

DC/HC/P10041

Prepared for:

Base Management Services Ltd
C/O Clearwater Facilities Management
Lower Ground Floor
South Suite
Delphian House,
Riverside
New Bailey Street
Manchester
M3 5FS

Prepared by:

Easton Bevins

Unit 26, Osprey Court
Hawkfield Way
Bristol
BS14 0BB
Tel: 0117 942 7876

CHARTERED BUILDING SURVEYORS

1. Context

1.1. Base Apartments is an apartment block consisting of 104 flats. The Base Apartment block is not a listed property under the National Heritage List for England, but it is in the Castlefield Conservation Area.

1.2. The proposed works seek to rectify defective timber cladding as part of the External Wall Fire Review (EWS1).

The works include:

- The removal of combustible timber cladding.
- The installation of a non-combustible A2 rated Hardie Plank, which matches the colour and texture of the existing material.

1.3. The works are required to ensure Base Apartments complies with Approved Document B 2019, Regulation 7, wherein buildings 18 meters or higher may no longer contain combustible materials in their external wall system.

1.4. Easton Bevins Chartered Building Surveyors have been appointed by the management company of Base Apartments, to inspect the building, and specify the remedial works.

2. Assessment of Heritage Significance

2.1. Base apartments has Listed Buildings in its vicinity, including Grade II listed St Georges Church (1208640), and Grade II listed Churchyard walls, gate piers and gates at the Church of St George (1197789), both of which are opposite the apartment block.

3. Heritage Impact Assessment

3.1. The proposed alterations will have a minor impact on the visual appearance of Base Apartments, but will ensure compliance with Approved Document B, and ensure the safety of the residents.

3.2. The proposed work will not impact the heritage significance of the adjacent properties or their surroundings, as the proposed works seek to remediate changes for a like for like material appearance.

4. Justification

4.1. A detailed intrusive investigation of the property identified the timber as non-compliant with Approved Document B Regulation 7. The existing timber cladding poses a risk to health and safety due to its combustible properties.

4.2. The effect on the visual amenity of the area and listed structures is negligible, and the appearance, colour and texture of the proposed material is in-line with the original architects design, and original approved design.

5. Conclusion

5.1. The proposed work involves the replacement of a combustible timber cladding system.

5.2. The works are sympathetic to the building and surrounding environment and will have no detrimental impact on the heritage significance of Base Apartments or nearby listed structures.

5.3. The works will help to reduce the risk to the health and safety of occupants and members of the public. The proposed works will aid in minimising the spread of fire should one occur.