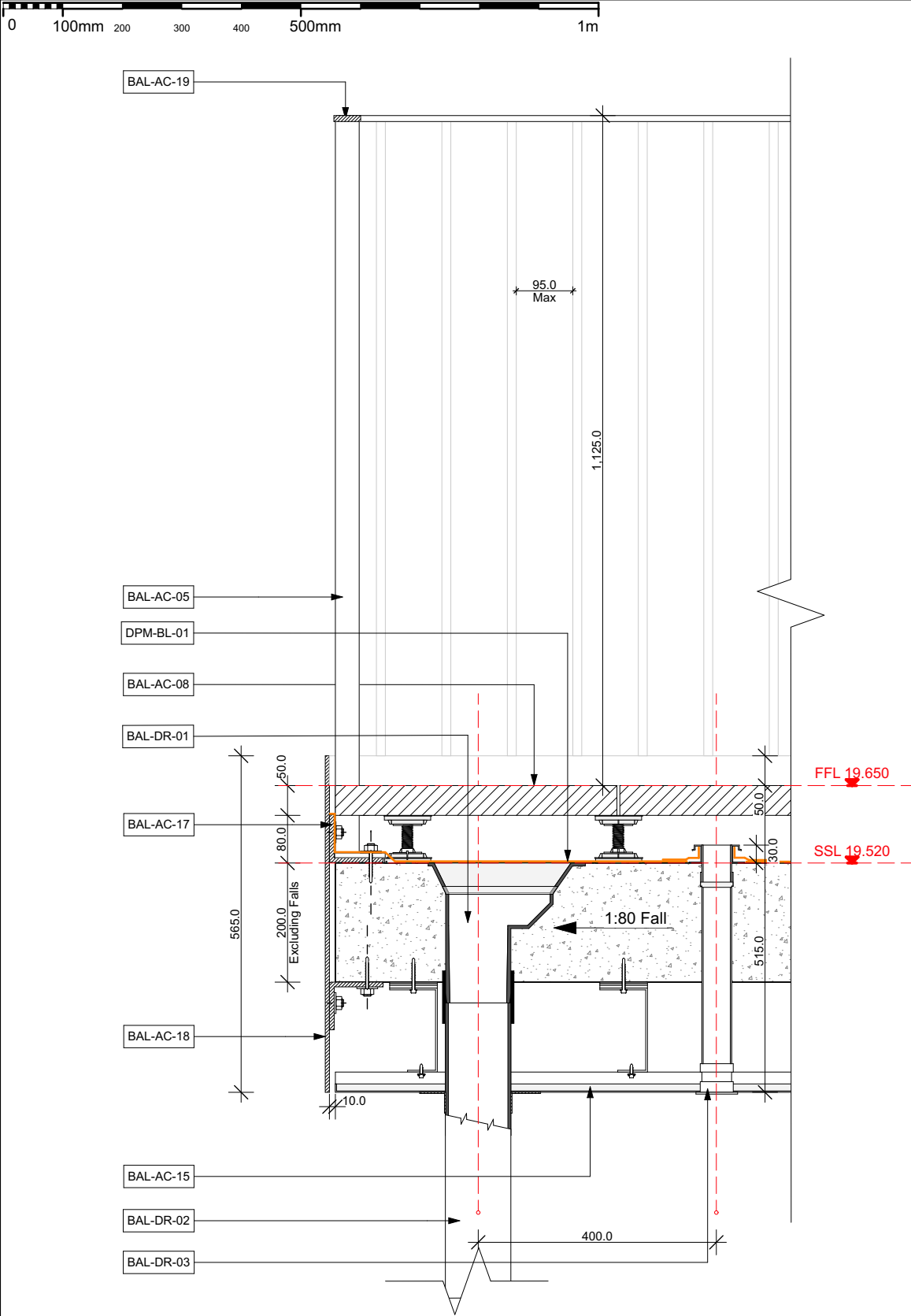




BAL		
BAL-AC-05	General Balustrade Systems : Face-Fixed with Fascia Mounting	General Description: Face-fixed balustrade system to the perimeter of bolt-on balconies, mounted to the balcony frame structure with steel fascia. Balustrade system to incorporate a top handrail with a 15° inward slope to comply with Approved Document K (Protection from Falling), providing a non-climbable profile and effective water runoff. Balustrade infill types where indicated to be, solid infill sheets. All components to be fully coordinated with balcony edge conditions and designed to meet the required loading in accordance with BS EN 1991-1-1 and BS 6180:2011 (Barriers in and about buildings). Steel Balustrade System : Posts, Handrails, and Infill Rails: Fabricated entirely from mild steel profiles or flat bar, hot-dip galvanised to BS EN ISO 1461 and powder-coated to RAL specification as required. Handrail Profile: Steel top rail formed with an inward-sloping 15° top surface to prevent climbing and ensure water drainage. Fixings: Posts to be face-fixed through fascia brackets with stainless steel fixings, isolated from dissimilar metals using EPDM gaskets or thermal isolators. Infill where indicated to be solid steel plate, with all openings and detailing conforming to Approved Document K (i.e. no gaps >100mm). Compliance: Balustrade to resist horizontal loads in accordance with BS EN 1991-1-1 (typically 0.74 kN/m or 1.5 kN/m depending on use class) and comply with BS 6180. Execution Notes : All balustrade components to be fabricated and installed in accordance with CE marking requirements under BS EN 1090. Drainage and deflection tolerances to be considered in coordination with balcony frame and soffit systems. Ensure corrosion protection and material compatibility for coastal or exposed environments. Final design, finish, and infill selection to be coordinated with architectural drawings and approved by the design team.
BAL-AC-08	Concrete Pavers on Adjustable Pedestals : Provide a fully engineered paving system comprising 50mm thick high-strength concrete pavers, supported on adjustable pedestal supports laid over the waterproofed surface of the reinforced concrete (RC) projecting balcony slab. System to be designed to accommodate rainwater drainage, falls, thermal movement, and long-term serviceability in accordance with BS 8579:2020 – Guide to the design of balconies and terraces, and BS EN 1339 – Concrete paving flags – Requirements and test methods. Paving Slabs. Pavers shall be factory-cast, vibro-compacted concrete slabs, 50mm nominal thickness, with square or rectified edges. Finish: Non-slip, frost-resistant surface, Class 3 slip resistance or better (minimum PTV 36 wet), in accordance with BS 7976-2. Size (typ.): 600 x 600mm, 500 x 500mm, or as project-specific. Colour, texture, and patterning to be selected by architect to suit aesthetic requirements. Paver units to be non-combustible (Euroclass A1 or A2-s1, d0), suitable for use on balconies under Approved Document B (Fire Safety). Adjustable Pedestal System: Adjustable pedestal supports shall provide vertical alignment and level adjustment for falls, ensuring a stable and even walking surface. Pedestals to be UV- and weather-resistant polypropylene or composite material with integral slope correction modules where required (to accommodate 1:80 falls). Height range to suit build-up from top of waterproofing to finished paver level, with anti-slip rubber head pads and side spacers to maintain consistent 4–6mm joint gaps between slabs. Pedestal system to allow for free-draining balcony surfaces, with void space beneath for airflow and drainage to gully or overflow. Approved Pedestal Manufacturers (UK/EU): Buzon UK – e.g., Buzon PB and DPH Series (up to 1130mm build-up) / Ryno Building Systems – e.g., RPB Fixed/Adjustable Pedestals with slope correctors / Wallbam – e.g., Megapad or Balance Self-Levelling Pedestals (heights from 25mm to 1025mm). All pedestal systems must be BBA Certified or hold ETA (European Technical Assessment) approval for structural balcony use and shall comply with BS EN 1991-1-1 loading standards. Installation & Integration Requirements: Pavers to be loose-laid and fully supported at each corner (minimum 4 pedestal support points per paver). Pedestals must not penetrate the waterproofing layer. Protection board (e.g., 6mm HDPE or XPS) to be used between waterproofing and pedestal base where required by membrane manufacturer. System to be laid to maintain falls of 1:80 minimum to cast-in drainage points, such as ACO HP Spigot Balcony Gully Outlets or equivalent. Edge restraint to be detailed where full pavers cannot be supported at outer edge or to resist lateral movement. 50mm dia. overflow pipe to be installed, projecting minimum 30mm above waterproofing layer to act as secondary drainage (free-draining over edge or through fascia). Pedestal layout to be coordinated with balustrade fixing zones, rainwater outlets, and service penetrations. Fire, Drainage, and Compliance Notes: Entire system to be non-combustible, fire-rated, and in compliance with Approved Document B (external balconies). Final build-up must ensure positive drainage and waterproofing continuity at interfaces with upstands, balustrade posts, and thresholds. Concrete slab and falls to be formed at RC stage with waterproofing (e.g., Radmat ReadySeal) applied over screed or primed RC slab. All interfaces to be detailed for movement, thermal bridging (where required), and long-term durability. Execution : Installation to be by specialist subcontractor in accordance with manufacturer's instructions and project-specific tolerances. All work must comply with site QA procedures and be inspected for level tolerances (max ±3mm deviation over 2m) and drainage performance. Paving pattern, orientation, and edge restraint to be agreed with architect prior to install.	
BAL-AC-15	HardieTM Compressed Fibre Cement Sheets, 12mm thick, are to be installed as a durable, non-combustible external soffit lining to the underside of the reinforced concrete slab, fixed to a galvanized steel MF framing grid suspended via corrosion-resistant suspension fixings. Panels shall be cut cleanly with all edges sealed, fixed using stainless steel or Class 4 corrosion-resistant screws at maximum 200mm centres along sheet edges & 300mm internally, ensuring a flush finish. Framing is to consist of galvanized cold-rolled channels (min. 1.2mm gauge), spaced & installed in accordance with James Hardie installation guidelines & BS 8212:1995, adapted for fibre cement applications. A 10mm movement gap shall be provided between panels, with joints back-blocked & sealed using breathable, weather-resistant sealant or powder-coated cover trims. Panels must be coated on all faces & edges with an external-grade acrylic system approved by the manufacturer. The complete soffit system must achieve a fire classification of A2-s1, d0 to BS EN 13501-1 & comply with Approved Document B (fire safety) for external use on high-rise or restricted-access buildings, with all components non-combustible or of limited combustibility. The system must also comply with the relevant provisions of Approved Documents A (structure), B (fire), C (moisture), & L (thermal continuity) of the UK Building Regulations, & meet standards under BS EN 12467:2012+A2:2018 for fibre cement sheets, BS EN 1991-1-4 (wind loads), & BS EN 1993 for supporting steelwork. The soffit must be fully coordinated with adjacent façade elements, drainage penetrations, & service junctions, ensuring thermal continuity, weather protection, & fire integrity.	
BAL-AC-17	80x80x6 Rolled Steel Angle fixed to the Fascia plate	Strictly according to fabricators instructions
BAL-AC-18	630mm deep x 8 thick Fascia Plate fixed to Slab	Strictly according to fabricators instructions.
BAL-AC-19	50x10mm Flat top rail fixed at a 15 degree angle	
BAL-DR-01	ACO HP Balcony Spigot Outlet with flat stainless steel grate, complete with vertical spigot connection to accommodate downpipe discharge from balcony deck. Outlet to be fully integrated with liquid-applied waterproofing membrane (Radmat ReadySeal or equal), using manufacturer-approved bonding flange and detailing to ensure a continuous, watertight seal. The unit shall be compatible with warm or inverted roof build-ups, and designed to accommodate rainwater flow rates in accordance with BS EN 12056-3 for gravity drainage of external areas. Grate to sit flush with finished surface level of RC concrete balcony slab with 1:80 falls directing water to grate. Spigot to connect to vertical rainwater pipework via mechanical coupling or solvent-welded joint, depending on system design. All installations must comply with BS EN 1253 (floor & roof drainage fittings), BS 6229, and relevant parts of Approved Document H (drainage & waste disposal). Fixings and accessories to be corrosion-resistant and suitable for external exposure.	
BAL-DR-02	Guttercrest extruded aluminium square downpipes. All fixings are to be non-ferrous and corrosion-resistant, & all aluminium components must be polyester powder-coated (PPC) to the specified RAL colour, UV-stable, & suitable for external exposure. Installation must comply with BS EN 12056-3 (gravity drainage systems from roofs & balconies), BS EN 612 (eaves gutters and fittings), BS 476 Parts 6 and 7 (for fire performance where applicable), and relevant provisions of Approved Document H of the UK Building Regulations, as well as manufacturer guidance from Guttercrest.	
BAL-DR-03	ACO 50/75HP-OF, complete with vertical spigot connection to accommodate downpipe discharge from balcony deck. Outlet to be fully integrated with liquid-applied waterproofing membrane (Radmat ReadySeal or equal), using manufacturer-approved bonding flange and detailing to ensure a continuous, watertight seal. The unit shall be compatible with warm or inverted roof build-ups, and designed to accommodate rainwater flow rates in accordance with BS EN 12056-3 for gravity drainage of external areas. Grate to sit flush with finished surface level of RC concrete balcony slab with 1:80 falls directing water to grate. Spigot to connect to vertical rainwater pipework via mechanical coupling or solvent-welded joint, depending on system design. All installations must comply with BS EN 1253 (floor & roof drainage fittings), BS 6229, and relevant parts of Approved Document H (drainage & waste disposal). Fixings and accessories to be corrosion-resistant and suitable for external exposure.	
DPM		
DPM-BL-01	Radmat ReadySeal, a BBA-certified, solvent-, plasticiser-, and isocyanate-free STP liquid-applied membrane, to RC balcony surfaces per manufacturer's instructions. Ensure substrate is clean, dry, and free of laitance, prime with ReadySeal Surface Primer or Trafficdeck E4 Primer as required. Embed ReadySeal G80 Reinforcement Fleece at joints, cracks, and details. Apply membrane wet-on-wet to achieve a seamless, fully bonded waterproofing layer. ReadySeal offers a 30+ year service life (BBA), and achieves Broof(T4) fire classification to BS EN 13501-5. Installation must comply with BS 6229, BS 8102, and Approved Document C. Detail all terminations, upstands, and penetrations per Radmat guidance. Protect membrane from UV and mechanical damage where not permanently covered.	

CONTRACTOR(S), SUB-CONTRACTORS AND MANUFACTURERS TO ENSURE THAT ALL MATERIALS AND COMPONENTS ARE SUITABLE FOR THEIR INTENDED PURPOSE AND LOCATION;DESIGNED, MANUFACTURED AND INSTALLED IN ACCORDANCE WITH ALL RELEVANT CURRENT BRITISH STANDARDS, CODES OF PRACTICE, AND MANUFACTURER'S SPECIFICATIONS.
WHERE AN ITEM IS COVERED BY DRAWINGS TO DIFFERENT SCALES THE LARGER SCALE DRAWING IS TO BE WORKED TO.
DO NOT SCALE DRAWING. FIGURED DIMENSION ONLY TO BE WORKED TO.
ALL DETAILS SUBJECT TO FIRE ENGINEER'S ADVICE, LABC & BUILDING REGULATIONS
TARGET U-VALUES EXTERNAL WALLS: 0.15 w/m2K SEMI-EXPOSED WALLS: 0.20 w/m2K PARTY WALLS: 0.00 w/m2K GROUND FLOOR: 0.12 w/m2K EXPOSED UPPER FLOOR: 0.13 w/m2K ROOFS: 0.12 w/m2K WINDOWS: 1.1 w/m2K / 0.32G value DOORS: 1.0 w/m2K
CDM REGULATIONS 2015 ACCESS STRATEGY, DESIGN AND INSTALLATION TO BE TO THE COMPLETE SATISFACTION OF THE PRINCIPAL DESIGNER.
Fire consultant to advise on integrity of construction and any additional fire safety measures required. All cavity closers to specialist subcontractor design and specification. Ensure fire stopping is provided around all external openings and penetrations.
REFERENCING EW01 D5000 Detail Number Drawing Number Example: Drg no. Z06600-AQP-C-ZZ-DE-A-5000 Rev C01
COORDINATION Refer to M&E consultants drawings for specification, location and number of services. To be read in conjunction with Service Engineer's drawings. Main Contractor to seek installation advice from supplier before construction starts. Refer to Structural Engineer's setting out for columns and shear walls.

2952
TownHouse Balcony Balustrade Detail

DIMENSION AT ORIGINAL SHEET SIZE	Revision	D'r'n	Ch'kd	Date
	P01	AD	LU	25/02/2026

Contractors must check all dimensions on site. Only figured dimensions are to be worked from. Discrepancies must be reported to the Architect before proceeding.© This drawing is Copyright



CONSTRUCTION
Drawing Town House Balcony Balustrade Detail
TAN-AQP-TH-01-DR-AR-2952

Revision
P01

Project
Tangmere Project Number 25.055
Client
Formation Design & Build

Scale
1:10 @ A3

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