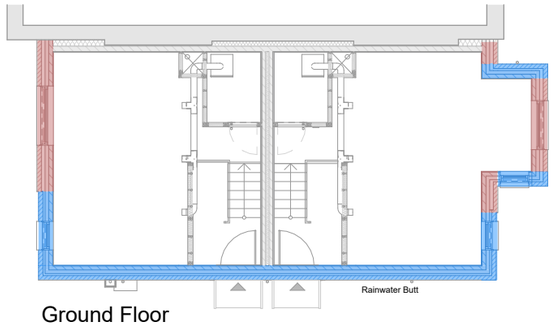
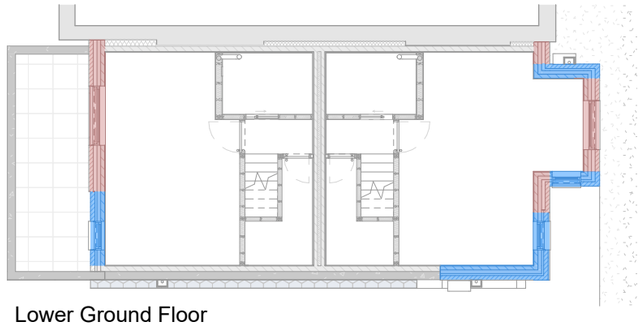
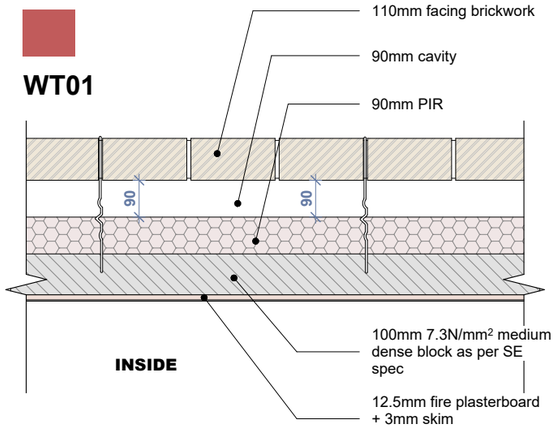
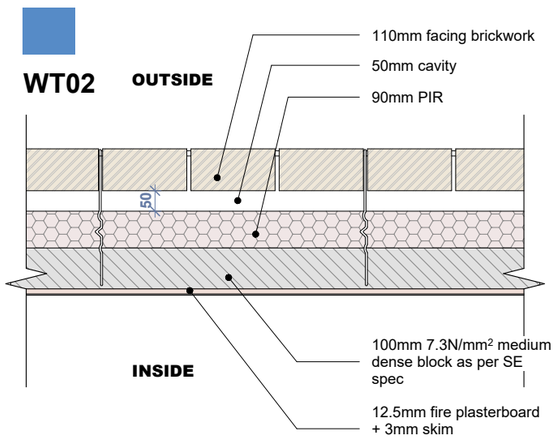


Ground Floor



Lower Ground Floor





General Notes – External Cavity Wall

- All materials and workmanship to comply with relevant British Standards and manufacturer's instructions.
- **External leaf:** 110mm facing brickwork, mortar designation to suit exposure (confirm with spec).
- **Cavity insulation:** 90mm PIR partial-fill cavity board with valid BBA certificate; boards tightly butted, staggered joints; install with proprietary retaining clips/discs to prevent slumping; maintain cavity integrity.
- **Residual cavity:** Maintain clear residual cavity (WT01: 90mm, WT02: 50mm) continuous; keep free from mortar droppings; use cavity board/cleaning as required.
- **Inner leaf:** 100mm 7.3N/mm² medium dense blockwork as per structural engineer's specification.
- **Wall ties:** Stainless steel cavity wall ties to BS EN 845-1 / PD 6697; type and length to suit total cavity width; install typically 900mm horizontal x 450mm vertical (or as spec), increase density at openings/edges (e.g. 225mm vertical within 300mm of openings).
- **DPC/DPM:** Provide DPC to external leaf min. 150mm above finished ground level; lap DPC with floor DPM and ensure continuous moisture barrier at junctions.
- **Cavity trays:** Provide proprietary cavity trays over all openings and at roof/abutment junctions; form stop-ends; provide weep vents at max 450mm c/c (min. 2 per tray) and at tray ends.
- **Cavity closers:** Provide insulated cavity closers to all reveals/heads/sills and at base where required; ensure damp-proof and thermal continuity; seal to frames.
- **Fire stopping:** Provide non-combustible cavity barriers / fire stopping at each compartment floor level, at eaves, and around all openings in accordance with Approved Document B; fit tightly and maintain continuity.
- **Airtightness:** Seal all service penetrations; provide continuous internal air barrier (skim coat / parge coat where required) to achieve Part L performance.
- **Internal finish:** 12.5mm fire plasterboard with 3mm skim
- **Movement joints:** Provide vertical movement joints to brickwork where required by structural/design guidance; align with openings and set out accordingly.
- **Calculated U-value (Mannok calculator): 0.18 W/m²K (calculation attached).**

Notes

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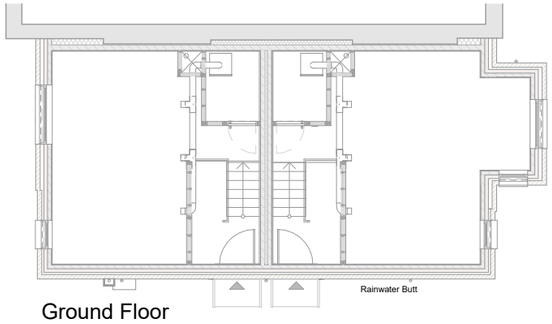
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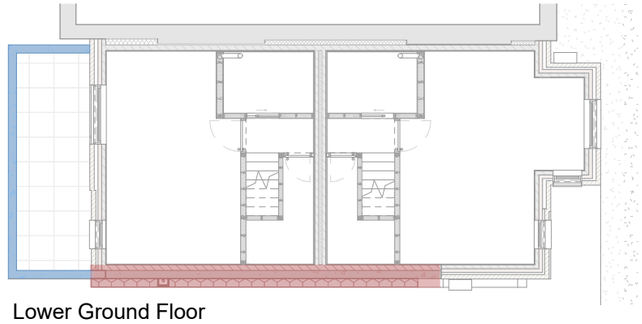
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501-01

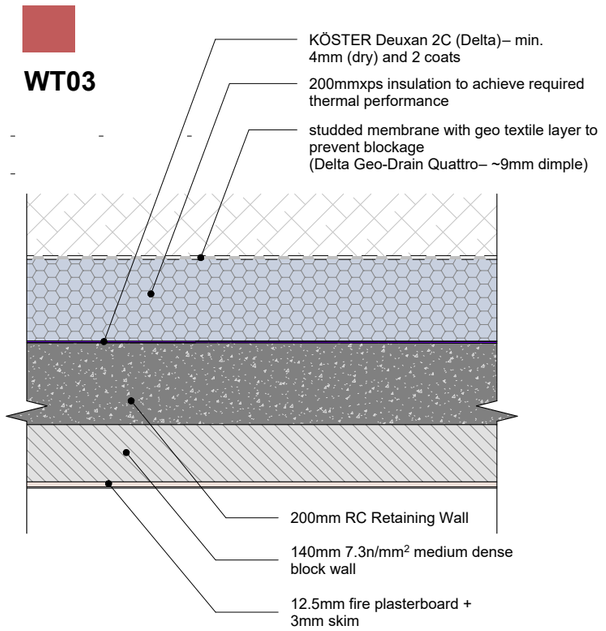
Wall Construction Types - Cavity Walls



Ground Floor



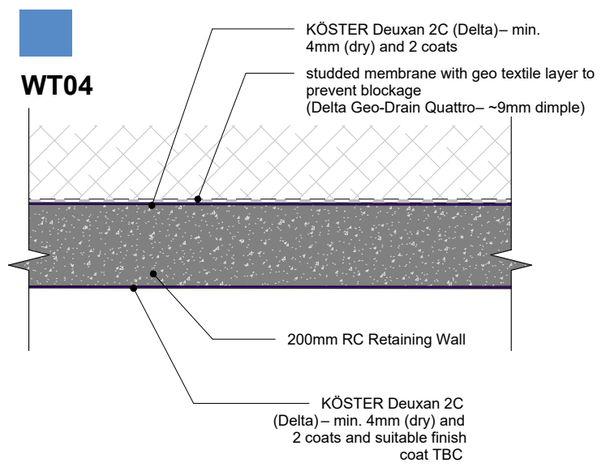
Lower Ground Floor



General Notes – Retaining Wall (WT-03)

- **Retaining wall to Structural Engineer's design:** 200mm reinforced concrete retaining wall (RC)
- **Waterproofing:** Apply KÖSTER Deuxan 2C (Delta) to retaining wall substrate, min. 4mm dry thickness in 2 coats (or as manufacturer's system design) including all primers/fillets as required.
- **Continuity:** Waterproofing to be fully continuous at all junctions (slab/wall, corners, returns, penetrations) and lapped/sealed to any floor waterproofing/DPM as applicable.
- **Drainage protection layer:** Provide Delta Geo-Drain Quattro (studded membrane with geotextile, ~9mm dimple) installed with proprietary fixings and sealed laps; ensure geotextile faces the drainage medium and remains unblocked.
- **Insulation:** Provide 200mm XPS insulation (compressive strength suitable for basement applications) installed in accordance with manufacturer guidance; ensure tight butt joints, staggered; tape/foam joints if required by system; maintain continuity to adjacent insulation to minimise thermal bridging.
- **Protection / backfill:** Provide suitable protection and backfill/soil build-up ensuring no damage to waterproofing and drainage layers during installation; avoid contamination of geotextile.
- **Internal lining:** 140mm 7.3N/mm² medium dense block wall (as shown) with 12.5mm fire plasterboard + 3mm skim internal finish.
- **Service penetrations:** All penetrations through retaining wall/waterproofing to use proprietary seals/collars and be detailed/approved by waterproofing manufacturer.
- **Fire stopping:** Provide fire stopping at compartment lines and around service penetrations as required by Approved Document B and fire strategy.
- **U-value**: 0.18 W/m²K (calculation attached).

Please refer to the junction details for the complete waterproofing and drainage system continuity



General Notes – Retaining Wall at Lightwell (WT-03)

- **Retaining wall to Structural Engineer's design:** 200mm reinforced concrete retaining wall (RC)
- **Waterproofing:** Apply KÖSTER Deuxan 2C (Delta) to retaining wall substrate, min. 4mm dry thickness in 2 coats (or as manufacturer's system design) including all primers/fillets as required.
- **Drainage protection layer:** Provide Delta Geo-Drain Quattro (studded membrane with geotextile, ~9mm dimple) installed with proprietary fixings and sealed laps; ensure geotextile faces the drainage medium and remains unblocked.
- **Perimeter land drain:** Provide perforated land drain at base of retaining wall with free-draining gravel surround and geotextile wrap to prevent silt blockage; connect to discharge / sump arrangement as per junction details.
- **Top termination:** Waterproofing and drainage membrane to be securely terminated and sealed at top edge (termination bar / chased termination) in accordance with manufacturer's instructions; prevent water tracking behind the system.

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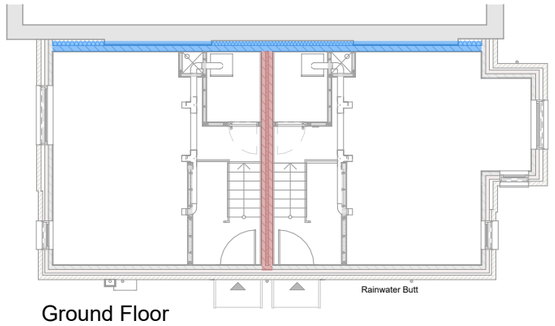
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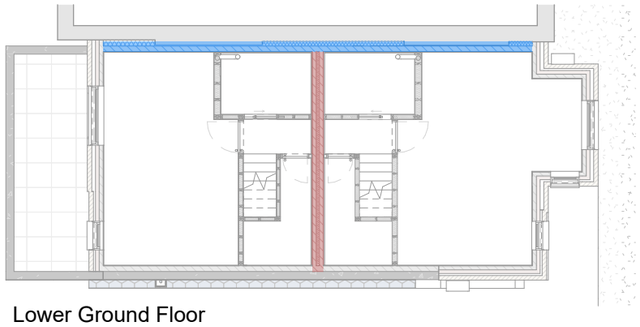
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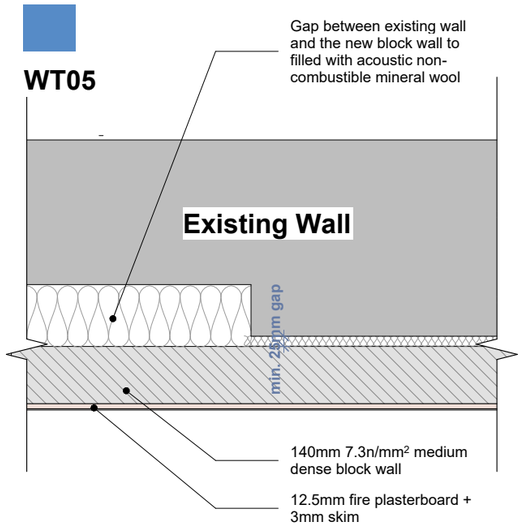
Wall Construction Types - Retaining Walls



Ground Floor

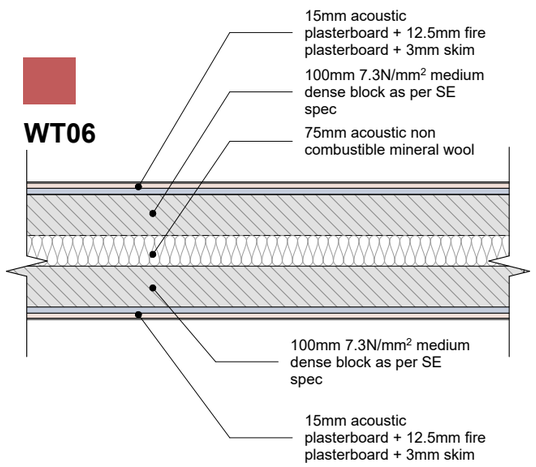


Lower Ground Floor



General Notes – Existing Wall Abutment / Block Wall

- **New 140mm 7.3N/mm² medium dense block wall** to be constructed as an independent lining;do not tooth/bond into existing wall.
- **Maintain a minimum 25mm clear separation gap** between existing wall and new block wall, continuous for full height; prevent mortar droppings/bridging.
- Separation gap to be **fully filled with non-combustible acoustic mineral wool** (e.g. Rockwool), installed tightly without gaps or voids.
- Provide continuous fire stopping to the full height of the separation zone and at all junctions/heads/returns in accordance with Approved Document B and fire strategy.
- Seal perimeter junctions for airtightness and acoustic performance; make good with suitable acoustic/fire-rated sealant where required.
- **Internal finish:** 12.5mm fire plasterboard + 3mm skim (or as fire strategy/spec).
- Any damp protection/DPC/separation membrane to be provided where required subject to site conditions (see junction details).
- Please refer to junction details for head/base terminations and continuity of fire stopping and airtightness.



General Notes – Separating Wall Between Flats (WT06)

- Separating wall between dwellings to comply with Approved Document B (fire resistance) and Approved Document E (sound insulation).
- Separating wall between flats to provide minimum 60 minutes fire resistance as a complete system, including all junctions, heads and penetrations with continuous fire stopping.
- Construct as two independent 100mm 7.3N/mm² medium dense block leaves with a clear cavity between; avoid rigid connections/bridging between leaves.
- Provide 75mm non-combustible acoustic mineral wool within the cavity, fitted tight and continuous; ensure no gaps/voids and prevent slumping.
- Any required wall ties to be acoustic/resilient type and kept to minimum necessary; avoid creating acoustic bridges.
- Internal linings each side: 15mm acoustic plasterboard + 12.5mm fire plasterboard with 3mm skim; boards to be installed with staggered joints and taped/filled in accordance with manufacturer's recommendations.
- Provide continuous fire stopping at wall heads, perimeter junctions and service penetrations; maintain compartmentation continuity to underside of structure/roof as applicable.
- Seal all perimeter junctions with acoustic + fire-rated sealant as required; ensure airtightness to minimise flanking transmission.
- Service penetrations to be minimised; any penetrations to be sealed with proprietary fire/acoustic stopping systems.
- Please refer to the junction details for head/base/edge terminations and continuity of fire stopping and acoustic seals.

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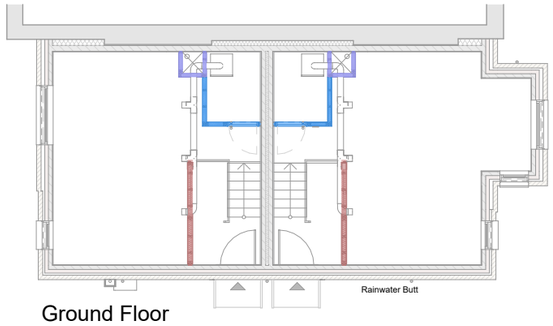
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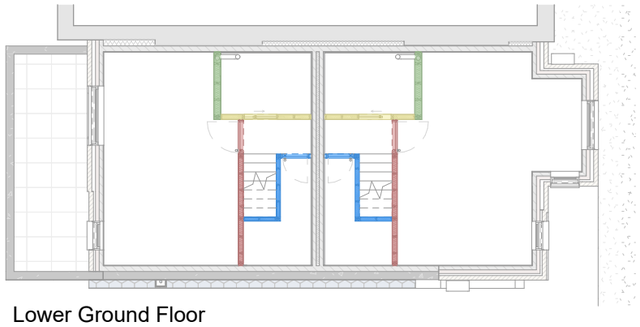
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501-03

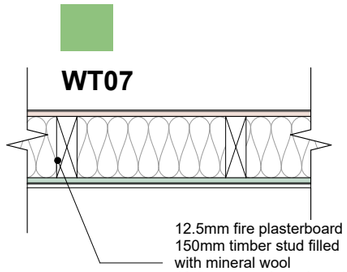
Wall Construction Types - Block Walls

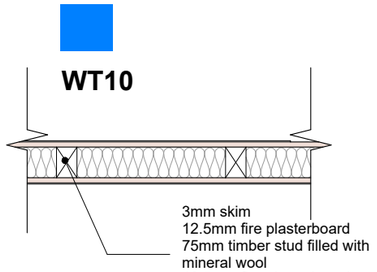


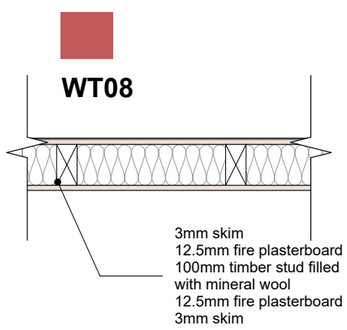
Ground Floor

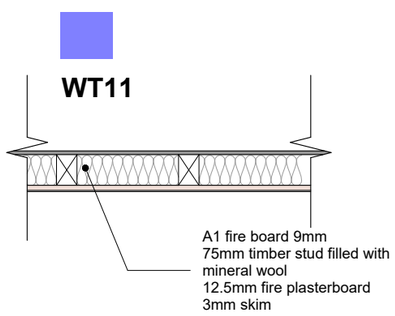


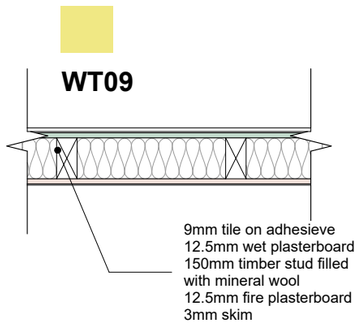
Lower Ground Floor











General Notes – Timber Stud Partitions

- All materials and workmanship to comply with relevant British Standards and Approved Documents (incl. Parts B & E where applicable) and manufacturers instructions.
- Partitions to be constructed using timber studwork (stud depth as indicated: 75mm / 100mm / 150mm) with acoustic non-combustible mineral wool between studs as shown; install tight with no gaps/voids.
- Plasterboard linings to be fixed in accordance with manufacturers requirements; where two layers are used, stagger joints and use correct screw lengths and fixing centres.
- Provide perimeter airtight and acoustic sealing at all abutments (floors, ceilings, walls) using appropriate acoustic/fire-rated sealant as required; avoid rigid bridging that could reduce acoustic performance.
- Fire performance to be achieved as a complete tested system (including linings, junctions, penetrations) in accordance with the Fire Strategy and Approved Document B.
- Service penetrations to be minimised; any penetrations to be sealed with proprietary fire/acoustic stopping systems as required.
- In wet areas, provide proprietary tanking/waterproofing system to wet zones prior to tiling, in accordance with tile backer/wet plasterboard manufacturers guidance.

WT11 – RISER SHAFT

- WT11 riser shaft linings to include A1 fire board (9mm) as indicated; provide continuous fire stopping at all compartment lines and around penetrations; any access hatches/panels to be fire-rated to match required fire resistance.

WT07 / WT09 – TILES

- Tiles to be fixed using suitable adhesive and grout for substrate; provide movement joints and waterproofing to wet zones as required.

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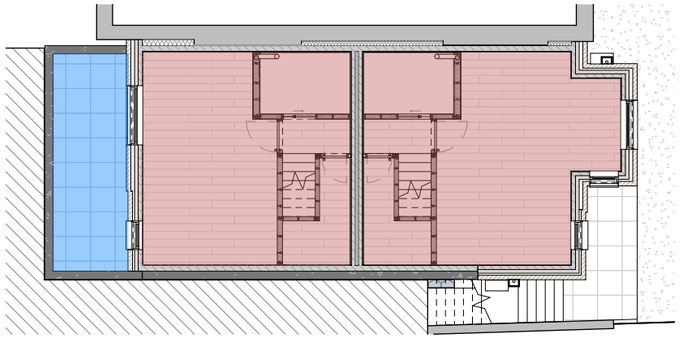
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501-04

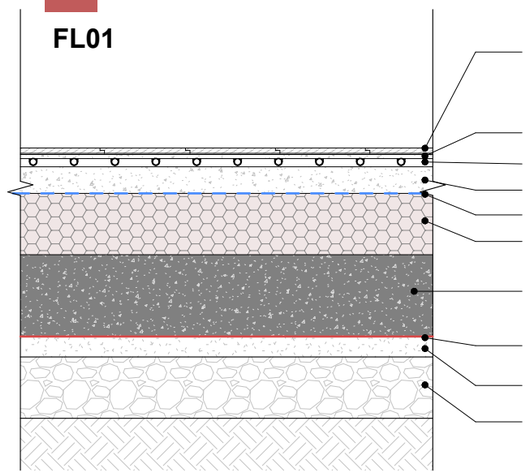
Wall Construction Types - Internal Partitons



Lower Ground - Floor Types

1 : 150

FL01

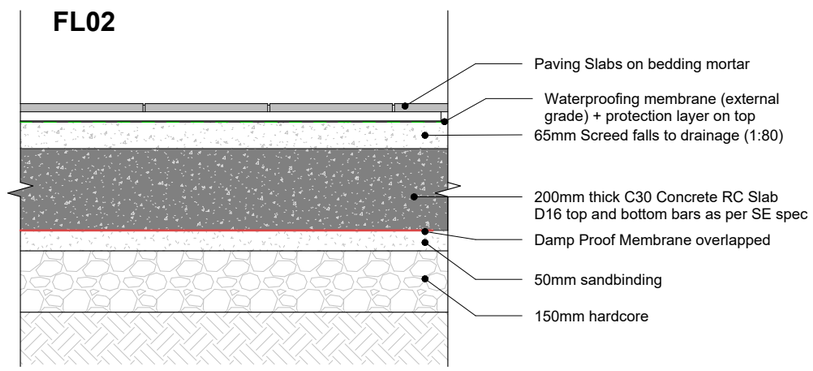


General Notes – Ground Floor Build-up

- Sub-base to be compacted hardcore with 50mm sand blinding to provide a smooth surface to receive membrane.
- Damp Proof Membrane (DPM) to be laid over blinding with min. 150mm lapped joints, sealed/taped; maintain continuity at perimeters and penetrations.
- 200mm C30 reinforced concrete slab with reinforcement D16 top and bottom to Structural Engineer's specification; concrete to be placed and cured in accordance with BS standards and SE notes.
- 150mm PIR insulation to be laid with tight butt joints; provide perimeter insulation upstand to minimise thermal bridging.
- Provide separating/slip layer (polythene sheet) above insulation prior to screed
- UFH rapid-response panels and pipework to be installed to UFH manufacturer's layout and fixing requirements; pressure test prior to screed.
- Provide 65mm screed (type to suit UFH system) installed to manufacturer's guidance; include perimeter edge strip and movement joints where required.
- Provide 10mm self-levelling compound where required to receive final floor finish.
- Floor finish: 13mm engineered T&G floorboard with UFH-compatible underlay (low thermal resistance) or other finish as specified.
- All service penetrations through floor build-up to be sealed appropriately and detailed to maintain performance.

Floor U-value: 0.12 W/m²K (calculation attached), subject to final specification.

FL02



General Notes – Lightwell External Floor build up

- Sub-base to be 150mm compacted hardcore with 50mm sand blinding to provide a smooth surface to receive the membrane.
- DPM below RC slab to be laid with min. 150mm lapped joints, sealed/taped, and detailed to maintain continuity in accordance with manufacturer's requirements.
- 200mm thick C30 reinforced concrete slab with D16 top and bottom reinforcement to Structural Engineer's specification.
- Provide bonded falls screed (nom. 65mm, to achieve falls 1:80) installed to screed manufacturer's guidance, including surface preparation and bonding primer/slurry as required.
- Apply external-grade waterproofing membrane over the falls screed, complete with primers and accessories as required by the waterproofing system.
- Provide protection layer above waterproofing membrane prior to bedding mortar and paving, in accordance with the waterproofing manufacturer's requirements.
- Paving slabs to be laid on suitable external bedding mortar to manufacturer's recommendations; ensure full support and appropriate jointing for external exposure.
- All materials (screed, membrane, bedding mortar, paving and grout) to be suitable for external exposure and frost resistant.
- Do not puncture the waterproofing membrane; protect the membrane during subsequent works and provide proprietary details for any unavoidable penetrations.

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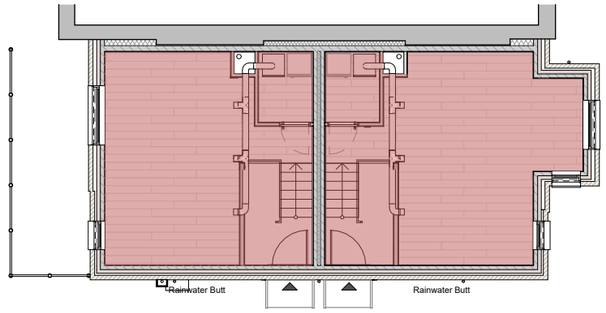
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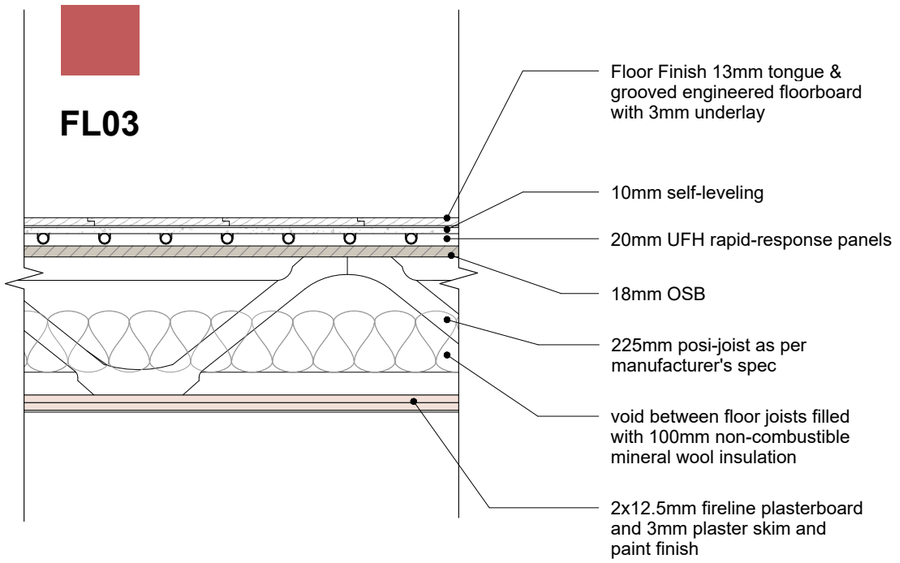
502-01

Floor Construction Types



Ground Floor - Floor Types

1 : 150



General Notes – Intermediate Floor

- Floor structure to Structural Engineer's design: 225mm posi-joists installed in accordance with joist manufacturer's specification including correct hangers, restraints and noggings as required.
- 18mm OSB decking to be fixed to joists as per manufacturer guidance; provide appropriate fixings and allowance for movement.
- Provide non-combustible acoustic mineral wool between joists
- UFH rapid-response panels to be installed over decking in accordance with UFH manufacturer's layout and fixing requirements; pressure test system prior to applying self-levelling compound.
- Provide 10mm self-levelling compound (or as required) suitable for UFH; install to manufacturer's curing and commissioning guidance.
- Final floor finish: 13mm engineered T&G floorboard with UFH-compatible low thermal resistance underlay (or other finish as specified).
- All service penetrations through the floor/ceiling build-up to be minimised; any penetrations to be sealed using proprietary fire and acoustic stopping systems to maintain performance.

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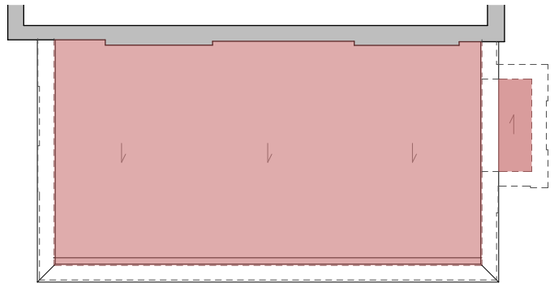
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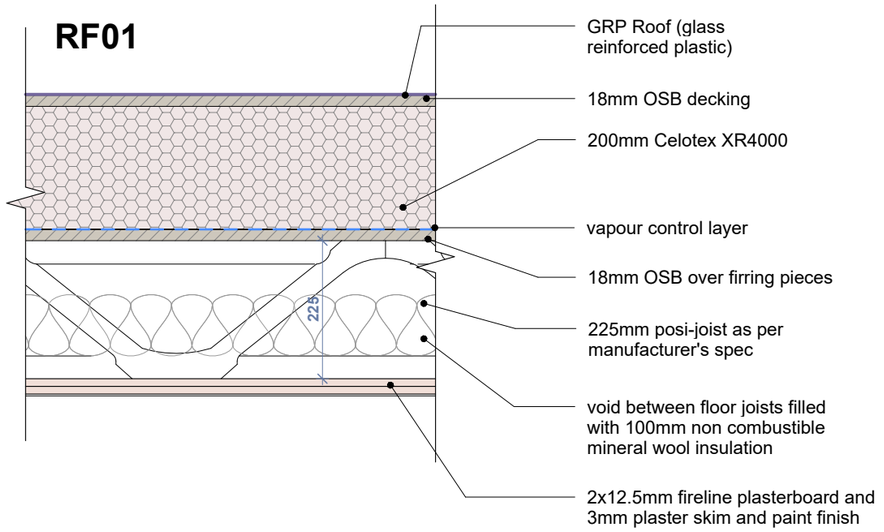
502-02

Floor Construction Types



Roof Plan - Roof Type

1 : 150



General Notes – GRP Warm Flat Roof

- Roof structure to Structural Engineer's design: 225mm posi-joists installed in accordance with joist manufacturer's specification including correct hangers, restraints and noggings as required.
- Falls to be formed using timber firring pieces fixed over joists to achieve required roof pitch; coordinate falls direction with roof outlets and junction details.
- 18mm OSB3 structural deck to be fixed over firrings/joists in accordance with manufacturer's guidance; provide appropriate fixings and movement allowance.
- Vapour Control Layer (VCL) to be installed on the warm side of the insulation, with all laps fully sealed/taped and turned up at perimeters/abutments to maintain airtightness; proprietary VCL to be compatible with insulation and GRP system.
- Rigid PIR insulation (200mm) to be laid over the deck/VCL with tight-butted joints; maintain continuity at upstands and edges to minimise thermal bridging; thickness to achieve U-value 0.11 W/m²K (calculation attached).
- 18mm OSB3 roof deck above insulation to be fixed in accordance with the GRP roofing manufacturer's requirements, using compatible fixings and detailing to avoid puncturing/compromising the VCL.
- Provide GRP roofing system (laminate + topcoat, trims and edge details) installed strictly to manufacturer's specification, including primers and accessories as required.
- Provide suitable fire-resistant cavity barriers/fire stopping at junctions, perimeters and around penetrations where required by Approved Document B and fire strategy.
- Roof build-up to remain warm roof (unventilated) unless stated otherwise; ensure continuity of VCL/airtightness layer at all junctions and penetrations.
- Mineral wool between joists (where provided for acoustic/fire) to be non-combustible and installed tight without gaps; thickness/type as specified.

Notes

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These drawings are 'not for construction' unless stated otherwise. Do not scale from this drawing. Use figured dimensions only, which are displayed in millimeters unless stated otherwise. All dimension shall be checked and confirmed with site rep./ contractor and any discrepancies between the drawings and site shall be reported. These drawings should be read in conjunction with all other drawn, written and physical information that is submitted within the complete architectural, structural and third party packages. For any structural details please strictly refer to structural engineer's drawings & calculations.

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Client		Londonist International Management Ltd
Our REF		25-22
Date		31/01/2026
Address		53 Warminster Road, London, SE25 4DQ
Issue		1.1
Status		RIBA Stage 4
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502-03

Roof Construction Types