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A3

EWI/IWI

Rev No	Description	D	C	DATE
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55 CHARLOTTE STREET
BIRMINGHAM B3 1PX
t. 0121 236 2236
e. birmingham@bailygarner.co.uk
CLIENT NAME

London Borough of Camden

PROJECT ADDRESS

1-32 Brookes Court
London
EC1N 7RR

PROJECT NAME

1-32 Brookes Court Retrofit Works

DRAWING TITLE

Balconies/ Rear Courtyards/ Bungalow Front Gardens/
Townhouse Inset Porches Detail

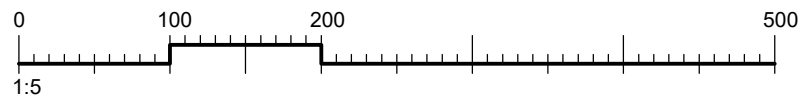
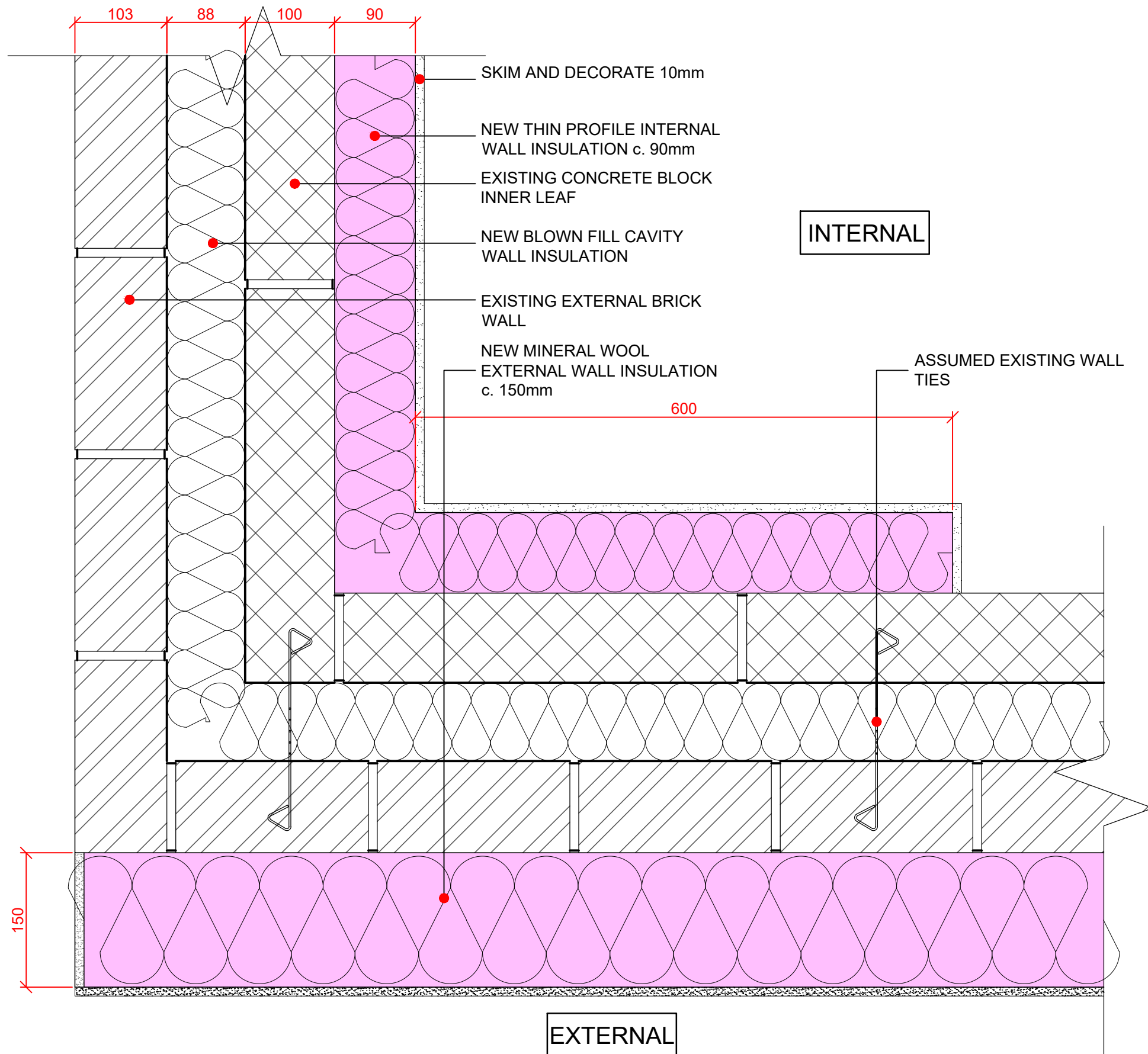
SUITABILITY CODE

RIBA Stage 4

SCALE DRAWN CHECKED APPROVED DATE

1:5 MC-S MA 07/2022

PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV STAT	REV NO
33787	BGL	A5	XX	DR	A	2400	P	01



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EWI/IWI

Rev No	Description	D	C	DATE
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CLIENT NAME

London Borough of Camden

PROJECT ADDRESS

1-32 Brookes Court
London
EC1N 7RR

PROJECT NAME

1-32 Brookes Court Retrofit Works

DRAWING TITLE

EWI to IWI lap - 600mm return (Bungalows)

SUITABILITY CODE

RIBA Stage 4

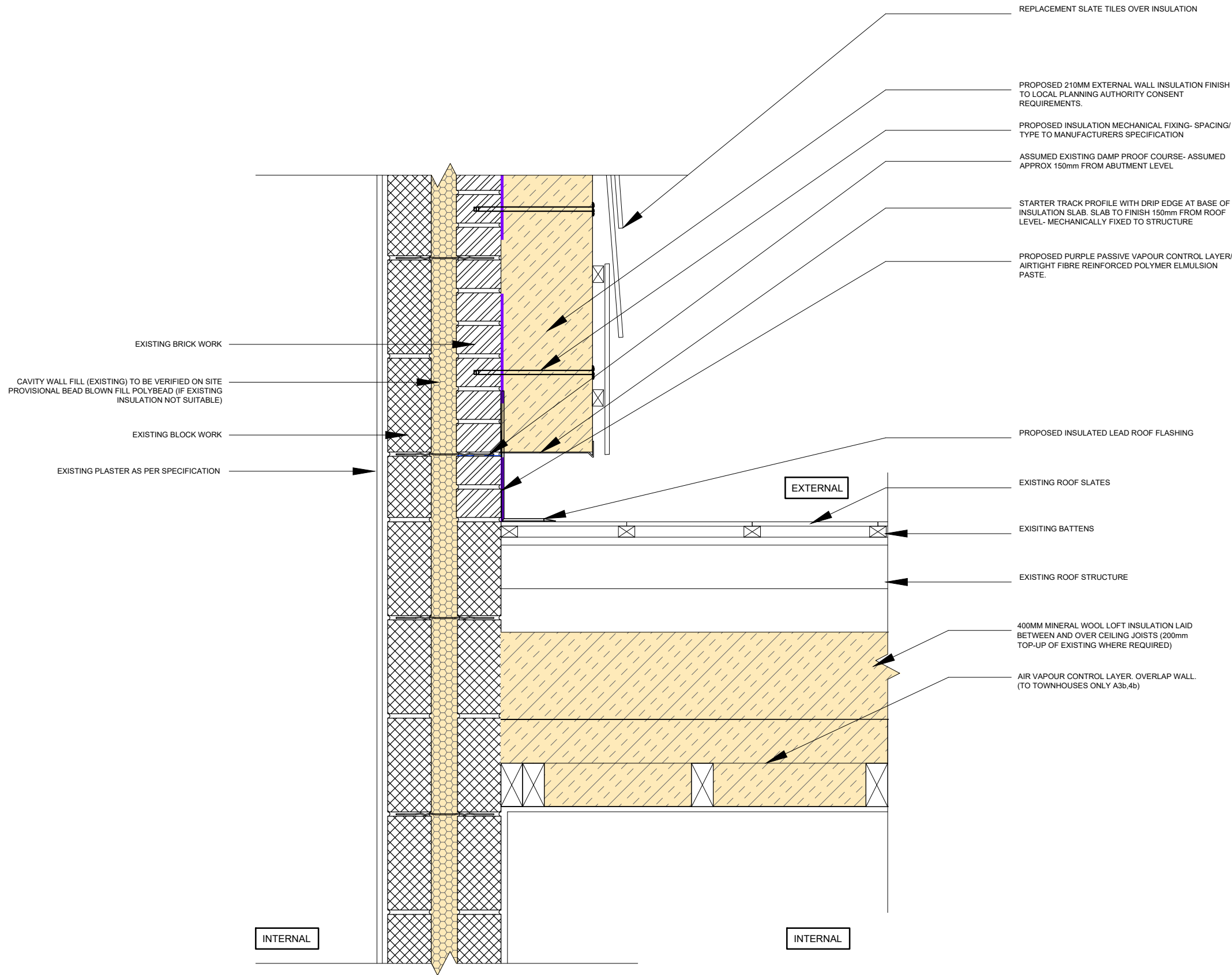
SCALE DRAWN CHECKED APPROVED DATE

1:5 MC-S MA 07/2022

PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV STAT	REV NO
33787	BGL	A5	XX	DR	A	2401	P	01

Standard Details

Typical External Wall Abutment Detail with 210mm EWI - Section



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KEY:



EWI

A3

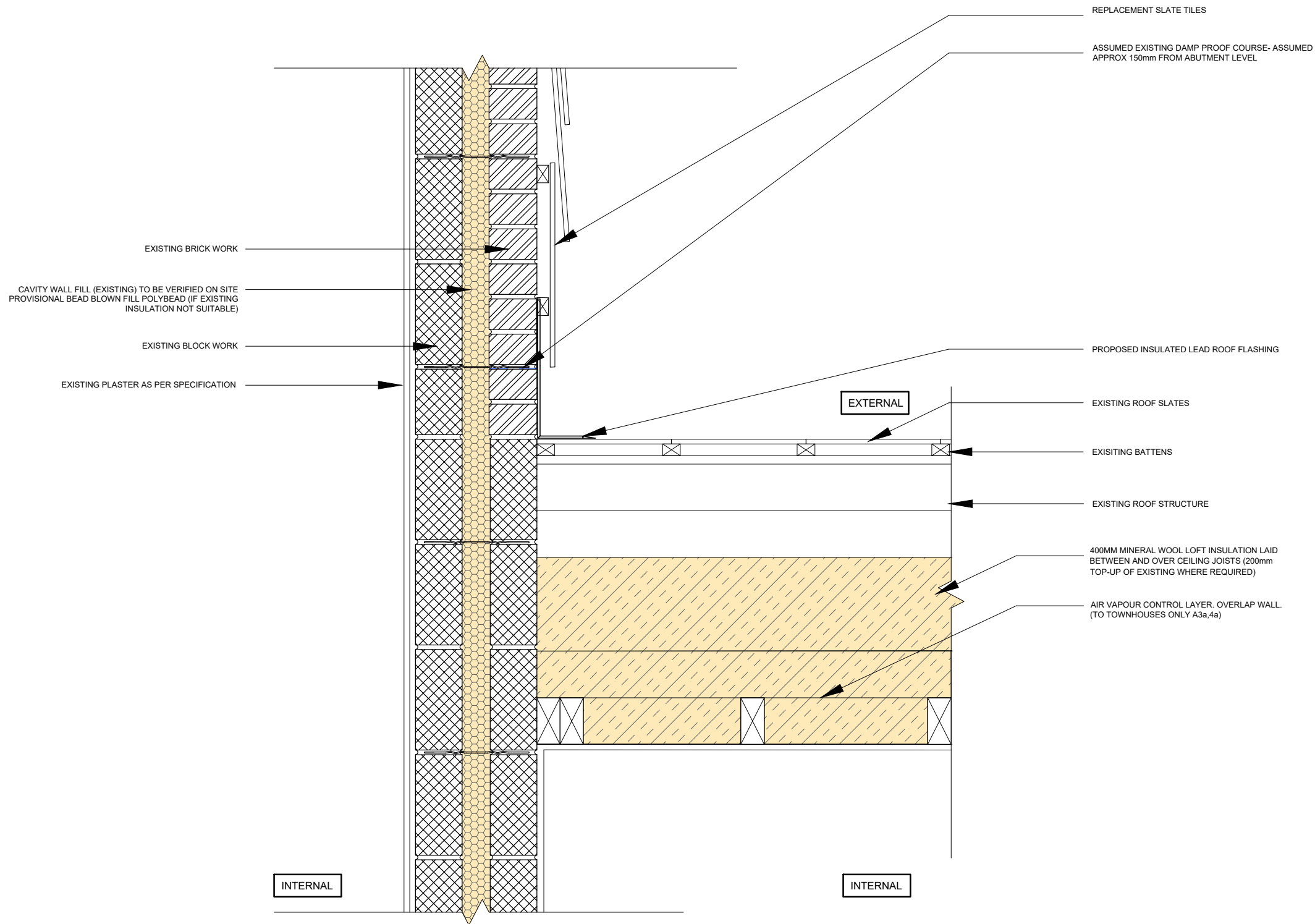
CLIENT NAME London Borough of Camden				PROJECT NAME 1-32 Brookes Court Retrofit Works			
PROJECT ADDRESS Brookes Court London EC1N 7RR				DRAWING TITLE External Wall Abutment Detail With EWI Archetype 3b, 4b			
SCALE: 1:5				DATE 10/2022			
33787	BGL	A1	XX	DR	A	2401	01
PRELIM	AUTHOR	VOLUME	LEVEL	DRAWN	ROLE	REV NO	REV STAT
33787	BGL	A1	XX	DR	A	2401	P
RIBA Stage 4							



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Standard Details

Typical External Wall Abutment Detail Without EWI - Section



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KEY:



EWI

A3

CLIENT NAME London Borough of Camden				PROJECT NAME 1-32 Brookes Court Retrofit Works			
PROJECT ADDRESS Brookes Court London EC1N 7RR				DRAWING TITLE External Wall Abutment Detail Without EWI Archetype 3a, 4a			
SCALE 1:5				SUITABILITY CODE RIBA Stage 4			
PRELIM	AUTHOR	VOLUME	LEVEL	DRAWING	ROLE	DATE	REV NO
33787	BGL	A1	XX	DR	A	2402	01



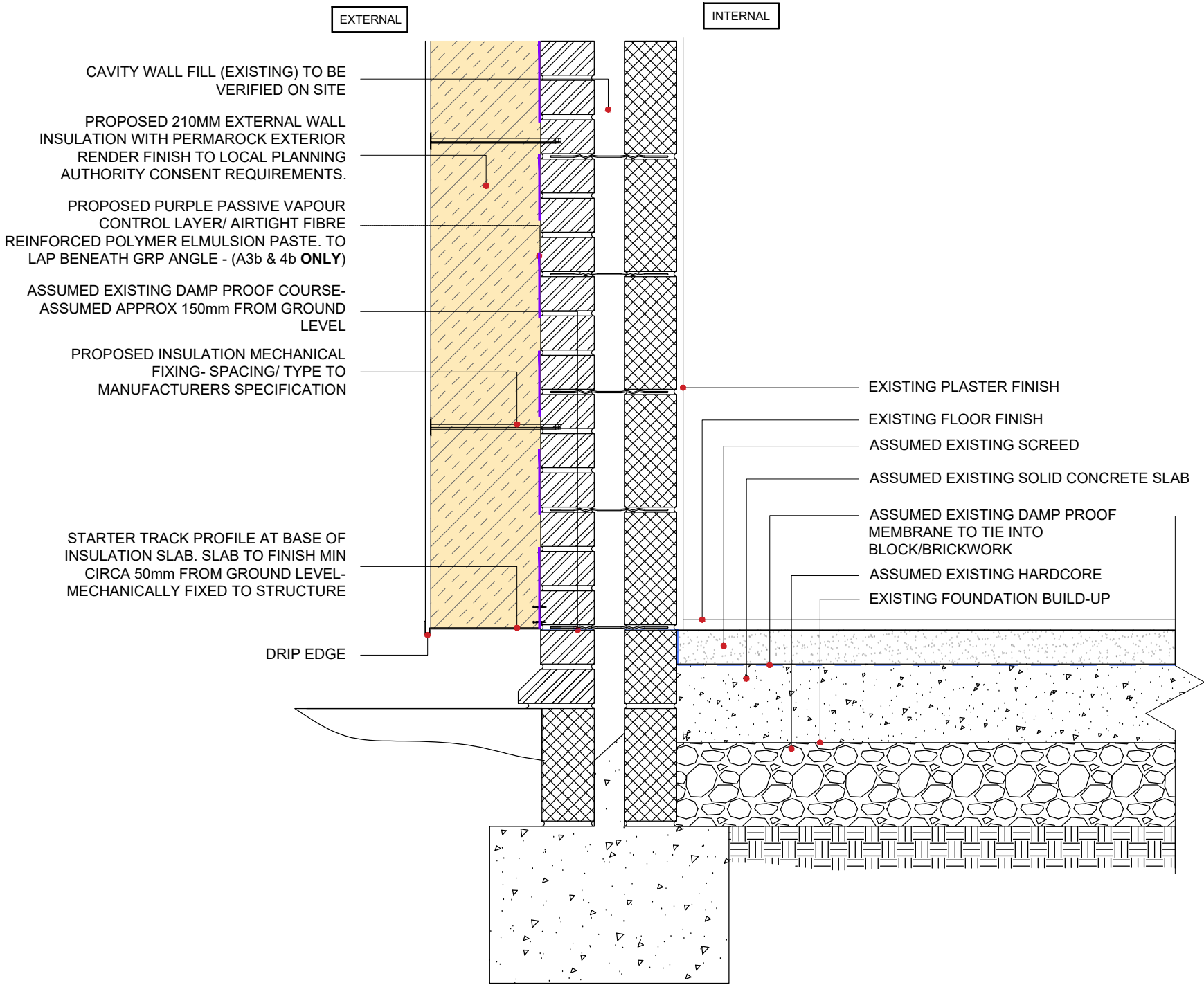
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KEY:



PROPOSED EWI

PROPOSED TYPICAL FOUNDATION DETAIL:
1:5

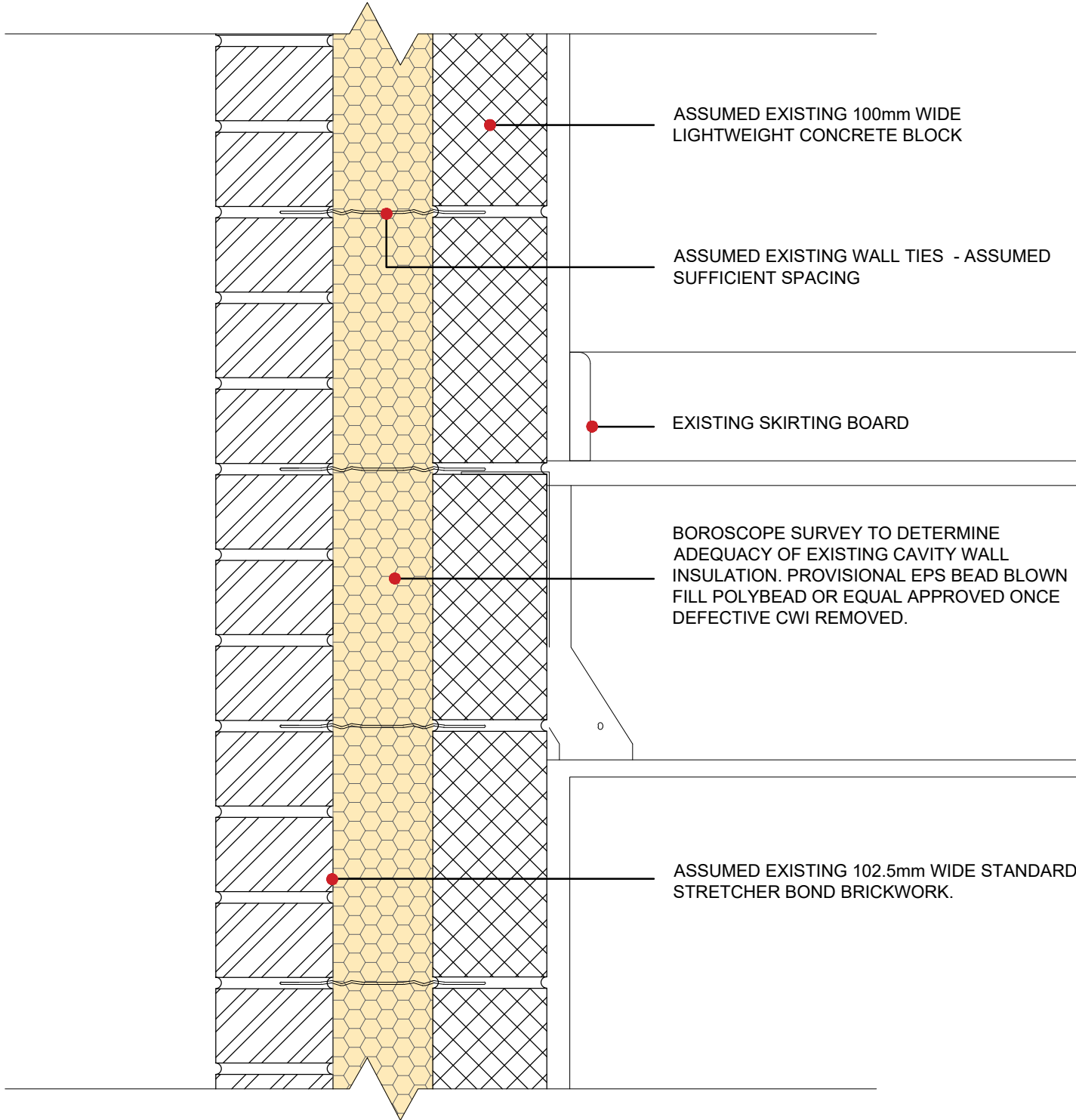
Standard Details

Typical Foundation Detail - Archetypes 1, 2, 3b & 4b

CLIENT NAME London Borough of Camden				PROJECT NAME 1-32 Brookes Court Retrofit Works			
PROJECT ADDRESS 1-32 Brookes Court London EC1N 7RR				DRAWING TITLE Typical Foundation Detail - Archetypes 1, 2, 3b & 4b			
				SUITABILITY CODE RIBA Stage 4			
SCALE: 1:5	DRAWN SA	APPROVED MA	APPROVED MA	DATE 09/2022			
PRJNO 33787	AUTHOR BGL	VOLUME A1	LEVEL XX	DCTYP DR	ROLE A	DRAWNO 2200	REV STAT P 01



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PROPOSED TYPICAL INTERMEDIATE FLOOR DETAIL:
1:5

Standard Details

Typical Intermediate Floor Detail - Archetypes 3a & 4a

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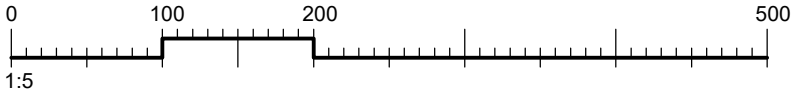
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KEY:



PROPOSED EWI



CLIENT NAME London Borough of Camden				PROJECT NAME 1-32 Brookes Court Retrofit Works			
PROJECT ADDRESS 1-32 Brookes Court London EC1N 7RR				DRAWING TITLE Typical Jamb Detail - Intermediate Floor Detail - Archetypes 3a & 4a			
SCALE: 1:5				DATE 09/2022			
PRELNO 33787	AUTHOR BGL	VOLUME A3	LEVEL XX	DOCTP DR	ROLE A	DRAWNO 2201	REV STAT P
						REVNO 01	



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KEY:



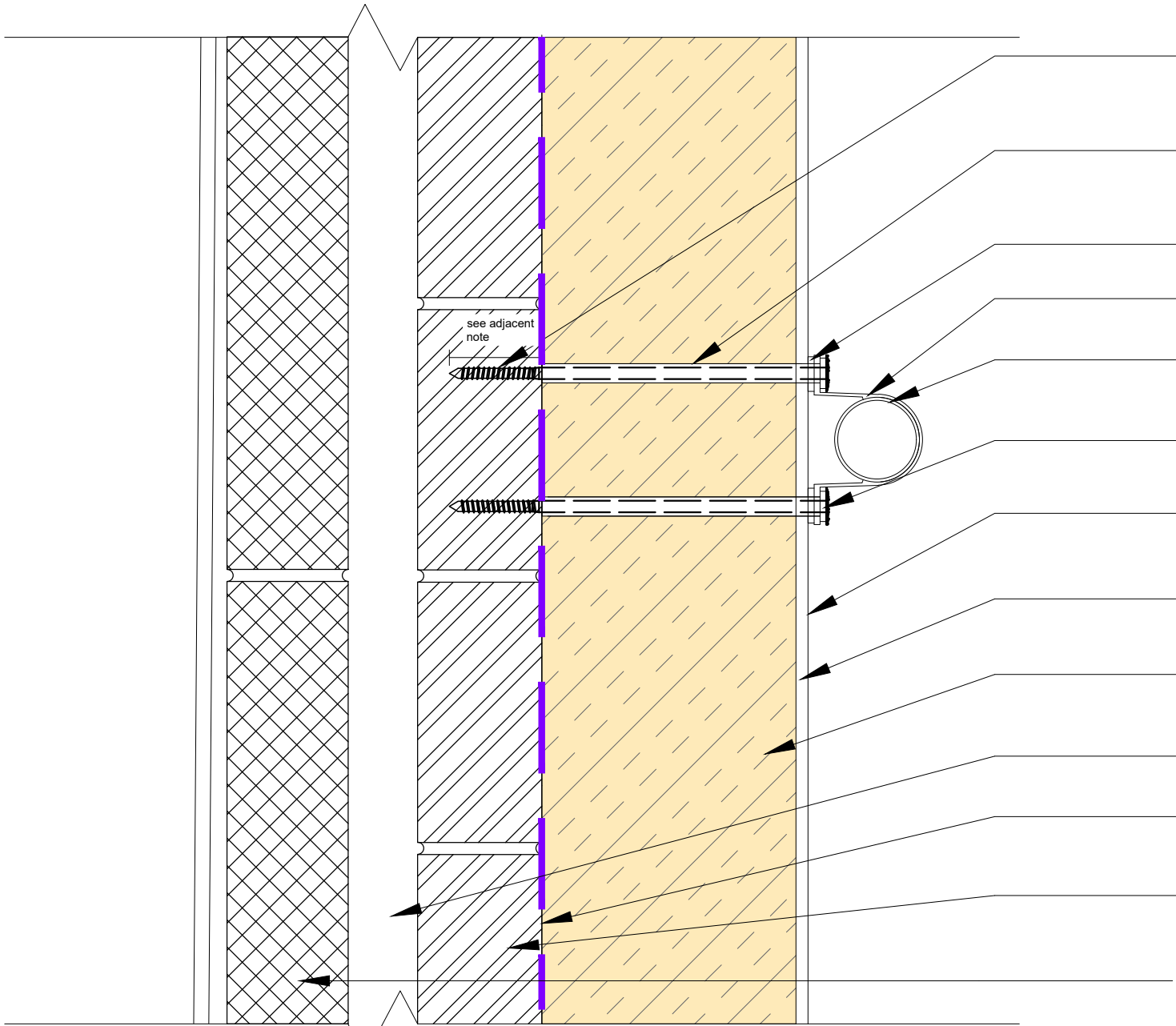
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A3



PERMAROCK INSULATION FIXING WITH WALL FIXINGS.
MINIMUM 50MM EMBEDMENT OR AS REQUIRED
BY MANUFACTURER'S INSTALLATION INSTRUCTIONS

PLASTIC FIXING BRACKET ROD WITH THERMAL BREAK
FIXED TO EXISTING SUBSTRATE/FRAME (TO ELIMINATE
COLD BRIDGING)

RUBBER SEALING O-RING GASKET

DOWNPIPE CLIP - REFER TO ARCHITECTURAL SPECIFICATION

REPLACEMENT DOWNPIPES AS PER ARCHITECTURAL
SPECIFICATION

HEAD OF PLASTIC FIXING BRACKET ROD - REFER TO
ARCHITECTURAL SPECIFICATION

RENDER FINISH TO BE PERMAREND/ PERMAROCK EXTERIOR
RENDER SYSTEMS AND IN ACCORDANCE WITH LOCAL
PLANNING AUTHORITY CONSENT REQUIREMENTS.

PERMAROCK ADHESIVE - REFER TO ARCHITECTURAL
SPECIFICATION

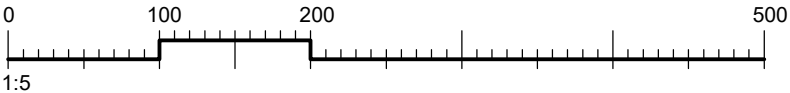
210mm PERMAROCK EXTERNAL WALL INSULATION AS
PER SPECIFICATION

CAVITY WALL FILL (EXISTING) TO BE VERIFIED ON SITE

PURPLE PASSIVE AIRTIGHT LAYER (A3b & 4b **ONLY**)

EXISTING BRICK OUTER LEAF OR BRICK SLIPS TO FLATS
CONCRETE FRAME

CONCRETE BLOCKWORK - CONCRETE FRAME (VARIES)



Standard Details

Typical External Wall Fixture Anchor Fixing Detail

CLIENT NAME London Borough of Camden		PROJECT NAME 1-32 Brookes Court Retrofit Works	
PROJECT ADDRESS Brookes Court London EC1N 7RR		DRAWING TITLE Typical External Wall Pattress Detail - Plan	
SCALE 1:5		DATE 09/2022	
REV/NO 33787	AUTHOR BGL	VOLUME A1	LEVEL XX
DR DR	ROLE A	DRW/NO 2400	REV/STAT P
		REV/NO 01	



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KEY:

 EWI

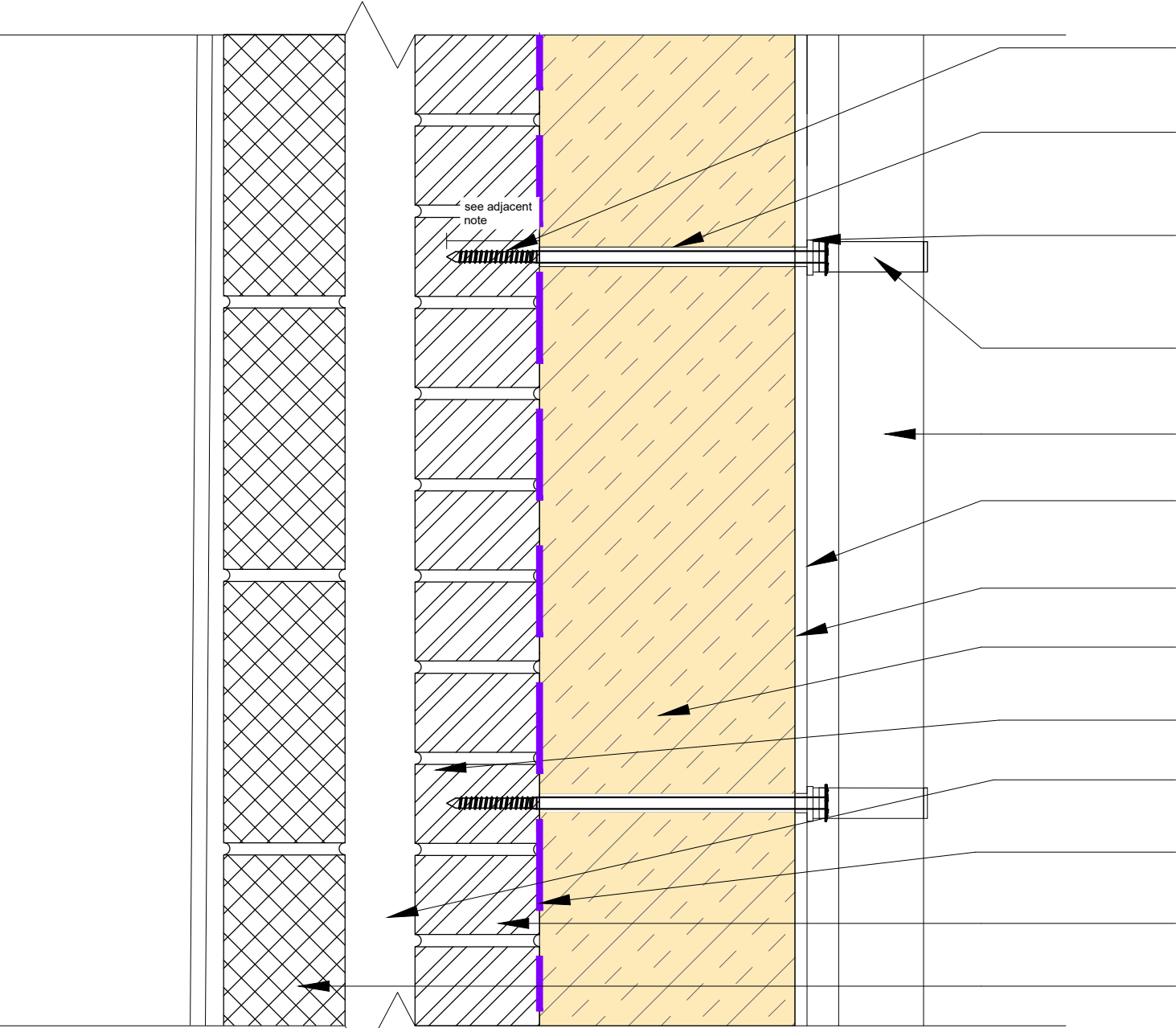
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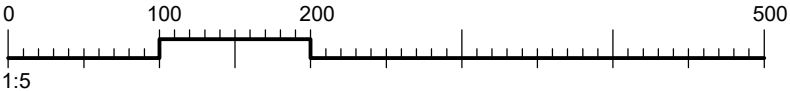
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A3



- PERMAROCK INSULATION FIXING WITH WALL FIXINGS. MINIMUM 50MM EMBEDMENT OR AS REQUIRED BY MANUFACTURER'S INSTALLATION INSTRUCTIONS
- PLASTIC FIXING BRACKET ROD WITH THERMAL BREAK FIXED TO EXISTING SUBSTRATE/FRAME (TO ELIMINATE COLD BRIDGING)
- RUBBER SEALING O-RING GASKET - INSTALLED THROUGH THE EYES OF DOWNPIPE BRACKETS WITH SPACER SLEEVES, WASHER, AND FITTED TO EXISTING SUBSTRATE WITH MASONRY PLUGS AS PER SPECIFICATION
- DOWNPIPE CLIP - REFER TO ARCHITECTURAL SPECIFICATION
- REPLACEMENT DOWNPIPE AS PER ARCHITECTURAL SPECIFICATION
- RENDER FINISH TO BE PERMAREND/ PERMAROCK EXTERIOR RENDER SYSTEMS AND IN ACCORDANCE WITH LOCAL PLANNING AUTHORITY CONSENT REQUIREMENTS.
- PERMAROCK ADHESIVE - REFER TO ARCHITECTURAL SPECIFICATION
- 210mm PERMAROCK EXTERNAL WALL INSULATION AS PER SPECIFICATION
- EXISTING WALL BUILD UP
- CAVITY WALL FILL (EXISTING) TO BE VERIFIED ON SITE
- PURPLE PASSIVE AIRTIGHT LAYER (A3b & 4b **ONLY**)
- EXISTING BRICK OUTER LEAF OR BRICK SLIPS TO FLATS CONCRETE FRAME
- CONCRETE BLOCKWORK - CONCRETE FRAME (VARIES)



Standard Details

Typical External Wall Pattress Detail - Section

CLIENT NAME London Borough of Camden		PROJECT NAME 1-32 Brookes Court Retrofit Works	
PROJECT ADDRESS Brookes Court London EC1N 7RR		DRAWING TITLE Typical External Wall Pattress Detail - Section	
SCALE 1:5		DATE 09/2022	
REV/NO 33787	AUTHOR BGL	VOLUME A1	LEVEL XX
DR DR	ROLE A	DRW/NO 2401	REV/NO P 01

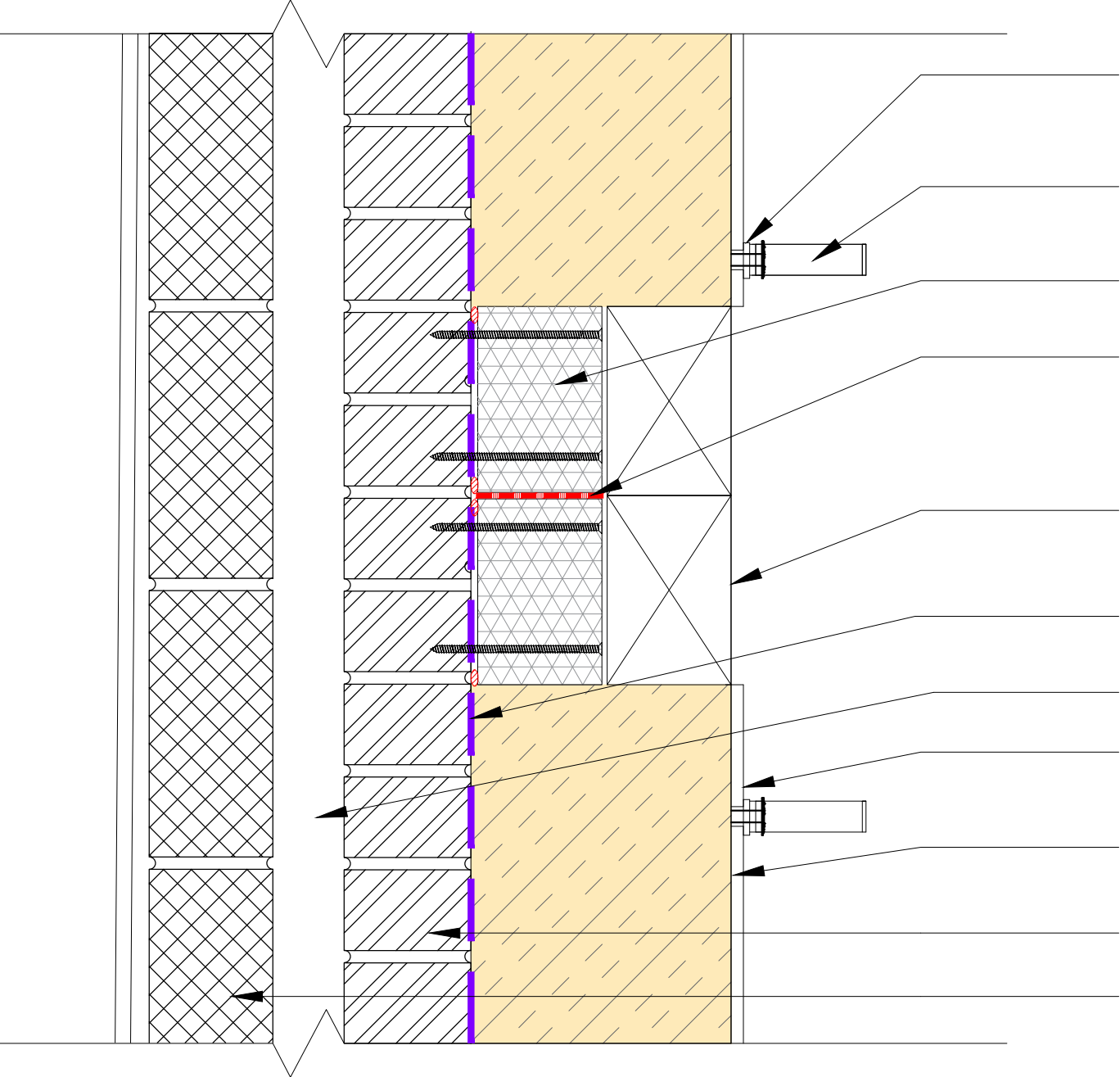


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KEY:



For Structural Engineer/ Specialist Comment



- RUBBER SEALING O-RING GASKET - INSTALLED THROUGH THE EYES OF TELECOMS BOX/ ESTATE LIGHTING BULKHEAD BRACKETS WITH SPACER SLEEVES, WASHER, AND FITTED TO EXISTING SUBSTRATE WITH MASONRY PLUGS AS PER SPECIFICATION
- TELECOMS BOX/ ESTATE LIGHTING BULKHEAD CLIP - REFER TO ARCHITECTURAL SPECIFICATION
- TWO 50MM X 150MM COMPACFOAM BARS MECHANICALLY FIXED TO EXISTING WALL
- ORCORN F JOINT ADHESIVE.
- 150 X 100mm FIXED TIMBER FRAME TO ALLOW FOR WALL TELECOMS BOX/ ESTATE LIGHTING BULKHEAD INSTALLATION
- PURPLE PASSIVE AIRTIGHT LAYER (A3b & 4b **ONLY**)
- CAVITY WALL FILL (EXISTING) TO BE VERIFIED ON SITE
- RENDER FINISH TO BE PERMAREND/ PERMAROCK EXTERIOR RENDER SYSTEMS AND IN ACCORDANCE WITH LOCAL PLANNING AUTHORITY CONSENT REQUIREMENTS.
- PERMAROCK ADHESIVE - REFER TO ARCHITECTURAL SPECIFICATION
- EXISTING BRICK OUTER LEAF OR BRICK SLIPS TO FLATS CONCRETE FRAME
- CONCRETE BLOCKWORK - CONCRETE FRAME (VARIES)

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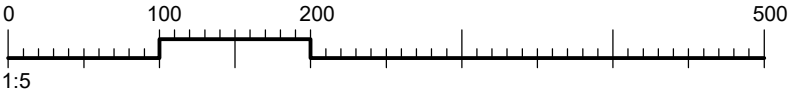
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Standard Details

Typical External Wall Timber Support Pattress Detail - Section



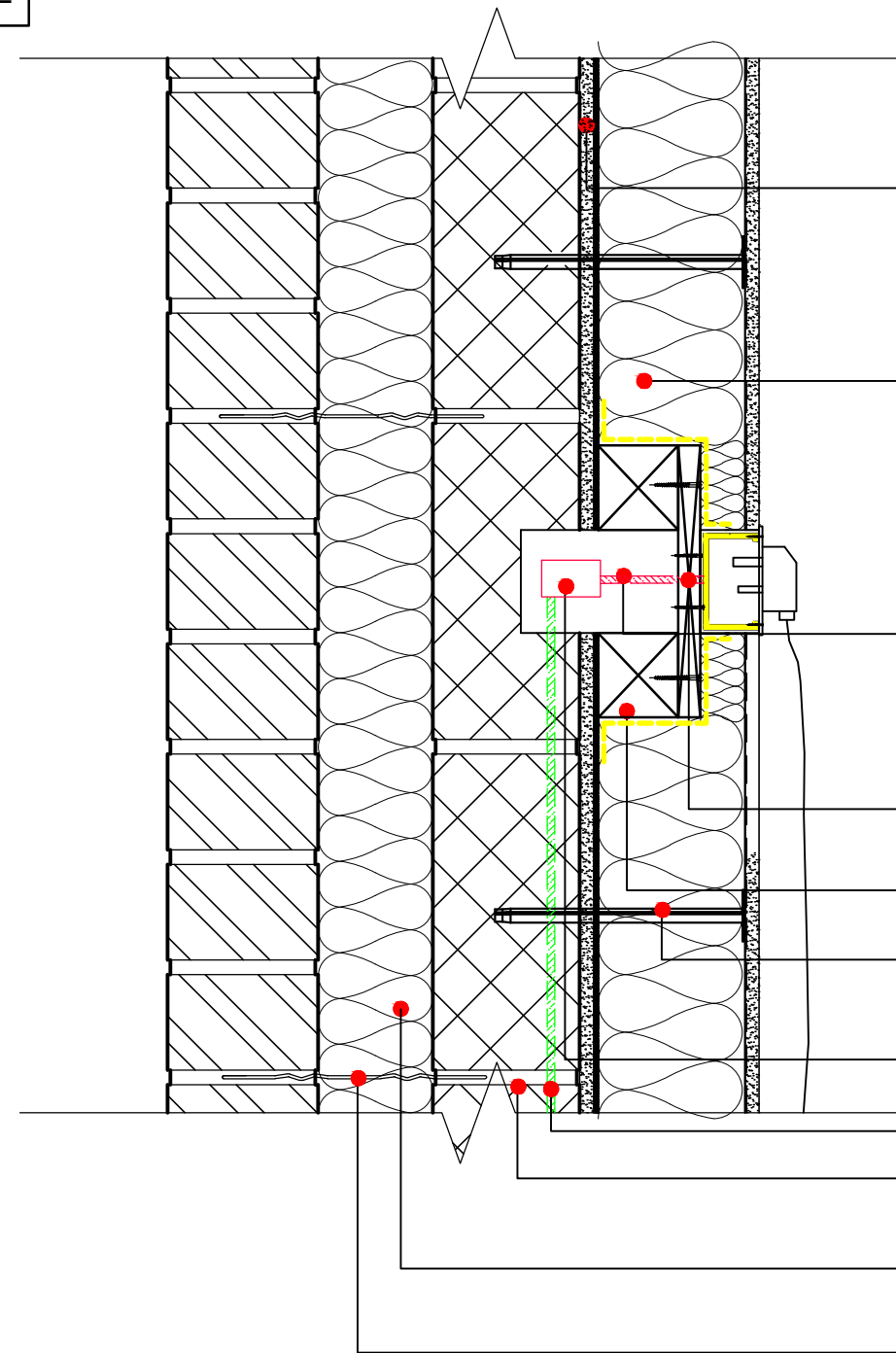
CLIENT NAME London Borough of Camden		PROJECT NAME 1-32 Brookes Court Retrofit Works	
PROJECT ADDRESS Brookes Court London EC1N 7RR		DRAWING TITLE Typical External Wall Timber Support Pattress Detail - Section	
SCALE 1:5		DATE 09/2022	
REV NO 33787	AUTHOR BGL	VOLUME A1	LEVEL XX
DR DR	ROLE A	DRW NO 2402	REV STAT P
			REV NO 01



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EXTERNAL

INTERNAL



EXISTING PLASTER TO BE RETAINED TO ENSURE LEVEL SURFACE. ENSURE PLASTER IS SOUND BEFORE APPLICATION.

PROPOSED 112.5 mm IWI INSULATED PLASTERBOARD, 12.5mm PLASTERBOARD + 100mm INSULATION

REMOVAL OF ORIGINAL SOCKET. INSTALL PROPOSED BACKBOX ONTO SUPALEX FIRE BOARD SP THAT SOCKET IS FLUSH WITH NEW RENDERED WALL FINISH. FIRE-RESISTANT PUTTY PAD INSIDE OUTLET TO MINIMIZE SPREAD IN EVENT OF ELECTRICAL FIRE. TBC BY FIRE SPECIALIST. WORKS TO BE CONFIRMED & CARRIED OUT BY COMPETENT ELECTRICIAN.

PROPOSED WIRING INTO BACKBOX. EXTENSION OF WIRING TBC UPON COMMENCEMENT OF WORKS. POSSIBLE SUFFICIENT LENGTH AVAILABLE WITHOUT WIRING EXTENSION.

PROPOSED PATRESS BUILD-UP TO HOLD NEW SOCKET. 55mm TIMBER BATTEN WITH 15mm SUPALAX FIRE BOARD.

PROPOSED INSULATION MECHANICAL FIXING- FIXING SPACING/ TYPE TO MANUFACTURERS SPECIFICATION

ELECTRICAL WIRING CONNECTOR TO ALLOW FOR EXTENSION. WORKS TO BE CONFIRMED & CARRIED OUT BY COMPETENT ELECTRICIAN.

EXISTING WIRING.

ASSUMED EXISTING CAVITY WALL STRUCTURE.

BOROSCOPE SURVEY TO DETERMINE ADEQUACY OF EXISTING CAVITY WALL INSULATION. PROVISIONAL EPS BEAD BLOWN FILL POLYBEAD OR EQUAL APPROVED ONCE DEFECTIVE CWI REMOVED.

ASSUMED EXISTING WALL TIES- ASSUMED SUFFICIENT SPACING.

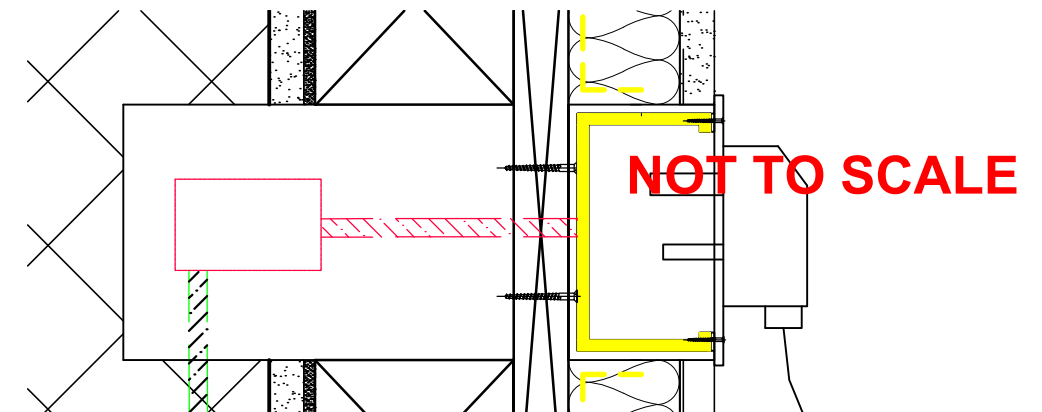
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ALL DRAWINGS MUST BE APPROVED BY RELEVANT THIRD PARTY SPECIALIST AS SPECIFIED ON DRAWING ANNOTATIONS.

GENERAL:

- ALL PENETRATIONS TO INTERNAL STRUCTURES TO BE FILLED TO PREVENT AIR LOSS AND IMPROVE AIR TIGHTNESS
- INSULATION TO BE INSTALLED TO RELEVANT MANUFACTURER'S RECOMMENDATIONS.
- CONDITION OF BUILDING ELEMENTS TO BE HIGHLIGHTED IF UPGRADE IS THOUGHT TO POTENTIALLY MAKE DEFECT WORSE

Typical Electrical Socket Detail to IWI

1-32 Brookes Court Retrofit Works



CLIENT NAME London Borough of Camden		PROJECT NAME 1-32 Brookes Court Retrofit Works	
PROJECT ADDRESS Brookes Court London EC1N 7RR		DRAWING TITLE Typical Electrical Socket Detail to IWI (Detail) SUITABILITY CODE RIBA Stage 4	
SCALE 1:5 & 1:2	DRAWN JG	APPROVED MA	DATE 10/2022
PROJ NO 33787	AUTHOR BGL	VOLUME A1	LEVEL XX
		DOCTYP DR	ROLE A
		DRAW NO 2431	REV STAT P
			REV NO 01



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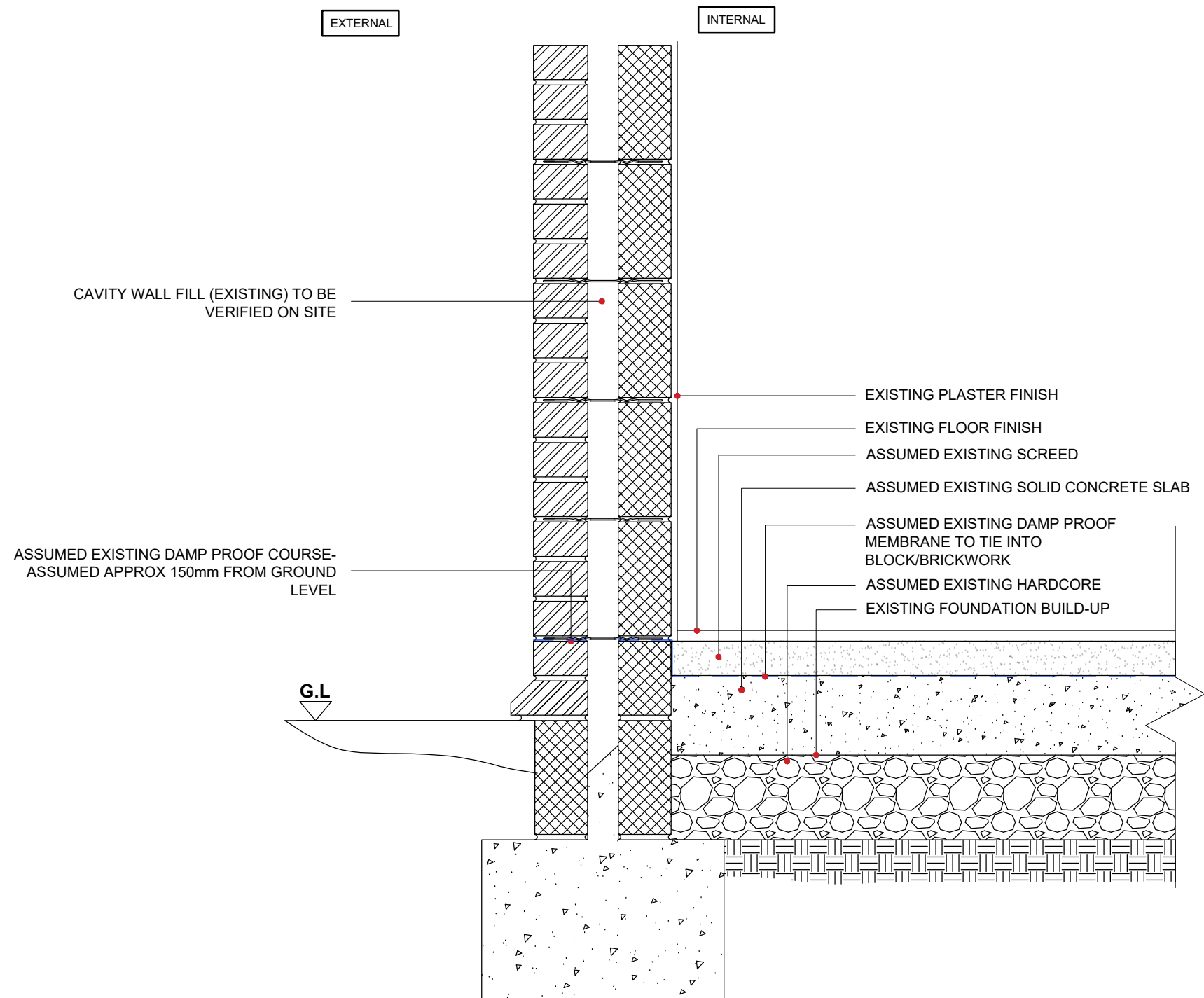
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A3



KEY:



PROPOSED EWI

PROPOSED TYPICAL FOUNDATION DETAIL:
1:5

Standard Details

Typical Foundation Detail - Archetypes 1,2,3a & 4a

CLIENT NAME London Borough of Camden				PROJECT NAME 1-32 Brookes Court Retrofit Works			
PROJECT ADDRESS 1-32 Brookes Court London EC1N 7RR				DRAWING TITLE Typical Foundation Detail - Archetypes 1,2,3a & 4a			
SCALE: 1:5				DATE 09/2022			
PROJ NO 33787	AUTHOR BGL	VOLUME A1	LEVEL XX	DCTYP DR	ROLE A	DRAWING NO 2200	REV STAT P
						REV NO 01	



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PROPOSED 210MM EXTERNAL WALL INSULATION WITH RENDER FINISH TO BE PERMAREND/ PERMAROCK EXTERIOR RENDER SYSTEMS AND IN ACCORDANCE WITH LOCAL PLANNING AUTHORITY CONSENT REQUIREMENTS.

BOROSCOPE SURVEY TO DETERMINE ADEQUACY OF EXISTING CAVITY WALL INSULATION. PROVISIONAL EPS BEAD BLOWN FILL POLYBEAD OR EQUAL APPROVED ONCE DEFECTIVE CWI REMOVED.

PURPLE PASSIVE VAPOUR CONTROL LAYER / AIRTIGHT FIBRE REINFORCED POLYMER EMULSION PASTE

PROPOSED INSULATION MECHANICAL FIXING- FIXING SPACING/ TYPE TO MANUFACTURERS SPECIFICATION

ASSUMED EXISTING 100mm WIDE LIGHTWEIGHT CONCRETE BLOCK

ASSUMED EXISTING WALL TIES - ASSUMED SUFFICIENT SPACING

EXISTING SKIRTING BOARD

ASSUMED EXISTING 102.5mm WIDE STANDARD STRETCHER BOND BRICKWORK.

KEY:



PROPOSED EWI

PROPOSED TYPICAL INTERMEDIATE FLOOR DETAIL:
1:5

Standard Details

Typical Intermediate Floor Detail - Archetypes 3b & 4b



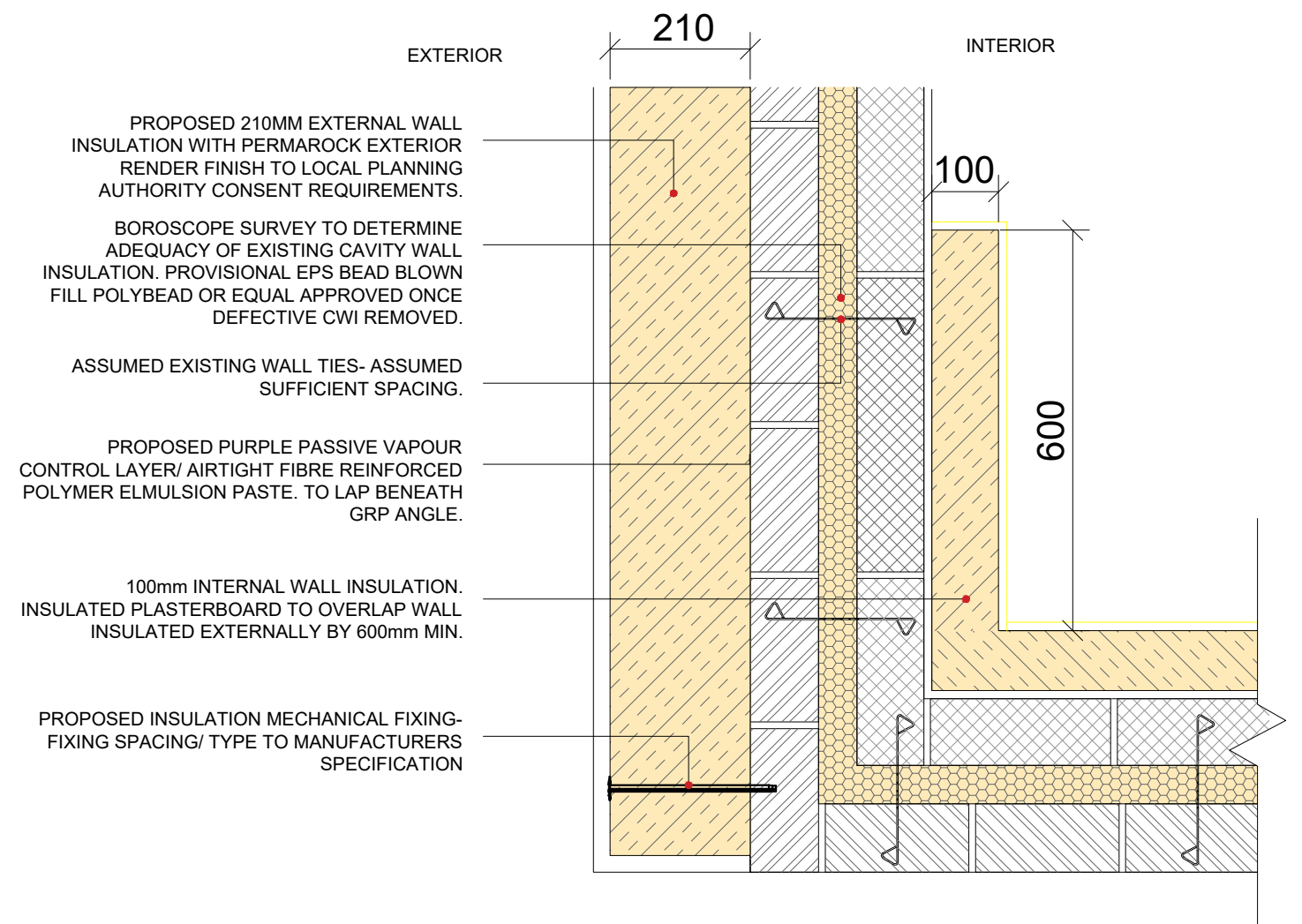
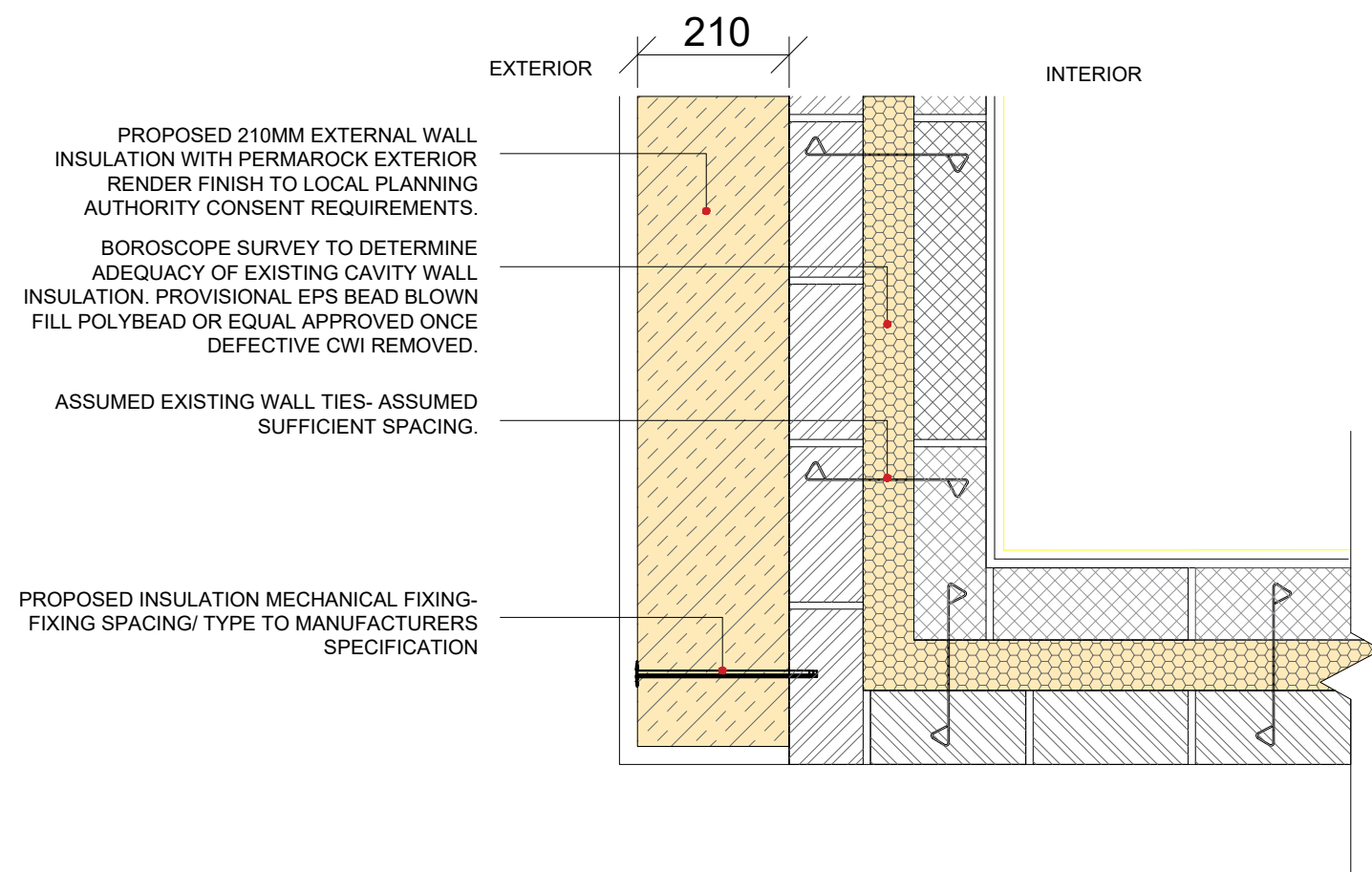
CLIENT NAME London Borough of Camden				PROJECT NAME 1-32 Brookes Court Retrofit Works			
PROJECT ADDRESS 1-32 Brookes Court London EC1N 7RR				DRAWING TITLE Typical Intermediate Floor Detail - Archetypes 3b & 4b			
SCALE: 1:5				DATE 09/2022			
PRELIM	AUTHOR	VOLUME	LEVEL	DRAWN	ROLE	DATE	REV
33787	BGL	A3	XX	DR	A	2202	P 01



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Standard Details

Typical Corner Detail - Archetypes 1,2



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A3

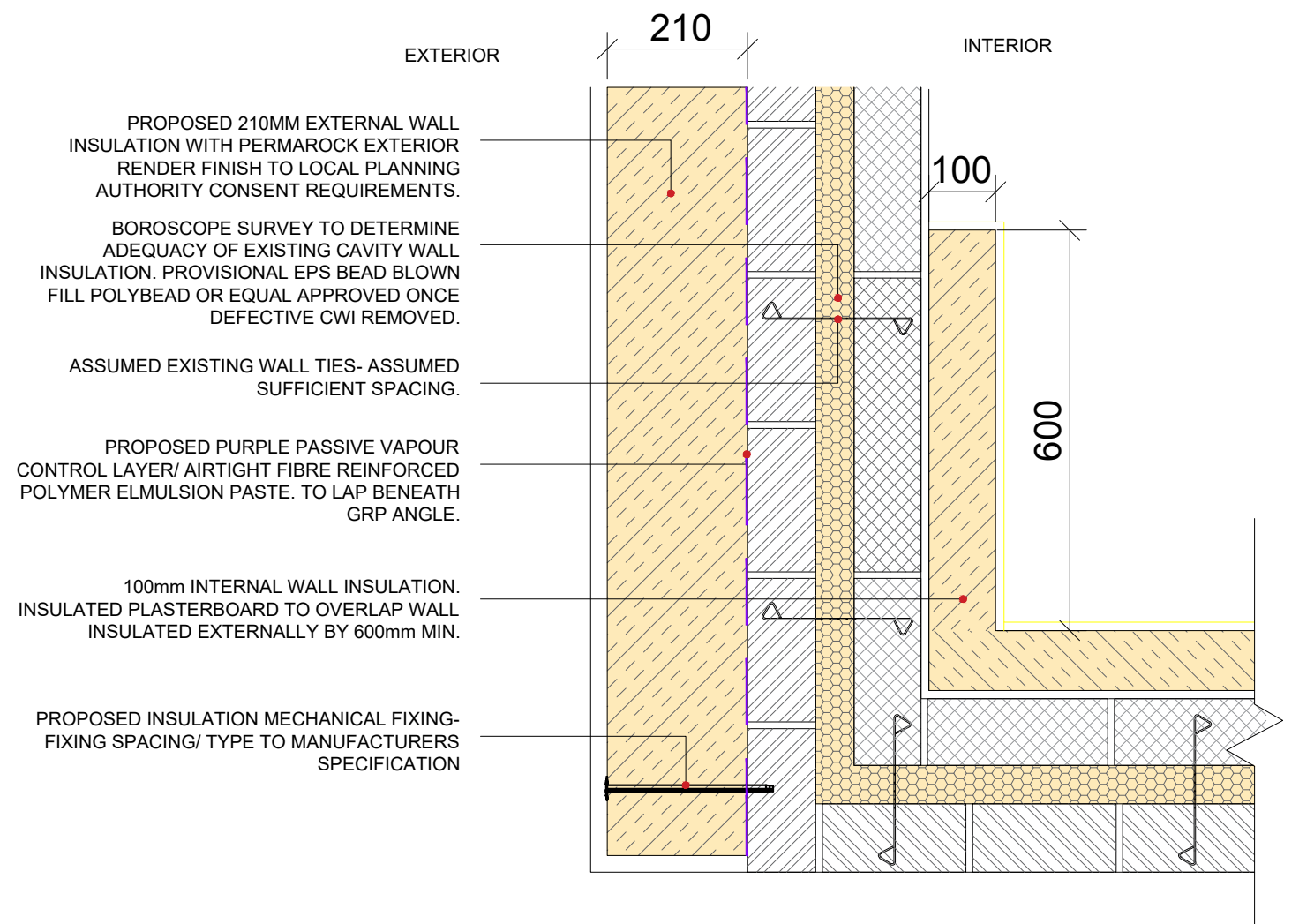
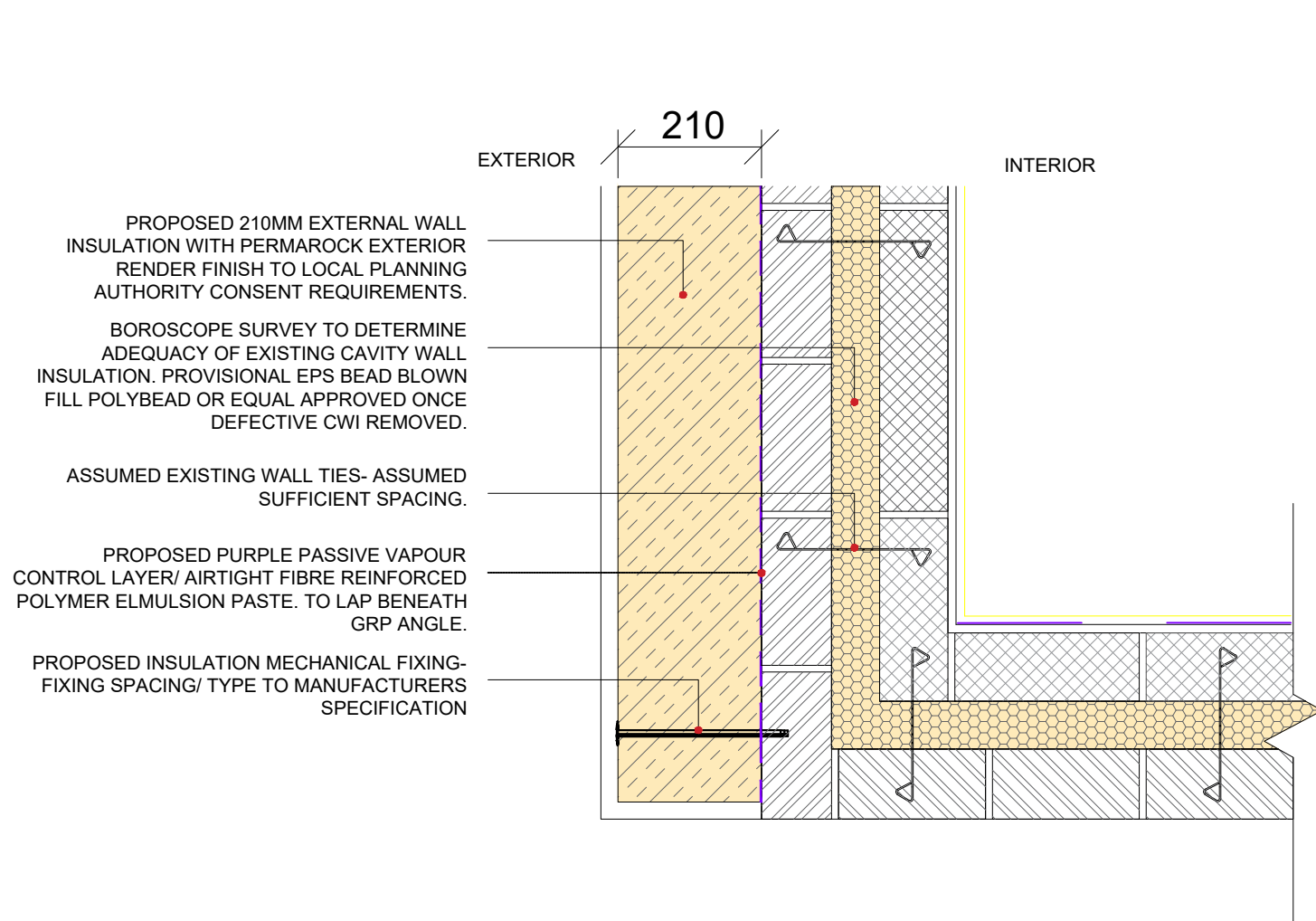
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PROJECT ADDRESS 1-32 Brookes Court London EC1N 7RR				DRAWING TITLE Typical Corner Detail - Archetypes 1,2 SUITABILITY CODE RIBA Stage 4			
SCALE: 1:5	DRAWN JG	APPROVED MA	APPROVED MA	DATE 09/2022			
PROJ NO 33787	AUTHOR BGL	VOLUME A1	LEVEL XX	DCTYP DR	ROLE A	DRAWN 2800	REV STAT P
						REV NO 01	



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Standard Details

Typical Corner Detail - Archetypes 3b & 4b



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A3

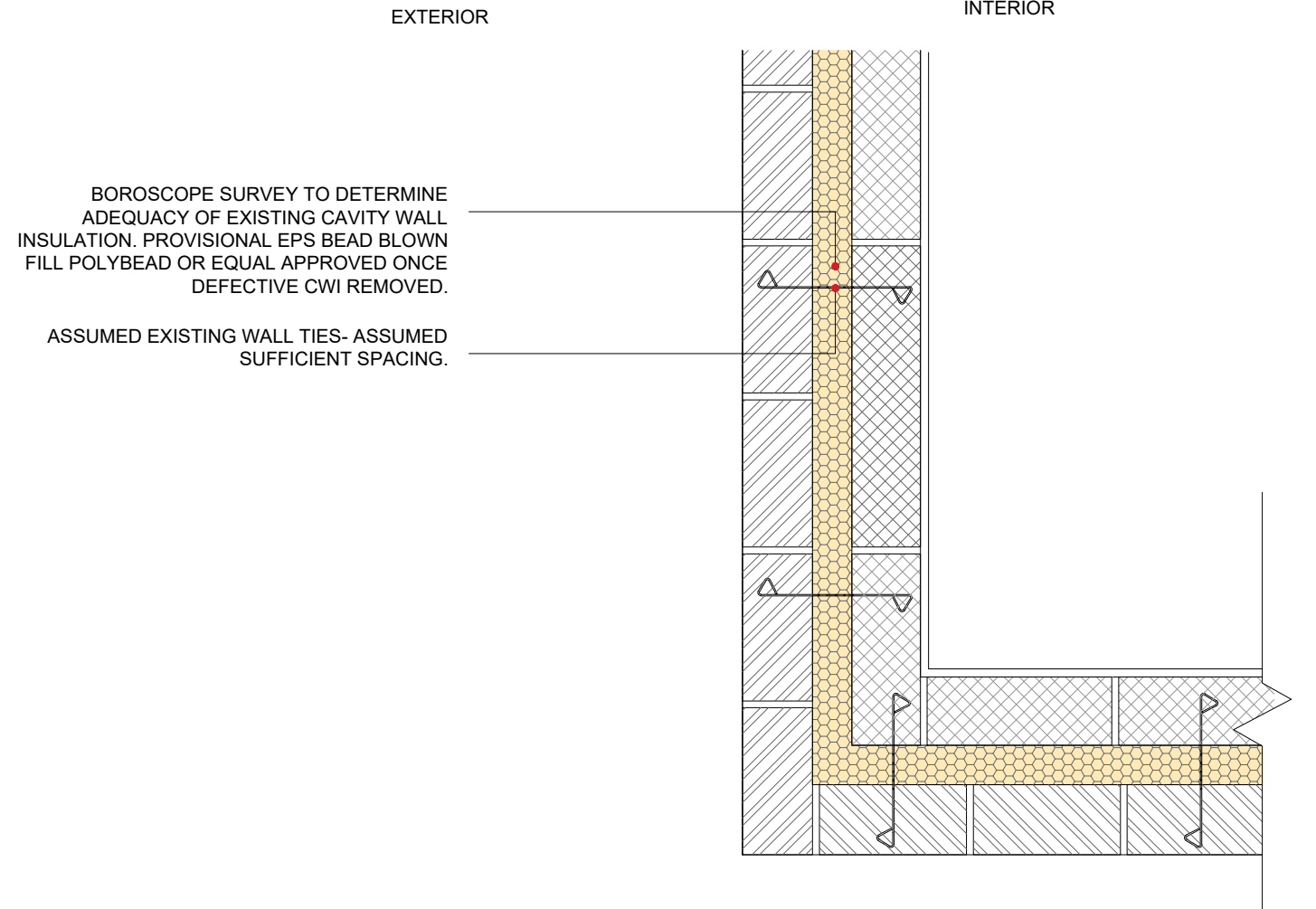
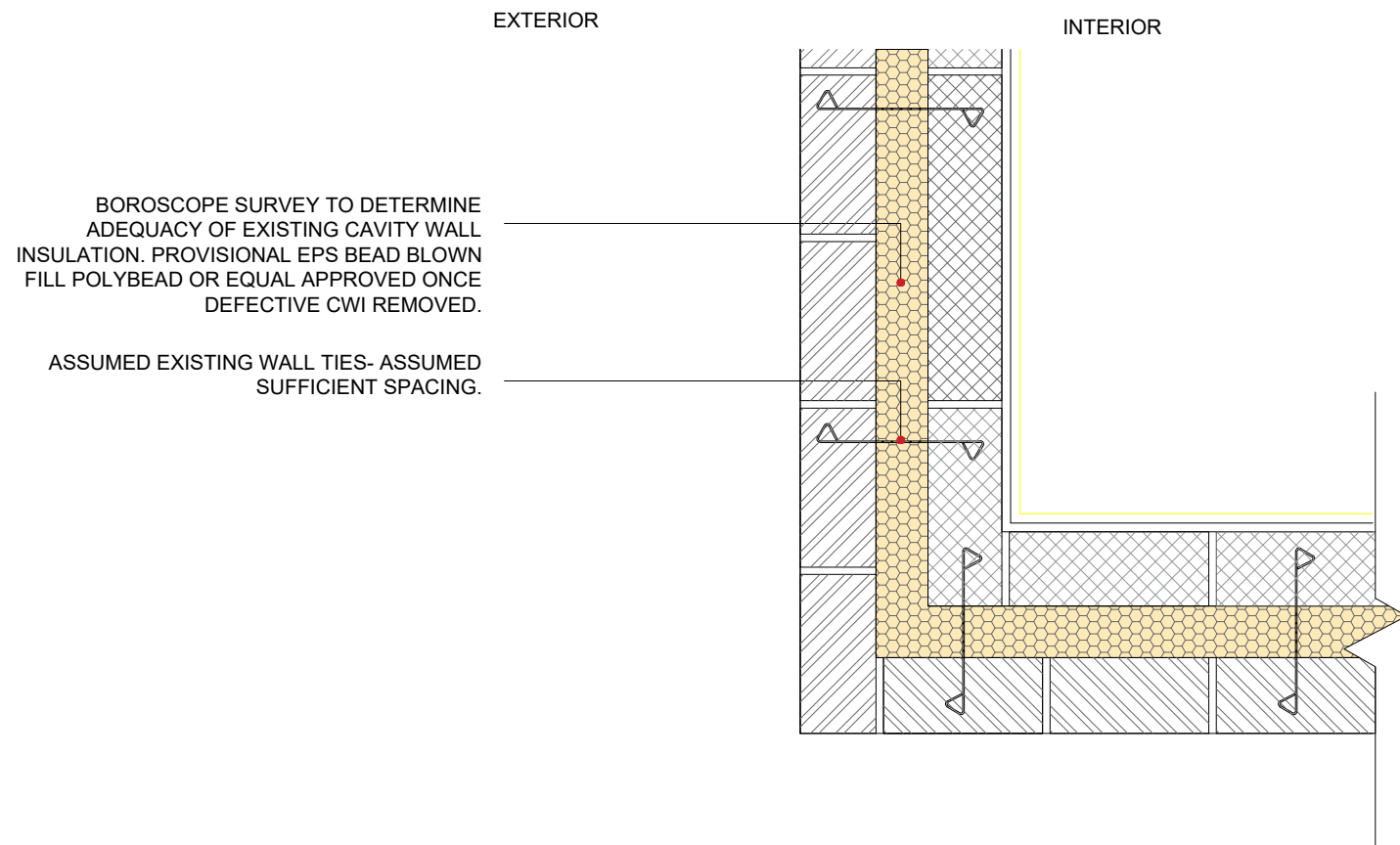
CLIENT NAME London Borough of Camden				PROJECT NAME 1-32 Brookes Court Retrofit Works			
PROJECT ADDRESS 1-32 Brookes Court London EC1N 7RR				DRAWING TITLE Typical Corner Detail - Archetypes 3b & 4b SUITABILITY CODE RIBA Stage 4			
SCALE: 1:5	DRAWN JG	APPROVED MA	APPROVED MA	DATE 09/2022			
PROJ NO 33787	AUTHOR BGL	VOLUME A3	LEVEL XX	DOCTYP DR	ROLE A	DRAW NO 2801	REV STAT P
						REV NO 01	



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Standard Details

Typical Corner Detail - Archetypes 3a &4a



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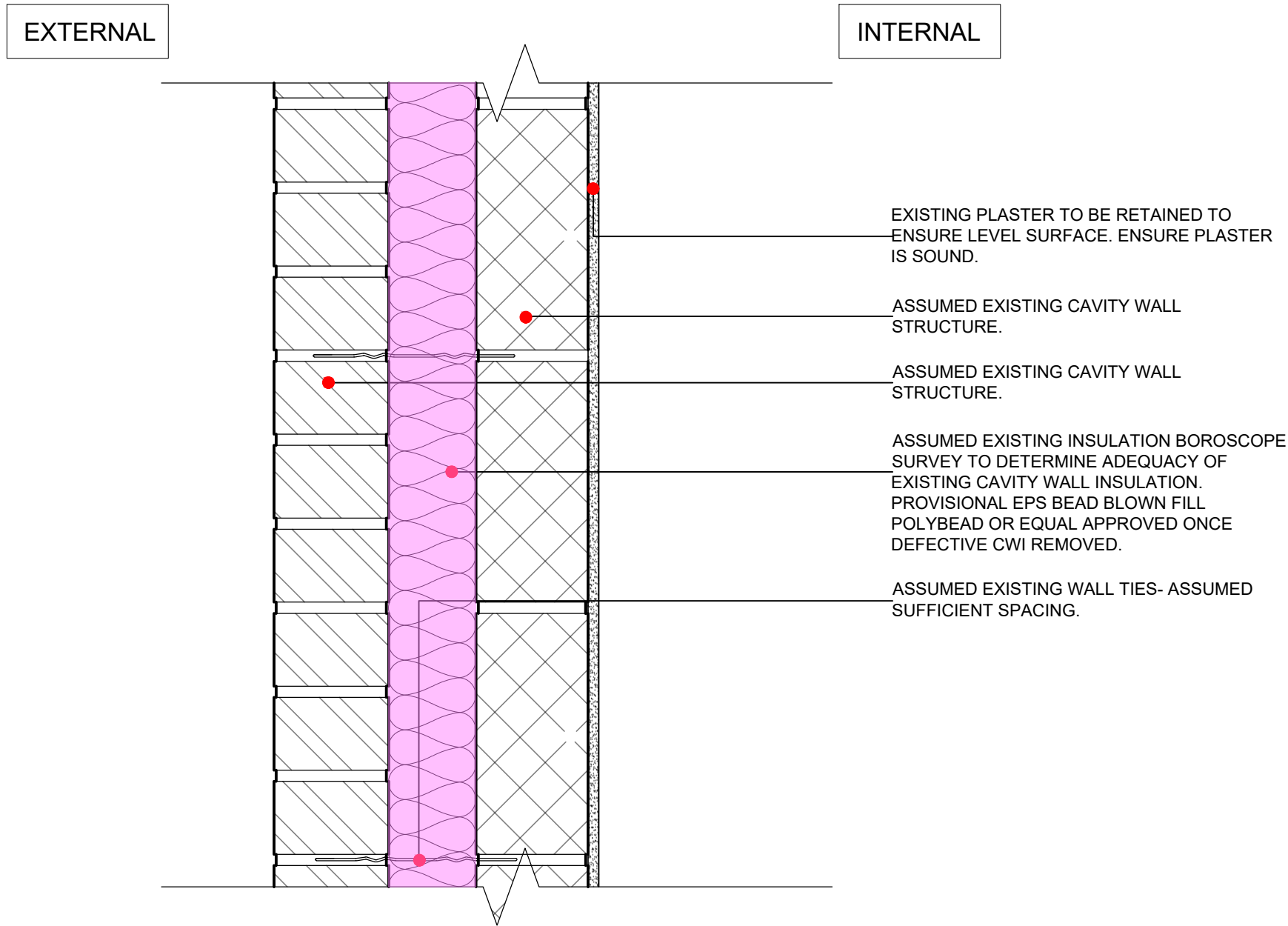
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CLIENT NAME London Borough of Camden				PROJECT NAME 1-32 Brookes Court Retrofit Works			
PROJECT ADDRESS 1-32 Brookes Court London EC1N 7RR				DRAWING TITLE Typical Corner Detail - Archetypes 3a & 4a			
SCALE: 1:5				DATE 09/2022			
PROJ NO 33787	AUTHOR BGL	VOLUME A1	LEVEL XX	DOCTYP DR	ROLE A	DRW NO 2802	REV STAT P
						REV NO 01	
				LONDON HEAD OFFICE 146-148 ELTHAM HILL LONDON SE9 5DY t. 020 8294 1000 e. general@bailygarner.co.uk			

Standard Details

Typical Cavity Wall Detail - Archetypes 5a, 5b, 6, 7, 8 & 9



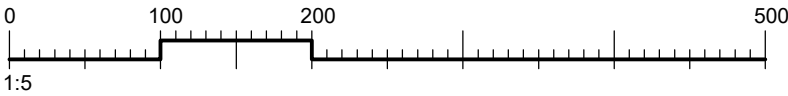
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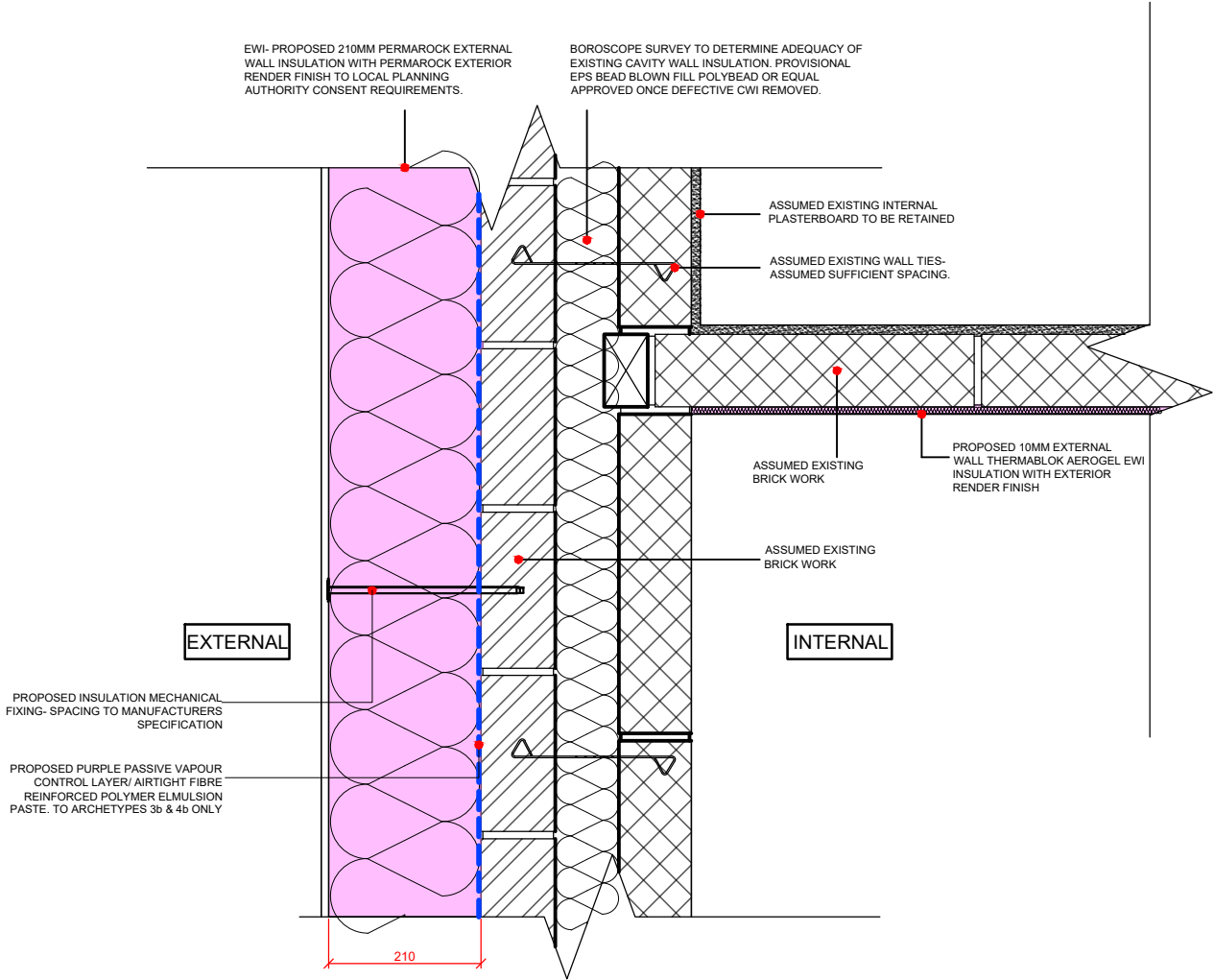
A3



CLIENT NAME London Borough of Camden				PROJECT NAME 1-32 Brookes Court Retrofit Works			
PROJECT ADDRESS 1-32 Brookes Court London EC1N 7RR				DRAWING TITLE Typical Cavity Wall Detail - Archetypes 5a, 5b, 6, 7, 8 & 9			
SCALE: 1:5				SUITABILITY CODE RIBA Stage 4			
PROJ NO	AUTHOR	VOLUME	LEVEL	DISCIP	ROLE	DRAW NO	REV STAT
33787	BGL	A5	XX	DR	A	2200	P
						REV NO	01



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EWI/IWI

Rev No	Description	D	C	DATE
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CLIENT NAME

London Borough of Camden

PROJECT ADDRESS

1-32 Brookes Court
London
EC1N 7RR

PROJECT NAME

1-32 Brookes Court Retrofit Works

DRAWING TITLE

Rear Shed Insulation

SUITABILITY CODE

RIBA Stage 4

SCALE DRAWN CHECKED APPROVED DATE

1:10 JG MA BN 10/2022

PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV STAT	REV NO
33787	BGL	A5	XX	DR	A	2404	P	01