

UPGRADING OF EXISTING 140mm BLOCK WALL

Existing 140mm single skin blockwork wall to be retained and upgraded to a cavity wall by the addition of a new outer/inner leaf, minimum 90mm thick, dense concrete blockwork, minimum compressive strength 7.3N/mm², laid in stretcher bond using designation (iii) mortar in accordance with BS EN 1996-1-1 and PD 6697:2019.

Cavity between existing and new leaf to be minimum 50mm wide throughout, in accordance with para 2C8 of Approved Document A. Combined thickness of existing and new leaves plus 10mm to be not less than 190mm, in accordance with Table 3 of Approved Document A.

New leaf to be tied back to the existing wall using wall ties conforming to BS EN 845-1, selected and spaced in accordance with Table 5 of Approved Document A (horizontal spacing 900mm, vertical spacing 450mm, 2.5 ties per m²). Additional ties to be provided at maximum 300mm vertical centres within 225mm of all openings, movement joints and roof verges.

New leaf to be constructed off a new/extended strip foundation, sized to properly support the additional leaf in accordance with Approved Document A, existing foundation to be exposed and assessed on site to confirm suitability for extension, or new independent foundation provided as required.

Provide new horizontal damp proof course (DPC) to new leaf, minimum 150mm above finished external ground level, lapped and linked with existing wall DPC to maintain continuous protection against moisture ingress across the cavity.

Cavity trays to be provided over all existing openings retained within the upgraded wall, to direct moisture clear of the opening.

Wall ties, cavity width and leaf thicknesses to be confirmed on site prior to works commencing, to verify existing wall condition and thickness.

Note: Prior to upgrading works, existing 140mm wall to be assessed by the Structural Engineer in accordance with BS 5628-1 to confirm adequacy for all new loading arising from the extension works (including roof structure, steel beam reactions and lateral restraint forces).

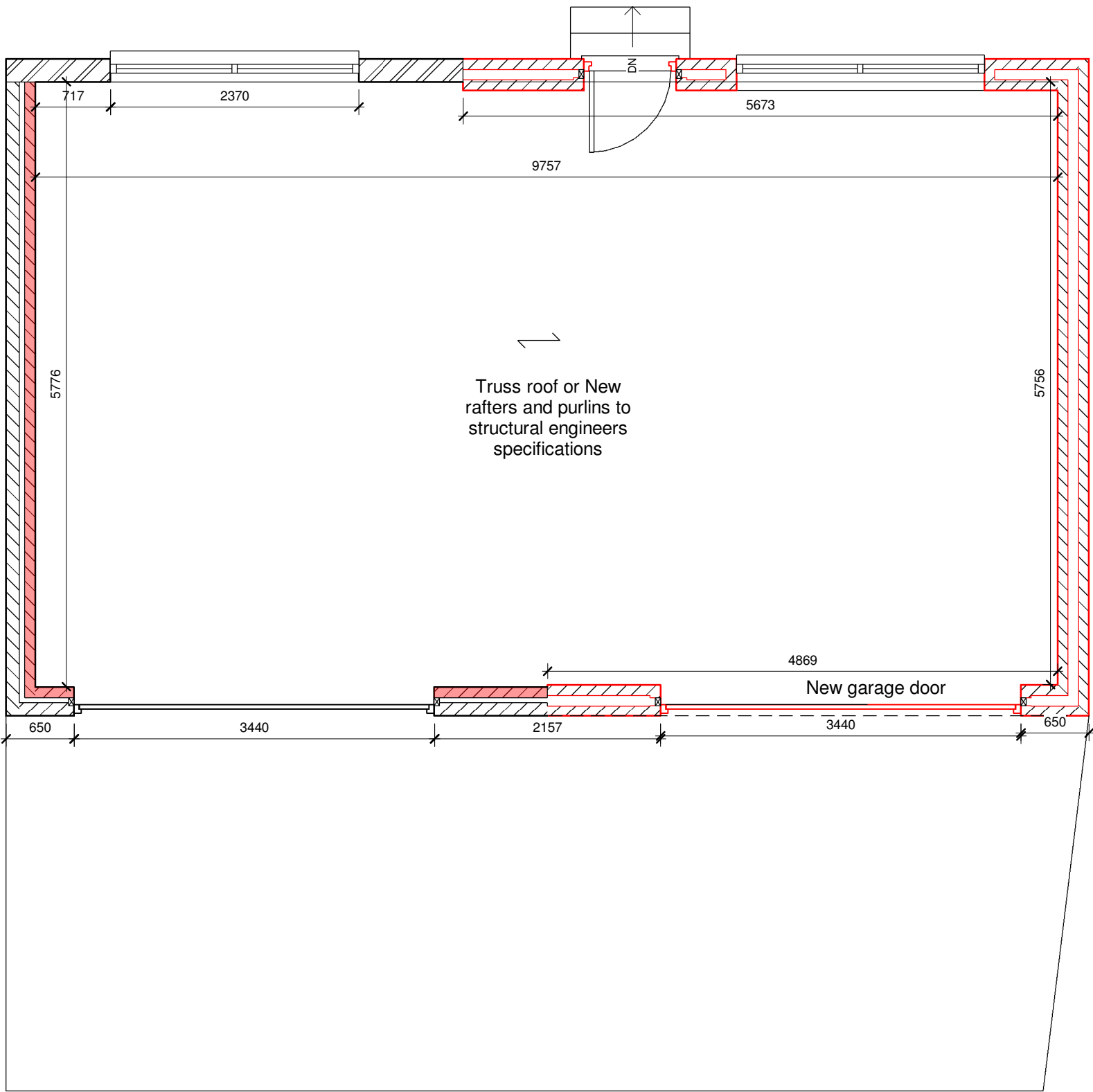
STRIP FOUNDATION

Provide concrete strip foundation in accordance with Table 10 of Approved Document A, thickness of concrete not to be less than 225mm and minimum width of foundation to be equal to the width of the wall plus 300mm.

Concrete mix to conform to BS EN 206:2013(+A2:2021) and BS 8500-2. All foundations to be a minimum of 1000mm below ground level, depth and size of foundation to be approved on site by Building Control to suit site conditions.

All constructed in accordance with 2010 Building Regulations A1/2 and BS 8004:2015 Code of Practice for Foundations (+A1:2020).

Ensure foundations are constructed below invert level of any adjacent drains.



CAVITY WALL CONSTRUCTION

Provide cavity wall construction comprising 100mm thick dense concrete blockwork inner and outer leaves, minimum compressive strength 7.3N/mm², laid in stretcher bond using designation (iii) mortar in accordance with BS EN 1996-1-1 and PD 6697:2019, with 50mm cavity between leaves. Combined thickness of leaves plus 10mm (210mm) exceeds the minimum thickness required by Table 3 of Approved Document A (190mm), in accordance with para 2C8. Wall ties to conform to BS EN 845-1, type selected in accordance with Table 5 of Approved Document A for 50mm cavity width. Ties to be provided at horizontal spacing 900mm and vertical spacing 450mm (2.5 ties per m²), with additional ties at maximum 300mm vertical centres within 225mm of all openings, movement joints and roof verges, in accordance with para 2C19.

Walls to be constructed off approved concrete strip foundations and tied into existing masonry using proprietary stainless steel wall starter systems fixed in accordance with the manufacturer's recommendations.

Provide horizontal damp proof course (DPC) to both leaves, minimum 150mm above finished external ground level. DPC to be linked with floor damp proof membrane (DPM) to provide continuous protection against moisture ingress. Cavity trays to be provided over all openings. External finish to comprise render system to match the existing building unless otherwise specified. Internal face to be left fair-faced blockwork or finished as indicated on the drawings.

Provide suitable galvanized or stainless steel lintels over all openings. Lintels to have a minimum end bearing of 150mm and be selected in accordance with manufacturer's load tables, except where clear span does not exceed 1200mm, in which case bearing may be reduced to 100mm in accordance with para 2C24(a).

Piers to be provided to the front elevation between and adjacent to garage door openings in accordance with Diagram 14 and Table 8 of Approved Document A, sized to suit the wall thickness and opening widths shown. Wall panels to be adequately restrained to the roof structure in accordance with Approved Document A. Provide lateral restraint straps at maximum 2.0m centres where required. All work to be carried out in accordance with Approved Document A (Structure), Approved Document C (Site Preparation and Resistance to Moisture), BS EN 1996 (Eurocode 6) and PD 6697:2019.

Please note that should any signs of foundation movement, unstable ground conditions, excessive cracking, or other structural defects be identified during construction, Building Control should be notified immediately and the advice of a Structural Engineer sought before proceeding further.

GARAGE FLOOR SLAB

Provide ground bearing reinforced concrete floor slab suitable for domestic vehicle loading.

Excavate existing ground as required and compact formation level. Provide minimum 150mm well compacted MOT Type 1 hardcore sub-base laid in layers not exceeding 150mm and compacted with a vibrating roller/plate compactor.

Provide 50mm sand blinding over hardcore to prevent puncturing of damp proof membrane.

Provide 1200 gauge polythene damp proof membrane, lapped minimum 150mm at joints, taped, and linked to wall DPC.

Provide minimum 150mm thick reinforced concrete slab, using C25/30 concrete mix to BS EN 206 and BS 8500-2.

Reinforcement to comprise A142 steel mesh placed centrally within the slab with minimum 50mm concrete cover. Mesh laps to be minimum 300mm and tied together.

Slab to be laid to slight fall towards the garage door or drainage point, as required, to prevent standing water.

Provide saw-cut or formed movement joints where required, particularly where slab dimensions exceed 6m in either direction or where the new slab abuts existing construction.

Final surface finish to be power-floated or tamped non-slip finish suitable for garage/vehicle use.

All works to be carried out in accordance with Approved Document A, Approved Document C, BS 8204 and relevant British Standards.

Do not scale from this drawing, any dimensions show are indicative only and are subject to verification onsite. The contractor is to set out, check and co-ordinate all dimensions on site during the course of the works. This drawing is to be read in conjunction with all other plans, structural calculations and specifications.

All works to be carried out in accordance with the latest appropriate codes of practice and to comply with current building regulation Prior to commencement of the building works the contractor should:

1. Ensure that all drawings are approved for used by the planning department and (if applicable) by building control.
2. Inform the building control department that works have commenced onsite.
3. Verify the boundary lines and ground conditions, including checking of all the services (gas, water, electric, telecom and sewers) prior to any excavation work.
4. Request a copy of the party wall award where works affect a party wall or involve excavations with in 3m of adjoining buildings.
5. Where the works include demolition to ensure that all elements of the building and adjoin structures are accounted for and that all necessary propping and temporary works are in place.
6. Works carried out under a building notice or prior to the approval of the drawings all works are at the contractors own risk.
7. Any discrepancies either between the written dimension and the site dimensions or between the drawing and other consultants/ suppliers drawings should be brought to the attention of the client.

No.	Description	Date

CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE



www.ccs-solutions.co.uk

PROJECT

24 Old Rd, Baglan

TITLE

Propoes Floor Plan

CLIENT

Mr Mark Llewelyn

DRAWN BY CCS	CHECKED BY Client	DATE 01/07/2026
SCALE (@A2) 1 : 50	PROJECT NUMBER 05062026	
DRAWING NUMBER A207	REV B	