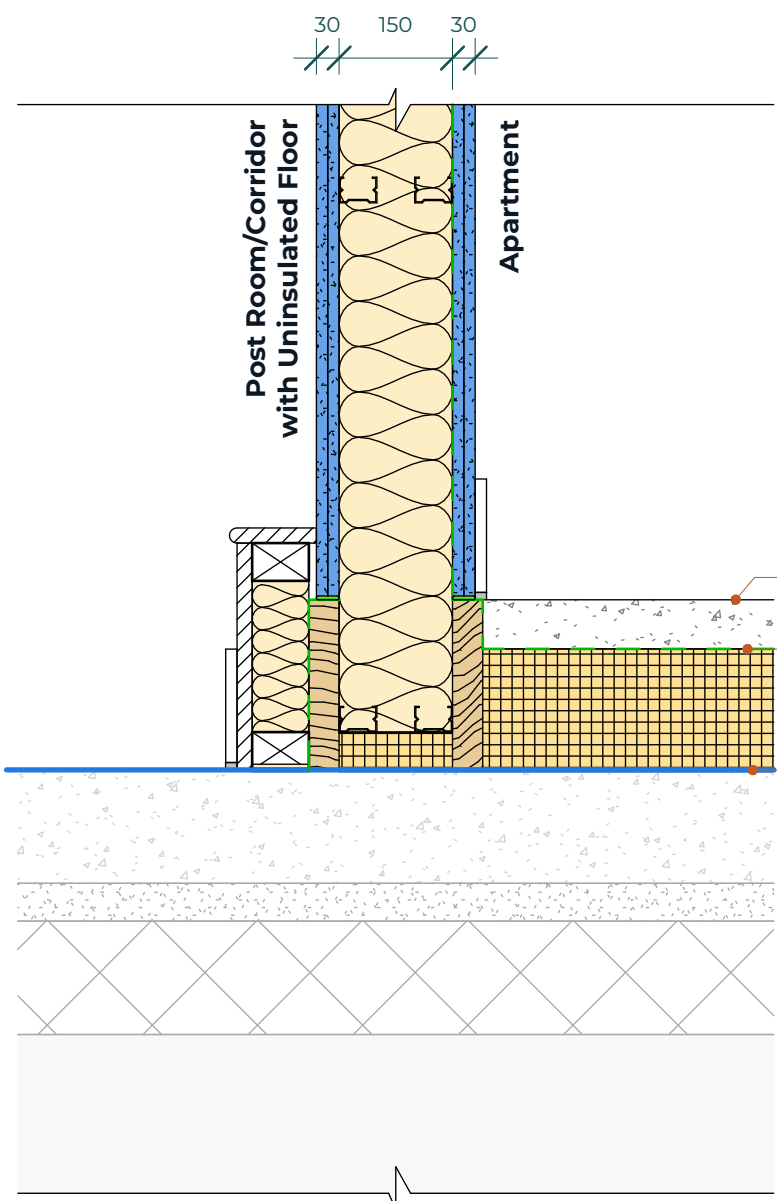


General Notes

1. This drawing is subject to Copyright & must not be copied or reproduced without consent.
2. Only figured dimensions only are to be taken from this drawing. DO NOT SCALE FOR CONSTRUCTION PURPOSES.
3. All contractors must visit the site and be responsible for taking and checking all dimensions relative to their work prior to the commencement on site. Any errors are to be reported to inc Architects Ltd.
4. This Drawing should be read in conjunction with all relevant Engineers & Specialist's drawings and specifications.
5. All new works to be carried out are to comply with the latest editions of the building regulations and all subsequent amendments.
6. All materials are to be fixed in strict accordance with the manufacturers written instructions and recommendations and the relevant British standards and code of practice.
7. The contractor shall check all dimensions, pitches and site surroundings prior to commencing work.
8. All dimensions are in millimetres unless otherwise stated.
9. All structural information should be as per the Structural Engineers Design and Specification
10. The Contractor shall be responsible for the execution of the works in accordance with the drawings and the specification and for the accuracy of all dimensions and setting out on site.
11. Should there be any conflict between the details indicated on this drawing and those indicated on other drawings the Architect shall be informed PRIOR to construction on site.
12. Until technical approval has been obtained from the relevant Building Control Authority, all drawings issued are Preliminary and NOT for construction. Should the Contractor commence site work prior to such approval being given, it is entirely at their own risk.
13. N.B. inc Architects Ltd are not appointed as Principal Designer on any works on this project, as described under the Construction (Design and Management) and The Building Regulations 2010 (Building Regulations) as amended by The Building Regulations etc. (Amended) (England) Regulations 2023.

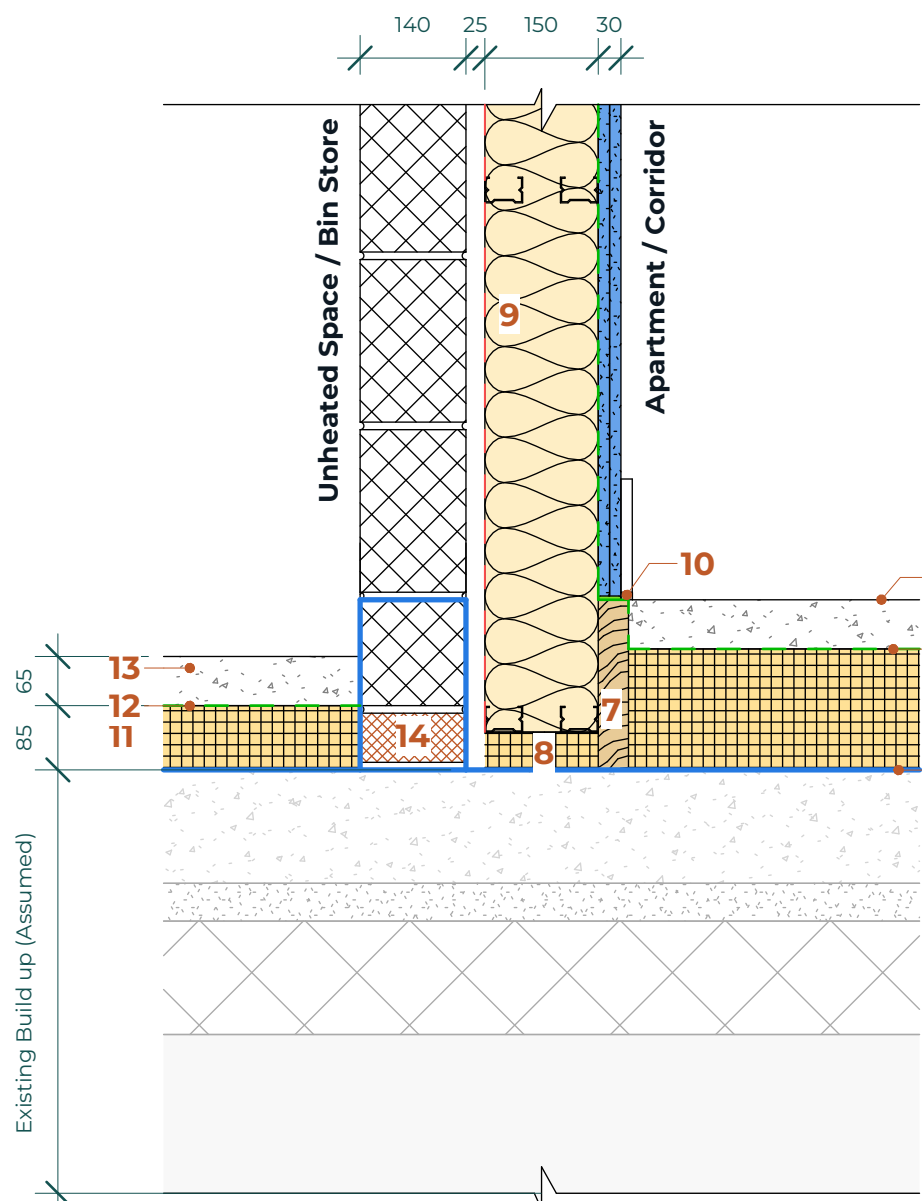


GRAPHIC SCALE 1:10



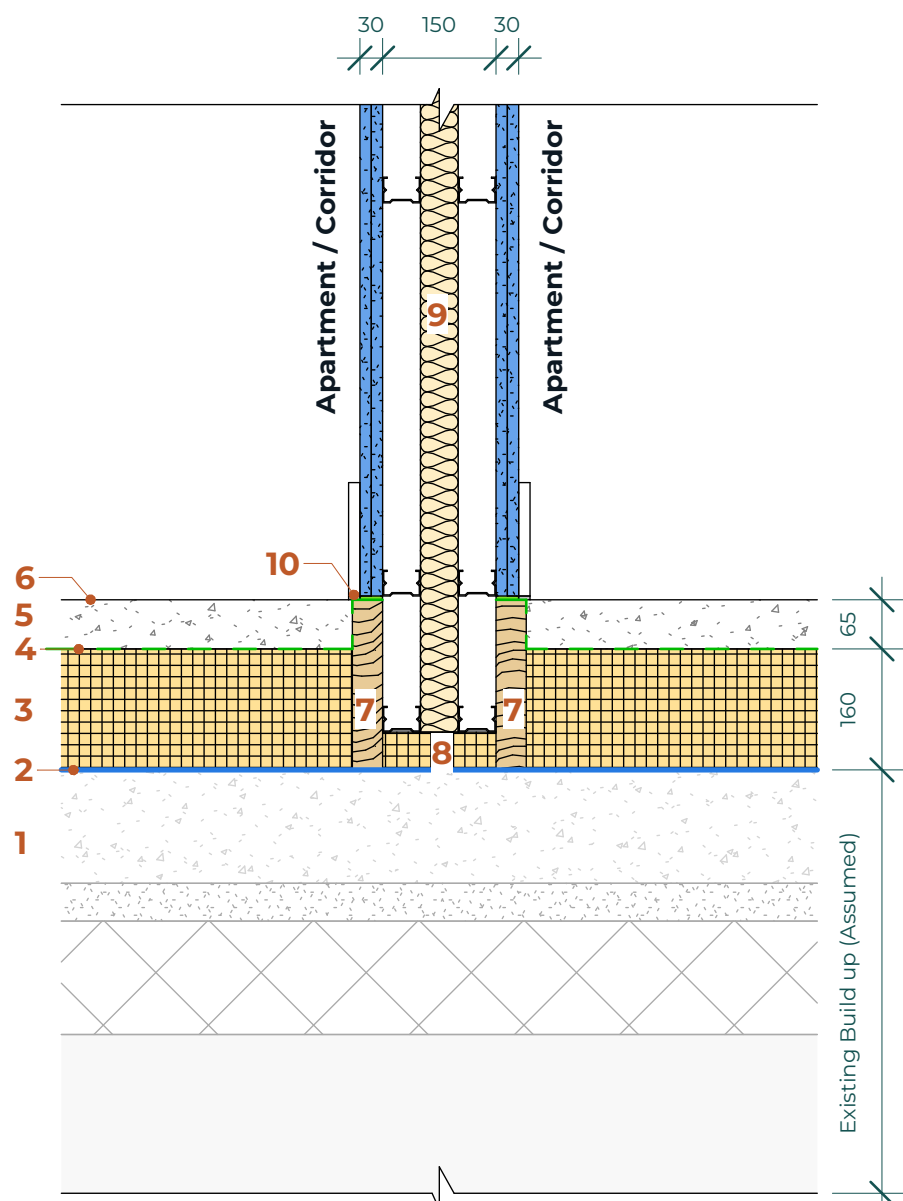
Ground Floor Detail - Wall 1D

1. Existing Floor Build up (assumed)
2. Existing Floor to be prepped, levelled and primed with F Ball Liquid DPM or similar approved. Note - Any existing level changes of more than 25mm to be built up with new screed below DPM.
3. 160mm Rockwool Thermal ROCKFLOOR
4. 500 guage polythene VCL separating membrane
5. min 65mm fibre reinforced self levelling screed
6. Floor Finish TBC
7. 40mm Cork Board as perimeter insulation
8. 50mm Rockwool at base of New internal Wall types **TBC**
9. New Internal Wall Build up as per Wall Build up schedule - Type 1D see **1268**
10. Flexible sealant below skirting board for air tightness



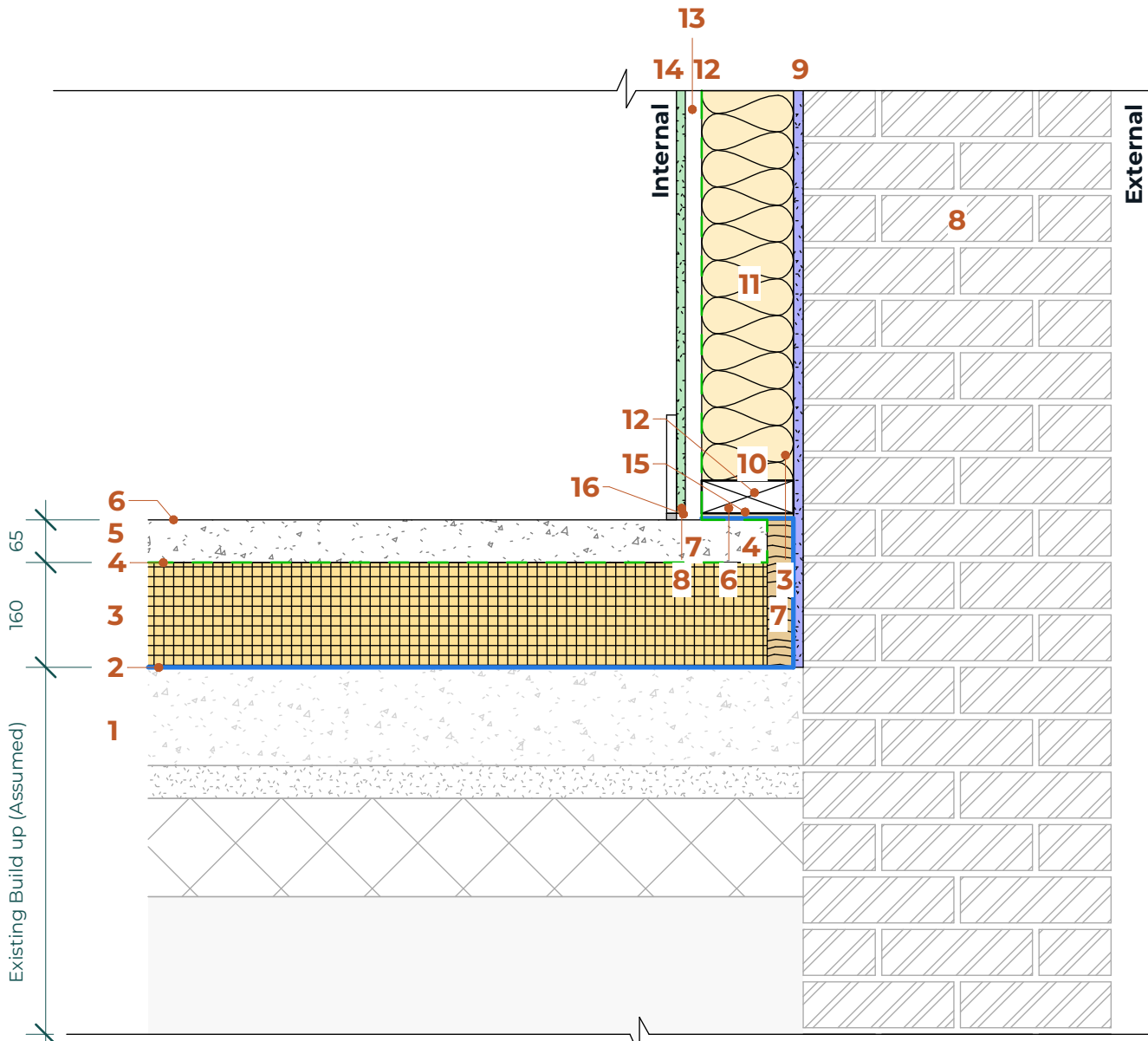
Ground Floor Detail - Wall 1C

1. Existing Floor Build up (assumed)
2. Existing Floor to be prepped, levelled and primed with F Ball Liquid DPM or similar approved. Note - Any existing level changes of more than 25mm to be built up with new screed below DPM.
3. 160mm Rockwool Thermal ROCKFLOOR
4. 500 guage polythene VCL separating membrane
5. min 65mm fibre reinforced self levelling screed
6. Floor Finish TBC
7. 40mm Cork Board as perimeter insulation
8. 50mm Rockwool at base of New internal Wall types **TBC**
9. New Internal Wall Build up as per Wall Build up schedule - Type 1E see **1268**
10. Flexible sealant below skirting board for air tightness
11. 80mm Rockwool Thermal ROCKFLOOR
12. 500 guage polythene VCL separating membrane
13. min 65mm fibre reinforced self levelling screed **TBC**
14. 140mm Marmox Block



Ground Floor Detail - Wall 1A/B/C

1. Existing Floor Build up (assumed)
2. Existing Floor to be prepped, levelled and primed with F Ball Liquid DPM or similar approved. Note - Any existing level changes of more than 25mm to be built up with new screed below DPM.
3. 160mm Rockwool Thermal ROCKFLOOR
4. 500 guage polythene VCL separating membrane
5. min 65mm fibre reinforced self levelling screed
6. Floor Finish TBC
7. 40mm Cork Board as perimeter insulation
8. 50mm Rockwool at base of New internal Wall types **TBC**
9. New Internal Wall Build up as per Wall Build up schedule- Type 1A/B/C see **1268**
10. Flexible sealant below skirting board for air tightness



Ground Floor Detail - External Wall

1. Existing Floor Build up (assumed)
2. Existing Floor to be prepped, levelled and primed with F Ball Liquid DPM or similar approved. Note - Any existing level changes of more than 25mm to be built up with new screed below DPM.
3. 160mm Rockwool Thermal ROCKFLOOR
4. 500 guage polythene VCL separating membrane
5. min 65mm fibre reinforced self levelling screed
6. Floor Finish TBC
7. 40mm Cork Board as perimeter insulation
8. Existing External Walls (to be prepped accordingly prior to any further works)
9. Seciltek Reabilita Cal RB (20 mm)
10. 140x50mm timber frame fixed at max 600mm centres
11. STEICOflex 036 (140 mm)(0.036 W/mK) packed between timber frame
12. STEICOmulti renova VCL separating membrane
13. 25mm vertical timber battens as wiring zone
14. Plasterboard (12.5 mm)with 2.5mm Plaster skim.
15. Insulated DPC at base of Timber frame
16. Flexible sealant below skirting board for air tightness

C	April 2026		Detail added in response to Conservation Comments
B	Dec 2025	DD	Titleblock change to suit planning comment
A	Dec 2025	DD	Planning Discharge
Rev	Date	By	Detail



59 Piccadilly, Piccadilly, Hanley, Stoke-on-Trent, ST1 1HR
www.incarchitects.co.uk Tel: 01782 479644 RIBA Chartered Practice

Client

Vanguard Group Developments (UK3) Limited

Project

Proposed Conversion/Development at:

London Mill, Ashbourne Road, ST13 5AS

Drawing status

RIBA Stage 4 - Planning Discharge

Drawing title

Ground Floor Details

Drawing number

25 031 - INC - DR

1240

Revision

C

Scale(s)

1:10 @A1

Date

Oct 2025

Drawn

DD

Checked

KM



DRAFT ISSUE / IN PROGRESS

Details - Ground Floor

1:10