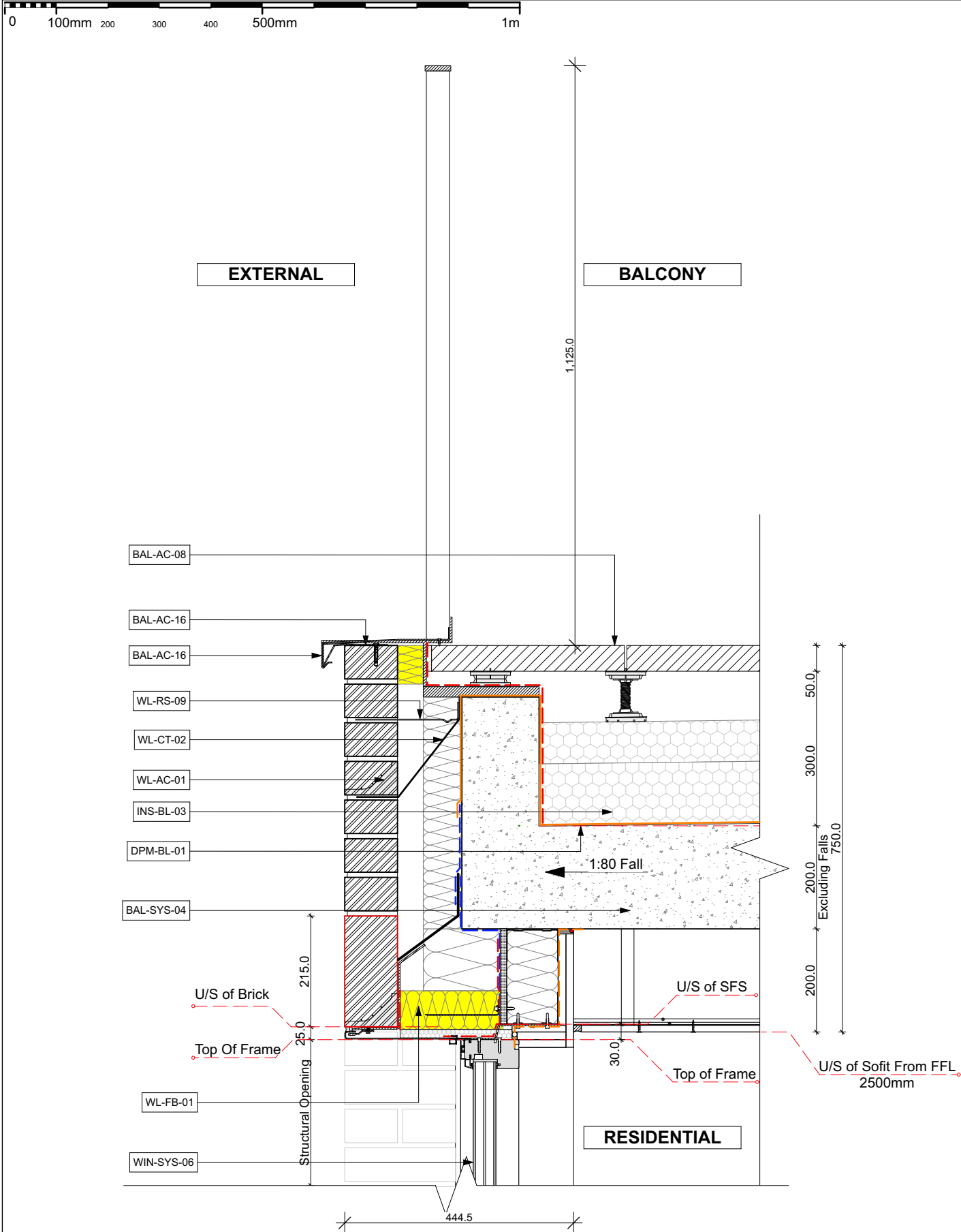




BAL-AC-08	Concrete Pavers on Adjustable Pedestals : Provide a fully engineered paving system comprising 50mm thick high-strength concrete pavers, supported on adjustable pedestal supports laid over the waterproofed surface of the reinforced concrete (RC) projecting balcony slab. System to be designed 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 / Wallbarn – e.g., Megapad or Balance Self-Levellevelling 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-16	2mm proprietary PPC (polyester powder-coated) profiled aluminium drip flashing to be securely fixed to the external parapet wall in accordance with the manuf's details. Flashing is to extend above angle.
BAL-SYS-04	Recessed, monolithically cast reinforced concrete balcony system with continuous stepped junction detail back to level-01 (First Floor) RC slab. RC Balcony slab and upstand (as indicated in details), formed integrally within the primary building structure. Designed, detailed, & constructed in full compliance with Approved Documents A (Structure), B (Fire Safety), K (Protection from Falling), L (Conservation of Fuel and Power – Thermal Bridging), and M (Access, where applicable). Structural design and reinforcement to follow BS EN 1990–1992 (Eurocodes) and BS 8579:2020 (Balcony & Terrace Design Guide). Balcony slab to be thermall insulated with the installation of rigid closed-cell foam glass insulation (e.g. FOAMGLAS® T4+ or READY BOARD), adhered across the entire top surface of the balcony slab. Foam glass insulation layer to provide a continuous thermal envelope above the waterproofing system and over all horizontal and vertical surfaces, with $\lambda = 0.041$ W/m·K and Euroclass A1 non-combustibility in accordance with BS EN 13501-1. The stepped slab configuration provides the required build-up depth with the Foamglass insulation mitigating thermal bridging without the use of a thermal break connectors. Balcony slab to be laid to a minimum 1:80 fall, draining to the primary cast-in stainless steel gully outlet (e.g. ACO HP Spigot Outlet with Flat Grate), fully coordinated with the upstand and insulation interfaces. At Level 1, a secondary ACO HP Spigot Outlet with a dome grate shall be provided as per detail, located at the designated emergency spill point, serving as a backup overflow drainage system in accordance with best practice and BS 8579:2020 guidance. Waterproofing system to consist of a fully bonded, cold-applied, one-component liquid membrane (e.g. Radmat ReadySeal or equivalent), applied directly over RC Balcony slab and returned up all vertical upstands and penetrations. All detailing at gullies, railings, and door thresholds to ensure a continuous, watertight envelope and installed to manufacturer BBA-certified specification. Floor finish to comprise 50mm thick precast concrete pavers on adjustable pedestal supports, delivering a level walking surface above the sloped slab. Pedestals must provide slope correction, be compliant with Class A1/A2-s1,d0 fire performance, and maintain UV and mechanical durability. Installation clearances to include: 6mm joints between pavers, 5–10mm from perimeter edge, 10–15mm from vertical walls and upstands to accommodate thermal movement and drainage. Balustrade system to be top-fixed to the slab surface, with fixings and waterproofing fully coordinated. Approved methods include: Steel system: Fabricated posts, rails, and infills in galvanised or stainless steel; handrail with 15° inward slope; infill options include bars, mesh, solid plate or laminated safety glass. Aluminium hybrid system: Steel/aluminium posts with extruded aluminium infill rails and two-part handrail (carriage rail + clip-on cap). All materials to be non-combustible to Class A1/A2-s1, d0, BS EN 13501-1 compliant. System must accommodate building movement and deflection, coordinated with structural engineer's design, and meet all relevant UKCA/CE standards and manufacturer installation guidance.
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 G90 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.
INS Insulation	
INS-BL-03	120mm FOAMGLAS® INVATHERM™ on 80mm FOAMGLAS® T3+ slab (cellular glass insulation),to be installed on top of the RC balcony slab, positioned above the fully cured cold-applied waterproofing membrane (Radmat ReadySeal or equal approved). Insulation boards shall be loose-laid or adhered in accordance with FOAMGLAS® and waterproofing manufacturer's instructions, ensuring full compatibility and continuity of the system. The boards shall be Euroclass A1 non-combustible to BS EN 13501-1, with a declared thermal conductivity of 0.045 W/mK, offering robust thermal insulation, complete moisture resistance, & dimensional stability. Installation must include all necessary perimeter and penetration detailing to prevent thermal bridging and ensure watertightness. The full system shall comply with BS EN 13167, BS 6229, and the relevant sections of Approved Document B (fire safety), C (moisture protection), and L (conservation of fuel and power). The insulation layer is to be overlaid with a geotextile separation layer and finished with surface treatment (e.g. paving on pedestals, ballast) as per the project design and loading requirements. All components and detailing must follow FOAMGLAS® technical guidance and be installed by suitably qualified contractors.
Window&Doors	
WIN-SYS-06	NorDan Window and Door System with Enamelled Glass Top Panel.
WL Walls	
WL-AC-01	Ryttons A1 Fire-rated Metal Rytweep, Fire-rated Cavity Weep Hole Duct, Electroplated ZL5 zinc & fire-rated colour powder coating to (A2-s1, d0) to be Class A2 or better to BS EN 13501-1:2007+A1:2009.
WL-CT-02	Visqueen Zedex Non-Combustible DPC as a cavity tray in cavity wall construction, fire classification A1 to BS EN 13501-1: 2018 & BS EN ISO 1716. Install with red face outward, ensuring a min. 100mm lap at joints, sealed per manufacturer's guidance. Position tray with appropriate slope to direct moisture outward. Integrate with adjacent DPCs, weep vents, & cavity insulation to maintain a continuous damp-proofing system. Installation to comply with BS 8215:1991, Approved Document C, and manufacturer's recommendations.
WL-FB-01	Siderise EW Closed State Cavity Barrier and Firestop, (EW-F60), pre-compressed, non-combustible stone wool core with integral aluminium foil facings, achieving Class A1 Fire rating to EN 13501-1. Ensure a continuous fire-stopping seal within the cavity, positioned as per fire compartmentation drawings. Fix securely using approved brackets or compression fit, maintaining integrity around penetrations & junctions. All joints to be tightly butted & sealed to prevent air gaps. Product to be installed in compliance with BS 9991, BS 9999, EN 1366-4, Approved Document B for fire safety regs & PD6697:2019 - 'Recommendations for the design of masonry structures to BS EN 1996-1-1 and BS EN 1996-2'. Please note that the acceptable product range depends on the project requirements & includes a product range 60, 90, & 120 minutes of fire resistance.
WL-RS-09	Ancon SDB Range Tie, designed to allow a masonry panel to be tied back to a range of structures/substrates meaning one tie can fulfil a range of applications on site. The Tie is produced from stainless steel and shall on account of the material's low level of combustibility, be classified in Classes A ("No contribution to fire") without need for further testing. When used as a cavity tie, The Ancon SDB Range Ties should be installed in-line with the guidance of PD6697 which stipulates that ties should typically be installed at 900mm horizontal centres and 450mm vertical centres, staggered by 450mm between courses. This spacing should be reduced to 225mm around openings and at unbonded edges within 300mm of the edge or opening.

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
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.

2981

Townhouse Insulated Balustrade Detail

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

PRELIMINARY

Drawing
Town House Insulated Balustrade Detail

TAN-AQP-TH-02-DR-AR-2981

Revision
P01

Client
Formation Design & Build

Project
Tangmere
Project Number 25.055

Scale
1:10 @ A3

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The Lux Building,
London
N1 6NU

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ARCHITECTURE DESIGN MASTERPLANNING INTERIORS