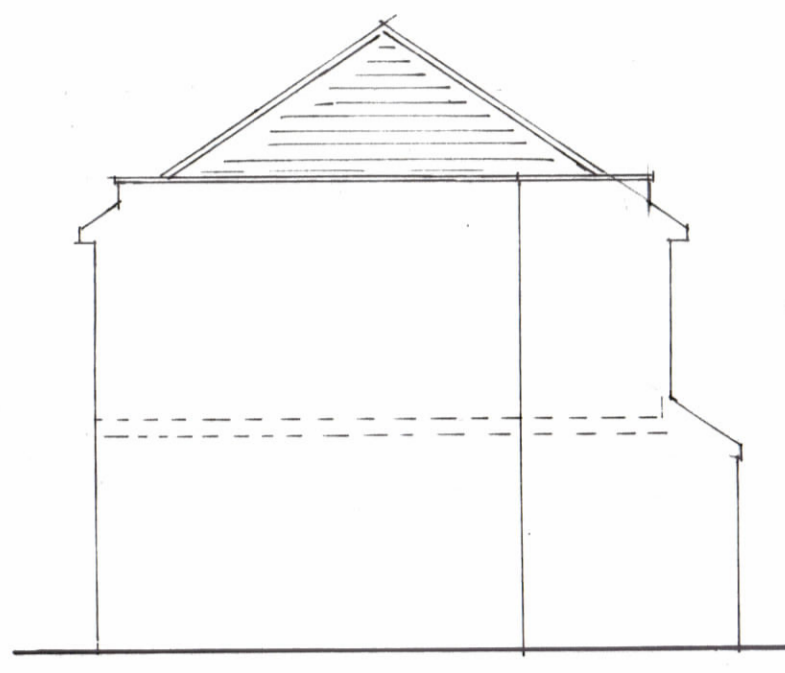
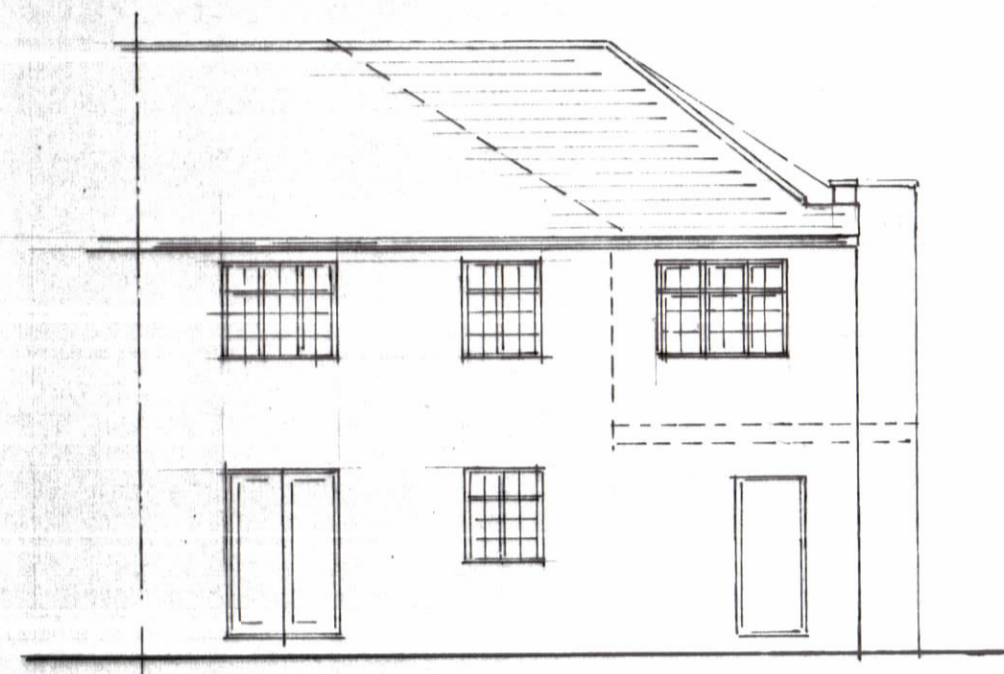




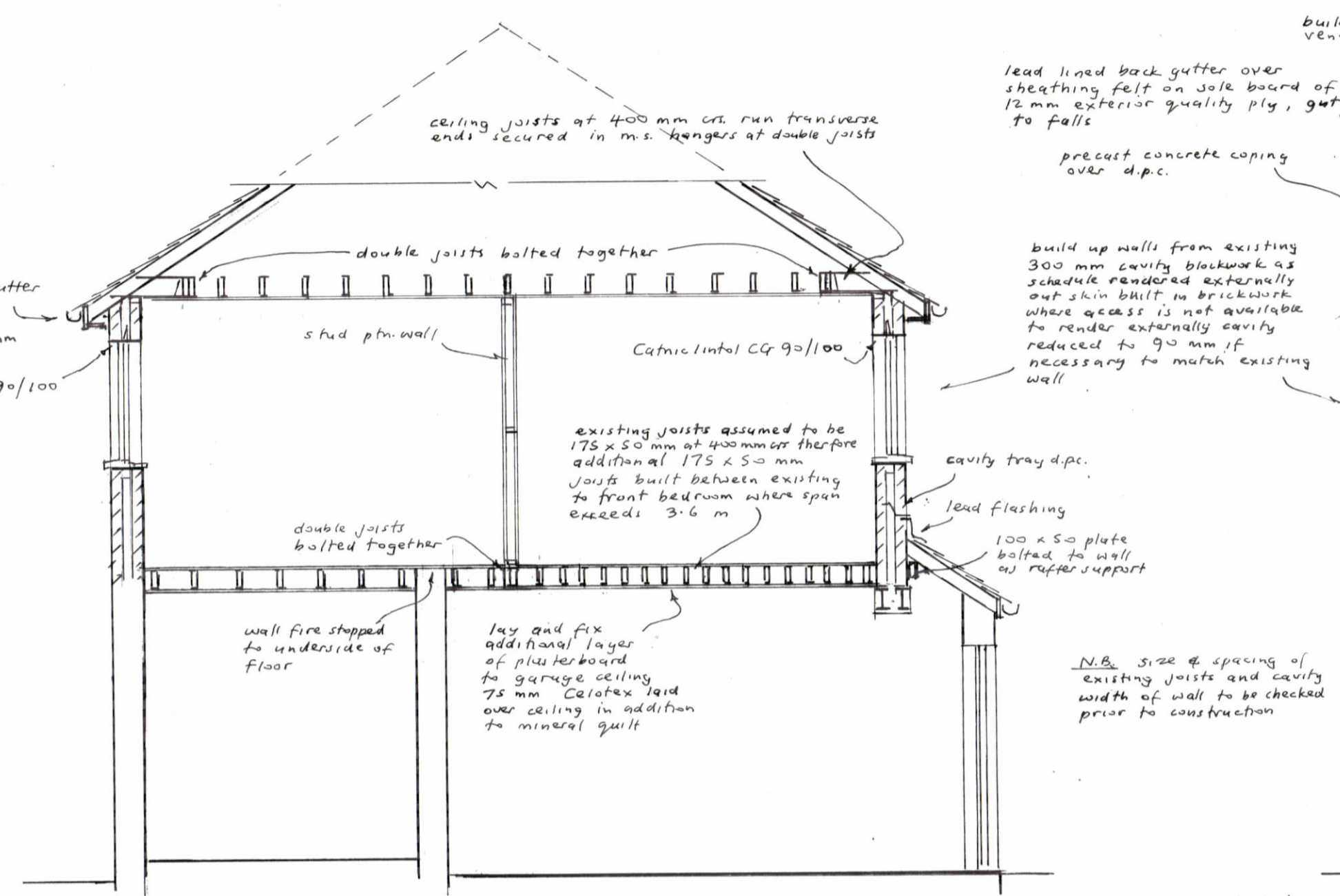
FRONT ELEVATION



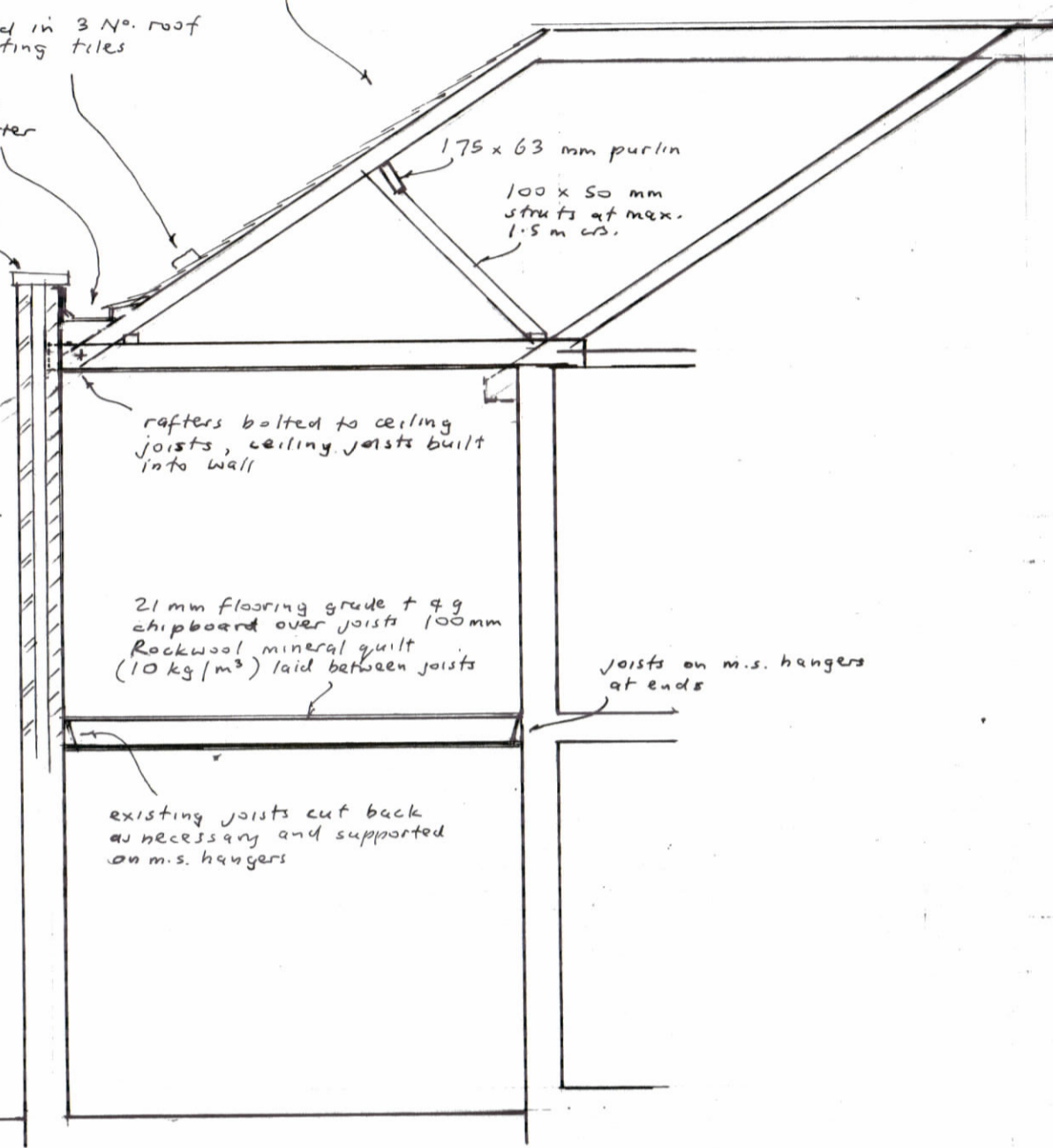
SIDE ELEVATION



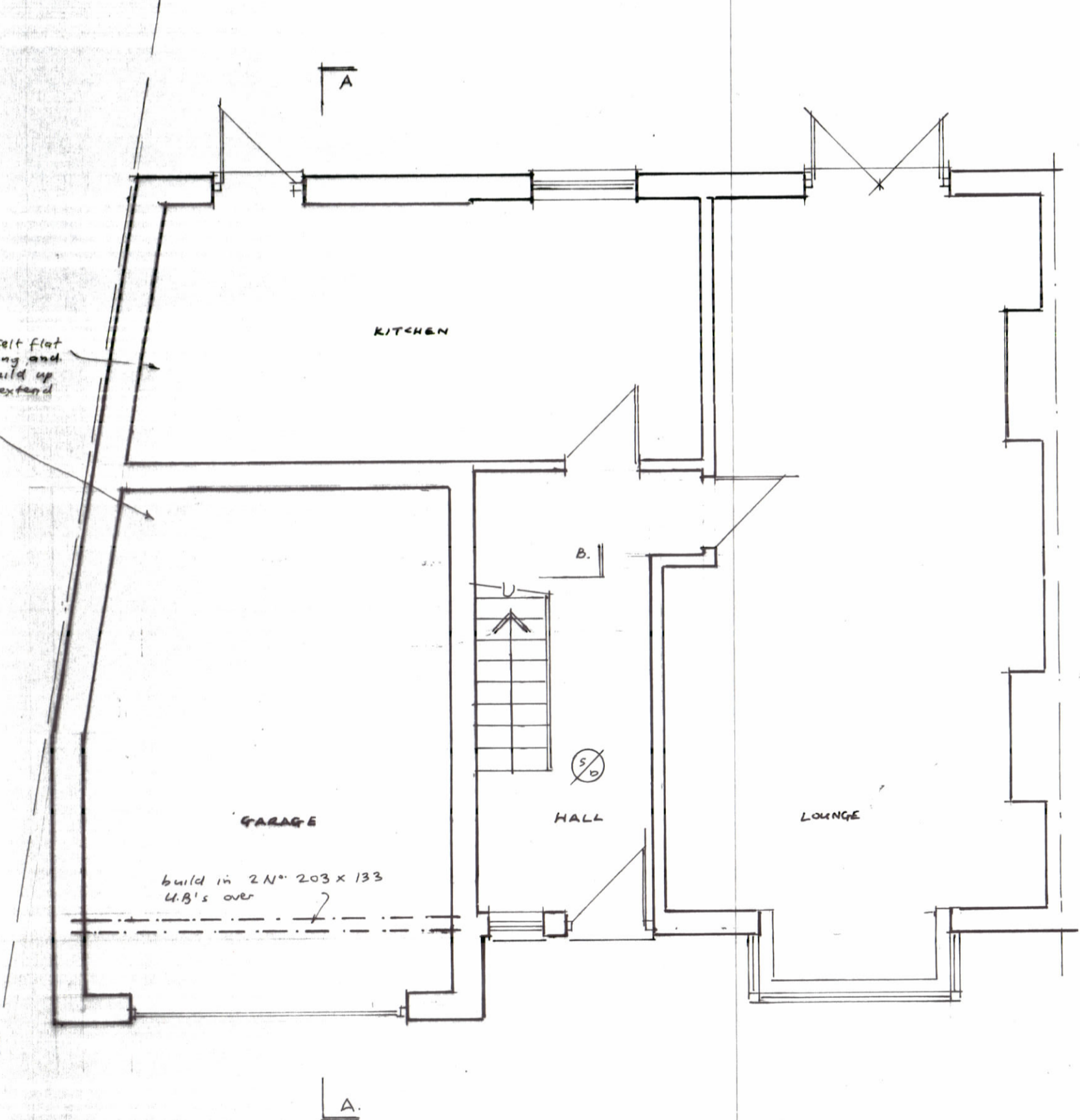
REAR ELEVATION



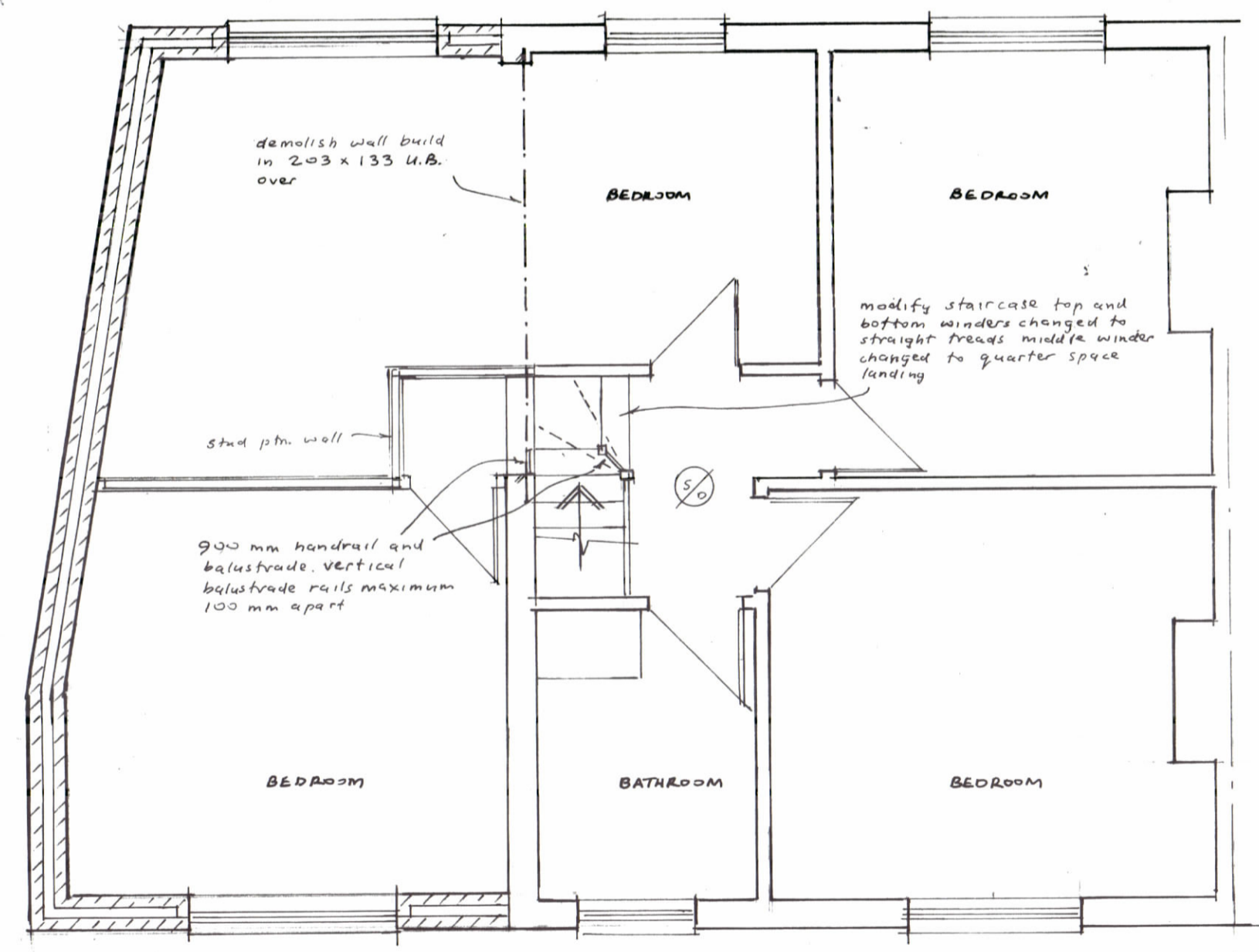
SECTION A-A



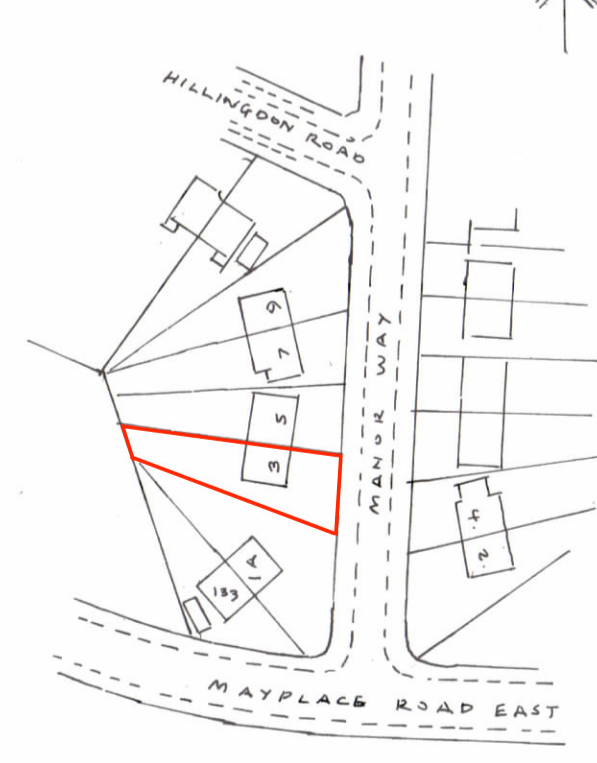
SECTION B-B



GROUND FLOOR PLAN



FIRST FLOOR PLAN



LOCATION PLAN Scale 1:1250

half round ridge tiles, 175 x 38 mm ridge and hip boards
 files on battens and felt over 100 x 50 mm rafters at
 400 mm c/c, 175 x 50 mm ceiling joists at 900 mm c/c,
 12.5 mm Duplex plasterboard ceiling, 175 mm fibre
 glass quilt laid between ceiling joists, 100 mm fibre glass
 quilt laid across ceiling joists, new b.c.c. constructed
 to existing 175 x 38 mm lag boards spiked across
 existing rafters, ends of new rafters spiked to lag boards

lead lined back gutter over
 sheathing felt on sole board of
 12 mm exterior quality ply, gutter
 to fall

build up walls from existing
 300 mm cavity brickwork as
 standard rendered externally
 out skin blift to brickwork
 where access is not available
 to render externally cavity
 reduced to 90 mm if
 necessary to match existing
 wall

N.B. size & spacing of
 existing joists and cavity
 width of wall to be checked
 prior to construction

existing foundations to
 be exposed for L.A. inspection
 to ensure adequacy

all new windows to be double glazed and to have
 a 'U' value of 1.2 W/m² K
 provide background ventilation of 8000 mm² to new
 and extended habitable rooms

provide background ventilation of 8000 mm² to new
 and extended habitable rooms
 install ceiling mounted smoke detector alarms (S) as schedule
 over hall and first floor landing
 stud partition wall, 100 x 50 mm studwork lined both sides
 with 12.5 mm plasterboard, 100 mm Rockwool mineral quilt
 between studding.

All works to comply with relevant Codes of Practice and British Standards. No work should commence until local authority has issued a building resolution, approval. No drains or services other than those shown appear to pass under the proposed work however if any found on excavation or diversion to be carried out to satisfaction of relevant authority. All drain positions are approximate and only relate to surveys of property subject of application. In doubt contact Colin Luther Associates for confirmation.

New inspection chambers to be built in 220mm semi-engineering blockwork flush pointed internally on 150mm concrete foundations and banded up around channels and bends. Lay 100mm Supa sleeve pipes of minimum fall of 1 in 40 bedded and haunched in 100mm concrete or 100mm underground pvc pipes on pea shingle may be used if agreed by Local Authority. Where drains run under building encase in 150mm concrete if required by L.A. and bridge over where passing through wall with R.C. lintel to satisfaction of L.A.

Lay 600x200mm concrete foundations to minimum depth of 1m or as agreed on site by L.A. and to suit ground conditions where walls are within 1m of drains foundations to be taken down to invert level of drain or as agreed with L.A. Depth of foundations to be sufficient so as not to exert additional ground pressure on existing drains.

Ground floor finish as agreed with client on 75mm cement screed reinforced with chicken wire over 90mm thick Celotex insulation on 150mm site concrete with 1200 G d.p.m. under to be contiguous with existing house and new wall d.p.c. on 50mm sand bedding on 150mm hardcore bed any existing floor vents covered by new floors to be ducted through to external air with 100mm diameter underground pvc pipes or as agreed with L.A.

First floor 21mm flooring grade T & G chipboard over joists sizes and c/cs as per plan. 100mm Rockwool mineral quilt (10kg/m³) laid between joists. 12.5mm plasterboard to U.S.T. & G. boarding to shower and bath room floors to be water resistant to grade P5 with B.S. stamp on upper surface. Ceilings to be taped and sealed including services passing through.

Walls as per plan internal surfaces finished with 12.5 mm plasterboard on dabs d.p.c. to cills. Reveals of all openings in cavity walls to be closed with patent insulated cavity closers, where cavity is bridged provide stepped d.p.c. horizontal d.p.c. to be minimum 150mm above adjoining external ground level. Seal cavity at top of walls external render to have waterproof additive and not to bridge the horizontal d.p.c. New horizontal d.p.c. to be contiguous with existing d.p.c.

220mm cavity wall of two skins 100mm Celotex blocks with stainless steel wall ties at 400mm vertical and 750mm horizontal c/c. Staggered cavity fill of 50mm CW4000 insulation secured with wall tie clips in inner skin as manufacturers recommendations, walls rendered externally render not to bridge horizontal d.p.c. where access is not available to render externally render out skin to be brickwork.

220mm Celotex blockwork rendered externally reinforced with e. m. l. every third course and lined internally with 50mm Celotex FR4000 on 50x25mm treated battens at 600 c/c fixed over face with 12.5mm plasterboard.

220mm blockwork lined internally with 60mm Celotex FR4000 in accordance with manufacturers recommendations with joints sealed 50x25mm treated battens at 600 c/c fixed over face with 12.5mm plasterboard.

Flat roof - cold deck construction to be covered with 12mm thick mineral chippings bedded in hot bitumen over 3 layers of roofing felt complying with B.S. 747 all set in hot bitumen on 18mm marine ply or boarding over firing to provide fall in 60. 50x50mm cross battens at 400mm c/c. To provide cross ventilation to roof space over joists sizes and c/cs. As per plan 200mm Celotex XFR4000 insulation laid between joists 1000 G polythene fixed to underside of joists as vapour barrier. 9.5mm plasterboard ceiling set with plaster, alternatively use 9.5mm Gyproc Duplex plasterboard. Form upstands and weather over tops of fascia of 150x25mm T & G boarding roof ventilated in accordance with C.P. 144 - 25mm air space between fascia and wall. Where abutting existing walls felt taken up over liting minimum 150mm above roof level and weathered in chase in wall. Alternative insulation 150mm Celotex FR4000 between joists. 50mm Celotex FR4000 under joists. Joint tape.

Flat roof - warm deck construction to be covered with 12mm thick mineral chippings bedded in hot bitumen over 3 layers of roofing felt complying with B.S. 747 all set in hot bitumen over 140mm Celotex TC3000 roof board and joists sizes and c/cs. As per plan. 9.5mm plasterboard ceiling set with plaster no ventilation provided to roof space.

All timbers exposed and built into walls to be treated with wood preservative in accordance with C.P. 68 timber in roof void to be pressure impregnated with preservative.

Rainwater Drain lay 100mm Supa sleeve drain pipes at minimum fall in 40 bedded on 100mm concrete or 100mm underground pvc pipes on pea shingle may be used if agreed with L.A. drains to run to suit always minimum 3m from buildings and constructed in stain blockwork size and depth to be agreed with L.A.

Steel beams to be encased with 2 layers of 9.5mm plasterboard fixed with 16mm wire binding at 100mm pitch and set with 7mm plaster beams to rest on concrete padstone at each end. Minimum end bearing for beams 225mm or agreed with L.A. steel beams to be diagonally bolted together with spacers at 900mm c/c. steel beams encased in concrete to be wrapped in 6mm dia. M.S. links at 225mm horizontal centres and encased in minimum 50mm concrete cover to all surfaces.

Lateral and vertical restraint to external walls but patent restraint straps at minimum 1.8m c/c up to first floor and at max. 1.2m c/c above first floor level. Fixing of straps to joists as per manufacturers recommendations according to exposure rating and to conform with BS5812.

Roofline fittings to run in single strand to relevant s.p. both bath shower bidet and sink all to be fitted with 75mm deep seal traps. Waste pipes sizes as indicated on plan, all to have cleaning eyes at any change of direction no waste pipe to connect to s.p.v. within areas of 200mm of centre line of w.c. branch connections.

Roofline ventilation and background ventilation of 8000 mm² sq to all new or extended habitable rooms by trickle vent 1.7m above F.F.L. install extractor fan to new and extended kitchens, extractor fan to provide extract rate of 60 litres/sec, alternatively provide cooker hood extractor to provide extract rate of 30 litres/sec. provide background ventilation of 8000 mm² to new bathroom or shower room, extractor fan to provide extract rate of 15 litres/sec. new utility extractor to provide extract rate of 30 litres/sec. provide background ventilation of 4000mm² sq to kitchen, bathroom, shower room and utility room. All habitable rooms to be provided with windows supplying an open able ventilation area of at least 5% of the room, min. of 1.75m above floor level.

Glazing to new and replacement doors and adjacent sidelights up to height of 1.5m above F.F.L. to be in safety glass to comply with B.S. 5256 Class C. All new window and external doors to be double glazed and to have a U value of 1.2 W/m² K.

All existing lintels, beams, foundations and roof structures affected by changes in loading conditions are to be exposed for inspection and any remedial works found necessary to be undertaken by the contractor before commencing any new works this work to be in consultation and agreement of the local authority building control. All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate B.S. 7871 installation certificate to be issued for the work by a person competent to do so.

Main gas control valve to BS5839 - Part 6 (with battery back up) to be installed at the ground and first floor landings. Fire alarm to have an installation and commissioning certificate and the building occupier should be provided with information on the use of the equipment and on the maintenance. This should include the manufacturers instructions.

Insulation - Radiant, where existing heating system is altered all new radiators to be fitted with thermostatic valves. If existing boiler is to be replaced new boiler to have a SEDBUK rating of 86%, plus all work to be carried out by a Gas Safe registered engineer.

There are no trees in vicinity of building. Where building within a distance of 3m from a drain Thames Water consent is required if the drain is designated to be a Public Sewer.

Install energy efficient lights and fittings where necessary.

Your attention is drawn to the following which forms part of the contract between you, the Customer, and Colin Luther Associates Limited ("the Company").

1. To enable the services to be provided at the most competitive price possible, the Customer and the Company agree that the Company's liability under and in connection with this agreement shall be limited AND WE DRAW THE CUSTOMER'S ATTENTION IN PARTICULAR TO THE LIMITATIONS OF LIABILITY PROVIDED BELOW.

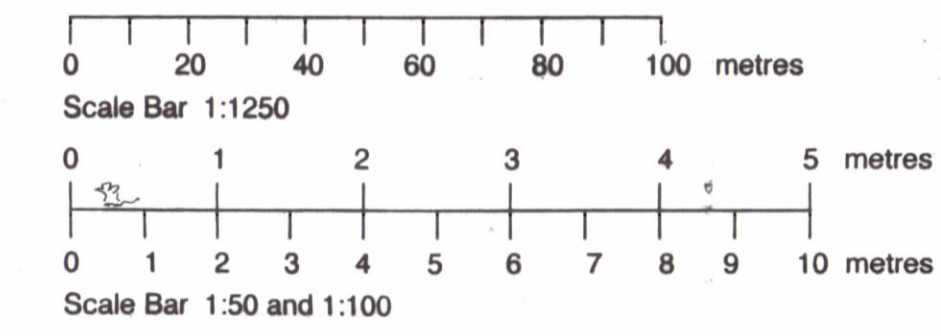
2. In preparing these drawings and specifications for you the Company has not conducted any form of survey of any nature of the property or site. Accordingly, the Company shall not be liable to the Customer for any negligence, the Company excludes any liability or loss of any kind arising out of any structural, aesthetic or any other type of defect relating to the property whenever and however discovered, and all associated costs, including (but not limited to) all claims, damages, fees and expenses.

3. The Company shall have no liability to the Customer for any loss, damage, costs, expenses or other claims for compensation arising from any instructions supplied by the Customer which are incomplete, incorrect, inaccurate, vague, out of sequence or in the wrong form, or arising from their late arrival or non-arrival, or any other fault of the Customer.

4. All warranties, conditions and other terms implied by statute or common law (save for the conditions implied by section 12 of the Sale of Goods Act 1979) are to the fullest extent permitted by law excluded from the agreement.

5. Except in respect of death or personal injury caused by the Company or any of its employees, agents and subcontractors, negligence or fraudulent misrepresentation, the Company shall not be liable to the Customer for any indirect or consequential loss or damage (whether for loss of profit, loss of business or otherwise), costs, expenses or other claims for compensation whatsoever and howsoever caused which arise directly or indirectly from or in connection with the agreement and provision of services to the Customer.

6. The Company shall not be liable to the Customer or be deemed to be in breach of the agreement by reason of any delay in performing, or any failure to perform, any of the Company's obligations in relation to the services, if the delay or failure was due to any cause beyond the Company's reasonable control.



REVISION	
B154778	45 m ²
SCALE 1:50 & 1:100	DRG. NO. 2021/110
PROJECT	
FIRST FLOOR SIDE EXTENSION	
LOCATION	
3 MANOR WAY BEXLEYHEATH DA7 6JP	
CLIENT	DATE August 2021
Colin Luther Associates Ltd 25 B Pickford Road Bexleyheath Kent DA7 4AG Email: cwiplans@aol.com Tel: 020 8303 1995	

Colin Luther Architectural Consultants