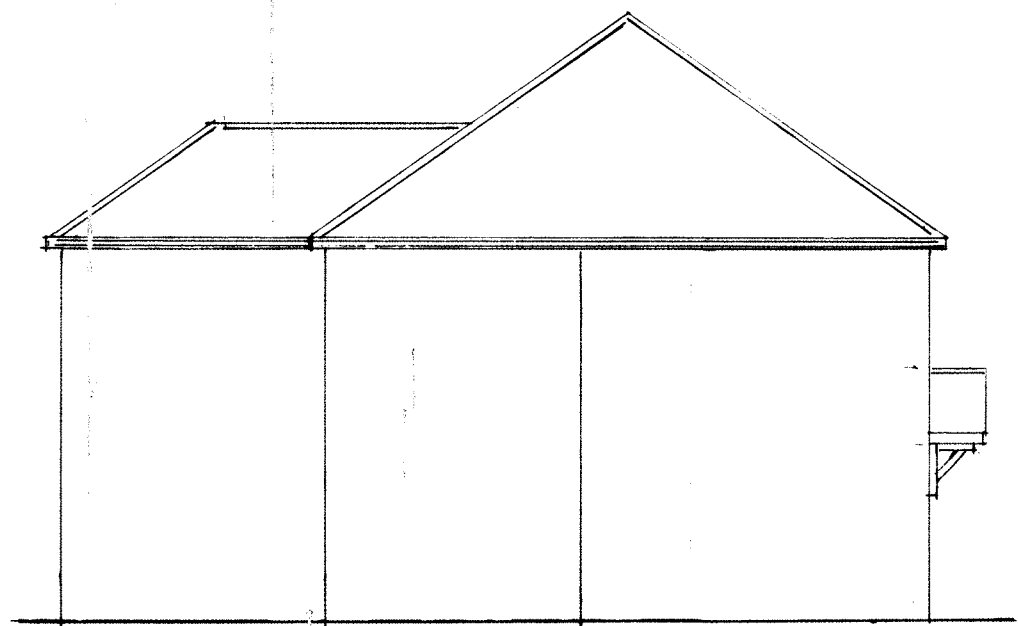


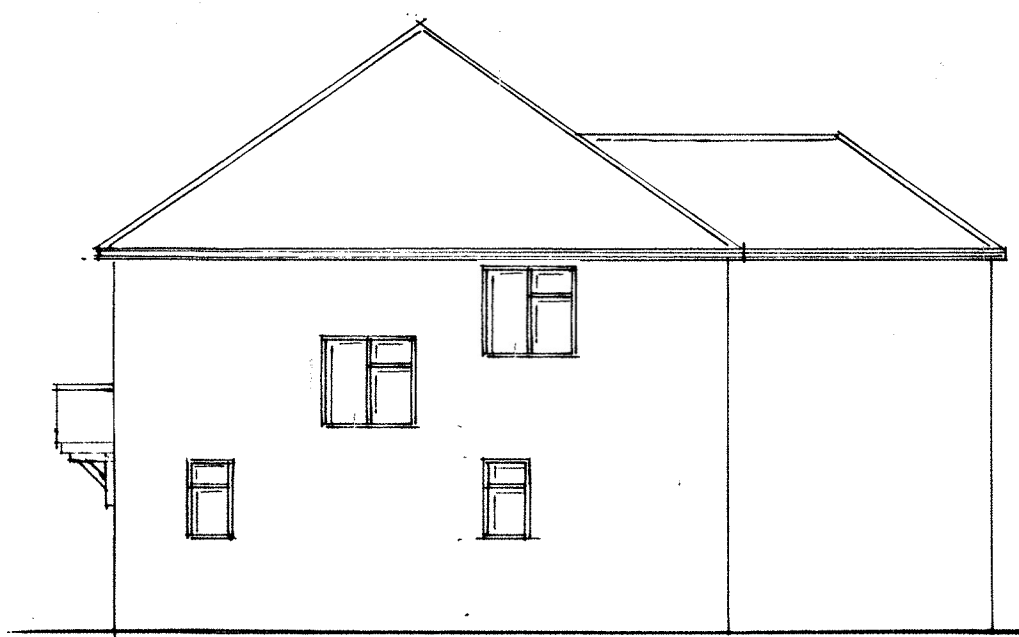
FRONT ELEVATION



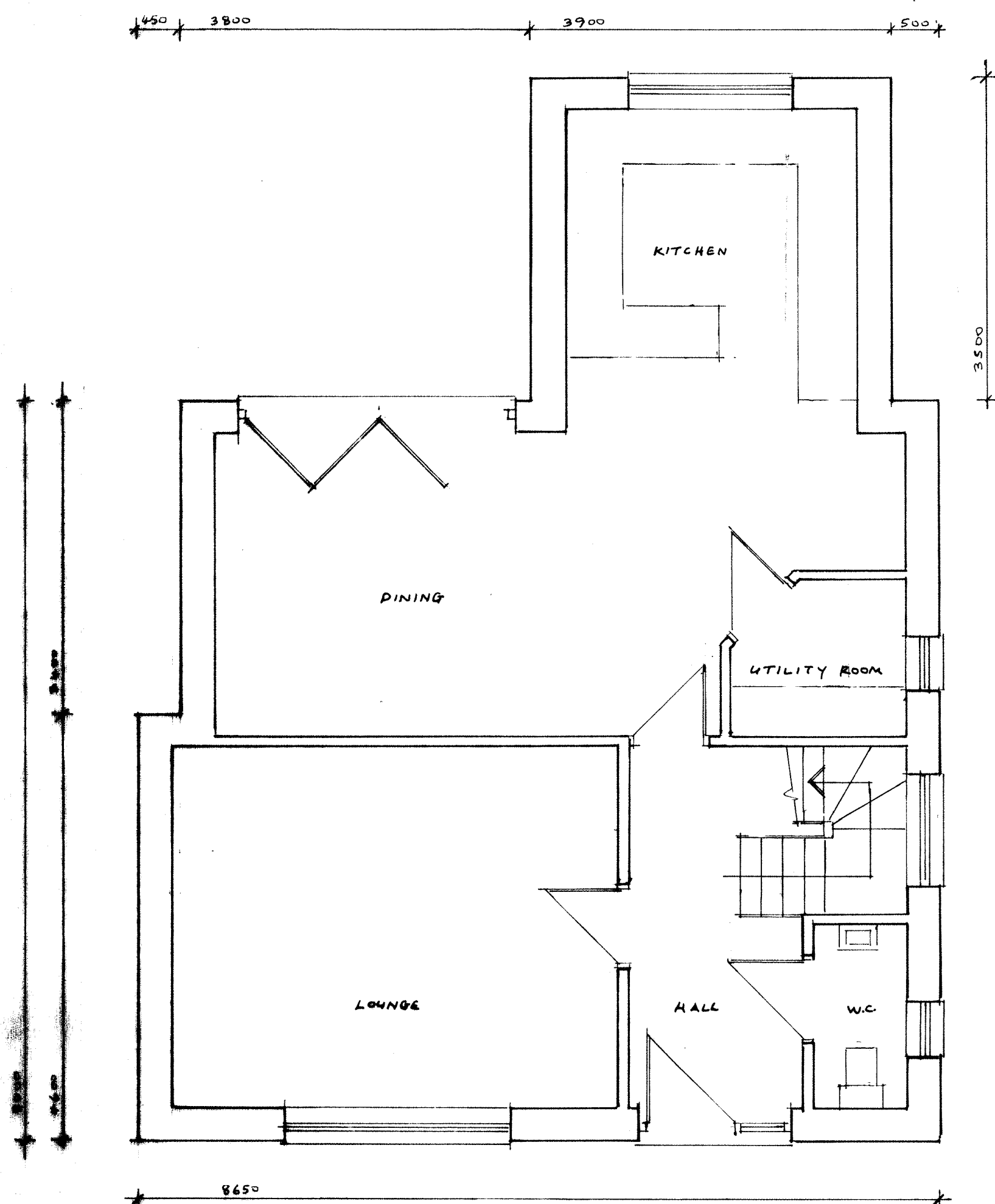
SIDE ELEVATION



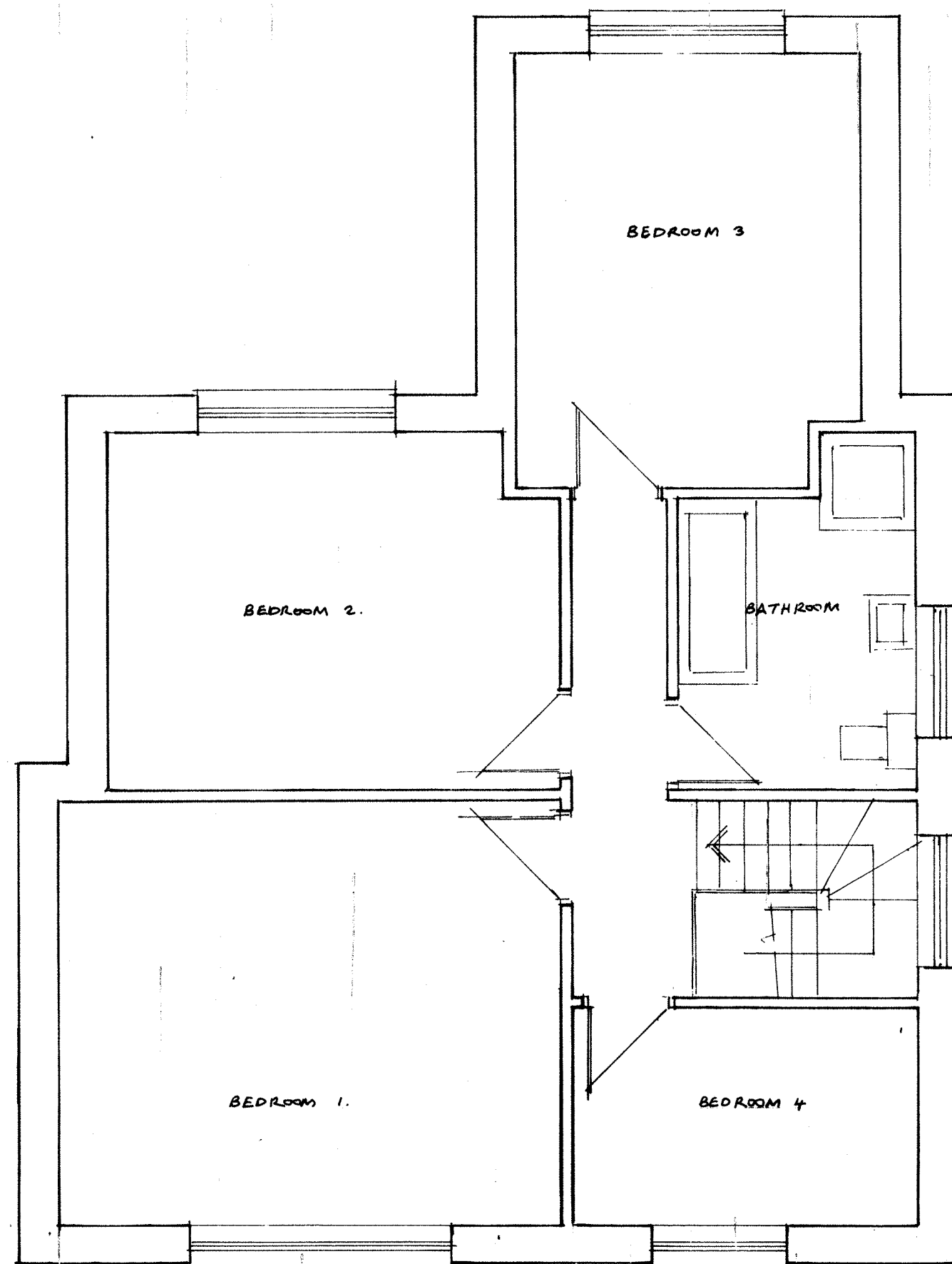
REAR ELEVATION



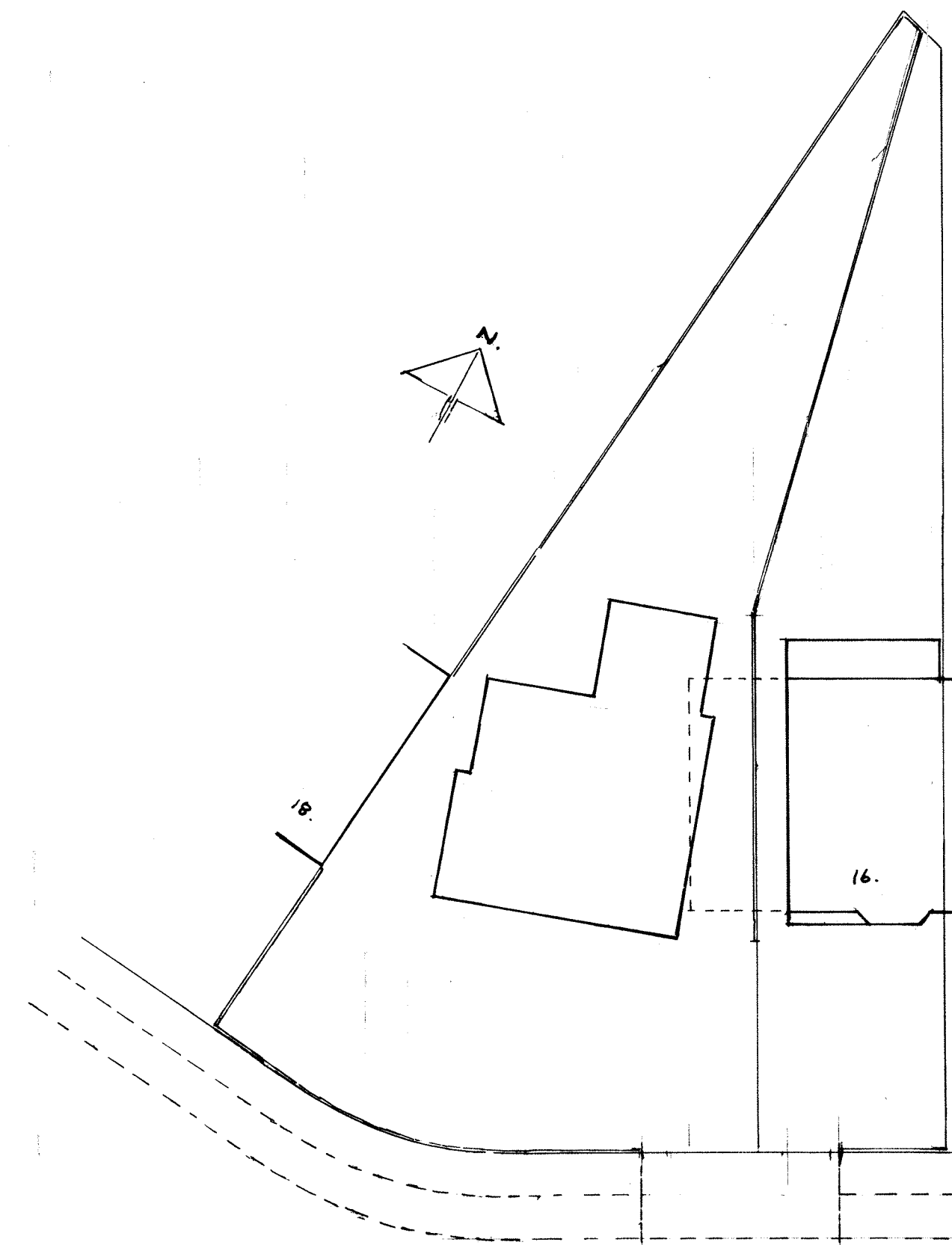
SIDE ELEVATION



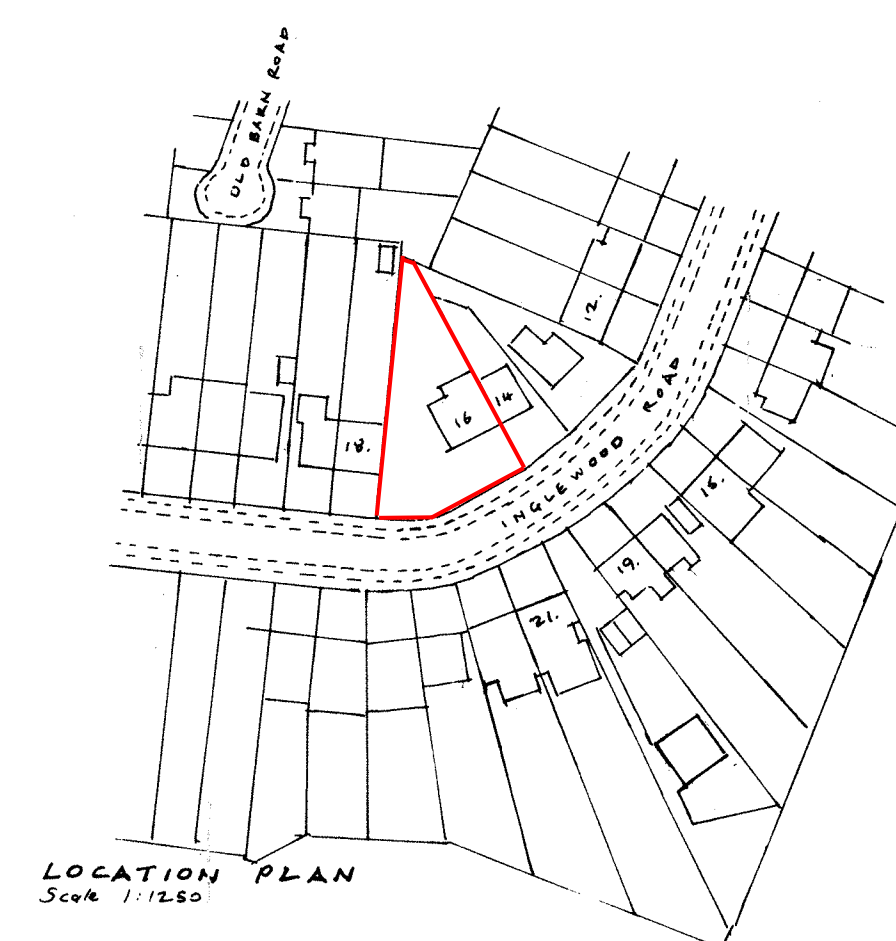
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SITE PLAN
Scale 1:200



LOCATION PLAN
Scale 1:1250

All works to comply with relevant Codes of Practice and British Standards. No work should commence until local authority have issued a building regulation approval. No drains or services other than those shown appear to pass under the proposed work however, if any found as unexpected or otherwise to be covered by a notification of relevant authority, drain positions are approximate and only relate to survey of property subject of application. If in doubt contact Colin Luther Assoc. office for confirmation.

Basement: Insulate external 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.

1st floor: 30mm cavity wall of two skins 100mm Celcon blocks with vertical insulation to be 450mm vertical and 750mm horizontal crs. 50mm clear cavity 100mm CW4000 Celotex insulation secured with well clips to inner skin as manufacturers recommendations, walls rendered externally render not to bridge horizontal d.p.c. where access is not available to render externally wall outer skin to be brickwork. Alternative 150mm Rockwool fulfil.

Flat roof - solid 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 150mm Rigidal Powerslack. Flat laid on a vapour control layer, firmings to provide fall of 1 in 80 on joists and crs, as per plan. 12.5mm plasterboard ceiling set with plaster, no ventilation provided to roof space.

Roof: 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 150mm Rigidal Powerslack. Flat laid on a vapour control layer, firmings to provide fall of 1 in 80 on joists and crs, as per plan. 12.5mm plasterboard ceiling set with plaster, no ventilation provided to roof space.

Timber: All timber 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.

Drains: Rainwater Drains lay 100mm Supa sleeve drain pipes at minimum fall 1 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 soakways minimum 5m from buildings and constructed in plain brickwork size and depth to be agreed with L.A.

Steel: Steel beams to be encased with 2 layers of 9.5mm plasterboard fixed with 1.6mm wire binding at 100mm pitch and set with 7mm plaster beams to rest on concrete pedestals at each end. Minimum and bearing for beams 225mm or agreed with L.A. twin steel beams to be diaphragm bolted together with spacers at 900mm crs, steel beams encased in concrete to be wrapped in 8mm dia. M.S. links at 225mm horizontal centres and encased in minimum 50mm concrete cover to all surfaces.

Restraints: Lateral and vertical restraint to external walls. Bat patent restraints straps at minimum 1.8m crs up to first floor and at max 1.2m crs above first floor level, fixing of straps to joists as per manufacturers recommendations according to exposure rating and to conform with BS: P112.

Sanitary: Sanitary fittings to run in single stack to relevant s.v.p. bath basin 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.v.p. within areas of 200mm of centre line of w.c. branch connections.

Ventilation: Provide 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 cooler hood extractor to provide extract rate of 30litres/sec. install extractor fan 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 1.70m above floor level.

Glazing: 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.6208 Class C. All new window and external doors to be double glazed and to have a 'U' value of 1.4 W/m²K.

Existing: 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. 7671 installation certificate to be issued for the work by a person competent to do so.

Smoke: Mainline operated smoke detector to BS5830 - 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.

Heating: Heating system, 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 85%, plus all work to be carried out by a Gas Safe registered engineer.

Traces: There are no traces 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.

Lighting: Install energy efficient lights and fittings where necessary.

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

1. To provide the services to be provided at the 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 TO THE LIMITATION OF LIABILITY PROVISIONS BELOW.

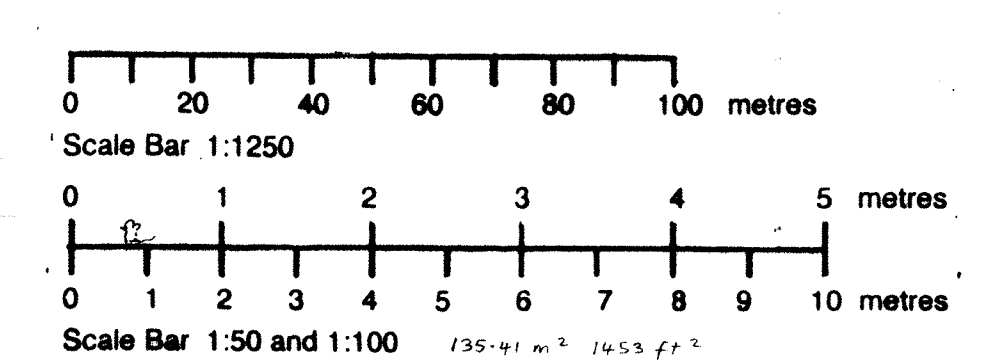
2. Except in respect of death or personal injury caused by the Company or any of its employees, agents and subcontractors' negligence or fraudulent misrepresentation, the Company shall not be liable to the Customer for any loss or consequential loss or damage (whether for loss of profit, loss of business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

3. The Company shall have no liability to the Customer for any loss, damage, costs, expenses or other claims for consequential arising from any instructions supplied by the Customer which are incomplete, incorrect, inaccurate, illegible, 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. The Company shall not be liable to the Customer for any loss or consequential loss or damage (whether for loss of profit, loss of business or otherwise), costs, expenses or other claims for consequential compensation whatsoever and howsoever caused which arise out of 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	
SCALE	1:50 & 1:100
DRG. NO.	2023/52
PROJECT	PROPOSED DETACHED HOUSE
LOCATION	ADJACENT TO 16 INGLEWOOD ROAD BEXLEYHEATH DA7 4J5
CLIENT	
DATE	

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Tel: 020 8303 1995

Architectural Consultants
Colin Luther