

All works to comply with relevant codes on the relevant regulatory approval process. Commence until local authority have issued a building regulation approval. If any 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 survey of property subject of application. If 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 benched 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 and/or in 180mm concrete if required by L.A. and bridge over where passing through wall with R.C. lintel to satisfaction of 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 100mm GA4000 Colotex on 150mm concrete with 1200 G d.p.m. under to be contiguous with existing house and new wall d.p.c. on 50mm sand blinding 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 and crs. as per plan. 100mm Rockwool mineral quilt (10kg/m²) laid between joists. 12.5mm plasterboard to US 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. Waits as per plan internal surfaces finished with 12.5mm plasterboard on 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. 350mm cavity wall of two skins 100mm Celcon blocks with stainless steel wall ties at 450mm vertical and 750mm horizontal crs. 50mm clear cavity 100mm CW4000 Colotex rendered externally with wall tie clips to inner skin as manufacturers recommendations. Walls rendered externally under not to bridge horizontal d.p.c. where access is not available to render externally wall outer skin to be brickwork. Alternative 150mm Rockwool fullfill.

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 over 150mm main ply or boarding over rafter to provide fall of 1 in 60 on joist sizes. To provide cross ventilation to roof space over joist sizes and crs. 150mm Colotex GA4000 Celcon provide cross ventilation to roof space over joist sizes and crs. Taped joints as vapour insulation lead to cavity walls. 12.5mm plasterboard ceiling set with plaster no ventilation provided to roof space. 12.5mm plasterboard ceiling set with plaster no ventilation provided to roof space. 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 Rockwool Powerdeck T laid on a vapour control layer. Joists to provide fall of 1 in 60 on joist sizes and crs. as per plan. 12.5mm plasterboard ceiling set with plaster no ventilation provided to roof space.

All timber exposed and built into walls to be treated with wood preservative in accordance with C.P.58 timber in roof void to be pressure impregnated with preservative.

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 soakaway minimum 5m from buildings and constructed in stain brickwork size and depth to be agreed with L.A.

Steel joists to be encased with 2 layers of 12.5mm plasterboard fixed with 16mm wire binding at 100mm pitch and set with 7mm plaster to rest on concrete piers at each end. Minimum end bearing for beams 250mm 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 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 restraints steps at minimum 18m crs up to first floor and at max. 12m crs above first floor level. Fixing of steps to be as per manufacturer recommendations according to exposure rating and to conform with BS56112.

Sanitary fittings to run in single stack to relevant 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 diameter. No waste pipe to connect to v.p. within areas of 200mm of centre line of v.c. branch connections.

Provide ventilation and background ventilation of 6000 mm² to all new or extended habitable rooms by trickle vent 7mm above F.F.L. install extractor fan to new and extended rooms. Extractor fan to provide extract rate of 60 l/s. A fan, alternatively provide cooler hood or provide extract rate of 60 l/s. Extractor fan to provide extract rate of 60 l/s. New bathroom or shower room. Extractor fan to provide extract rate of 60 l/s. New utility room. Provision of 4000mm² kitchen, bathroom, shower and utility room. All habitable rooms to be provided with windows supplying an openable area of at least 5% of the floor area. Windows to be at least 200mm above F.F.L. to be safety glass to comply with BS5266. Windows, doors and external doors to be double glazed and to have a U value of 1.4 or better.

All existing lintels, beams, foundations and roof structure affected by changes in loading and conditions are to be inspected for (immediate) 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 structural 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.

Main operated smoke detector 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.

Heating system, where existing heating system is extend all new radiators to be fitted with thermostatic valves. If existing boiler is to be replaced new boiler to have a SEDBUK rating of 88% 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. The agreement shall be limited to the price payable by the Customer and the Company agree that the Company's liability under this contract shall be limited to the sum of £10,000.00.

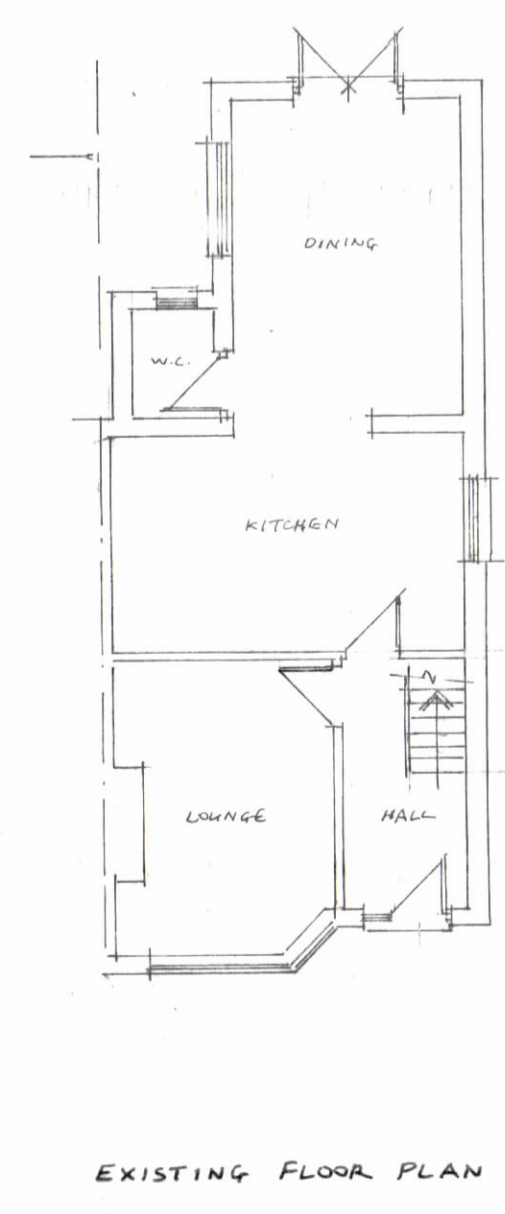
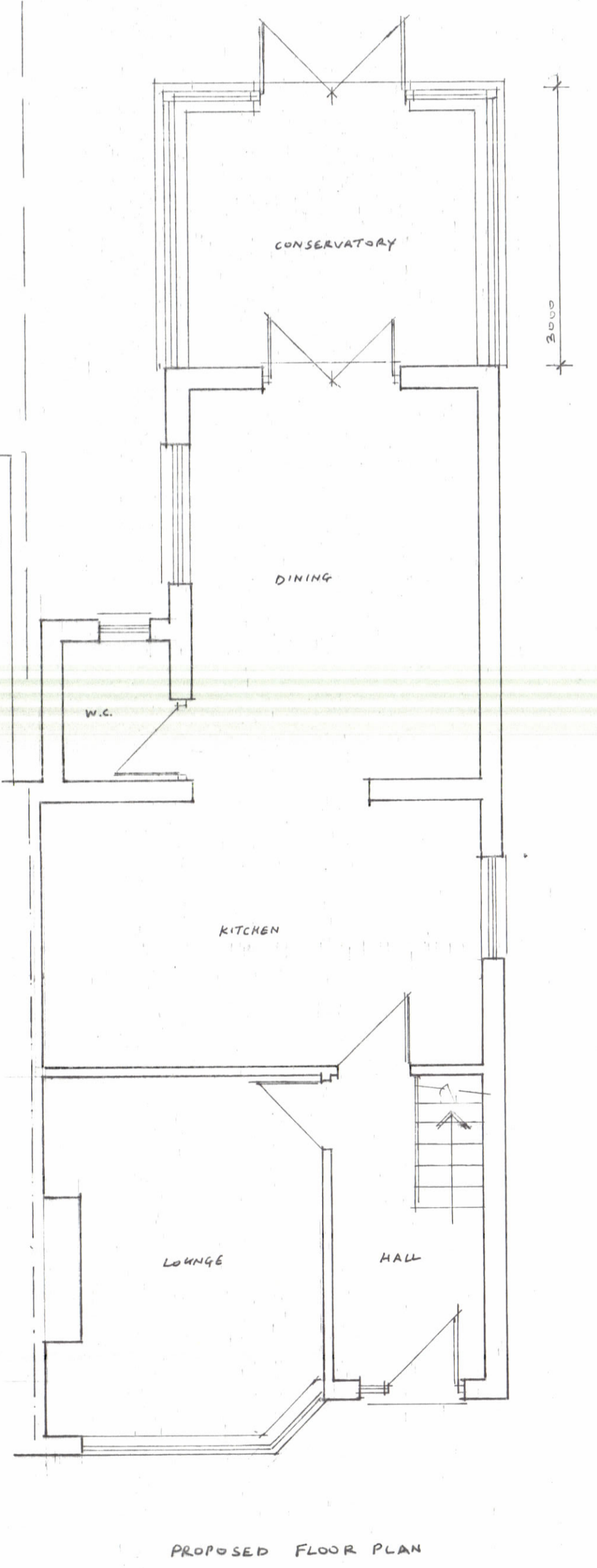
2. IN NO EVENT SHALL THE COMPANY BE LIABLE FOR ANY LOSS OF PROFITS, LOSS OF BUSINESS OR OTHER CONSEQUENTIAL LOSS OR DAMAGE (WHETHER FOR LOSS OF PROFITS, LOSS OF BUSINESS OR OTHERWISE) CAUSED WHICH arise out of or in connection with the agreement and provision of services to the Customer.

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

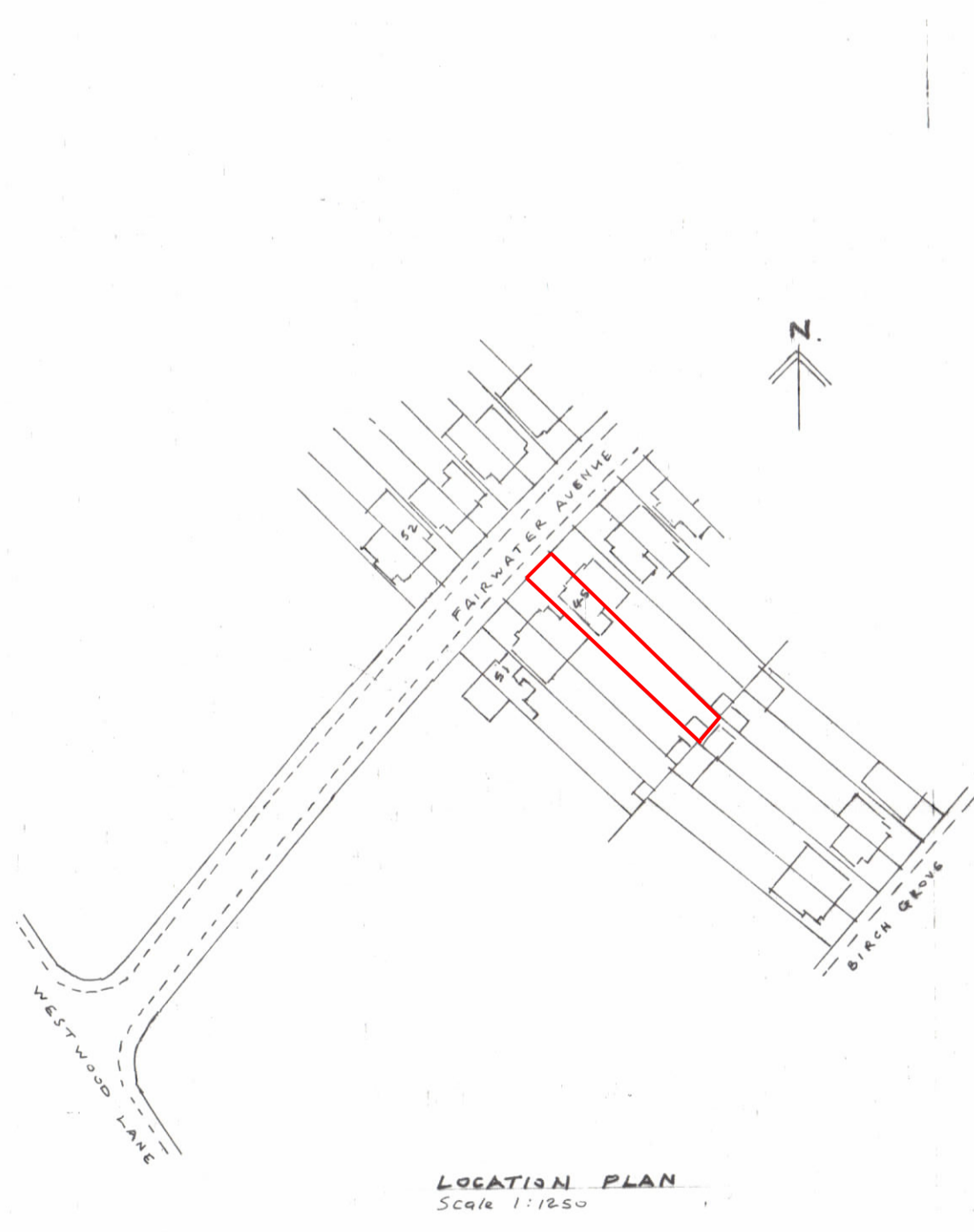
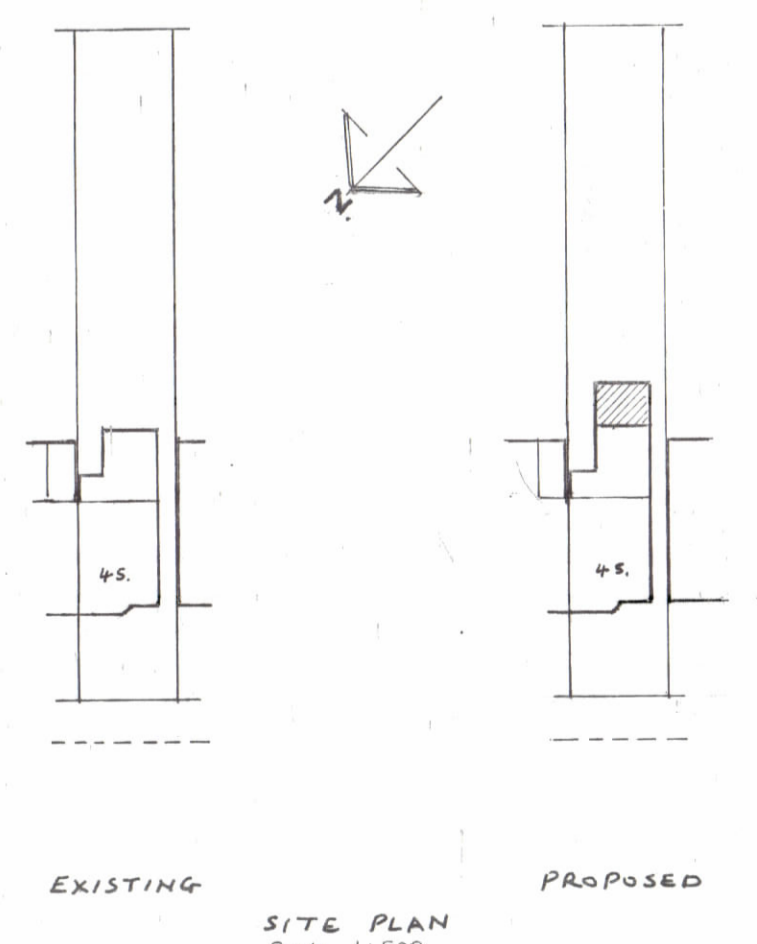
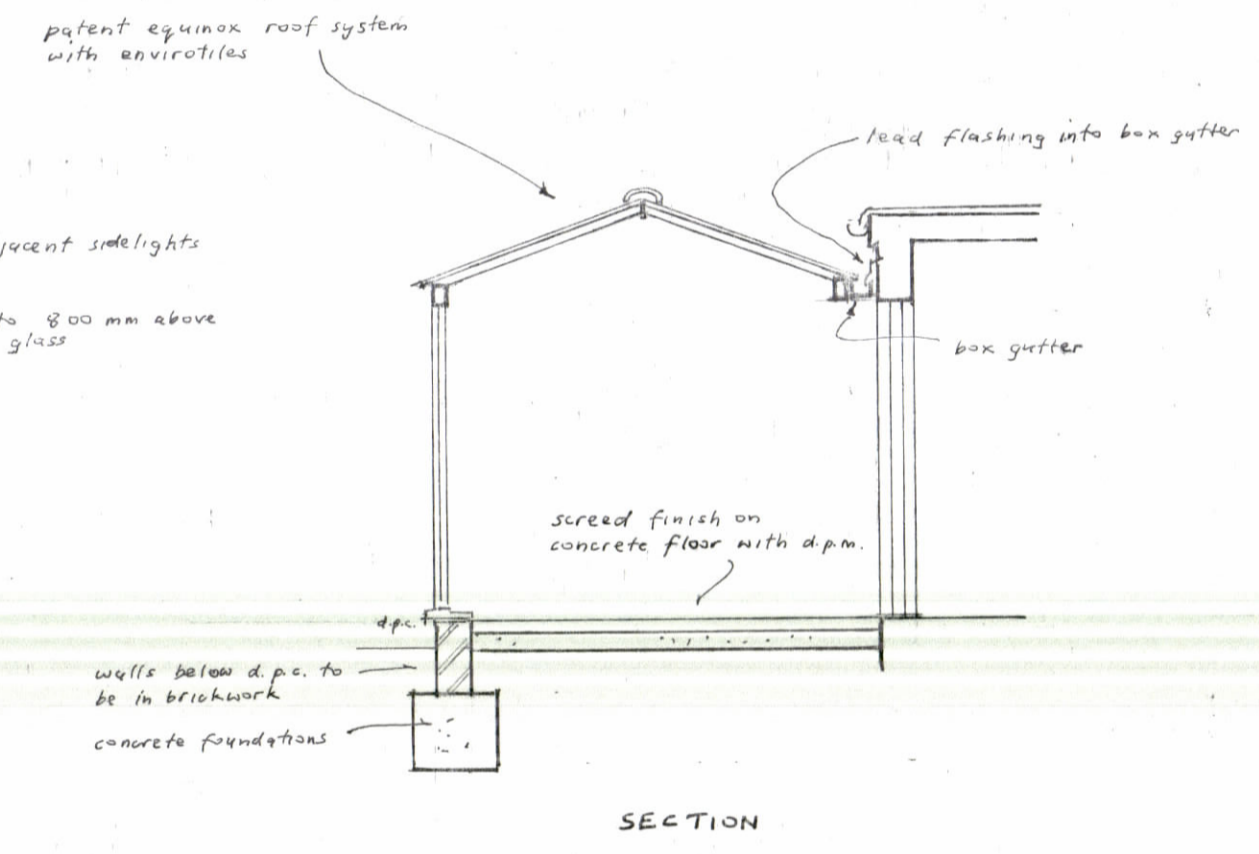
4. All warranties, conditions and other terms implied by statute or common law shall be excluded from the agreement.

5. Except in respect of death or personal injury caused by the negligence of the Company or its employees, agents and subcontractors, the Company shall not be liable to the Customer for any loss of profit, loss of business or other consequential loss or damage (whether for loss of profits, loss of business or otherwise) 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.



glazing to doors and adjacent sidelights to be in safety glass
glazing to windows up to 800 mm above F.F.L. to be in safety glass



0 20 40 60 80 100 metres	
Scale Bar 1:1250	
0 1 2 3 4 5 metres	
0 1 2 3 4 5 6 7 8 9 10 metres	
Scale Bar 1:50 and 1:100	
REVISION	
SCALE	1:50 & 1:100
PROJECT	PROPOSED CONSERVATORY
LOCATION	45 FAIRWATER AVENUE WELLING DA16 2HZ
CLIENT	DATE
	December 2023
CWL Commercial Limited 25B Pickford Road Bexley Heath Kent DA7 4AG Email: cwlplans@aol.com Tel: 020 8303 1995	

Architectural Consultants
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