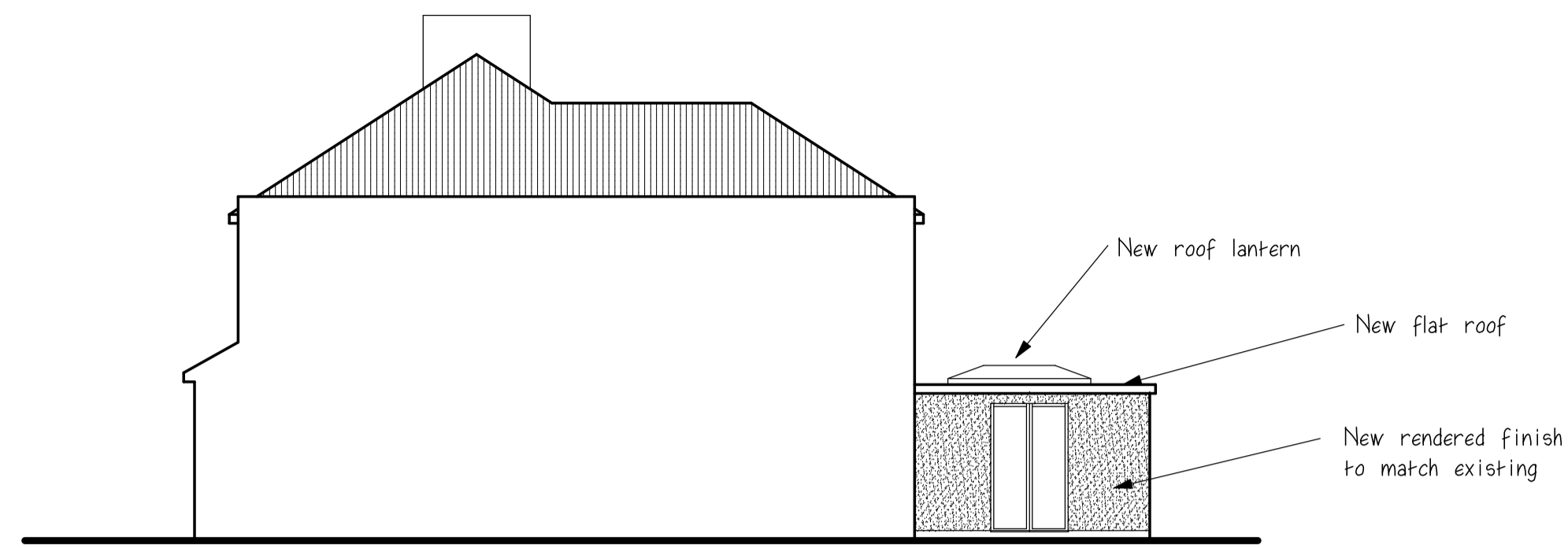
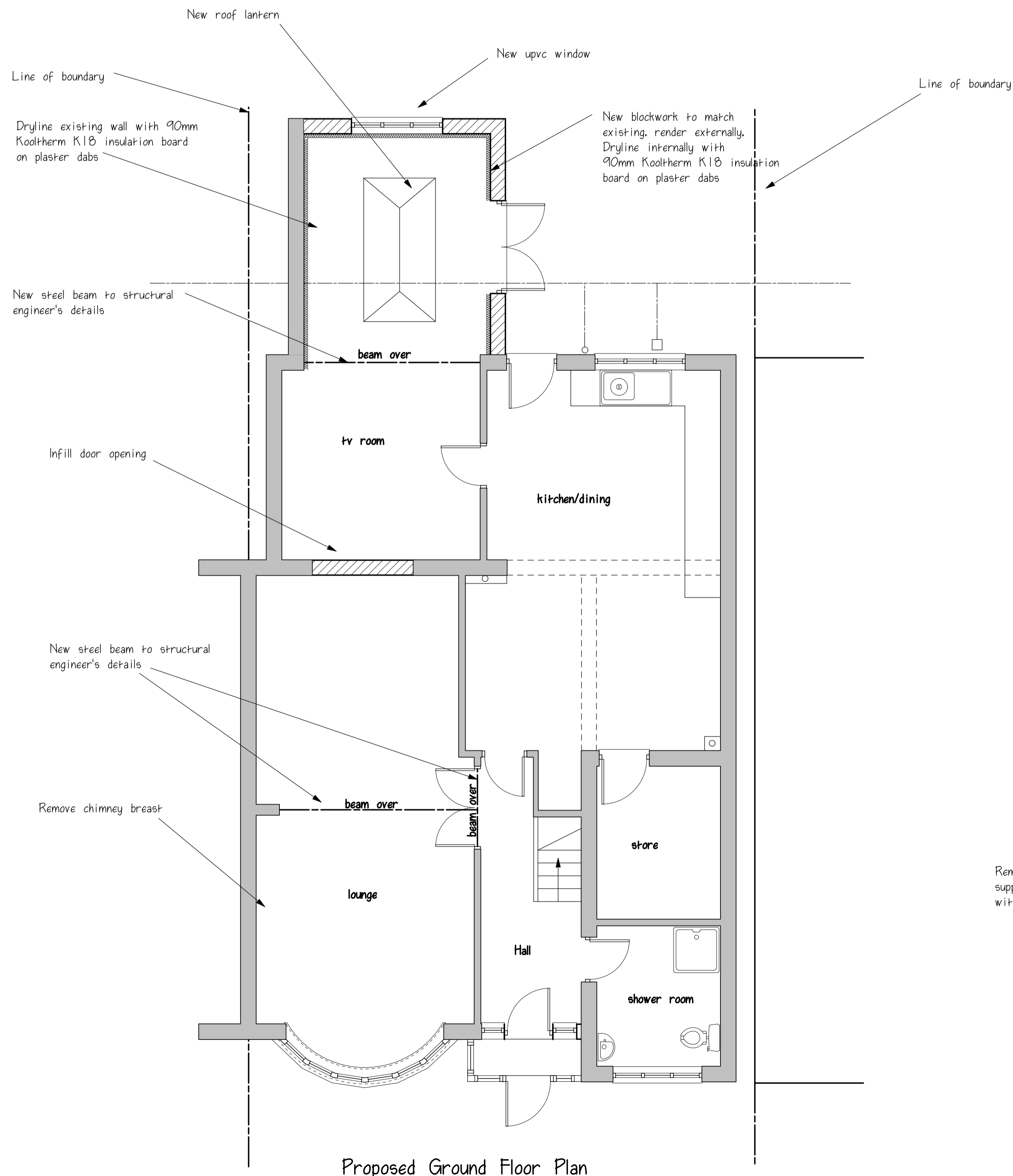


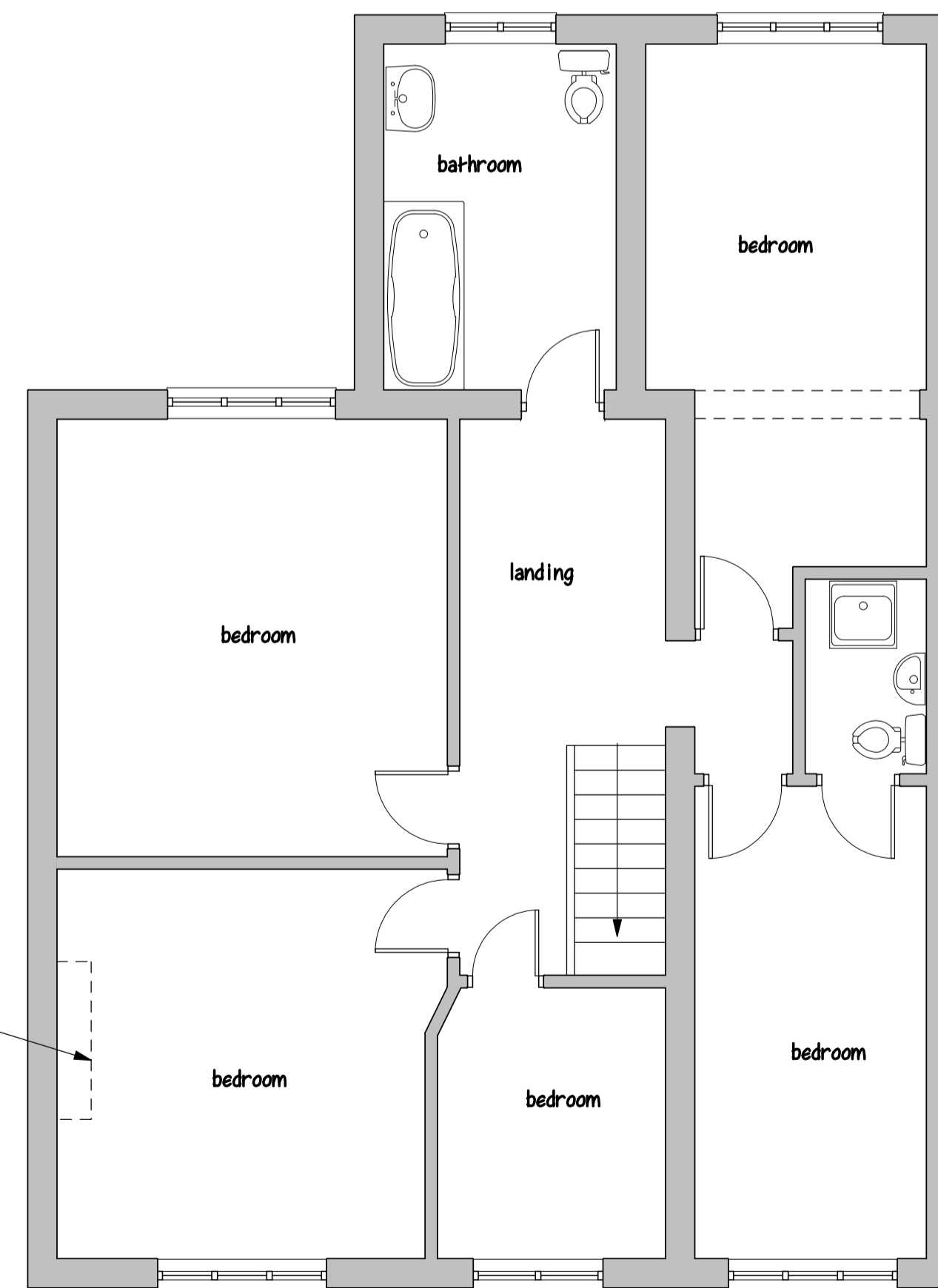
Proposed rear elevation



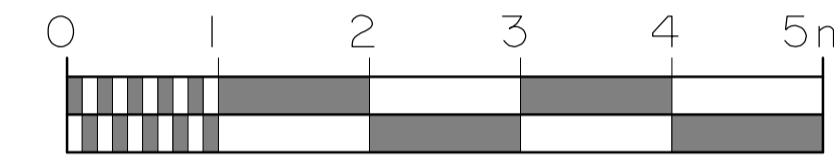
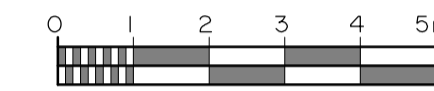
Proposed side elevation



Proposed Ground Floor Plan



Proposed First Floor Plan



**GENERAL SPECIFICATION NOTES:** All dimensions, levels, boundaries, drainage etc to be checked on site by the Building Contractor prior to commencement of work.  
 All relevant planning and Building Regulation approvals to be obtained prior to commencement of work.  
 All party wall notices to be served on the adjoining owners by the Building Owner prior to commencement of work.  
 All health and safety regulations to be implemented on site by the Building Contractor during the building contract.  
 Where applicable these drawings are to be read with the structural engineers calculations and details.

**DAMP PROOF COURSE:** New damp proof course to be positioned min 150mm above external paving level and lapped with existing and dpm proof membrane all to BS743

**SOLID GROUND FLOOR CONSTRUCTION:** New floor to be laid level with existing using 65mm sand and cement screed to top on 100mm concrete ground slab on 120mm celotex or similar insulation on damp proof membrane 1200g polythene linked to dpc's on sand blinding on min 150mm well consolidated hardcore fill.

**EXTERNAL RENDERING:** Render new walls externally with two coats 19mm waterproof render to BS262

**FLAT ROOF CONSTRUCTION:** Provide 13mm cedar reflective chippings hot bedded on 3 layers roofing felt, top layer mineralised and taken up under tiles min. 450 to BS 747 on 120 kingspan celotex insulation on 6.W. Fittings to fall min. 1 in 60 on 150x30 6.W. joists at 400 cts.

**LATERAL RESTRAINT:** Provide lateral restraint to new flat roof by means of 1200mmx32mmx6mm galvanised mild steel straps fixed to timber joists and walls at 1800mm max. cts.

**STEEL WORK:** New steel work to be pre-treated with paint protection to provide half hour fire protection.

**WINDOWS:** New windows to be upvc triple glazed with opening lights equal to min. 1/20th of floor area. New glazing K glass min. 16mm cavity. Fix trickle vents within frame 8,000mm 2

**SMOKE DETECTORS:** Provide smoke detectors within hallways and corridors at each floor level, electrically wired on separate circuit to mains supply and fitted with back-up battery system. All smoke detectors to be inter-linked.

**ELECTRICAL:** All new electrical wiring to be carried out by a competent person registered under part P of the Building Regulations. Test and installation certificates are to be provided upon completion of works.  
 All new switches and sockets are to be positioned within a zone between 450mm and 1200mm above finished floor level.  
 25% of all new electrical light fittings are to be energy efficient.

project: Upgrade of existing conservatory to habitable room including change of roof to new flat roof

address: 19 Alexander Road, Bexley Heath, DA7 4TU

client:

date: February 2024

drg. no.: 9373/2

scale: 1:50 & 1:100

revisions	

**HUTTON ENTERPRISES Ltd**  
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