

All works to comply with relevant Codes of Practice and British Standards commence until local authority have issued a building regulation approval. Services other than those shown appear to pass under the proposed foundations and are approximate and only relate to surveys of application. In doubt contact Colin Luther Ass. office for confirmation. New inspection chambers to be built in 200mm semi-engineering brick internally on 100mm concrete foundations and banded up around Lay 100mm Supa sleeve pipes of minimum fall of 1 in 40 bedded and of concrete or 100mm underground pvc pipes on pea shingle min. Local Authority. Where drains run under building encase in 100mm of L.A. and bridge over where passing through wall with R.C. lined to suit Lay 800x300mm concrete foundations to minimum depth of 1m or as agr. to suit ground conditions where walls are within 1m of drains foundations invert level of drain or as agreed with L.A. Depth of foundations to be suff. additional ground pressure on existing drains.

Ground floor finish as agreed with client on 75mm cement screed run/b over 100mm GA4000 Colotex on 150mm concrete with 1200 C. contiguous with existing house and new wall d.p.c. on 50mm sand blinding any existing floor vents covered by new floors to be ducted through 100mm diameter underground pvc pipes or as agreed with L.A.

First floor 21mm flooring grade T & G chipboard over joist sizes and on Rockwool mineral quilt (10kg/m³) laid between joists. 12.5mm plasterboard to shower and bath room floors to be water resistant to ground upper surface. Ceilings to be taped and sealed including services passing it Walls as per plan internal surfaces finished with 12.5 mm plasterboard.

Reveals of all openings in cavity walls to be closed with patent insulated cavity is bridged provide stepped d.p.c horizontal d.p.c to be minimum 15 external ground level. Seal cavity at top of walls external render to have w not to bridge the horizontal d.p.c. New horizontal d.p.c to be contiguous with 300mm cavity wall of two skins 100mm Colotex blocks with stainless s.s vertical and 750mm horizontal c.s. 50mm clear cavity 100mm CW4000 Cel with wall be clips to inner skin as manufacturers recommendations. wall render not to bridge horizontal d.p.c. where access is not available to inner skin to be brickwork. Alternative 150mm Rockwool full.

Flat roof - cold deck construction to be covered with 12mm thick mineral hot bitumen over 3 layers of roofing felt complying with B.S. 747 all set in marine ply or boarding over joists to provide fall in 50. 500mm cross batt provide cross ventilation to roof space over joist sizes and c.s. 150mm Cel insulation laid between joists and 50mm GA4000 Colotex under joists. To control layer. 12.5mm plasterboard ceiling set with plaster. Form upstairs a of fascia of 150x25mm T & G boarding roof ventilated in accordance with space between fascia and wall. Where abutting existing walls felt take minimum 150mm above roof level and weathered in chase in wall.

Flat roof - warm deck construction to be covered with 12mm thick mineral hot bitumen over 3 layers of roofing felt complying with B.S. 747 all set in hot Radco Powerdeck F laid on a vapour control layer, frings to provide fall of and c.s. as per plan. 12.5mm plasterboard ceiling set with plaster no vent space.

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

Rainwater Drains lay 100mm Supa sleeve drain pipes at minimum fall 1 in concrete or 100mm underground pvc pipes on pea shingle may be used if a to run to soakaways minimum 5m from buildings and constructed in suit depth to be agreed with L.A.

Steel beams to be encased with 2 layers of 9.5mm plasterboard fixed with 100mm pitch and set with 7mm plaster beams to rest on concrete pa Minimum and bearing for beams 225mm or agreed with L.A twin steel bolted together with spacers at 900mm c.s. steel beams encased in conor 6mm dia. M.S links at 225mm horizontal centres and encased in minimum 1 to all surfaces.

Lateral and vertical restraint to external walls Bat patent restraints straps up to first floor and at max 1.2m c.s above first floor level, fixing of st manufacturers recommendations according to exposure rating and to comply Sanitary fittings to run in single stack to relevant v.p bath basin shower bi fitted with 75mm deep seal traps. Waste pipes sizes as indicated on plan; eyes at any change of direction no waste pipe to connect to s.v.p. within centre line of v.c. branch connections.

Provide ventilation and background ventilation of 8000 mm² sq to habitable rooms by trickle vent 1.7m above F.F.L. Install extractor fan to kitchen, extractor fan to provide extract rate of 60 litres/sec. Alternatively extractor to provide extract rate of 30litres/sec. install extractor fan to new room, extractor fan to provide extract rate of 15 litres/sec. new utility extract rate of 30 litres/sec. provide background ventilation of 4000mm² sq to kitchen room and utility room. All habitable rooms to be provided with windows sui 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 to be in safety glass to comply with B.S. 6206 Class C. All new window and double glazed and to have a 'U' value of 1.4 W/m²K.

All existing lintels, beams foundations and roof structures affected by conditions are to be exposed for inspection and any remedial works fou undertaken by the contractor before commencing any new works this work and agreement of the local authority building control. All electrical work r requirements of Part P (electrical safety) must be designed, installed, inspected person competent to do so. Prior to completion the Council should be satisfied compliance with. This may require an appropriate B.S. 7871 installation of for the work by a person competent to do so.

Means operated smoke detector to BS5839 - Part 6 (with battery back up) ground and first floor landings. Fire alarm to have an installation and com and the building occupier should be provided with information on the use of the maintenance. This should include the manufacturers instructions.

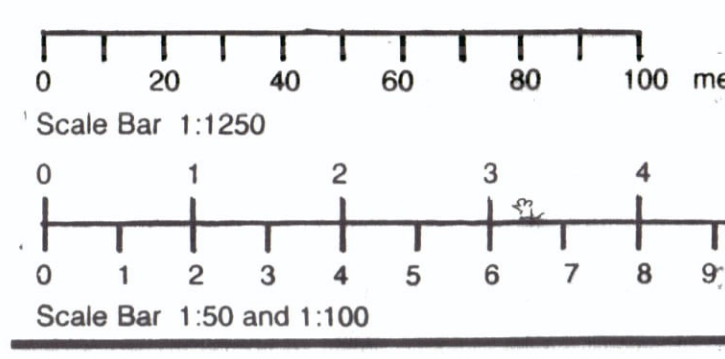
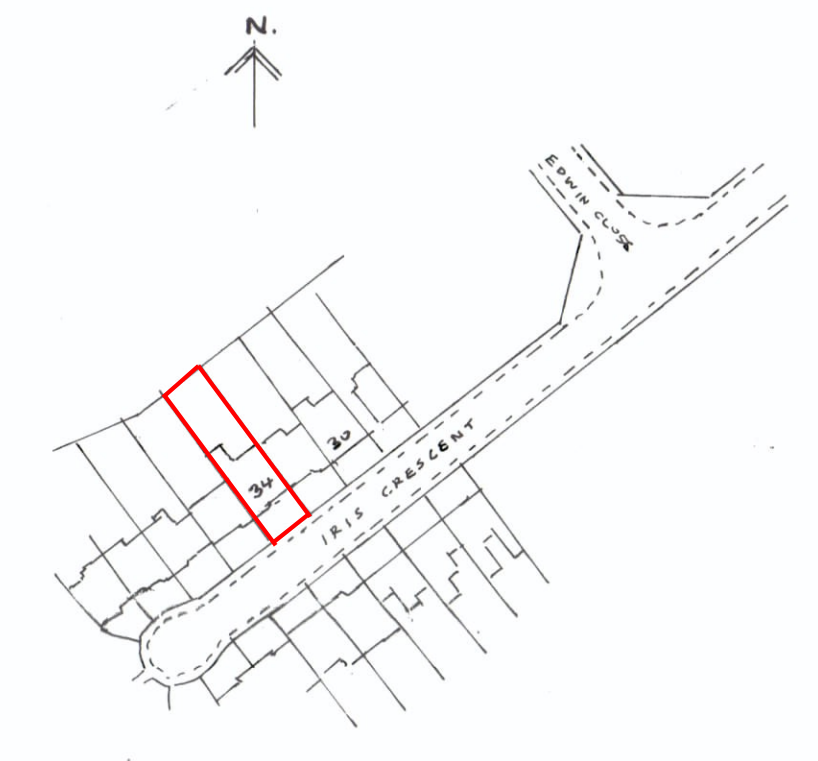
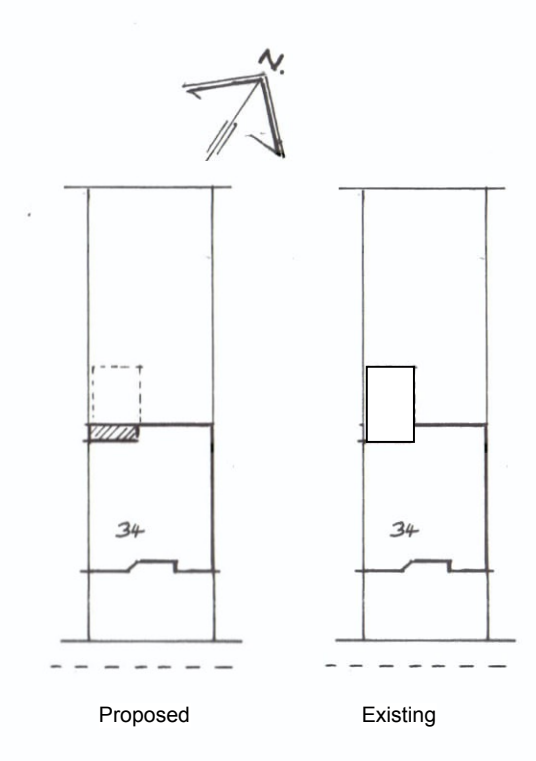
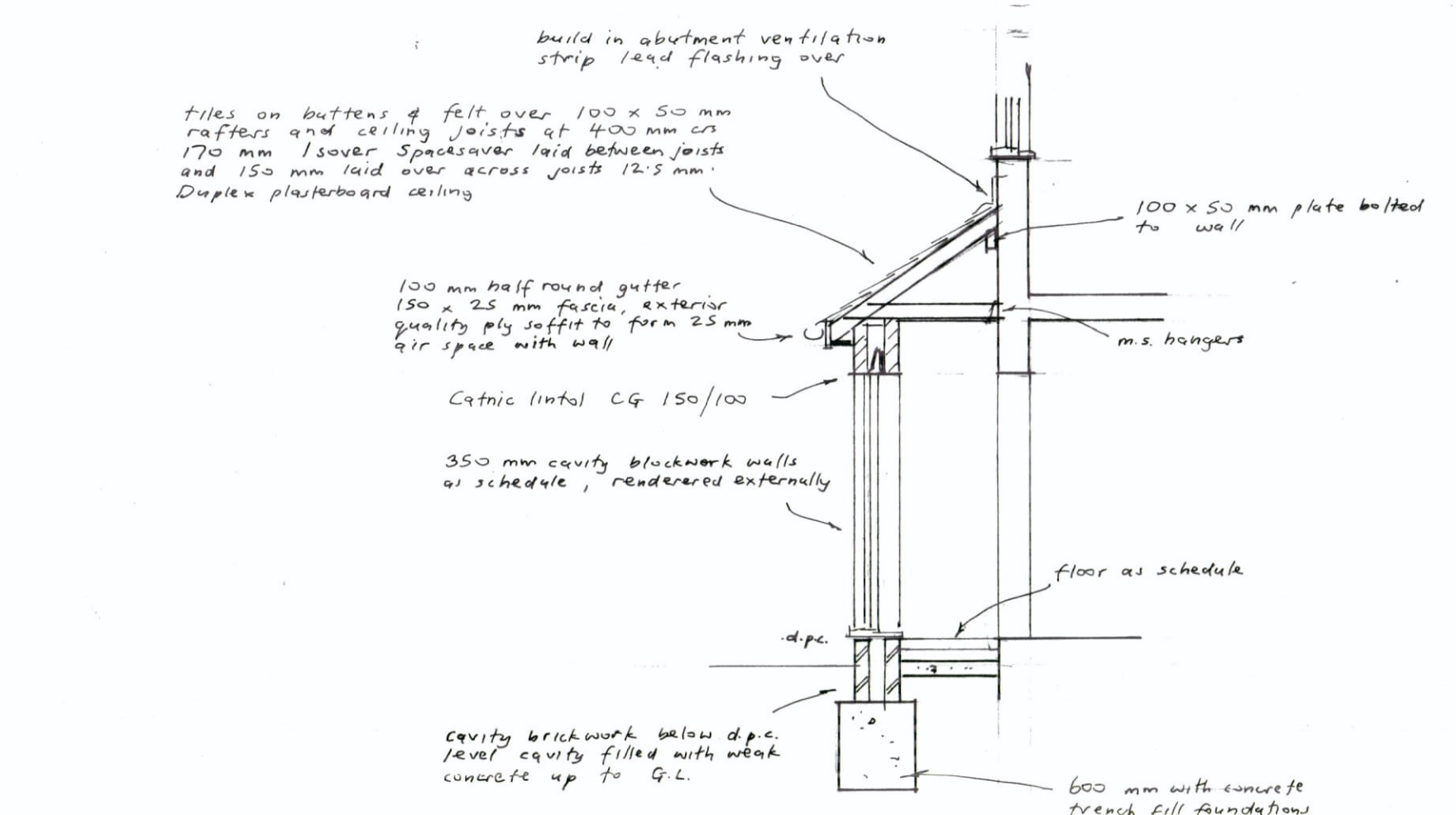
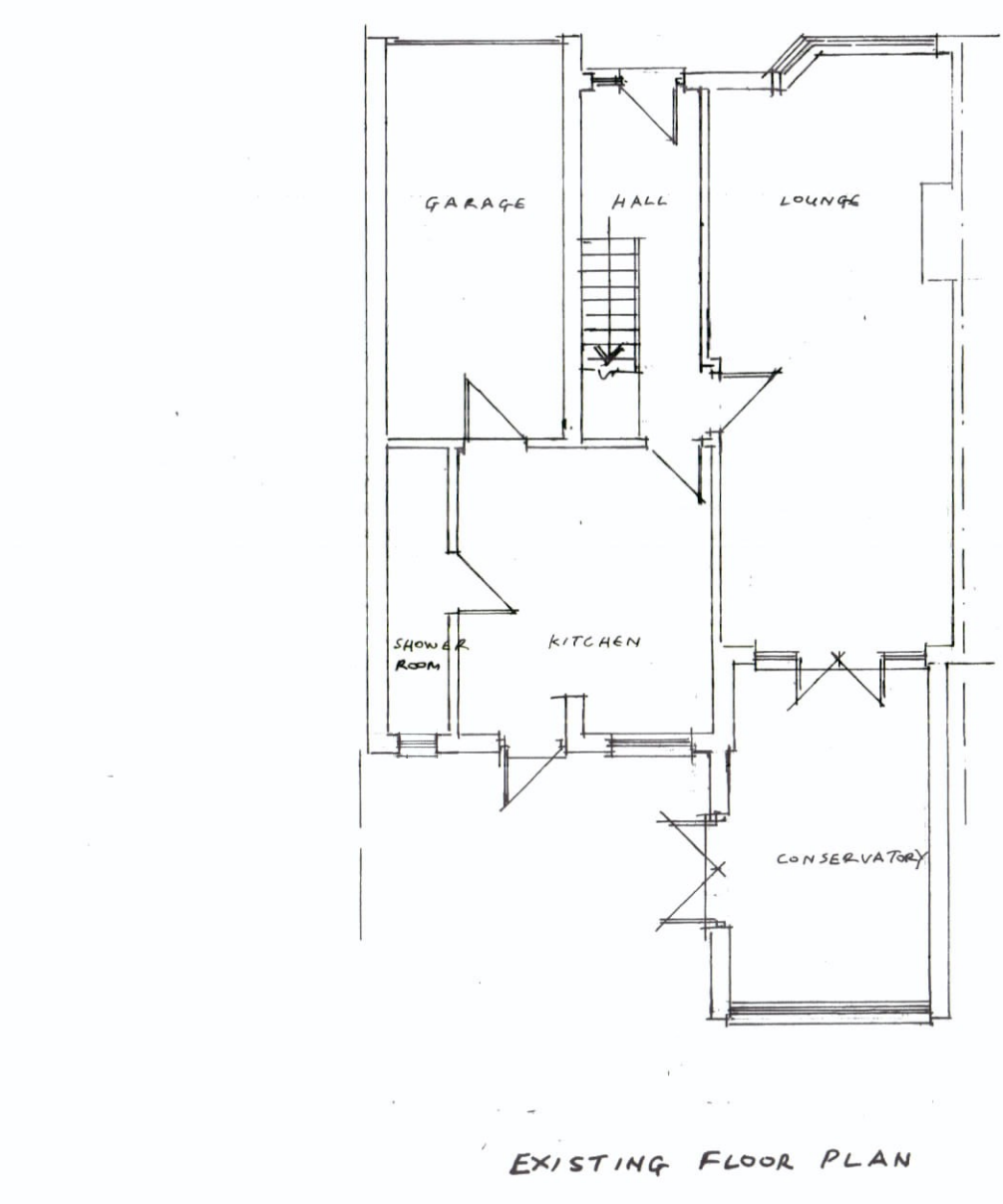
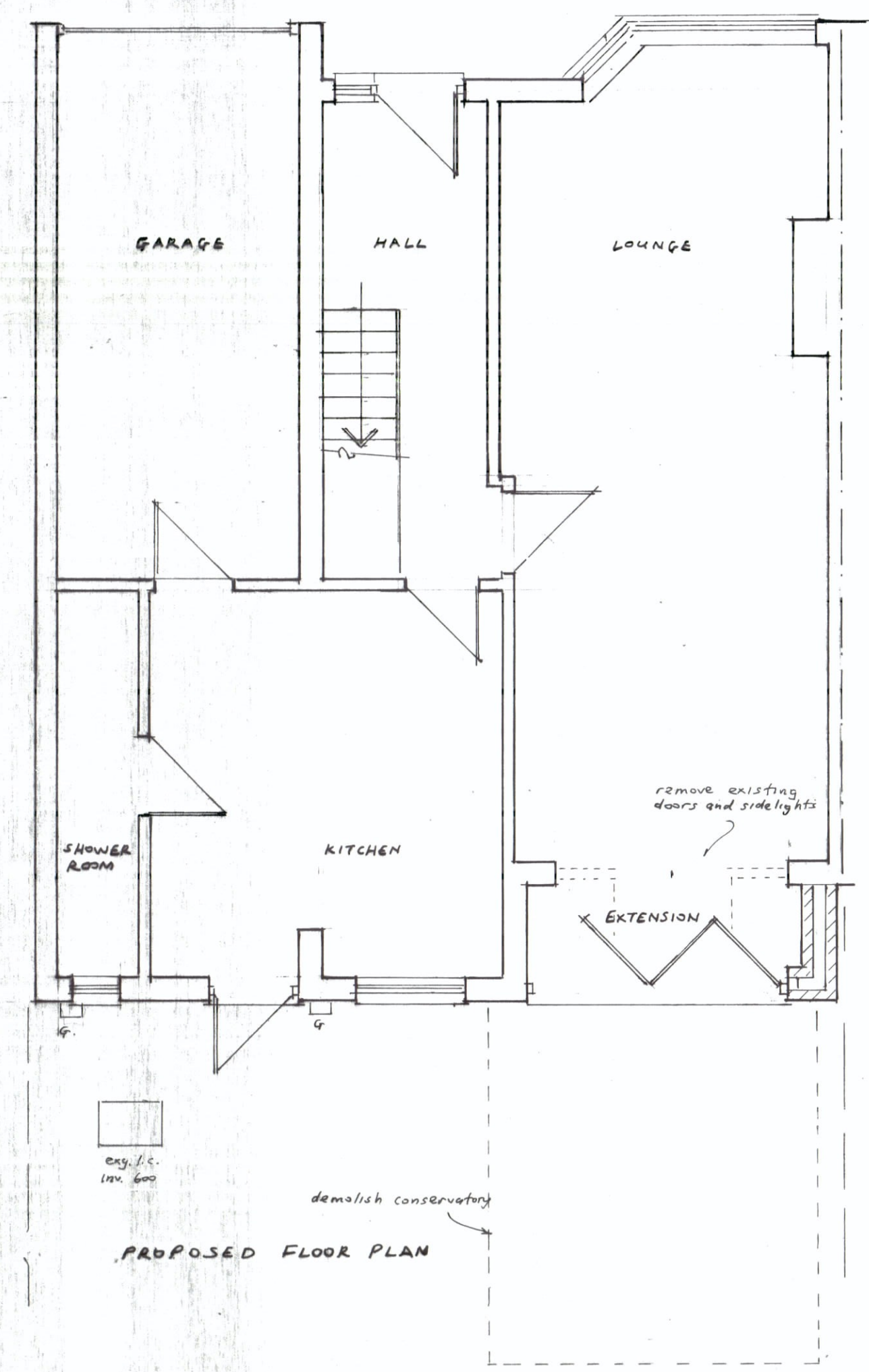
Heating system, where existing heating system is extend all new radiat thermostatic valves. If existing boiler is to be replaced new boiler to have 80%, plus all work to be carried out by a Gas Safe registered engineer. There are no trees in vicinity of building. Where building within a distance Thames Water consent is required if the drain is designated to be a Public Sewer. Install energy efficient lights and fittings where necessary.

Four attention is drawn to the following: the contract between the Customer and the Company's liability under and in connection with this agreement shall be limited to the extent of the contract. TO THE LIMITATION OF LIABILITY PROVISIONS OF THE CONTRACT. Accordingly, save for that caused by the Contract, the Company excludes any liability or loss of any kind arising out of any structural, weathering, or other claims for consequential compensation whatsoever and howsoever caused which arises 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, compensation arising from any instructions supplied by the Customer which are incomplete, illegible, out of sequence or in the wrong form, or arising from their late arrival or non-arrival, or otherwise.

4. All warranties, conditions and other terms implied by statute or common law (save for the section 12 of the Sale of Goods Act 1979) are to the latest extent permitted by law excluded, limited or modified to the extent that they conflict with the above provisions. The Company shall not be liable for indirect or consequential loss or damage (whether for loss of profit, loss of business or other claims for consequential compensation whatsoever and howsoever caused) which arises with the agreement and provision of services to the Customer.

5. The Company shall not be liable to the Customer or be deemed to be in breach of the agreement if it is performing, or any of the Company's obligations in relation to, or failure was due to any cause beyond the Company's reasonable control.



REVISION	
01/7/25	
SCALE	1:50 & 1:100
DRG. NO.	2024/16
PROJECT	
SINGLE STOREY REAR EXTENSION	
LOCATION	
34 1/2'S CRESCENT BEXLEYHEATH DA7 5QD	
CLIENT	DATE
	February 2024
CWL Commercial Limited 25 B Pickford Road Bexleyheath Kent DA7 4AG Email: cwlplans@aol.com Tel: 020 8303 1995	