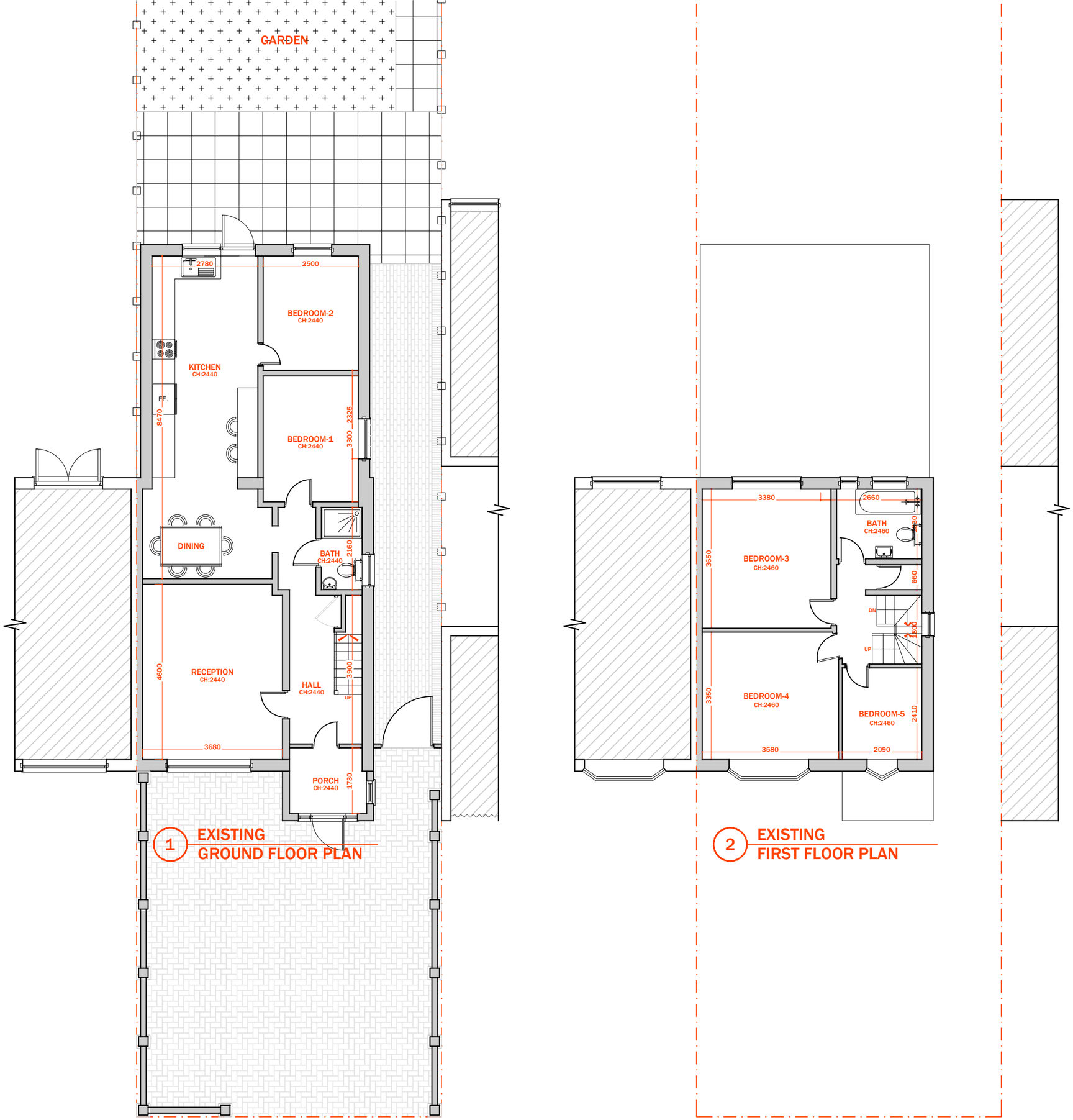


G6 STUDIO

Project No. G61001

23/09/2025

Project Name.

35 Cumberland Drive Bexleyheath

Postcode DA7 5LA

Notes

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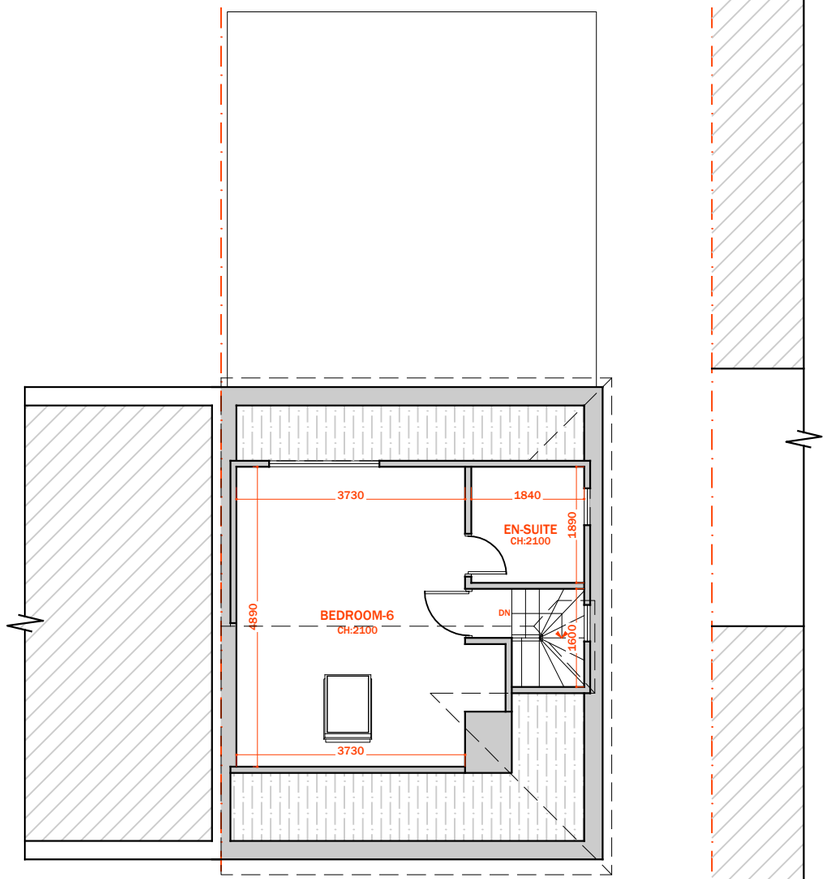
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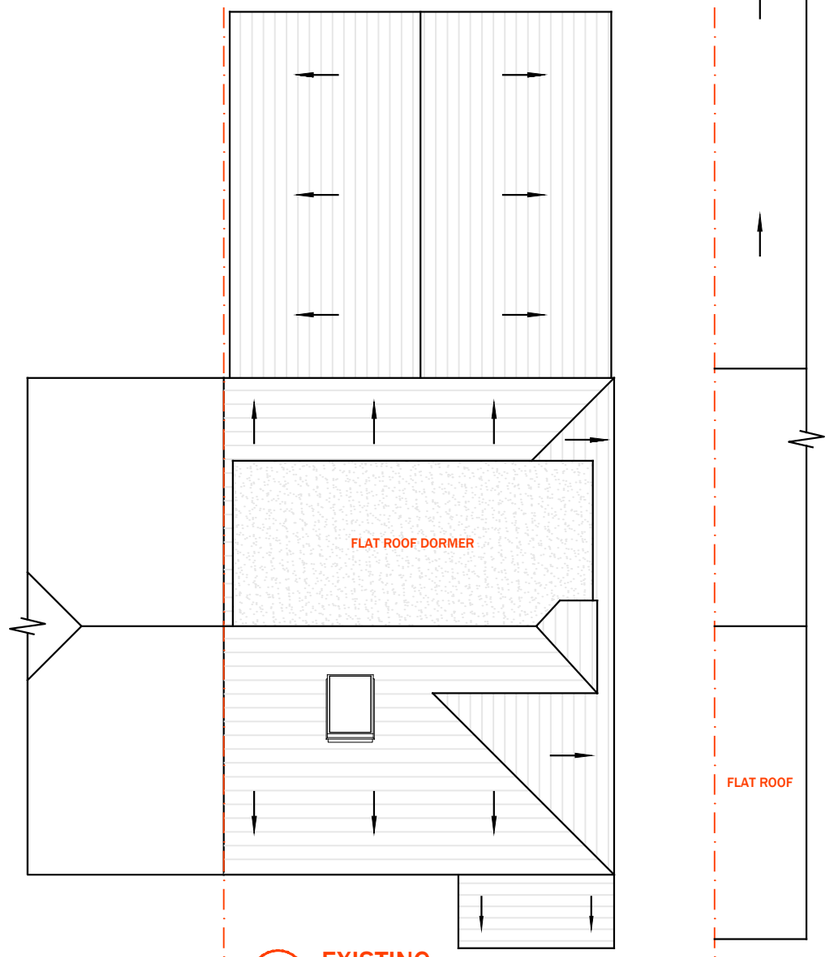
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1 EXISTING LOFT FLOOR PLAN



2 EXISTING ROOF PLAN

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CAVITIES
PROVIDE CAVITY TRAYS OVER OPENINGS AND WHERE ROOFS ABUT WALLS. ALL CAVITIES TO BE CLOSED AT EAVES AND AROUND OPENINGS USING THERMABATE OR SIMILAR NON COMBUSTIBLE INSULATED CAVITY CLOSERS. PROVIDE VERTICAL DPCS AROUND OPENINGS AND ABUTMENTS. ALL CAVITY TRAYS MUST HAVE 150MM UPSTANDS AND SUITABLE CAVITY WEEP HOLES (MIN 2) AT MAX 900MM CENTRES.

CAVITY BARRIERS
30 MINUTE FIRE RESISTANT CAVITY BARRIERS TO BE PROVIDED AROUND OPENINGS, AT TOPS OF WALLS, GABLE END WALLS, VERTICALLY AT JUNCTIONS WITH SEPARATING WALLS AND HORIZONTALLY AT SEPARATING FLOORS. CAVITY TRAYS TO BE PROVIDED OVER BARRIER WHERE REQUIRED. TRAYS AND CAVITY BARRIERS TO BE INSTALLED ACCORDING TO MANUFACTURER'S DETAILS.

DETAILS OF ANY NEW BOILER AND PARTICULARLY THE VENTILATION AND FLUE PROVISION TO BE PROVIDED BY THE CONTRACTOR/CLIENT. ANY NEW GAS BOILER INSTALLATION WILL REQUIRE CERTIFICATION FROM A COMPETENT INSTALLER ON COMPLETION

CONDENSING COMBINATION BOILERS SUCH AS VAILLANT ECOTEC PLUS 937 POWER STORE CONDENSING COMBI BOILER, ALL CONNECTIONS TO CH AND HW SYSTEM, POWER SUPPLY, DRAINS, VENTS, ETC TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS.

NEW RAINWATER PIPES TO BE CONNECTED TO THE EXISTING STORMWATER SYSTEM; WHERE THIS IS NOT POSSIBLE, NEW RAIN WATER SYSTEM TO BE CONNECTED TO A SOAKAWAY LOCATED 5 METRES FROM ANY BUILDING AND SIZED AT 1CUM PER 16.5SQM OF ROOF AREA DRAINED. ALL DETAILS TO BE AGREED WITH THE BUILDING CONTROL INSPECTOR PRIOR TO COMMENCEMENT.

WHERE NEW DRAIN PIPES ARE PROVIDED, ACCESS TO BE PROVIDED AT THE FOLLOWING POINTS:
* AT OR NEAR HEAD OF DRAIN RUN
* AT A BEND AND AT ANY CHANGE IN GRADIENT
* AT A CHANGE IN PIPE SIZE
* AT A JUNCTION (UNLESS EACH RUN CAN BE CLEARED FROM AN ACCESS POINT)
EXACT DETAILS TO BE CONFIRMED ON SITE.

WHERE AND IF AN INTERNAL MANHOLE IS REMOVED, ENSURE THERE IS ADEQUATE RODDING ACCESS. ANY NEW POLYPROPYLENE RODDABLE INSPECTION CHAMBER TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS. NEW 150/100 BRANCH INSTALLED ON LINE WITH PROPRIETARY COUPLINGS AND EASY BEND CONNECTION FROM EXISTING SVP. EXACT DETAILS TO BE AGREED ON SITE.

PROVIDE A DERGO VALVE AND RODDING EYE SUB-STACK CONNECTED TO THE EXISTING FW SYSTEM; EXACT LAYOUT OF ALL EQUIPMENT, DRAINAGE AND POWER REQUIREMENTS,ETC. TO BE FINALISED ON SITE.

NEW AND REPLACEMENT DOORS

NEW AND REPLACEMENT DOORS TO ACHIEVE A U-VALUE OF 1.4W/M²K. GLAZED AREAS TO BE DOUBLE GLAZED WITH 16-20MM ARGON GAP AND SOFT LOW-E GLASS. GLASS TO BE TOUGHENED OR LAMINATED SAFETY GLASS TO BS 6206, BS EN 14179 OR BS EN ISO 12543-1 AND PART K OF THE CURRENT BUILDING REGULATIONS.
INSULATED PLASTERBOARD TO BE USED IN REVEALS TO ABUT JAMBS AND TO BE CONSIDERED WITHIN REVEAL SOFFITS. FULLY INSULATED AND CONTINUOUS CAVITY CLOSERS TO BE USED AROUND REVEALS.
WINDOWS AND DOOR FRAMES TO BE TAPED TO SURROUNDING OPENINGS USING AIR SEALING TAPE.

EXISTING TO NEW WALL
CAVITIES IN NEW WALL TO BE MADE CONTINUOUS WITH EXISTING, WHERE POSSIBLE, TO ENSURE CONTINUOUS WEATHER BREAK. IF A CONTINUOUS CAVITY CANNOT BE ACHIEVED, WHERE NEW WALLS ABUTS THE EXISTING WALLS PROVIDE A MOVEMENT JOINT WITH VERTICAL DPC. ALL TIED INTO EXISTING CONSTRUCTION WITH SUITABLE PROPRIETARY STAINLESS STEEL PROFILES.

SMOKE DETECTERS:
L3 FIRE ALARM SYSTEM TO BS 5839 TO BE INSTALLED (PROTECTION OF ESCAPE ROUTES). MAINS POWERED SMOKE DETECTORS(SD), WITH BACKUP BATTREY, TO BE FITTED IN HALLWAY AND UPPER LANDINGS, ALL LINKED TO EACH OTHER AND ON AN INDEPENDANT CIRCUIT WITH A SEPERATE FUSE.

ALL SMOKE DETECTORS(SD) & ALARMS (TO BS 5446-1) TO BE MAINS POWERED, WITH BACKUP BATTERY AND TO BE FITTED IN THE CIRCULATION SPACE IN HALLWAY AND ALL UPPER LANDINGS, ALL LINKED TO EACH OTHER AND ON AN INDEPENDENT CIRCUIT WITH A SEPARATE FUSE. EXACT POSITIONS TO BE CONFIRMED ON SITE
SMOKE DETECTION
MAINS-WIRED, INTERLINKED HEAT DETECTOR TO BE PROVIDED TO THE KITCHEN AND SMOKE DETECTORS TO PRINCIPAL LIVING ROOMS, IF REQUIRED BY BUILDING CONTROL.

FLAT ROOF VENTILATION
CROSS VENTILATION TO BE PROVIDED ON OPPOSING SIDES BY A PROPRIETARY EAVES VENTILATION STRIP EQUIVALENT TO 25MM CONTINUOUS WITH FLY PROOF SCREEN. FLAT ROOF INSULATION IS TO BE CONTINUOUS WITH THE WALL INSULATION BUT STOPPED BACK TO ALLOW A CONTINUOUS 50MM AIR GAP ABOVE THE INSULATION FOR VENTILATION.

THERMAL BRIDGING
CARE SHALL BE TAKEN TO LIMIT THE OCCURRENCE OF THERMAL BRIDGING IN THE INSULATION LAYERS CAUSED BY GAPS WITHIN THE THERMAL ELEMENT, (I.E. AROUND WINDOWS AND DOOR OPENINGS). REASONABLE PROVISION SHALL ALSO BE MADE TO ENSURE THE EXTENSION IS CONSTRUCTED TO MINIMIZE UNWANTED AIR LEAKAGE THROUGH THE NEW BUILDING FABRIC.

MATERIALS AND WORKMANSHIP
ALL WORK WILL COMPLY WITH THE THE CURRENT BUILDING REGULATIONS AND WILL BE CARRIED OUT TO THE SATISFACTION OF THE BUILDING CONTROL INSPECTOR.

ALL STAGES OF WORK ARE TO BE CHECKED AND AGREED ON SITE WITH THE BUILDING INSPECTOR BEFORE COVERING OVER.

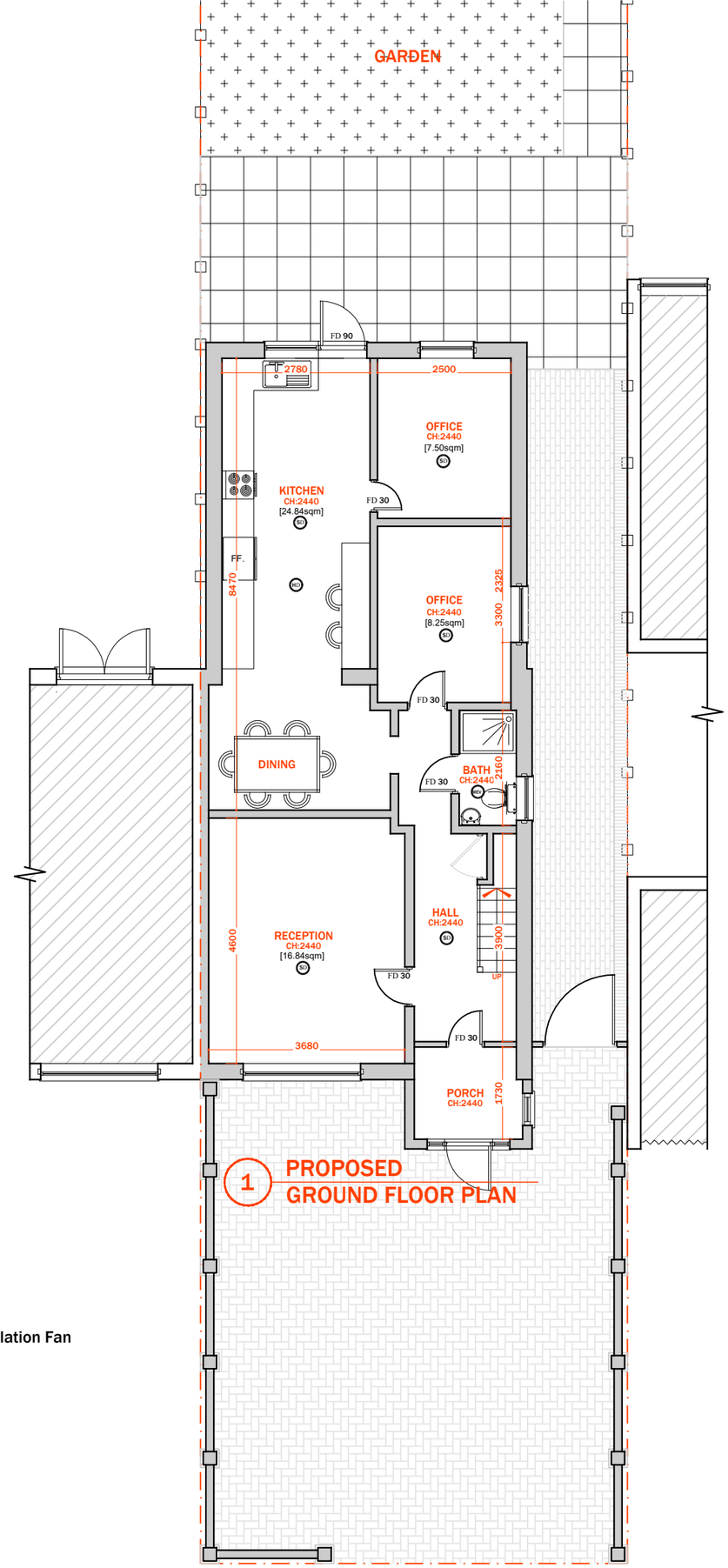
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EXISTING STRUCTURE
EXISTING STRUCTURE INCLUDING FOUNDATIONS, FLOOR, BEAMS, WALLS, ROOF AND LINTELS ARE TO BE EXPOSED AND CHECKED FOR ADEQUACY PRIOR TO COMMENCEMENT OF WORK AND AS REQUIRED BY BUILDING CONTROL. PARTICULAR CARE MUST BE TAKEN IF THE EXISTING EXTERNAL WALL IS SINGLE LEAF CONSTRUCTION WITH PIERS, CHECKS FOR STABILITY AND DEFECTS MUST BE PERFORMED.

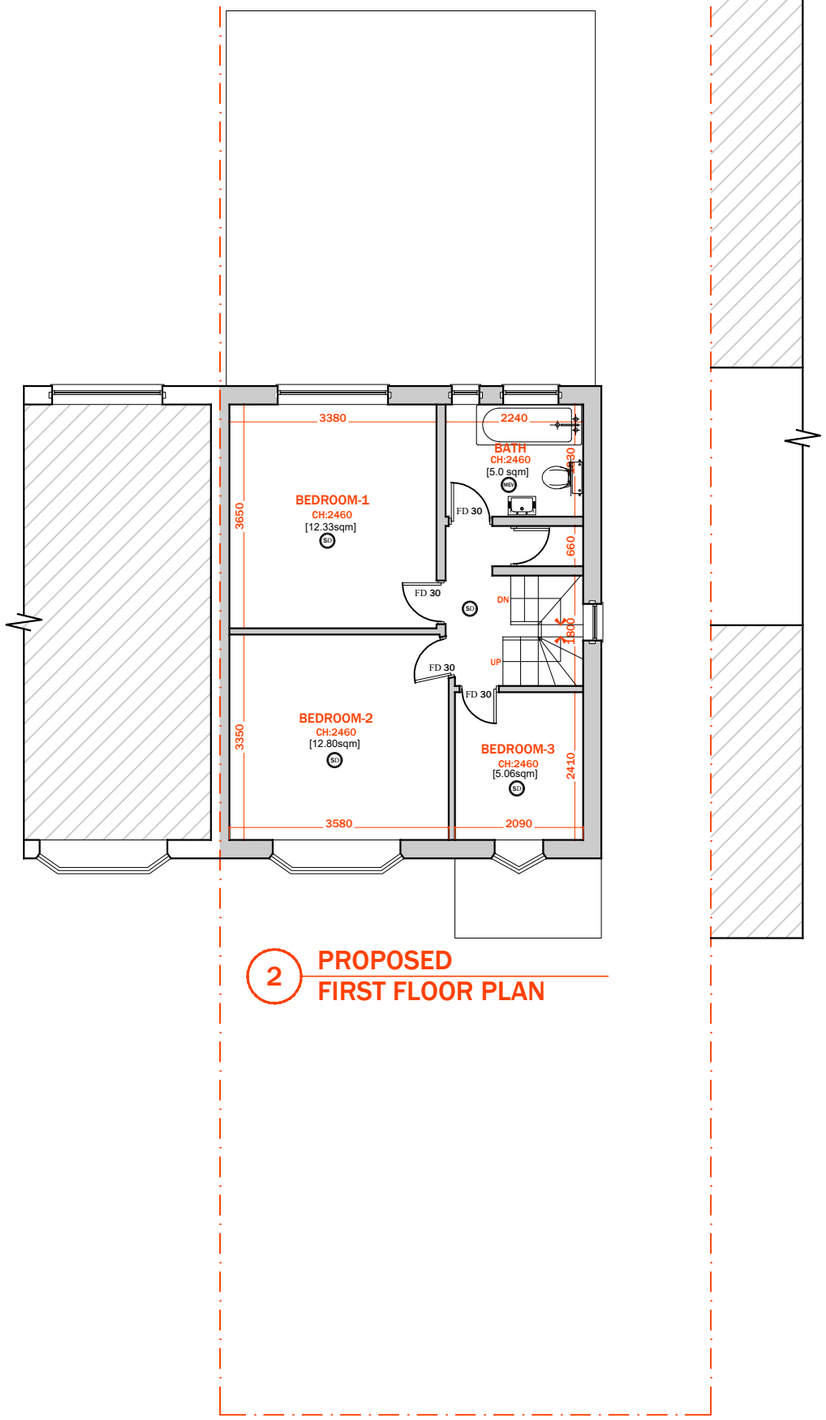
SD Smoke Detector

HD Heat Detector

MEV **Mechanical Extract Ventilation Fan**



1 **PROPOSED GROUND FLOOR PLAN**



2 **PROPOSED FIRST FLOOR PLAN**

G6 STUDIO

Project No. G61001

23/09/2025

Project Name.
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Postcode DA7 5LA

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THERMAL BRIDGING
CARE SHALL BE TAKEN TO LIMIT THE OCCURRENCE OF THERMAL BRIDGING IN THE INSULATION LAYERS CAUSED BY GAPS WITHIN THE THERMAL ELEMENT, (I.E. AROUND WINDOWS AND DOOR OPENINGS). REASONABLE PROVISION SHALL ALSO BE MADE TO ENSURE THE EXTENSION IS CONSTRUCTED TO MINIMIZE UNWANTED AIR LEAKAGE THROUGH THE NEW BUILDING FABRIC.

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ALL STAGES OF WORK ARE TO BE CHECKED AND AGREED ON SITE WITH THE BUILDING INSPECTOR BEFORE COVERING OVER.

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HEALTH AND SAFETY
THE CONTRACTOR IS REMINDED OF THEIR LIABILITY TO ENSURE DUE CARE, ATTENTION AND CONSIDERATION IS GIVEN IN REGARD TO SAFE PRACTICE IN COMPLIANCE WITH THE HEALTH AND SAFETY AT WORK ACT 1974

CDM REGULATIONS
THE OWNER, SHOULD THEY NEED TO DO SO, MUST ABIDE BY THE CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 1994 WHICH RELATE TO ANY BUILDING WORKS INVOLVING MORE THAN 500 MAN HOURS OR LONGER THAN 30 DAYS DURATION. IT IS THE CLIENT'S RESPONSIBILITY TO APPOINT A PLANNING SUPERVISOR ON ALL PROJECTS THAT REQUIRE COMPLIANCE WITH THE CDM REGULATIONS.

SITE PREPARATION
GROUND TO BE PREPARED FOR NEW WORKS BY REMOVING ALL UNSUITABLE MATERIAL, VEGETABLE MATTER AND TREE OR SHRUB ROOTS TO A SUITABLE DEPTH TO PREVENT FUTURE GROWTH. SEAL UP, CAP OFF, DISCONNECT AND REMOVE EXISTING REDUNDANT SERVICES AS NECESSARY. REASONABLE PRECAUTIONS MUST ALSO BE TAKEN TO AVOID DANGER TO HEALTH AND SAFETY CAUSED BY CONTAMINANTS AND GROUND GASES E.G. LANDFILL GASES, RADON, VAPOURS ETC. ON OR IN THE GROUND COVERED, OR TO BE COVERED BY THE BUILDING.

UNDERGROUND FOUL DRAINAGE
UNDERGROUND DRAINAGE TO CONSIST OF 100MM DIAMETER UPVC PROPRIETARY PIPEWORK TO GIVE A 1:40 FALL. SURROUND PIPES IN 100MM PEA SHINGLE. PROVIDE 600MM SUITABLE COVER (900MM UNDER DRIVES). SHALLOW PIPES TO BE COVERED WITH 100MM REINFORCED CONCRETE SLAB OVER COMPRESSIBLE MATERIAL. PROVIDE RODDING ACCESS ATALL CHANGES OF DIRECTION AND JUNCTIONS. ALL BELOW GROUND DRAINAGE TO COMPLY WITH BS EN 1401-1.

INSPECTION CHAMBERS
UNDERGROUND QUALITY PROPRIETARY UPVC 450MM DIAMETER INSPECTION CHAMBERS TO BE PROVIDED AT ALL CONNECTIONS, CHANGES OF LEVEL, CHANGES IN DIRECTION, AND EVERY 45M IN STRAIGHT RUNS. INSPECTION CHAMBERS TO HAVE BOLT DOWN DOUBLE SEALED COVERS IN BUILDINGS AND BE ADEQUATE FOR VEHICLE LOADS IN DRIVEWAYS.
ABOVE GROUND DRAINAGE

ALL NEW ABOVE GROUND DRAINAGE AND PLUMBING TO COMPLY WITH BS EN 12056-2 FOR SANITARY PIPEWORK. ALL DRAINAGE TO BE IN ACCORDANCE WITH PART H OF THE BUILDING REGULATIONS. WASTES TO HAVE 75MM DEEP ANTI-VAC BOTTLE TRAPS AND RODDING EYES TO BE PROVIDED AT CHANGES OF DIRECTION.
SIZE OF WASTES PIPES AND MAX LENGTH OF BRANCH CONNECTIONS (IF MAX LENGTH IS EXCEEDED THEN ANTI-VAC TRAPS TO BE USED).
WASH BASIN - 1.7M FOR 32MM PIPE 3M FOR 40MM PIPE.
BATH/SHOWER - 3M FOR 40MM PIPE 4M FOR 50MM PIPE.
WC - 6M FOR 100MM PIPE FOR SINGLE WC.
ALL BRANCH PIPES TO CONNECT TO 110MM SOIL AND VENT PIPE TERMINATING MIN 900MM ABOVE ANY OPENINGS WITHIN 3M.
OR TO 110MM UPVC SOIL PIPE WITH ACCESSIBLE INTERNAL AIR ADMITTANCE VALVE COMPLYING WITH BS EN 12380, PLACED AT A HEIGHT SO THAT THE OUTLET IS ABOVE THE TRAP OF THE HIGHEST FITTING.
WASTE PIPES NOT TO CONNECT ON TO SVP WITHIN 200MM OF THE WC CONNECTION.
SUPPLY HOT AND COLD WATER TO ALL FITTINGS AS APPROPRIATE.

SOIL AND VENT PIPE

SVP TO BE EXTENDED UP IN 110MM DIA UPVC AND TO TERMINATE MIN 900MM ABOVE ANY OPENINGS WITHIN 3M. PROVIDE A LONG RADIUS BEND AT FOOT OF SVP.

AUTOMATIC AIR VALVE

WC TO BE CONNECTED TO NEW 110MM UPVC SOIL PIPE WITH ACCESSIBLE INTERNAL AIR ADMITTANCE VALVE COMPLYING WITH BS EN 12380. AIR ADMITTANCE VALVE TO BE PLACED AT A HEIGHT SO THAT THE OUTLET IS ABOVE THE SPILL OVER LEVEL OF THE HIGHEST FITTING.

HEATING
EXTEND ALL HEATING AND HOT WATER SERVICES FROM EXISTING AND PROVIDE NEW TVRS TORADIATORS. HEATING SYSTEM TO BE DESIGNED, INSTALLED, TESTED AND FULLY CERTIFIED BY A GAS SAFE REGISTERED SPECIALIST. ALL WORK TO BE IN ACCORDANCE WITH THE LOCAL WATER AUTHORITIES BY LAWS, GAS SAFETY REQUIREMENTS AND IEEE REGULATIONS.
FIRE DETECTION AND ALARM SYSTEM SHOULD BE PROVIDED TO MEET GRADE B CATEGORY LD3 AS DESCRIBED IN BS 5839-6:2019. I.E. INERLINKED AND ELECTRICALLY POWERED SMOKE ALARM/DETECTOR WITH BATTERY BACK UP SHOULD BE PROVIDED AT EACH LANDING.

RAINWATER DRAINAGE

NEW RAINWATER GOODS TO BE NEW 110MM UPVC HALF ROUND GUTTERS TAKEN AND CONNECTED INTO 68MM DIA UPVC DOWNPIPES. RAINWATER TAKEN TO NEW SOAKAWAY, SITUATED A MIN DISTANCE OF 5.0M AWAY FROM ANY BUILDING, VIA 110MM DIA UPVC PIPES SURROUNDED IN 150MM GRANULAR FILL.
SOAKAWAY TO BE MIN OF 1 CUBIC METRE CAPACITY (OR TO DEPTH TO LOCAL AUTHORITY APPROVAL), FILLED WITH SUITABLE GRANULAR FILL AND PROVIDED WITH GEOTEXTILE SURROUND TO PREVENT MIGRATION OF FINES. IF NECESSARY CARRY OUT A POROSITY TEST TO DETERMINE DESIGN AND DEPTH OF SOAKAWAY.

RAINWATER DRAINAGE

NEW RAINWATER GOODS TO BE NEW 110MM UPVC HALF ROUND GUTTERS TAKEN AND CONNECTED INTO 68MM DIA UPVC DOWNPIPES. RAINWATER TAKEN TO NEW SOAKAWAY, SITUATED A MINIMUM DISTANCE OF 5.0M AWAY FROM ANY BUILDING, VIA 110MM DIA UPVC PIPES SURROUNDED IN 150MM GRANULAR FILL.

SOAKAWAY USING CRATES

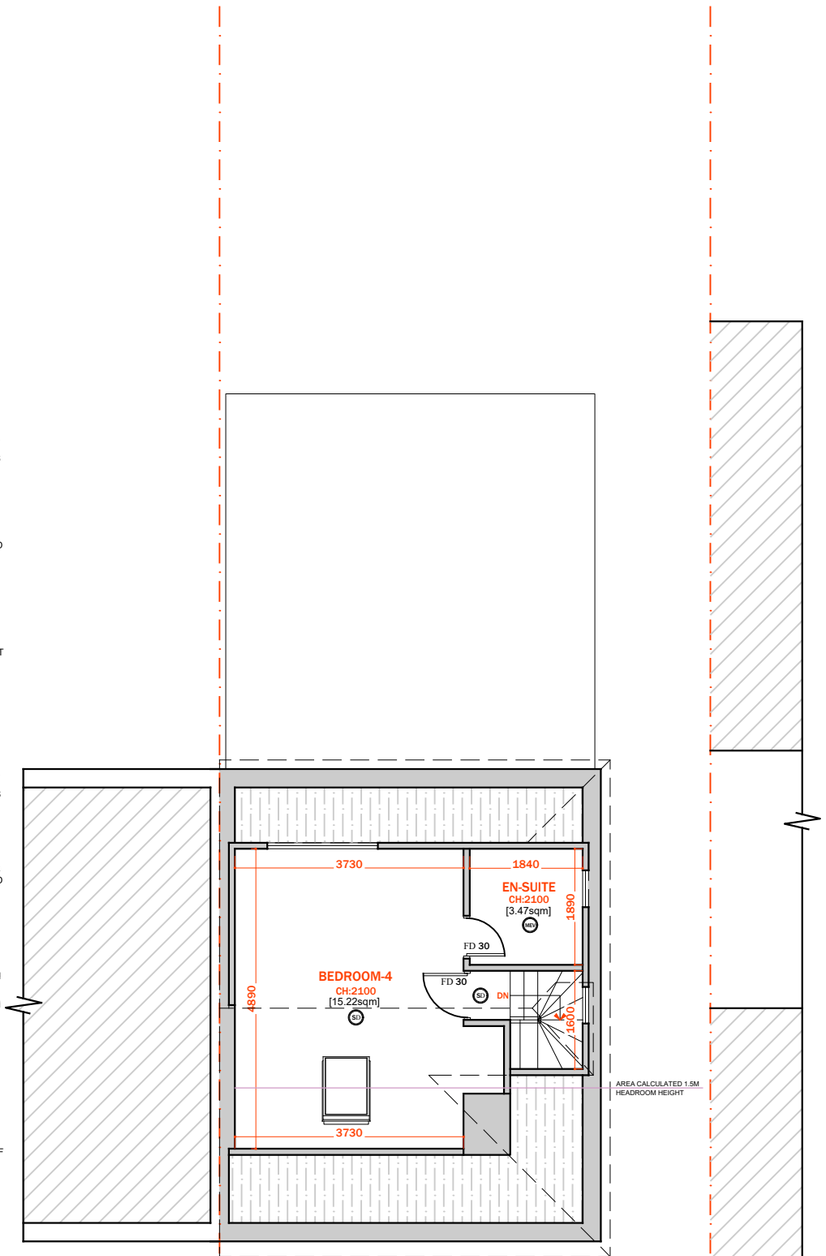
TRENCH OF SOAKAWAY TO BE PROVIDED SLIGHTLY LARGELY THAN DESIGNED DEPTH AFTER POROSITY TEST (IF REQUIRED), BUT A MINIMUM OF JUST OVER 1 CUBIC METRES FROM INVERT LEVEL OF PIPE. LINE THE TRENCH WITH SUITABLE GEOTEXTILE AND PROVIDE A COMPACTED BED OF COARSE SAND TO BASE. INSTALL AQUACELL CRATE UNITS OR EQUIVALENT AS MANUFACTURER'S DETAILS.
GEOTEXTILE TO BE WRAPPED AROUND CRATES. PROVIDE 100MM OF COARSE SAND BETWEEN THE TRENCH WALLS AND OVER THE AQUACELL STRUCTURE. BACKFILL WITH SUITABLE MATERIAL.

ESCAPE WINDOWS / DOORS
Provide emergency egress windows / doors to any newly created first floor habitable rooms and ground floor inner rooms. Windows to have an unobstructed openable area of 450mm high x 450mm wide, minimum 0.33m sq. The bottom of the openable area should be not more than 1100mm above the floor. The window should enable the person to reach a place free from danger from fire.

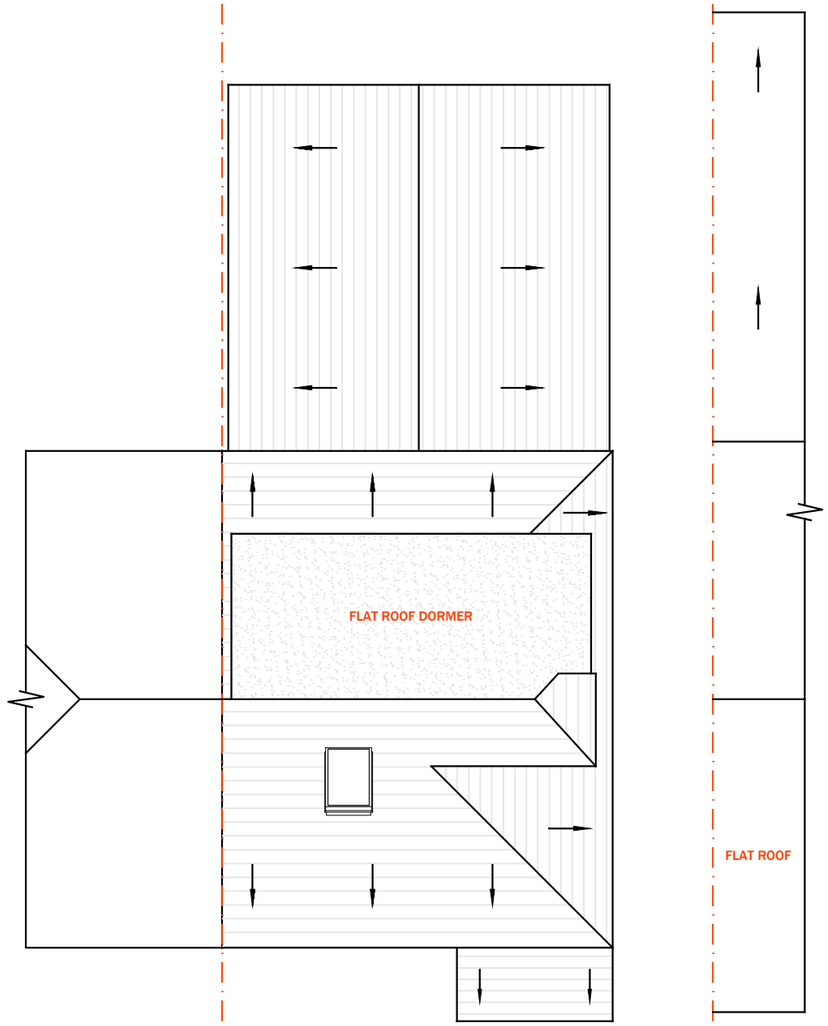
SD Smoke Detector

HD Heat Detector

MEV **Mechanical Extract Ventilation Fan**



1 **PROPOSED LOFT FLOOR PLAN**



2 **ROOF PLAN (NO CHANGE PROPOSED)**

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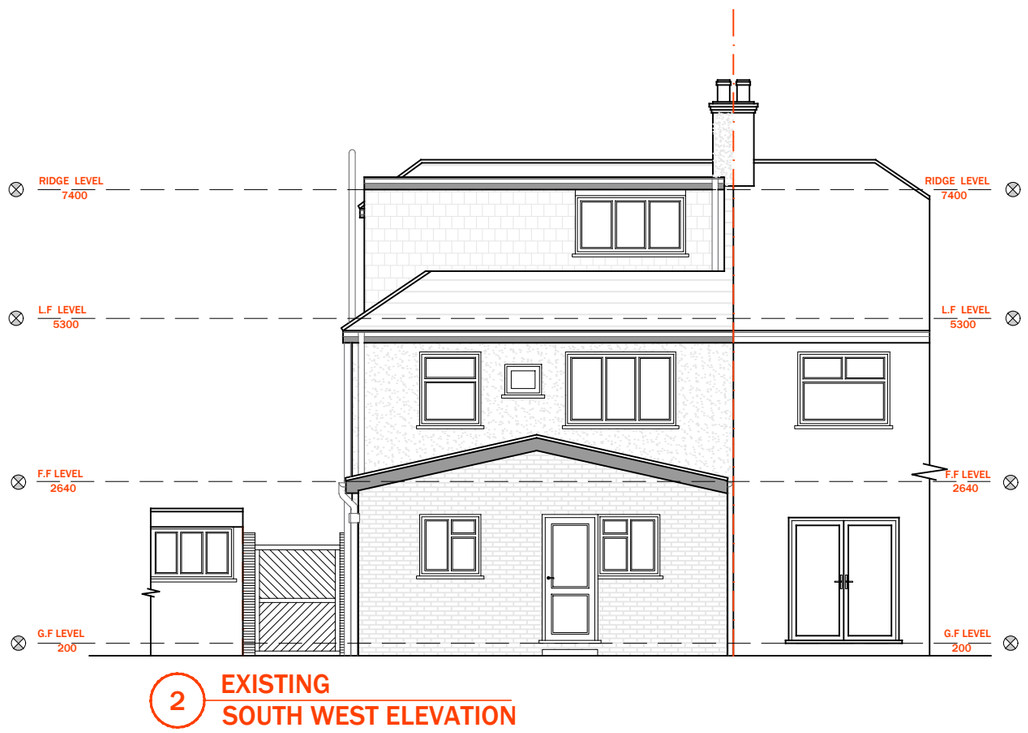
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1 EXISTING
NORTH EAST ELEVATION



2 EXISTING
SOUTH WEST ELEVATION

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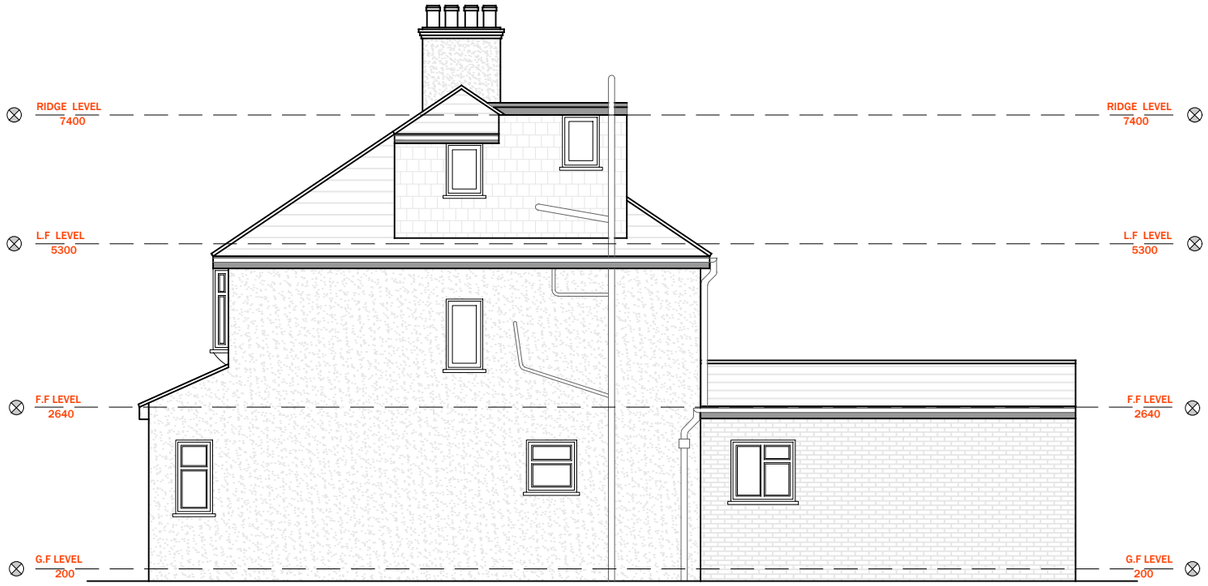
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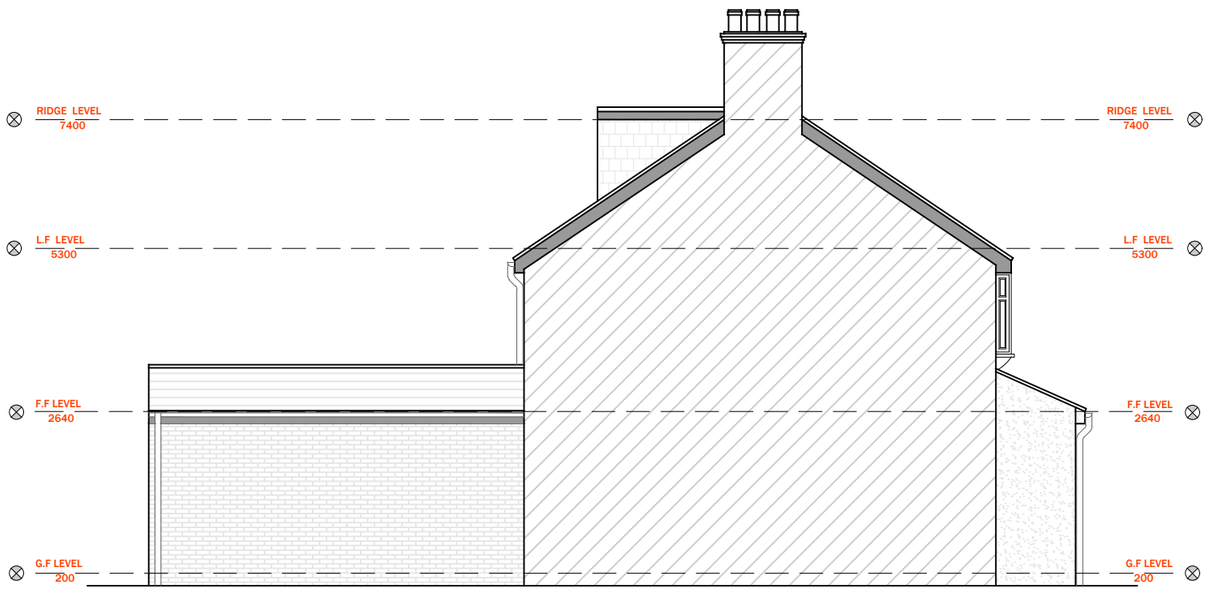
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3 EXISTING
NORTH WEST ELEVATION



4 EXISTING
SOUTH EAST ELEVATION

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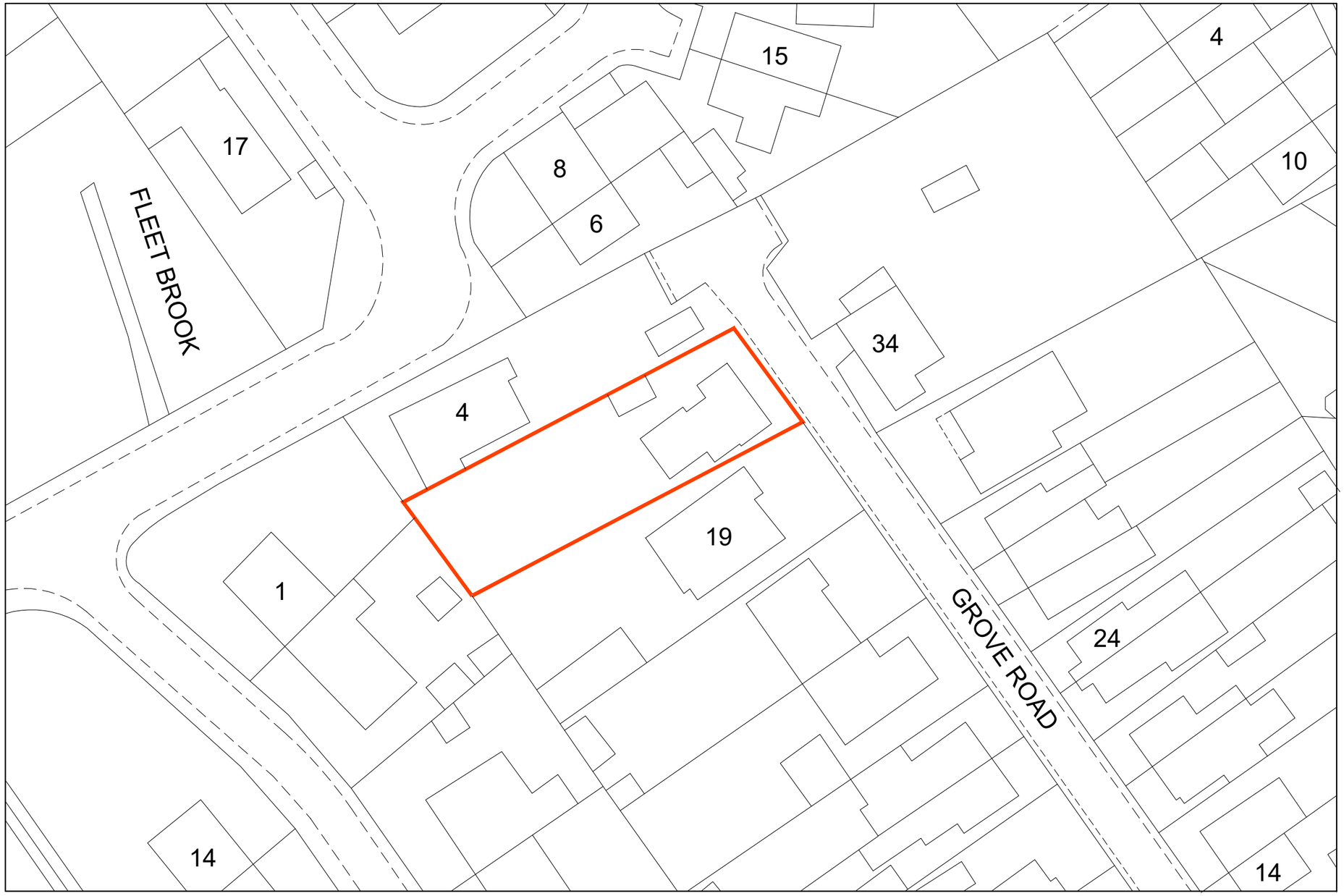
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LEGENDS:

SITE BOUNDARY



1 EXISTING SITE BLOCK PLAN

G6 STUDIO

Project No. G61001

23/09/2025

Project Name.

35 Cumberland Drive Bexleyheath

Postcode DA7 5LA

Notes

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2. ALL DISCREPANCIES TO BE REPORTED TO G6 STUDIO.
3. REFER TO STRUCTURAL SPECIFICATION FOR ALL STRUCTURAL ELEMENTS.

Project North

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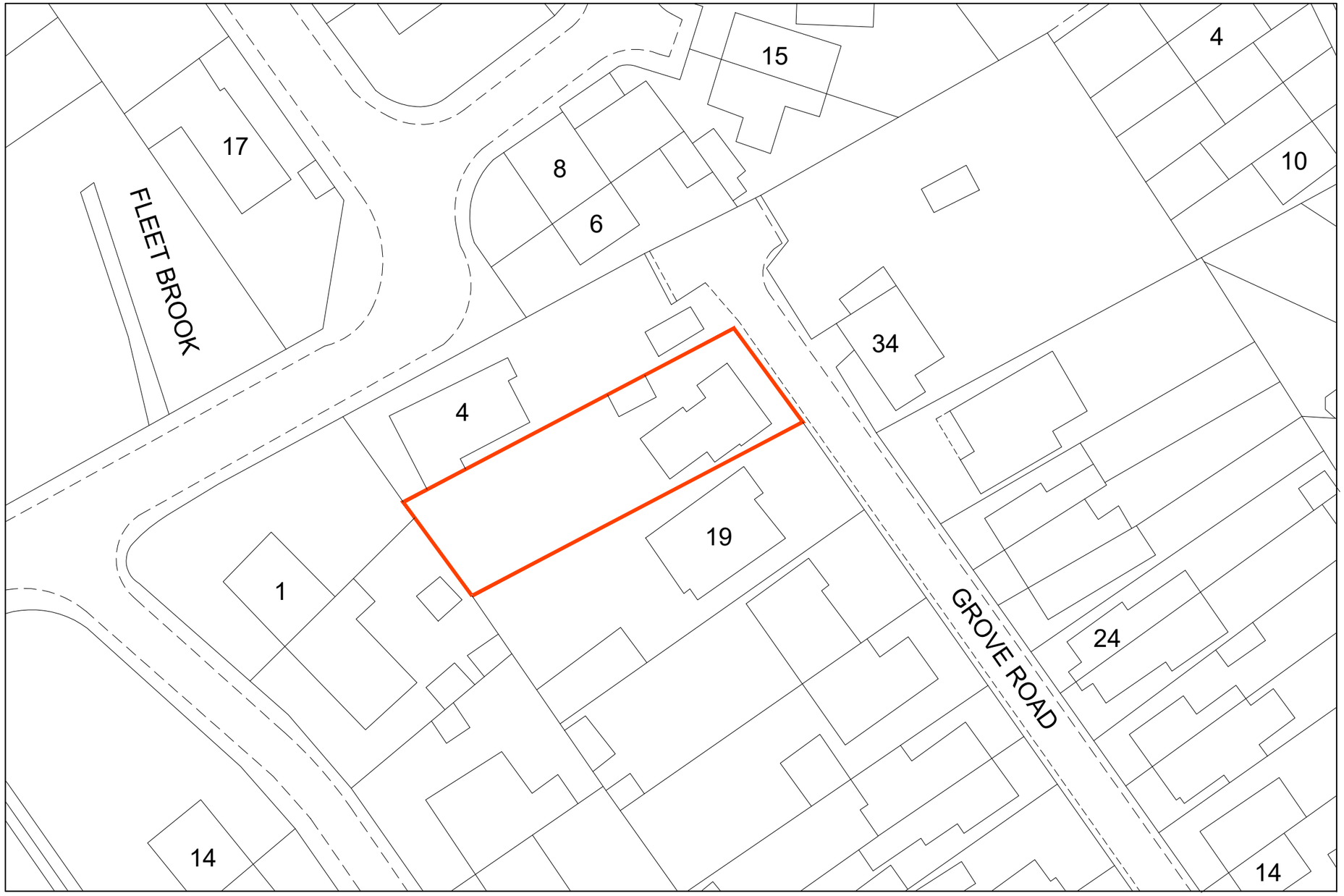
Drawing Title

A1.7

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LEGENDS:

SITE BOUNDARY



1 PROPOSED SITE BLOCK PLAN

G6 STUDIO

Project No. G61001

23/09/2025

Project Name.

35 Cumberland Drive Bexleyheath

Postcode DA7 5LA

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Project North

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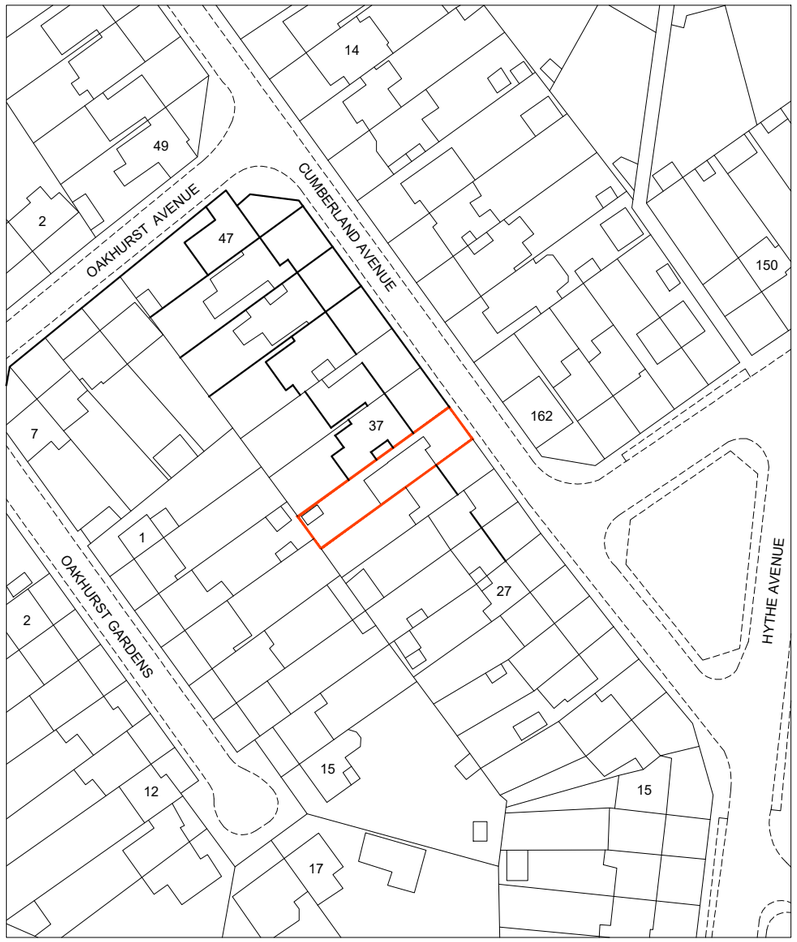
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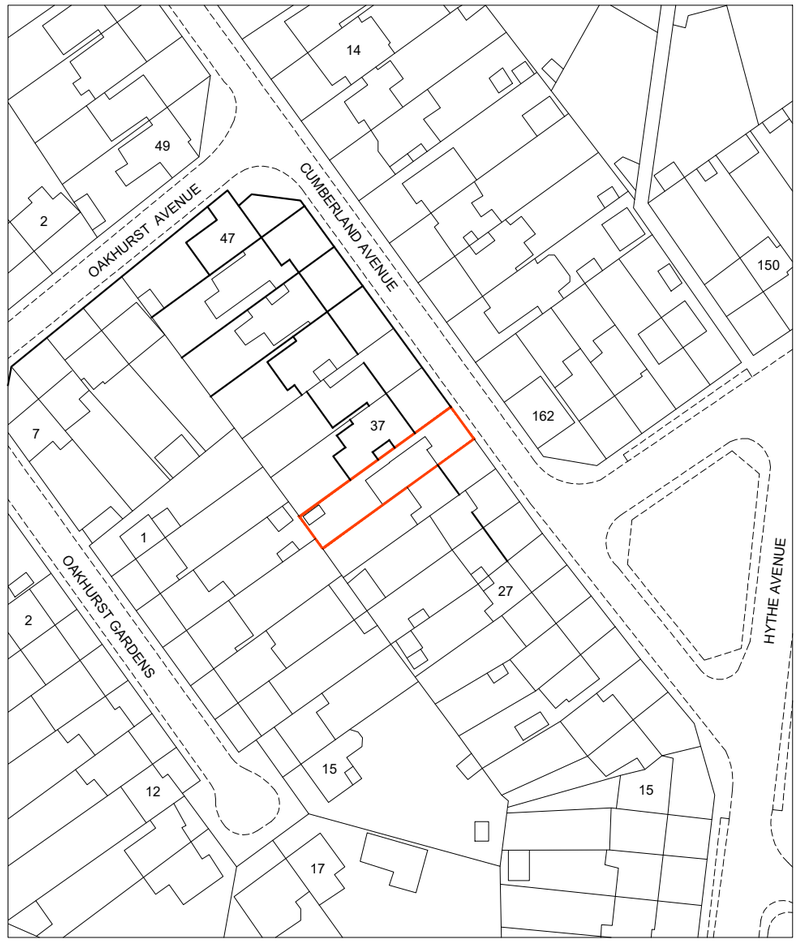
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LEGENDS:

SITE BOUNDARY



1 EXISTING LOCATION PLAN



2 PROPOSED LOCATION PLAN

G6 STUDIO

Project No. G61001

23/09/2025

Project Name.

35 Cumberland Drive Bexleyheath

Postcode DA7 5LA

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Project North

0 12.5 25 37.5

Scale 1:1250

Drawing Title

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