

General Notes

1. All drawings to be read in conjunction with all relevant specifications, architect's drawings and services engineer's drawings.
2. For setting out refer to architect's drawings. where the survey has been done manually, therefore it is advised that all the contractors must take their own dimensions. where the intended purpose of the dimensions is for planning approval.
3. All dimensions are in millimeters unless noted otherwise.
4. Do not scale from the drawings or the computer digital data. Only figured dimensions to be used. The contractor is to provide any temporary bracing necessary to maintain structural stability during construction.

5. The works have been designed and shall be constructed in accordance with the following codes. This list is not exhaustive and is only intended to list the principal codes:
 - a) BS EN 1991-1-1:2002, BS EN 1991-1-7:2006: Code of practice for dead and imposed loads.
 - b) BS EN 1991-1-4:2005+A1:2010: Code of practice for wind loads.
 - c) BS EN 1991-1-3:2003: Code of practice for imposed roof loads.
 - d) BS EN 1997-1:2004 : Code of practice for foundations.
 - e) BS EN 1992-1-1:2004: Structural use of concrete.
 - f) BS EN 1993-1-1:2005, BS EN 1993-1-5:2006, BS EN 1993-1-10:2005, BS EN 1993-5:2007, BS EN 1993-6:2007, BS EN 1993-1-8:2005: Structural use of steelwork in buildings.
 - g) PD 6697:2010, BS EN 1996-3:2006, BS EN 1996-2:2006, BS EN 1996-1-1:2005+A1:2012: Structural use of un-reinforced masonry.
 - h) BS EN 1995-1-1:2004+A1:2008: Structural use of timber.

7. The works have been designed for the finish state. The following superimposed loads have been used in the design:

Floor loads - See structural engineer's calculations.
Roof loads - See structural engineer's calculations.

8. All works shall comply with the Building Regulations and other relevant statutory notices e.g. Health and Safety Bylaws, COSHH etc

9. The client / appointed contractor must take their own assurances on:

- a) Soil conditions on site and the gradient of land;
- b) Suitability / existing methods of storm water drainage;
- c) Trees (existing or removed) and their affect on foundations;
- d) Position and condition of main sewer.

10. Extensions/alterations to existing structures are subject to revision depending upon such being fully exposed. The client/thier contractor must take their own assurances that any structure designated for demolition/removal are not load bearing or that alternative methods of permanent support are put in place prior to removal. Existing walls, lintels and foundations that are intended to take additional loads, must first be fully exposed and checked for adequacy prior to the commencement of works.

Foundations

1. The depth of the proposed foundations are subject to ground conditions and building control approval. These are to be minimum 1000mm deep subject to be founding in good ground of minimum 100kN/m² bearing stratum (based on London Clay).
2. The excavations should be free from any mature tree roots. If there are

- large trees in the vicinity then the foundations depth is to be in accordance with NHBC standards guidelines for building near trees.
3. Where new foundations are to abut existing foundations, a soft joint of 75mm is to be formed using 'Claymaster' or similar approved unless noted otherwise on the drawings.
4. Any foundations deeper than 1.5m should have suspended floors to avoid any heave. Where the foundations are cast within highly shrinkable soils, then anti-heave precautions such as compressible materials or void formers are to be applied to the foundations.

Notes for Timber

1. These notes are to be read in conjunction with relevant architect's and services engineer's drawings and specification.
2. All timber-work shall comply with BS EN 1995-1-1:2004+A1:2008.
3. Roof area:
 - a) Roof joists shall be grade C24. Evidence of grading shall be provided before work commences;
 - b) Blocking and battens shall be grade C24 softwood;
 - c) The sizes shown on the drawings are finished sizes;
 - d) In joint zones wanes, shakes and knots are not permitted;
 - e) Timber to be carefully cut and planed to ensure tight fit and continuous bearing against metalwork;
 - f) All gaps between timber and metalwork to be resin-grouted, to the approval of the engineer.

4. All connectors, bolts, nails etc. shall be galvanised to BS 7236-1:2000.
5. Adhesive shall be to BS1204: Part 1: 1970, Type WBP.
6. All timber to be treated in accordance with the British Wood Preservative and Damp-proofing Association Commodity Specification C8 for 40 years desired service life.

Notes for Fire Resistance

1. These notes are to be read in conjunction with relevant architect's services engineer's drawings and specifications.
2. All habitable rooms to stairs enclosure and the kitchen to be filled with self-closing doors.
3. Any glazing within the stair enclosure, including glazing to doors, to be fire-resisting.
4. Mains powered interconnected smoke alarms to be provided to entrance lobby and all stairs landings.
5. Class 1 flame spread to be provided to all new walls and ceilings.

Notes for Masonry

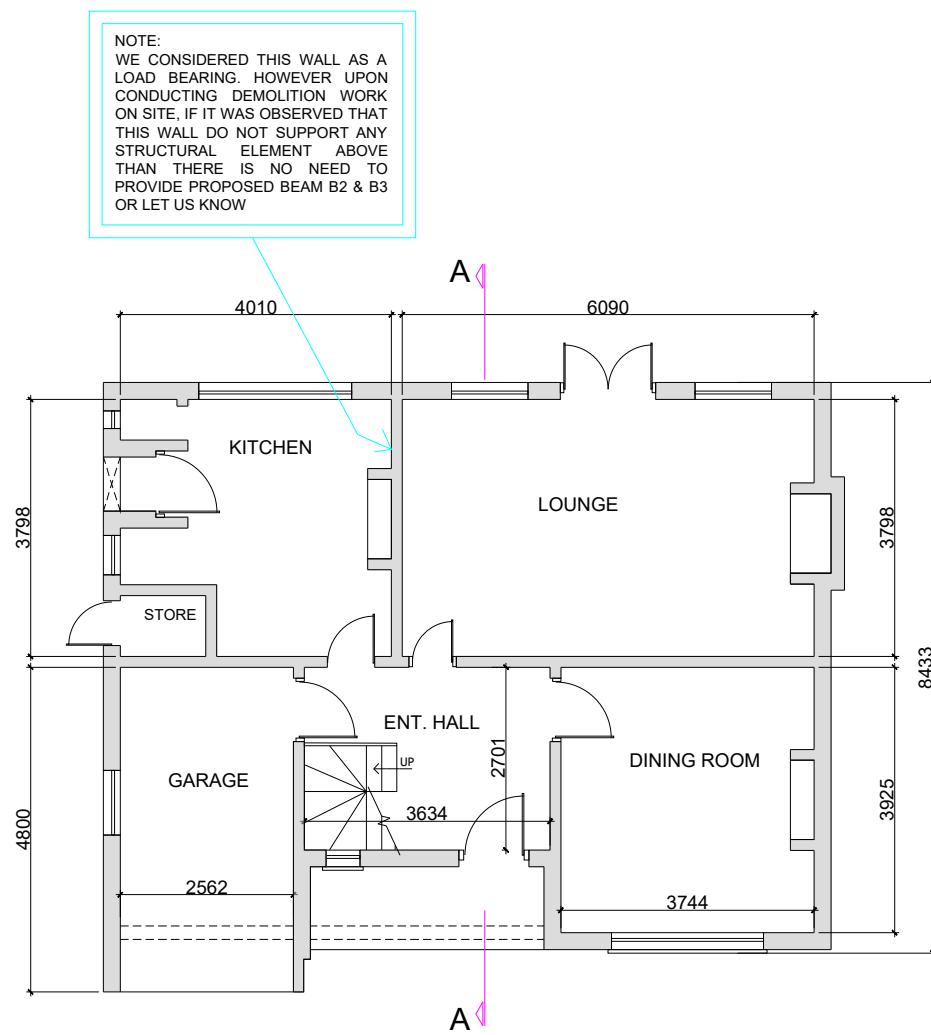
1. These notes are to be read in conjunction with relevant architect's services engineer's drawings and specifications.
2. All brickwork shall comply with PD 6697:2010, BS EN 1996-3:2006, BS EN 1996-2:2006, BS EN 1996-1-1:2005+A1:2012 .
3. All bricks shall have a minimum crushing strength of 20N/mm².

4. Blockwork shall have a minimum crushing strength of 7N/mm².
5. Mortar shall be a Class (ii) cement: lime putty: sand mix (1:1/2:4), unless indicated otherwise.
6. All vertical joints shall be completely filled. Bricks shall be laid frog up. The voids in perforated bricks shall be filled.
7. Fissured bricks or bricks with voids shall not be used.
8. Horizontal chases are prohibited. Vertical chases and builderswork holes shall be agreed with the architect.

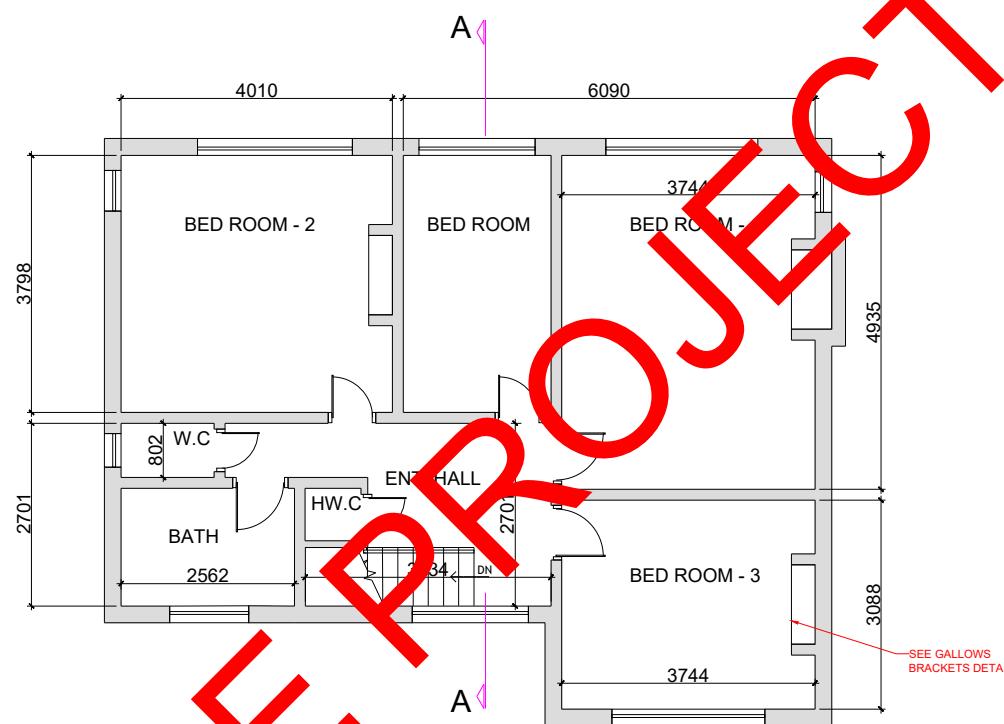
Notes for Structural Steelwork

1. These notes are to be read in conjunction with relevant architect's and services engineer's drawings and specifications.
2. All steelwork shall comply with BS EN 1993-1-1:2005, BS EN 1993-1-5:2006, BS EN 1993-1-10:2005, BS EN 1993-5:2007, BS EN 1993-6:2007, BS EN 1993-1-8:2005.
3. Unless noted otherwise stipulated structural steelwork shall conform to BS EN: Weldable structural steels.
4. Unless noted otherwise all steel shall be grade S355. Steel grade shall conform with EC-3.
5. Unless noted otherwise all butt welds shall be full penetration.
6. Unless noted otherwise all fillet welds shall be full profile with a minimum leg length of 6mm.
7. Unless noted otherwise all ordinary bolt assemblies shall be Grade 8.8.
8. Unless noted otherwise all bolts shall be M16.
9. Unless noted otherwise all holding down bolts shall be M16 Grade 8.8 anchored a minimum of 200mm depth into the supporting concrete with a 100 x 100 x 8 thick washer plate at the embedded head of the bolt.
10. The clearance of base plates from supporting concrete shall be a minimum of 20mm and on completion of erection this shall be grouted solid under the full area of the base plate with 1:2 sand: cement grout.
11. Corrosion protection:
 - a) Surface protection - blast clean to SA 2.5 quality BS EN ISO 8501-1.
 - b) Prefabricator primer - epoxy zinc phosphate hb: 50 microns (DFT).
 - c) Finishing coat - see arch's spec.
 - d) See arch's specification for details on colour and texture.
12. Fire protection:
 - 30min - One layer of plasterboard and skim coat or intumescent paint to manufacturer's specification.
 - 60min - Two layers of plasterboard with joints staggered and skim coat or intumescent paint to manufacturer's specification.
13. Weather protection: Any steelwork exposed to external weather is either to be galvanized or stainless steel UNO.
14. All steel beams carrying load-bearing masonry walls wider than their flanges are to have 12mm thick top/bottom flange plates continuously welded along the length to suit the wall width UNO.

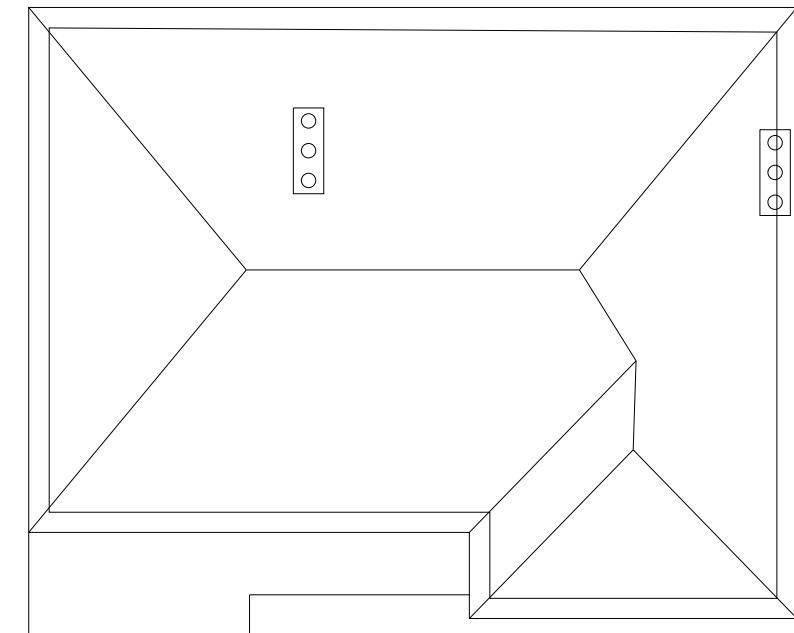
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All dimensions to be checked on site by the contractor and such dimensions to be their responsibility. All construction works must comply with the relevant British Standards and Building Regulations requirements. Any drawing errors and omissions to be reported to PEPP's			
Client Name	Section	Drawing Title	
	REAR EXTENSION	GENERAL NOTES	
Project Address	Stage	Drawing Status	
	STRUCTURAL	BUILDING REGULATIONS	
		PEARL ENGINEERS PLANNERS & PROJECT MANAGERS 02 TOWERFIELDS WESTERHAM ROAD BROMLEY, BR2 6HF Email: info@Pearlepp.co.uk Web: www.pearlepp.co.uk Phone No.: 02035763199	LEGEND
STRUCTURE TO BE DEMOLISHED			
PROPOSED STRUCTURE			
Designed	MM	Project No.	
Drawn	MM	Drawing No.	
		Revision	
		Scale at A3	
		1:100	
		Date	
		25/07/2024	



EXISTING GROUND FLOOR PLAN
Scale 1:100



EXISTING FIRST FLOOR PLAN
Scale 1:100



EXISTING ROOF PLAN
Scale 1:100

0m 2m 4m 6m 8m 10m

SCALE 1:100 @ A3

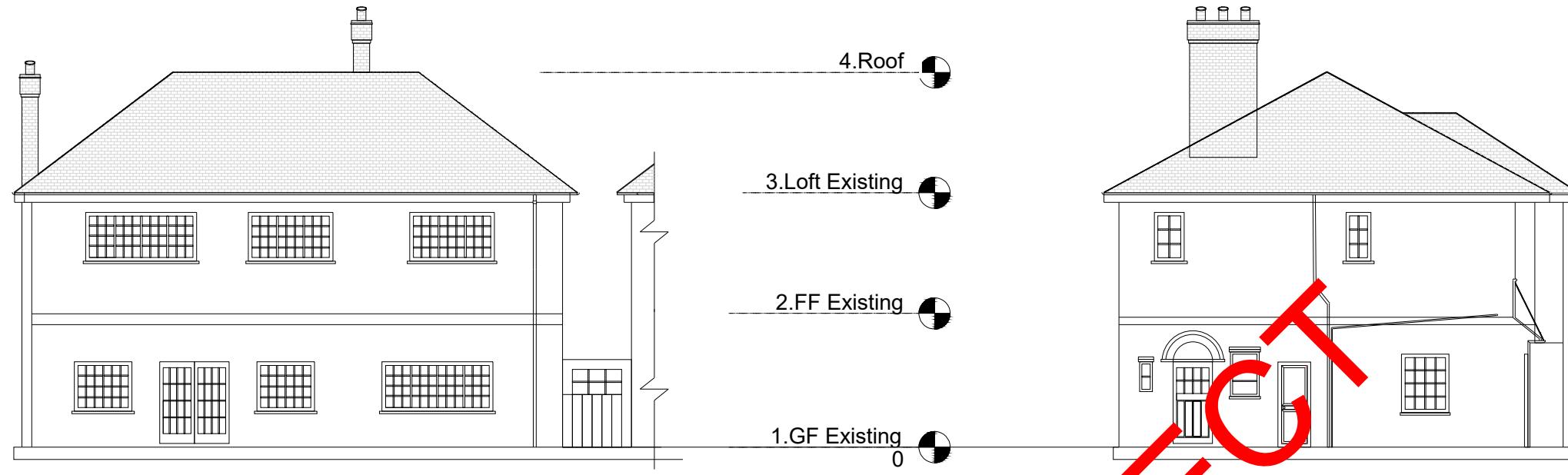
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Client Name	Section	Drawing Title
	REAR EXTENSION	EXISTING PLANS
Project Address	Stage	Drawing Status
	STRUCTURAL	BUILDING REGULATIONS



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LEGEND	Project No.	BERESFORD
■ STRUCTURE TO BE DEMOLISHED	Drawing No.	A-001
■ PROPOSED STRUCTURE	Revision	-
	Scale at A3	1:100
Designed	MM	Date
Drawn	MM	25/07/2024



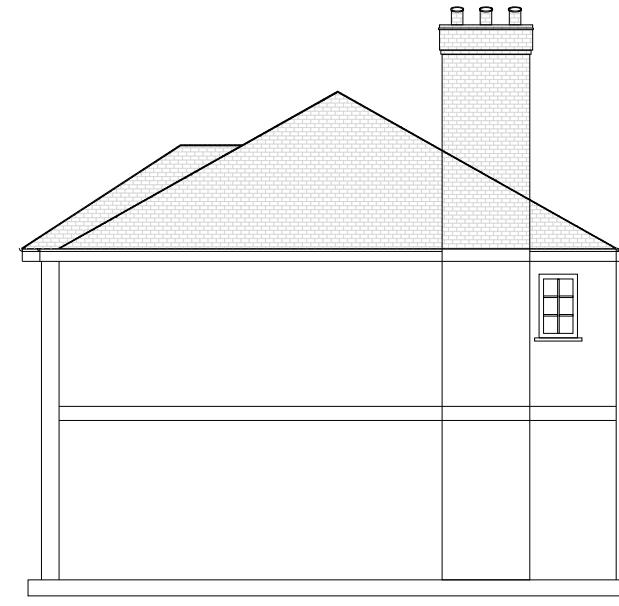
EXISTING REAR ELEVATION
Scale 1:100



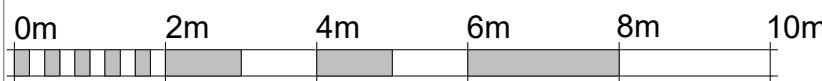
EXISTING LEFT SIDE ELEVATION
Scale 1:100



EXISTING FRONT ELEVATION
Scale 1:100



EXISTING RIGHT SIDE ELEVATION
Scale 1:100



SCALE 1:100 @ A3

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Client Name	Section	Drawing Title
	REAR EXTENSION	EXISTING ELEVATIONS
Project Address	Stage	Drawing Status
69 BERESFORD ROAD	STRUCTURAL	BUILDING REGULATIONS



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DRAWING TO BE REVIEWED BY A COMPETENT CONTRACTOR PRIOR TO START OF THE WORK AND ANY DISCREPANCY FOUND TO BE REPORTED TO THE ENGINEERS BEFORE COMMENCEMENT

LEGEND	Project No.	BERESFORD
STRUCTURE TO BE DEMOLISHED	Drawing No.	A-002
PROPOSED STRUCTURE	Revision	-
	Scale at A3	1:100
Designed MM	Date	25/07/2024
Drawn MM		

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 DPC'S AROUND OPENINGS AND ABUTMENTS. ALL CAVITY TRAYS MUST HAVE 150MM UPSTANDS AND SUITABLE CAVITY WEEP HOLES (MIN 2) AT MAX 900MM CENTRES.

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.

EXTRACT TO UTILITY ROOM
TO UTILITY ROOM PROVIDE MECHANICAL VENTILATION DUCTED TO EXTERNAL AIR CAPABLE OF EXTRACTING AT A RATE OF 30 L/S. INTERNAL DOORS SHOULD BE PROVIDED WITH A 10MM GAP BELOW THE DOOR TO AID AIR CIRCULATION. VENTILATION PROVISION IN ACCORDANCE WITH THE DOMESTIC VENTILATION COMPLIANCE GUIDE. INTERMITTENT EXTRACT FANS TO BS EN 13141-4. ALL FIXED MECHANICAL VENTILATION SYSTEMS, WHERE THEY CAN BE TESTED AND ADJUSTED, SHALL BE COMMISSIONED AND A COMMISSIONING NOTICE GIVEN TO THE BUILDING CONTROL BODY.

(SD) SMOKE DETECTOR
 (FD) FIRE DOOR
 (FA) FIRE ALARM
 (MEV) MECHANICAL EXTRACT VENTILATION FAN
 (EW) ESCAPE WINDOW

GENERAL NOTES:

SOCKETS TO BE AT 450 HIGH FROM FINISHED FLOOR LEVEL SWITCHES TO BE @ 1400 HIGH ABOVE FINISHED FLOOR LEVELS.

ALL BATHROOM LIGHTS TO BE SWITCHED; SWITCHES TO BE OUTSIDE THE BATHROOM.

ALL BATHROOMS TO HAVE EXTRACTOR FANS, EXACT POSITIONS TO BE AGREED.

ALL BATHROOM RECESSED LIGHTS TO BE STEAM-PROOF.

EXTRACT TO KITCHEN

KITCHEN TO HAVE MECHANICAL VENTILATION WITH AN EXTRACT RATING OF 60 L/S, OR 30 L/S IF ADJACENT TO HOB TO EXTERNAL AIR. INTERNAL DOORS SHOULD BE PROVIDED WITH A 10MM GAP BELOW THE DOOR TO AID AIR CIRCULATION. VENTILATION PROVISION IN ACCORDANCE WITH THE DOMESTIC VENTILATION COMPLIANCE GUIDE. INTERMITTENT EXTRACT FANS TO BS EN 13141-4. COOKER HOODS TO BS EN 13141-3. ALL FIXED MECHANICAL VENTILATION SYSTEMS, WHERE THEY CAN BE TESTED AND ADJUSTED, SHALL BE COMMISSIONED AND A COMMISSIONING NOTICE GIVEN TO THE BUILDING CONTROL BODY.

EXTRACT TO BATHROOM

BATHROOM TO HAVE MECHANICAL VENT DUCTED TO EXTERNAL AIR TO PROVIDE MIN 15 L/S EXTRATION. VENT TO BE CONNECTED TO LIGHT SWITCH AND TO HAVE 15 MINUTE OVER RUN IF NO WINDOW IN ROOM. INTERNAL DOORS SHOULD BE PROVIDED WITH A 10MM GAP BELOW THE DOOR TO AID AIR CIRCULATION. VENTILATION PROVISION IN ACCORDANCE WITH THE DOMESTIC VENTILATION COMPLIANCE GUIDE. INTERMITTENT EXTRACT FANS TO BS EN 13141-4. ALL FIXED MECHANICAL VENTILATION SYSTEMS, WHERE THEY CAN BE TESTED AND ADJUSTED, SHALL BE COMMISSIONED AND A COMMISSIONING NOTICE GIVEN TO THE BUILDING CONTROL BODY.

FIRE DOORS

ALL DOORS TO HABITABLE ROOMS WITHIN STAIR ENCLOSURE TO BE FD30 DOORS FITTED WITH A PERKOMATIC SELF CLOSER. 25X38MM DOOR STOPS GLUED AND SCREWED TO FRAME. THIS IS NOT REQUIRED FOR A TWO STORY (GROUND+FIRST FLOOR) BUILDING BUT STRONGLY RECOMMENDED. DOORS TO BE FULL PANEL DOORS WITH NO GLAZING.

SMOKE DETECTORS:

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.

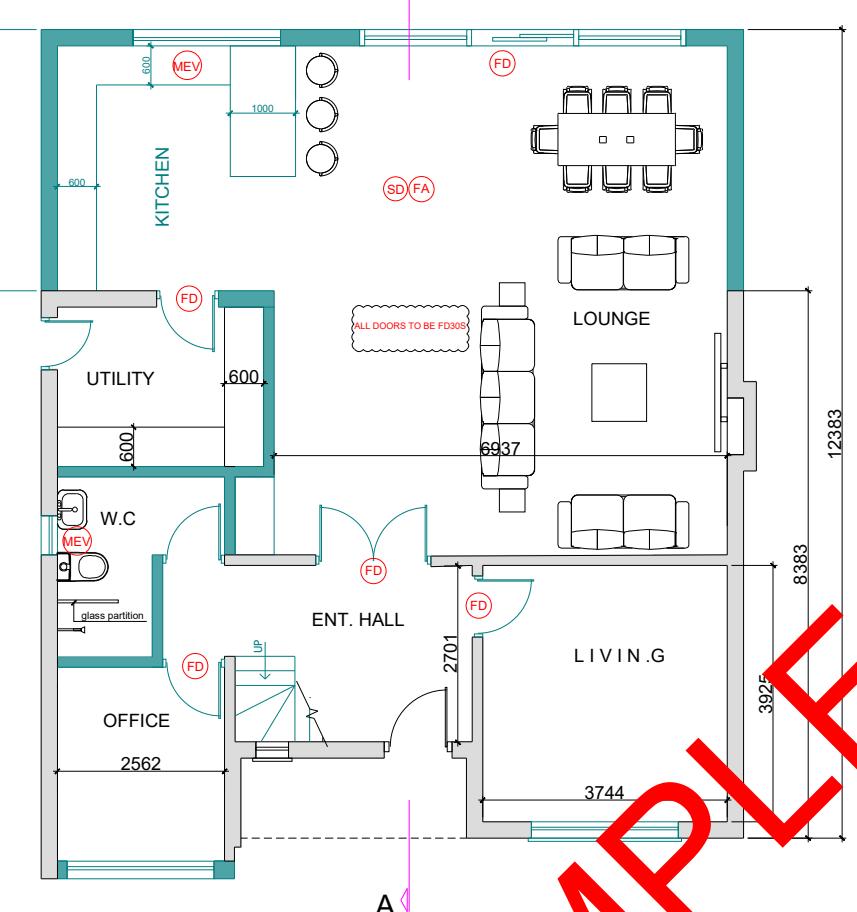
ALL SMOKE DETECTORS(SD) & ALARMS (TO BS 5446-1) TO BE MAINS POWERED, WITH BACKUP BATTERY AND TO BE FITTED IN THE CIRCULATION SPACE IN HALLWAY AND ALL UPPER LANDINGS, ALL LINKED TO EACH OTHER AND ON AN INDEPENDANT CIRCUIT WITH A SEPARATE FUSE. EXACT POSITIONS TO BE CONFIRMED ON SITE.

SMOKE DETECTION

PROVIDE A LINKED SMOKE ALARM DETECTION SYSTEM TO BS EN 14604 AND BS 5839-6:2019 TO AT LEAST A GRADE D CATEGORY LD3 STANDARD. SYSTEM TO BE MAINS POWERED WITH BATTERY BACK UP. AT LEAST ONE SMOKE DETECTOR TO BE PROVIDED IN EACH HALLWAY AND LANDING. IN HALLWAYS EXCEEDING 7.5M IN LENGTH, NO POINT WITHIN THE HALLWAY SHOULD EXCEED 7.5M FROM THE NEAREST DETECTOR AND NO BEDROOM DOOR SHOULD BE FURTHER THAN 3M FROM THE NEAREST SMOKE ALARM. IF CEILING MOUNTED THEY SHOULD BE 300MM FROM THE WALLS AND LIGHT FITTINGS. WHERE THE KITCHEN AREA IS NOT SEPARATED FROM THE STAIRWAY OR CIRCULATION SPACE BY A DOOR, THERE SHOULD BE AN INTERLINKED HEAT DETECTOR IN THE KITCHEN. MAINS-WIRED, INTERLINKED HEAT DETECTOR TO BE PROVIDED TO THE KITCHEN AND SMOKE DETECTORS TO PRINCIPAL LIVING ROOMS, IF REQUIRED BY BUILDING CONTROL.

DETAILS ON CABLING FOR COMPUTERS AND NETWORKING, TELEPHONE, SECURITY SYSTEM, MUSIC SYSTEM, DOOR ENTRY AND CONTROL SYSTEM, ETC. TO BE AGREED SEPARATELY.

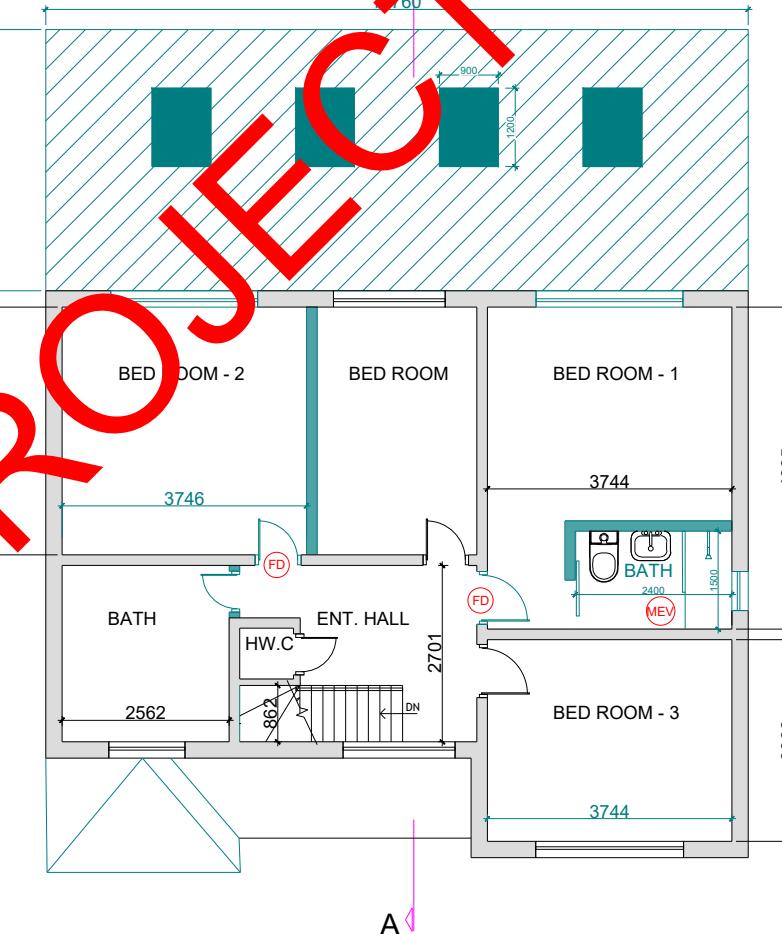
ALL ELECTRICAL WIRING & INSTALLATIONS TO CONFORM TO BS7671 "REQUIREMENTS FOR ELECTRICAL INSTALLATIONS" AND ANY OTHER REGULATIONS APPLICABLE TO SIMILAR RESIDENTIAL HOUSES.



PROPOSED GROUND FLOOR PLAN
Scale 1:100

0m 2m 4m 6m 8m 10m

SCALE 1:100 @ A3



PROPOSED FIRST FLOOR PLAN
Scale 1:100

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Client Name

Section

Drawing Title

REAR EXTENSION

PROPOSED PLANS

Project Address

Stage

Drawing Status

STRUCTURAL

BUILDING REGULATIONS



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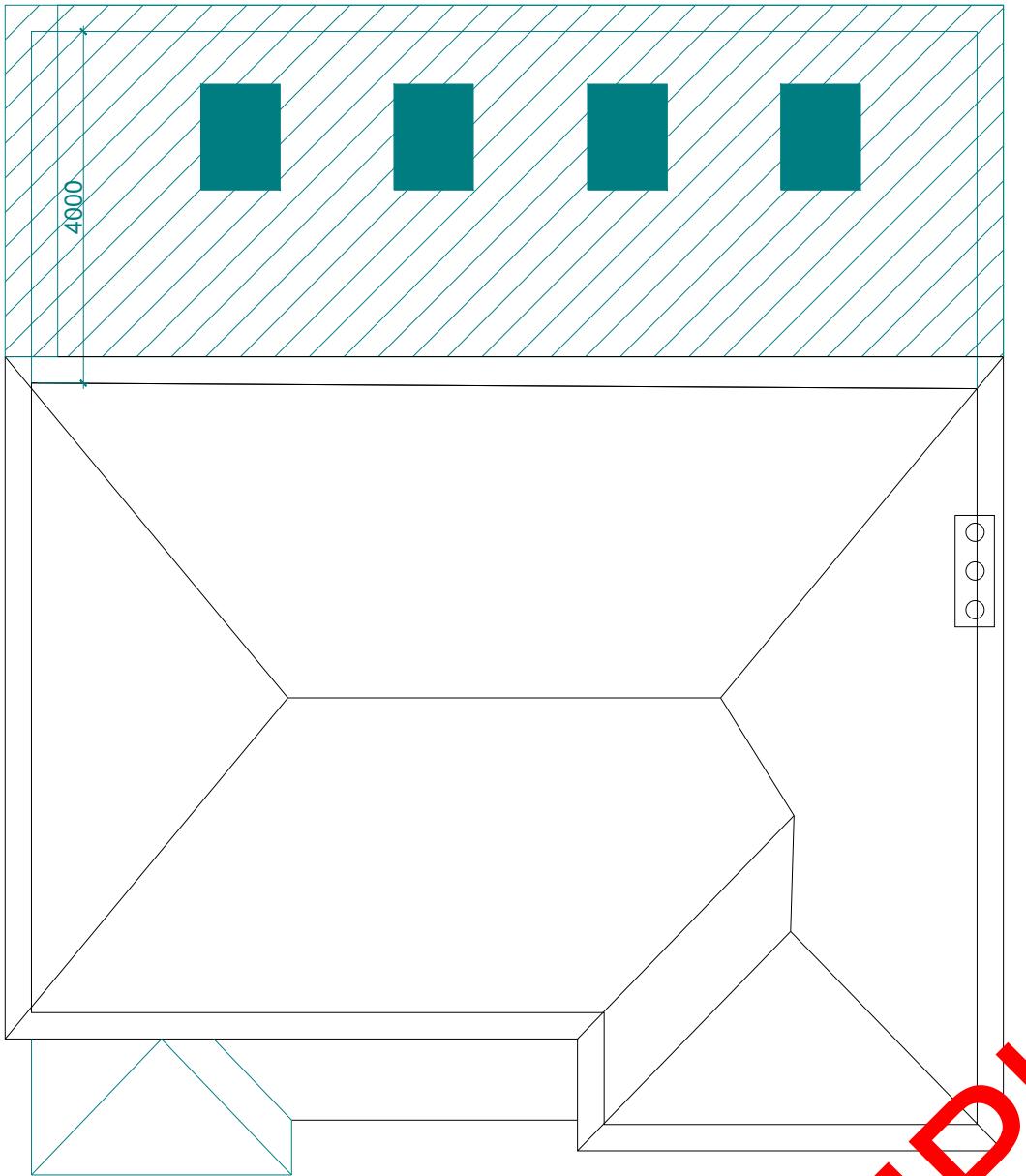
Web: www.pearlepp.co.uk

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LEGEND
■ STRUCTURE TO BE DEMOLISHED
■ PROPOSED STRUCTURE

Project No.	BERESFORD
Drawing No.	A-003
Revision	-
Scale at A3	1:100
Designed	MM
Drawn	MM

DRAWING TO BE REVIEWED BY A COMPETENT CONTRACTOR PRIOR TO START OF THE WORK AND ANY DISCREPANCY FOUND TO BE REPORTED TO THE ENGINEERS BEFORE COMMENCEMENT



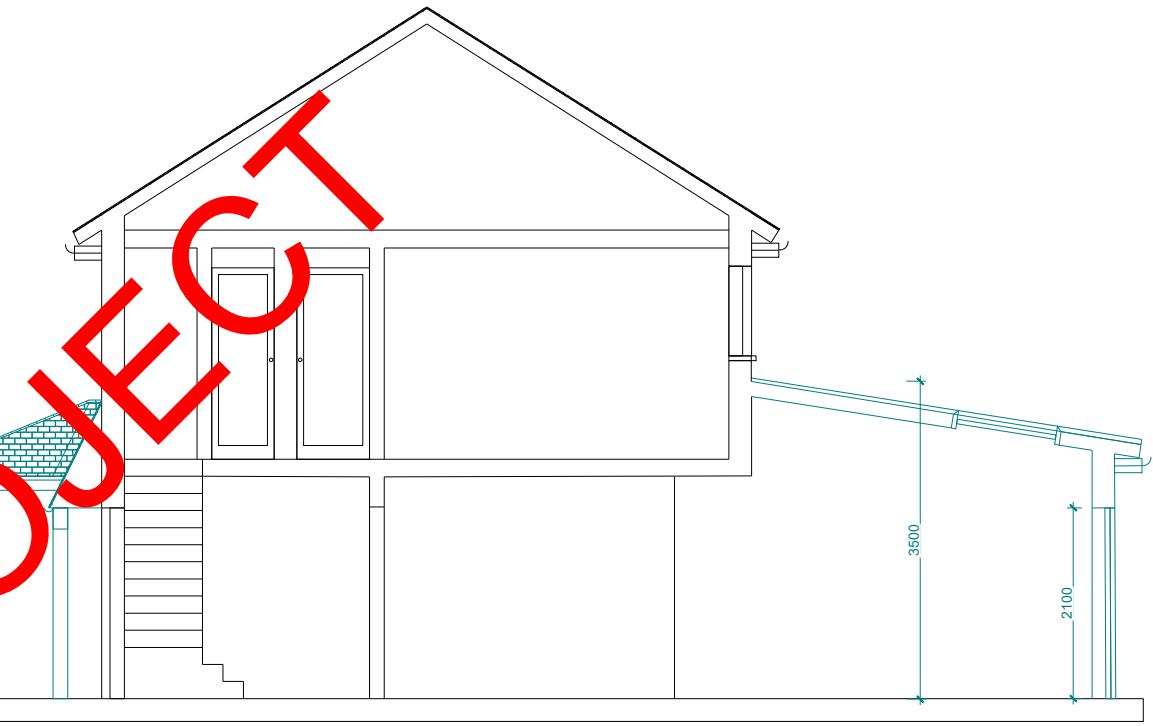
PROPOSED ROOF PLAN
Scale 1:100

0m 2m 4m 6m 8m 10m

SCALE 1:100 @ A3

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SAMPLE PROJECT



PROPOSED SECTION A-A
Scale 1:100

DRAWING TO BE REVIEWED BY A COMPETENT CONTRACTOR PRIOR TO START OF THE WORK AND ANY DISCREPANCY FOUND TO BE REPORTED TO THE ENGINEERS BEFORE COMMENCEMENT

Client Name	Section	Drawing Title	
		REAR EXTENSION	PROPOSED PLAN & SECTION
Project Address	Stage	Drawing Status	
	STRUCTURAL	BUILDING REGULATIONS	



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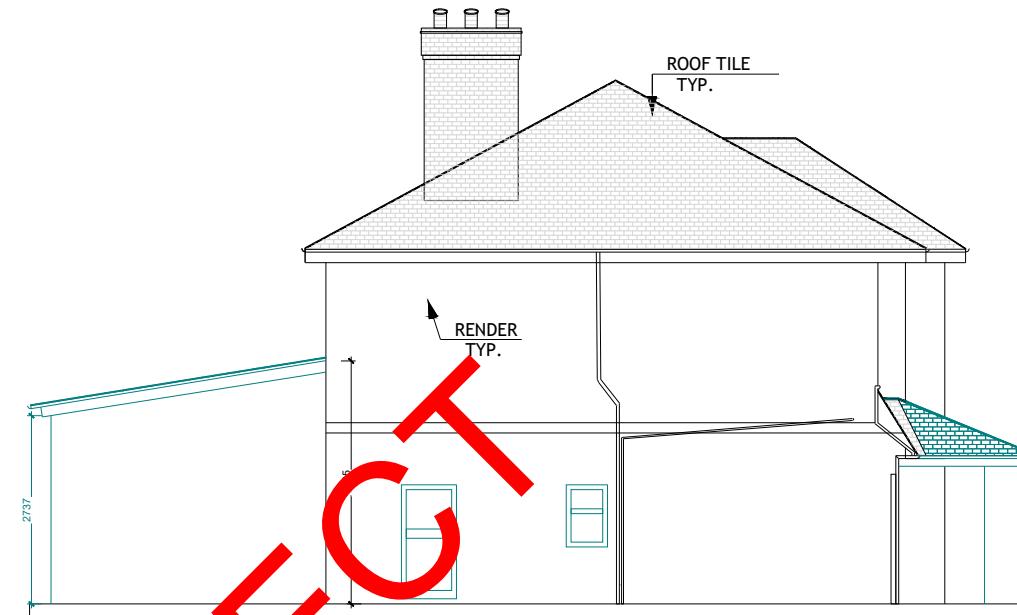
LEGEND	Project No.	BERESFORD
	Drawing No.	A-004
STRUCTURE TO BE DEMOLISHED	Revision	-
PROPOSED STRUCTURE	Scale at A3	1:100
Designed MM	Date	25/07/2024
Drawn MM		



PROPOSED REAR ELEVATION

Scale 1:100

4.Roof
3.Loft Existing
2.FF Existing
1.GF Existing
0



PROPOSED LEFT SIDE ELEVATION

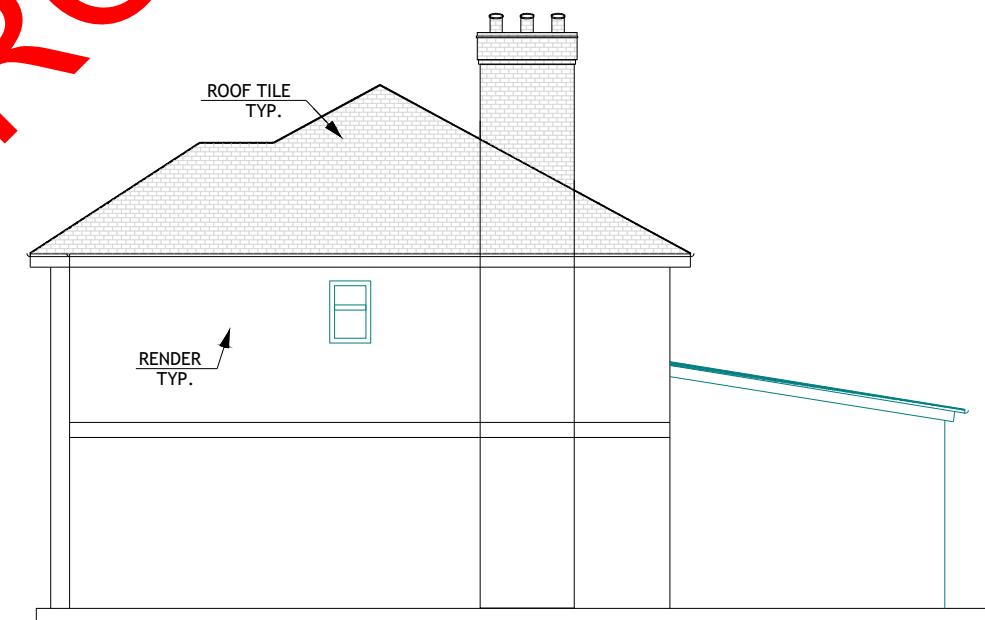
Scale 1:100



PROPOSED FRONT ELEVATION

Scale 1:100

4.Roof
3.Loft Existing
2.FF Existing
1.GF Existing
0



PROPOSED RIGHT SIDE ELEVATION

Scale 1:100

SAMPLE PROJECT

0m 2m 4m 6m 8m 10m

SCALE 1:100 @ A3

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Client Name

Section

REAR EXTENSION

Drawing Title

PROPOSED ELEVATIONS

Project Address

Stage

STRUCTURAL

Drawing Status

BUILDING REGULATIONS



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DRAWING TO BE REVIEWED BY A COMPETENT CONTRACTOR PRIOR TO START OF THE WORK AND ANY DISCREPANCY FOUND TO BE REPORTED TO THE ENGINEERS BEFORE COMMENCEMENT

LEGEND

STRUCTURE TO BE DEMOLISHED

PROPOSED STRUCTURE

Project No. BERESFORD

Drawing No. A-005

Revision -

Scale at A3 1:100

Date 25/07/2024

Designed MM

Drawn MM

PROVIDE 700 mm WIDE AND 800 mm DEEP CONCRETE TRENCH FOOTING, EXCAVATION DEPTH TO BE DECIDED BY BUILDING CONTROL INSPECTOR ON SITE (MIN. 1000mm)

STRIP FOUNDATION

PROVIDE 700MM X 800MM CONCRETE FOUNDATION, CONCRETE MIX TO CONFORM TO BS EN 206:2013 AND BS 8500-2. ALL FOUNDATIONS TO BE A MINIMUM OF 1000MM BELOW GROUND LEVEL, EXACT DEPTH TO BE AGREED ON SITE WITH BUILDING CONTROL OFFICER TO SUIT SITE CONDITIONS. ALL CONSTRUCTED IN ACCORDANCE WITH 2010 BUILDING REGULATIONS A1/2 AND BS 8004:2015 CODE OF PRACTICE FOR FOUNDATIONS. ENSURE FOUNDATIONS ARE CONSTRUCTED BELOW INVERT LEVEL OF ANY ADJACENT DRAINS.

PARTY WALL ACT
SHOULD THEY NEED TO DO SO UNDER THE REQUIREMENTS OF THE PARTY WALL ACT 1996, THE OWNER HAS A DUTY TO SERVE A PARTY STRUCTURE NOTICE ON ANY ADJOINING OWNER IF THE BUILDING WORK INVOLVES ANY OF THE FOLLOWING TO A PARTY WALL:

- SUPPORT OF BEAM
- INSERTION OF DPC THROUGH WALL
- RAISING A WALL OR CUTTING OFF PROJECTIONS
- DEMOLITION AND REBUILDING
- UNDERPINNING
- INSERTION OF LEAD FLASHINGS

A PARTY WALL NOTICE IS ALSO REQUIRED FOR:

- ANY EXCAVATIONS WITHIN 3 METRES OF ANY PART OF A NEIGHBOURING OWNER'S BUILDING OR STRUCTURE, WHERE ANY PART OF THAT WORK WILL GO DEEPER THAN THE NEIGHBOUR'S FOUNDATIONS; OR
- ANY EXCAVATIONS FOR A NEW BUILDING OR STRUCTURE, WITHIN 6 METRES OF ANY PART OF A NEIGHBOURING OWNER'S BUILDING OR STRUCTURE, WHERE ANY PART OF THAT WORK WILL MEET A LINE DRAWN DOWNWARDS AT 45° IN THE DIRECTION OF THE EXCAVATION FROM THE BOTTOM OF THE NEIGHBOUR'S FOUNDATIONS.

A PARTY WALL AGREEMENT IS TO BE IN PLACE PRIOR TO START OF WORKS ON SITE

PROVIDE 700 mm WIDE AND 800 mm DEEP ECCENTRIC CONCRETE TRENCH FOOTING, EXCAVATION DEPTH TO BE DECIDED BY BUILDING CONTROL INSPECTOR ON SITE (MIN. 1000mm)

WIND POST DETAIL

NEW AND REPLACEMENT WINDOWS

NEW AND REPLACEMENT WINDOWS TO BE DOUBLE GLAZED WITH 16-20MM ARGON GAP AND SOFT COAT LOW-E GLASS. WINDOW ENERGY RATING TO BE BAND B OR BETTER AND TO ACHIEVE U-VALUE OF 1.4 W/M². THE DOOR AND WINDOW OPENINGS SHOULD BE LIMITED TO 25% OF THE EXTENSION FLOOR AREA PLUS THE AREA OF ANY EXISTING OPENINGS COVERED BY THE EXTENSION.

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 TAPE TO SURROUNDING OPENINGS USING AIR SEALING TAPE. WINDOWS TO BE FITTED WITH TRICKLE VENTS TO PROVIDE ADEQUATE BACKGROUND VENTILATION IN ACCORDANCE WITH APPROVED DOCUMENT F.

NEW AND REPLACEMENT DOORS

NEW AND REPLACEMENT DOORS TO ACHIEVE A U-VALUE OF 1.4W/M². 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 TAPE 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 ABUT THE EXISTING WALLS PROVIDE A MOVEMENT JOINT WITH VERTICAL DPC. ALL TIED INTO EXISTING CONSTRUCTION WITH SUITABLE PROPRIETARY STAINLESS STEEL PROFILES.

GROUND FLOOR FOUNDATION PLAN
Scale 1:100

GROUND FLOOR WALL & LINTEL PLAN
Scale 1:100



SCALE 1:100 @ A3

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Client Name

Section

Drawing Title

REAR EXTENSION

STRUCTURAL PLANS

Project Address

Stage

Drawing Status

STRUCTURAL

BUILDING REGULATIONS



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Phone No.: 02035763199

LEGEND
STRUCTURE TO BE DEMOLISHED
PROPOSED STRUCTURE

Project No. BERESFORD
Drawing No. A-006
Revision -
Scale at A3 1:100

Designed MM
Drawn MM

DRAWING TO BE REVIEWED BY A COMPETENT CONTRACTOR PRIOR TO START OF THE WORK AND ANY DISCREPANCY FOUND TO BE REPORTED TO THE ENGINEERS BEFORE COMMENCEMENT

THERMAL BRIDGING

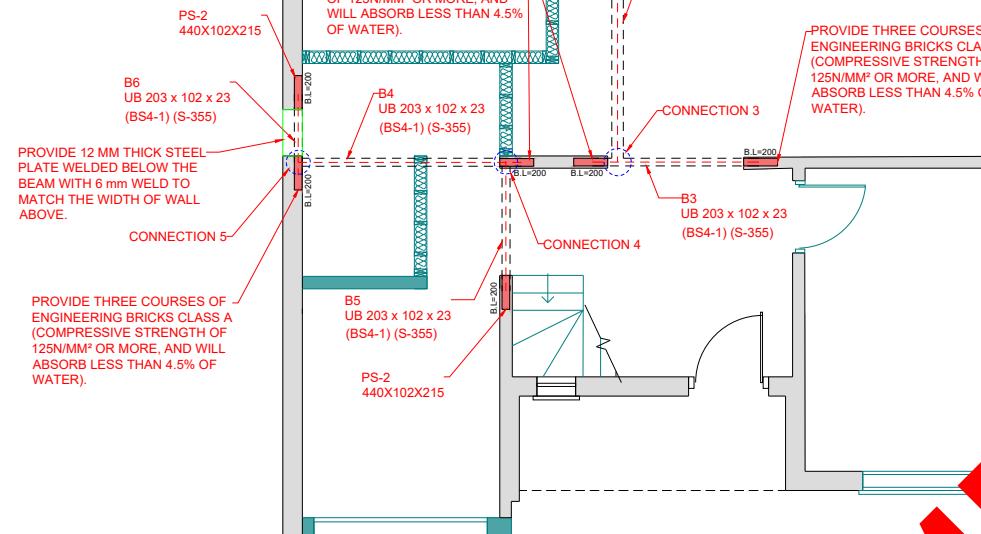
CARE SHALL BE TAKEN TO LIMIT THE OCCURRENCE OF THERMAL BRIDGING IN THE INSULATION LAYERS CAUSED BY GAPS WITHIN THE THERMAL ELEMENT, (I.E. AROUND WINDOWS AND DOOR OPENINGS). REASONABLE PROVISION SHALL ALSO BE MADE TO ENSURE THE EXTENSION IS CONSTRUCTED TO MINIMIZE UNWANTED AIR LEAKAGE THROUGH THE NEW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

MATERIALS AND WORKMANSHIP

ALL WORK WILL COMPLY WITH THE 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.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THE TEMPORARY WORKS, THE STABILITY OF THE EXISTING STRUCTURE, EARTHWORKS, EXCAVATIONS, ETC; THE CONTRACTOR WILL ENSURE THAT THE BUILDINGS WILL BE ADEQUATELY SUPPORTED AT ALL STAGES OF CONSTRUCTION, INCLUDING ANY EARTHWORK SUPPORTS MADE NECESSARY BY EXCAVATIONS AND GROUND CONDITIONS. THE SUPPORTS AND PROPS TO BE PROVIDED TILL THE FINAL RETAINING WALL IS IN PLACE.



GROUND FLOOR BEAM PLAN

Scale 1:100

0m 2m 4m 6m 8m 10m

SCALE 1:100 @ A3

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Client Name

Section

REAR EXTENSION

Drawing Title

STRUCTURAL PLANS

Project Address

Stage

STRUCTURAL

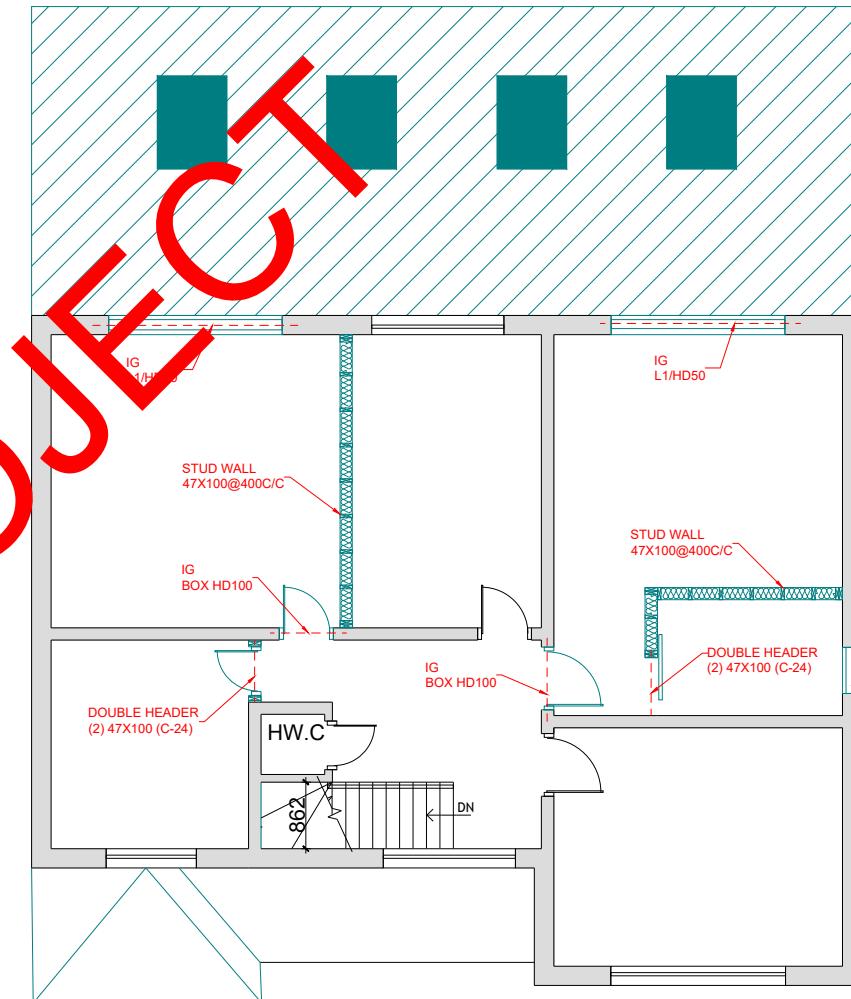
Drawing Status

BUILDING REGULATIONS

STEELWORK

ALL STRUCTURAL STEELWORK TO BE GRADE S355 UNLESS NOTED OTHERWISE. ALL STEEL TO BE PROTECTED AGAINST CORROSION BY PERMOGLAZE RED OXIDE PRIMER (OR SIMILAR) APPLIED ACCORDING TO MANUFACTURER'S INSTRUCTIONS. WHERE STEEL IS BUILT INTO EXTERNAL MASONRY OR SUBJECT TO MOIST CONDITIONS COAT WITH ISOCYANATE PITCH EPOXY ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

TO PROVIDE MINIMUM 1/2 HOUR FIRE RESISTANCE TO STEEL ENCASE IN EXPANDED METAL LATHING AND 12.5 MM GYPSUM PLASTER OR ALTERNATIVELY ENCASE IN 12.5 MM GYPROC FIRELINE BOARD WITH JOINTS TAPE AND FILLED OR COAT WITH FIRETEX F907 (BY LEIGH PAINTS) INTUMESCENT PAINT APPLIED STRICTLY IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. FOR ONE HOUR FIRE RESISTANCE USE 2 LAYERS OF GYPROC FIRELINE BOARD OR SIMILAR APPROVED.



GROUND FLOOR WALL & LINTEL PLAN

Scale 1:100

DRAWING TO BE REVIEWED BY A COMPETENT CONTRACTOR PRIOR TO START OF THE WORK AND ANY DISCREPANCY FOUND TO BE REPORTED TO THE ENGINEERS BEFORE COMMENCEMENT



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LEGEND	STRUCTURE TO BE DEMOLISHED	PROPOSED STRUCTURE
Designed	MM	
Drawn	MM	

Project No.	BERESFORD
Drawing No.	A-007
Revision	-
Scale at A3	1:100
Date	25/07/2024

RAINWATER DRAINAGE

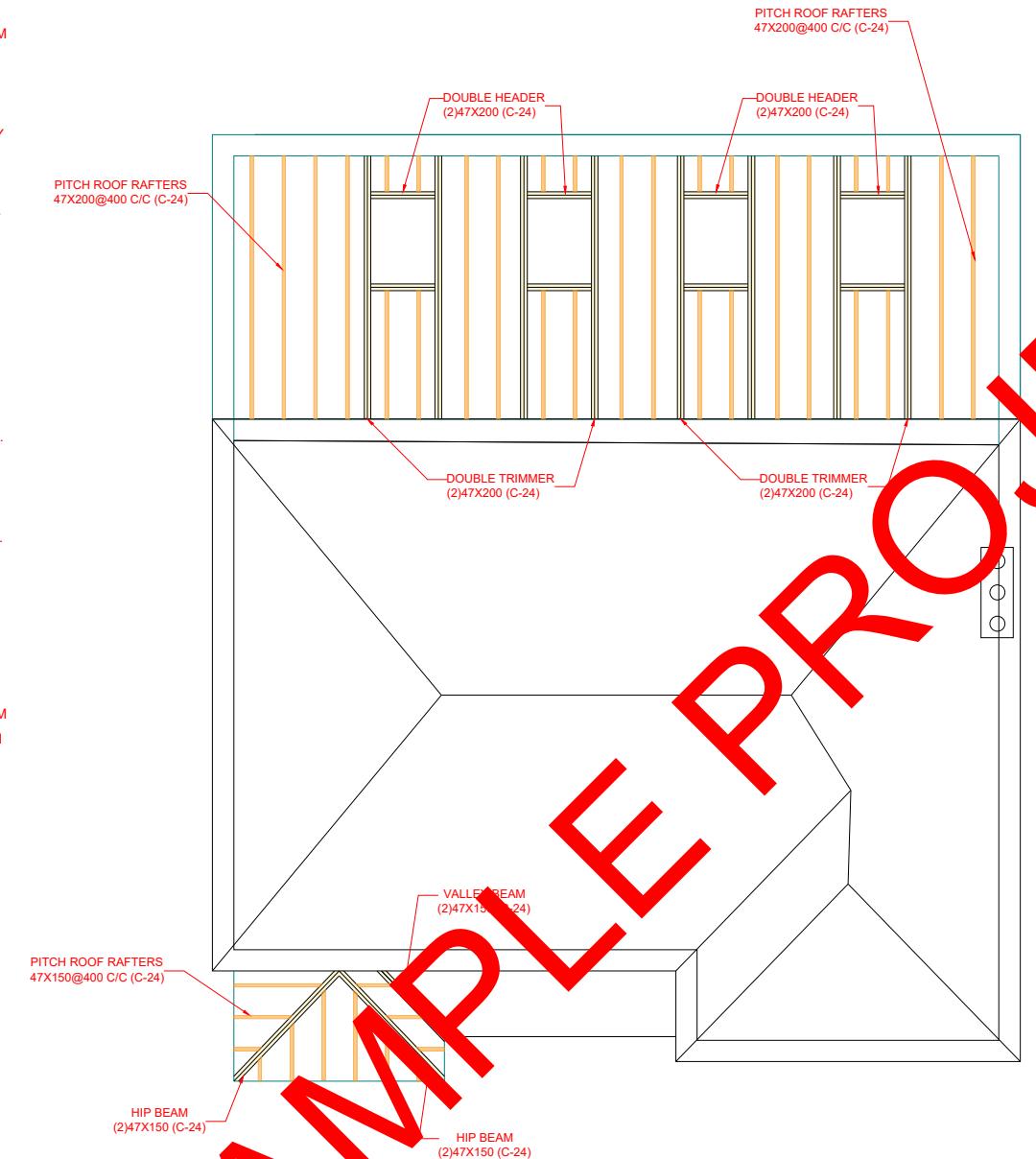
NEW RAINWATER GOODS TO BE NEW 110MM UPVC HALF ROUND GUTTERS TAKEN AND CONNECTED INTO 68MM DIA UPVC DOWNPIPES. RAINWATER TAKEN TO NEW SOAKAWAY, SITUATED A MIN DISTANCE OF 5.0M AWAY FROM ANY BUILDING, VIA 110MM DIA UPVC PIPES SURROUNDED IN 150MM GRANULAR FILL. SOAKAWAY TO BE MIN OF 1 CUBIC METRE CAPACITY (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.

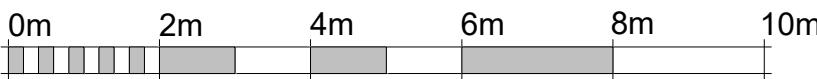
SOAKAWAY USING CRATES

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.



STRUCTURAL ROOF PLAN

Scale 1:100



SCALE 1:100 @ A3

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Client Name

Section

Drawing Title

REAR EXTENSION

STRUCTURAL PLAN

Project Address

Stage

Drawing Status

STRUCTURAL

BUILDING REGULATIONS

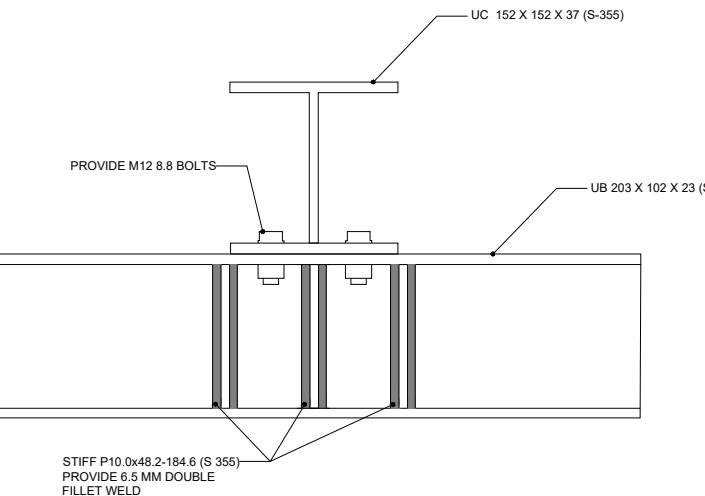
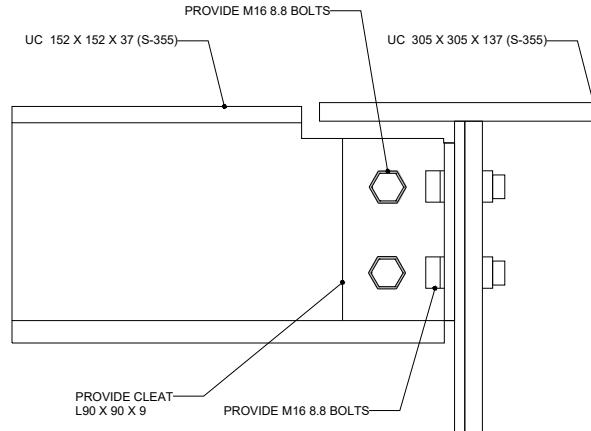


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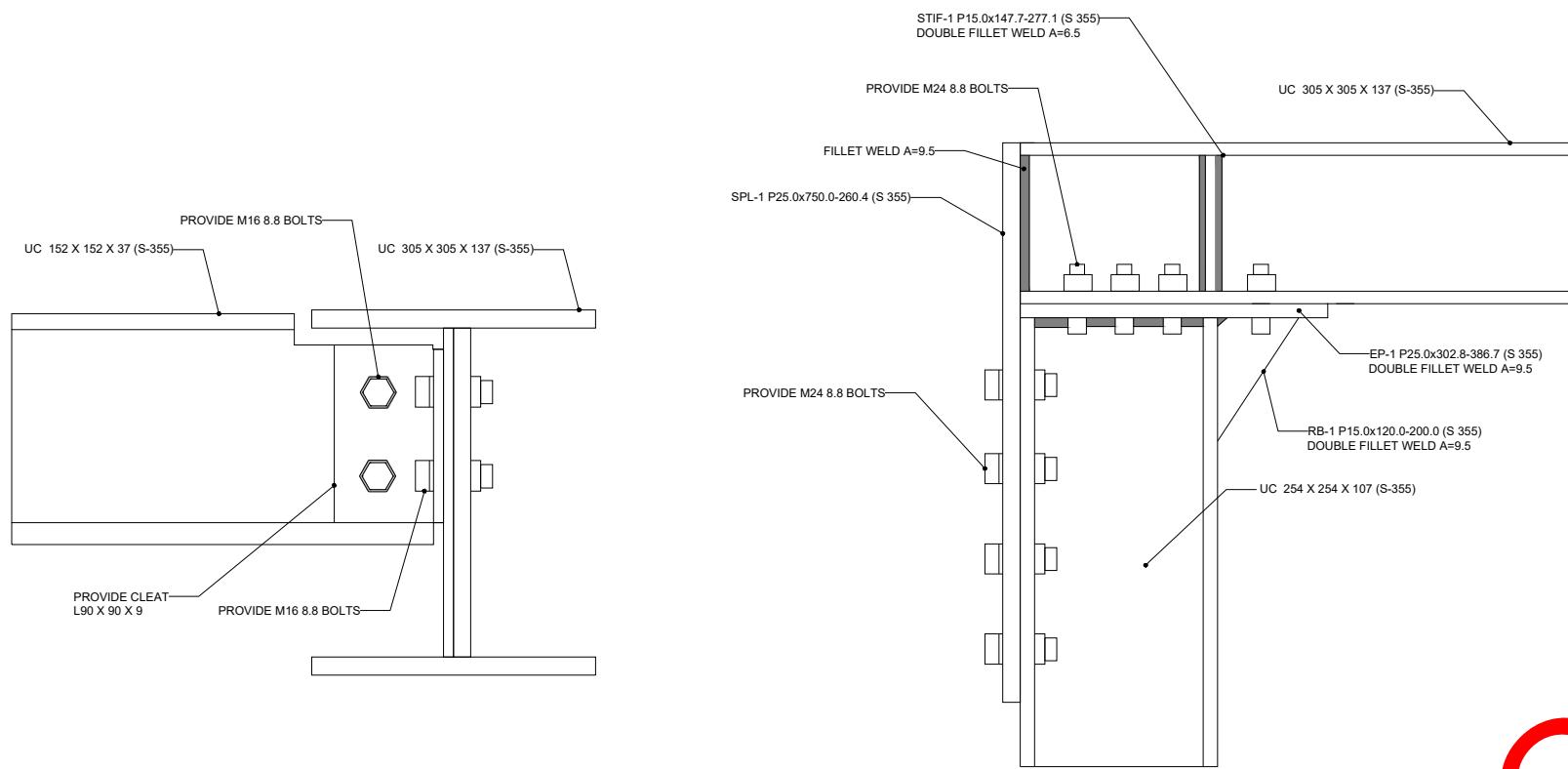
DRAWING TO BE REVIEWED BY A COMPETENT CONTRACTOR PRIOR TO START OF THE WORK AND ANY DISCREPANCY FOUND TO BE REPORTED TO THE ENGINEERS BEFORE COMMENCEMENT

LEGEND	STRUCTURE TO BE DEMOLISHED
	PROPOSED STRUCTURE
Designed	MM
Drawn	MM

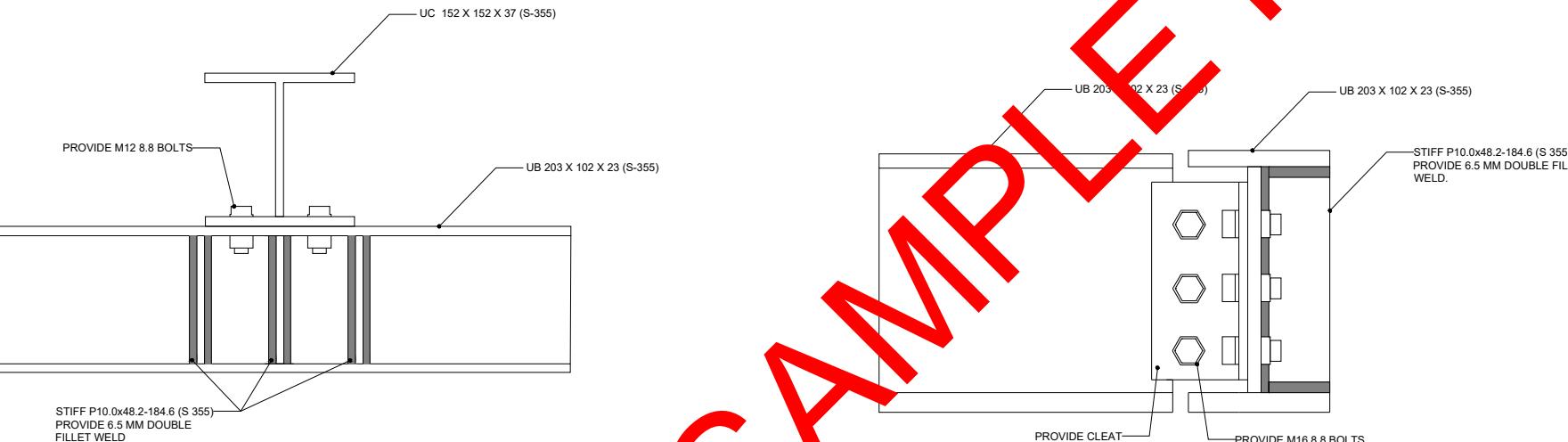
Project No.	BERESFORD
Drawing No.	A-008
Revision	-
Scale at A3	1:100
Date	25/07/2024



CONNECTION 3



CONNECTION 2



CONNECTION 4

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Client Name

Section

REAR EXTENSION

Drawing Title

STRUCTURAL DETAILS

Project Address

Stage

STRUCTURAL

Drawing Status

BUILDING REGULATIONS



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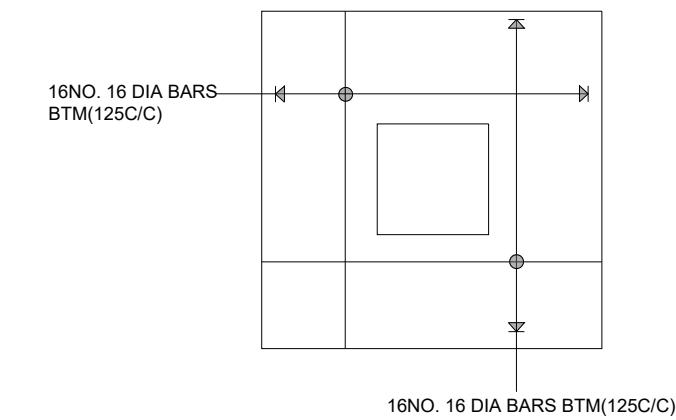
LEGEND

	STRUCTURE TO BE DEMOLISHED
	PROPOSED STRUCTURE

Project No.	BERESFORD
Drawing No.	A-009
Revision	-
Scale at A3	N/A
Designed	MM
Drawn	MM
Date	25/07/2024

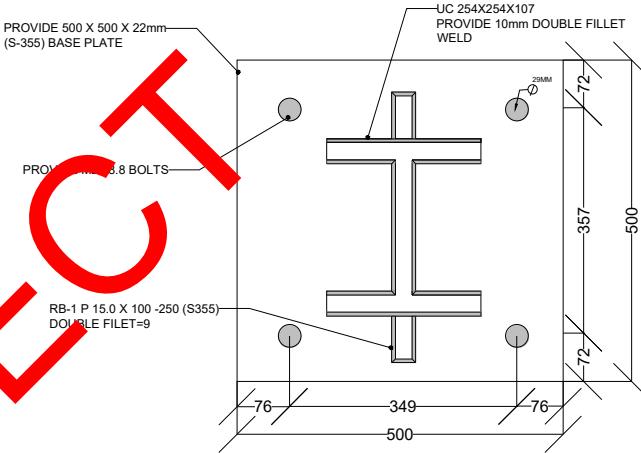
CONNECTION 1

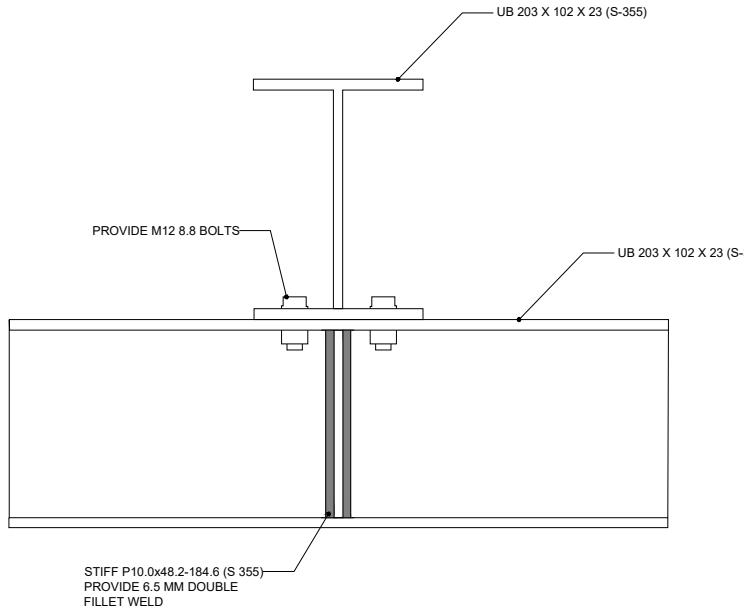
CONNECTION BP-1



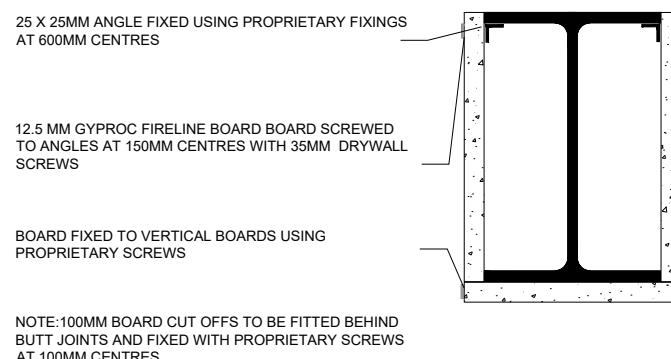
NOTE
FOR CONNECTION FABRICATION DETAIL SEE STRUCTURE REPORT.

CONCRETE PAD REINFORCEMENT DETAIL

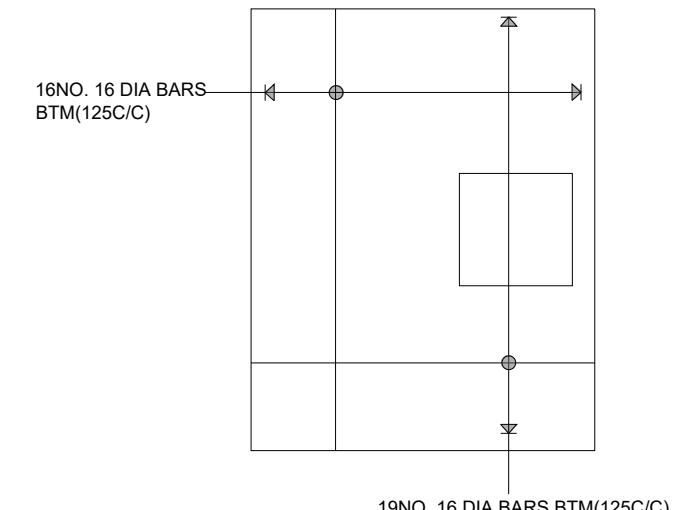
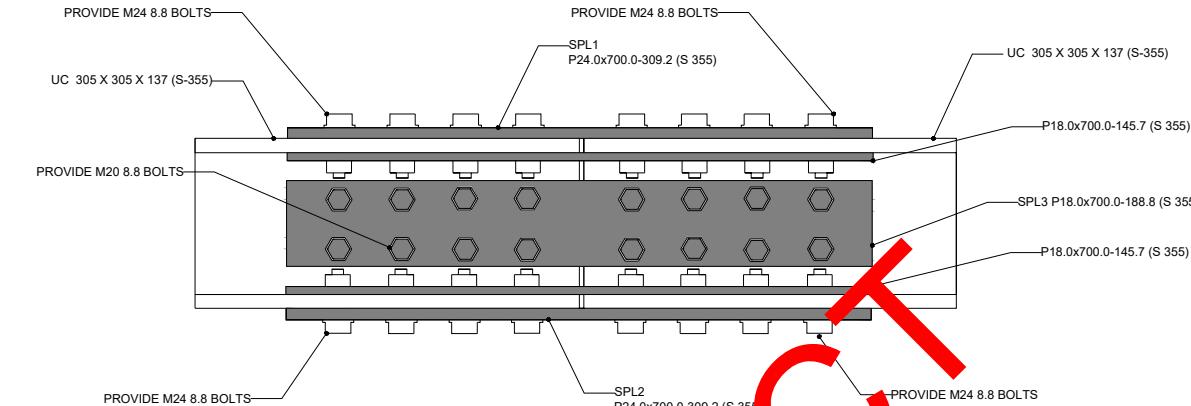




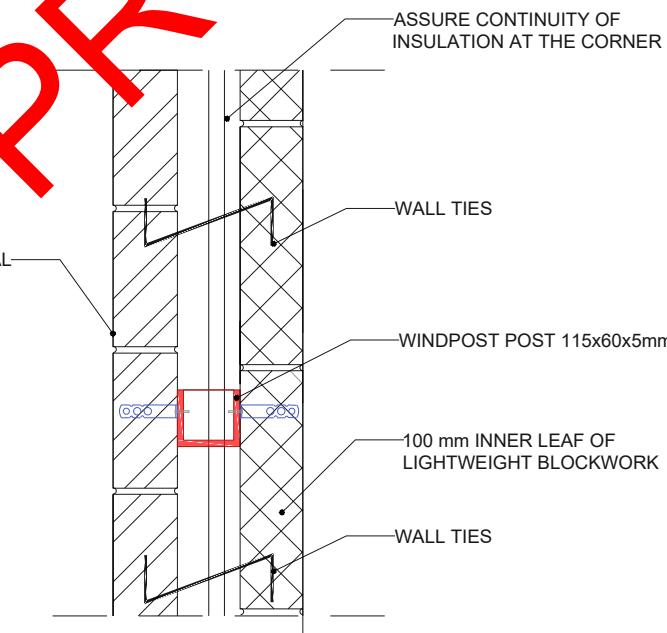
CONNECTION 3



FIRE PROTECTION OF STEEL BEAM
(GYPROC FIRE BOARD - AS SECTION 6 :2012 OF MANUFACTURER'S DETAILS)



ECCENTRIC CONCRETE PAD REINFORCEMENT DETAIL



WALL FIXING TO WIND POST

NOTE
FOR CONNECTION FABRICATION DETAIL SEE STRUCTURE REPORT.

SAMPLE PROJECT

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Client Name
Section
REAR EXTENSION

Drawing Title
STRUCTURAL DETAILS

Project Address
Stage
STRUCTURAL

Drawing Status
BUILDING REGULATIONS

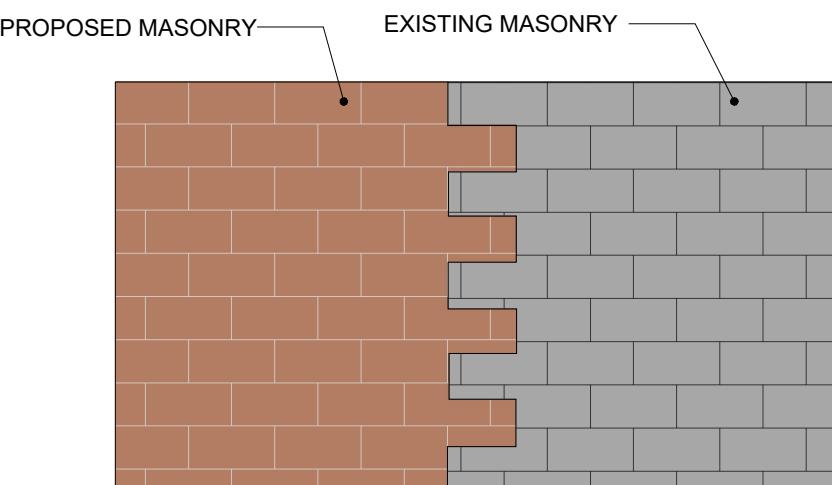


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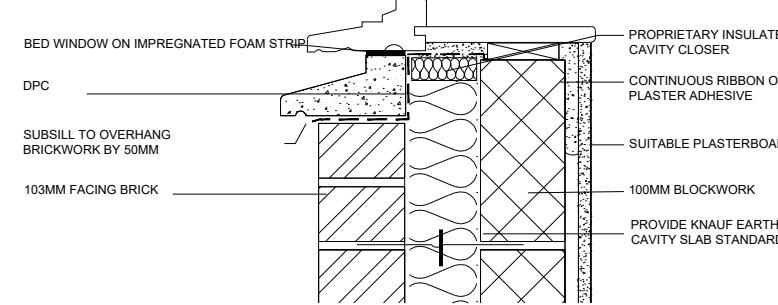
LEGEND
■ STRUCTURE TO BE DEMOLISHED
■ PROPOSED STRUCTURE

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Drawing No.	A-010
Revision	-
Scale at A3	N/A
Designed	MM
Drawn	MM

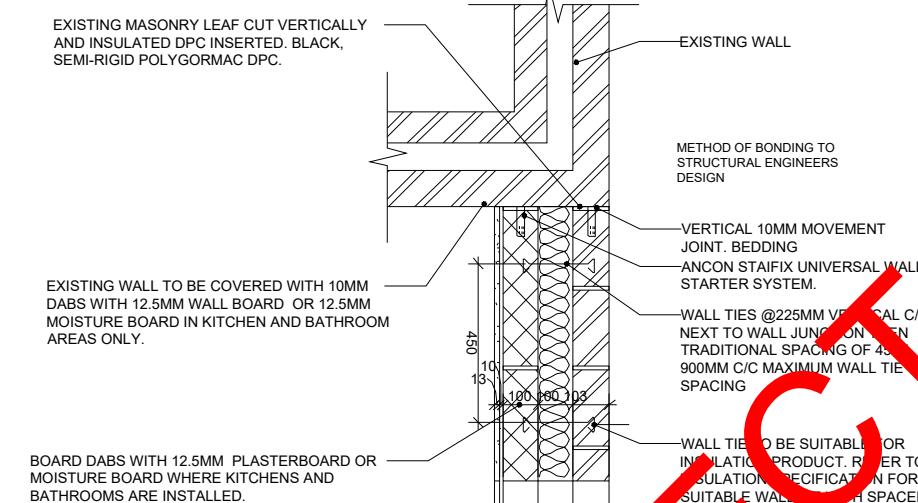
Date 25/07/2024



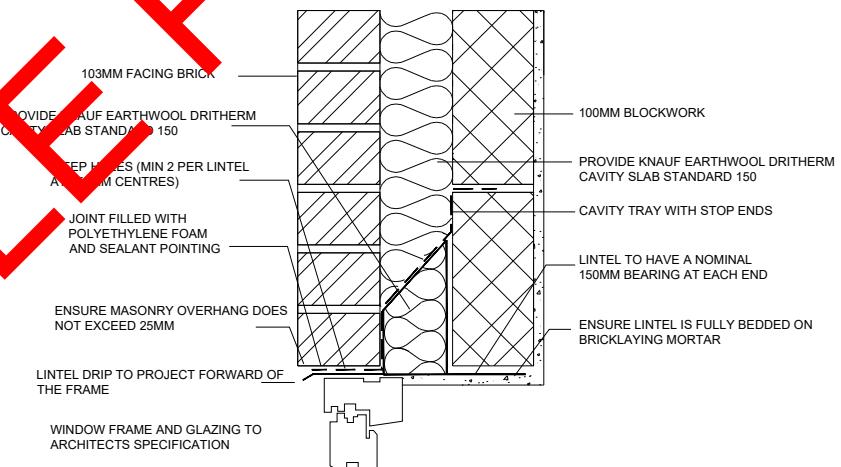
TOOTHING OUT DETAIL



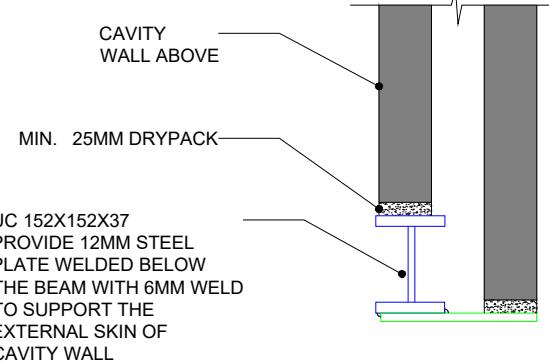
WINDOW SILL



EXISTING - NEW WALL CONNECTION



WINDOW HEAD AND LINTEL



DETAIL - A

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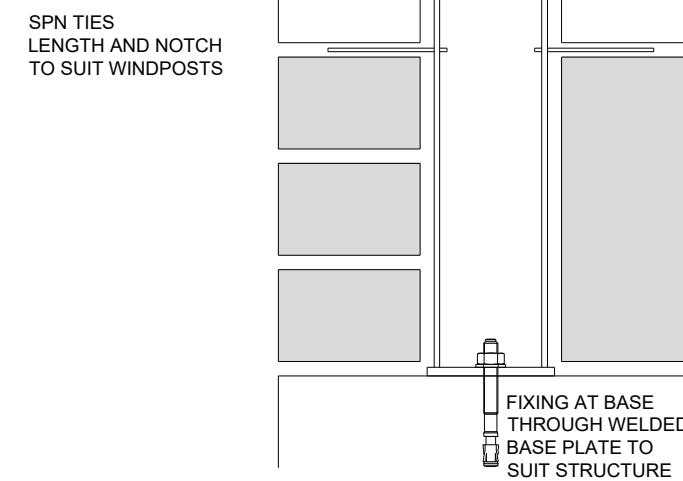
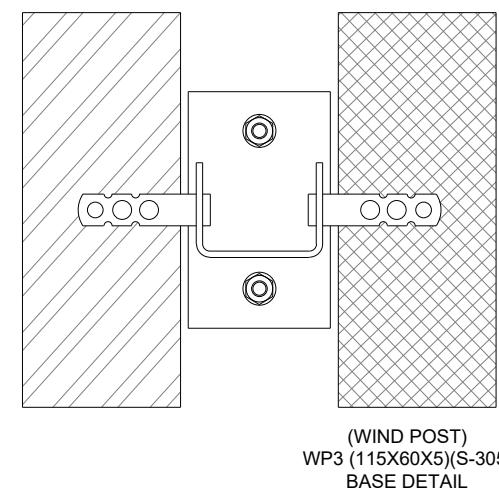
Client Name	Section	Drawing Title
	REAR EXTENSION	STRUCTURAL DETAILS
Project Address	Stage	Drawing Status
	STRUCTURAL	BUILDING REGULATIONS

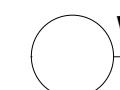


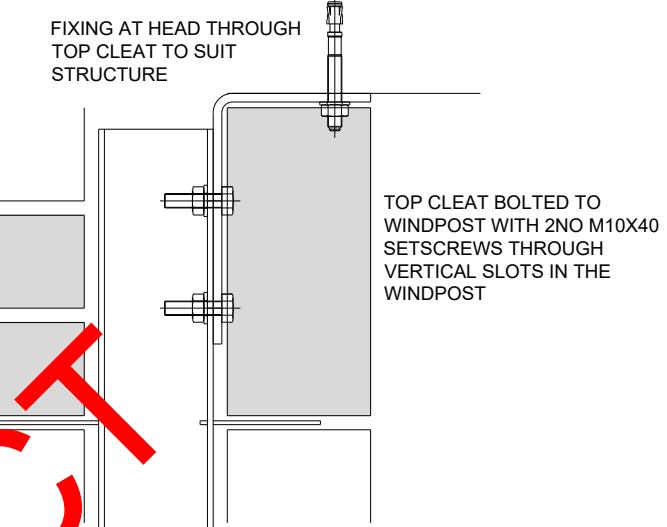
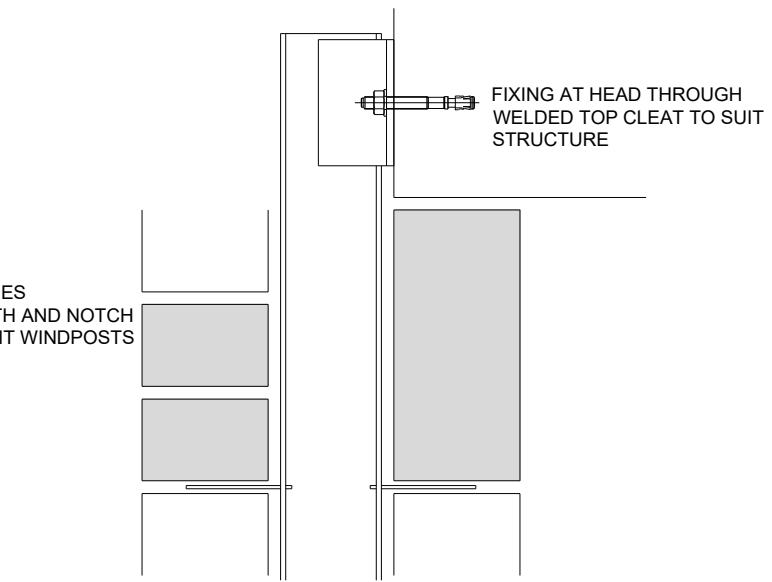
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LEGEND	Project No.	BERESFORD
STRUCTURE TO BE DEMOLISHED	Drawing No.	A-011
-	Revision	-
PROPOSED STRUCTURE	Scale at A3	N/A
	Designed	MM
	Drawn	MM
	Date	25/07/2024

 WIND POST BOTTOM CONNECTION DETAIL



 WIND POST TOP CONNECTION DETAIL



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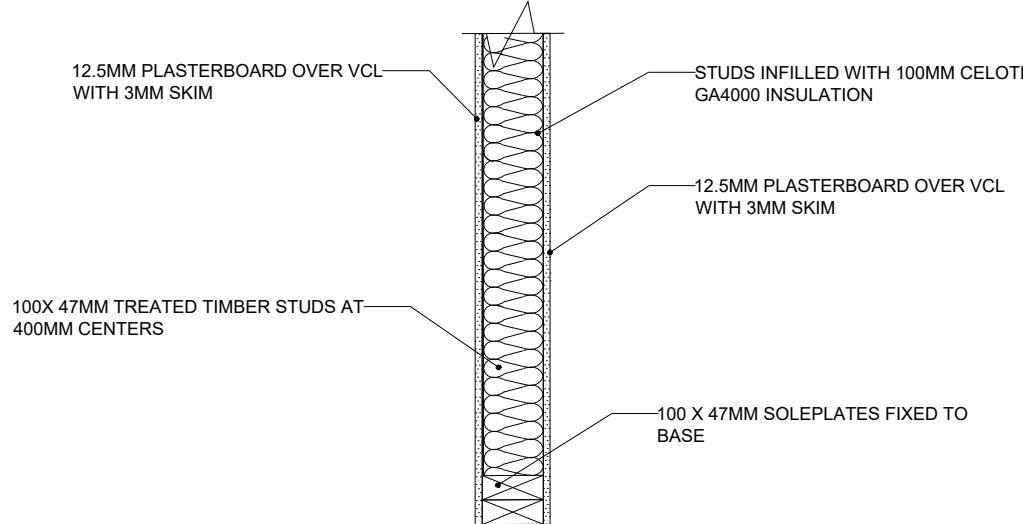
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	REAR EXTENSION	STRUCTURAL DETAILS
Project Address	Stage	Drawing Status
	STRUCTURAL	BUILDING REGULATIONS



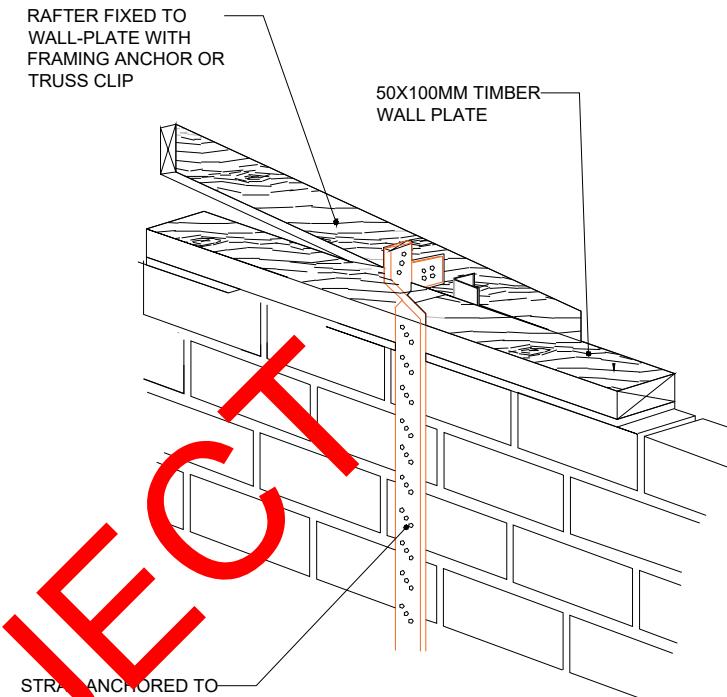
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LEGEND	STRUCTURE TO BE DEMOLISHED	PROPOSED STRUCTURE
Designed	MM	
Drawn	MM	

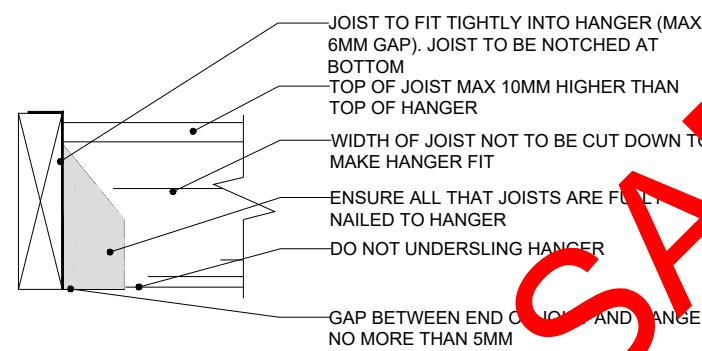
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Drawing No.	A-012
Revision	-
Scale at A3	N/A
Date	25/07/2024



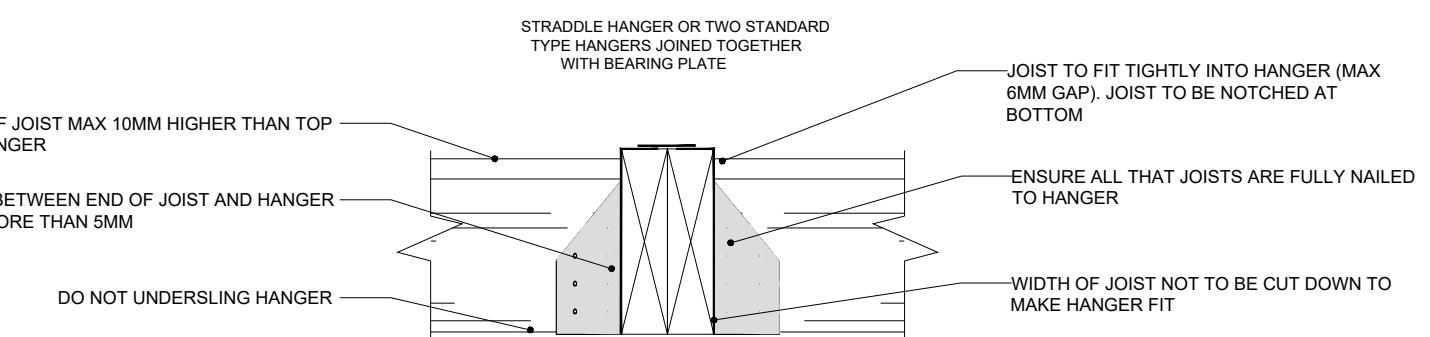
STUD WALL
U-value 0.18 W/m²k



VERTICAL STRAPPING AT EAVES



STANDARD TIMBER HANGER



STRADDLE TIMBER HANGER

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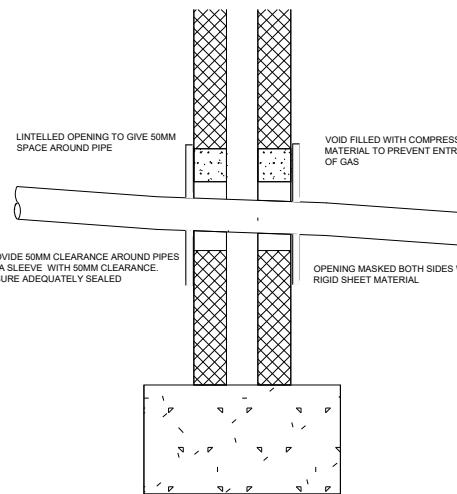
Client Name	Section	Drawing Title
	REAR EXTENSION	STRUCTURAL DETAILS
Project Address	Stage	Drawing Status
	STRUCTURAL	BUILDING REGULATIONS



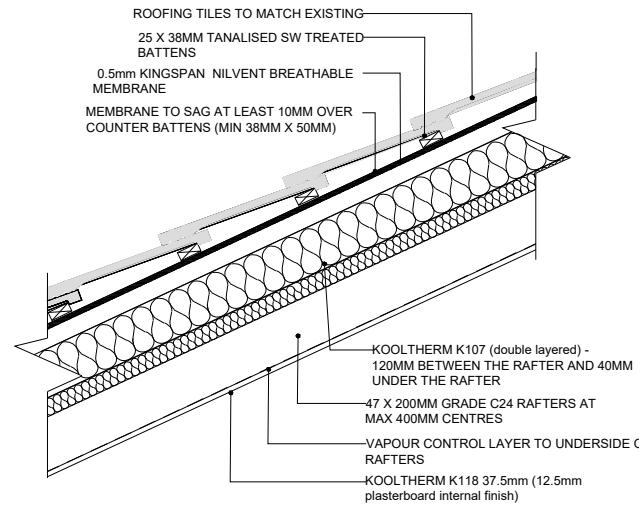
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Phone No.: 02035763199

LEGEND	STRUCTURE TO BE DEMOLISHED	PROPOSED STRUCTURE
Designed	MM	
Drawn	MM	

Project No.	BERESFORD
Drawing No.	A-0013
Revision	-
Scale at A3	N/A
Date	25/07/2024

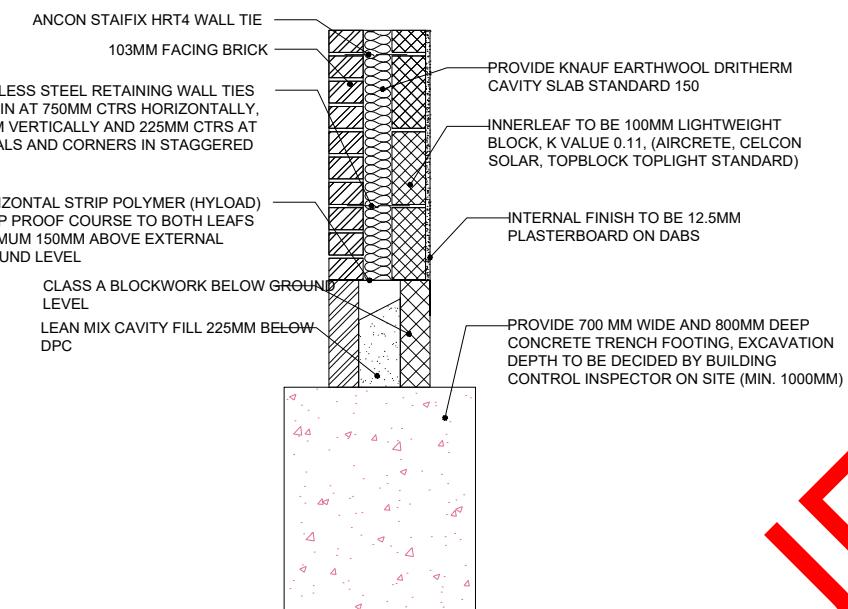


**PIPES PASSING THROUGH
WALL (LINTEL)**



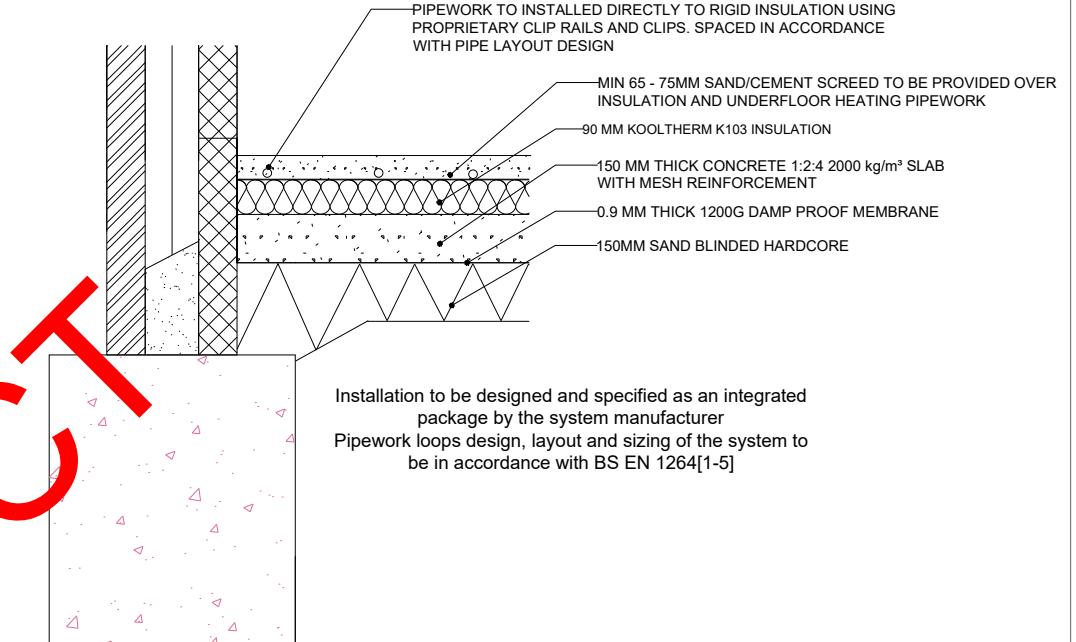
WARM PITCHED ROOF

U-value 0.14 W/m²K



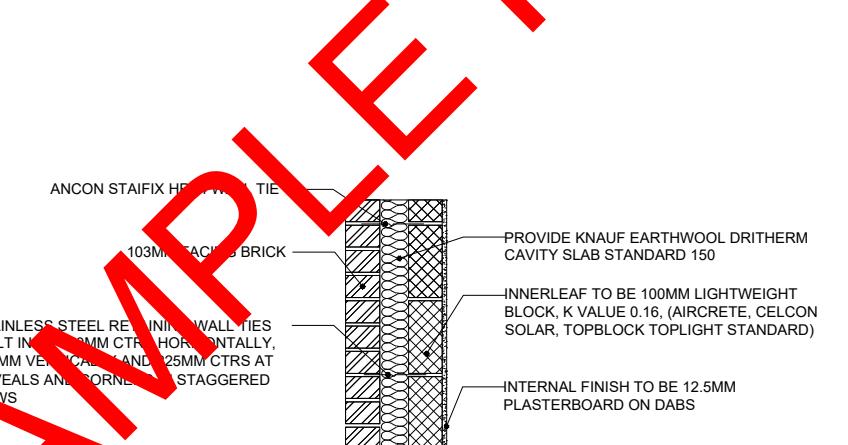
FULL FILL CAVITY WALL FOOTING

U-value 0.17 W/m²k



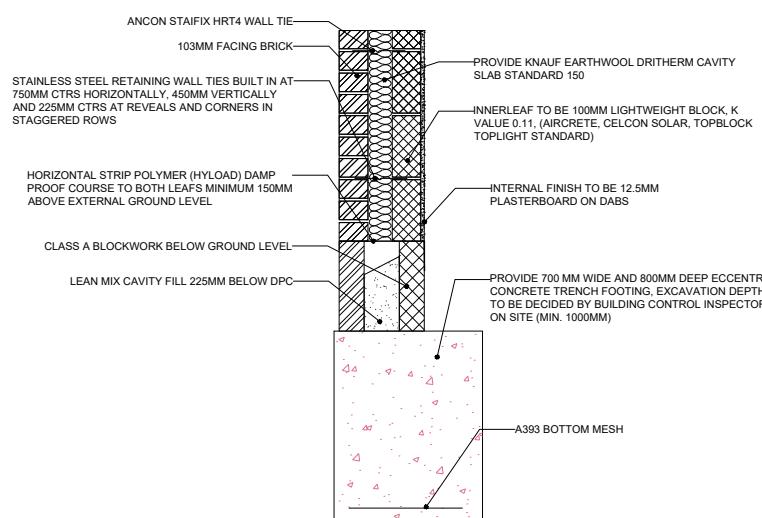
SOLID GROUND FLOOR

U-value 0.16 W/m²k



FULL FILL CAVITY WALL

U-value 0.17 W/m²k



FULL FILL CAVITY WALL FOOTING (ECCENRIC)

U-value 0.17 W/m²k

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Client Name

Section

REAR EXTENSION

Drawing Title

STRUCTURAL DETAILS

Project Address

Stage

STRUCTURAL

Drawing Status

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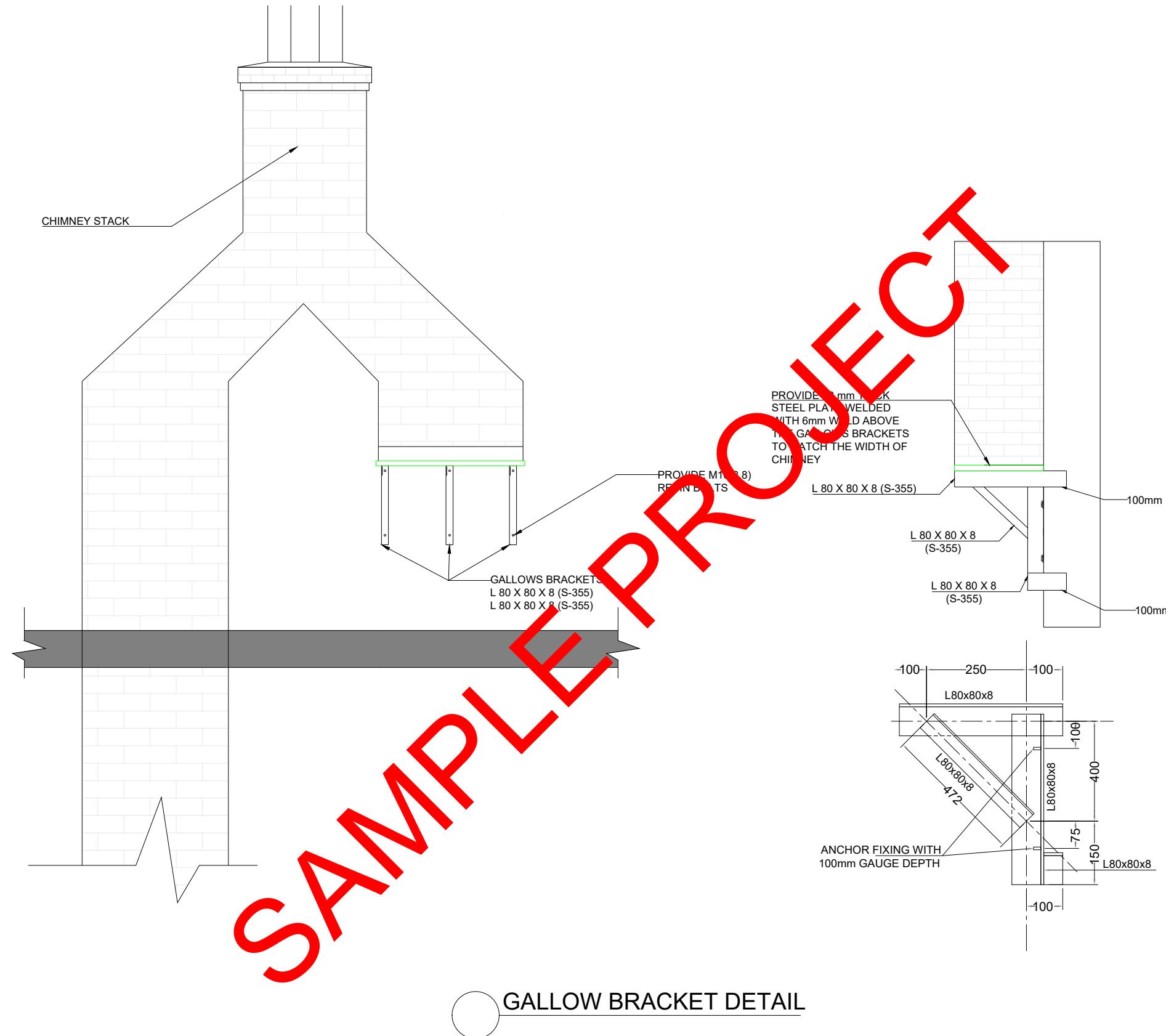
LEGEND

■	STRUCTURE TO BE DEMOLISHED
■	PROPOSED STRUCTURE

Project No. **BERESFORD**
Drawing No. **A-0014**
Revision **-**
Scale at A3 **N/A**
Designed **MM**
Drawn **MM**

SAMPLE PROJECT

Installation to be designed and specified as an integrated package by the system manufacturer
Pipework loops design, layout and sizing of the system to be in accordance with BS EN 1264[1-5]



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Client Name	Section	Drawing Title
	REAR EXTENSION	STRUCTURAL DETAILS
Project Address	Stage	Drawing Status

STRUCTURAL REGULATIONS



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Phone No.: 02035763199

LEGEND	Project No.	BERESFORD
■ STRUCTURE TO BE DEMOLISHED	Drawing No.	A-0015
■ PROPOSED STRUCTURE	Revision	-
	Scale at A3	N/A
Designed	MM	Date
Drawn	MM	25/07/2024