

Solar panels to be installed to provide a minimum 10% of the energy needs of the development

Legend

- Flat 1
- Flat 2
- Flat 3
- Flat 4

All Flats have a floor area of 63m² and fully comply with the Technical Housing Standards - Nationally Described Space Standards

Rooflights installed to provide natural light and ventilation.

Maintenance Access (Greater Than 1.1m Wide)

NOTE: In accordance with Defra guidance on the control of odour and noise from commercial kitchen exhaust systems:

The system shall be designed to prevent an acoustic impact on the external environment and therefore harm to the amenity. The control system should meet the requirements laid down in BS4142: 1997 "Method for Rating industrial noise affecting mixed residential and industrial areas".

The noise level of the ducting and extract is to be below the 35dB threshold, as this complies with the World Health's Organisation Guidelines for Sleep Deprivation.

The noise level at the nearest affected building is to be 5dB below the existing background level. This was measured at 55dB by Sharpe Redmore and therefore the new installation must have a noise level of below 50dB.

Relocated extracts from restaurants below screened with living wall screening for aesthetic purposes only.

Extracts to meet the standards specified in the PEMXQ & Sharps Redmore reports

C	RR/PH	30-06-16	Extract Fans
B	PH/PH	20/05/16	Flats amended
A	PH/PH	25/02/15	Extracts added
Rev	By/Chk	Date	Description

Contractors are to check dimensions of all issued drawings and to notify the Architect immediately of any discrepancy
DO NOT SCALE
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OCV1

Client:
Cantor Properties Limited

Project Description:
42 London Road, Southend on Sea, Essex

Drawing Title:
Proposed Plans - 4 2 Bedroom Flats

Project No.:	Dwg No.:	
14-131C	1-003	
Date:	Drawn By:	Chk By:
19/08/14	RR	PH
Scale:	Revision	
1 : 100 @ A2	C	