



**22 Conrad Lewis Way**  
Leamington Spa, CV34 8AN

 **Spa Estates**  
— est. 1986 —





































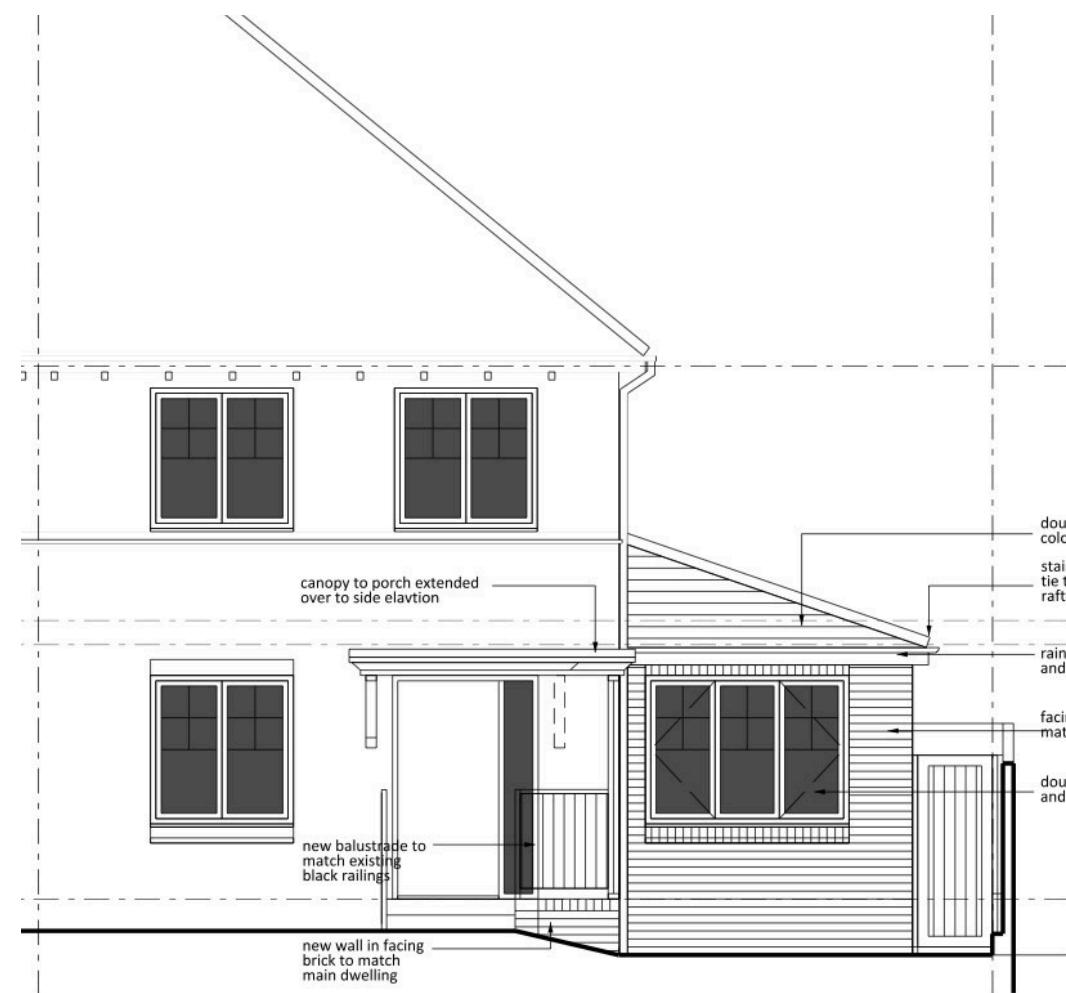












FRONT ELEVATION - WEST

LEAD FLASHINGS

Code 4 lead flashings (to BS1178), minimum 150mm upstand where roof abuts dormer windows. Top edge to be dressed under window cill minimum 25mm and fixed with lead wedges. All leadwork to receive 2 coats of patination oil upon completion of work

SOCKETS AND SWITCHES

Low level socket outlets to be positioned 450mm above finished floor level.  
Switch outlets to be positioned 1050mm above finished floor level.

WINDOWS

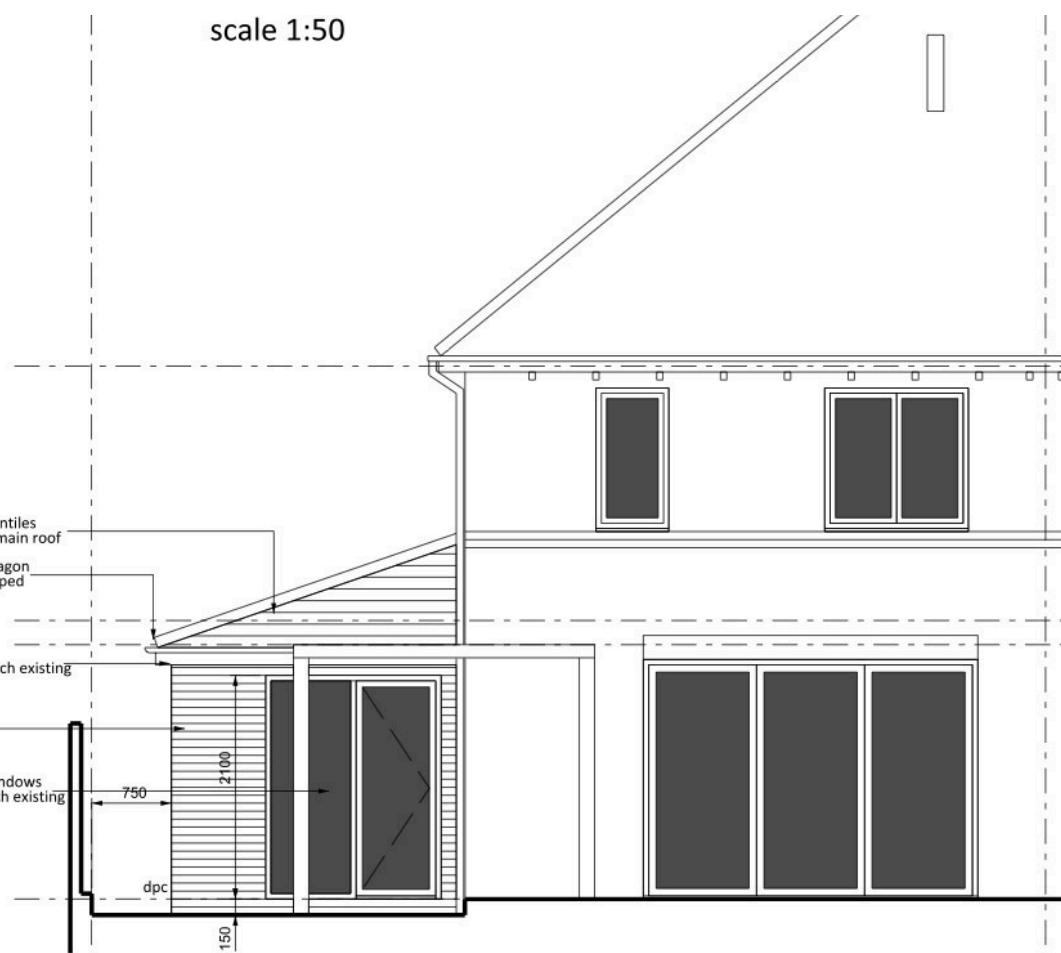
SMOKE DETECTION

Provide dual ionisation chamber smoke detectors to the stair landing and hallway to following positions, 1No within 7000mm of kitchen and living room within 3000mm of all bedroom doors, as set out in Approved document B1. And in BS 5839 - 6 2004  
Note all units are to be mains wired, inter connected and have battery backup.  
Means of escape to be provided to First floor bedroom by an openable window providing a clear openable area of at least 0.33 m<sup>2</sup> ie 450 x 750mm minimum

COLD AIR INFILTRATION

To comply with Approved Document L 1.25 a-e.  
All doors and windows to have mastic seals at perimeter of openings externally and draft seals internally.  
Loft hatches to include draft seals.  
Service pipe penetrations to be sealed.

scale 1:50



REAR ELEVATION - EAST

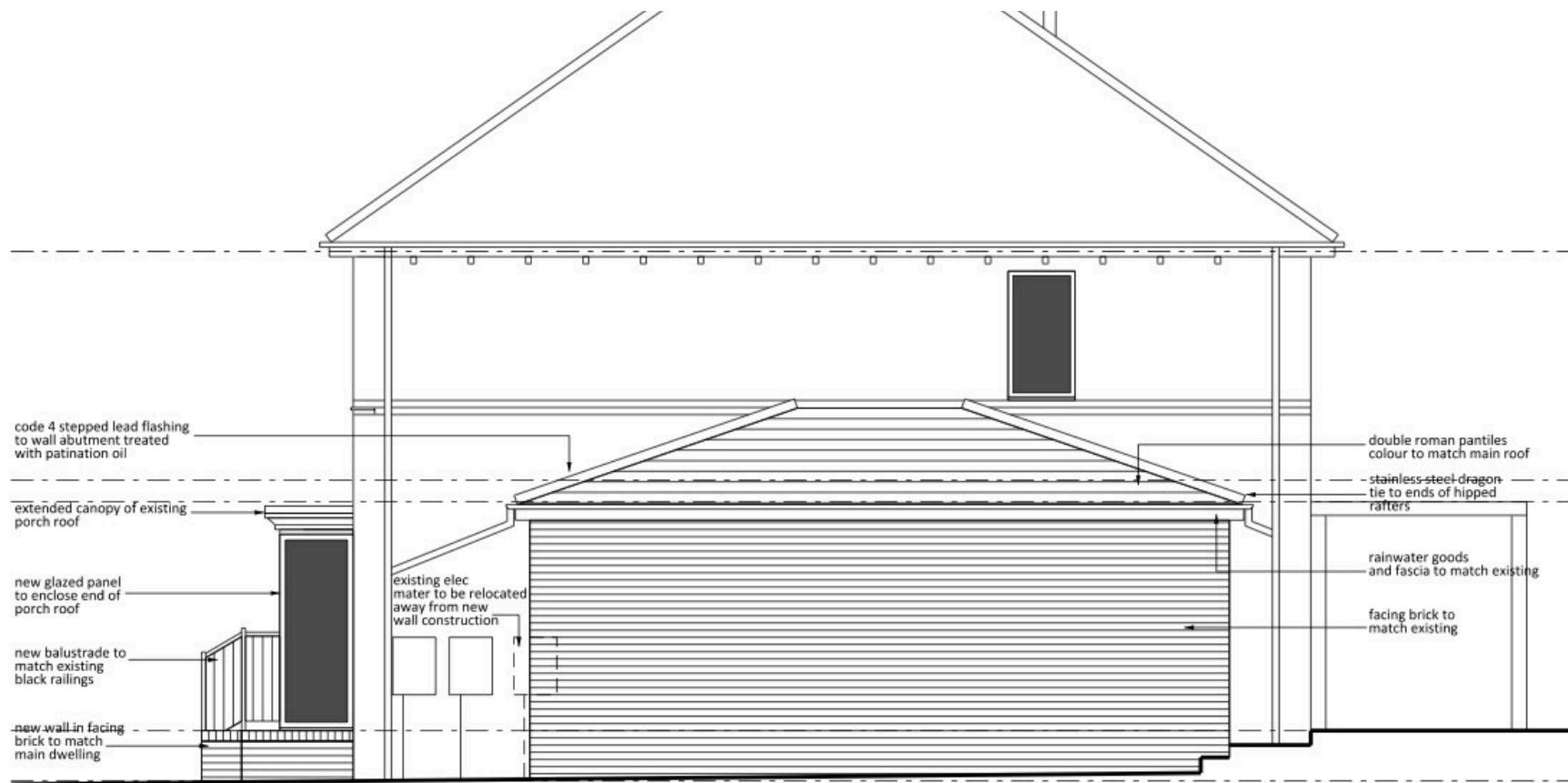
Client \_\_\_\_\_

Project \_\_\_\_\_

Architect \_\_\_\_\_

PROPOSED FRONT AND REAR ELEVATIONS

Drawn \_\_\_\_\_ Checked \_\_\_\_\_ Paper Size \_\_\_\_\_ Scale \_\_\_\_\_ Date \_\_\_\_\_



SIDE ELEVATION - SOUTH

## GLAZING

Factory made double glazed units, to give max u-value of 1.4W/m<sup>2</sup>k or be Window energy rating band B (as specified by window manufacturer), glazing in the following locations to be toughened safety glass to BS6206, 1981:  
between f.f.l. & 800mm high.  
between f.f.l. & 1500mm high in doors or side panels.

## LIGHT FITTINGS

To comply with Approved Document L1A paragraphs 42-45  
1 in every 4 fixed light fittings (or 1 per 25m<sup>2</sup> of dwelling floor area) to be energy efficient  
light fitting (a complete luminaire or fitting that can only take lamp with efficacy greater than 40 lumens per  
circuit-watt). Types to be agreed with client. External lighting to not exceed 150W per light  
fitting which automatically switches off when there is enough daylight and when not required at  
night OR light fittings having sockets that can only be used with lamps having a  
lumens per circuit watt.

#### MAIN ROOF CONSTRUCTION

Interlocking concrete roof tiles, size and type to match existing tiled roof. Roof tile profile to be suitable for specified pitch as specified by manufacturer. Installation to be in accordance with BS 5534 and BS 8000 on treated 38 x 25mm sw battens[or as specified by tile manufacturer] on reinforced bituminous felt underlay or similar approved to BS 747 laid to falls to gutters on tanalised 47 x 150mm sw C24grade rafters 400mm centres, supported at eaves level on 100 x 75mm thick treated sw wall plate anchored by 30 x 5mm galvanised mild steel straps at max 1200mm centres, screwed to wall minimum depth of 450mm, Lateral restraint also provided at rafter and ceiling tie level and at roof abutment with 30 x 5mm galvanised mild steel anchor straps fixed to minimum 3 No rafters and joists and be minimum 1000mm long.

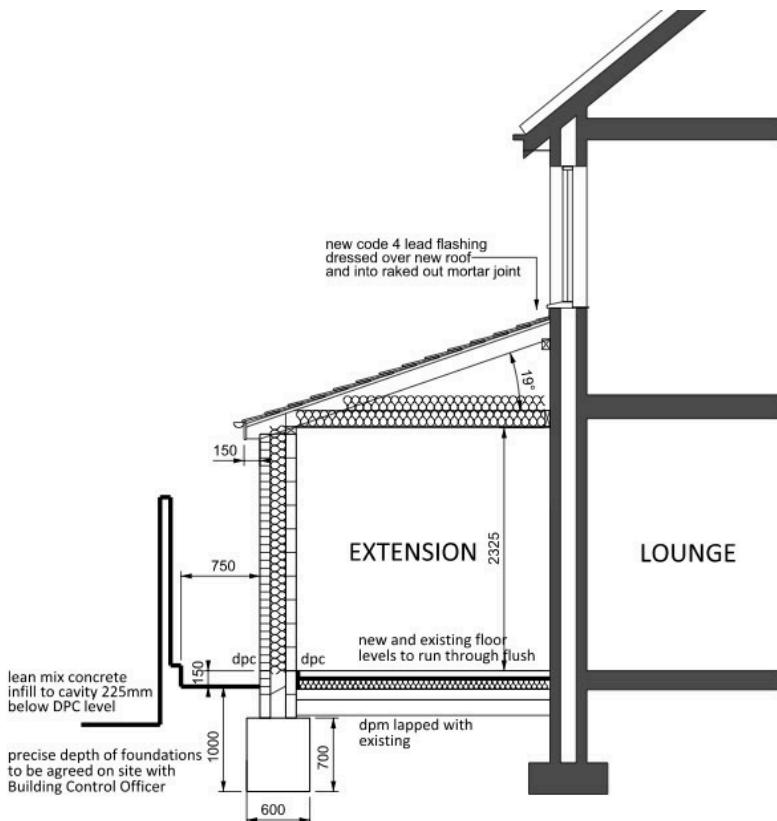
..... similar equal approved 150mm laid in between  
..... 12.5mm over rafters at 90 degree to lower quilt, with 12.5mm  
..... skin to be nailed to soffit of joists at approx 150mm centres,  
all to achieve max U value of 0.16W Msq/ Deg C.  
Permanent ventilation to be provided at eaves equivalent to a continuous 10mm air gap

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### Drawing Techniques

PROPOSED SIDE ELEVATION



## TYPICAL SECTION

## DAMP PROOF COURSE

### Horizontal dpc's to be made

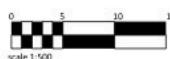
applicable to relate to differing ground levels and to be either 'Astos' or similar approved bitumen based felt tpc to BS 5398, 1983. Dpc to min 120mm wide and be lapped with DPM to provide full protection from moisture penetration. Provide weepholes at 900mm centres to external wall, Provide insulated DPC min 225mm wide to jambs of all doors and windows. Internal blockwork walls to be built of thickened concrete floor slab, min 450 x 350mm deep.

## EXTERNAL WALL CONSTRUCTION

35mm overall thickness, comprising 102.5mm facing brickwork external leaf to match existing nominal 150mm cavity incorporating 150mm Rockwool full fill cavity wall batts installed in strict accordance with manufacturers instructions, max thermal conductivity of 0.022. Provide 100mm thick aerated high strength concrete internal skin, min compressive strength of 3.6N/mm<sup>2</sup> sq, finished internally with 12.5mm plasterboard and skim. Wall construction to achieve max U value of 0.18 w / Msq Deg C in accordance with approved document L1, inner leaf of wall to achieve min mass of 120kg/m<sup>2</sup> sq in accordance with approved document E section 2.



## SITE PLAN 1:500



#### EXTERNAL WALL LINING

Catnic CG range THERMALLY BROKEN range (or similar approved) insulated galvanised steel lintols (to BS5977) to Manufacturers schedule, built in with min. 150mm end bearing to each side. Lintel schedule to be submitted to the Structural Engineer for approval.

#### **FIRE PROTECTION TO STEEL BEAMS, COLUMNS & LINTELS.**

All exposed steel lintels to be encased in 15mm thick two coat plaster, or 2no. layers of 12.5mm plasterboard with taped & staggered joints and skim finish, to give equivalent to 1 hour fire resistance.

ELECTRICAL



## LOCATION PLAN 1:1250

### Drawing Title

## PROPOSED SECTION AND SITE LOCATION PLANS

Down



scale 1:50

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new tarmac parking space

existing lawn

KITCHEN

LOUNGE

existing lawn

new paving

existing lawn

new steps and balustrade

steps removed  
new glazed screen  
nwp

250  
350  
1913  
600  
810  
2400  
new door opening formed into extension  
Cathic CG limitel over  
Cathic CG limitel over  
new timber gate  
850  
750  
6606  
888

WC

EXTENSION

all new walls tied to existing cavity work using Ancon stifix or similar approved ties bolted to existing brickwork for full height

350  
225  
nwp  
Cathic CG limitel over  
Cathic CG limitel over  
850  
steps down

NOTE: PLANNING - BUILDING REGULATION DRAWINGS  
All dimensions must be verified on site, all discrepancies to be reported to client  
agent or engineer/ architect. Do not scale. Dimensions are taken from  
plasterboard face of stated partitions, and internal/brick face to masonry  
walls.

Notes:  
The architectural services provided on this project are on a "partial services" basis  
and this drawing has been produced to submit for planning and building regulations  
approval.

Others must give further consideration to constructional or structural details  
either before or during the construction works, including the possible need to  
engage a structural engineer.

Where the client engages a structural engineer, this drawing must be read in  
conjunction with the structural engineer's information.

Drawings have been produced for building regulations purposes only, the level of  
detail contained on this drawing is not relevant to it's scale and purpose.

Dimensions:  
All dimensions shown are in millimetres.

Dimensions are taken from inner brick/leaf face of new external walls, and from  
plasterboard face to partitions. Where dimensions relate to existing buildings/  
structure / site features these are guide only and subject to confirmation on site  
during construction following carrying out of any alterations.

Boundary Definitions:

Boundary positions shown represent interpretations of existing situations on site  
and may not be the legal boundaries. It is the responsibility of the client to verify all  
boundary positions on site, agree locations with neighbours in advance of start of  
work, and satisfy themselves of their legal right to build prior to commencement of  
any work. It is the client's responsibility to advise any neighbours in the vicinity of  
the Party Wall Act 1996.

Note: these proposals may include works controlled by the legislation relating to  
the party wall act. The client should be given to relevant neighbours  
landowners prior to commencement of work on site in compliance with the act.  
Refer to CDM explanatory booklet or consult party wall surveyor. It is the  
responsibility of the client to ensure that the project / site manager's responsibility  
to investigate and comply with this legislation.

CDM Regulations 2007:

These are a minimum of certain planning and building  
regulations approval only, they are unable to act as a D in terms of the CDM  
regulations, as they have no involvement with selection and setting of  
contractors, no input on final specification and therefore no knowledge of or  
control over the health and safety of the work. Author or supervisor of the work is not site  
during the course of the building works. In this case responsibility falls to the  
principal contractor (PC), unless the homeowner chooses to appoint a separate  
CDM manager. It is the responsibility of the client to ensure that the project / site manager's responsibility  
to investigate and comply with this legislation.

Variations:

The variations referred to on the drawings have been specified to ensure  
compliance with current building regulations, any changes or variations must be  
agreed with the council prior to building.

Contractor must not commence work on site prior to receipt of building  
regulations approval.

Variations in technical specifications and building set out may be requested by  
builder or architect for reasons of the application, including:  
Additional excavations and foundations may be required by the building  
inspector on site pending discovery of sub-ground drainage and tree roots etc.  
Building on site may be required to be sought and obtained from Surveyor  
Treat upon discovery of earth storage.

Gas protection may be required in the event of landfill within 250m of the site  
and the client must advise the gas supplier in the event of any such discovery.

Contractor:

The contractor shall be responsible for carrying out the client's instructions  
and drawings. The contractor shall provide all and other relevant detail,  
drawings, specifications and calculations to complete the project and shall  
indemnify the client against all claims in respect here arising. The Contractor shall  
ensure that all statutory approvals are in place/obtained with prior to and  
during work on site, including compliance with planning conditions particular to  
the project.

## GROUND FLOOR PLAN

BUILDING REGULATIONS / CONSTRUCTION NOTES

FOUNDATIONS

600mm wide concrete trench 600mm foundations at a depth to be agreed on site with

SUBSTRUCTURE BRICKWORK

Internal and external leaves to be class B sand/cement mortar 1:100mm 750mm

22 Conrad Lewis Way

Built in 2020, this modern three-bedroom semi-detached family home combines stylish design with open plan living. Located in a quiet cul-de-sac and in a very popular area the property is only 1.2 miles from Leamington Spa town centre, a 20-minute walk to the railway station, 5 minute-walk to Myton Primary school and a 5-minute walk to Leamington Shopping Park

The property also benefits from 4-years NHBC warranty remaining, planning permission for a single-story side extension and ample off-road parking.

To the side of the property is a private driveway providing parking for up to three vehicles, along with a gated access leading through to the rear garden. A pathway to the front leads you into the welcoming reception hallway with large storage cupboard.

This leads to the open-plan kitchen, dining, and living area - a bright and versatile space ideal for both family life and entertaining with bi-fold doors onto the garden. A timber-paneled hidden built-in office also features.

The kitchen comes complete with built-in appliances including dishwasher, induction hob, oven and microwave. The ground floor also benefits from a recently re-fitted W.C.

Upstairs, there are three well-proportioned bedrooms. The master bedroom enjoys its own ensuite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

The south-facing rear garden is laid mainly to lawn with a paved patio area, perfect for outdoor dining, enclosed with fenced boundaries, and a side gate providing access back to the driveway.

This attractive home is an excellent opportunity for families or first-time buyers seeking a modern property with all the benefits of contemporary living.

## Location

Europa Way is a highly desirable residential area, conveniently positioned to the south of both Warwick and Leamington Spa, with excellent access to the M40 and A46. Ideally located almost equally between the two towns, residents can enjoy the very best of both.

Royal Leamington Spa is a fashionable and elegant Regency town in the heart of Warwickshire.

Renowned for its Victorian painted stucco villas and beautiful Regency houses, much of the charm of 19th-Century planning can still be found in and around the town. Today there is a great choice of high street and boutique shops, restaurants, cafes and bars, offering a unique shopping, dining and cultural experience.

The river Leam runs through the town, and with its stunning architecture, tree-lined avenues, squares, parks and gardens, it is a very popular place to live.

## Services

Mains water, electricity, drainage and telephone.

## Local Authority

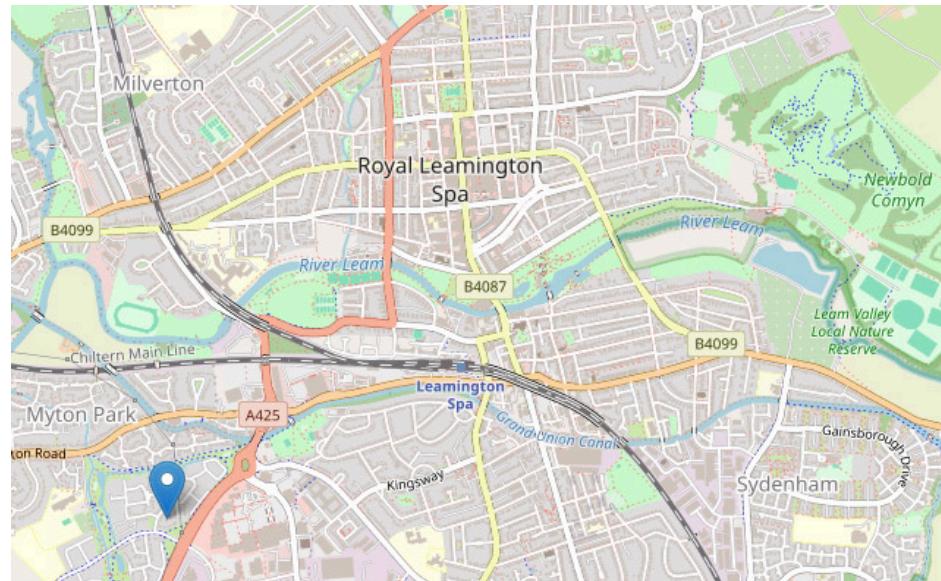
Warwick District Council.

## **Viewing Arrangements**

Strictly via the vendors sole agents Spa Estates on 01926 754080.

## Website

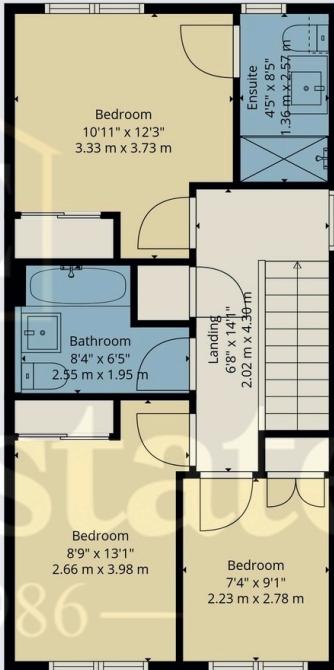
[www.spaestates.com](http://www.spaestates.com)







1st Floor



2nd Floor

**TOTAL: 982 sq. ft, 91 m<sup>2</sup>**  
 1st floor: 474 sq. ft, 44 m<sup>2</sup>, 2nd floor: 508 sq. ft, 47 m<sup>2</sup>  
 EXCLUDED AREAS: WALLS: 72 sq. ft, 7 m<sup>2</sup>

Illustration For Identification Purposes Only, Measurements Are Approximate, Not To Scale.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the number listed on the brochure. Copyright © 2024 Spa Estates Limited. Registered in England and Wales. Company Reg. No.15206846 Registered Office: Nelson House, 2 Hamilton Terrace, Leamington Spa, CV32 4LY. Printed May 2024



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Established in 1986, we are property professionals with local expertise and knowledge, helping you buy, sell, rent or let your property.

Our tailored approach to each property and client allows us to deliver the best results. We pride ourselves on our marketing, flexibility and in-depth knowledge of properties and the local market.

We aim to make moving house as simple and stress free as possible, please see our consistent 5-star Google reviews to read how we have helped hundreds of customers.



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