



22 Conrad Lewis Way
Leamington Spa, CV34 8AN







































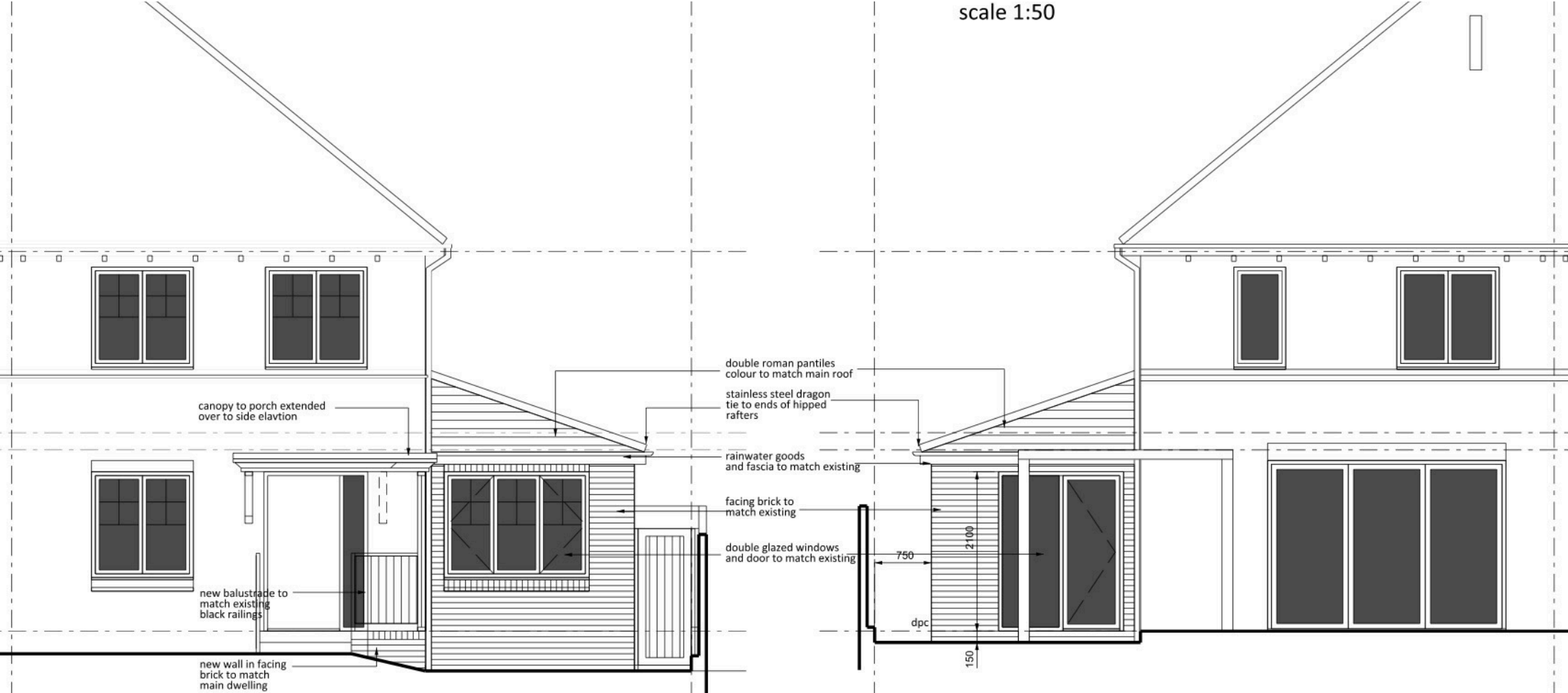








scale 1:50



FRONT ELEVATION - WEST

REAR ELEVATION - EAST

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/sq 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.

Client

Project

Drawn

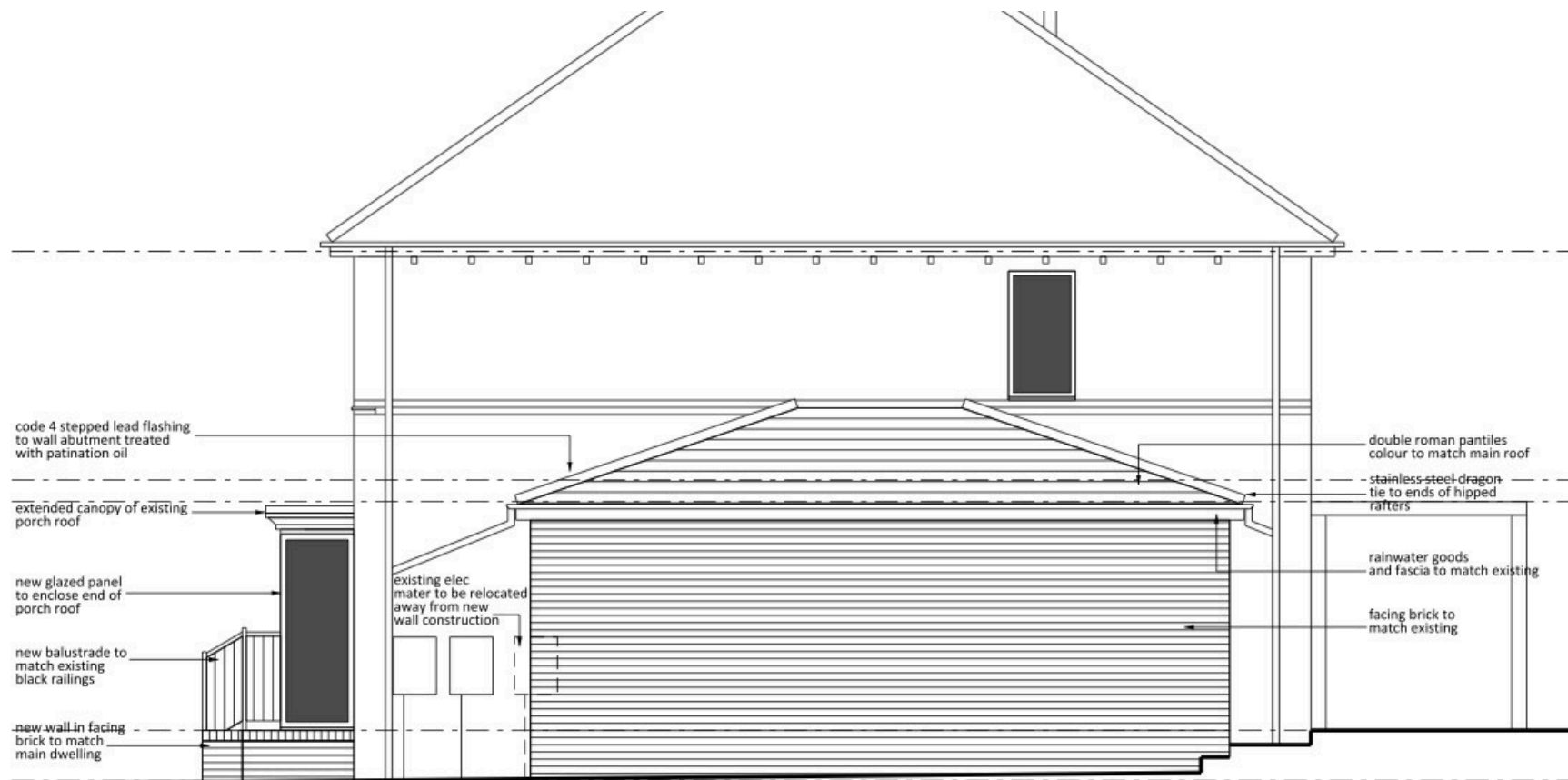
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PROPOSED FRONT AND REAR ELEVATIONS



SIDE ELEVATION - SOUTH

GLAZING

Factory made double glazed units, to give max u-value of 1.4W/m²k 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 25m² 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 maximum of 150W per circuit watt.

MAIN ROOF CONSTRUCTION

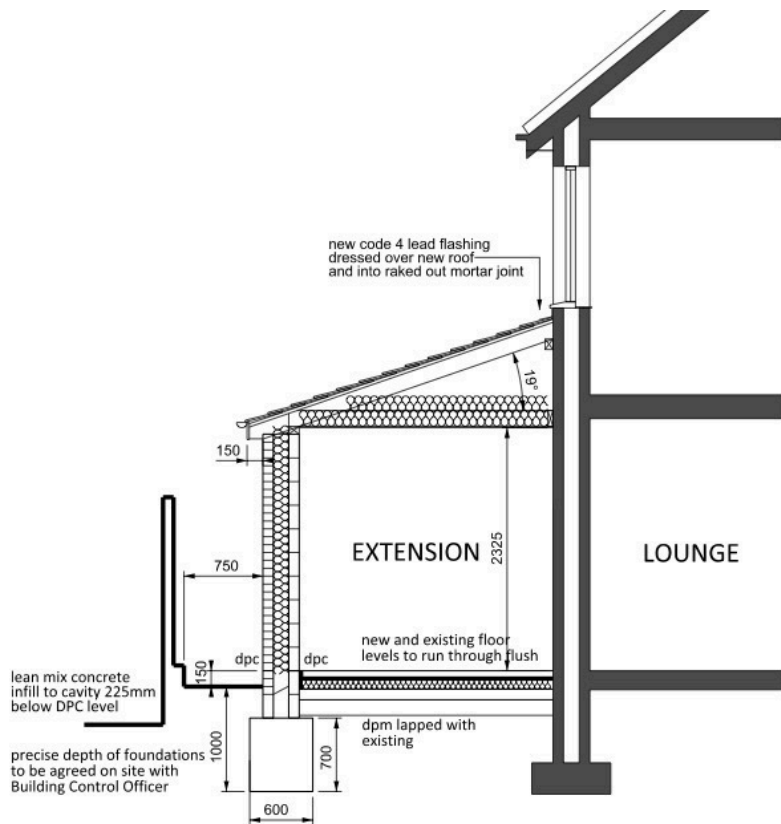
Interlocking concrete roof tiles, size and type to match existing tiled roof. Roof tile profile to be suitable for specified pitch as specified by manufacturer. Installation to be in accordance with BS 5534 and BS 8000 on treated 38 x 25mm sw battens (or as specified by tile manufacturer) on reinforced bituminous felt underlay or similar approved to BS 747 laid to falls to gutters on tanalised 47 x 150mm sw C24 grade 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.

C24 Grade purlins provided at 1200mm centres, similar equal approved 150mm laid in between rafters at 90 degree to lower quilt, with 12.5mm x 100mm x 100mm 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

Client

Drawing Title

PROPOSED SIDE ELEVATION



TYPICAL SECTION

DAMP PROOF COURSE

Horizontal dpcs to be minimum 150mm above adjacent ground level and to underside of all pre-cast beams to ground floor level DPCs, to be stepped where applicable to relate to differing ground levels and to be either 'Astos' or similar approved bitumen based felt dpc to BS 6398, 1983. Dpcs 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

350mm 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 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/sq in accordance with approved document E section 2.



SITE PLAN 1:500



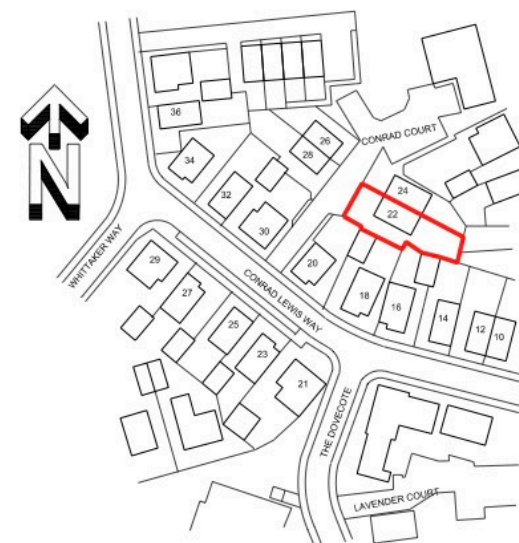
EXTERNAL WALL LINTELS

Catnic CG range THERMALLY BROKEN range (or similar approved) insulated galvanised steel lintels (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.

ELECTRICS



LOCATION PLAN 1:1250

Drawing Title

PROPOSED SECTION
AND SITE LOCATION PLANS

Drawn

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 en-suite 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

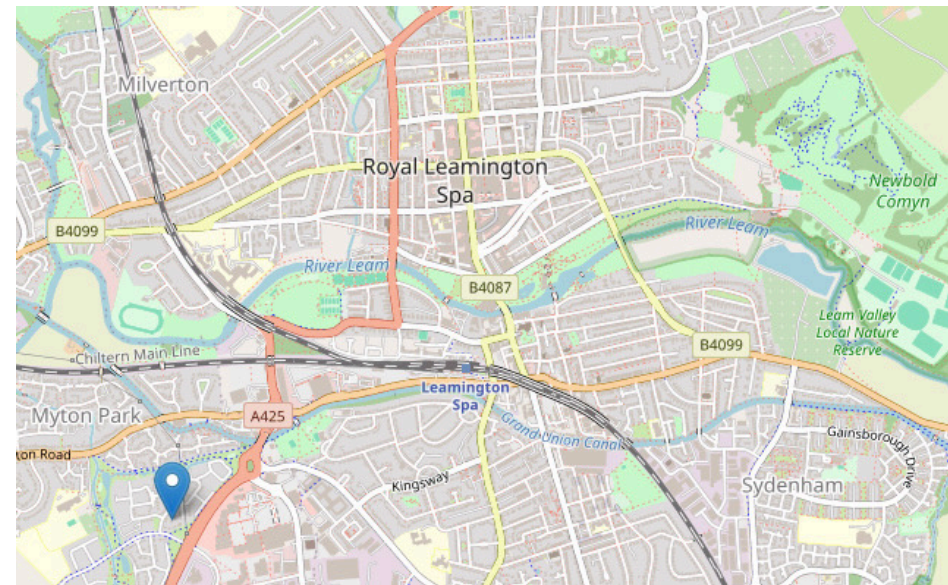
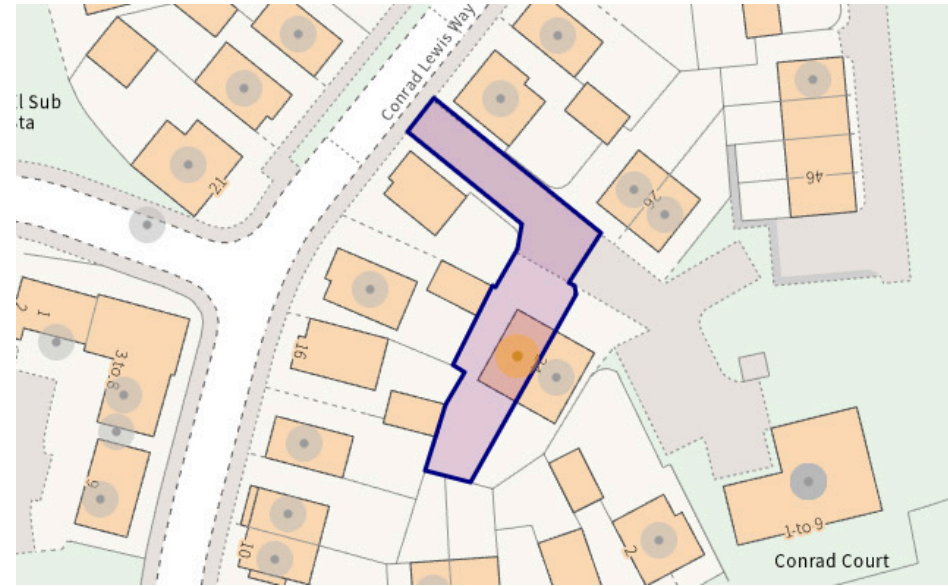
Warwick District Council.

Viewing Arrangements

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

Website

www.spaestates.com







TOTAL: 982 sq. ft, 91 m²
 1st floor: 474 sq. ft, 44 m², 2nd floor: 508 sq. ft, 47 m²
 EXCLUDED AREAS: WALLS: 72 sq. ft, 7 m²

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

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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