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Upper 26 Well Walk,
NW3

Response
January 2021

www.coeusdesignstudio.com

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Assent Building Control - Clarification



From: Stuart Hammond <stuarthammond@assentbc.co.uk>
Subject: RE: Occupied with Outstanding Matters chase to Client Our ref M203128 - 26 WELL WALK, LONDON, NW3 1LD
Date: 18 January 2021 at 15:41:49 GMT
To: Dimitrios Dakos <dd@coeusdesignstudio.com>
Cc: Jamie Inglis <jamieinglis@assentbc.co.uk>

Dear Dimitrios,

As the apartment has had the means of escape altered then there was a request for an AWFSS (Automatic Water Fire Suppression System) to be formed to mitigate the removal of the protected corridor for means of escape, in addition as the living accommodation is at lower level and the sleeping accommodation at upper level here at Assent we deem the introduction of an AOV to the stairwell important as a secondary mitigation to the risk of smoke clogging the means of escape.

The AWFSS and AOV system option has been adopted by Assent Building Control to allow for mitigation of AD B1 means of escape compliance on domestic projects.

COVID 19 – Site Inspection Guidelines

Our surveyors will be wearing a face covering whilst carrying out their inspection and would kindly ask that the person on site with them does the same.

Please make sure that no persons on site/in the property have any Covid symptoms or are self-isolating at the time of inspection.

2m social distancing should be observed at all times.

Internal Inspections

Please make sure that all windows are opened to maximise ventilation during the surveyors inspection.

Only one person i.e. the homeowner or contractor must be in the room with the Building Control Surveyor, all other persons should move to another room or exit the property until the inspection has been completed.

We thank you for your assistance.

If you have any further queries please do not hesitate to contact me directly.

Please note all Inspection requests are to be made via our office please call 01843823247

Kind Regards,

Stuart Hammond C.Build.E MCABE
Senior Building Control Surveyor
Assent Building Control Ltd
Unit 3 Lydden Farm
Valley Road
Margate
Kent
CT9 4LF

Tel: 01843 823247
Mob: 07534 661795

Email: stuarthammond@assentbc.co.uk
Web: www.assentbc.co.uk



Dimitrios Dakos
Coeus Design Studio Ltd
Nations House
103 Wigmore Street
London
W1U 1QS

Date: 21/04/2020

Our Ref: M203128

E-Mail dd@coeusdesignstudio.com

Dear Dimitrios,

INTERNAL ALTERATIONS & REFURBISHMENT TO 1ST FLOOR DUPLEX APARTMENT IN EXISTING 3 STOREY MULTIPLE USE PREMISES, 26 WELL WALK, LONDON, NW3 1LD

Thank you for your application. The plans have now been assessed and in order that certification may be issued we require the following amendments/additional information:

Domestic - General

GENERAL

- The works are controlled under the Building Regulations as they involve the erection of a building/ extension and alterations (Regulation 3a and 3b for the provision of a controlled service/ services). An Initial Notice was submitted to the Local Authority [London Borough of Camden] on 20/03/2020 and was subsequently approved.
- The drawings have been checked to determine compliance with the Building Regulations 2010 (as amended) using the Approved Documents (unless stated otherwise). Our comments are as follows:
- Drawing Numbers: Imist layout, Structural calculations, 101, 102, 103, 221, 222, 223.

PART B - FIRE SAFETY

- Doors to first floor bedrooms to be a minimum FD20 standard.
- Due to the mist system coverage of first floor, AOV to the head of the stairs and detection to all habitable rooms the proposed layout is deemed satisfactory.

PART E - RESISTANCE TO THE PASSAGE OF SOUND

- The internal upper floors should achieve a minimum sound insulation of 40 dB. Timber floor joists should have a floorboard with a minimum of 15kg/m2 and 100mm of mineral wool laid in between (minimum density of 10Kg/m3); the ceiling plasterboard should have a minimum mass per unit area of 10Kg/m2.
- Internal walls between bedrooms and other rooms, including a WC should achieve a 40 dB rating. Typically, a stud wall with timber studs of at least 75mm or metal studs at least 45mm; a layer of mineral wool (minimum 25mm thick with a minimum density of 10Kg/m3) placed in between the studs; and a single layer of plasterboard minimum density per unit area of 10Kg/m2.



Regulated by RICS

Assent Building Control Ltd
Unit 3 Lydden Farm, Valley Road, Margate, Kent, CT9 4LF
Tel: 01843 823247 Email: Rachel.Wilson@assentbc.co.uk
Registered in England no. 5311596

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PART F - VENTILATION

- An intermittent mechanical extract is required within the open plan bedroom 1 and should discharge at the following rate: shower room – 15l/s. All extracts should discharge to external air (NB: recirculating fan are not classed as extract).

PART P - ELECTRICAL SAFETY

- Electrical installations should be designed and installed in accordance with BS 7671. An appropriate Part P certificate will be required on completion of notifiable electrical installation work.

REGULATION 7 - MATERIAL AND WORKMANSHIP

- Materials should comply with the appropriate British Standards or Agreement Certificates. Alternatively, the materials should be marked, stamped, independently certified or otherwise justified by test or calculation to show their suitability. Standards of workmanship should meet the relevant BS 8000 series.

COMMISSIONING, CERTIFICATION AND INFORMATION PROVISION

- AFSS coverage plan and installation certificate.

I hope the above comments are helpful. Please do not hesitate to contact me on 01843 823247 if I can be of further assistance.

Yours sincerely



Jamie Inglis
Project Manager

*E-Mail jamieinglis@assentbc.co.uk
Contact No 01843 823247*



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10AFinalCert203128

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Date: 06/01/2021

Our Ref: M203128

26 Well Walk
London
NW3 1LD

E-Mail Address:

Dear Barry,

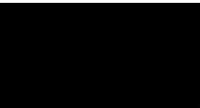
BUILDING ACT 1984. BUILDING REGULATIONS 2010.
BUILDING (APPROVED INSPECTORS ETC.) REGULATIONS 2010.

INTERNAL ALTERATIONS & REFURBISHMENT TO 1ST FLOOR DUPLEX APARTMENT IN EXISTING 3
STOREY MULTIPLE USE PREMISES.
26 WELL WALK, LONDON, NW3 1LD

Following a final inspection we have pleasure in confirming that we have issued our Final Certificate in accordance with Section 51 of the Building Act 1984. A copy is enclosed for your records.

We look forward to working with you in the near future but, in the meantime, should you have any queries please do not hesitate to contact me.

Yours sincerely



Jamie Inglis
Project Manager

E-mail: jamienglis@assentbc.co.uk
Contact No: 01843 823247

Enc: Final Certificates

CC: Local Authority Details - (London Borough of Camden, Town Hall, Argyle Street, London, WC1H 8EQ ,)
– Building.control@camden.gov.uk

CC: Fire Officer Details – (,) – N/A

Section 51 of the Building Act 1984 ("the Act")
The Building (Approved Inspectors etc.) Regulations 2010 ("The Regulations")

Final Certificate



Regulated by RICS

Assent Building Control Ltd
Unit 3 Lydden Farm, Valley Road, Margate, Kent, CT9 4LF
Tel: 01843 823247 Email: Rachel.Wilson@assentbc.co.uk
Registered in England no. 5311596

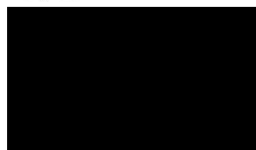
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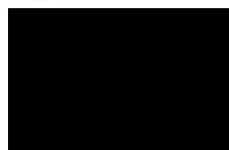
1	This certificate relates to the following work: Internal Alterations & Refurbishment To 1st Floor Duplex Apartment In Existing 3 Storey Multiple Use Premises. The work excludes any gas work subject to the Gas Safety (Installation and Use) Regulations 1998 and electrical work notifiable under the Building Regulation 12(6A) 26 Well Walk, London, NW3 1LD	Date: 06/01/2021 Assent Ref: M203128
2	We, Assent Building Control Ltd, are Approved Inspectors for the purposes of Part II of the Act and the above work is [the whole] / [part] of the work described in an initial notice given by us and dated as opposite.	Date: 26/05/2020
3	The work [does] / [does not] concern a new dwelling	
4	No optional requirement in the Building Regulations 2010 applies to the work	
5	One or more of the following optional requirements in the Building Regulations 2010 applies, namely – (a) regulation 36(2)(b) (optional water efficiency requirement of 110 litres per person per day) (b) Schedule 1 Part M optional requirement M4(2) (category 2 – accessible and adaptable dwellings) (c) Schedule 1 Part M optional requirement M4(3) (category 3) – wheelchair user dwellings	
6	The work described above has been completed and we have performed the functions assigned to us by regulation 8 of the Regulations	
7	A Final Certificate has now been issued in respect of all the work described in the initial notice referred to in paragraph 2 above.	
8	Copies of the notice of approval and of a declaration of insurance relevant to the work described in this notice are on a register kept by the body designated under regulation 3 of the Regulations.	
9	The work [is] / [is not] minor work.	'Minor Work' has the meaning given in regulation 9(5) of the Regulations.
10	We, Assent Building Control Ltd, declare that we have had no financial or professional interest in the work described since giving the initial notice described in paragraph 2	If the work is not minor work then this declaration must be made. Financial or professional interest has the meaning given in regulation 9 of the Regulations.
11	This certificate is evidence (but not conclusive evidence) that the requirements specified in the certificate have been complied with.	

Signed:



Name: RICHARD BATTE
Assent Building Control Ltd
Approved Inspectors
Date: 06/01/2021

Signed:



Name: JOHN DILLEY
Date: 06/01/2021



Regulated by RICS

Assent Building Control Ltd
Unit 3 Lydden Farm, Valley Road, Margate, Kent, CT9 4LF
Tel: 01843 823247 Email: Rachel.Wilson@assentbc.co.uk
Registered in England no. 5311596

26 WELL WALK COMPLIANCE
CERT NW31LD_26415614 26

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eNotification

The Certificate of Compliance for your installation work has arrived. Please take time to read the document and the notes overleaf.

The Registered Installer named below has certified that the installation work detailed is compliant with Regulations 4 & 7 of The Building Regulations 2010 for England and Wales or; where applicable, based on the address of the installation, the Registered Installer has certified the work detailed is compliant with the requirements of bye-laws 5 & 7 of the Building Bye-Laws (Jersey).

Building Regulations Certificate of Compliance

Certificate Number
26415614

Date Completed
21/10/2020

Installer Name
AMP Electrical Services Ltd
Registered no. 605029000

Address of Installation
Upper Flat, 26 Well Walk
LONDON, NW31LD

Description of Location
Dwelling

Description of Notifiable Work
CPS Electrical
8003 - Install a replacement consumer unit
8004 - Rewire of all circuits



This certificate is issued by NICEIC, a trading brand of Certsure LLP, as agent for and on behalf of the NICEIC registered installer named above. This certificate is evidence, but not conclusive evidence, that the requirements specified in the certificate have been complied with. NICEIC does not accept any responsibility for the content of this certificate or for the quality of work detailed, except under the NICEIC Platinum Promise described overleaf.

This certificate is a valuable document. Please retain it in a safe place. If this is not an original certificate or if there is any doubt to its authenticity, visit www.checkmynotification.com

NOTES FOR RECIPIENTS

FOR WORK IN ENGLAND & WALES

This Building Regulations Certificate of Compliance is the NICEIC registered installer's confirmation that the certified work identified overleaf complies with Regulations 4 and 7 of The Building Regulations 2010. Details of the certified work have been notified to your local authority.

FOR WORK IN JERSEY

The installation work outlined overleaf has been undertaken by a person/enterprise registered with the States of Jersey-approved NICEIC Jersey Scheme. The certificate is the person/enterprise's confirmation their work complies with the Building Regulations and details of that work have been notified to the States of Jersey Building Control Department.

Please check the details on this certificate are correct, ensuring the description of work undertaken, completion dates are both correct and the installer's name is that of the business that actually undertook the certified work. If you have any concerns regarding the work-type, date or the installer's name, please contact our Building Compliance helpline on 0870 013 0462.

Additional or replacement copies of Building Regulations Certificates of Compliance can be purchased at www.checkmynotification.com

OUR PLATINUM PROMISE

We know how important it is for you to feel confident the work undertaken by a NICEIC registered installer meets the required building regulations or installation standards, so in the unlikely event there are any issues in the future the NICEIC Platinum Promise will protect you.

If you believe there are any issues please raise your concerns in the first instance with the registered installer who carried out the work, we are sure they will want to do everything possible to resolve them.

If you are unable to resolve the issues directly then please contact us and we will explain how the NICEIC Platinum Promise works and how we can help.

Further details including full terms and conditions can be found at www.niceic.com/householder/platinumpromise



FIRE DETECTION AND FIRE ALARM SYSTEM INSTALLATION CERTIFICATE

This certificate is not valid if the serial number has been defaced or altered
22116830
Base on the recommendations given in BS 5839-1:2017 The detection and fire alarm systems for buildings.
Code of practice for design, installation, commissioning and maintenance of systems in non-domestic premises

FINVC

PART 1 : DETAILS OF THE CONTRACTOR, CLIENT AND INSTALLATION

DETAILS OF THE CONTRACTOR

Registration No: 605029000 Branch No: 000
Trading Title: AMP Electrical Services Ltd
Address: 144 Reever House, 12 East Street, Epsom
Postcode: KT17 1HX Tel No: 01737457088

DETAILS OF THE CLIENT

Contractor Reference Number (CRN): N/A
Name: CANDOR CONSTRUCTION AND MAINTENANCE LIMITED
Address: 9 Limes Road, BECKENHAM, Kent
Postcode: BR3 6NS Tel No: N/A

DETAILS OF THE INSTALLATION

Occupier: OWNER
Address: Upper Flat, 26 Well Walk, LONDON
Postcode: NW3 1LD Tel No: N/A

PART 2 : DETAILS OF THE FIRE DETECTION AND FIRE ALARM SYSTEM COVERED BY THIS CERTIFICATE

Description and extent of the system covered by this certificate:
INSTALLATION OF VELUX A.O.V. AND ASSOCIATED COMPONENTS

The system is – New () or Modification ()

PART 3 : INSPECTION AND TESTING OF WIRING SYSTEM(S)

(tick bracket or insert N/A (Not Applicable), as appropriate)

Wiring has been tested in accordance with the recommendations of Clause 38 of BS 5839-1.

Insulation resistance tests

Between conductors:

Between live conductors and Earth:

Between live conductors and screen, if any:

Test results* recorded on additional numbered pages and provided to:

CLIENT ON ICN18C 22116784

* The results of all tests must be recorded on additional numbered page(s) and made available to the organisation responsible for the commissioning of the system.

Supply circuit(s) tests

Earth continuity:

Earth fault loop impedance:

Other tests:

Test results* recorded on additional numbered pages and provided to:

CLIENT ON ICN18C 22116784

* The results of all tests must be recorded on additional numbered page(s) and made available to the organisation responsible for the commissioning of the system.

PART 4 : CERTIFICATION OF INSTALLATION

I/We being the competent person(s) responsible (as indicated by my/our signature(s) for the installation of the fire alarm system, particulars of which are set out in PART 2, CERTIFY that the said installation for which I/we have been responsible complies to the best of my/our knowledge and belief with the design specification in PART 5 and with the recommendations of Section 4 of BS 5839-1:2017, except for the variations (see BS 5839-1, Clause 7), if any, stated in this certificate.

Variations from the specification and/or Section 4 of BS 5839-1:

NONE

The extent of liability of the signatory is limited to the system described in PART 2.

Name (example): ANDY PUMFREY

Signature: [Signature]

Position: CS

Date: 21/10/2020

The results of the inspection and testing reviewed by

Qualified Supervisor

Name (example): ANDY PUMFREY

Signature: [Signature]

Position: CS

Date: 21/10/2020

PART 5 : RELATED REFERENCE DOCUMENTS

Design Specification:

Design Drawings:

'As Fitted' Drawings:

(Ref No: N/A)

(Ref No: N/A)

(Ref No: N/A)

Electrical Installation Certificate:

Fire Alarm Design Certificate:

Unless supplied by others, the as fitted drawings have been supplied to the person responsible for commissioning the system (see Clause 38.2(a) of BS 5839-1:2017)

(Ref No: ICN18C 22116784)

(Ref No: N/A)

(Ref No: N/A)

Operating and Maintenance Instructions:

Log Book:

Purchase Specification:

(Ref No: N/A)

(Ref No: N/A)

(Ref No: N/A)

NOTES FOR RECIPIENT

THIS CERTIFICATE IS AN IMPORTANT AND VALUABLE DOCUMENT WHICH SHOULD BE RETAINED FOR FUTURE USE

This certificate has been issued to confirm that the fire detection and fire alarm system to which it relates has been installed in accordance with the recommendations given in:

- **BS 5839-1: Fire detection and fire alarm systems for buildings - Part 1: Code of practice for design, installation, commissioning and maintenance of systems in non-domestic premises.**
- **BS 5839-1: Fire detection and fire alarm systems for buildings - Part 1: Code of practice for design, installation, commissioning and maintenance of systems in non-domestic premises.**
- **BS 7671 Requirements of Electrical Installations (as amended).**

Only the NICEIC[®] Approved Contractor or Conforming Body responsible for the installation of the fire detection and fire alarm system is authorised to issue this NICEIC Fire Detection and Fire Alarm System Installation Certificate.

This certificate consists of one or more pages. It should be read in conjunction with the additional documents identified in PART 3: Related Reference Documents and an Electrical Installation Certificate issued to confirm that the electrical installation to which it relates has been designed, constructed, inspected, tested and verified in accordance with BS 7671 (as amended). It is part of a suite of documentation to be provided to you, the recipient, and it should be passed to the user or purchaser of the system.

Persons offering to design, install, commission, accept, verify, alter, maintain or inspect and service fire detection and fire alarm systems have a duty in law to ensure that all their supervisors and operatives given responsibility for such work are competent. This includes having a full understanding of all the technical and operational requirements relating to fire detection and alarm systems.

Note that BS 5839-1 defines a competent person as a 'person with the relevant current training and experience, and with access to the requisite tools, equipment and information, and capable of carrying out a defined task.'

Note that in the case of NICEIC Approved Contractors and although they have been assessed by NICEIC as having the technical capability to carry out electrical work in compliance with BS 7671 (as amended), the scope of that electrical safety standard **does not** extend to the operational performance of electrical installations, including those associated with fire detection and fire alarm systems. Consequently, NICEIC is unable to investigate complaints about the operational performance of fire detection and fire alarm systems.

This certificate is intended to be issued only for the installation work associated with a new fire detection and fire alarm system or for installation work associated with a modification to an existing system (an alteration or an extension).

You should have received the certificate marked 'Original' and the organisation responsible for the installation of the fire detection and fire alarm system should have retained the certificate marked 'Duplicate'. This certificate is a valuable document and should be retained for future use as you may, subsequently, rely on this certificate as evidence of compliance with legislation. If you were the person ordering the work but not the user of the system, you should pass this certificate, or a full copy of it including all the related reference documents immediately to the user.

The 'Original' certificate should be retained in a safe place and shown to persons responsible for commissioning, accepting, servicing, modifying or using the fire detection and fire alarm system. If you later vacate the property or building this installation certificate will demonstrate to the new premises management that the installation of the fire detection and fire alarm system complied with the recommendations of BS 5839-1 and with the specification (except for any variations noted in PART 4) at the time the certificate was issued.

PART 1: Details of the Contractor, Client and Installation

Information presented in the fields should clearly identify the NICEIC Approved Contractor responsible for installing the fire detection and fire alarm system and completing this certificate, the client and the location of the fire detection and fire alarm system.

PART 2: Details of the Fire Detection and Fire Alarm System

Information presented in the fields should clearly identify the extent of the fire detection and fire alarm system and whether the system is new or a modification (i.e. an alteration to or an extension of an existing fire detection and fire alarm system).

Published by Cersure LLP Cersure LLP operates the NICEIC & ELECSA brands
Warwick House, Houghton Hall Park, Houghton Regis, Dunstable, LU5 5XX

© Copyright Cersure LLP (August 2018)

PART 3: Inspection and Testing of Wiring Systems

On completion of the installation of a fire detection and fire alarm system or a modification to an existing fire detection and fire alarm system, appropriate inspection and testing should have been carried out to confirm that the requirements and recommendations of the applicable Standards (which include BS 5839-1 and BS 7671, as amended) have been met. In meeting the recommendations of BS 5839-1, the installer should have carried out tests on the wiring, or sections of the wiring, to confirm the integrity of the cable insulation and the adequacy of earthing. The results of these tests should be recorded in this Section of the certificate.

A '✓' in the appropriate bracket indicates that the corresponding test has been performed and that the results are satisfactory. For any tests that are inappropriate, N/A meaning 'Not Applicable' should have been entered. Additional tests, such as the maximum circuit impedance, may be specified by the system manufacturer and should be recorded by ticking the bracket marked 'Other' and recording the results with other test results on additional numbered pages, which should be given to you, the recipient.

The results of the inspection and testing should be made available to the organisation responsible for commissioning the system.

PART 4: Certification of Installation

The NICEIC Approved Contractor should have provided their details (name, signature, position within the organisation and dated this certificate), and recorded any variations from BS 5839-1. Variations may have been necessary during the installation phase of the fire detection and fire alarm system, which should be listed in the space provided and, if necessary, on additional number sheets and appended to this installation certificate).

PART 5: Related Reference Documents

All relevant documentation should have been handed over to you, the recipient, and it should be passed to the user or purchaser of the system. For each document handed over, its unique reference number should be inserted within the space provided ensuring a transparent audit trail.

The 'as fitted' drawings that the NICEIC Approved Contractor should have issued to you should, as a minimum, indicate the position of:

- all control, indicating and power supply equipment
- all equipment that may require routine attention or replacement, and
- all manual call points, fire detectors and fire alarm devices
- the type, sizes and actual routes of cables.

(unless it has been agreed that the provision of 'as-fitted' drawings is to be the responsibility of others).

Certificate adapted from BS 5839-1:2017 with the permission of BSI under license number 2002564042.

Complete British Standards can be obtained from BSI Customer Services, 389 Chiswick High Road, London, W4 4AL.

* **NICEIC**, is operated by **Cersure LLP**, a partnership between the **Electrical Contractors' Association** and the **charity Electrical Safety First**. **NICEIC** maintains and publishes registers of electrical contractors that it has assessed against particular scheme requirements including the technical standard of electrical work).

For further information about electrical safety and how NICEIC can help you, visit www.niceic.com



Product information

Flat glass product ISD ----- 2093 for VELUX flat roof windows CFP/CVP Integra



Product description

- Flat glass product for VELUX flat roof windows CFP and CVP Integra
- Ideal for new VELUX flat roof windows or as replacement for existing domes
- Sleek, elegant design in glass and aluminium
- 4 mm toughened glass pane with silk screen printed rim
- Easy-to-clean coating on glass minimises cleaning frequency and gives a clearer view in case of rain
- Maintenance-free aluminium profiles
- VELUX flat glass product comes with gasket and all necessary screws and brackets
- For more information on
 - VELUX fixed flat roof window CFP or
 - VELUX INTEGRA® flat roof window CVPsee separate Product information sheets

Roof pitch

- Can be installed on VELUX flat roof windows CFP/CVP Integra installed in roof pitches between 5° and 15°

Materials

- Extruded aluminium
- Toughened glass

Downloads

For installation instructions, please visit velux.co.uk

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VELUX®

Available sizes and daylight areas - for flat roof windows

	600 mm	800 mm	900 mm	1000 mm	1200 mm	1500 mm
600 mm	CFP/CVP 060060 (0.19)					
800 mm		CFP/CVP 080080 (0.40)				
900 mm	CFP/CVP 060090 (0.32)		CFP/CVP 090090 (0.54)			
1000 mm				CFP/CVP 100100 (0.70)		
1200 mm			CFP/CVP 090120 (0.76)		CFP/CVP 120120 (1.07)	
1500 mm				CFP/CVP 100150 (1.11)		

() = Effective daylight area, m²



Flat glass product for VELUX flat roof windows CFP/CVP Integra

- can be fitted on new or already installed flat roof windows
- requires that the flat roof window is installed in a roof pitch between 5° and 15°
- does not change the original functionality of the flat roof window
- adds a modern yet elegant look to the building (outside)
- does not change the daylight area or the view from the room - (inside)

The flat glass product is the obvious choice for new buildings with flat roofs.

Contact Details

COEUS DESIGN STUDIO

First Floor
Nations House
103 Wigmore Street
W1U 1QS
London

www.coeusdesignstudio.com

info@coeusdesignstudio.com
07500 773988