Notes:

Proposal:

To remove the existing porch and build the proposed toilet and shower room, moving the front wall toward the road, by 350mm extending the hall within the proposed porch area only.

Fenestration:

Double glazed door to conform to safety glazing BS6206
Windows in white uPVC to visually match existing, windows and door to 'A' rated heat retention.
Trickle ventilation to be provided to conform with regulations. (Building control)

Walls:

Brickwork up to sill level and roughcast render (pebbledash) above to match existing.
Brickwork on house trimmed back and pebble dashed

Wall construction:

Provide 'catnic' lintels type CN7 or CN45 (closed eaves type) over all external openings.
Cavity 102mm thick facing brickwork to match the existing property, with a 75mm wide cavity filled with 'rockwool' 75mm insulation batts . 100mm thick 'colcon' block work inner leaf and 13mm thick lightweight plaster finish.
Provide pitch polymer damp proof course 150mm min above finished ground level.
Both leaves in brickwork below D.P.C. down to top of foundation.
Tie walls together with mild steel galvanised cavity wall ties at 450mm c/c vertically and 900mm c/c horizontally in a staggered fashion, double at corners and reveals. Tie walls to existing property with 'furfix' metal profiles, provide vertical damp proof courses at all new external wall openings.

Floor construction: **Solid.**

Minimum thickness of **75mm PIR or 100mm Jablite is** to be provided below floor slab level.
50mm thick cement/sand screed (1:3mix) with 1200 guage polythene damp proof membrane to underside of 100mm thick concrete floor slab (1:2:4) mix on a 150mm thick layer of hardcore well bunded with soft sand.
Turn D.P.M. up and into walls and lap well with D.P.C.s
Concrete doorstep to suit new floor height

Foundations:

500mm wide trench fill concrete (1:2:4 mix) at 1.2 meter minimum below ground level.

Plumbing:

All plumbing works to be carried out in accordance with B.S. 5572.
Wastes to be fitted with 75mm deep seal water traps with eyes fitted at all bends.

Minimum waste diameters:

1. W.C 100mm
2. W.H. basin 32mm
3. Shower 38mm

Proposed Front Elevation

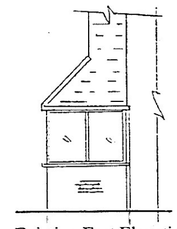
1150mm X 700mm window

High security windows &entrance door.
Obscure glazing in windows & entrance door.

900mm x 2100mm door frame size
Allow for low threshold sill

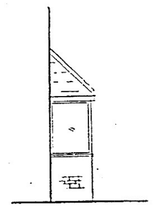
Window to shower room to have a minimum openable area equivalent to 1/20th of the floor area

Existing Front Elevation

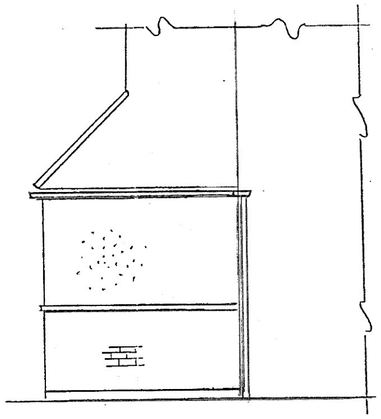


Existing East Elevation

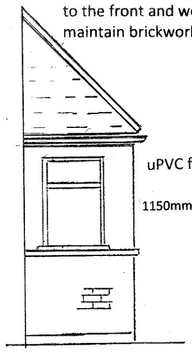
1850mm



Existing West Elevation



Proposed Side Elevation (East)

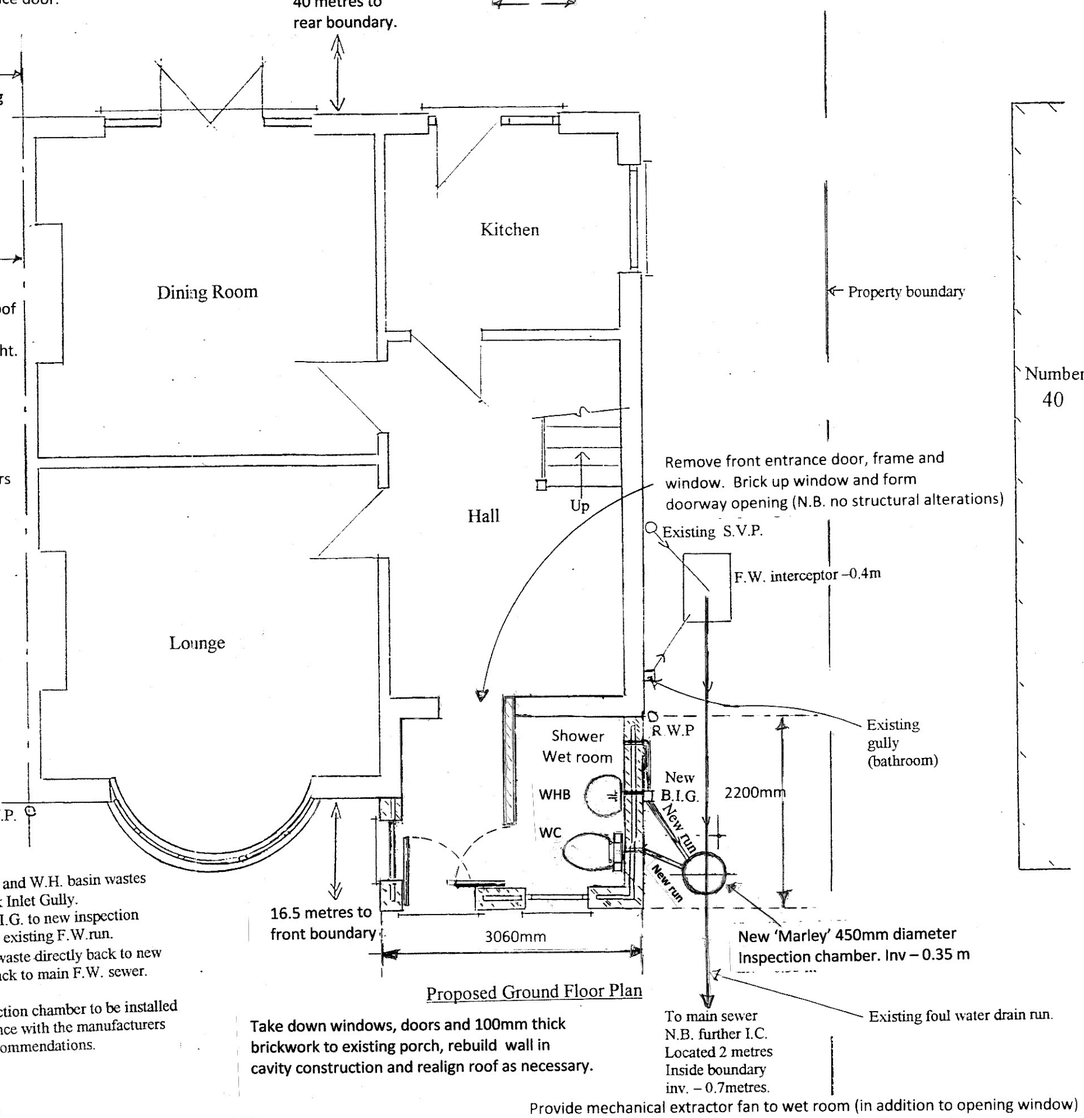


Proposed Side Elevation (West)

Lift the sloping angles of the new roof to the front and west elevations to maintain brickwork and ceiling height.

uPVC fascia's and gutters

1150mm X 650mm window



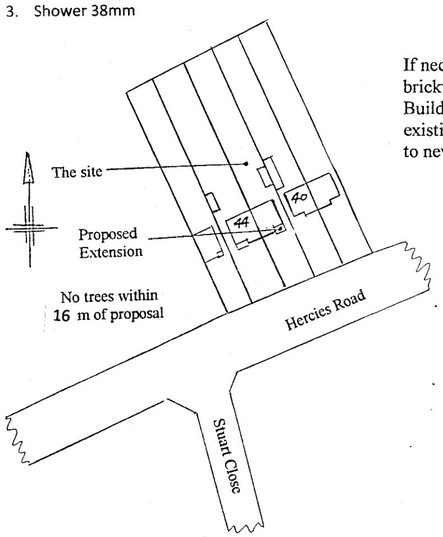
Proposed Ground Floor Plan

Run shower and W.H. basin wastes to new Back Inlet Gully.
Run new B.I.G. to new inspection chamber on existing F.W.run.
Run W.C. waste directly back to new F.W.I.C. back to main F.W. sewer.

New inspection chamber to be installed in accordance with the manufacturers details/ recommendations.

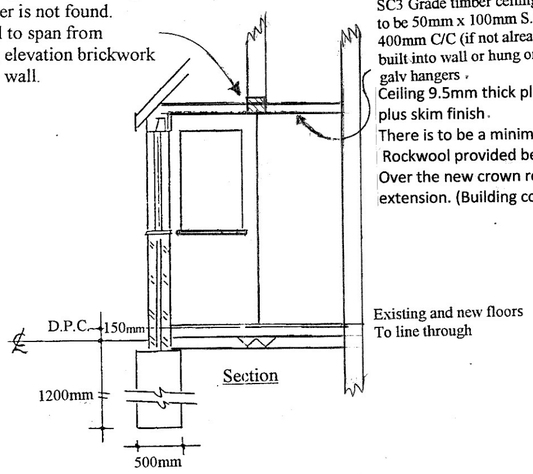
Take down windows, doors and 100mm thick brickwork to existing porch, rebuild wall in cavity construction and realign roof as necessary.

Provide mechanical extractor fan to wet room (in addition to opening window) giving 20 litres per second air change, external wall mounted.
Provide suitable lighting to wet room and hallway.
All electrical work under Part P (electrical safety) must be designed, installed,Inspected and tested by a person competent to do so. (Building control) Builder to supply and fit stainless steel towel radiator to new wet room. Wet room walls lined with waterproof board of the "Multipanel" type



Site location Plan 1:1250

If necessary support for existing brickwork over is not found. Build in lintel to span from existing front elevation brickwork to new cavity wall.



Section

Drainage:-

All works to be carried out to B.S.8301:1985
new drain runs to be 100mm dia U.P.V.C pipe surrounded in pea shingle and laid to a minimum fall of 1in 40.
Existing and new runs to be protected over with reinforced concrete lintels where runs pass through foundations.
Encase runs in concrete where below extension.

Surface water collection unaltered –ie to existing gutters and R.W.P. located on flank wall.
(no surface water I.C.'s found at time of survey).

Revisions	Building Regulations 01/09/03

All measurements to be verified on site prior to commencement. This drawing is subject to Local Authority approval

SINGLE STOREY FRONT EXTENSION
At 42 Hercies Road, Hillingdon, Middx.
For Mr Mrs Levett Tel No 01895 235918

Drawing issue 3
1 of 2

Scale 1:50 , 1:100
Date 05/12/19
Drawing no. M50