

Materials to match existing or to be similar

All new glazing to achieve minimum 1.8W/m2K.  
Double glazed units with 25mm gap between panes  
(Low -E, En = 0.15)

Foundation under new window in accordance with current Zurich recommendations

Insulation for roof to be 100mm Kingspan between rafters and 35mm across

If new Boiler fitted, then Commissioning Certificate to be provided with SEDBUK minimum rating 88

DPC to be 150mm above adjacent GL and lapped to existing and to DPM

Cavity closures to be provided at each stop end and at top

All new light fittings to be Energy Efficient type.

Redland VENT tiles to be fitted to roof and 50mm gap to be provided at eaves covered with wire mesh for roof ventilation

Provide 80mm CELLOTEX between rafters and 35mm across to prevent cold bridge



No: 180

No: 176

Existing Front Elevation



No: 180

No: 176

Proposed Front Elevation

#### Foundation:-

To be 600mm wide x 1000 mm deep minimum, C20 grade 1:2:4 mix concrete, made with SR cement, taken down 600mm below below lowest tree roots and minimum 600mm below the invert of any drain found to run parallel to the foundations. Provide 18mm polystyrene between the new and existing foundation to prevent load transfer, new foundation not to undermine the existing. Foundation depth to be designed in accordance with NHBC Practice Note 4.2 (2006 Edition) Weak mix concrete to be minimum 225mm below DPC

Existing Party Wall between garages to be insulated using 50mm Dry lining

CLIENT:  
Mr M Doe  
Conversion of Garage to Habitable Room & Extension of Front Porch  
178 Aylsham Drive Ickenham Middlesex UB10 8UF  
DRAWING NUMBER: 178/AD/April/002  
DRAWING TITLE: Existing & Proposed Front Elevations  
SCALE: 1:100 (A3)  
DATE: April 2021  
REVISIONS:

All electrical work to meet the requirements of Part P (Electrical Safety) and must be designed, installed, inspected & tested in accordance with the requirements of BS7671, the IEE 16th Edition by competent person registered with an electrical self certification scheme authorised by the Secretary of State. Self Certification Certificate to be sent to the Local Authority within 30 days of the electrical works' completion.

Any variations to the proposals shown on this drawing to be agreed with the Architect prior construction

DO NOT COPY THIS DRAWING

THE BUILDER MUST PRODUCE QUERY LIST (IF ANY) BEFORE FINALISING THE QUOTATION/ESTIMATE TO THE CLIENT AND BEFORE COMMENCEMENT OF ANY WORKS. NO EXTRAS WILL BE ENTERTAINED.

All dimensions and layout to be verified on site by Builder and any discrepancy should be reported before any work are commenced on site

The builder must visit and ascertain full extent of the works that are required to be carried out to reach final completion. The builder must fulfill Client's requirements.

Builder must obtain completion certificate from Local Authority and pass it on to the client at no cost to the client.

Electrical, Mechanical, heating and finishing works are to be as specified by the client and to be included in the quotation to the client. All materials and workmanship to be to the latest British Standards and to the manufacturers recommendations.

It will be client's responsibility to secure any Party Wall matters, Right of access to adjoining property/land in order to carry out the works and any other legal matters that may arise in order to execute the works directly or indirectly.