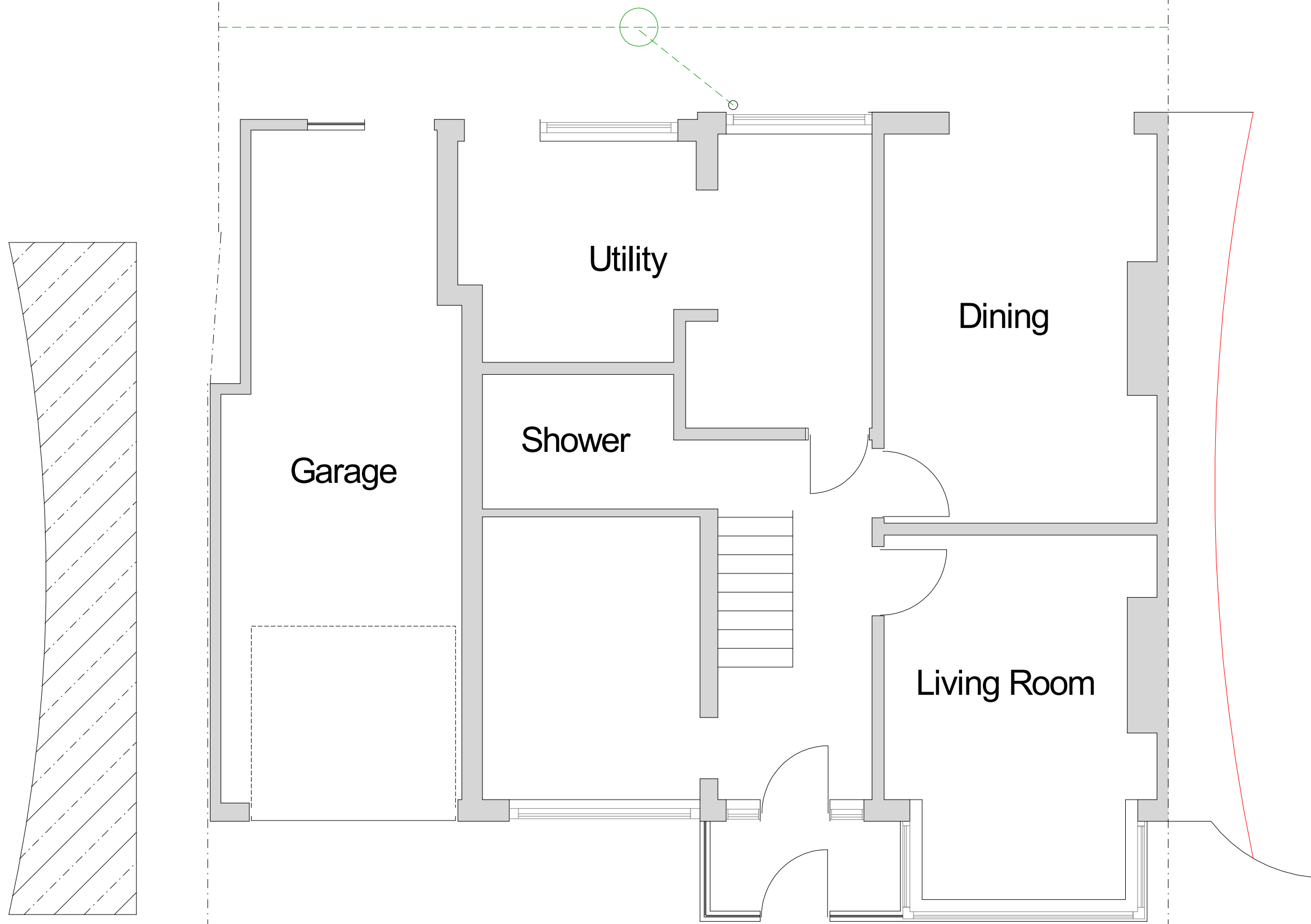


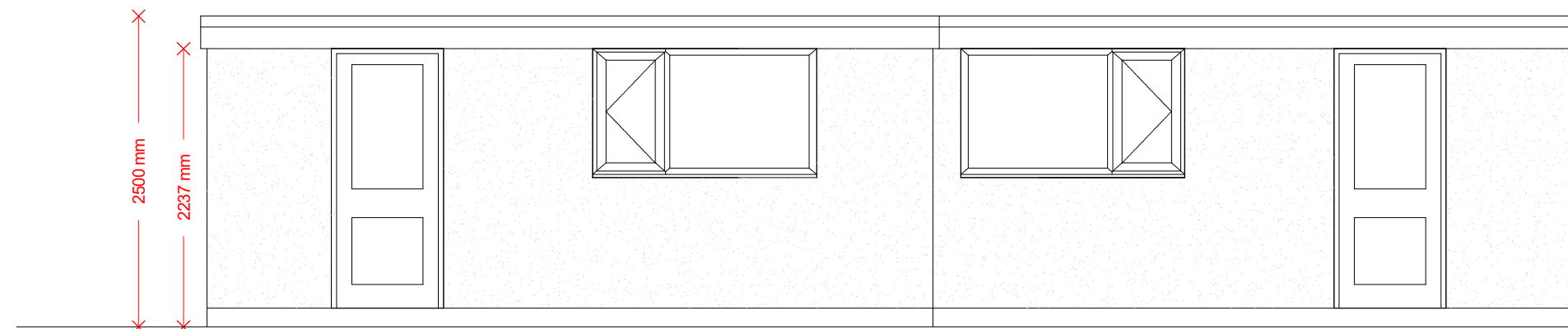
NEW STORE ROOM GROSS FOOT PRINT 69m2
TOTAL AREA OF REAR GARDEN 220m2

Soakaway
3 x 1.5 x 1.2m dp

Soakaway
1.5 x 1.5 x 1.2m dp



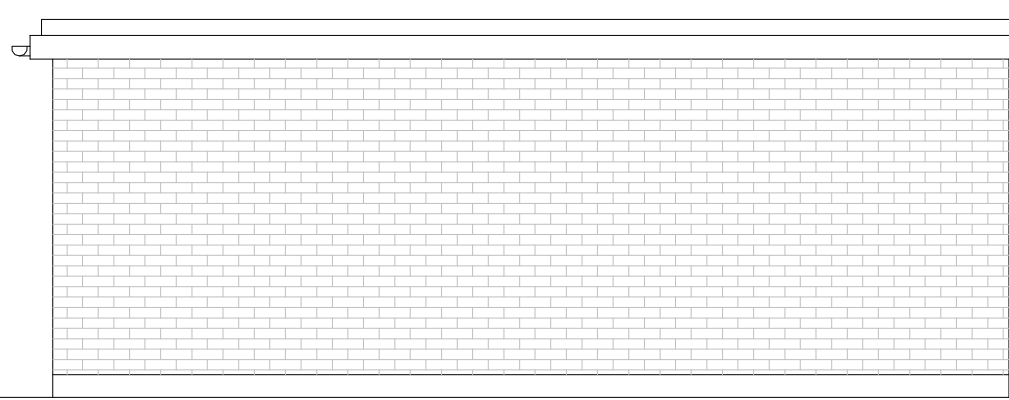
PROPOSED GROUND FLOOR PLAN



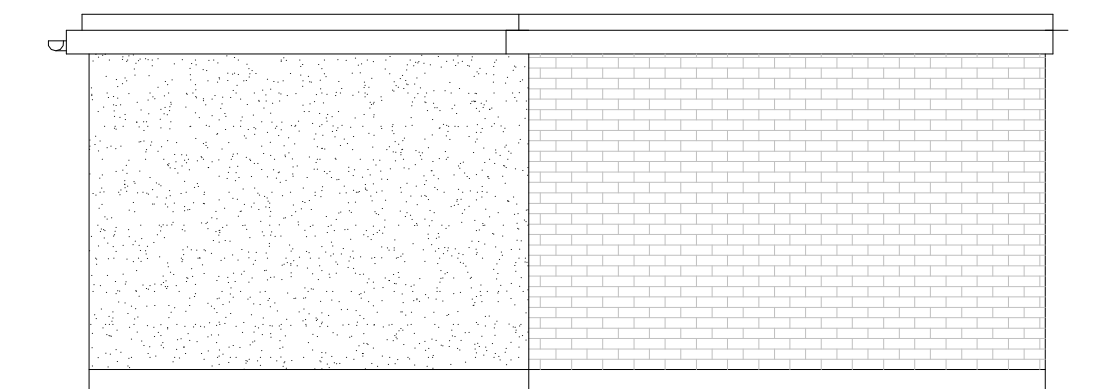
FRONT ELEVATION



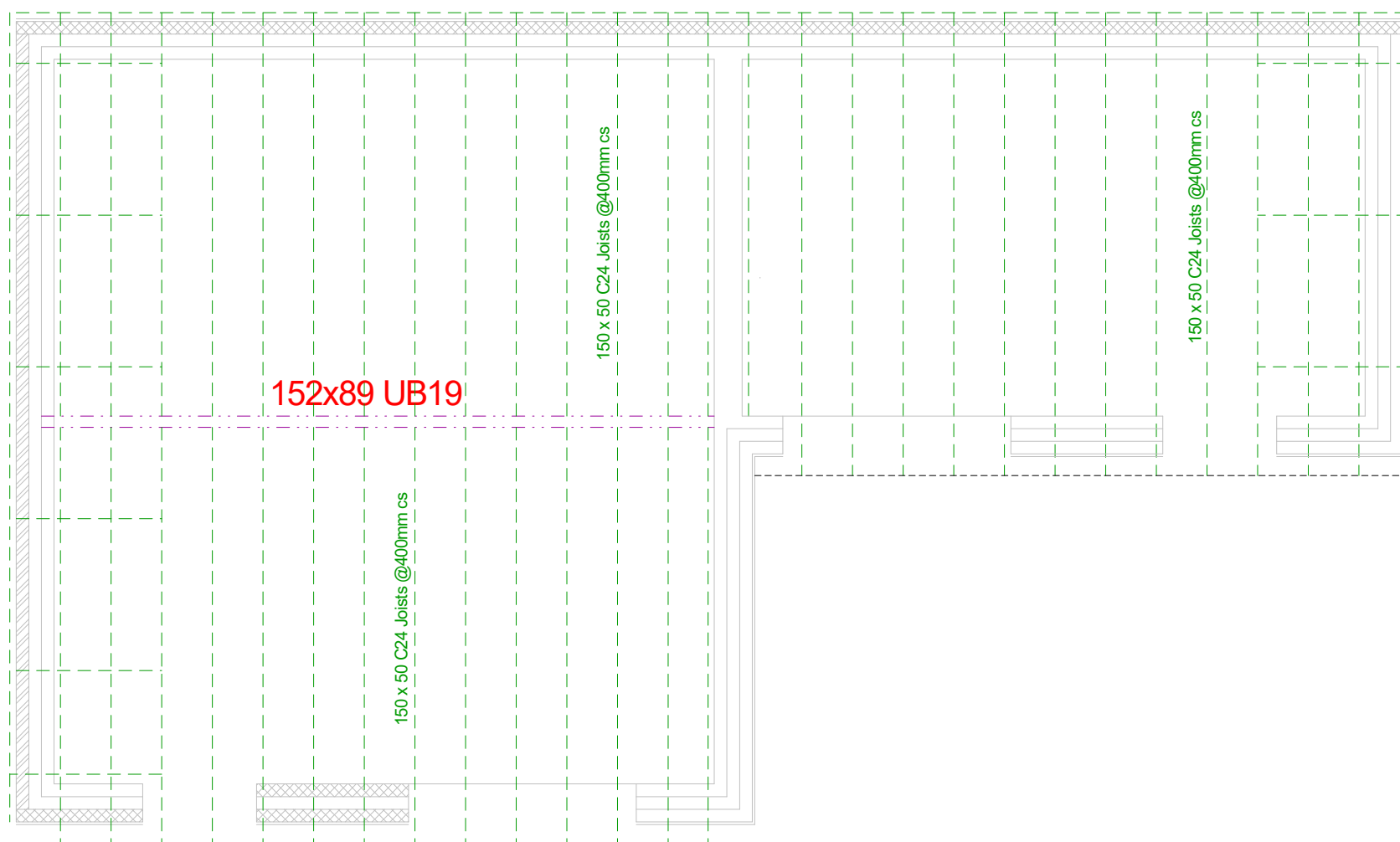
REAR ELEVATION



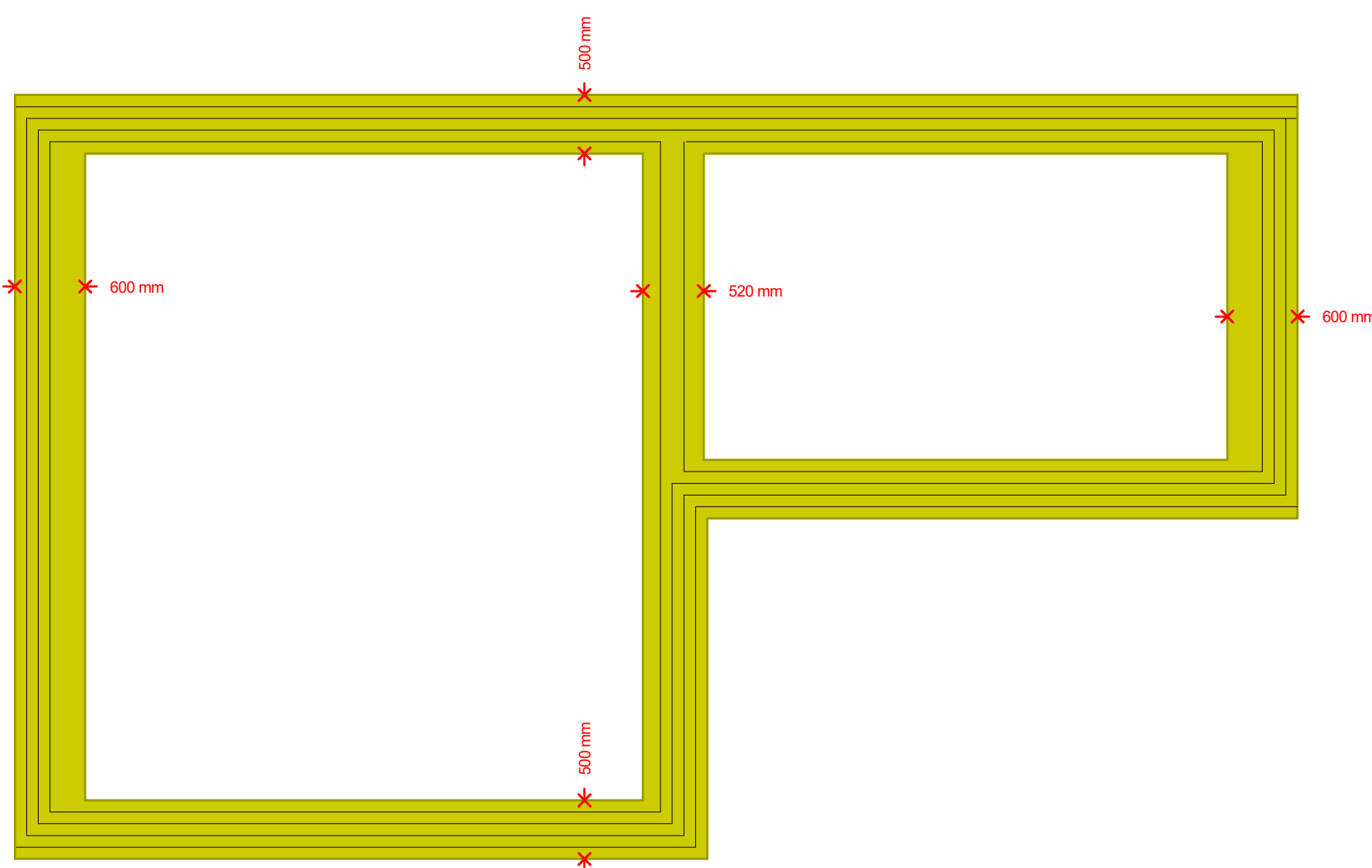
SIDE ELEVATION



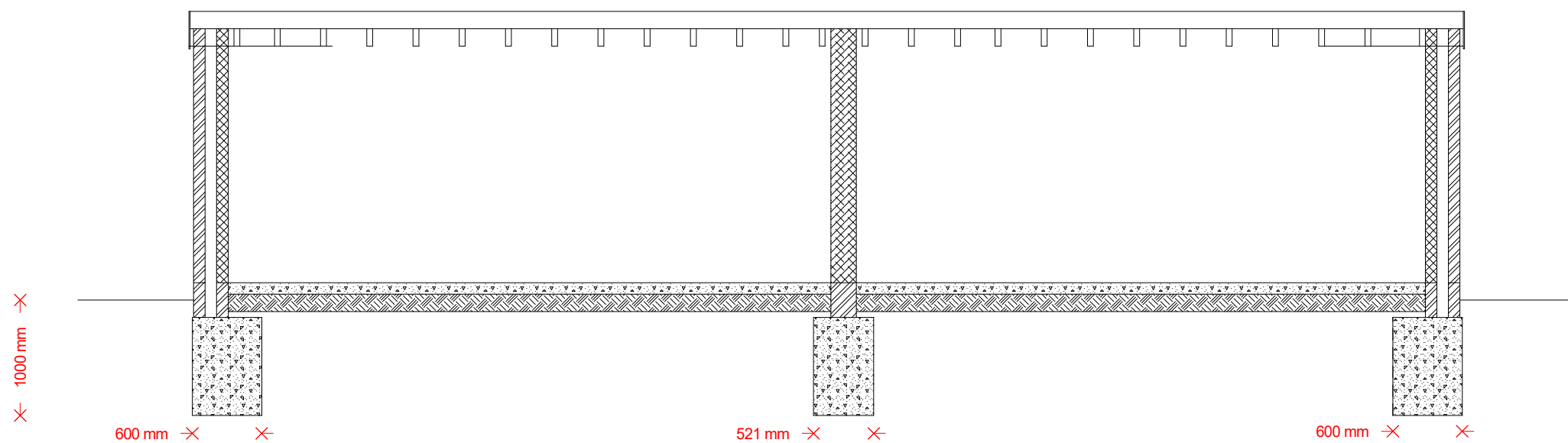
SIDE ELEVATION



ROOF CARCASS



FOUNDATION PLAN



SECTION

ROOF
3 Layer felt roofing on 18mm WPB plywood on firrings to provide 1 in 60 fall
150 x 50 C24 grade flat roof joists at 400mm centres
Lateral restrain straps and solid noggins at 1.2m centres where walls run parallel to joists
Holding down straps around perimeter, screwed to joists and block walls

WALLS
Brick/Block external leaf, 100mm cavity, 100mm block inner leaf, ties with stainless steel ties at 450mm vertical and 900mm horizontal, staggered, centres.
External block walls are to be rendered with 20mm waterproof sand/cement render
DPC at 150mm above ground level.
Catnic CG90/100 lintels with 150mm bearings to be used over openings

DOORS
Any glazing in doors is to be toughened/laminated

FLOOR
100mm concrete floor slab on 1200g polythene dpm (tied to new DPC) on 50mm sand blinding on 150mm well consolidated hardcore or type 1 MOT

FOUNDATIONS
Mass fill concrete foundations, min 500mm wide concentric to front and rear and 600mm wide eccentric to sides
Foundation to be taken to a minimum of 1m below ground level

RAINWATER DRAINAGE
100mm half round gutters, 68mm downpipes to discharge to trapped gulleys as shown on floor plan
100mm UPVC drain, laid to minimum of 1 in 40 fall to link to new soakaways located a minimum 5m from any building
Soakaways are to be sized as shown on plans

311 Victoria Road
Ruislip

SCALE 1:50
0 1m 2m 3m 4m 5m

PLAN
PROJECT

Proposed Plans
Proposed Garden Room

General Notes:
1. All dimensions to be checked on site prior to construction any discrepancies should be reported to the highest design.
2. All drawings are indicative of methods, visual requirements only and shall design intent only.
As this is a computer drawing scale of drawings can vary on printing check on site for setting out.
Copyright: Highford Design 2022
This drawing should not be used to calculate areas for the purpose of valuations. All dimensions to be checked on site by contractor and such dimensions to be their responsibility.

DWG No
12
Rev: - b

Date: May 2022
Project: 311 Victoria Road, Ruislip
Scale 1:50 @ A1
Checked: AW
Drawing Title: Plans
Status: Planning
Job No: 371

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