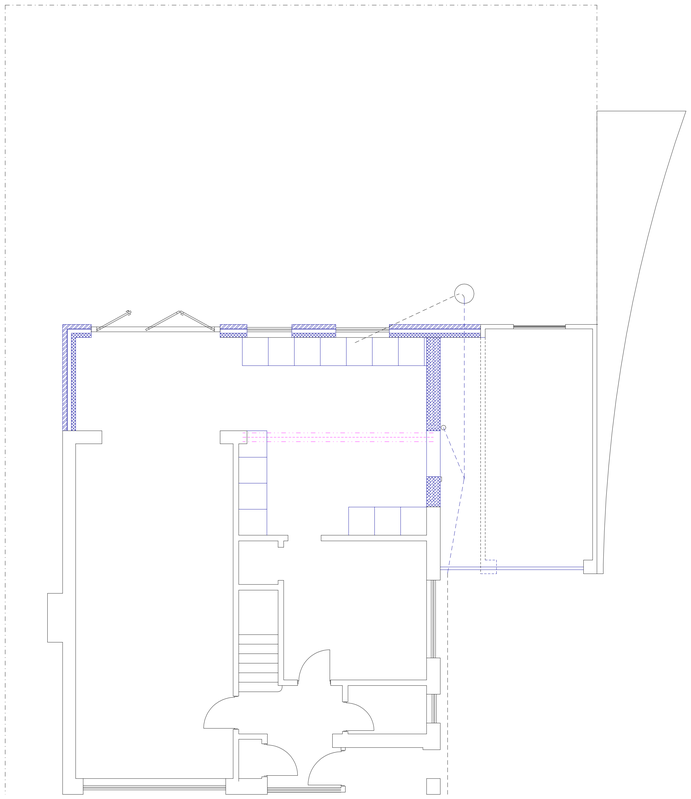
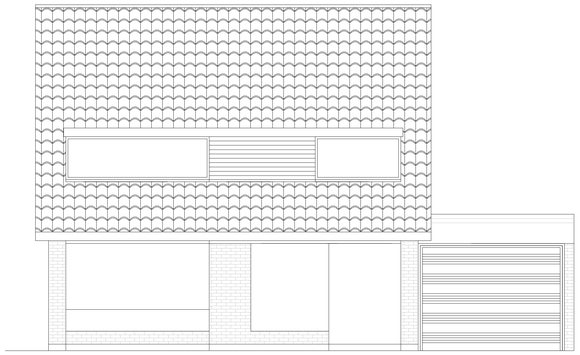
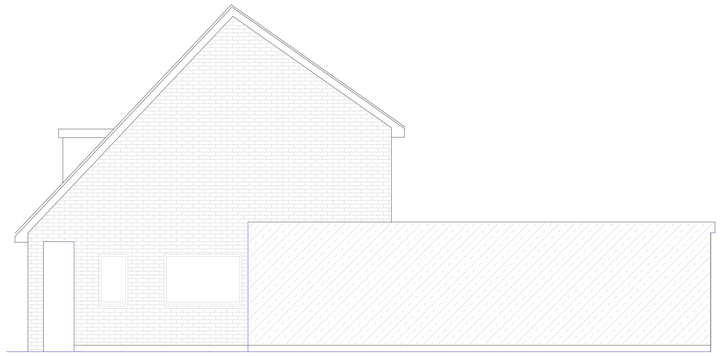


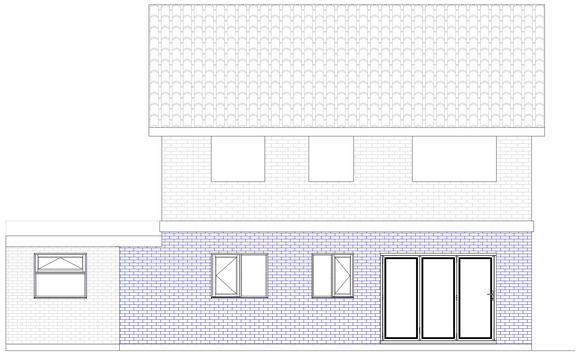
PROPOSED FLOOR PLAN



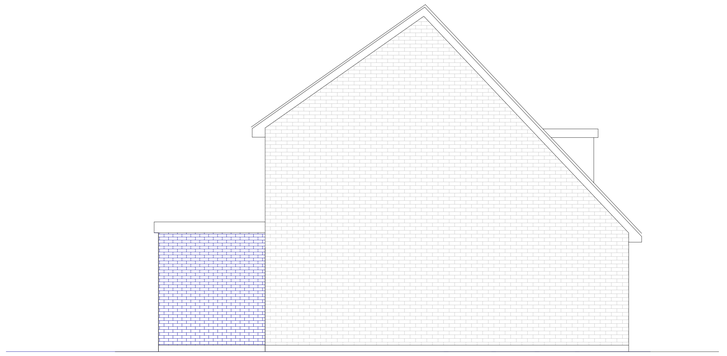
PROPOSED FRONT ELEVATION



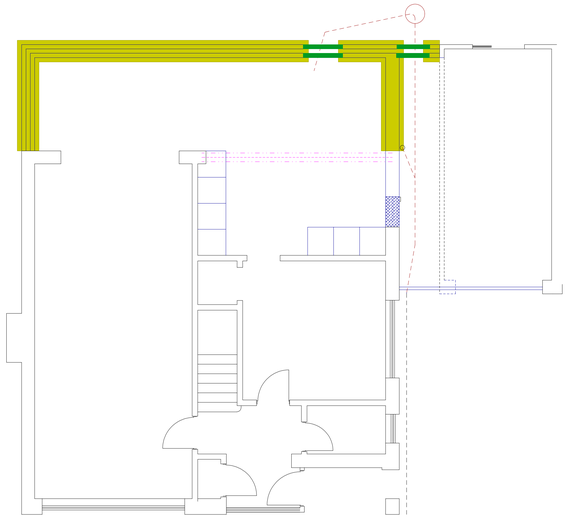
PROPOSED SIDE ELEVATION



PROPSED REAR ELEVATION

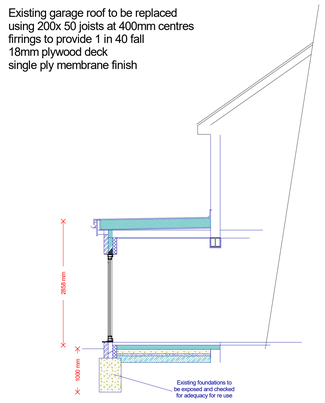


PROPOSED SIDE ELEVATION



PROPOSED FOUNDATION PLAN

PROPOSED ROOF CARCASS



PROPOSED SECTION

FOUNDATIONS
Existing foundations to be exposed and checked for adequacy for re-use
Otherwise new Foundation widths as plan
Foundations to be taken to a minimum of 1.0m below ground level
or below lowest root found during excavations to NHBC guidance

FLOOR
Existing screed and floor slab grubbed up to allow new build up to be installed.
65mm sand cement screed on 1200g DPM on 120mm Kingspan flooring grade insulation
on 100mm concrete slab, reinforced with A142 mesh
on 150mm of sand blinded and well consolidated hardcore or type 1 MOT

WALLS
102.5mm brick outerleaf, 10mm residual cavity, 90mm Kingspan K106 Cavity Insulation, 100mm Thermalite inner leaf
Walls tied together using Ancon wall ties at 5No per m2 and doubled around openings
DPC at 150mm above ground level, tied to new DPM
Openings formed with Catnic CG90/100 lintels with 150mm bearing

ROOF
3 layer felt or an approved single ply membrane
on 150 Kingspan flat roof insulation on 18mm WPB plywood on firrings to provide min 1 in 50 fall
on 200 x 50mm C24 grade joists at 400mm centres. Double joists and trimmers around rooflight opening
Roof joists provided with twisted holding down straps at 1.2m centres
ceiling formed with 12.5mm plasterboard with skim finish

INTERNAL FINISHES
New block walls lined with bonding plaster and skim finish
Walls and ceilings painted with Dulux Emulsion paints

STEEL BEAMS
203UC43 to support existing rear elevation

WINDOWS AND DOORS
New UPVC double glazed windows and doors to have a minimum U-Value of 1.6W/m2k
Doors to have toughened glass fitted

ELECTRICAL INSTALLATION
New electrical works are to be installed and tested by a qualified electrician
All works in accordance with Approved Document P

19 Eleanor Grove
Ickenham UB10 8BH

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

PLAN: Proposed Plans & Elevations
PROJECT: Single Storey Rear Extension

General Notes:
1. All dimensions to be checked on site prior to construction any discrepancies should be reported to the highford design
2. All drawings are indicative of architects visual requirements only and show design intent only.
3. Do not scale from drawings, only figured dimensions of drawings can vary on printing check on site for setting-out

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 02 Rev: -

Date: December 2022
Project: 19 Eleanor Grove, Ickenham
Scale 1:50 @ A0
Checked: AW
Drawing Title: Plans and Elevations
Status: Planning
Job No: 363

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