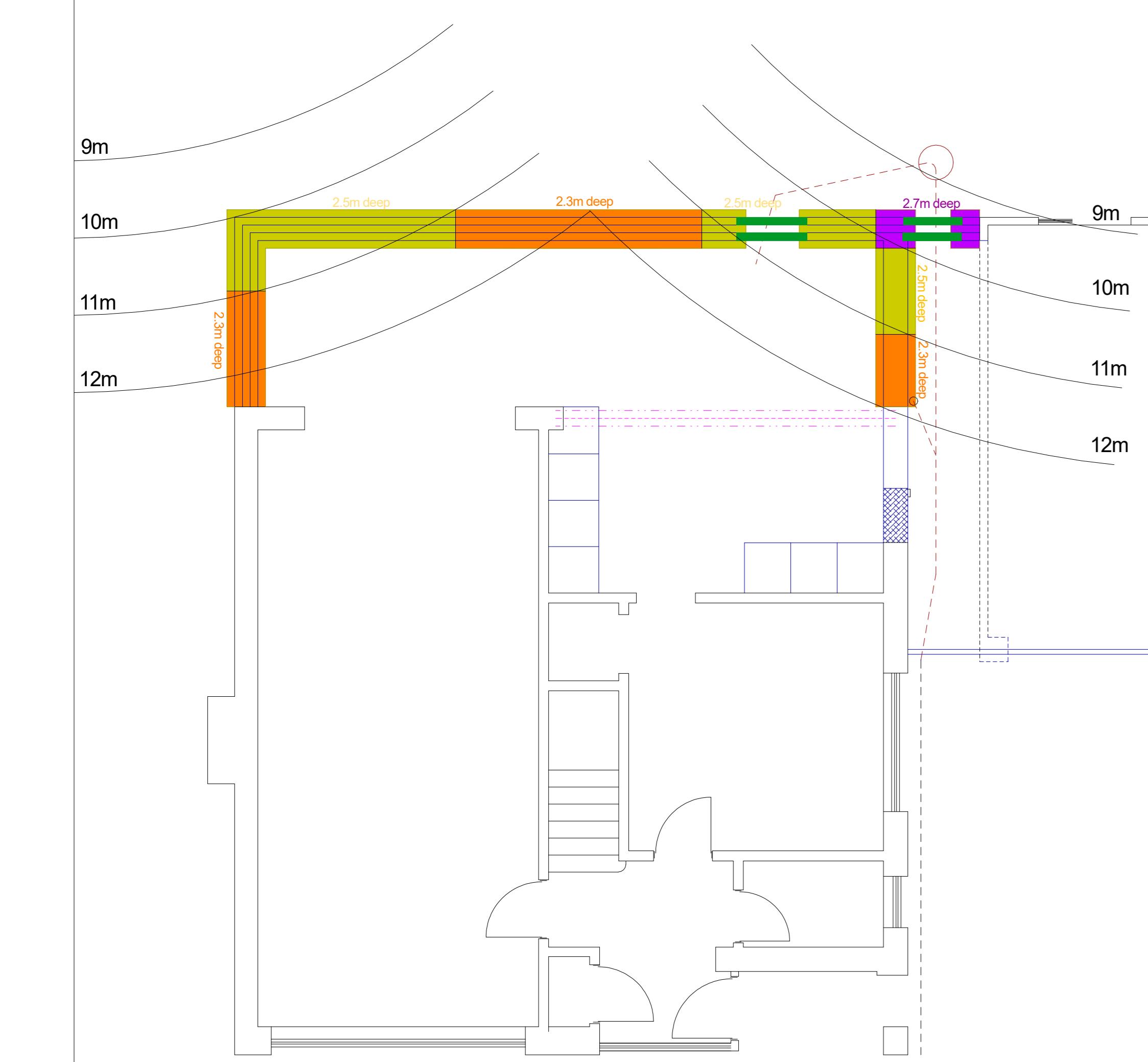
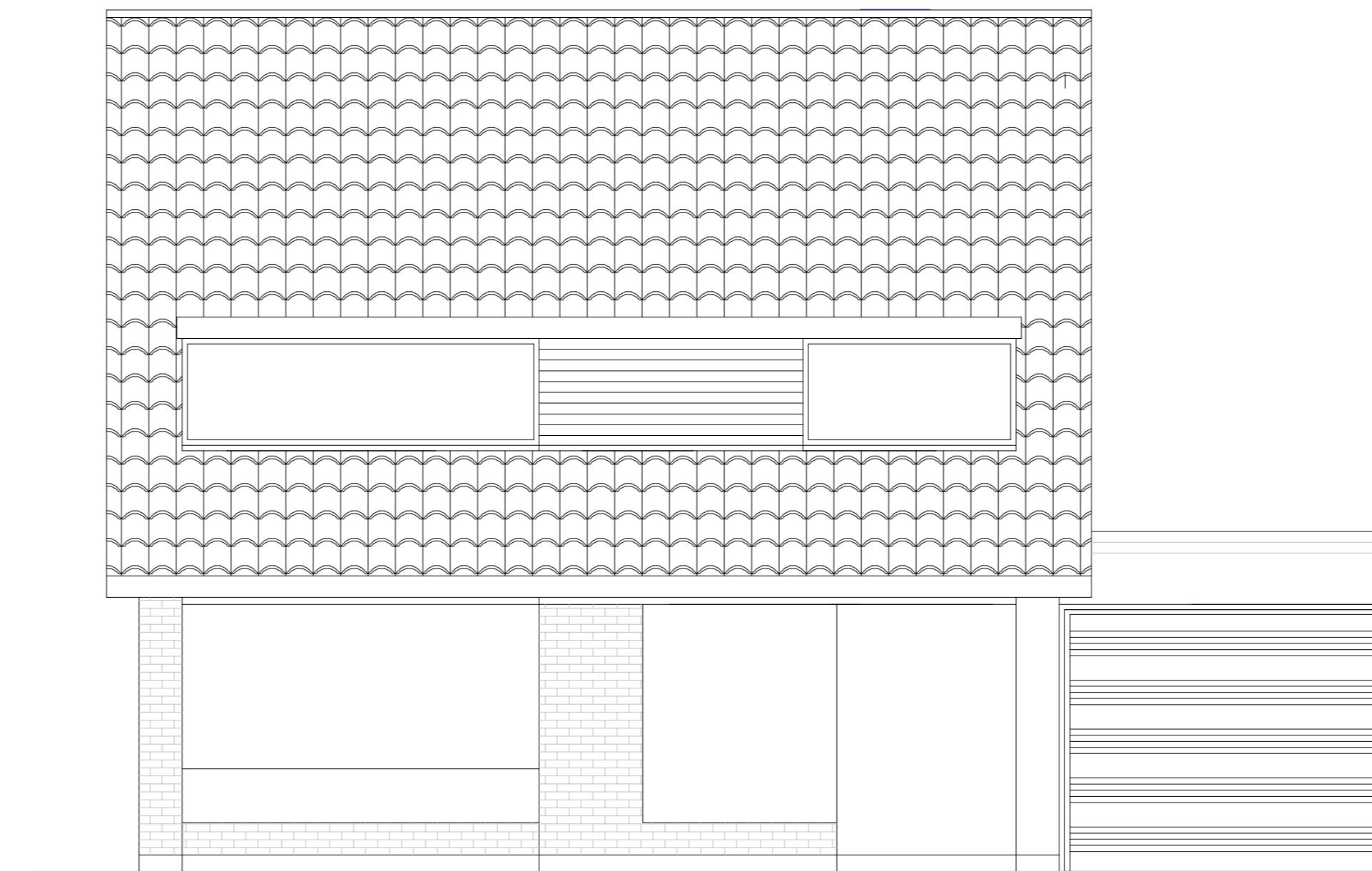




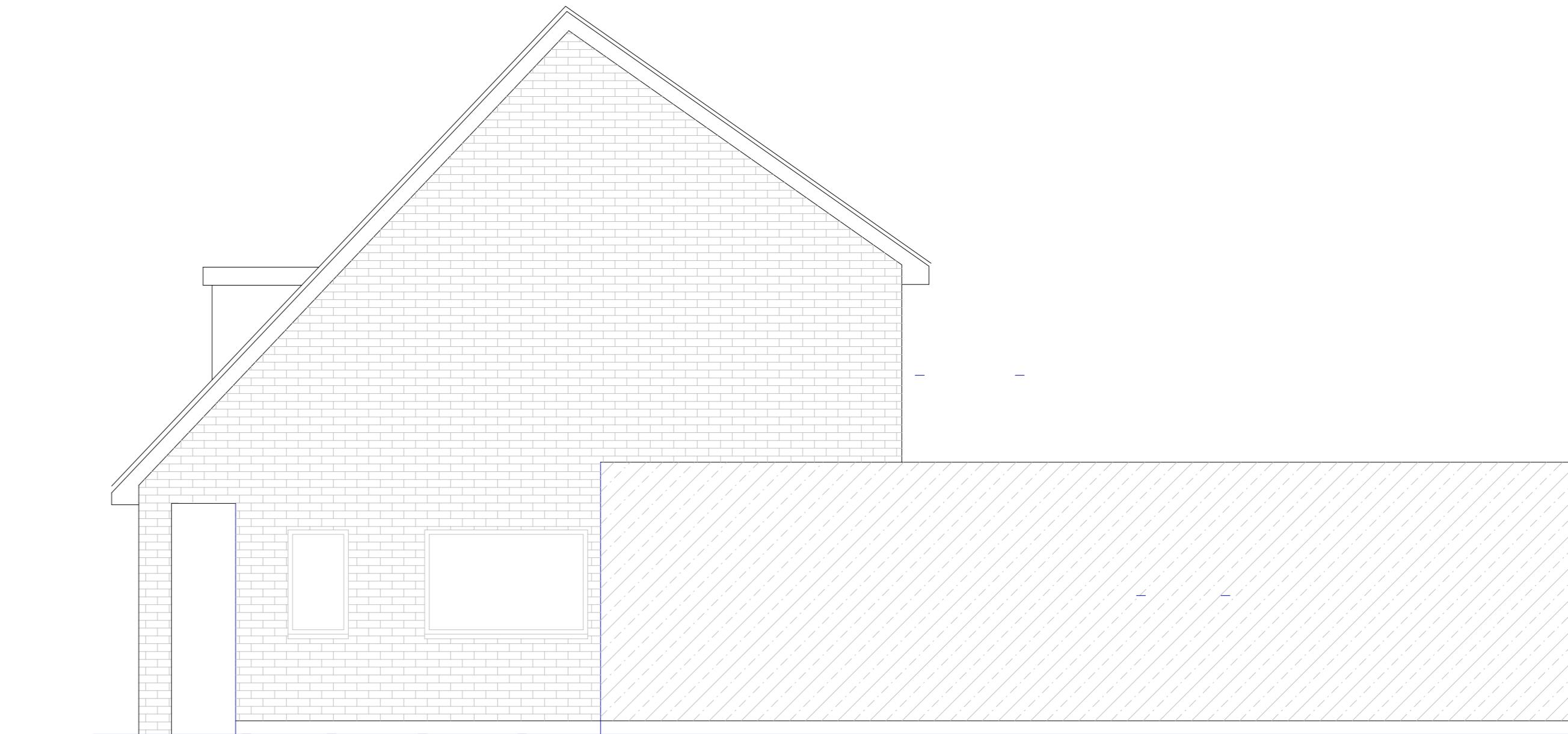
PROPOSED FLOOR PLAN



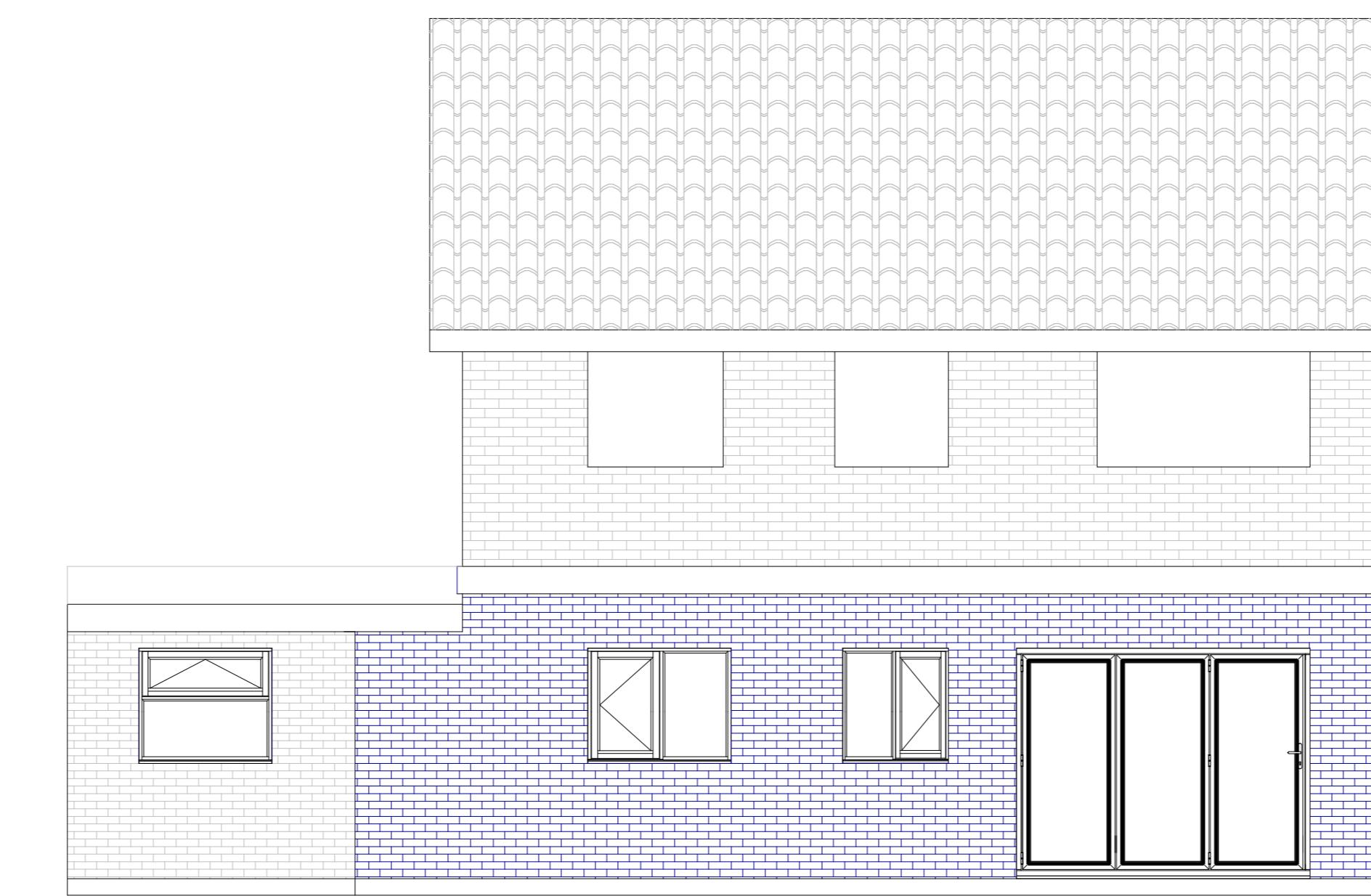
PROPOSED FOUNDATION PLAN



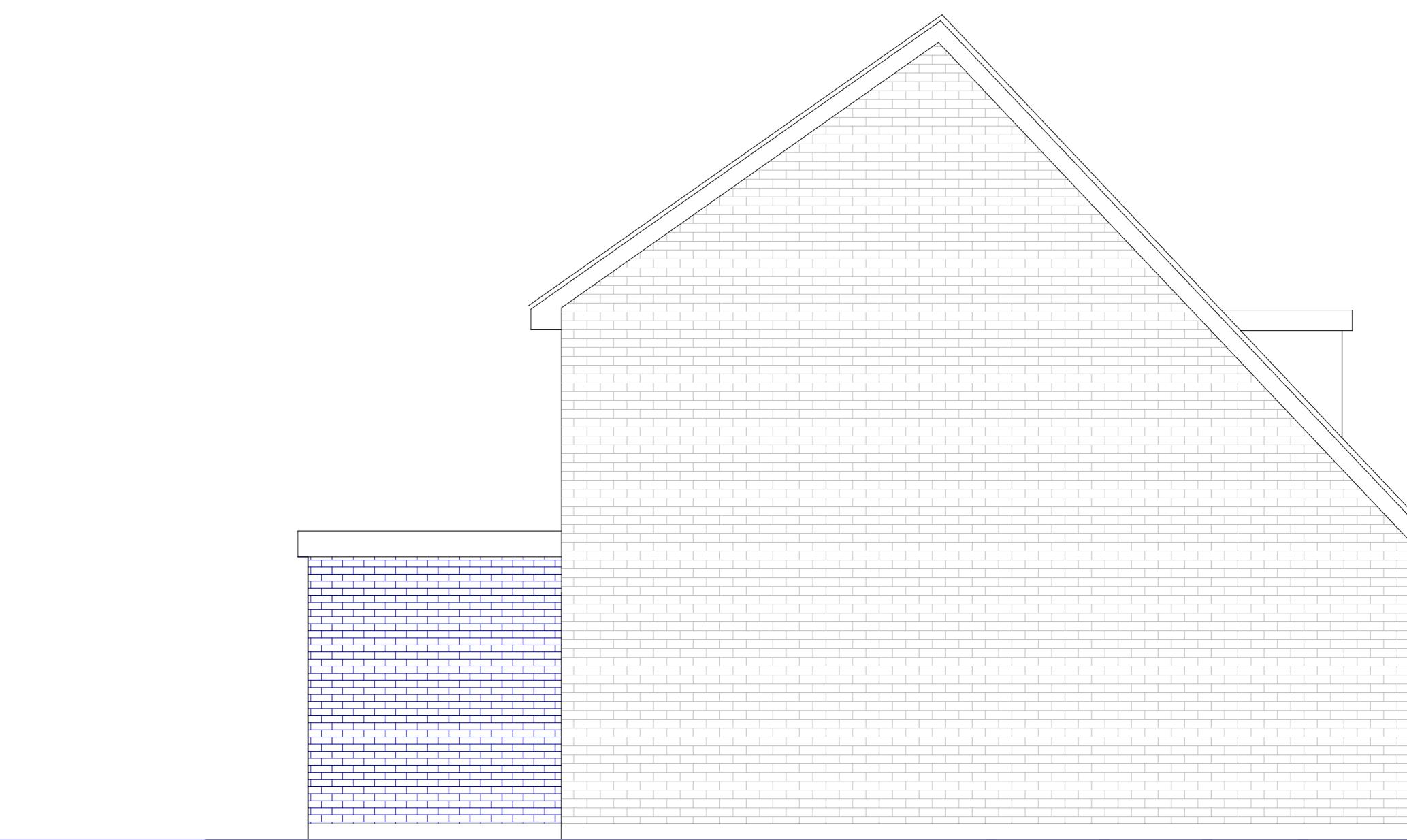
PROPOSED FRONT ELEVATION



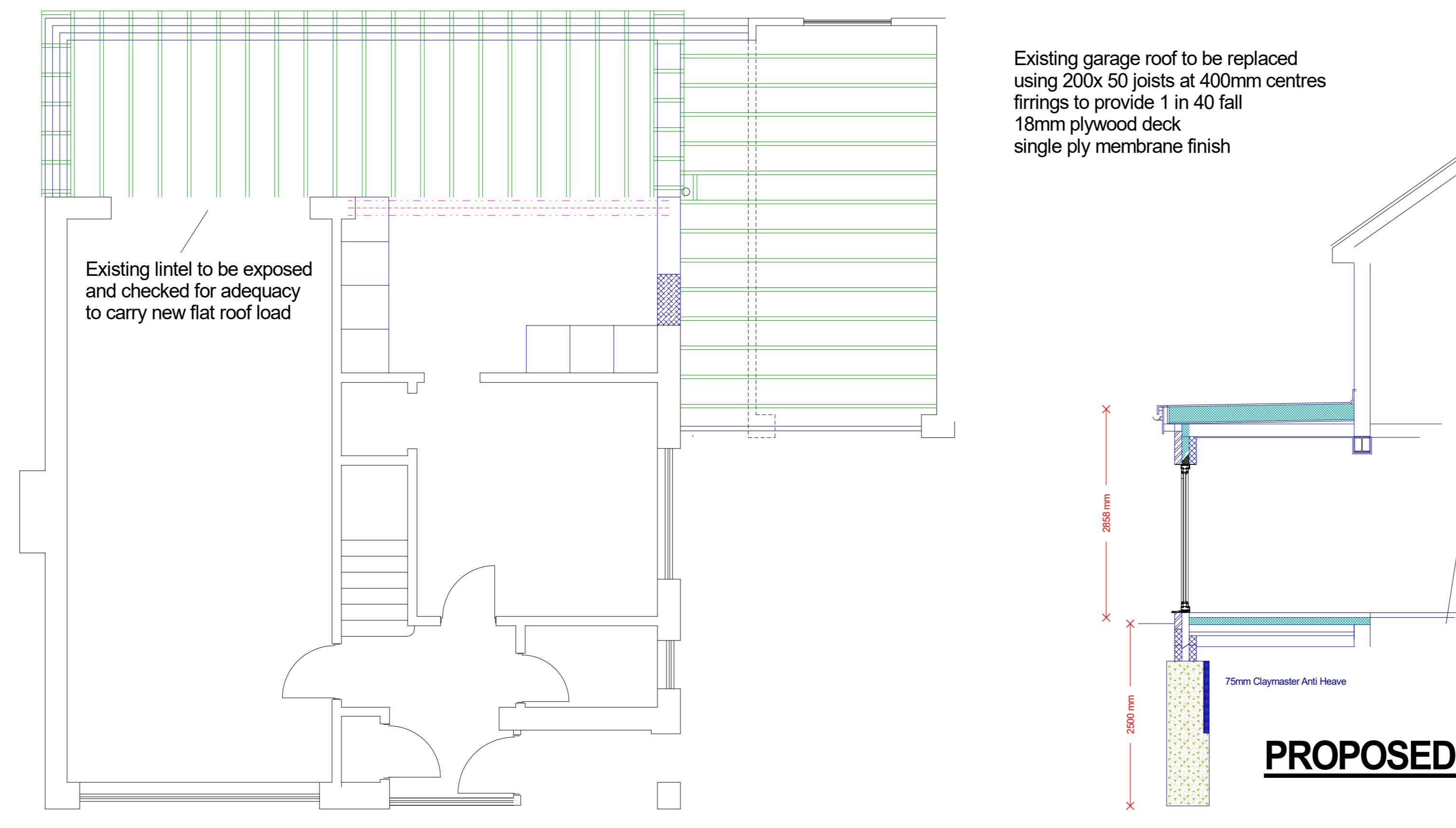
PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED ROOF CARCASS

FOUNDATIONS
Existing foundations to be exposed and checked for adequacy for re-use
Otherwise new Foundation widths as plan
Foundations to be taken to depths indicated on foundation plan
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 concrete 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 Catic CG90/100 lintels with 150mm bearing

ROOF
3 layer felt or an approved single ply membrane
on 150mm 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/m²
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

PROPOSED SECTION

19 Eleanor Grove Ickenham UB10 8BH	

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

4000 mm

PLAN
PROJECT
Single Storey Rear Extension

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

Highford
Design and Build Limited
27 Bellamy Close, Ickenham, Middlesex, UB10 8SJ
email: info@highfordesign.co.uk - web: www.highfordesign.co.uk
telephone: 01895 622575 - mobile: 07557 340205