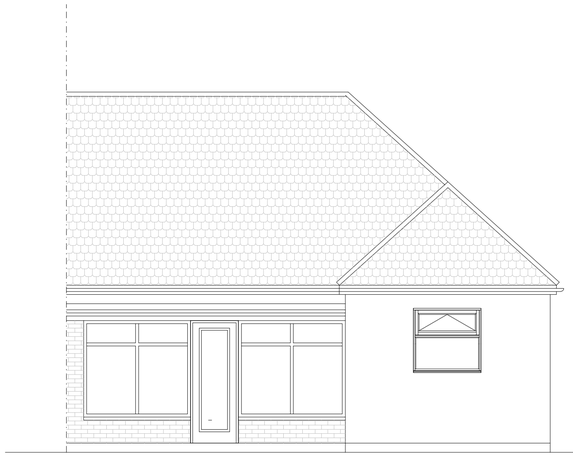
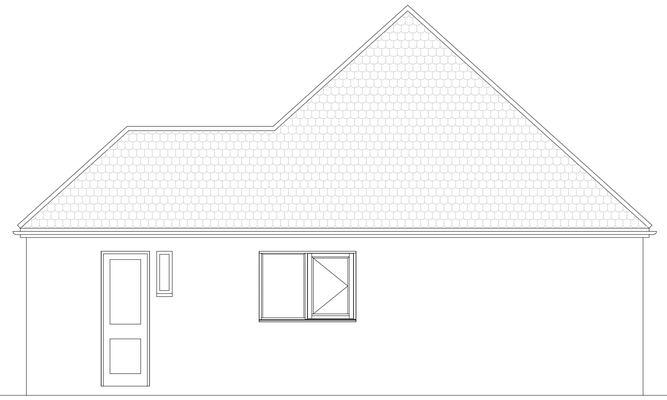
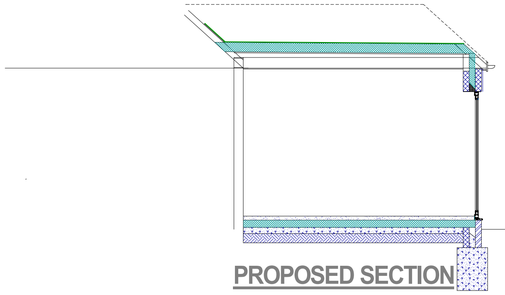


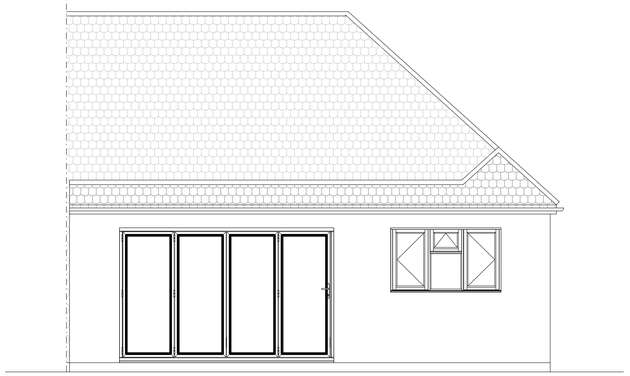
EXISTING REAR ELEVATION



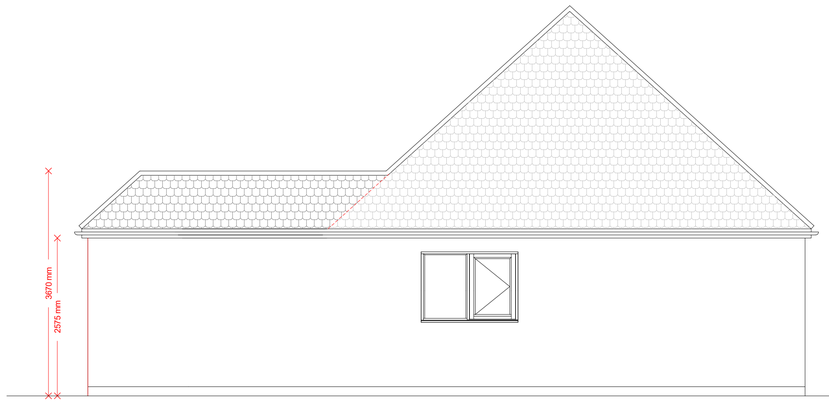
EXISTING SIDE ELEVATION



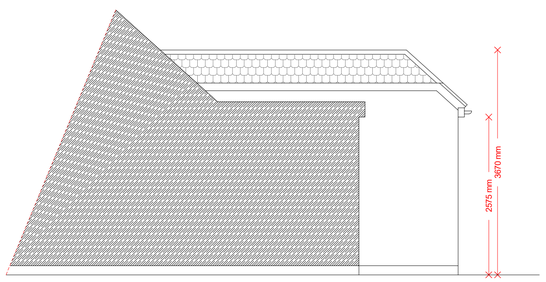
PROPOSED SECTION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

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 (or 100mm rendered blockwork) 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

FLAT 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

PITCHED ROOF
Tiles to match existing on 38x25mm battens on Tyvek roofing membrane on 100x50mm rafters

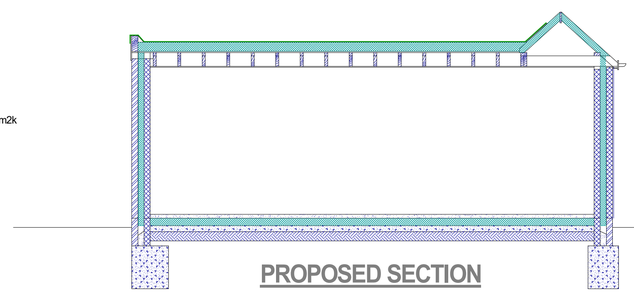
INTERNAL FINISHES
New block walls lined with bonding plaster and skim finish
Walls and ceilings painted with Dulux Emulsion paints

STEEL BEAMS
203UC43 to support existing rear elevation
203x102 UB to support joists living room

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

ROOFLIGHTS
New rooflight to have U value of at least 2.2W/m2k



PROPOSED SECTION

61 Stafford Road
Ruislip

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

PLAN

PROJECT

Existing and Proposed Elevations/Sections

Single storey exension

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.
As this is a computer drawing scale of drawings can vary on printing check on site for setting-out

DWG No
02
Rev: - a

Date: December 2022
Project: 241 Hoylake Cresc
Scale 1:50 @ A1
Checked: AW
Drawing Title: Plans
Status: Planning
Job No: 391

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