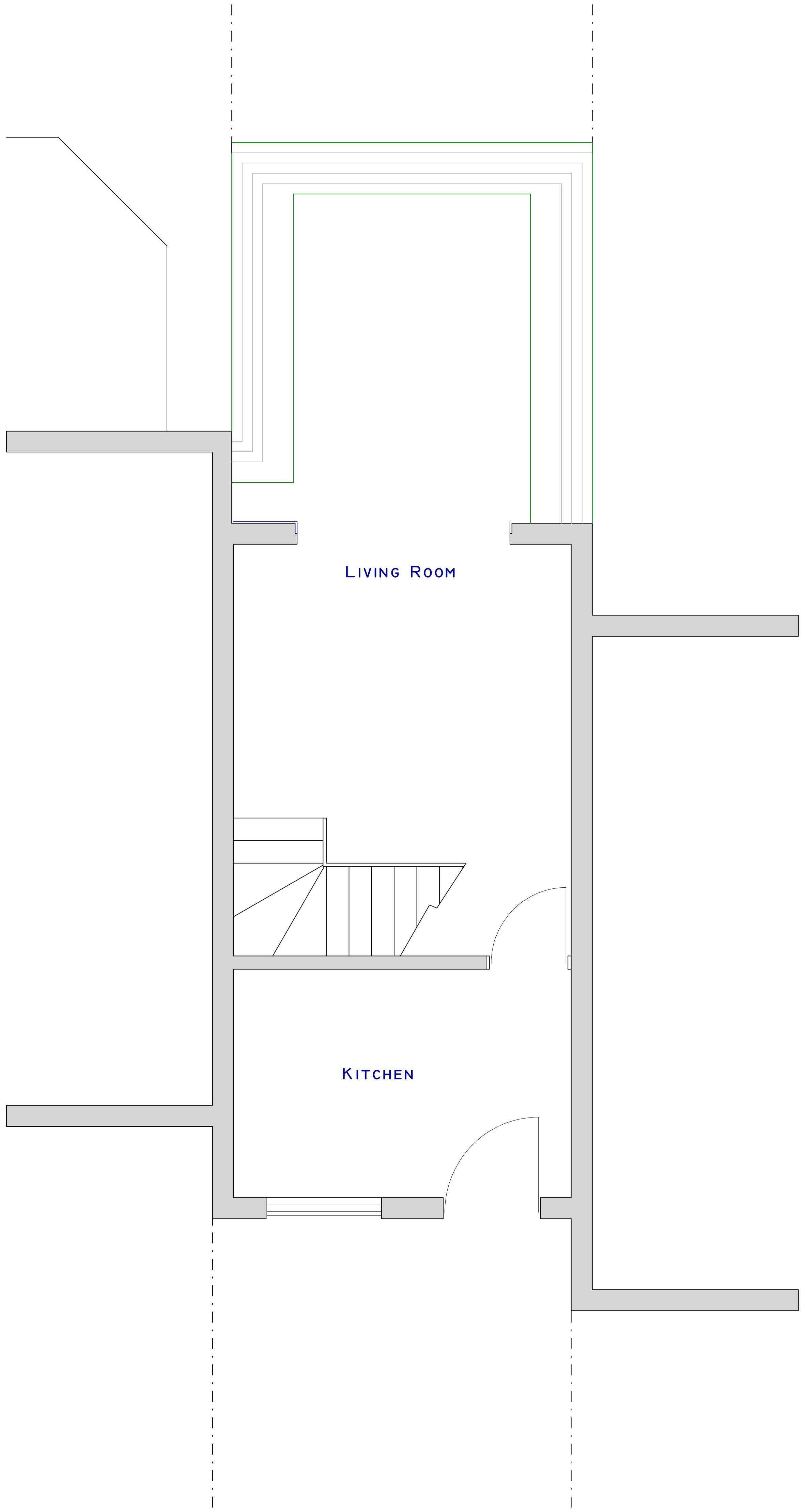
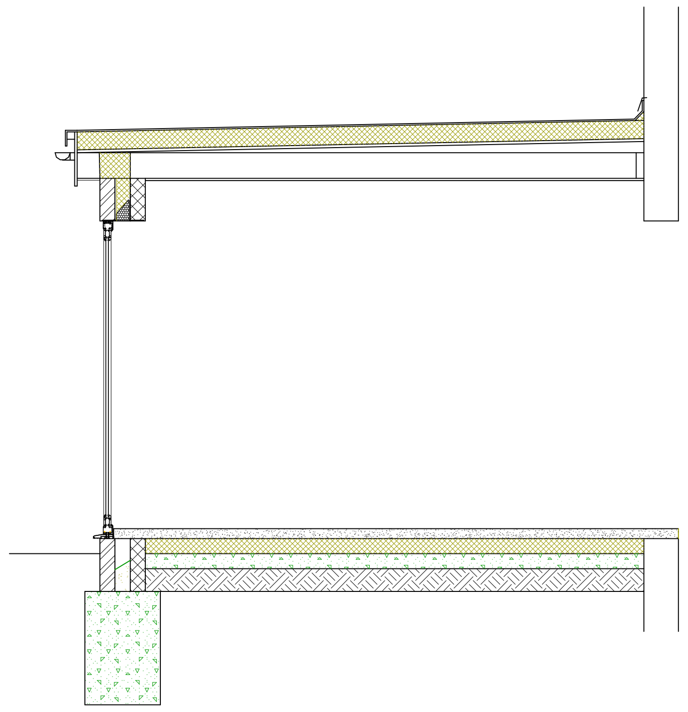


PROPOSED GROUND FLOOR PLAN



SECTION

FOUNDATIONS
Mass fill concrete foundations to 1m deep. Eccentric foundations to flanks to be 600mm wide, concentric foundation to rear elevation to be 500mm wide

DRAINAGE
100mm diameter UPVC drainage to minimum 1 in 40 fall
new proprietory UPVC manholes min 450mm diameter

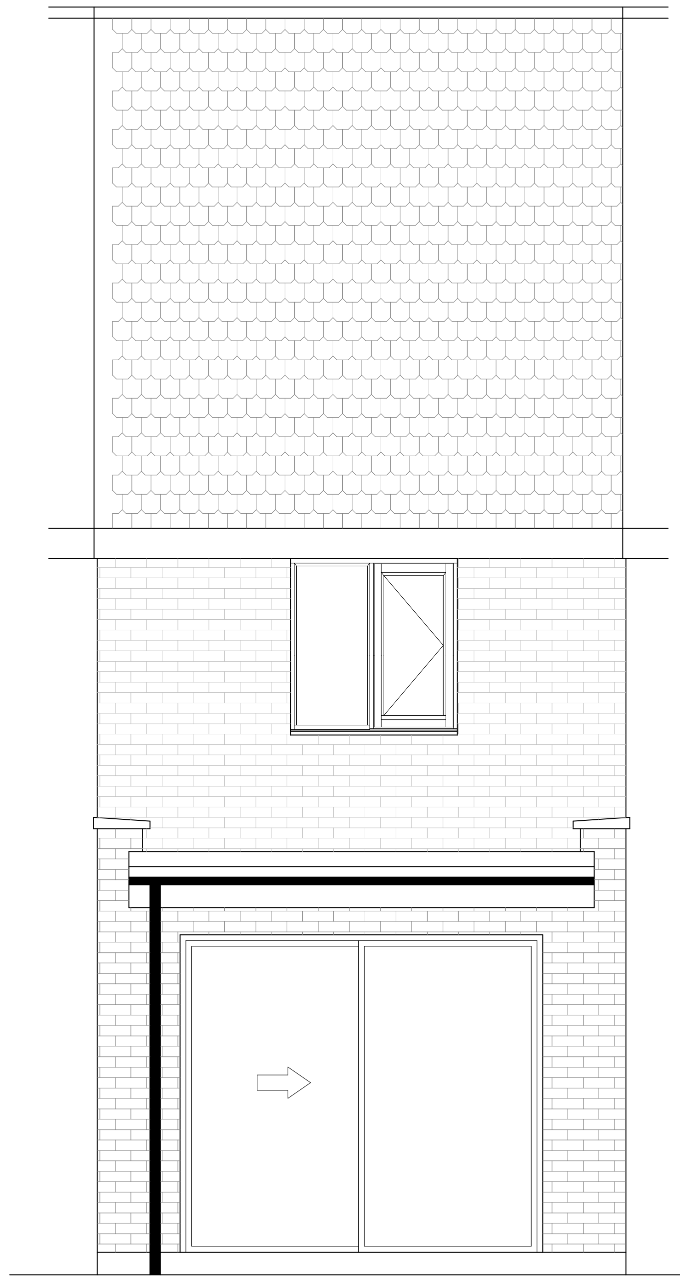
SOAKAWAY
If existing surface water drainage is not available a soakaway will be used sited at least 5m from any building and sized at 1m3 for every 15m2 of roof area draining into it. Soakaway will be rubble filled and wrapped with a geotextile membrane

Floor
65mm sand cement screed on 120mm Kingspan floor insulation on 1200g polythene DPM on 100mm concrete floor slab on 150mm sand blinded, well consolidated hardcore

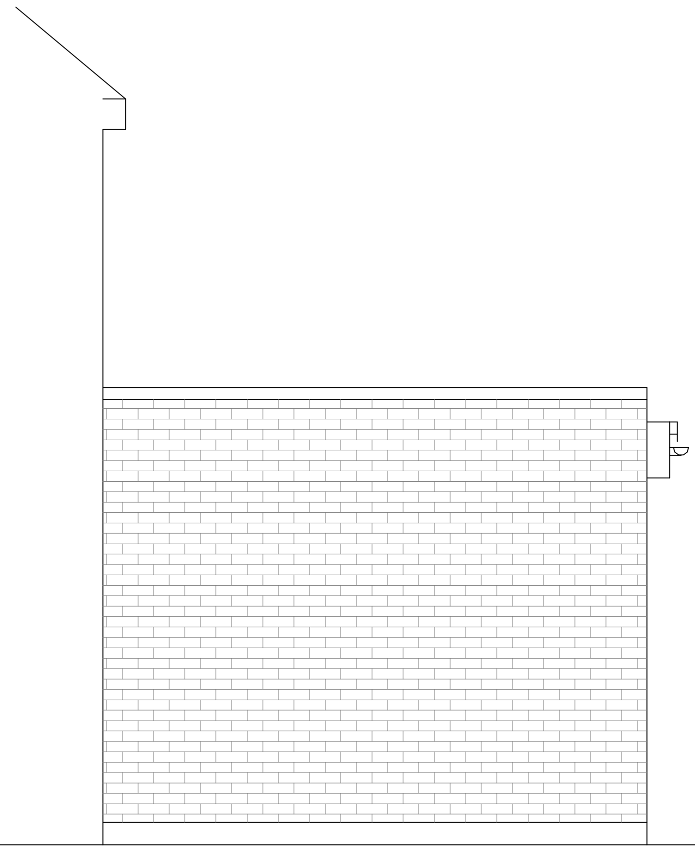
WALLS
Walls below DPC to be brickwork externally and concrete block internally, lean mix concrete cavity fill to within 150mm of DPC.
DPC to be minim 150mm above external ground level, tied to new and existing DPCs/DPM
Walls above DPC to be cavity construction with 100mm Celcon Solar blockwork to inner and outer leaves with 100mm cavity with 90mm Kingspan K106 insulation and 10mm residual cavity brick leaves are to be tied together using ancon st1 ties at 450 x 900 centres doubled up around openings
Lintels above openings to be Cantic CG90/100 or similar with minimum 150mm bearings
Walls to be rendered to match existing

WINDOWS
New doors to be double glazed UPVC with Low E inner pane and argon filled cavity
Doors to have average U Value of at least 1.6W/m2k
Openable vents on doors to provide minimum of 1/20th floor area fresh air ventilation
Background ventilation to equivilant of 10,000mm2 to each room

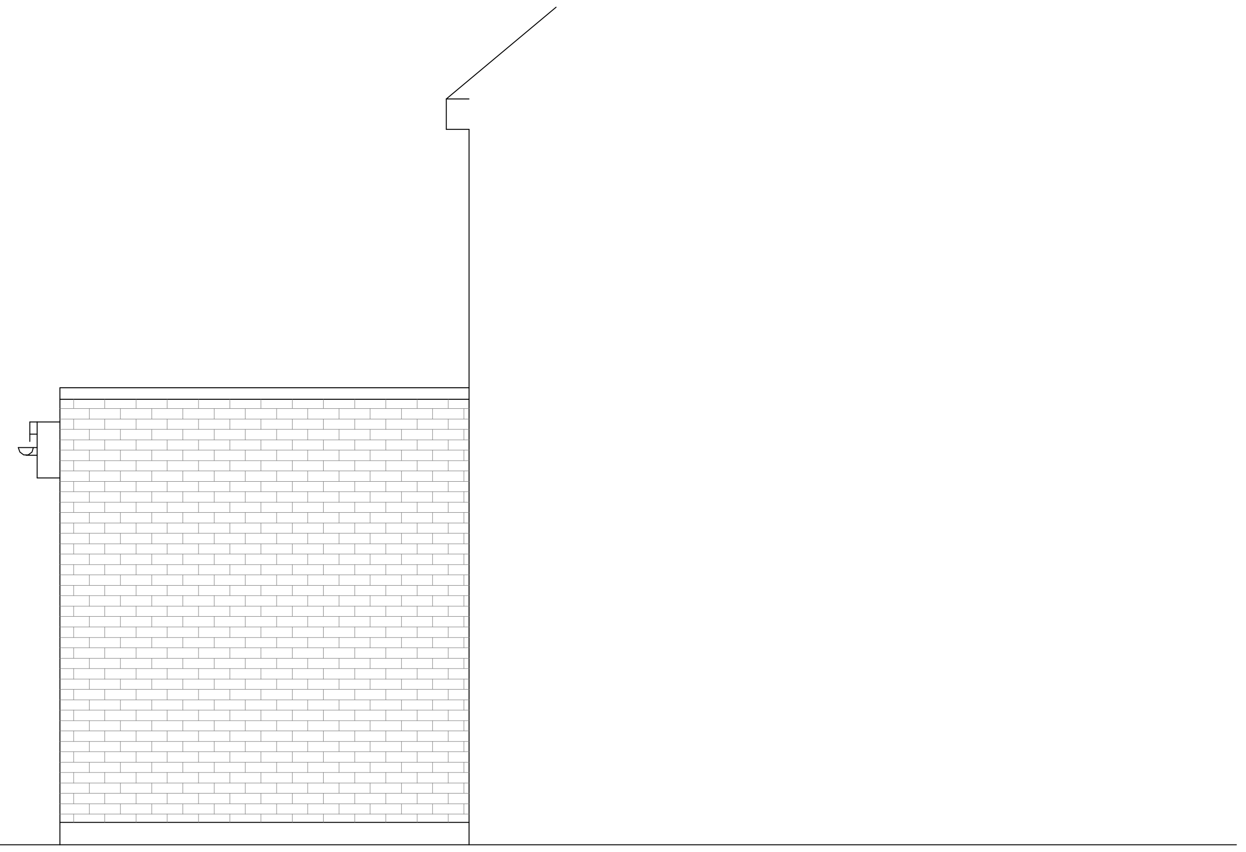
ROOF
Flat roof to be 3 layer felt roofing laid in accordance with manufaturers recommendations on 120mm Kingspan insulation on 18mm WPB plywood deck on firrings to provide min 1in 60 fall.
New flat roof joists to be 170 x 50mm c24 grade at 400mm centres



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

37 Clivesdale Drive
Hayes

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

PLAN	Plans
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.
As this is a computer drawing scale 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. Do not scale drawing

DWG No
02
Rev: -

Date: May 2024
Project: 37 Clivesdale Drive, Hayes
Scale 1:50 @ A2
Checked: AW
Drawing Title: Single storey rear extensions
Job No: 441

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