

FLAT ROOF

3 layer felt roof system on 120mm of Kingspan flat roof insulation on 18mm WPB plywood on firrings to provide 1 in40 fall. New joists to be 200 x 50 treated C16 timber at 400mm centres
Ceiling formed using 12.5mm foil backed plasterboard with 3mm skim finish

PITCHED ROOF

Interlocking concrete tiles on 50 x 38 tanalised battens on Tyvek breathable felt on 100x50 c16 rafters at 400mm c/s pitched roof to be vented at eaves and ridge minimum 50mm ventilation space over insulation
50mm Kingspan insulation between rafters and 72mm composite board fixed beneath

ELECTRICS

Electrical works to be undertaken by qualified electrician and in accordance with Approved Document P

SMOKE AND HEAT DETECTION

Mains wired, interlinked smoke detectors to be placed in each circulation space, with a heat detector in the kitchen

NEW WINDOWS

New UPVC windows with double glazed units to min 1.6W/m2k
Windows provided with 10,000mm2 background ventilation
Windows adjacent to doors to be toughened glass
Windows to have openable area equivilant to 1/20th of rooms floor area

WASTES

40mm sink waste, combined wastes to be 50mm
All wastes to have deep seal traps

EXTERNAL WALLS

105mm brickwork 90mm Kingspan K106 with 10mm residual cavity, cavity tied with 5No wall ties/m2 (doubled at openings)
100mm Celcon Solar inner leaf, finished internally with 12mm bonding plaster with set finish

MECHANICAL VENTILATION

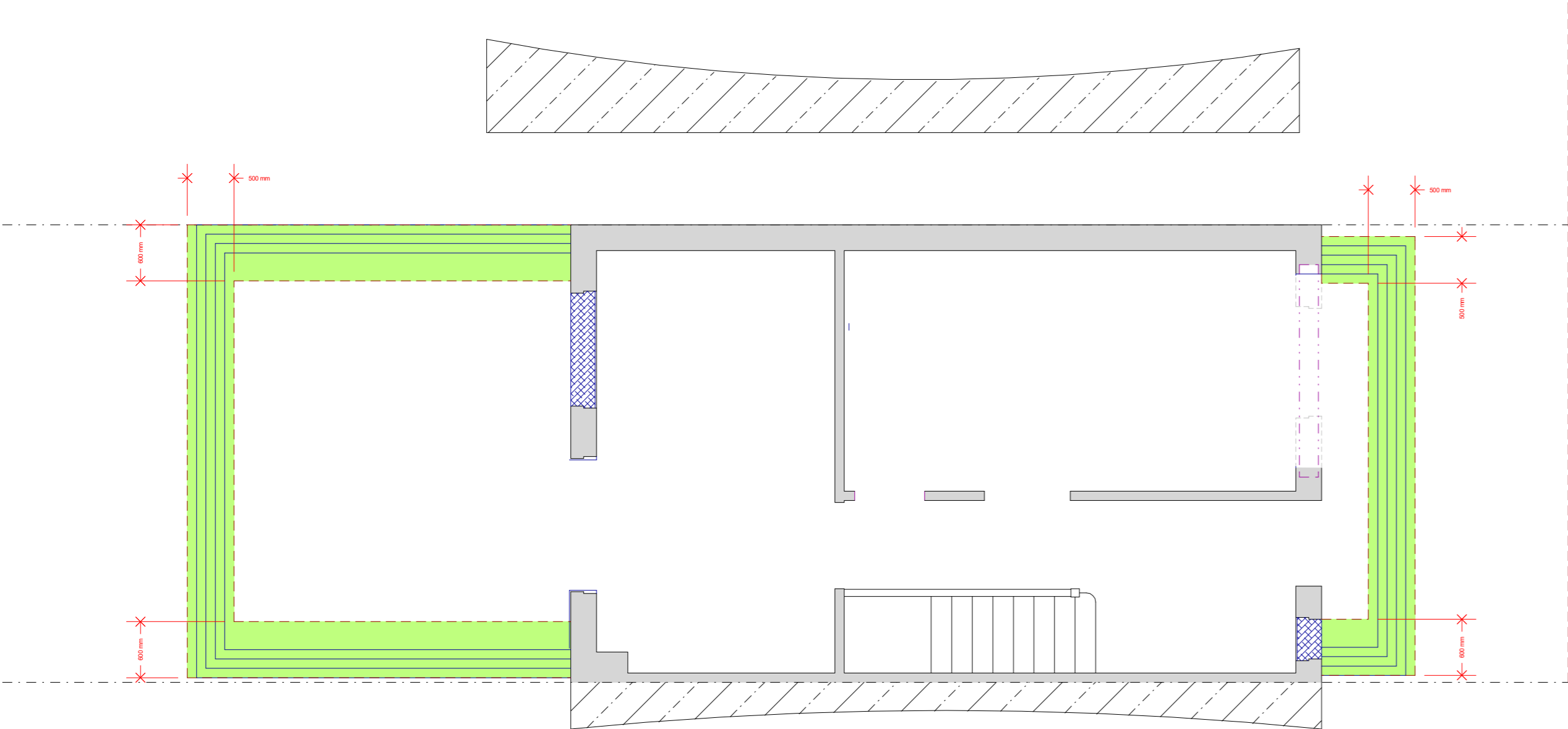
WC to have 6l/s fan, Kitchen to have 30l/s fan in extract hood over hob.,
All fans to discharge to external air via appropriate size duct

FOUNDATIONS

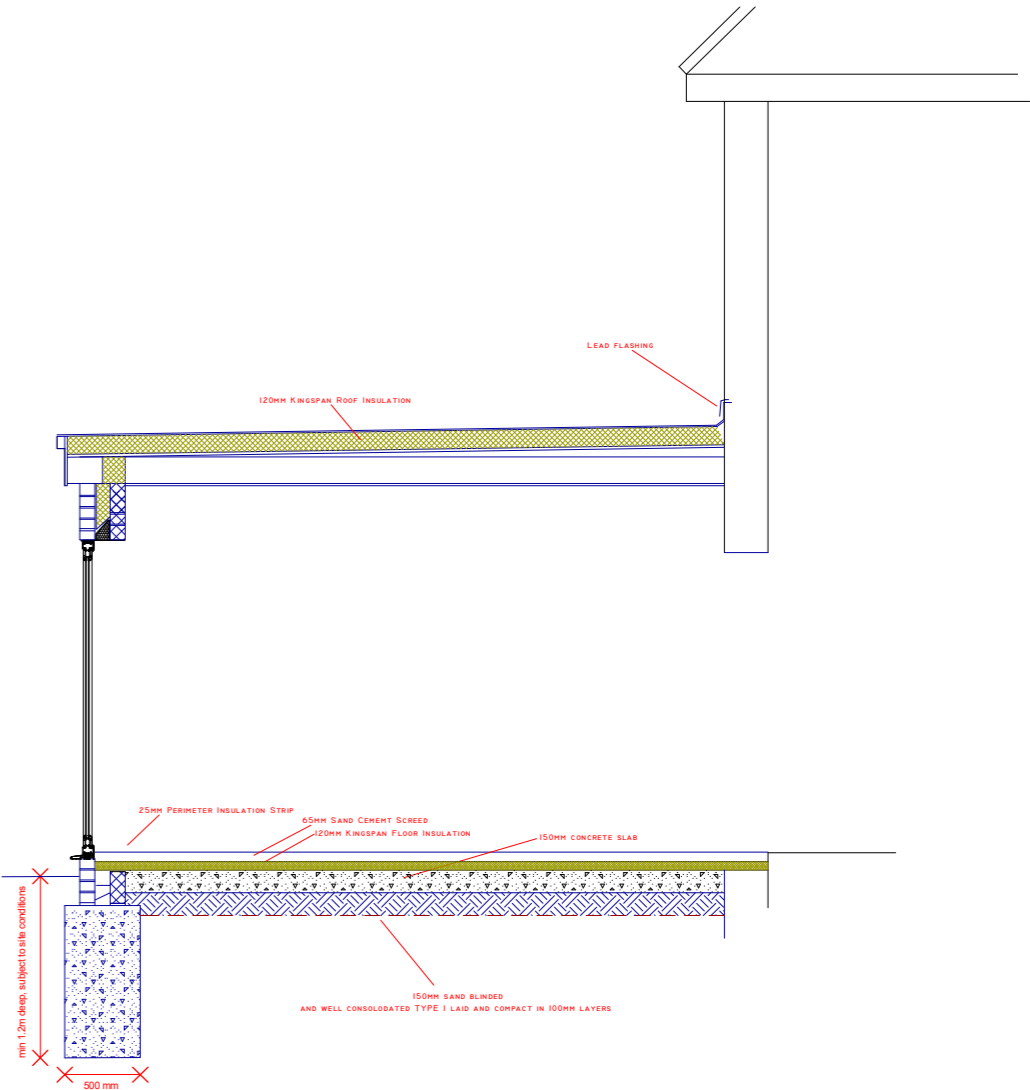
Mass fill concrete foundations to min 1.2m deep, subject to review by building control
Depths should be in accoradance with with NHBC guidelines for foundations on clay soils

FLOORS

65mm sand cement screed on 120mm PIR floor insulationon 100mm concete slab.
1200g polythene DPM linked to new and existing DPCs on 150mm sand blinded and well consolodated MOT type 1



PROPOSED FOUNDATION



PROPOSED SECTION

90 Tollgate Drive
Hayes



PLAN
PROJECT

Section, Foundations and Specification
Single Storey Rear and Front Extensions

DWG No
4
Rev: -

Date: July 2025
Project: 90 Tollgate Drive
Scale 1:50 @ A2
Checked: AW
Drawing Title: Foundation, Section and Spec
Status: Planning
Job No: 521

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