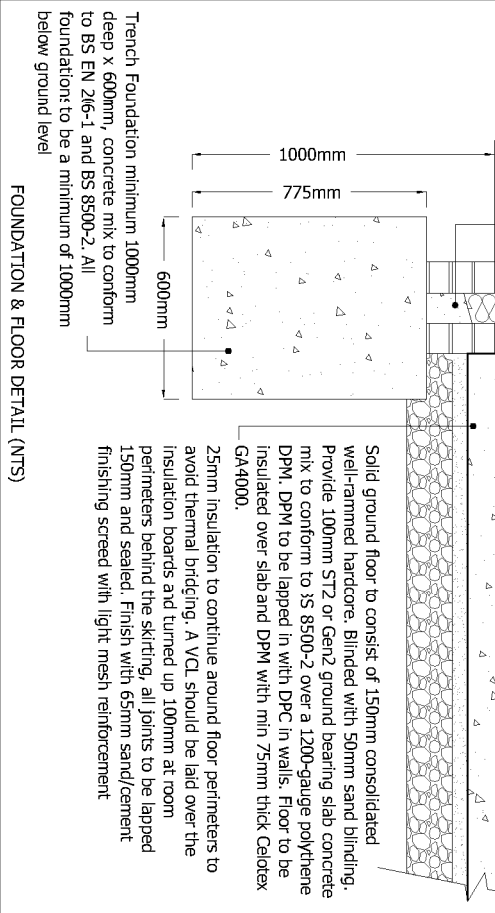
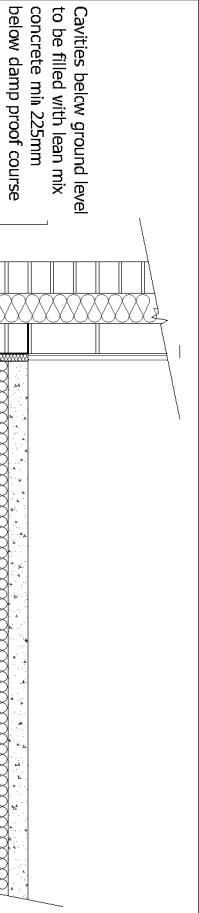
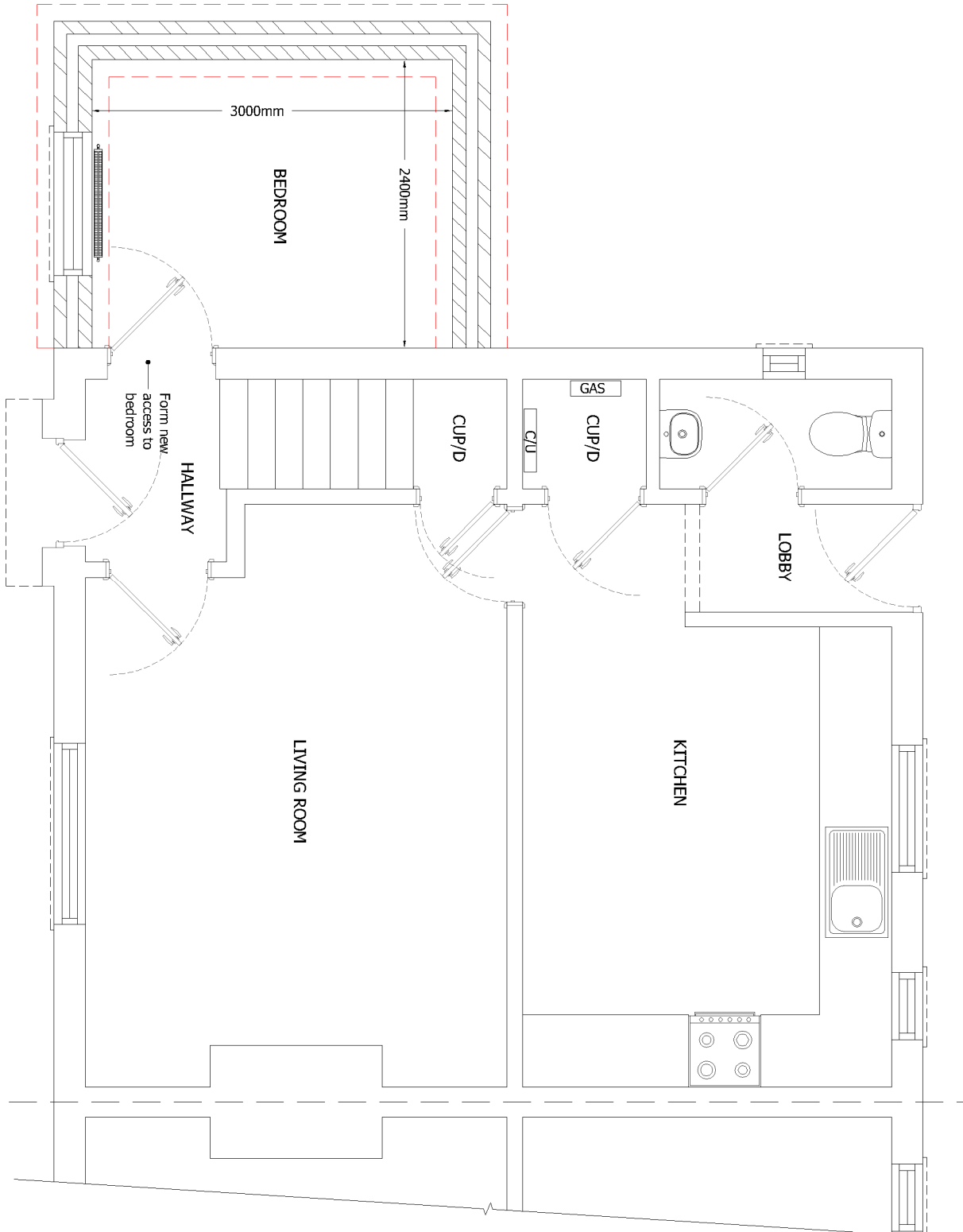
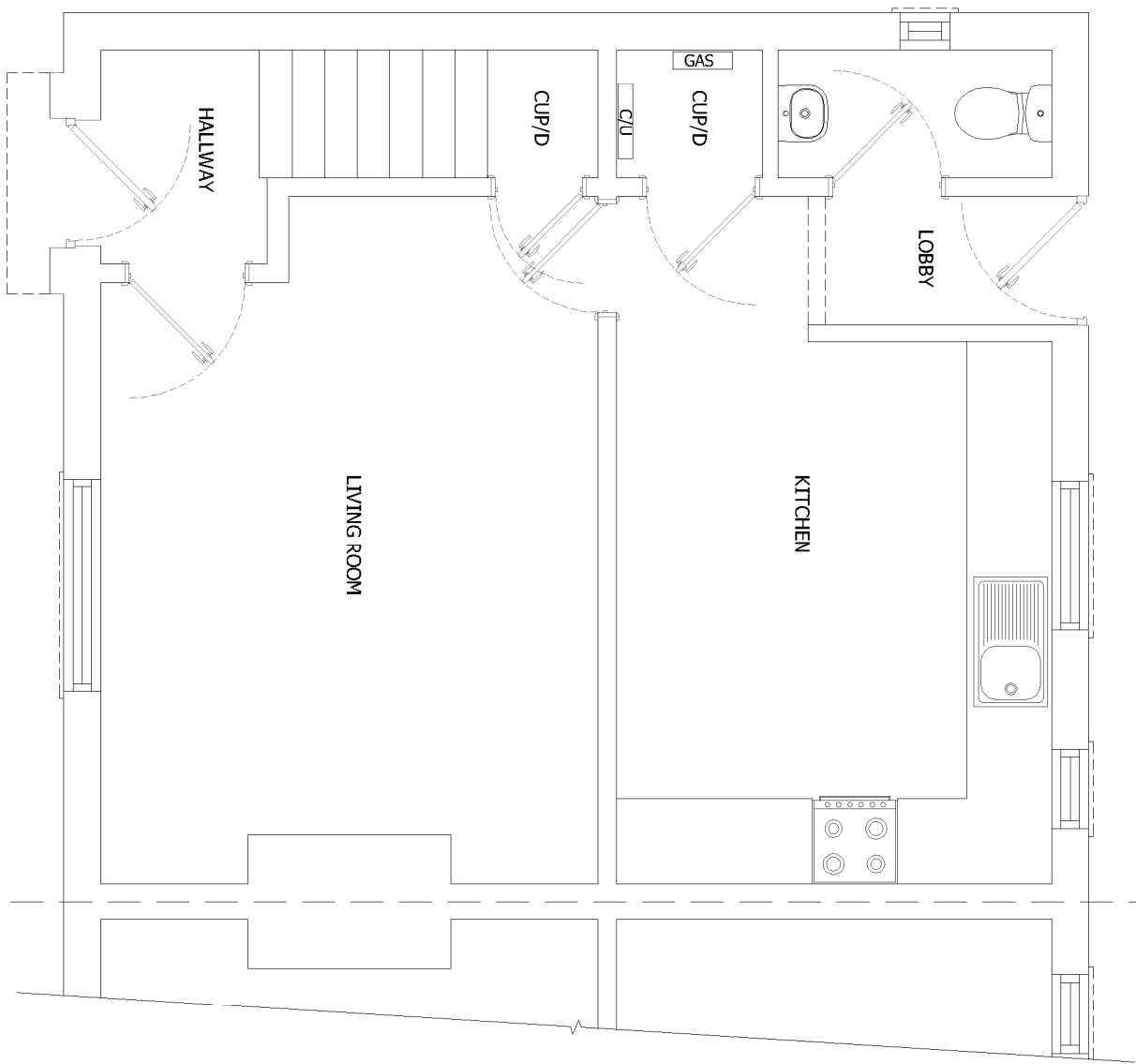




TRENCH FOUNDATION

Provide 750mm x 600mm trench III foundations, concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations to be a minimum of 1000mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2010 Building Regulations A112 and BS 8004 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions or difference in soil type be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought.

SOLID FLOOR INSULATION OVER SLAB

To meet min U value required of 0.22 W/m²K.
Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over a 1200 gauge polythene DPM. DPM to be lapped in with DPC in walls. Floor to be insulated over slab and DPM with min 75mm thick Celotex GA4000.
25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed. Finish with 65mm sand/cement finishing screed with light mesh reinforcement.
Where drain runs pass under new floor, provide A142 mesh 1.0m wide and min 50mm concrete cover over length of drain.
Where existing suspended timber floor air bricks are covered by new extension, ensure cross-ventilation is maintained by connecting to 100mm dia UPVC pipes with 100mm concrete cover laid under the extension. Pipes to terminate at new 65mm x 215mm air bricks with cavity tray over.

WALLS BELOW GROUND

All new walls to have Class A blockwork below ground level or alternatively semi engineering brickwork in 1/4 masonry cement or equal approved specification. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weephiles.

FULL FILL CAVITY WALL

To achieve minimum U Value of 0.28W/m²K.
New cavity wall to comprise of 105mm facing brick to match existing. Full fill cavity with 100mm Drifthem32 cavity insulation as manufacturer's details. Inner leaf to be 100mm block K value 1.13, e.g. Lafarge Stancrete. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1.6 cement mortar.

DPC

Provide horizontal strip polymer (nyload) damp proof course to both internal and external skins minimum 150mm above external ground level. New DPC to be made continuous with existing DPCs and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

WALL TIES

All walls constructed using stainless steel vertical twist type retaining wall ties built in at 750mm cts horizontally, 450mm vertically and 225mm cts at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS 5628 and BS EN 845-1: 2003.

CAVITIES

Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermaabate or similar non combustible insulated cavity closer. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

Fitting piece to give minimum 1:60 gradient

22mm External grade plywood

47 X 150mm C24 grade flat roof joist

25 X 50mm batten

Half round gutter

UPVC Facia board

Cavity wall to comprise of 105mm facing brick to match existing. Full fill cavity with 100mm Drifthem32 cavity insulation. Inner leaf to be 100mm block. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1.6 cement mortar.

120mm Celotex Insulation with vapour barrier

3 Part layer felt system

50mm Tilt fillet

Code 4 Lead flashing

Timber plate bolted to existing wall

Wrap over joist hanger to support joist

12.5mm plasterboard with 3mm plaster skim finish

3mm plaster skim finish

Property Details:

31 TRUESDALE DRIVE
HAREFIELD, UXBRIDGE, UB9 6AY

Project:
SINGLE STOREY EXTENSION TO SIDE
ELEVATION.

DWG REF: LBH/001

REV: 1

CLIENT: LONDON BOROUGH OF HILLINGDON

DWG TITLE: EXISTING GROUND & FIRST
FLOOR PLAN

DATE: 04-01-2021

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Scale Bar 1 : 50 (A3)

