



FOUNDATION PLAN

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

2, St Giles Avenue
Ickenham

SMOKE AND HEAT DETECTION

Provide mains powered interlinked smoke detection to GF hall and interlinked heat detector in kitchen

FLAT ROOF CONSTRUCTION

3 layer built up felt system (or approved single ply membrane) to be installed to manufacturers instruction, on 120mm kingspan flat roof insulation on 18mm WPB plywood deck on firrings to 1 in 40 fall on 175 x 50mm C24 treated joists at 400mm centres

Flat roof joists to be doubled up to trim out around rooflight opening.

Rooflight to be obscure glazed proprietary roof light, installed to manufacturers instructions. minimum U-Value for rooflight to be 1.6W/m2k or better.

ABUTMENT TO EXISTING FLAT ROOF

Wall and flat roof abutment to be have 15mm upstand with lead flashing over.

BACKGROUND VENTILATION

New windows/external doors to be fitted with 10,000mm² background ventilators

RAPID VENTILATION OPENINGS

New Windows/External doors to have openable areas at least equivalent to 1/20th of the floor area of room it serves

NEW STEEL BEAMS

BEAM 1 - 203UC46 steel to be painted with intumescent paint to provide 1/2hr fire resistance
BEAM 2 - 203UC46 steel to be painted with intumescent paint to provide 1/2hr fire resistance

RAINWATER GOODS

100mm half round gutters to be connected to existing gutters and rainwater system

WALLS

Bricks to match existing, 100mm cavity, 90mm Kingspan K106 and 10mm residual cavity, 100mm Thermalite aerated blockwork innerleaf. Brick and block leaves to be tied together using ancon cavity ties at 5No per m²

Walls finished internally with 12mm bonding and 3mm finish plaster

Openings formed using Cetnic CG90/100 lintel with 150mm bearings

New walls tied to existing using furfix stainless steel or similar wall starters.

FOUNDATIONS

Mass fill concrete foundations as foundation plan, 600mm wide eccentrically loaded and 500mm wide where concentric minimum depth to be 1m below ground level. 'Hit and Miss' sections to be excavated and concreted 48hrs apart and to have 1.2m long T16 MS reinforcement bar inserted 2 at top, 2 at bottom to join each section.

GROUND FLOOR

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

WINDOWS/EXTERNAL DOORS

Minimum openable area of window to be equivalent to 1/20th of floor area of new room
New window to be provided with background ventilation equivalent to 10,000mm²

New window to have U Value no worse than 1.6W/m2K

Toughened glass to be proved in doors

PLAN

Sections/Foundations and Specification

PROJECT

SINGLE STOREY REAR EXTENSION

03
Rev: - C

DWG No
Date: July 2023
Project: 2, St Giles Avenue
Scale 1:50 @ A2
Checked: AW
Drawing Title: Existing/Proposed Plans
Status: Planning
Job No: 409

General Notes:
1. All dimensions to be checked on site prior to construction any discrepancies should be reported to the highford design team
2. All drawings are indicative of actuals visual requirements only and show design intent only
3. All dimensions are in mm
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These drawings are to 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

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