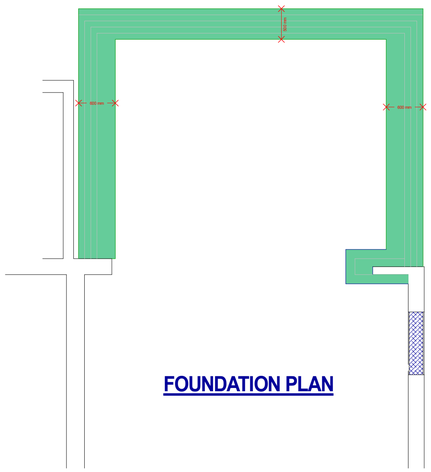
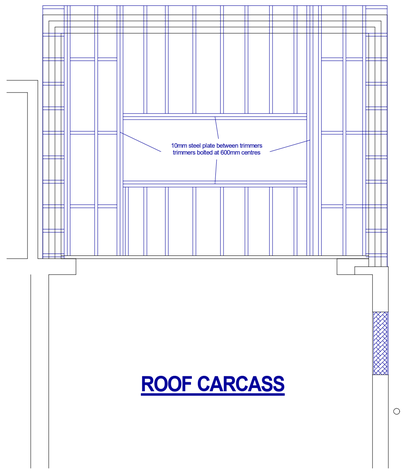
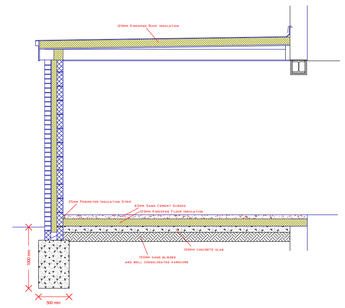


FOUNDATION PLAN



ROOF CARCASS



SECTION

FOUNDATION
Mass fill concrete foundation to a minimum of 1m below ground level, 600mm below lowest tree root or to minimum depth shown on foundation plan (in accordance with NHBC practice note)

Floor
150mm well consolidated crushed concrete or MOT Type 1, sand blinding over. 1200g polythene DPM tied to new and existing DPC/DPM. 100mm concrete floor slab, 120mm Jablite Premium 70 floor insulation, 65mm reinfoced sand/cement screed.

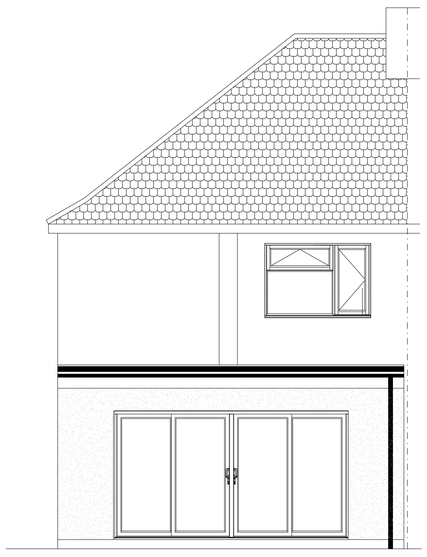
Walls
Below DPC external leaf to be engineering brick, innerleaf to be dense concrete block with lean mix cavity fill, draining toward external.
DPC to be min 150mm above ground level, tied to new and existing DPC
ABOVE DPC walls finished with 15mm bonding and finish plaster, inner leaf block to be 100mm thermalite, 100mm cavity with 90mm Kingspan K107 insiulation and 10mm residual cavity.external leaf to be 100mm brickwork.
Leafs tied together with Ancon STI wall ties at 5No/m2 and doubled up around openings
Openings formed with Catnic CG90/100 insulated lintels with 150mm bearings

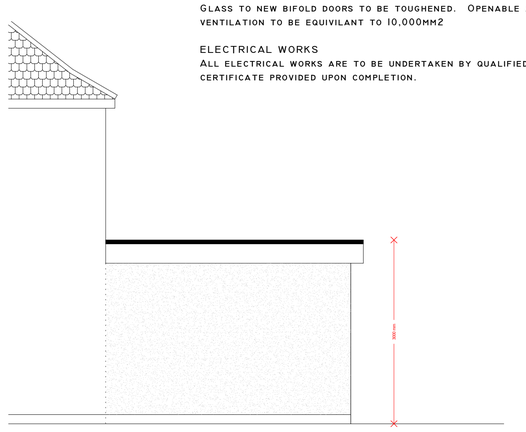
ROOF
Ceiling formed with 12.5mm plasterboard with skim finish, 195 x 47 C16 joists, doubled up around trimming to rooflight, Firrings to provide 1 in 40 fall with 18mm OSB3 external sheathing, with 120mm Kingspan Thermaroof flat roof insulation. Roof finish to be fibreflass resin finish installed to manufacturers recommendations.Abutment flashing to be Code 4 lead.

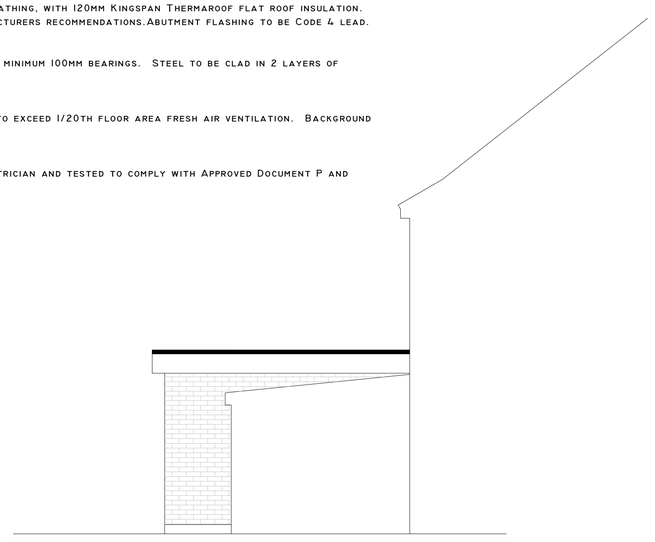
STEEL BEAM
New 203UC46 beam on 440x225x220 concrete padstones with minimum 100mm bearings. Steel to be clad in 2 layers of plasterboard to provide minimum 1/2hr fire resistance.

GLASS and GLAZING
Glass to new bifold doors to be toughened. Openable area to exceed 1/20th floor area fresh air ventilation. Background ventilation to be equivilant to 10,000mm2

ELECTRICAL WORKS
All electrical works are to be undertaken by qualified electrician and tested to comply with Approved Document P and certificate provided upon completion.







61 Burnham Avenue, Ickenham

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

PLAN
PROJECT

Proposed Elevations and Details
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
3. DO NOT SCALE FROM DRAWING
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

DWG No
02
Rev: - a

Date: November 2024
Project: 61 Burnham Avenue, Ickenham
Scale 1:50 @ A1
Checked: AW
Drawing Title: Proposed Elevations/details
Status: Planning
Job No: 479

Highford
Design and Build Limited
Highford, 9 Copes Shroves, Harlemere HP15 7AG
email: info@highforddesign.co.uk - web: www.highforddesign.co.uk
mobile: 07593 340205