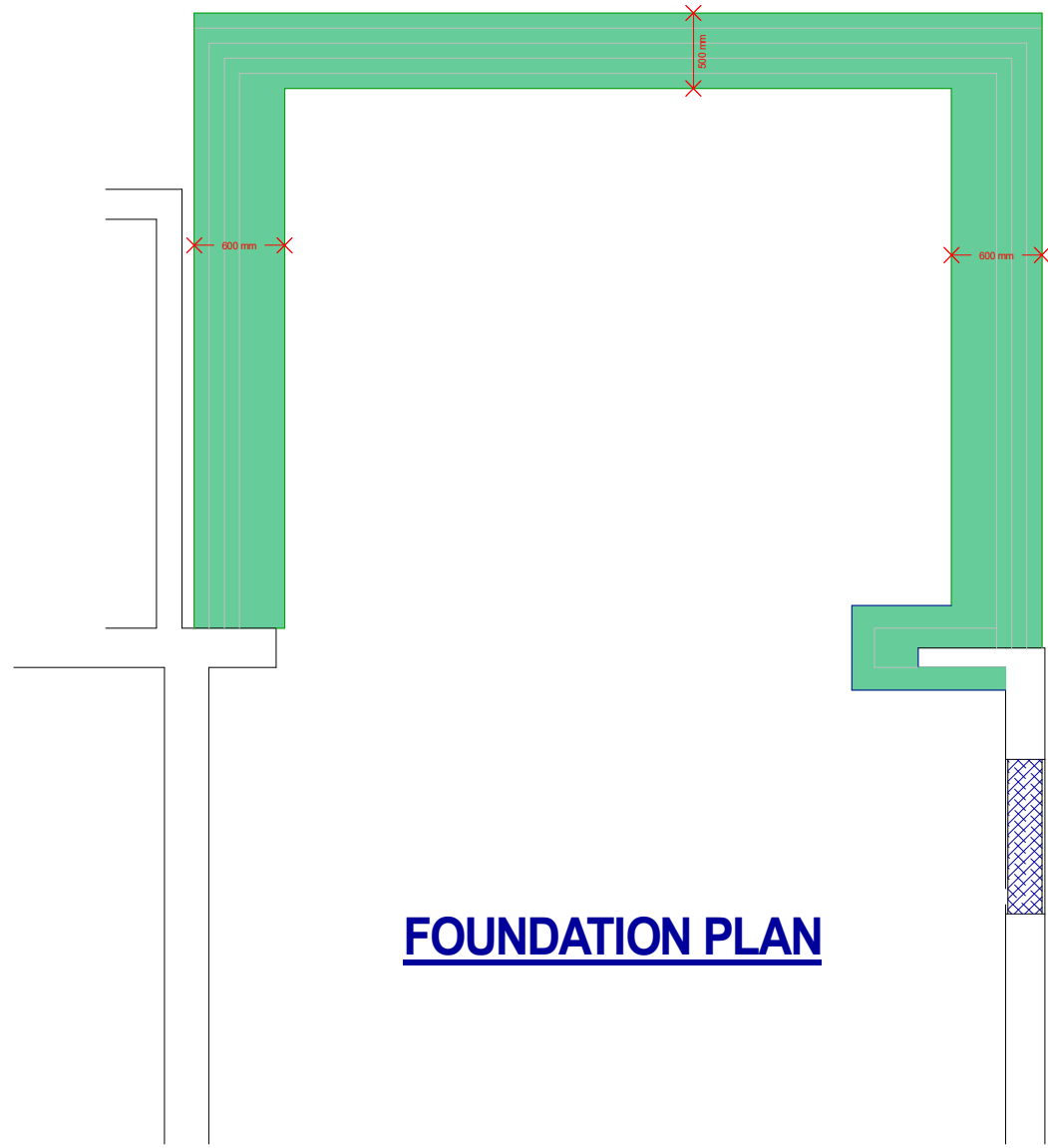
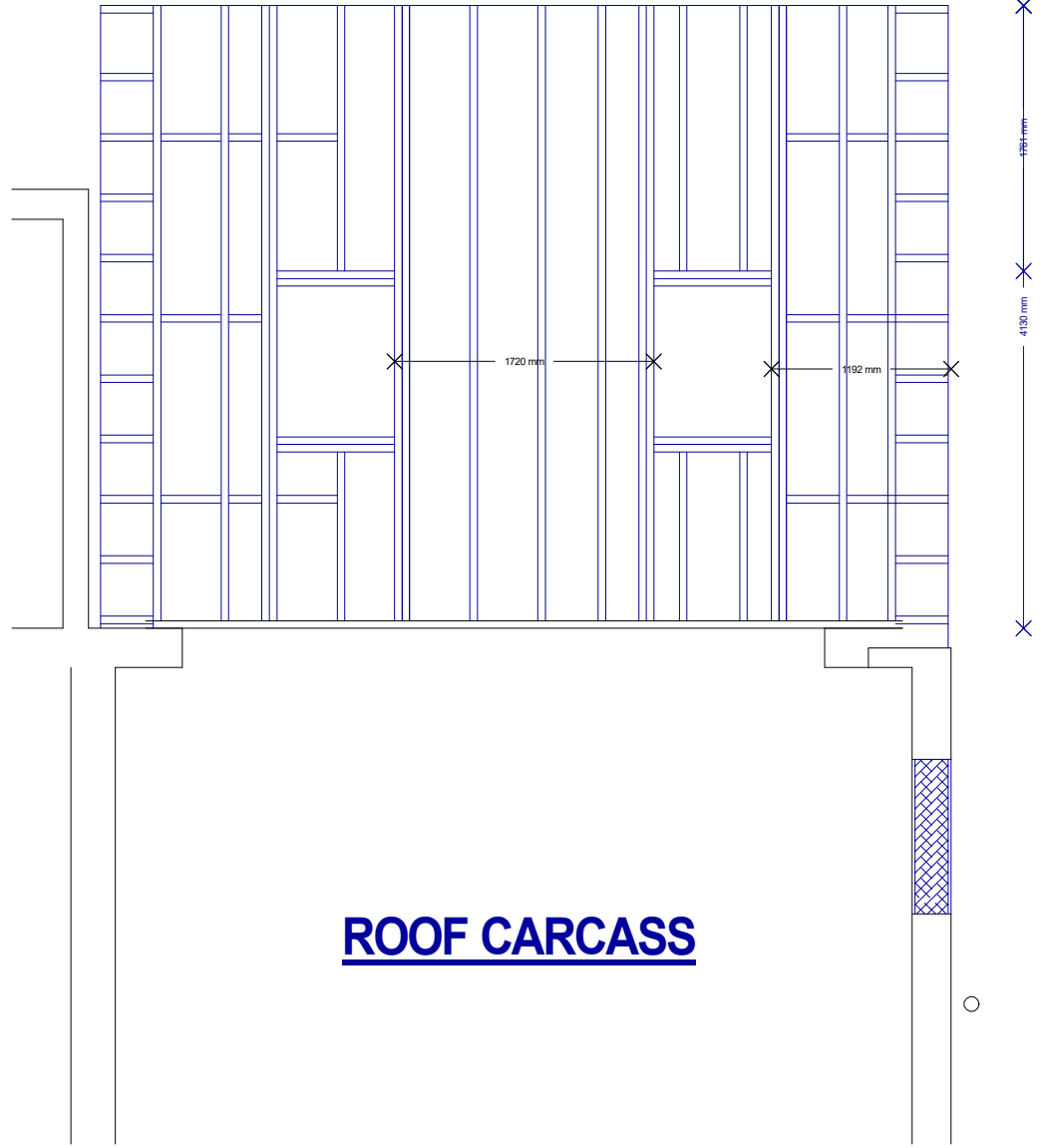
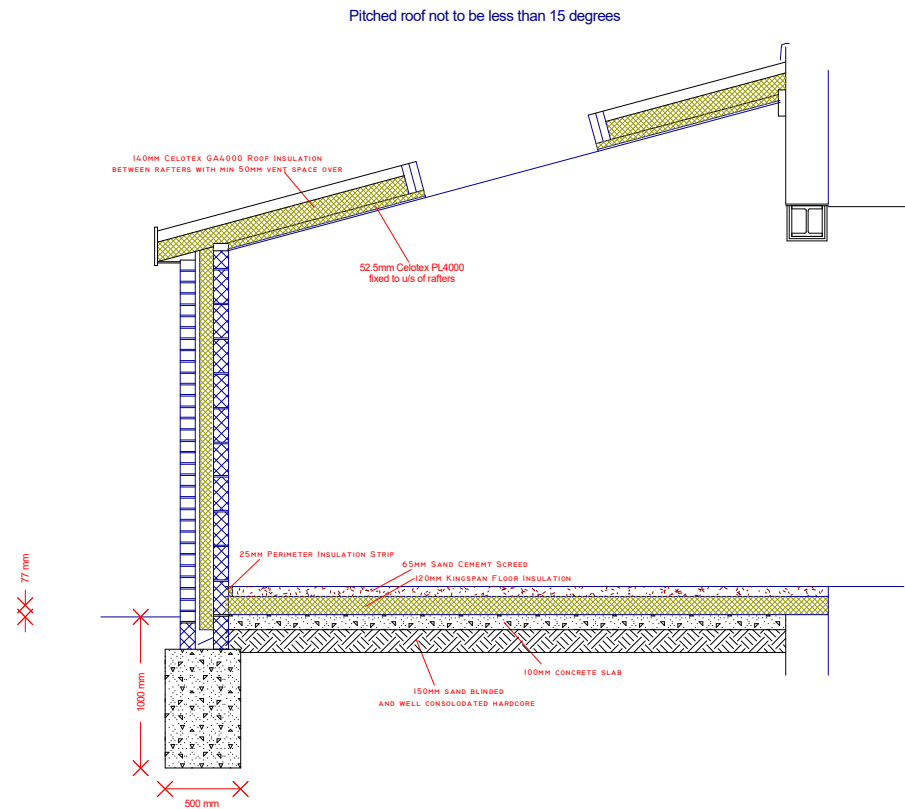




FOUNDATION PLAN



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 I, 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.

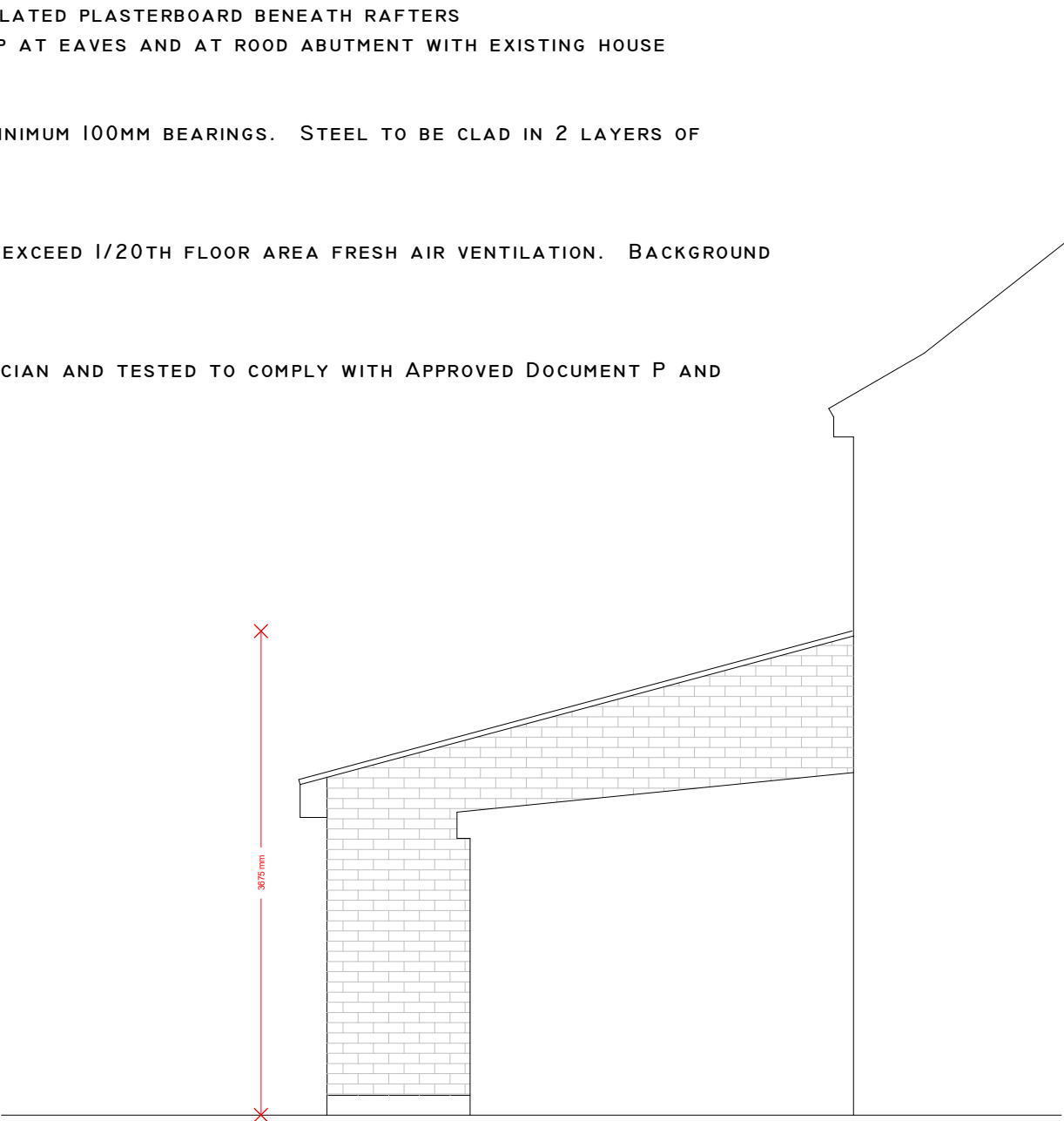
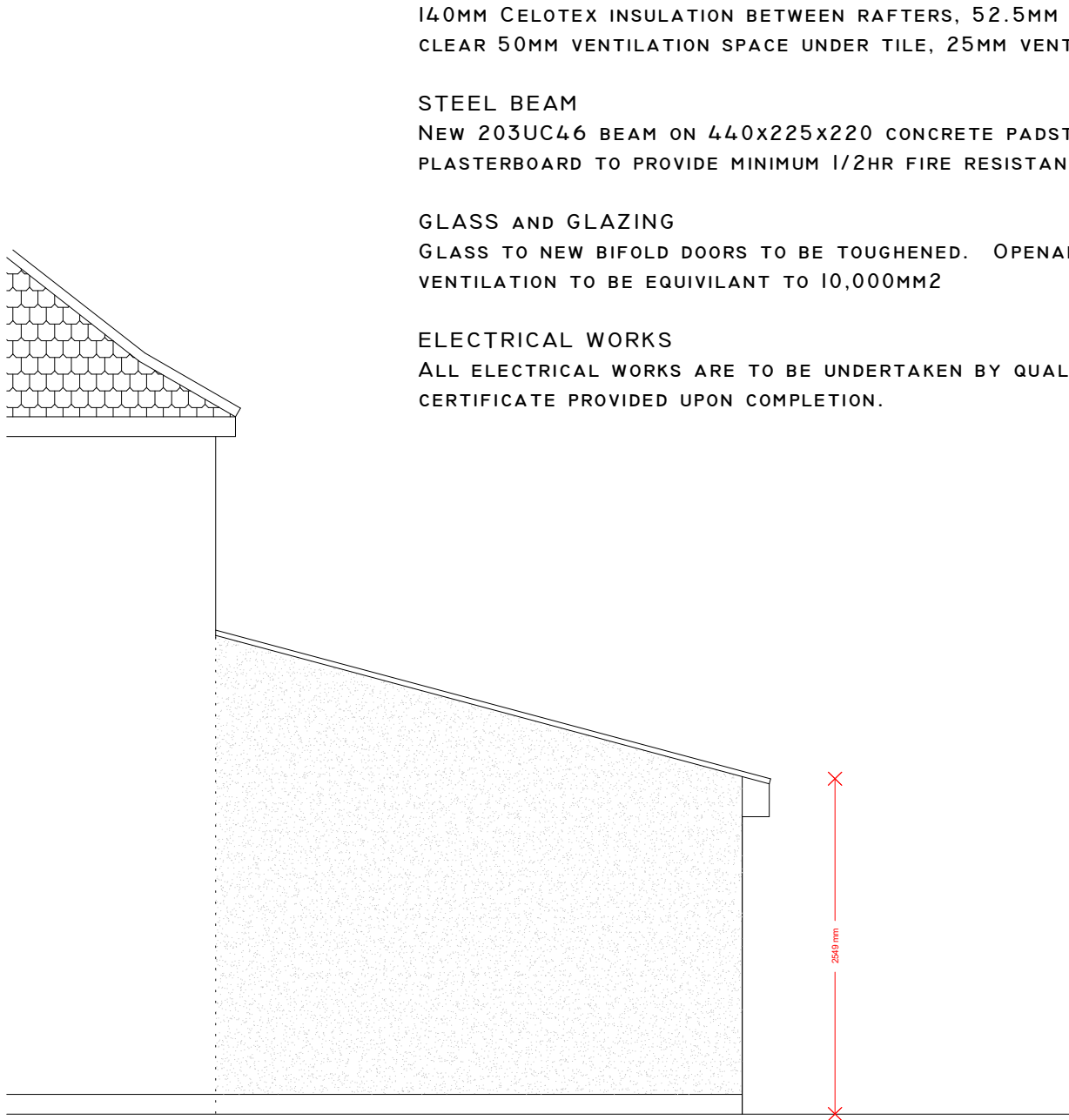
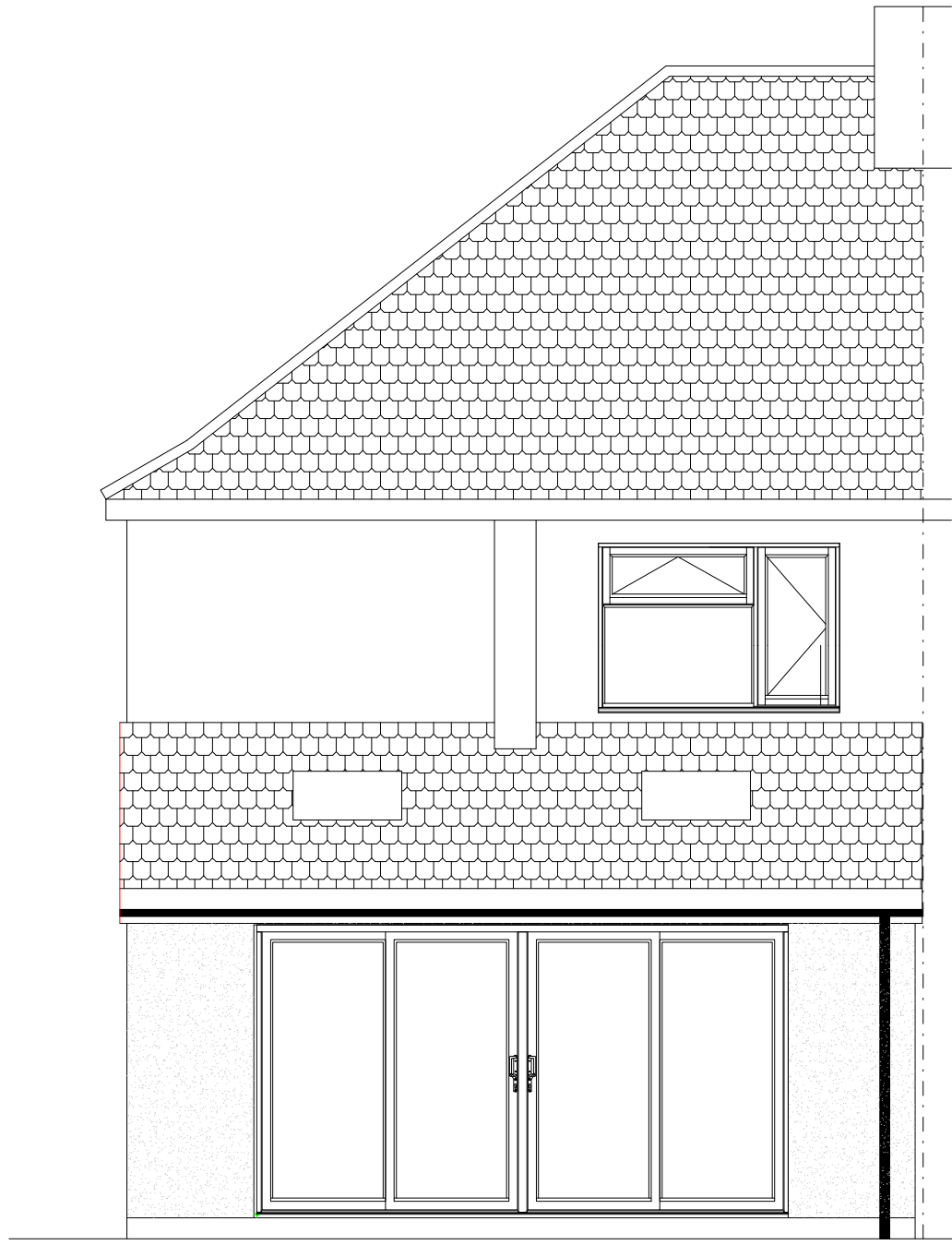
WALLS
BELOW DPC EXTERNAL LEAF TO BE ENGINEERING BRICK, INNERLEAF TO BE DENSE CONCRETE BLOCK WITH LEAN MIX CAVITY FILL, DRAINING TOWARD EXTERNAL.
DPC TO BE MIN 150MM ABOVE GROUND LEVEL, TIED TO NEW AND EXISTING DPC
ABOVE DPC WALLS FINISHED WITH 15MM BONDING AND FINISH PLASTER, INNER LEAF BLOCK TO BE 100MM THERMALITE, 120MM CAVITY WITH 100MM KINGSPAN K107 INSULATION AND 20MM RESIDUAL CAVITY.EXTERNAL LEAF TO BE 100MM BRICKWORK.
LEAFS TIED TOGETHER WITH ANCON ST1 WALL TIES AT 5N0/M2 AND DOUBLED UP AROUND OPENINGS
OPENINGS FORMED WITH CATNIC CG90/100 INSULATED LINTELS WITH 150MM BEARINGS

ROOF
SANDTOFT 20/20 TILKES TO MIN 50 DEGREE PITCH, TYVEK BREATHABLE ROOF MEMBRANE ON 38x25MM BATTENS ON 195x50 RAFTERS AT MIN 400MM CENTRES, DOUBLED UP AROUND ROOFLIGHTS
140MM CELOTEX INSULATION BETWEEN RAFTERS, 52.5MM PL4000 INSULATED PLASTERBOARD BENEATH RAFTERS
CLEAR 50MM VENTILATION SPACE UNDER TILE, 25MM VENTILATION STRIP AT EAVES AND AT ROOD ABUTMENT WITH EXISTING HOUSE

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 EQUIVLANT 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 architect's usual requirements only and show design intent only
3. Any change to original design/level of drawing can only be carried out on site for safety and
4. Copyright: Highford design and
This drawing should not be used to calculate areas for the purpose of valuations. All dimensions to be checked
on site by contractor and each dimension to be their responsibility

DWG No
02
Rev: - b

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

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