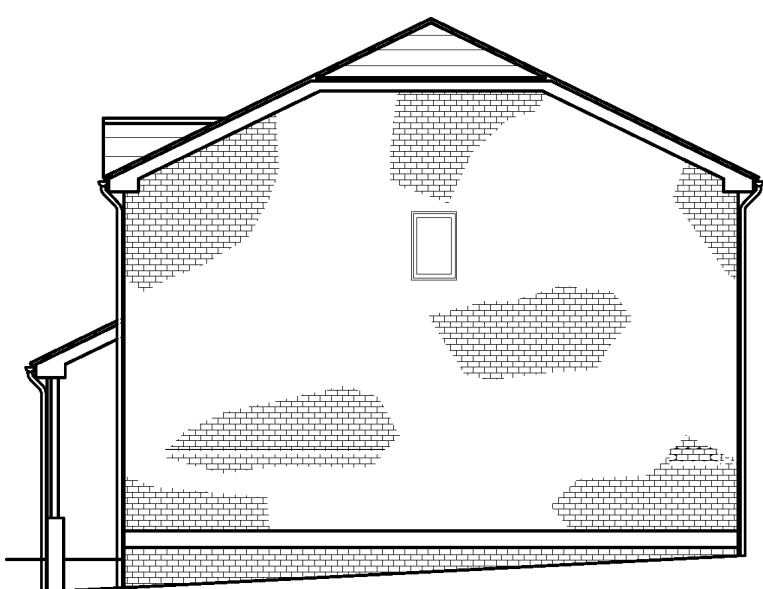


Existing



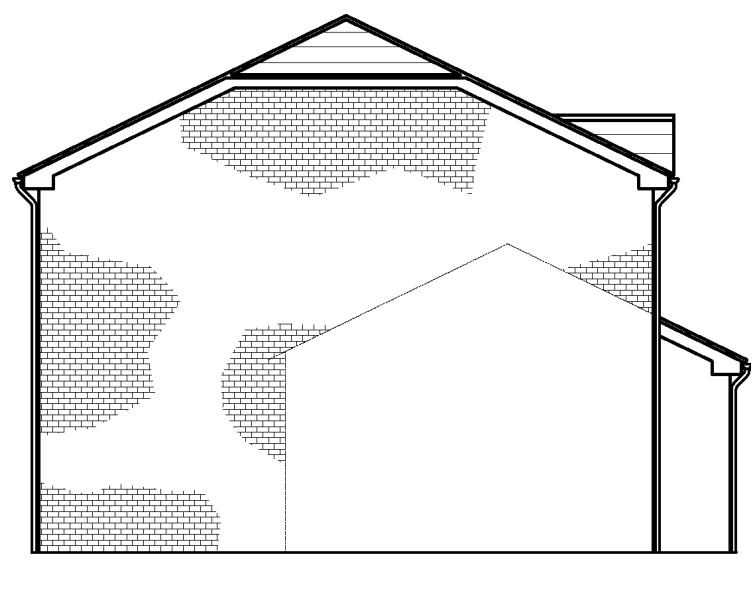
Front Elevation



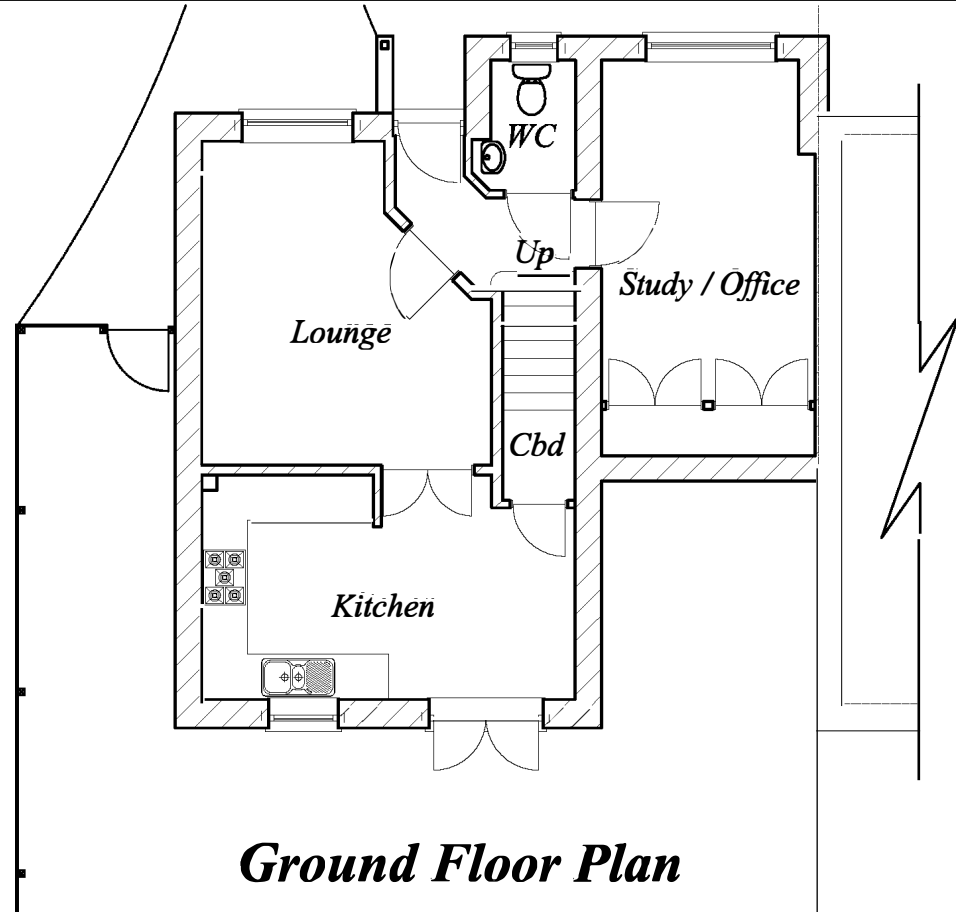
Side Elevation



Rear Elevation



Side Elevation

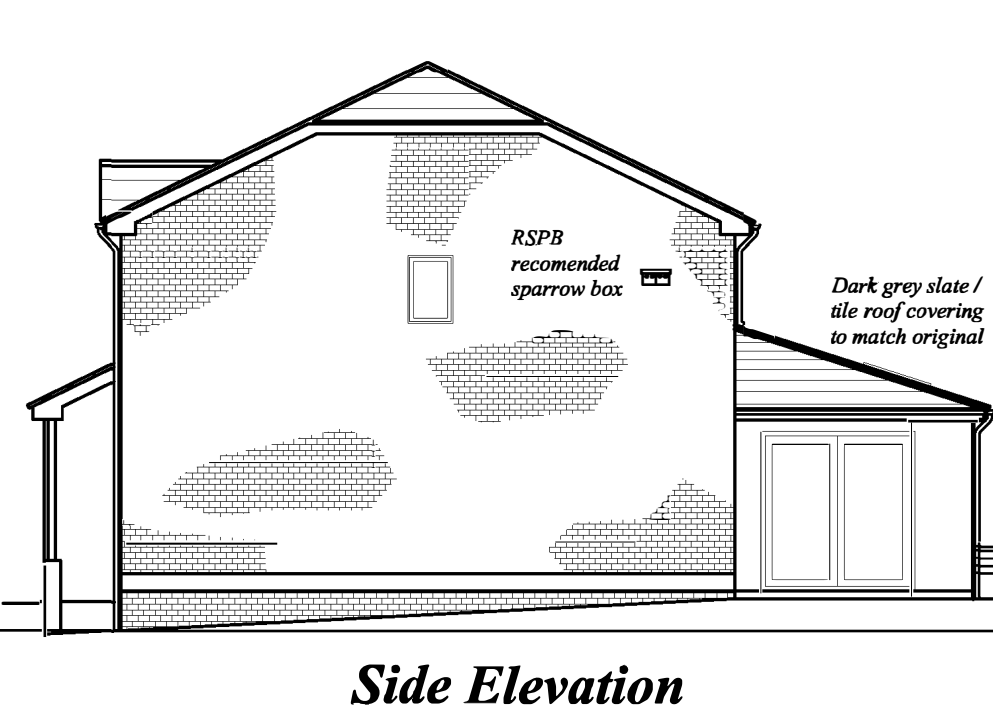


Ground Floor Plan

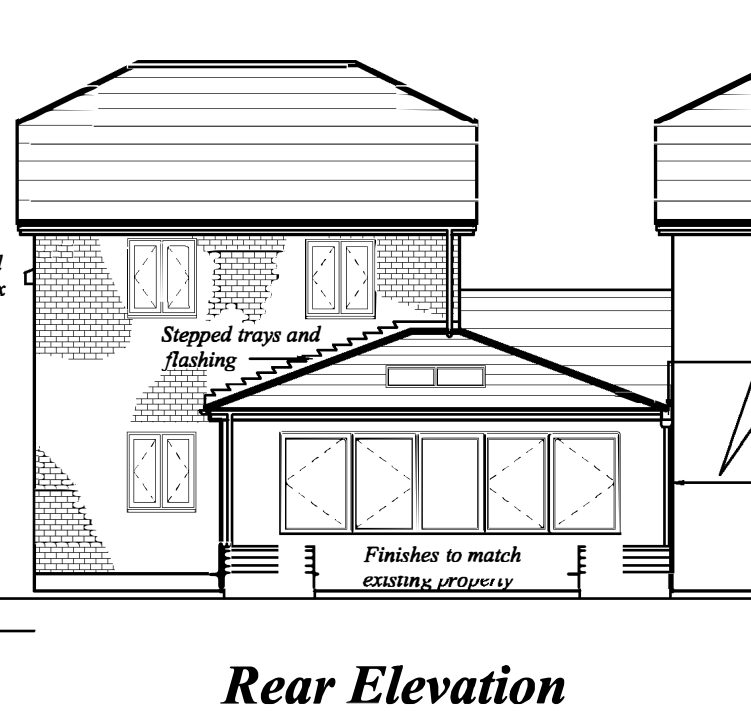
Proposed 2



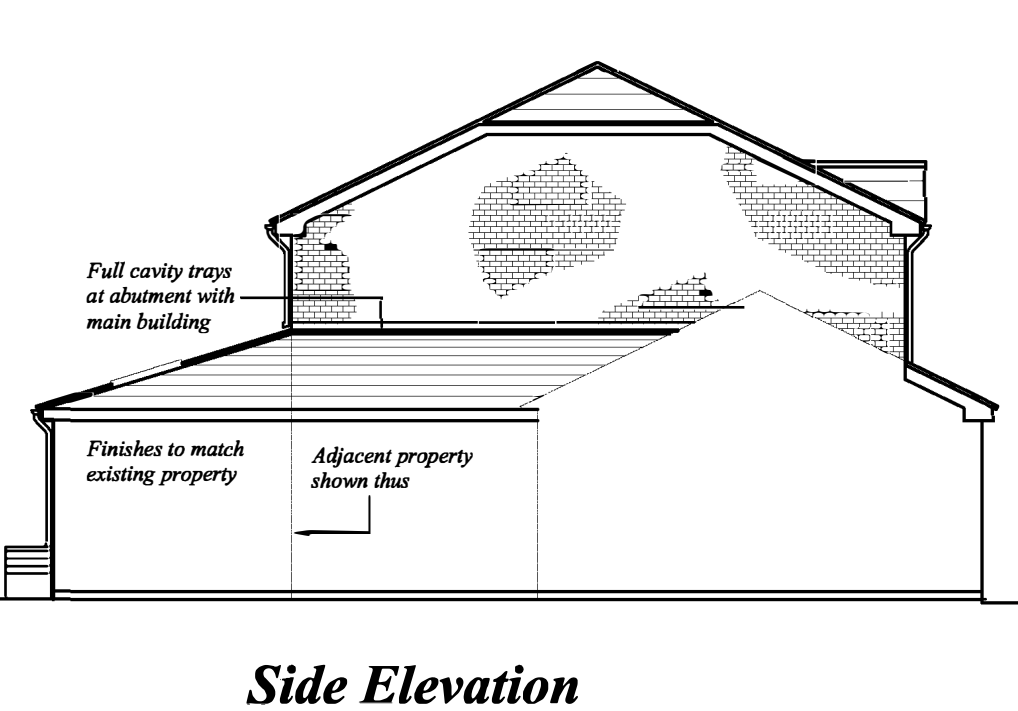
Front Elevation



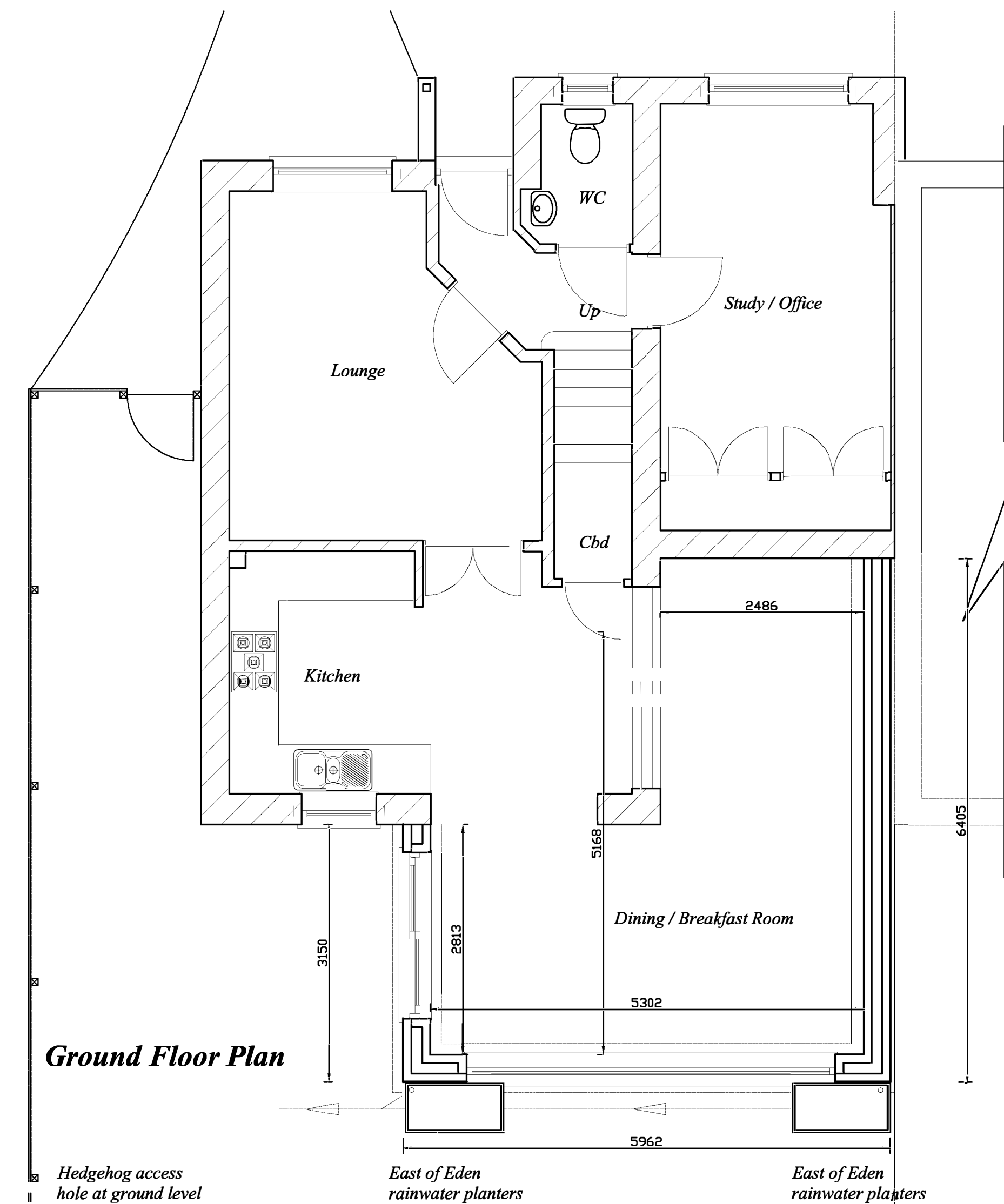
Side Elevation



Rear Elevation



Side Elevation



Ground Floor Plan

WINDOWS / DOORS
All windows, glazed external doors, and French doors are to be double glazed using two panes of 4 or 6mm Pilkinton K glass (soft coating) hermetically sealed units with a minimum 22mm air space between panes. All sashes are to be draught sealed complying with the requirements of BS 637. Windows to achieve a UValue not exceeding 1.40 W/m2K. Glazed doors are to achieve UValues not exceeding 1.20 W/m2K. uPVC frames are to be manufactured in accordance with BS 7412 from extruded profiles to BS 6375-1 designed for wind pressures 2000+. Operation and strength characteristics to BS 6375-2. Frame reinforcement to be Aluminium alloy or galvanised steel.
All glazing defined within Approved Document N as "Critical Areas" is to be toughened or laminated glass which in the event of accidents will break safely.
Door Security
Door sets complying to BSP PAS 24 : 2016 or STS 201 issue 5 : 2013 or LPS 2081 issue 1 : 2015 Security rating B

EXTERNAL WALL CONSTRUCTION
Finish to match existing on
2 Coat render on
100mm 3.7 Kn Dense concrete block
50mm Clear cavity
85mm Celotex CW4075 or Kingspan Kooltherm
K108 partial fill cavity boards
StaiFix RT2 250mm General purpose Stainless steel wall ties at 900mm horizontal and 450mm vertical centers and staggered on alternative courses
100mm Thermalite Turbo or Celcon Solar aerated concrete blocks
12.5mm Plasterboard on plaster dabs
3mm dense plaster skim finish

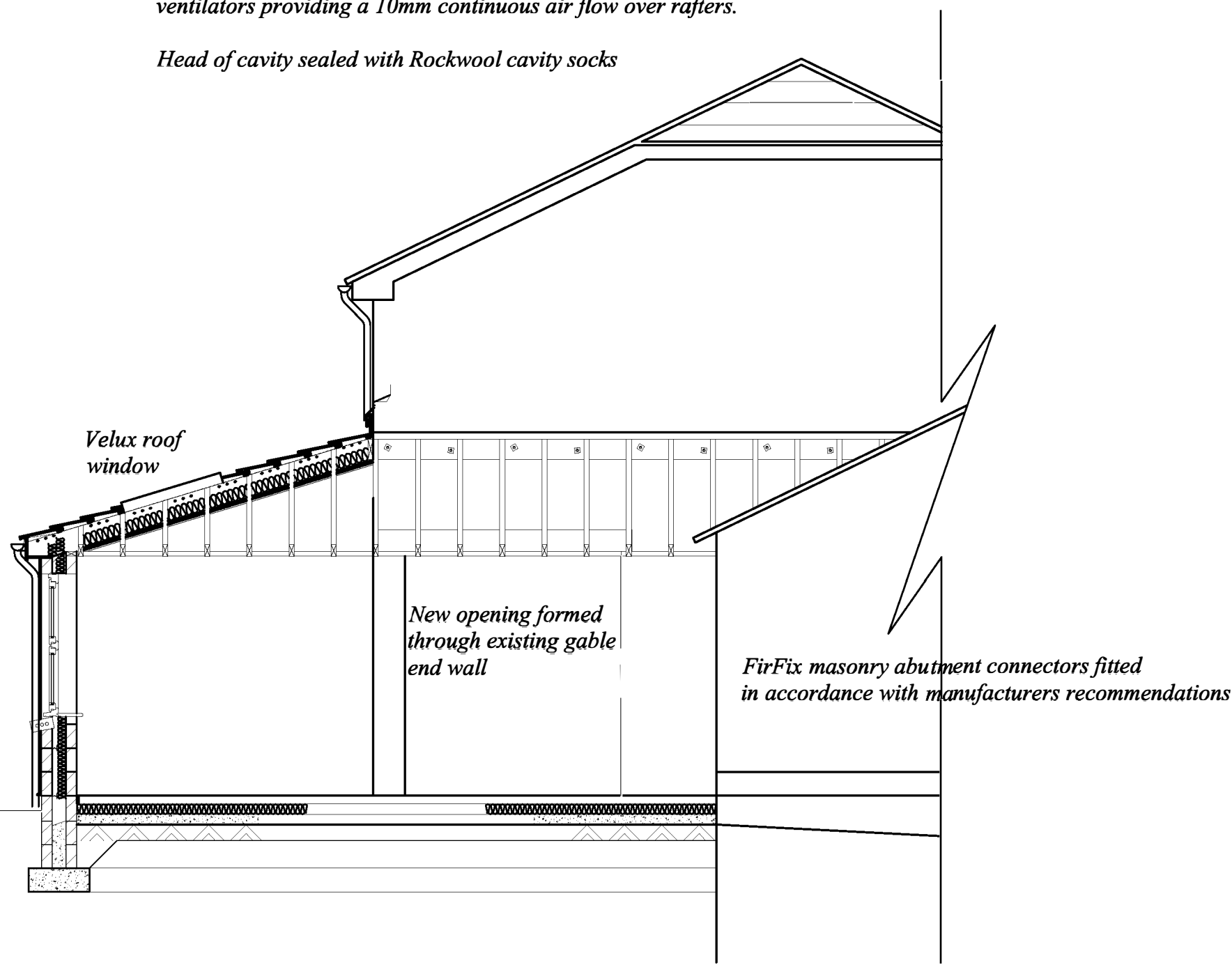
GROUND FLOOR CONSTRUCTION
65mm Cement /Sand screed on
500 Gauge Vapour Control Layer on
140mm Celotex XR4140 or Kingspan Kooltherm
K103 PIR insulation on
100mm C35 Concrete oversite on
1200 Gauge Dampproof membrane folded up and linked with the horizontal DPC on
25mm Sand / stonedust blinding layer on
150mm Well compacted hardcore.

HyLoad pitchpolymer horizontal DPCs linked with DPM forming a waterproof barrier between superstructure and substructure

SUB STRUCTURE CONSTRUCTION
2 Skins of 7Kn dense concrete block
125mm Cavity filled with a lean mix concrete to within 225mm of finished external ground level
225mm x 600mm C35 Dense concrete foundations at a depth to be agreed by the inspecting authority.
Top of concrete to be an absolute minimum of 600mm below finished ground level

MAIN ROOF CONSTRUCTION
Roof covering to match that of main building on 25mm x 50mm Treated softwood battens on Tyvek Supro or other approved breathable underlay on 50x150mm C16 Roof rafters at 400mm centres on 50x150mm bearer bolted to existing masonry at maximum 600mm centres using 16mm HILTI or other approved anchor bolts with 50mm square washers between bolt head and bearer
50mmx100mm Timber wallplate bedded on head of masonry and fixed in position by skew nailing and 5x30x1200mm once bent galvanized restraint straps at maximum of 2000mm centres
50mm Clear air space between underlay and 100mm Celotex / Kingspan insulation fitted tightly between rafters with a further 50mm Celotex / Kingspan insulation beneath rafter Over lain with a 12.5mm plasterboard and finished with a 3 mm dense plaster skim finish.
Cross flow ventilation provided by Redland ? Marley over fascia and abutment ventilators providing a 10mm continuous air flow over rafters.

Head of cavity sealed with Rockwool cavity socks



Section A - A

Title Proposed Rear Breakfast / Dining Room Extension @ 25 Heather Court Quakers Yard Treharris CF46 5RP	
Client Mr & Mrs Gareth Fitchett 25 Heather Court Quakers Yard Treharris CF46 5RP	
Drawing Proposed	
Revision No	Amended 07 / 07 / 2026
Scale 1 / 50	Amended
Scale 1 / 100	Amended
Date 20 / 04 / 2026	Amended