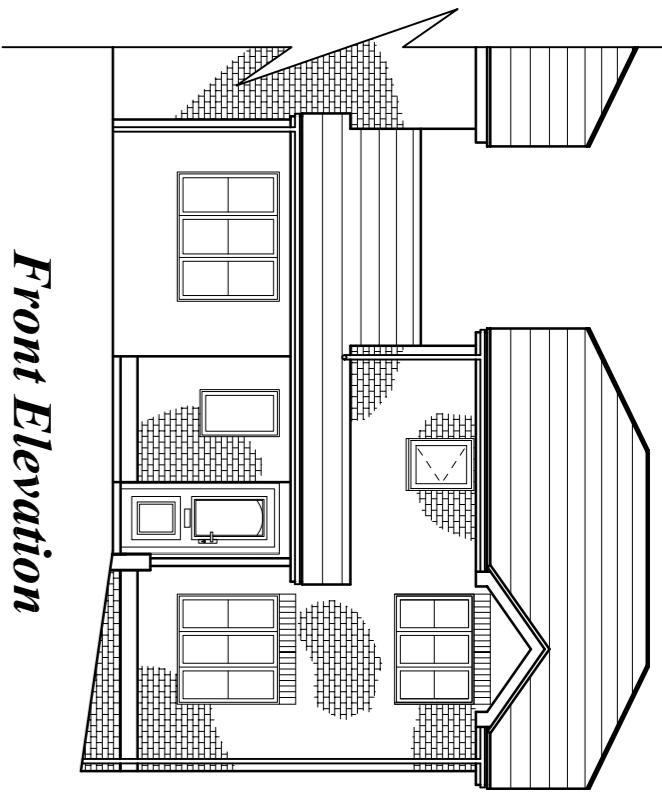
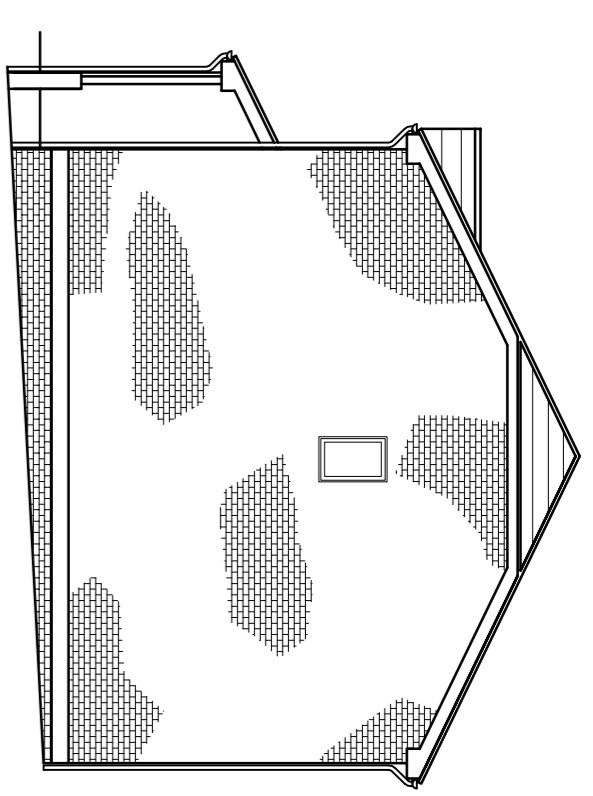


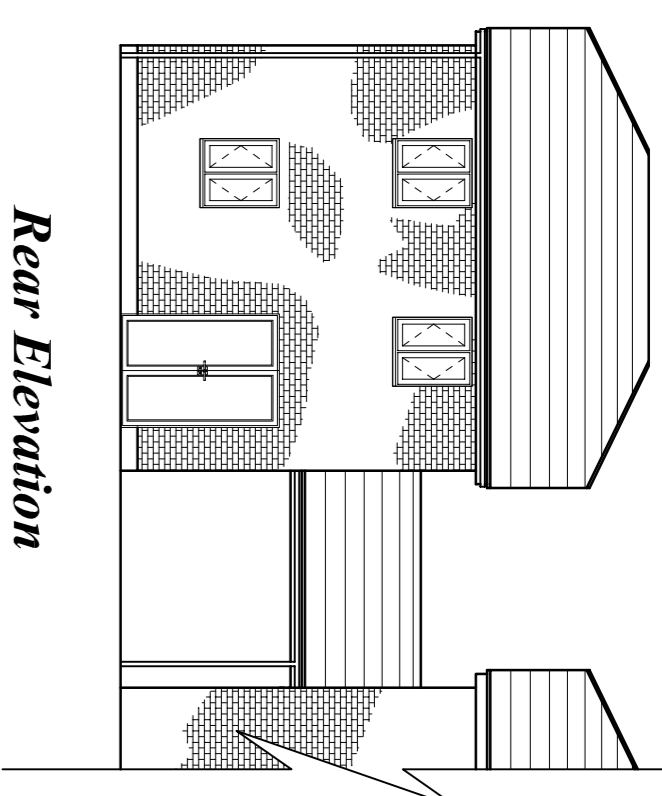
**Existing**



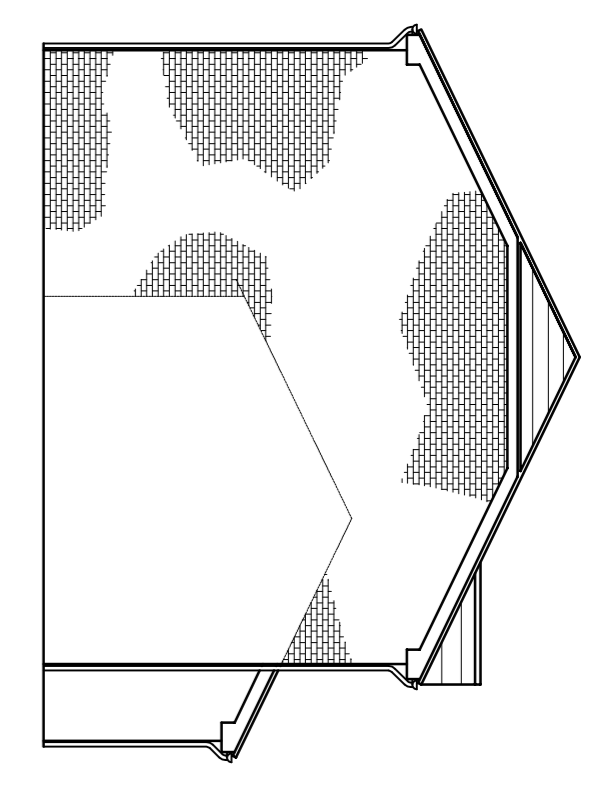
Front Elevation



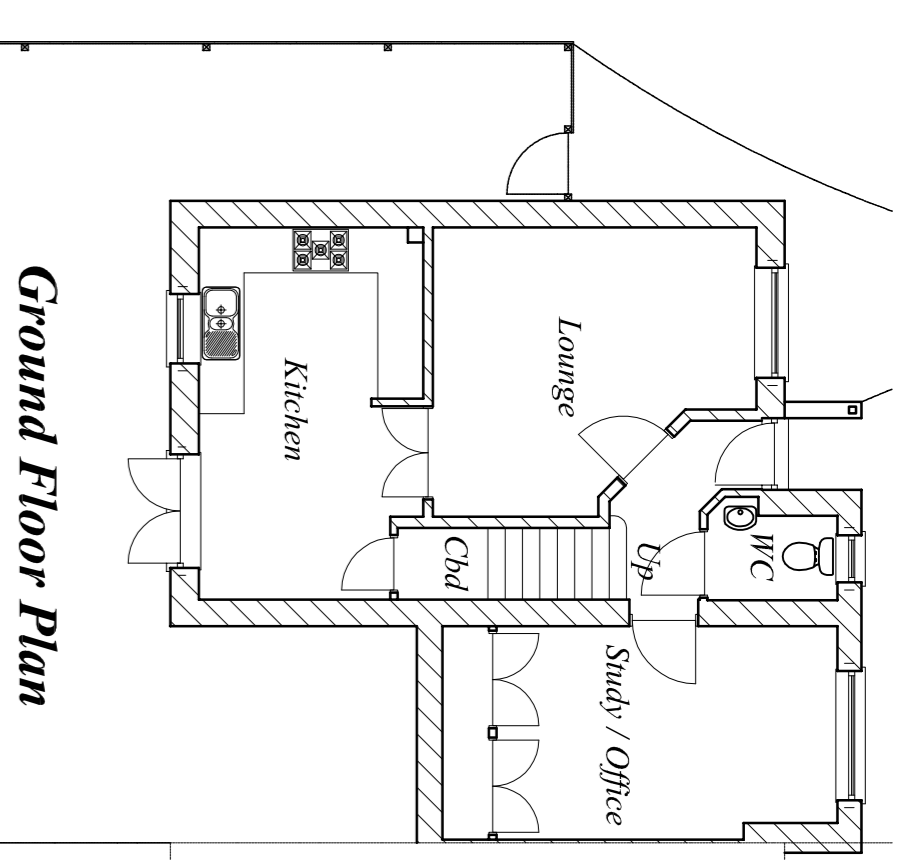
Side Elevation



Rear Elevation

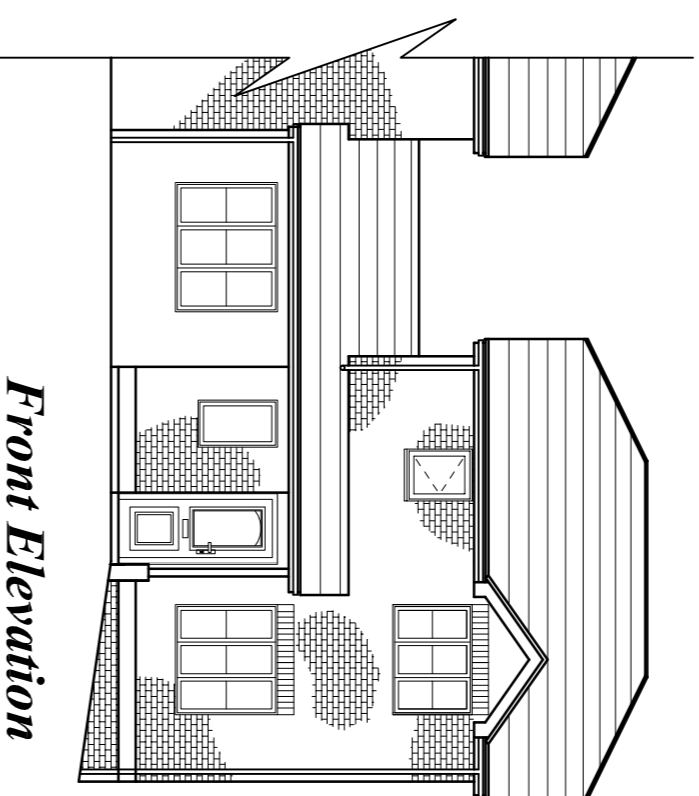


Side Elevation

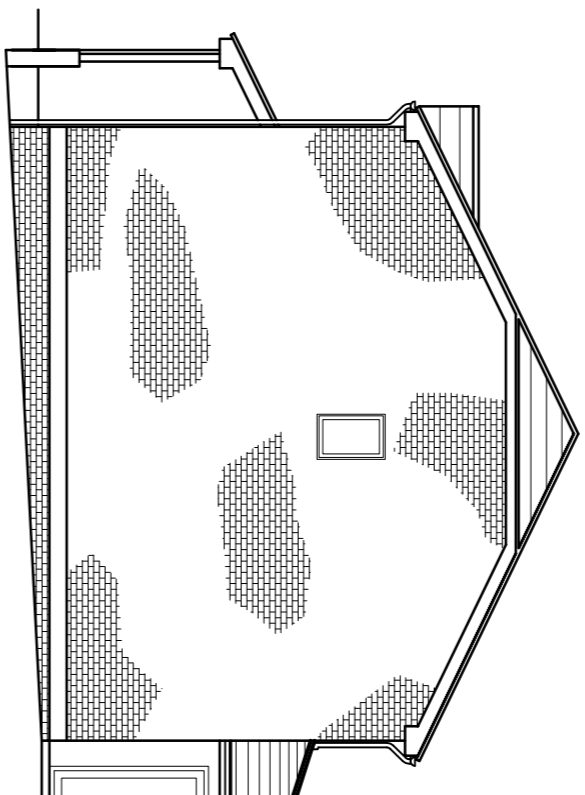


Ground Floor Plan

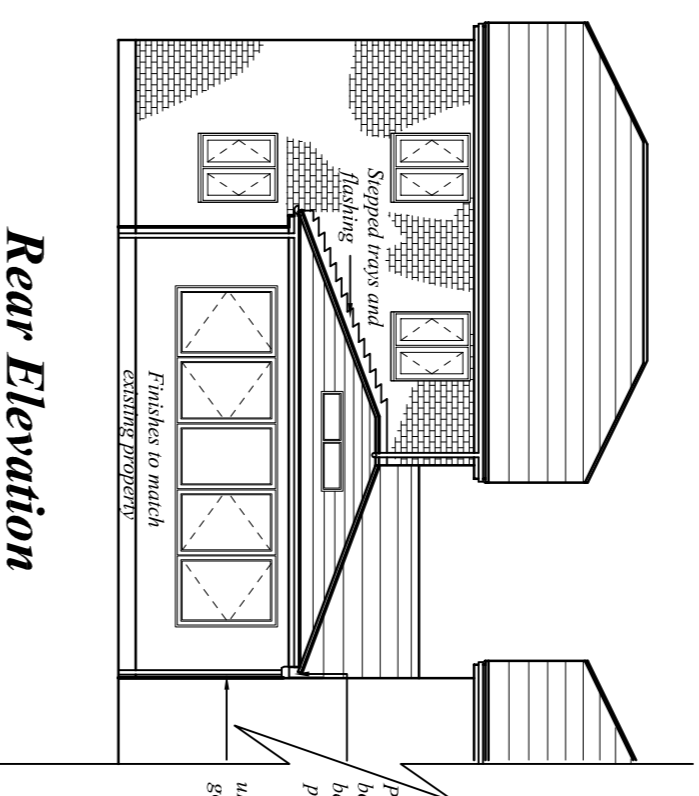
**Proposed 2**



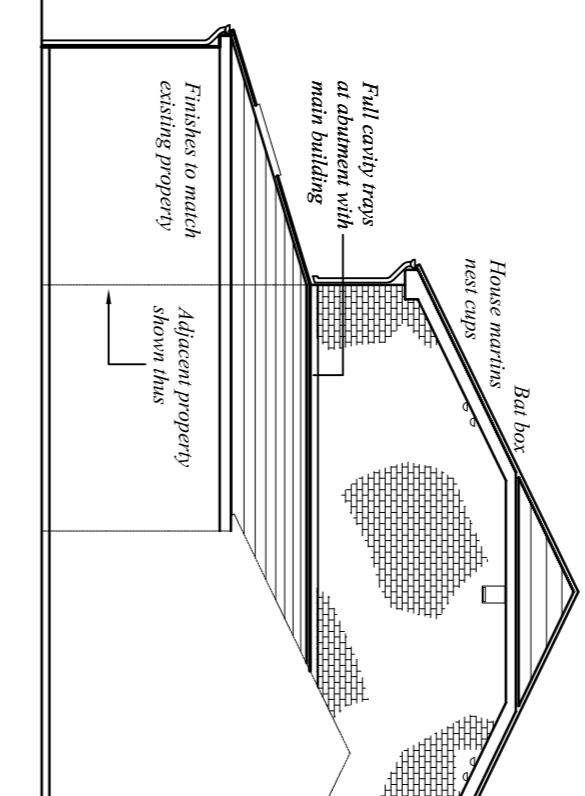
Front Elevation



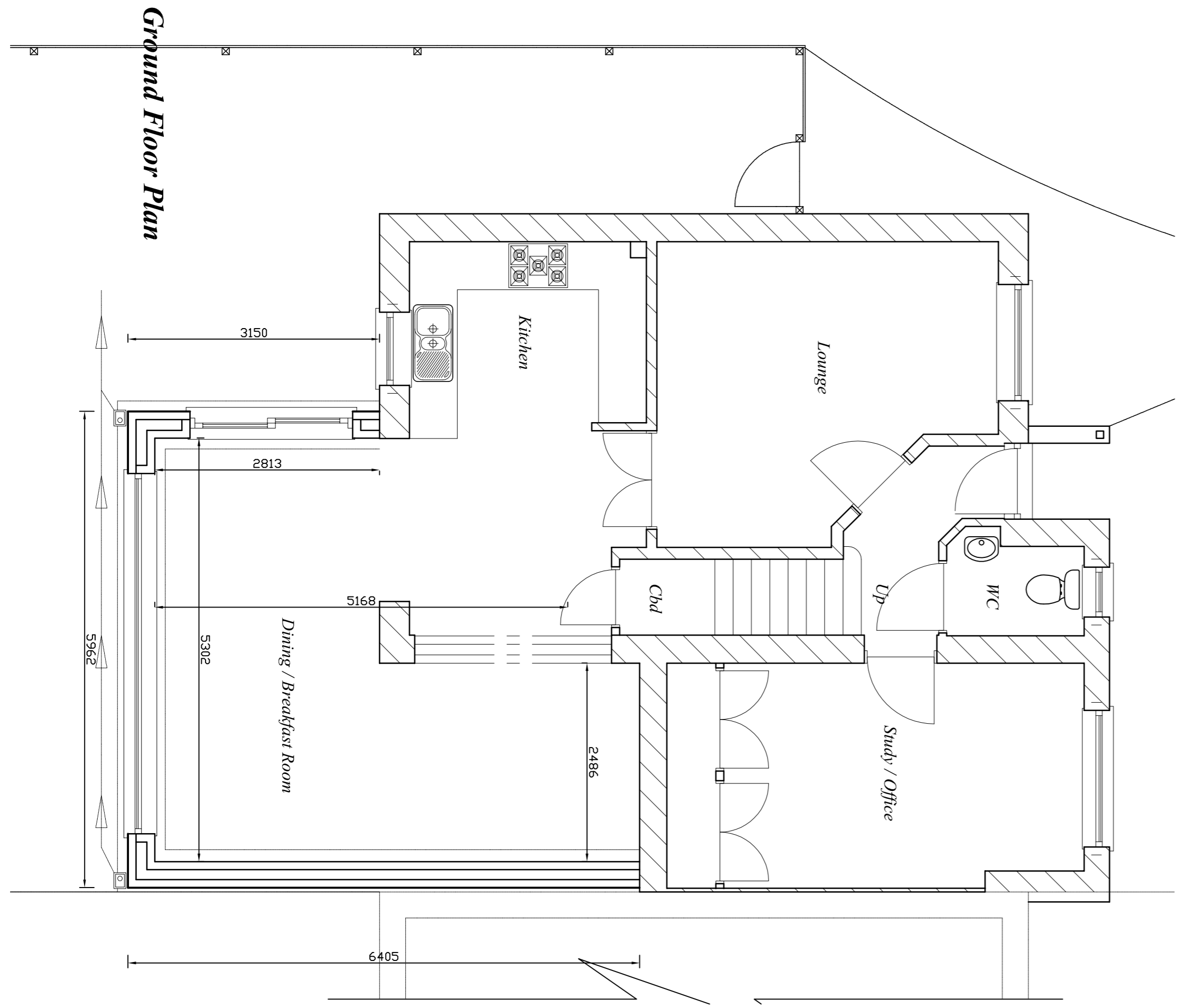
Side Elevation



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 Pilkington 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 U-values not exceeding 1.40 W/m<sup>2</sup>K. uPVC frames are to be manufactured in accordance with BS 7412 from extruded profiles with strength characteristics to BS 6375-2. Frame reinforcement to be Aluminium alloy or galvanneal 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 sets complying to BSP PAS 24 : 2016 or STS 201 issue 5 : 2013 or LPS 2081 issue 1 : 2015 Security rating B

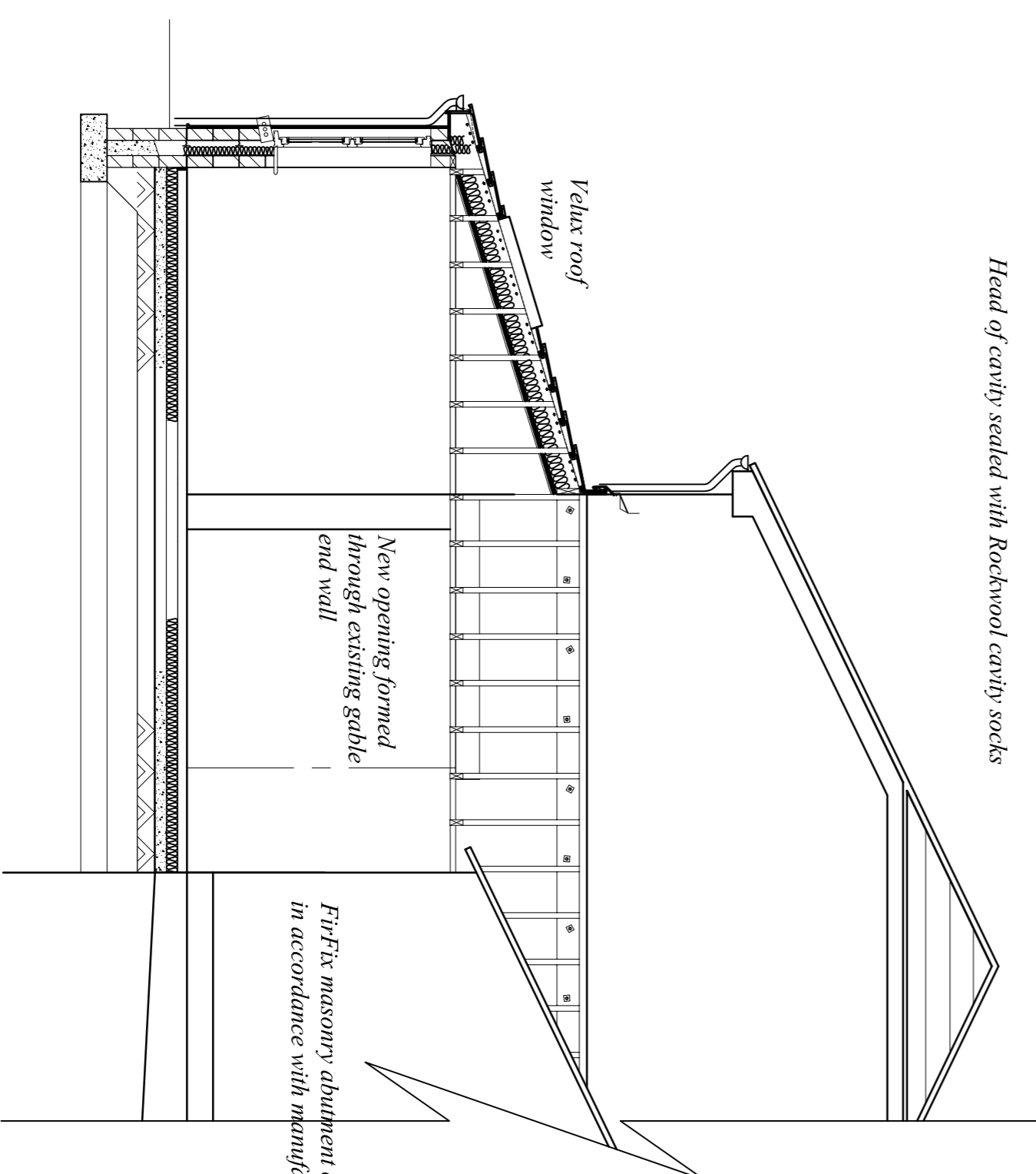
**EXTERNAL WALL CONSTRUCTION**  
 Finish to match existing on  
 2 Coat render on  
 100mm 3.7 Kni Dense concrete block  
 50mm Clear cavity  
 85mm Celotex CR4075 or Kingspan Kooltherm K108 partial fill cavity boards  
 SkatRa R12 250mm General purpose Stainless steel wall ties at 900mm horizontal and 450mm vertical centres and staggered on alternative courses  
 100mm Thermulite 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 Vapor 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 / stone dust blinding layer on  
 150mm Well compacted hardcore.

Hybrid pitchpolester horizontal DPCs linked with DPA forming a waterproof barrier between superstructure and substructure

**SUB STRUCTURE CONSTRUCTION**  
 2 Skins of 7kni 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 strips 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 ? Merley over fascia and abutment ventilators providing a 10mm continuous air flow over rafters.  
 Head of cavity sealed with Rockwool cavity socks



Section A - A

<p>1716 Proposed Rear Breakfast / Dining Room Extension @ 25 Heather Court Quakers Yard Treharns CF46 SRP</p>	
Client	Mr & Mrs Gareth Fitchett
Address	25 Heather Court Quakers Yard Treharns CF46 SRP
Drawn	Draft Proposals
Scale	1 / 50
Date	20 / 06 / 2020
Revised No	Amended
Scale	1 / 100
Date	Amended