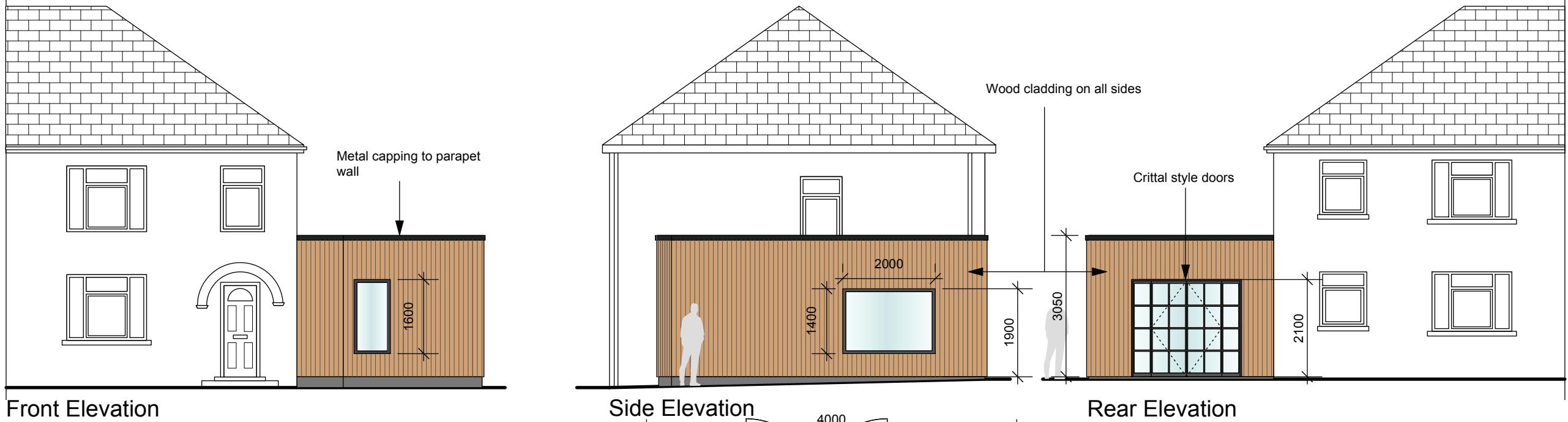
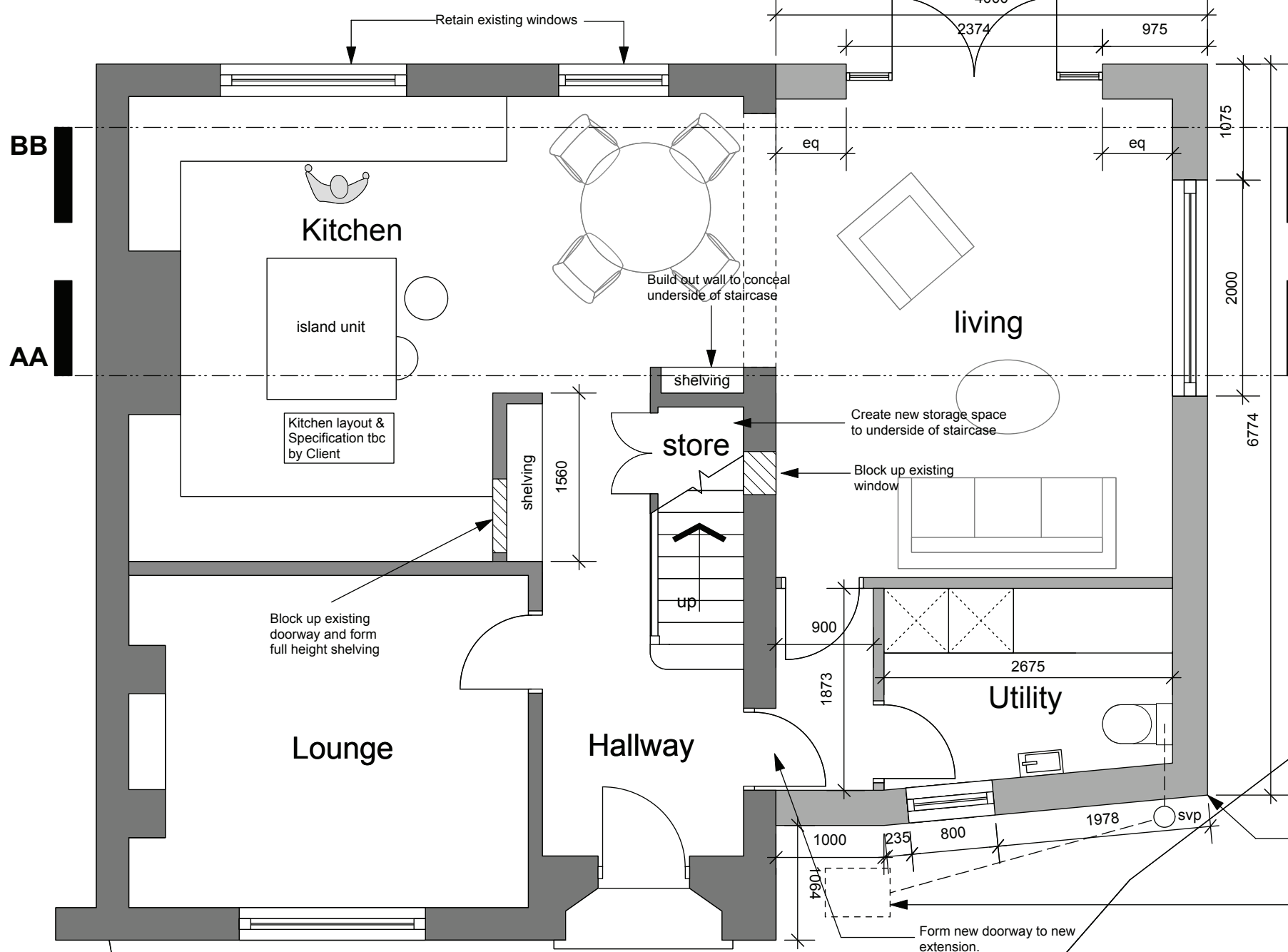




Front Elevation

Side Elevation

Rear Elevation



Proposed Ground Floor

Scale 1:50

General Specification

- Foundations** - Refer to engineers details & specifications for all structural elements and sub structure works)
- Drainage** - New drainage system to link into existing arrangement. Plumbing engineer to advise on all details & specification. All external drainage to be reconfigured to suit new layout . To be advised by contractor. All guttering& downpipes to be black circular .
- External Walls** - Ground floor walls to be standard blockwork cavity construction to current building regulations. Allow for suitable external wood cladding on required batten system. See Trada standard specification for external wood cladding.To be Western red cedar or similar product as advised by Client. Direction of timber tbc. Allow for suitable external preservative or wood stain.Osmo or Sikkens.Manufacturer to advise. All walls to be lined internally with 12.5mm plasterboard & smooth plaster finished.
- Floors** - Ground floor construction to be standard floor build up to comply with building regs.To finish flush at same height as structural floor to existing house.(Note: If underfloor heating is required the contractor should install a suitable screed to suit.)
- Ventilation**- To comply with current building regs
- Windows & Doors**- Specification of new rear doors to new extension be Anthracite grey Crittal style as per drawings. To be steel /Aluminium or similar approved by Client. New windows to be Anthracite grey to match rear doors. Window to utility room to have opaque white glass.All to comply with current building regulations. All detail specifications tbc.
- Doors** - Internal Doors to be pre finished oak veneered with solid oak lippings. Ref-Somerset. Available from LPD doors or similar approved by client.
- Joinery**- All skirtings & door frames to be suitable softwood or mdf and paint finished to client approval.All profiles specs tbc.
- Electrical Installation**- The proposed electrical installation to be installed to current IEE regulations & to comply with part P requirements of the building regulations. Electrical safety certificate to be provided on completion of installation works. Allow provision for white recessed led type lightfittings generally. Finish of all sockets tbc. Location & quantities of all lighting & sockets tbc.
- Heating**- Proposed gas installation to be designed & installed by a registered gas engineer.Extend existing central heating to new areas to clients instructions.Location and radiator types , sizes etc tbc
- Internal partitions** - All internal walls generally to be 100mm standard stud frame or suitable blockwork construction. To be lined on both sides in 12.5mm plasterboard and smooth plaster finished. Allow for suitable Rockwool type insulation within stud partitions where required generally for soundproofing to E2 requirements.
- Decorations**- Contractor to allow for painted finish throughout. All colours, specifications tbc
- Flat Roof construction** - Flat roof with parapet upstand to be standard single ply membrane warm roof construction.To have rubber epdm roof covering or similar approved by Client. Allow for suitable metal parapet capping.Contractor to incorporate horizontal wall outlet for drainage to roof.Contractor to advise on all drainage details.
- Kitchen**- Spec of all kitchen units & final layout tbc by client.
- Utility Room & WC**- Interior design & specification of WC Pan, sink ,Cupboards, worktops,finishes etc to be advised by client.
- Floor finishes** - To be confirmed by client

Contractor to set out extension as close to the boundary line as possible. No fascia or guttering to overhang neighbours property. All setting out tbc on site.

New manhole to front of property . Existing SVP to be re directed to suit. Contractor to advise.

General Notes

- Do not scale off this drawing- Use Figured dimensions only
- All dimensions are in mm unless otherwise stated
- This drawing is to be read in conjunction with any other relevant Bankhead Design drawings and subsequent engineers drawings & associated information.
- All details & dimensions are to be confirmed on site prior to any works commencing or ordering materials.Contractor to liase with Client when setting out extension on site.
- Please note these are not working drawings and are for planning purposes only & for builders to provide cost estimates
- This drawing has not been approved by building control.The contractor will need to submit a building notice prior to the start of works .The final specification of all finishes & construction details to be advised by the contractor and should comply with building control. All details and finishes to be approved by Client.
- Contractors final quotation to include itemised breakdown of all items and clear specification and proposal of all finishes.
- All construction details proposed by Contractor to be included as part of the quotation.
- Contractor to include for all new joinery items including skirtings, door frames & internal window cills
- All works carried out to comply with current building regulations

BANKHEADDESIGN

amendments	
client	Hannah Waters
project	Proposed House extension 5 Tai Canol, Cwmavon,Port Talbot, SA12 9PN
title	Proposed Plans & Elevations
scale	1:100& 1:50 @A3
dwg by	
date	Oct 2019
dwg no	TC-02____rev____
Dimensions to be verified on site. Figured dimensions to be taken in preference to those scaled.	
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