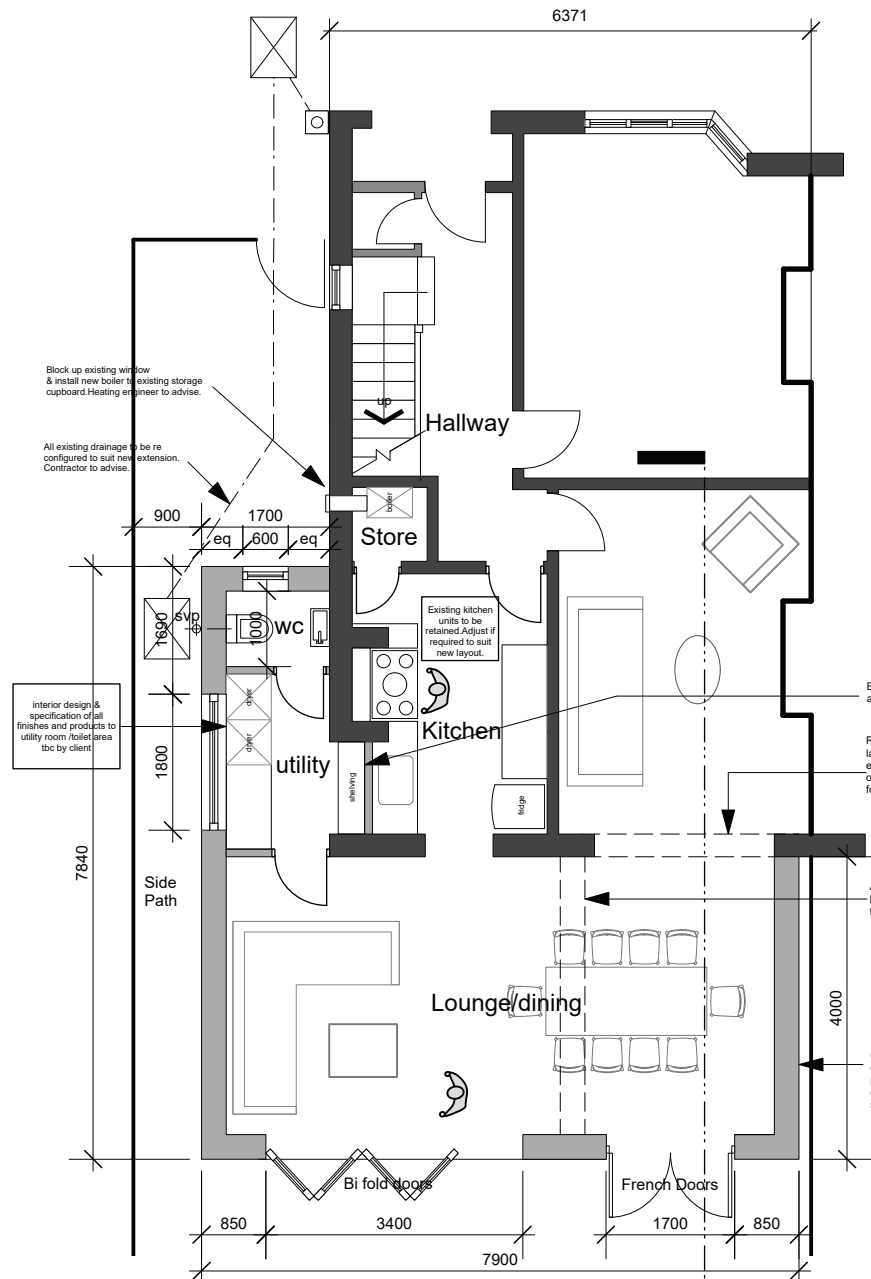
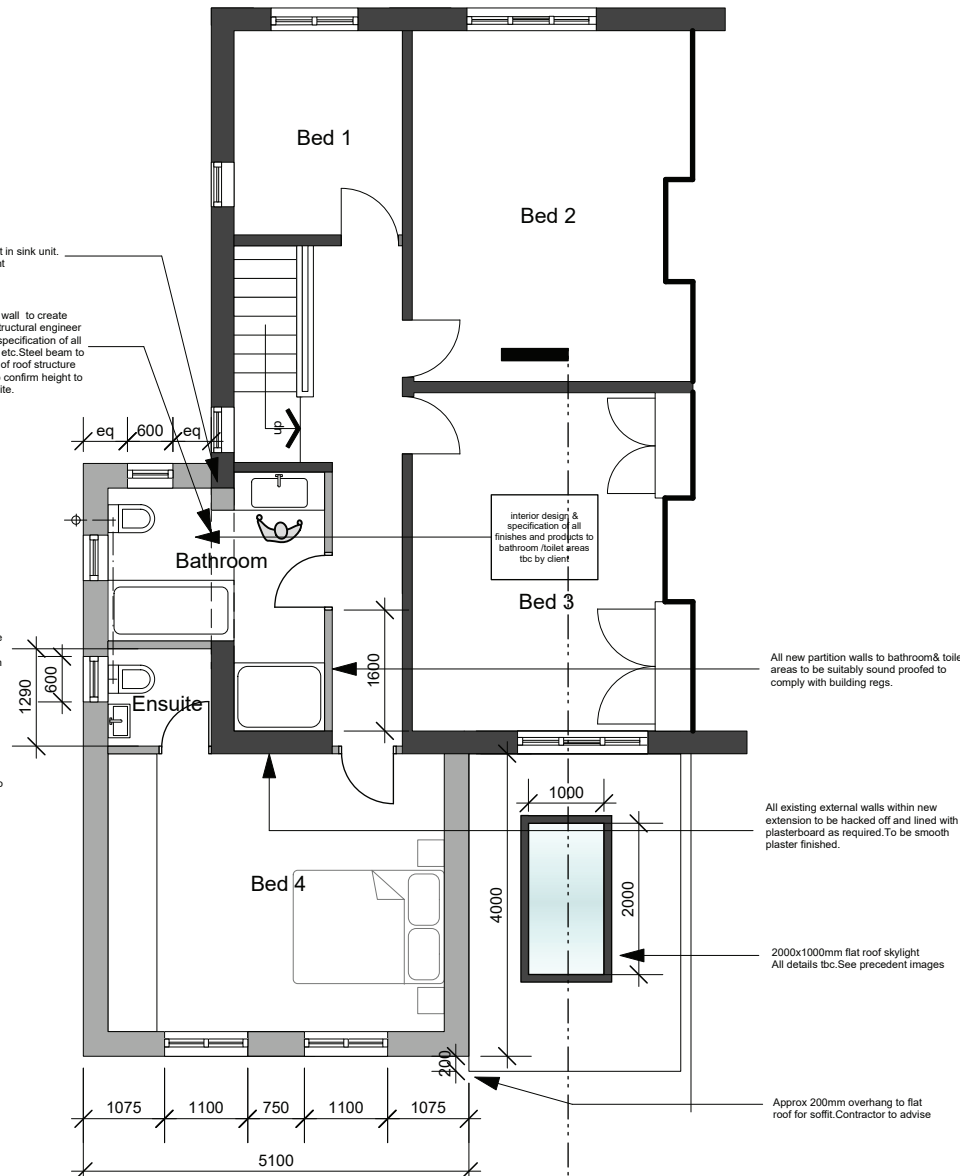
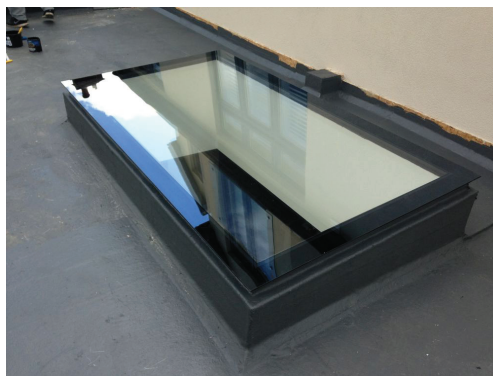
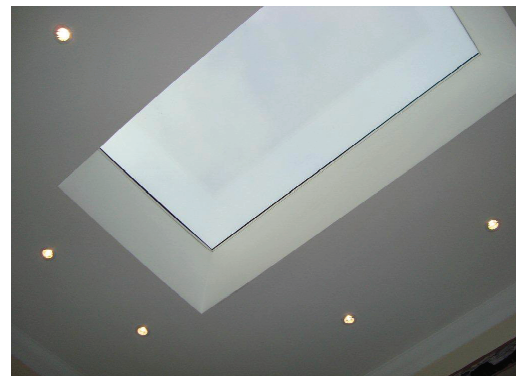




GROUND FLOOR PLAN
@1.100



FIRST FLOOR PLAN
@1.100



PRECEDENT IMAGES

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 white to match existing.
- Walls** - External walls to be standard cavity construction to current building regulations. To be render finished externally to match existing house. Allow for white border detail to match existing. All new walls to be lined internally with 12.5mm plasterboard & smooth plaster finished. Any junctions between existing and new walls to be made good and appear seamless.
- Floors** - Ground floor construction to new extension to be standard floor build up to comply with building regs. To finish flush at same height as structural floor to existing house. Contractor to advise if existing floor to lounge be dug up and replaced (Note: If underfloor heating is required the contractor should install a suitable fibre screed to suit.)
- Ventilation**- To comply with current building regs
- Windows & Doors**- Specification of new rear Bi fold & french doors to new extension to be Aluminium & Anthracite grey in colour or similar approved.Specification tbc Specification of all new windows to extension to match style and colour of existing house.tbc Window to utility room & bathroom to have opaque white glass.All to be double glazed & comply with current building regulations. All detail specifications tbc.
- Internal Doors** - Existing doors & frames to kitchen, lounge area to be made good and paint finished.Colour spec tbc Internal Doors to be pre primed white and painted finished. Ref.White Mexicano.Allow for suitable door handles & ironmongery,hinges etc.To be confirmed by client.Available from LPD doors or similar approved by client.
- 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 recessed led type lightfittings generally within new extension. Location & quantities of all lighting & sockets tbc.
- Heating**- Proposed gas installation to be designed & installed by a Corgi registered gas engineer.Extend existing central heating to new areas to clients instructions.Location and radiator types , sizes etc tbc
- Flat Roof construction** - To be standard single ply membrane warm roof construction.Contractor to allow for slope way from existing house to guttering for drainage. PIR insulation boards to current building regs.To have rubber epdm roof covering or similar approved by Client. Allow or suitable black edge capping system on all sides.Permaroom or similar approved. Allow for suitable pvc fascia on all sides to match existing house.Contractor to confirm if a warm roof construction will not be possible due to internal ceiling heights.tbc
- Skylight** - Allow for 2000x1000mm flat glass skylight to new flat roof.Specification tbc.See precedent images
- Kitchen** - Existing kitchen units to be retained & reconfigured to suit new layout if required.
- Floor finishes** - To be confirmed by client
- Decorations**- Contractor to allow for painted finish throughout kitchen,existing lounge to rear and new extension area. All colours , specifications & extent of painting tbc by
- 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 tile backing boards to bathroom/toilet areas as required .Allow for suitable Rockwool type insulation within stud partitions where required generally for soundproofing to E2 requirements.
- Joinery**- All skirting & door frames to be suitable softwood or mdf and paint finished to client approval.All profiles specs tbc.

- 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/Client will need to submit a building notice prior to the start of works or submit a full building regs submission.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 etc
- All construction details proposed by Contractor to be included as part of the quotation.
- All works carried out to comply with current building regulations
- Structural engineer to provide details of all steel beams, padstones,footings etc

BANKHEADDESIGN

amendments

client Mr & Mrs Hopkins
project 25 Llewelyn Avenue, Neath,
SA10 7AL
title Proposed GA Plans

scale 1.100 @A3

dwg by

date Aug 2020

dwg no Llew-02 rev

Dimensions to be verified on site. Figured dimensions to be taken in preference to those scaled.

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