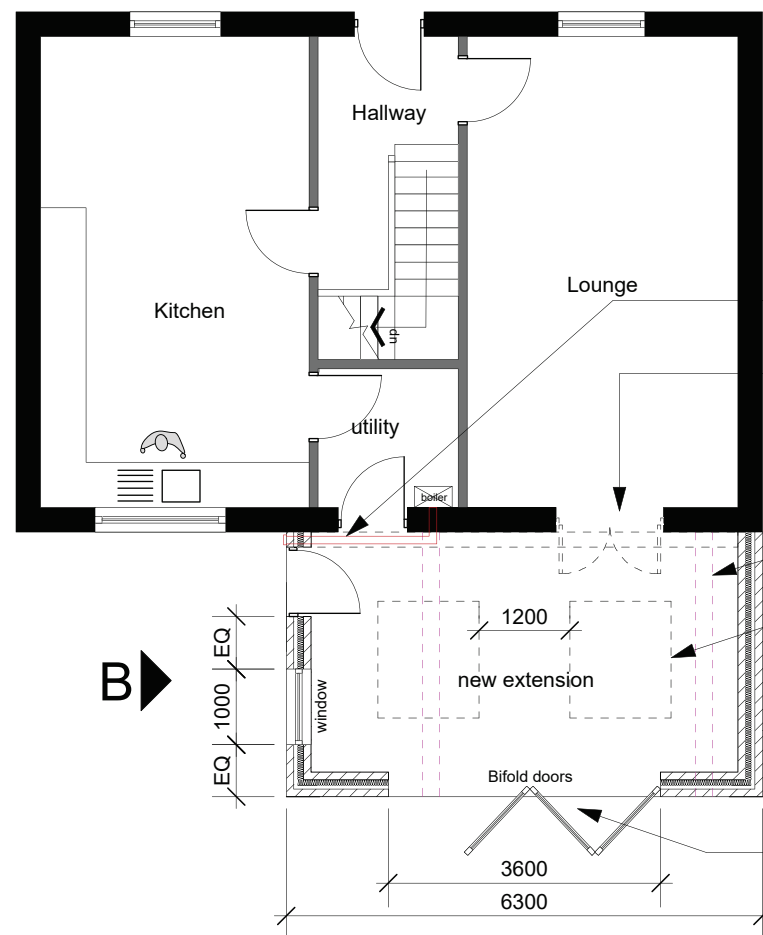
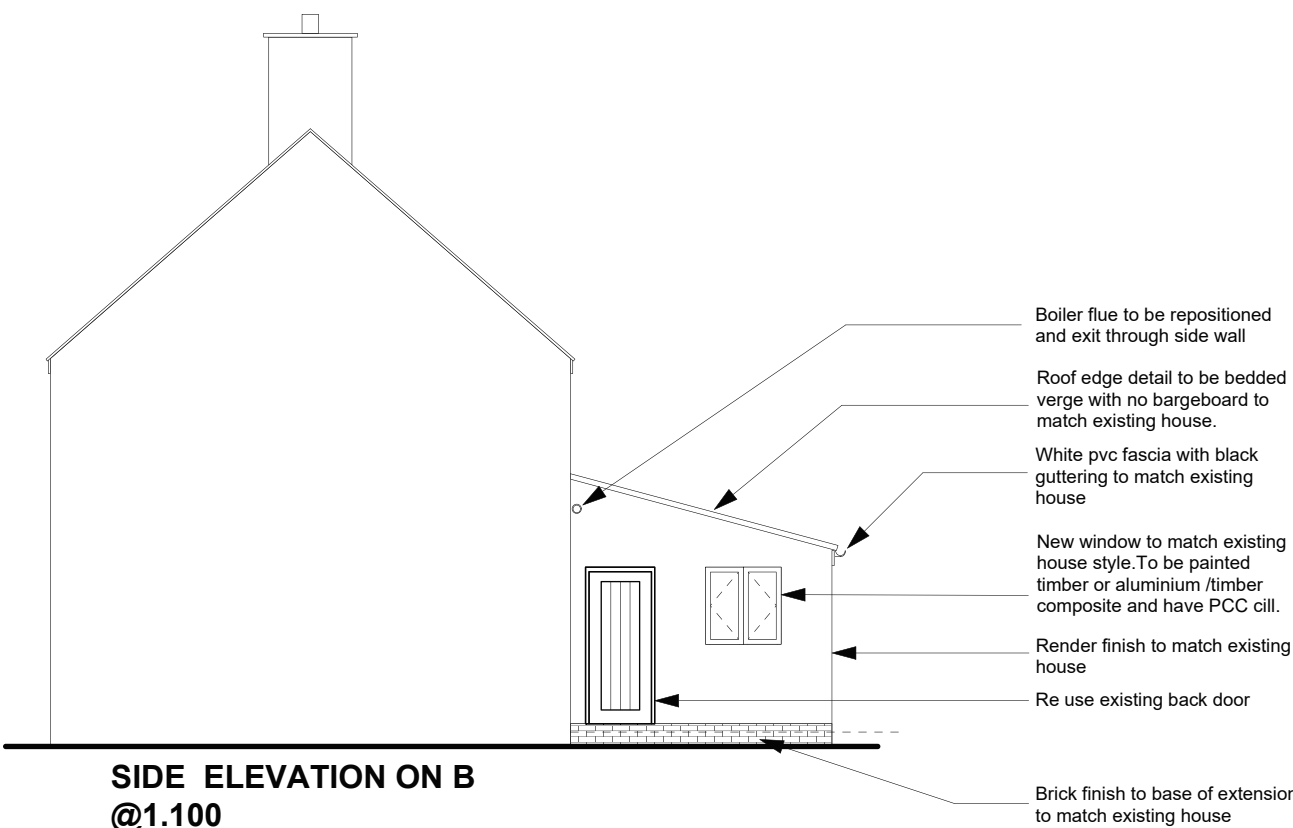
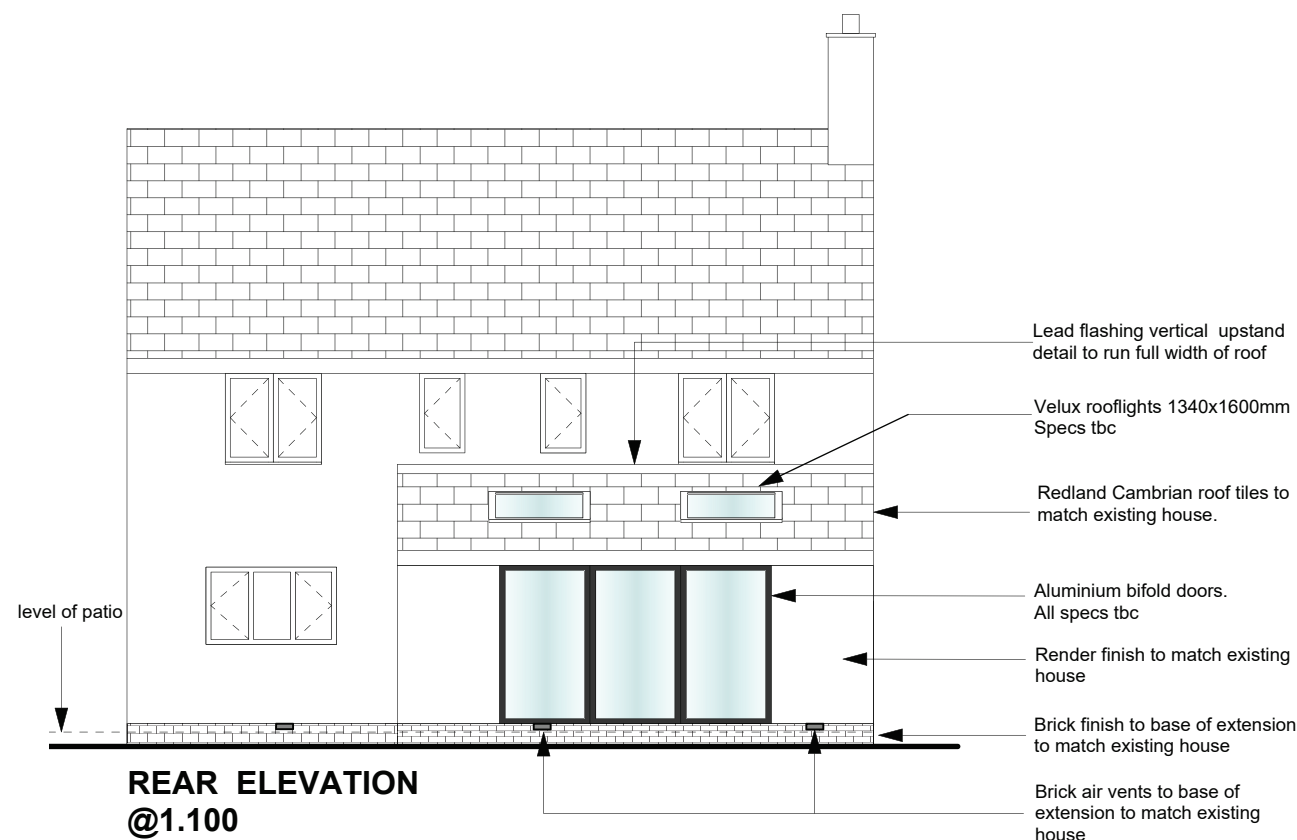




Existing flue to boiler to be reconfigured to exit through side wall in new extension. All details to be confirmed by gas engineer.

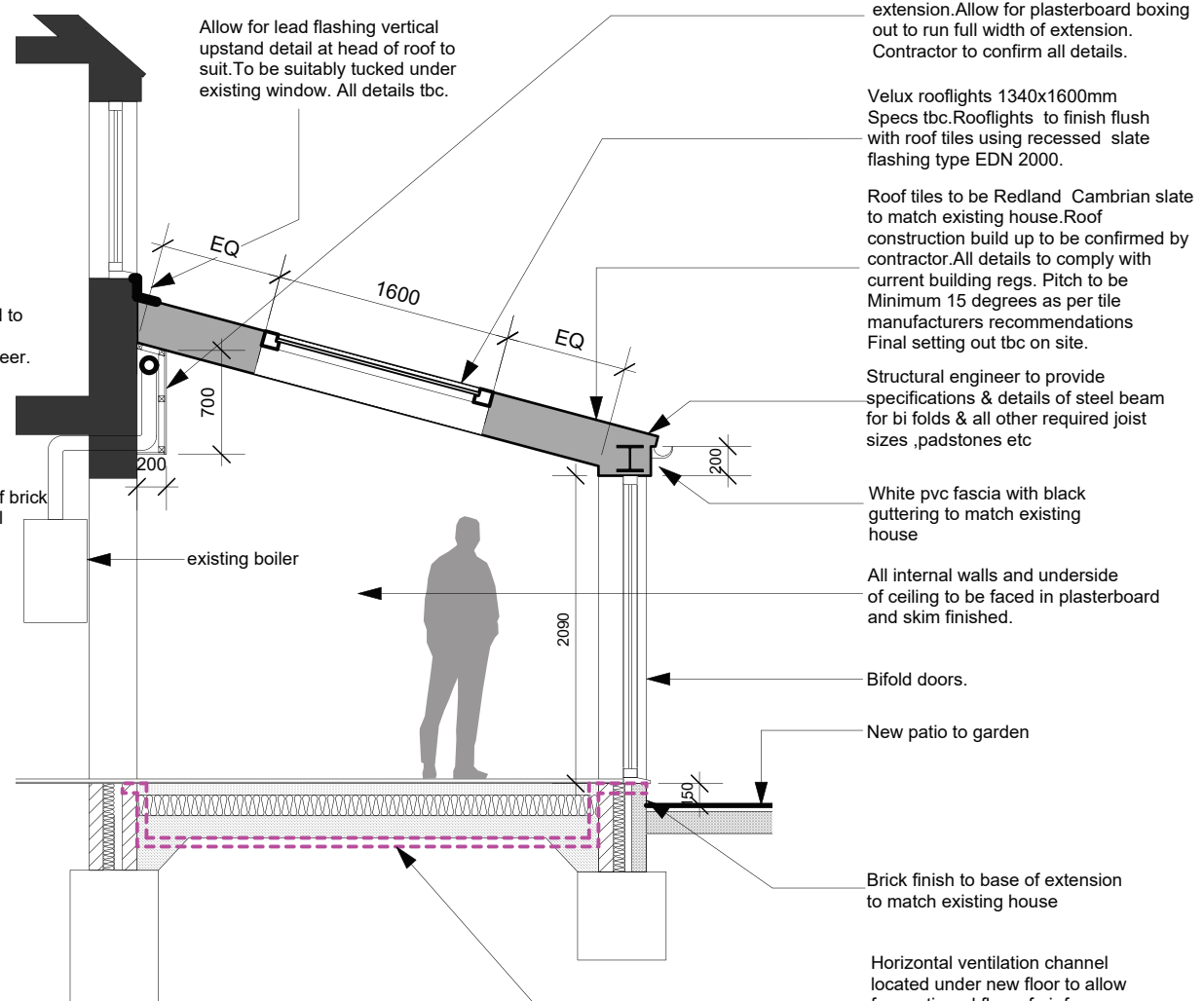
Client to confirm if existing doors are to be retained

Dotted lines indicate location of ventilation channels for the extension of brick air vents from existing house. Horizontal channels to be located below floor slab. Contractor to confirm all details.

Dotted lines indicate location of roof lights. To be centrally located over span of roof.

Traditional blockwork cavity wall construction. 325mm wide with 100mm cavity & 75mm insulation.

Structural engineer to provide specifications & details of steel beam for bi folds & all other required joist sizes, padstones etc



Flue to existing boiler to come out of wall at higher level. To be turned through 90 degrees and exit through new side wall to extension. Allow for plasterboard boxing out to run full width of extension. Contractor to confirm all details.

Velux rooflights 1340x1600mm Specs tbc. Rooflights to finish flush with roof tiles using recessed slate flashing type EDN 2000.

Roof tiles to be Redland Cambrian slate to match existing house. Roof construction build up to be confirmed by contractor. All details to comply with current building regs. Pitch to be Minimum 15 degrees as per tile manufacturers recommendations. Final setting out tbc on site.

Structural engineer to provide specifications & details of steel beam for bi folds & all other required joist sizes, padstones etc

White pvc fascia with black guttering to match existing house

All internal walls and underside of ceiling to be faced in plasterboard and skim finished.

Bifold doors.

New patio to garden

Brick finish to base of extension to match existing house

Horizontal ventilation channel located under new floor to allow for continued flow of air from existing house to outside wall. All details to comply with current building regs

- Notes:
1. Do not scale off this drawing- Use Figured dimensions only
 2. All dimensions are in mm unless otherwise stated
 3. This drawing is to be read in conjunction with any other relevant Bankhead Design drawings and subsequent engineers drawings & associated information.
 4. All details & dimensions are to be confirmed on site prior to any works commencing or ordering materials. Contractor to liaise with Client when setting out extension on site.
 5. Please note these are not working drawings and are for planning purposes only & for builders to provide cost estimates
 6. 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.
 7. Contractors final quotation to include itemised breakdown of all items and clear specification and proposal of all finishes etc
 8. All construction details proposed by Contractor to be included as part of the quotation.
 9. All works carried out to comply with current building regulations

BANKHEADDESIGN

amendments	
client	Steven Evans
project	27 Heathland Way , Coed Darcy
title	Proposed Plans & Elevations & Section
scale	1:100 @A3
dwg by	
date	April 2021
dwg no	SE-02 .rev
Dimensions to be verified on site. Figured dimensions to be taken in preference to those scaled.	
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