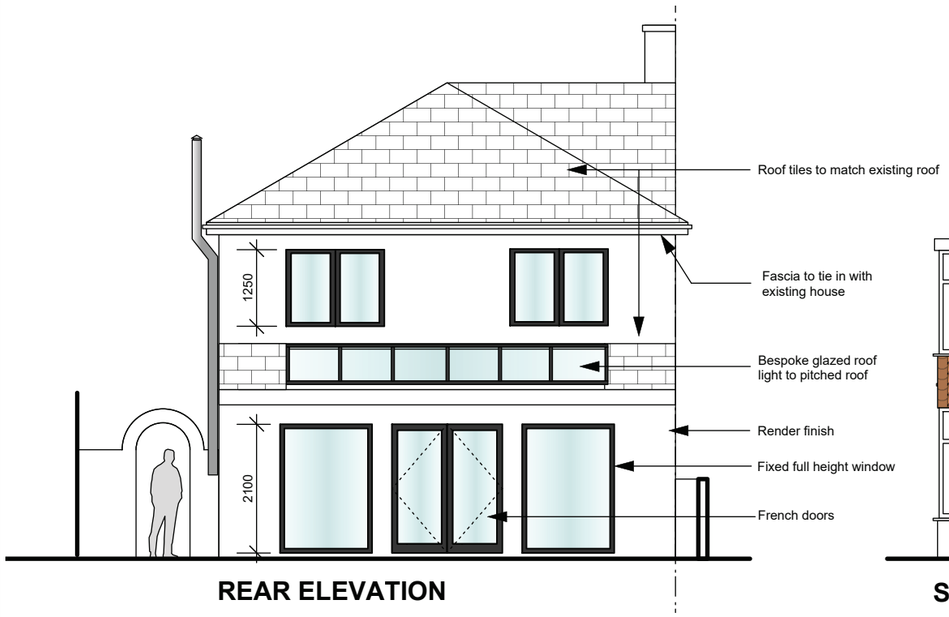
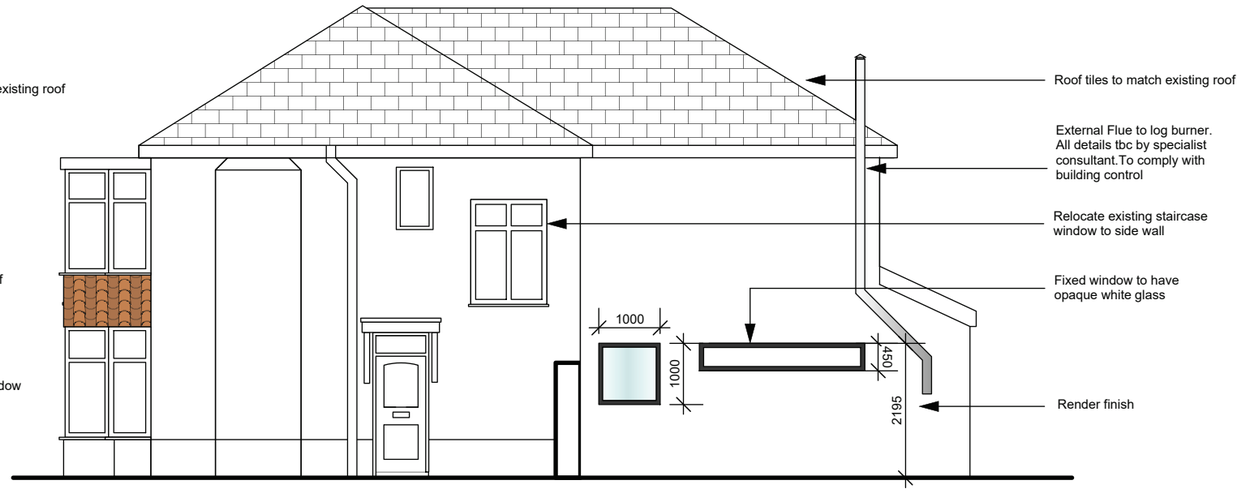
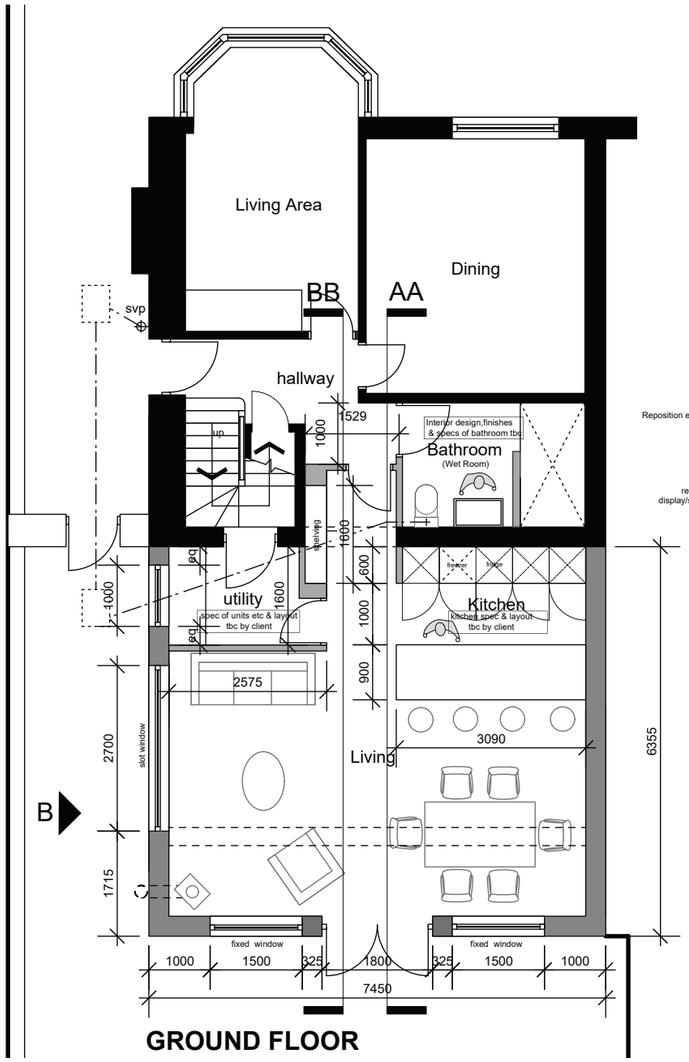


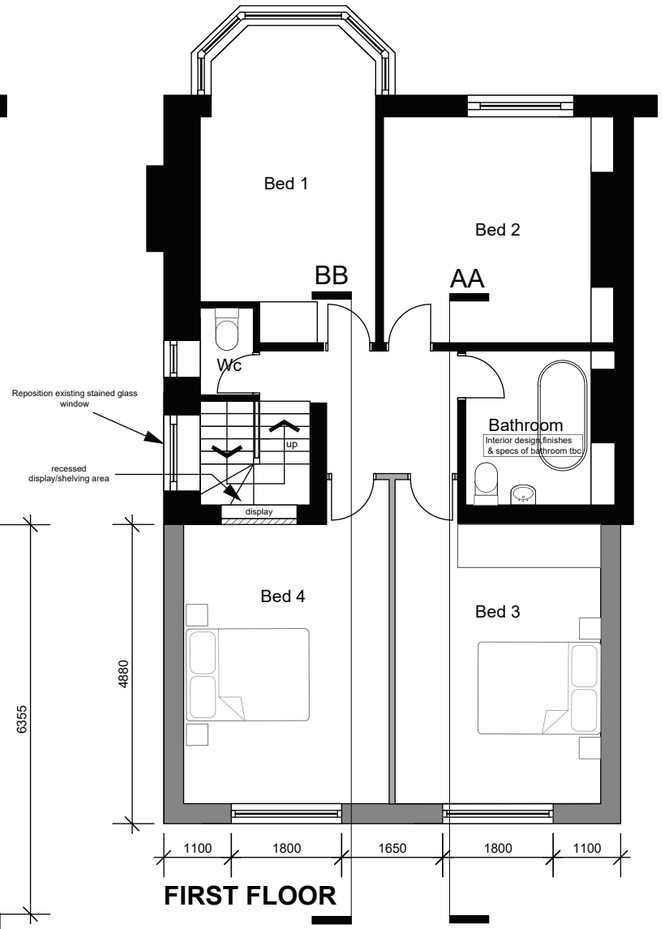
REAR ELEVATION



SIDE ELEVATION ON A



GROUND FLOOR



FIRST FLOOR

General Specification

Extension

1. **Foundations -** Refer to engineers details & specifications for all structural elements and sub structure works)
2. **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/dark grey
3. **External Walls** - All walls to be standard cavity construction to current building regulations. All walls to be render finished to match existing house. All walls to be lined internally with 12.5mm plasterboard & smooth plaster finished.
4. **Floors** - Ground floor construction to be standard floor build up to comply with building regs. Allow for 65mm min sand/cement screed .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.) Suspended timber floor to first floor to be 18mm weyrock type board and fixed to suitable sized timber joists. Allow for rockwool type insulation between floor joists for sound deadening. All to comply with current building regs.
5. **Ventilation-** To comply with current building regs
6. **Windows & Doors**- Specification of all new windows & french doors to new extension be UPVC or similar approved. To be Anthracite grey.Client to confirm window finish. All to comply with current building regulations. All detail specifications tbc. Existing stained glass window to staircase to be repositioned as indicated.
7. **Doors -** Internal Doors to match existing doors or similar approved by client.
8. **Joinery**- All skirtings & door frames to be suitable softwood or mdf and paint finished to match existing.All profiles specs tbc.
9. **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.
10. **Heating**- Client to confirm all details
11. **Internal walls & ceilings** - 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. Make good to existing walls & ceilings where possible and allow for seamless finish between old & new. Allow for suitable fire rated board to ceilings within kitchen area if required as per building regs.
12. **Decorations-** Contractor to allow for painted finish throughout. All colours, specifications tbc
14. **Kitchen -** Spec of all kitchen units & final layout tbc by client.
15. **Bathroom-** Interior design & specification of WC Pan, sink ,Cupboards, worktops,finishes etc to be advised by client.
16. **Floor finishes -** To be confirmed by client
17. **Pitched Roof -** Roof tiles to extension to match existing .

General 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 set 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.All 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.
8. All construction details proposed by Contractor to be included as part of the quotation.
9. Contractor to include for all new joinery items including skirtings, door frames, doors & internal window cills .
10. All works carried out to comply with current building regulations

BANKHEADDESIGN

amendments	
client	Sarah Budden
project	48 Cimla Road Neath SA11 3TL
title	Proposed Plans & Elevations
scale	1: 100 @A3
dwg by	
date	March 2021
dwg no	SB- 02 rev

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

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Superseded