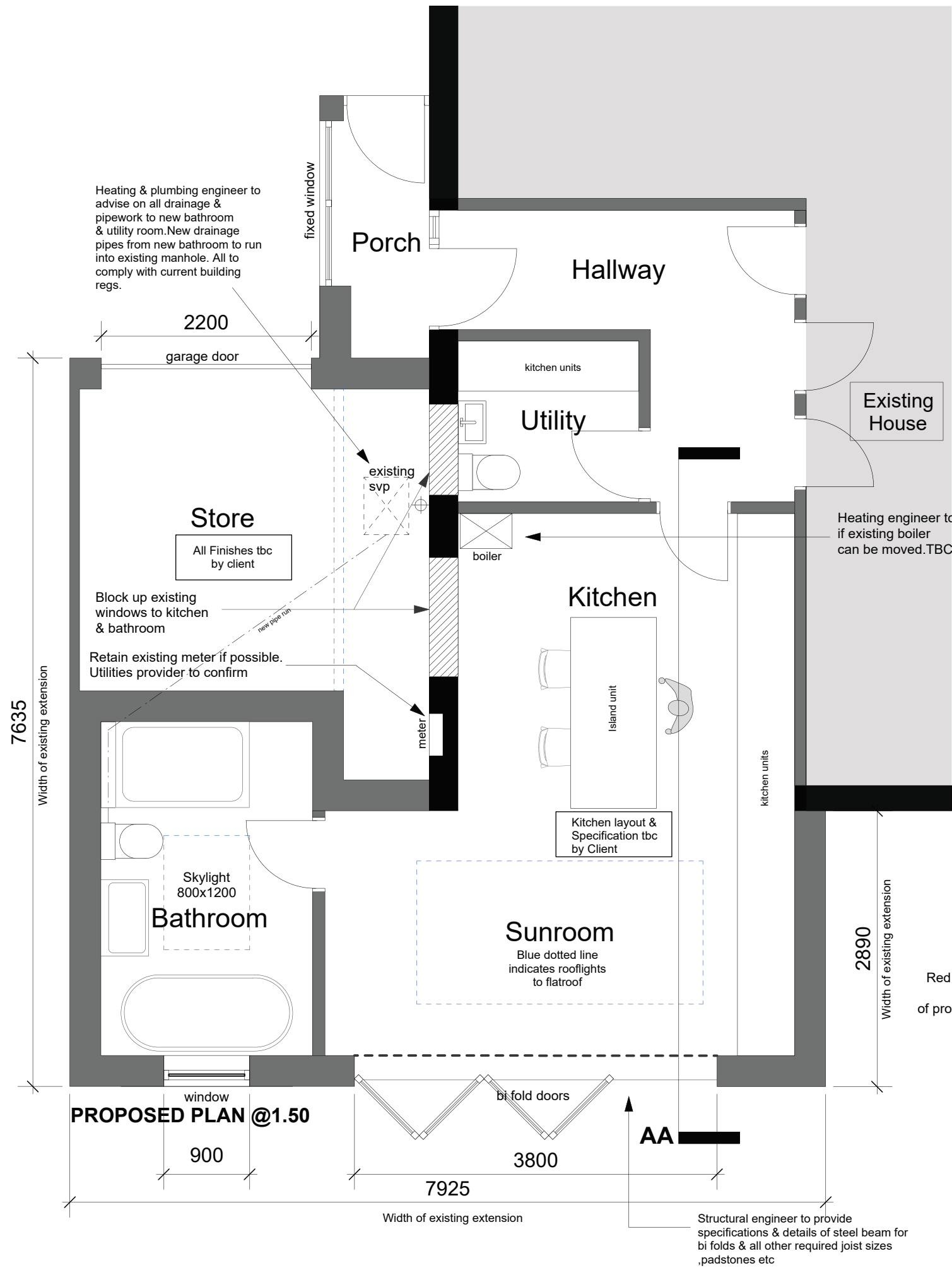




General Specification

New Extension

- Foundations** - Refer to engineers details & specifications for all structural elements and sub structure works).Contractor to advise and all works to comply with building control.
- 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. Contractor to advise.
- External Walls** - Main walls to extension to be standard blockwork cavity construction to current building regulations. Single block to garage end wall as required.Allow for smooth white silicon render finish to garage end wall. or similar approved.Allow for western red cedar wood cladding on required batten system to rear & porch entrance as per drawings.Installation details to be advised by manufacturer.Profile Specification tbc.To run vertically or as approved by Client.Allow for suitable stain or oil finish.Contractors to provide samples for Client approval.All walls to be lined internally with 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.) All floor finishes tbc by client
- Ventilation**- To comply with current building regs
- Windows & Doors**- Specification of new Bi-Fold & French doors to new extension be dark grey Aluminium. All windows to porch to be dark grey to match .Client to confirm if pvc or aluminium. Allow for composite door to porch entrance & new garage door to suit.All to comply with current building regulations.All detail specifications tbc.
- Internal 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.

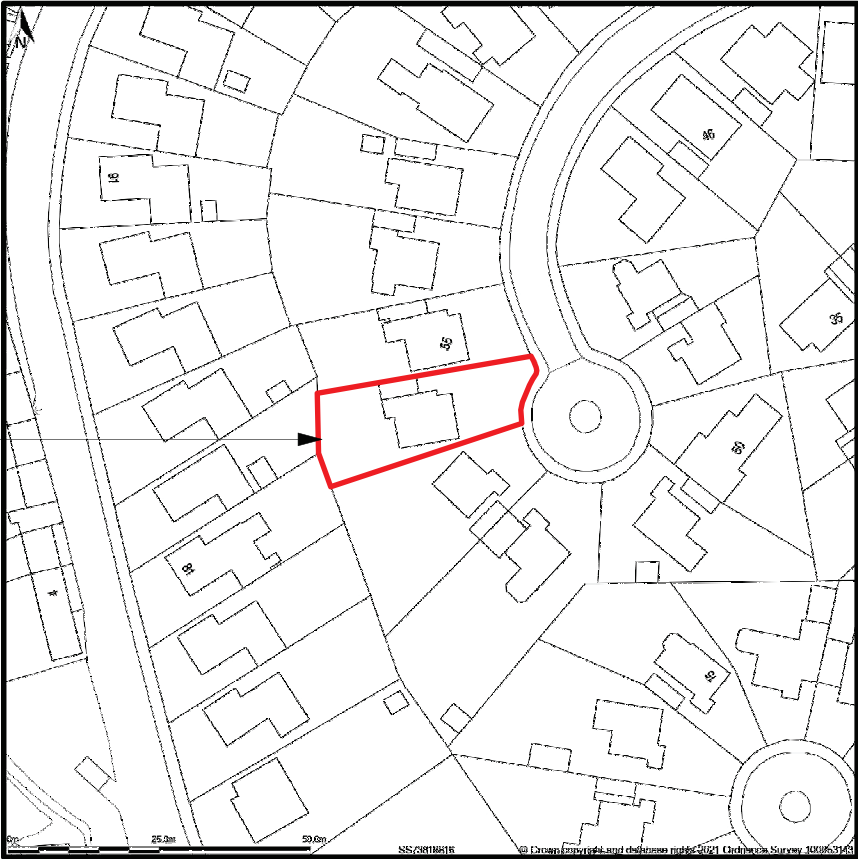
- Electrical Installation**- The proposed electrical installation to be installed to current IEE regulations & to comply with part P requirements of the building regulations. Electrical safety certificate to be provided on completion of installation works. Allow provision for white recessed led type lightfittings generally. Finish of all sockets tbc. Location & quantities of all lighting & sockets tbc.
- Heating**- Proposed gas installation to be designed & installed by a gas safe registered engineer.Heating engineer to advise if existing boiler can be re positioned or would need to stay in current location. Extend existing central heating to new areas to client instructions.All Locations, radiator types, sizes etc tbc
- Internal partitions** - All internal walls generally to be 100mm standard blockwork construction. To be lined on both sides in 12.5mm plasterboard and smooth plaster finished. Should contractor choose to construct walls in stud frame, ensure to 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 to rear to have raised verge metal edge trim on all sides. To neatly tie into pitched roof & rear of house.To be standard single ply membrane warm roof construction. All insulation to comply with current building regs. To have rubber epdm roof covering or similar approved by Client. Contractor to advise regarding drainage to roof.Contractors to advise on all details.
Flat roof to porch to tie into existing fascia to pitched roof. Insulation to comply with building control.To be rubber finish to match flat roof to rear.
- Pitched roof to store area**
Tiles to match existing roof.To tie into existing pitch roof to main house.
- Utility Room & Bathroom**- Interior design & specification of WC Pan, sink , shower area Cupboards,worktops,finishes etc to be advised by client.
- Floor finishes** - To be confirmed by client
- Rooflights** - Lantern type skylight 1500 x 2000mm. Flat roof skylight 1200x800mm.Korniche or similar approved. All Specs tbc. To be installed as per manufacturers instructions.

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.Contractors to liaise 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



Red line indicates extent of property boundary



LOCATION PLAN @1.1250

BANKHEADDESIGN

amendments

client Stephen Ryan

project 54 Brookfield, Neath Abbey SA10 7EH

title Proposed plan

scale 1:50 & 1:1250 @A3

dwg by

date Oct 2021

dwg no SR-02 .rev

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