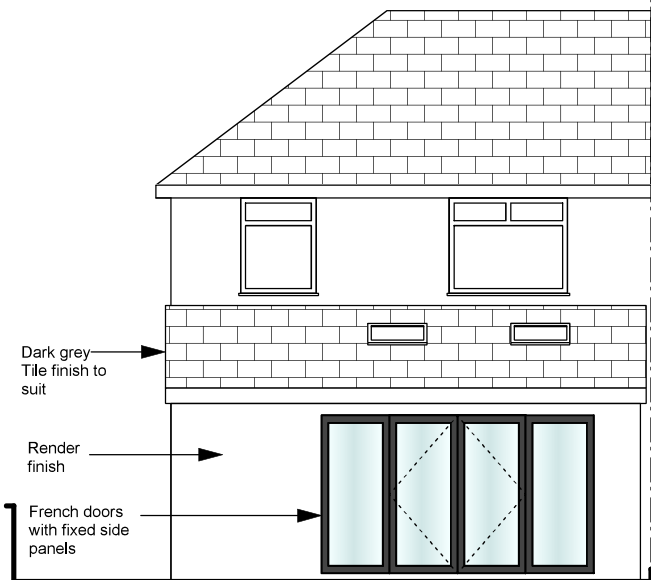
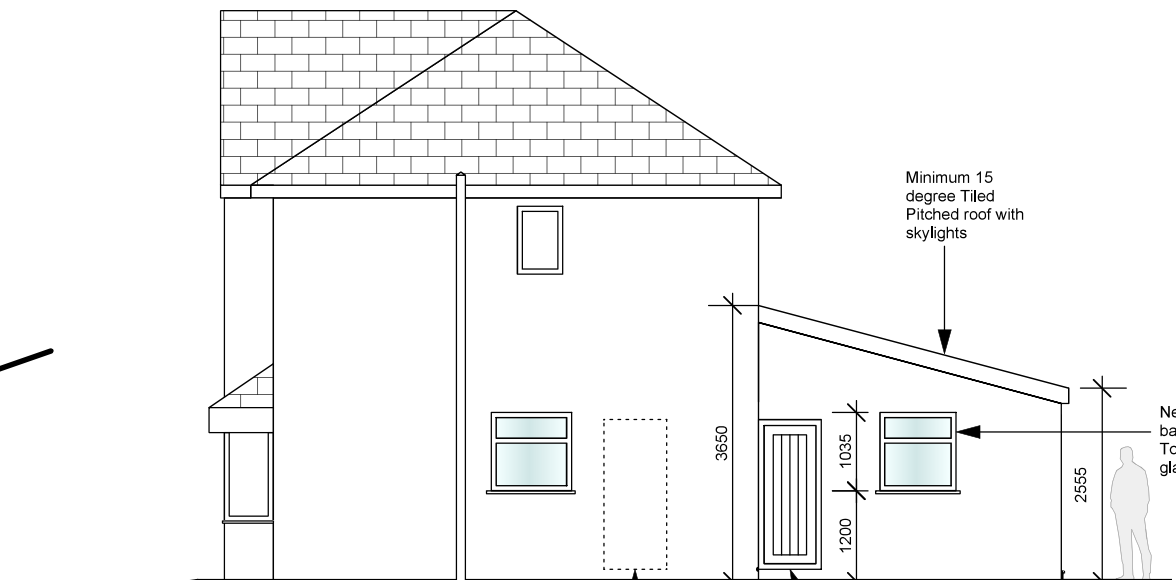
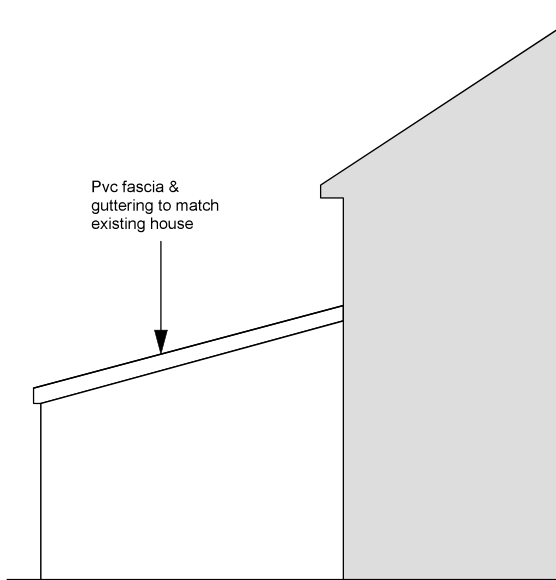




Rear Elevation



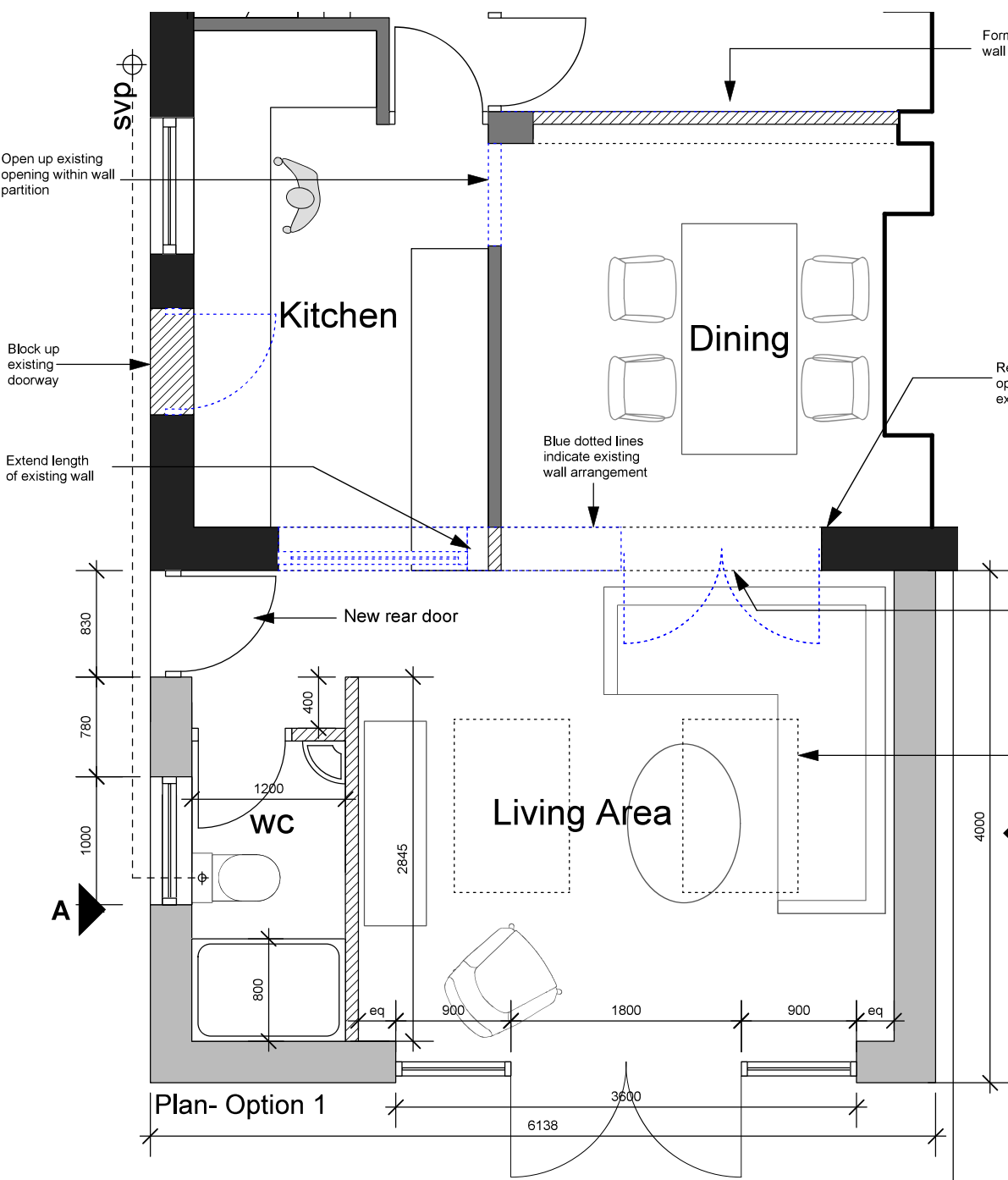
Side Elevation on A



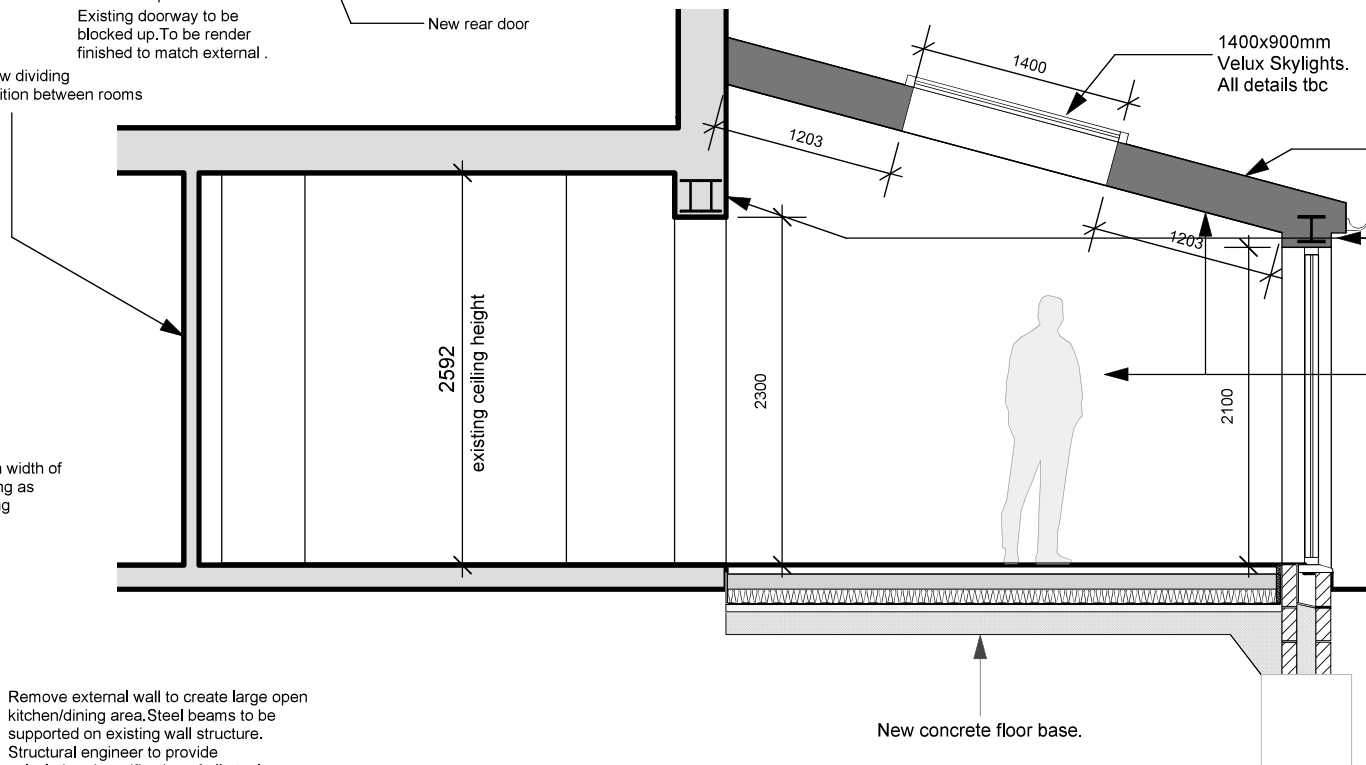
Side Elevation on B

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 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.
5. Please note these are not working drawings but are for for builders to provide cost estimates and provide a basis for construction
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



Plan- Option 1



Remove external wall to create large open kitchen/dining area.Steel beams to be supported on existing wall structure. Structural engineer to provide calculations/specification of all steel beams,pattresses,additional footings etc

General Specification

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 match existing house.
3. **External Walls** - All walls to be standard cavity construction to current building regulations. All walls to new extension be render finished .To be lined internally in 12.5mm plasterboard and smooth plaster finished.
5. **Floors** - 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.(Note: If underfloor heating is required the contractor should install a suitable screed to suit.) Client to confirm if underfloor heating is required.
6. **Ventilation**- To comply with current building regs
7. **Skylights**- Allow for 2 no 1400x900mm Velux type skylights to pitched roof to new extension. All details & Specs tbc
8. **Windows & Doors** - Aluminium french doors with fixed glazed side panels doors to be Anthracite grey or similar approved colour. New window to bathroom to match existing house. To be UPVC or similar approved. New external composite door to kitchen.All to comply with current building regulations. All detail specifications tbc.
9. **Joinery**- All skirtings & door frames to be suitable softwood or mdf and paint finished to match existing.All profiles specs tbc.
- 10.**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.
- 11.**Heating**- Proposed gas installation to be designed & installed by a gas safe registered gas engineer. Extend existing central heating to new areas to clients instructions.Location and radiator types , sizes etc tbc Client to confirm if under heating is required to new extension
- 12.**Internal walls & ceilings** - All walls to new extension to be lined with plasterboard and skim finished. Allow for seamless finish between old & new. All new plasterboard ceilings to be smooth skim finished.
- 13.**Decorations** - Contractor to allow for painted finish throughout all new areas on ground floor & extension. All colours, specifications tbc
- 14.**Kitchen & bathroom** - Detail design of all kitchen units & final layout tbc by client.Interior design & specification of WC Pan, sink ,Cupboards, worktops,finishes etc to be advised by client.
- 15.**Floor finishes** - To be confirmed by client
- 16.**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.
17. **Pitch Roof construction** - Roof tiles to extension to match existing house or similar approved.Detailed roof build up to be suitably insulated to comply with current building regulations.Contractor to advise

BANKHEADDESIGN

amendments	
client	Joanne Williams
project	Single storey rear extension 34 Chestnut Avenue Cimla, Neath
title	Elevations & GA Plan
scale	1: 50 & 1.100 @A3
dwg by	
date	March 2023
dwg no	JW-02_____.rev
Dimensions to be verified on site. Figured dimensions to be taken in preference to those scaled.	
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