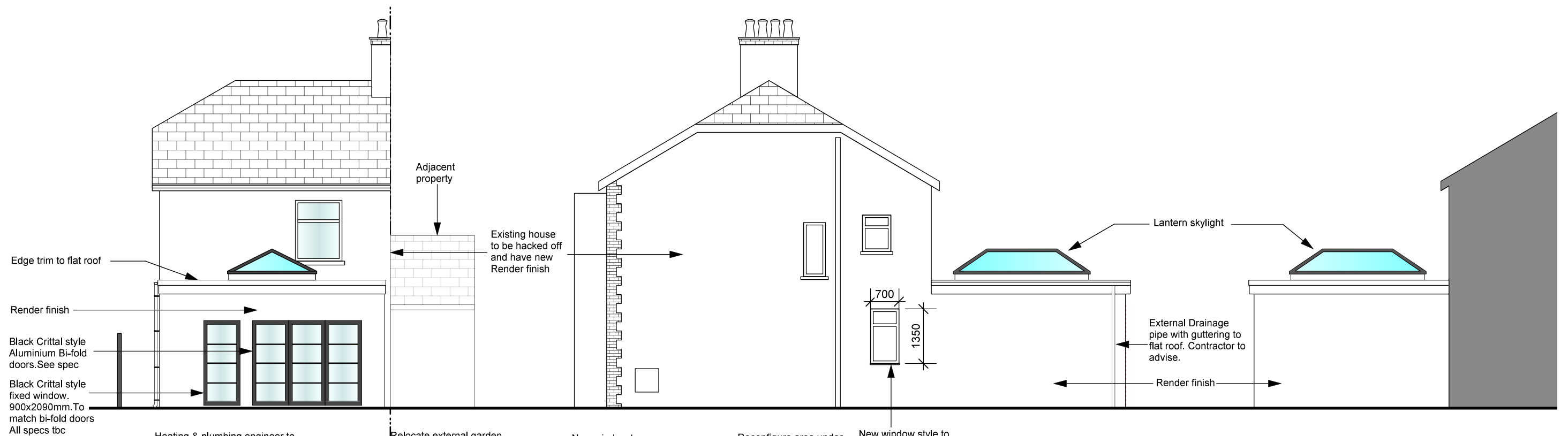


Superseded



Heating & plumbing engineer to advise on all drainage & pipework to new kitchen & utility room.
All to comply with current building regs.

Relocate external garden gate. Client to confirm final location.

New window to utility room. Allow for suitable opaque glass/film.

Reconfigure a staircase to create a storage area.

New window style to match existing house. To have opaque glass/film. All details tbc

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. Drainage configuration to flat roof to be advised by contractor.
3. **External Walls** - Ground floor walls to be standard blockwork cavity construction to current building regulations. Allow for render finish to external walls. Render finish to be smooth silicone finish or similar approved by client. All walls to be lined internally with 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 or similar approved. 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.)
5. **Ventilation** - To comply with current building regs
6. **Bifold doors** - Black Heritage Aluminium Bifold Doors 3 - Right by Climador. Frame Size: 2690 x 2090 x 80mm. Available from www.vibrantdoors.co.uk or similar approved.
7. **Doors** - Internal Doors to be pre finished oak veneered with solid oak lippings. Ref-Somerset. Available from LPD doors or similar approved by client.
8. **Skylight** - Allow for 4 pane Skyseal 3000x2000mm aluminium Lantern skylight or similar to flat roof to new extension. Available from www.roofdepot.co.uk See precedent images. All details & Specs tbc by client
9. **Joinery** - All skirtings & door frames to be suitable softwood or mdf and paint finished to client approval. 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 registered gas engineer. Extend existing central heating to new areas to clients instructions. See plan for location of proposed new radiators. Radiators to dining area to be Aruba 1600mm x 590mm x 56mm Anthracite Grey. Available from www.bestheating.com. Allow for standard type radiators to utility room and wc. All sizes to these areas tbc by client.
12. **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 suitable Rockwool type insulation within stud partitions where required generally for soundproofing to E2 requirements.
13. **Decorations** - Contractor to allow for painted finish throughout all new areas on ground floor & extension. All colours, specifications tbc
14. **Kitchen** - Spec of all kitchen units & final layout tbc by client.
15. **WC & Utility Room** - Interior design & specification of WC suite, Cupboards, worktops, floor , wall finishes etc to be advised by client.
16. **Floor finishes** - To be confirmed by client
17. **Flat Roof construction** - Flat roof to extension 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. Allow for suitable edge trim system with fascia and guttering. Contractor to advise on all details.

Proposed Ground Floor

Contractor to build new extension as close to the neighbours property as possible. Allow for overhang of fascia. Contractor to advise.

Existing house

client	Mr Thomas Miles	title Proposed extension plans	Bankhead Design 20 Beechwood Avenue Neath, SA11 3TE Tel: 0781 8086740 email: kevin.bankhead@btinternet.com
project	Proposed single storey extension 46 Old Road ,Baglan, SA12 8TT		
amendments		scale	1:50 & 1:100 @A3
		dwg by	KB
		date	Feb 2024
		dwg no	TM- 01 rev
			BANKHEAD DESIGN