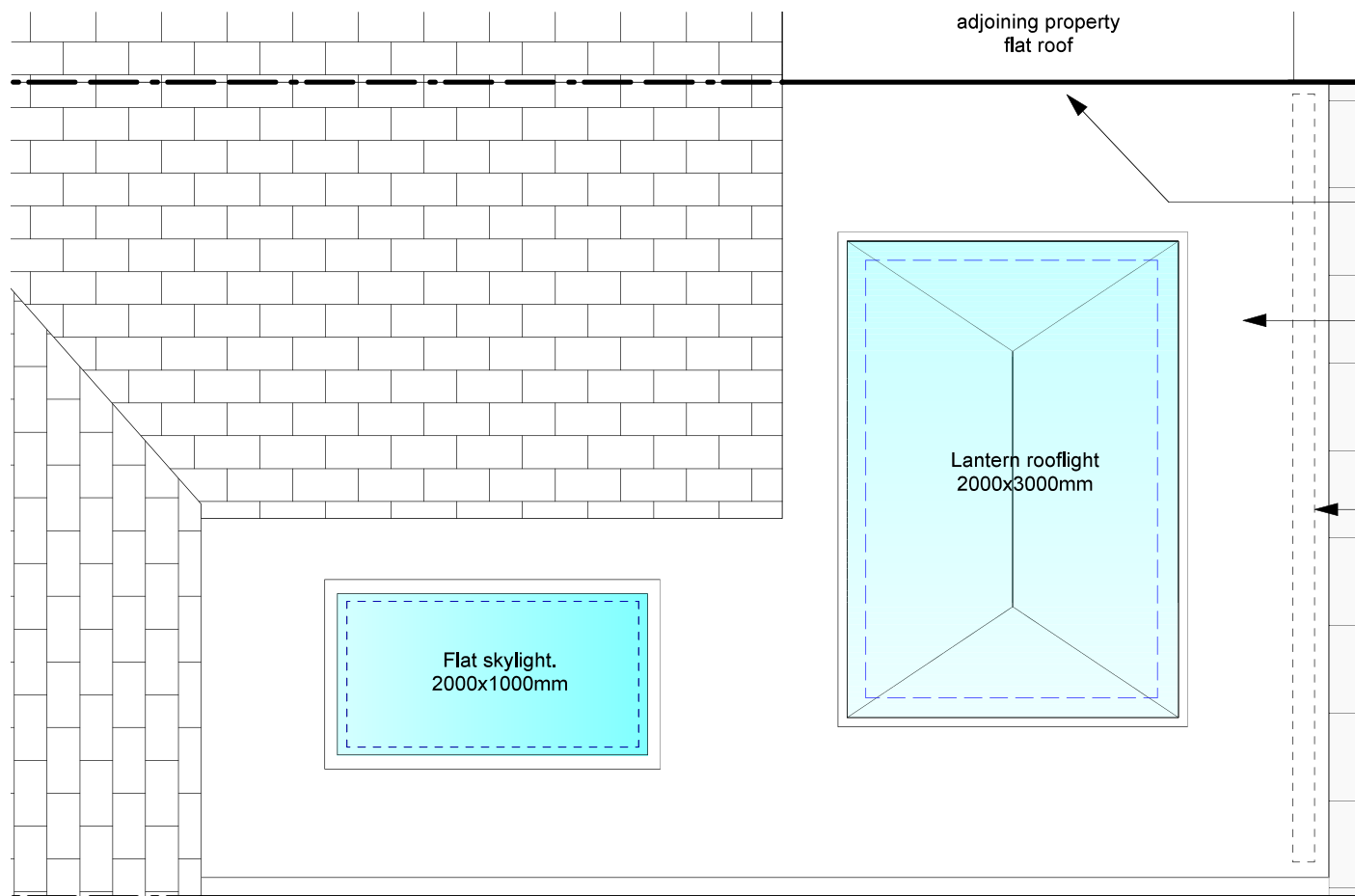




PROPOSED ROOF PLAN @1:50

Adjust dividing wall between properties to suit height of new flat roof. All details tbc when contractor has demolished existing conservatory. Final height tbc on site

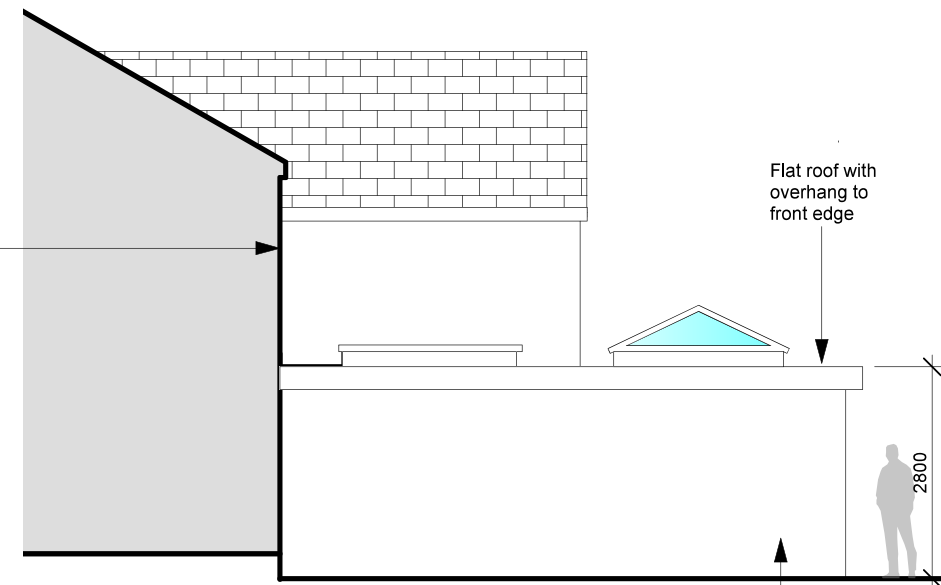
Flat roof

Drainage channel to flat roof. Contractor to advise

Fascia with overhang to front edge

Outline of attached house

SIDE ELEVATION ON B
Scale 1:100@A3

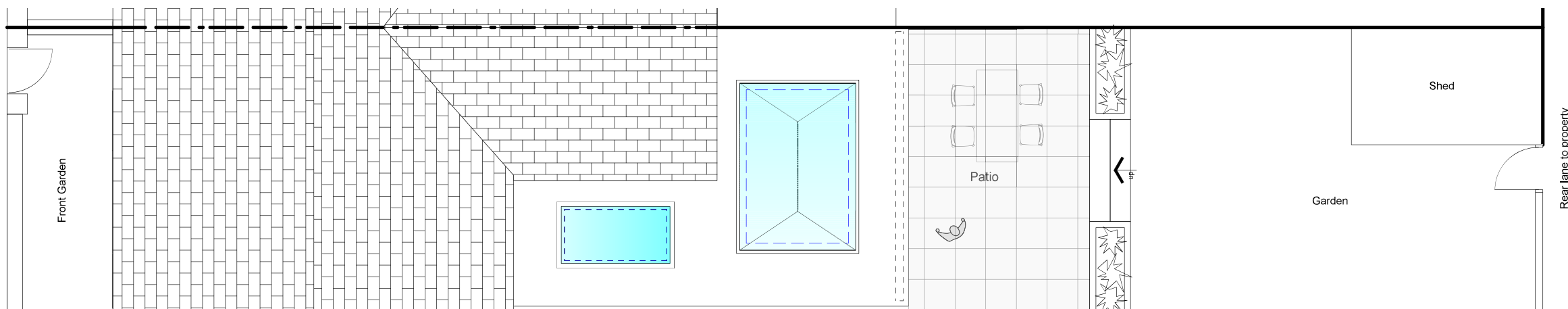


SIDE ELEVATION ON A
Scale 1:100@A3

Render finish



CONCEPT IMAGES



PROPOSED SITE PLAN @1:200

General notes:

Glazed rooflights - Allow for flat roof type skylight & lantern style rooflight. See sizes as per plan layout. See precedent images. All details & Specs tbc

Flat Roof construction - Flat roof with parapet upstand 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 metal parapet capping. Contractor to incorporate horizontal wall outlet for drainage to roof. Contractor to advise on all drainage details.

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.
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 will need to submit a building notice prior to the start of works. 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.
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 & internal window cills
10. All works carried out to comply with current building regulations

BANKHEADDESIGN

amendments

client Deborah Evans

project 72 Hunter street, Briton Ferry SA112RS

title Proposed Roof Plan& Elevations

scale 1:50, 1:100&1:200 @A3

dwg by

date Nov 2025

dwg no DE-03 rev

Dimensions to be verified on site. Figured dimensions to be taken in preference to those scaled.
This drawing is the property of Bankhead Design, copyright is reserved by them and the drawing is issued on the condition that it is not copied, reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the consent in writing from Bankhead Design

Bankhead Design
20 Beechwood Avenue, Neath
SA11 3TE
Tel: 0781 8086740
email: info@bankheaddesign.co.uk