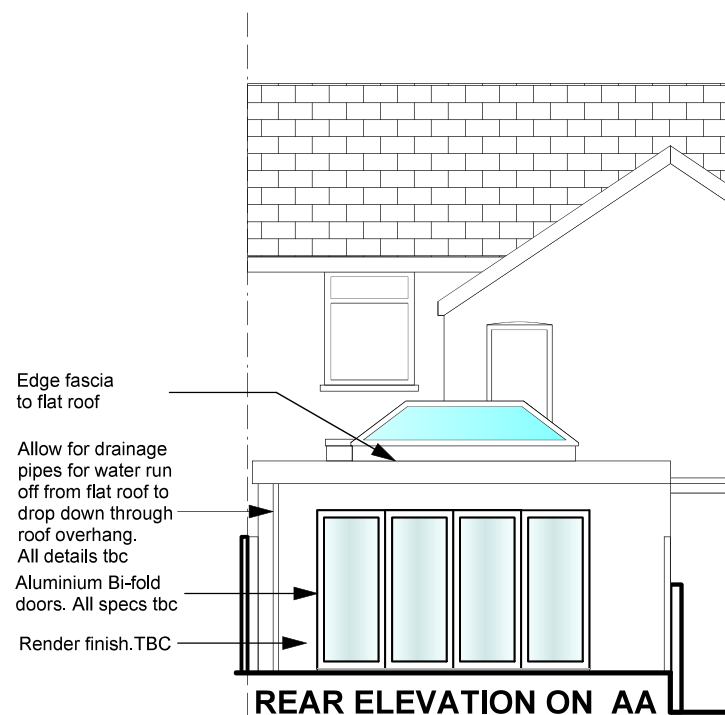




REAR ELEVATION ON AA
@1:100

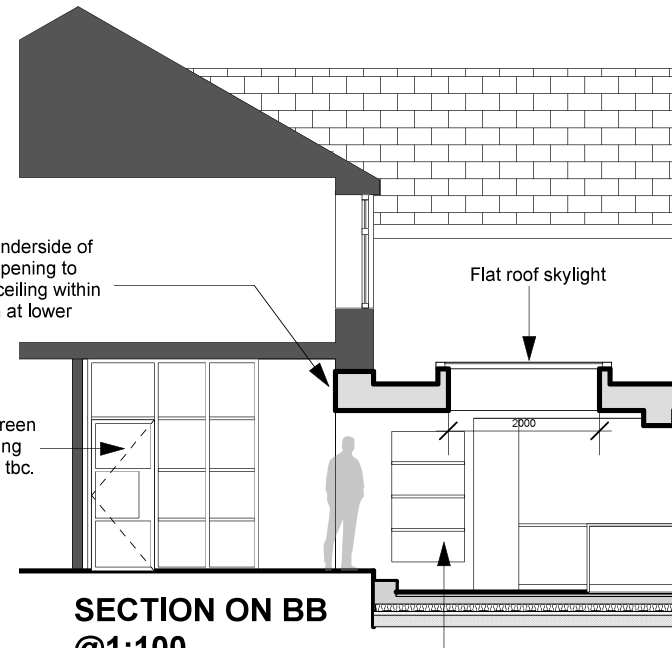
Allow to construct stud wall partitioning to form entrance doorway to new toilet with Pocket style sliding door. All details tbc. To sit flush to the underside of staircase bulkhead.

Reconfigure soil pipe from first floor bathroom to drop down within boxed out stud partitioning. Contractor to advise on final location.

Contractor to advise on the best route for external ventilation to wc

Box out underside of existing opening to suit new ceiling within extension at lower level

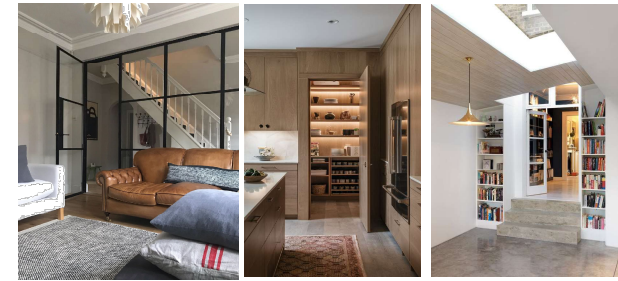
New glazed screen with door to living area. All details tbc.



SECTION ON BB
@1:100

Built in shelving

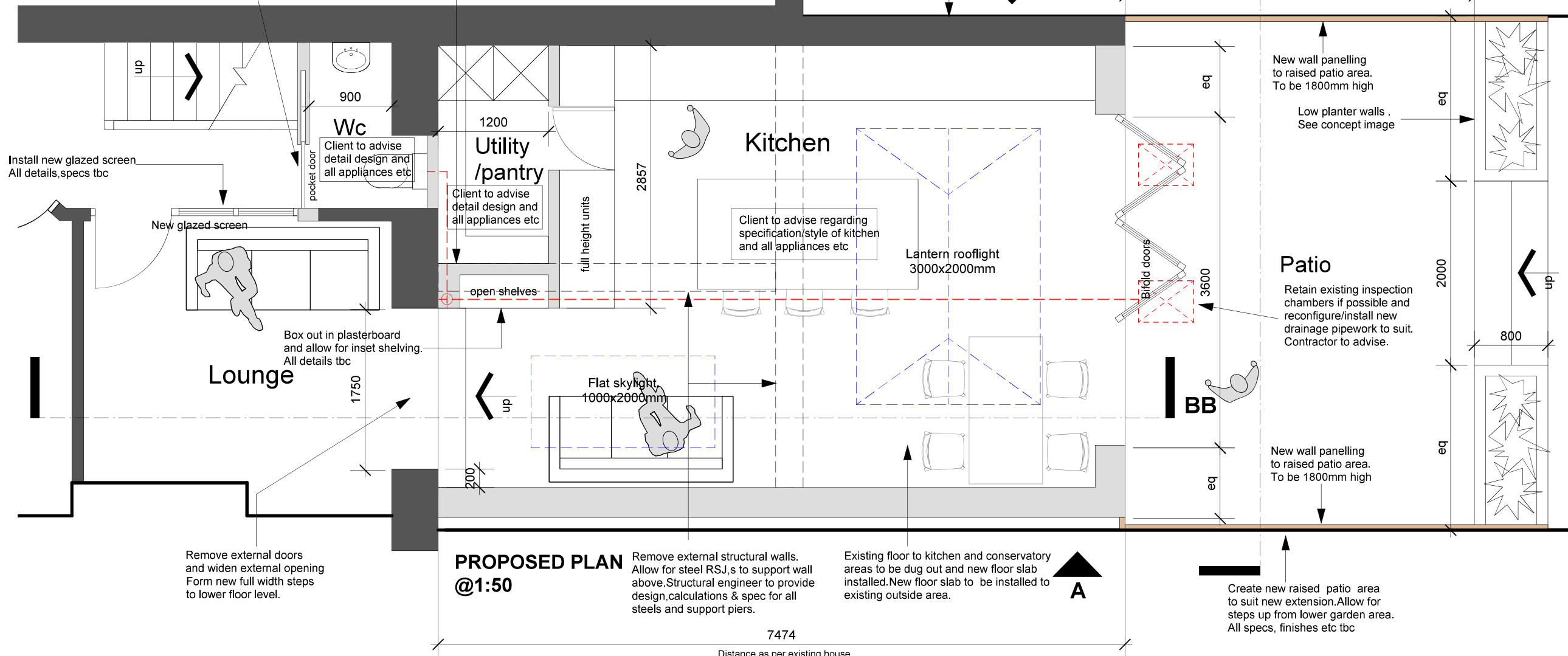
Contractor to advise if existing structural wall to remain and built up to suit new extension or rebuilt.



CONCEPT IMAGES

General notes:

- Floors** - New Floor construction to new side extension & existing kitchen/conservatory areas to be standard floor build up to comply with building regs.(Note: If underfloor heating is required the contractor should install a suitable screed to suit.) All details & floor finishes to be confirmed by client.
- Drainage** - New drainage system to link into existing arrangement. Reconfigure soil pipe from first floor bathroom and drop down into new ground floor wc. All external drainage to be reconfigured to suit new layout . Plumbing engineer to advise on all details & specification. To be advised by contractor.
- Ventilation**- To comply with current building regs
- 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.
- Skylights** - Allow for 1000x2000mm flat roof type skylight to side extension. Allow for 3000x2000mm aluminium Lantern skylight to flat roof to rear of new extension. See precedent images. All details & Specs, sizes etc tbc.
- Joinery**- All skirtings & door frames to be suitable softwood or mdf and paint finished. All profiles specs tbc.
- Doors** - Allow for a Pocket style sliding door to wc. Aluminium Bi fold doors to rear. All Details tbc
- Heating**- Proposed installation to be designed & installed by a registered engineer. Extend existing central heating to new areas to clients instructions.
- Glazed screen**- Allow for new glazed screen to lounge area with single door. See concept images. All details tbc
- 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.
- Decorations** - Contractor to allow for painted finish throughout all new areas on ground floor & extension. All colours, specifications tbc
- Kitchen/Utility room** - Detail design & specification of all appliances & final layout tbc by client.
- Floor finishes** - To be confirmed by client
- Flat Roof construction** - Flat roof 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 fascia/edge trim with overhang. Drainage pipes from roof to drop down to underside of overhang .Roof design to suit. Contractor to advise on all details.
- Raised patio**- Contractor to to construct raised patio area with low planter walls and steps up. All details tbc . see concept images
- Foundations** - Refer to engineers details & specifications for all structural elements and sub structure works)
- External Walls** - Standard blockwork 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.



PROPOSED PLAN
@1:50

Remove external structural walls. Allow for steel RSJ.s to support wall above. Structural engineer to provide design, calculations & spec for all steels and support piers.

Existing floor to kitchen and conservatory areas to be dug out and new floor slab installed. New floor slab to be installed to existing outside area.

Create new raised patio area to suit new extension. Allow for steps up from lower garden area. All specs, finishes etc tbc



BANKHEADDESIGN

amendments	
client	Deborah Evans
project	72 Hunter street, Briton Ferry SA112RS
title	Proposed Plan& Elevations
scale	1:50 & 1:100@A3
dwg by	
date	Nov 2025
dwg no	DE-01
rev	

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

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