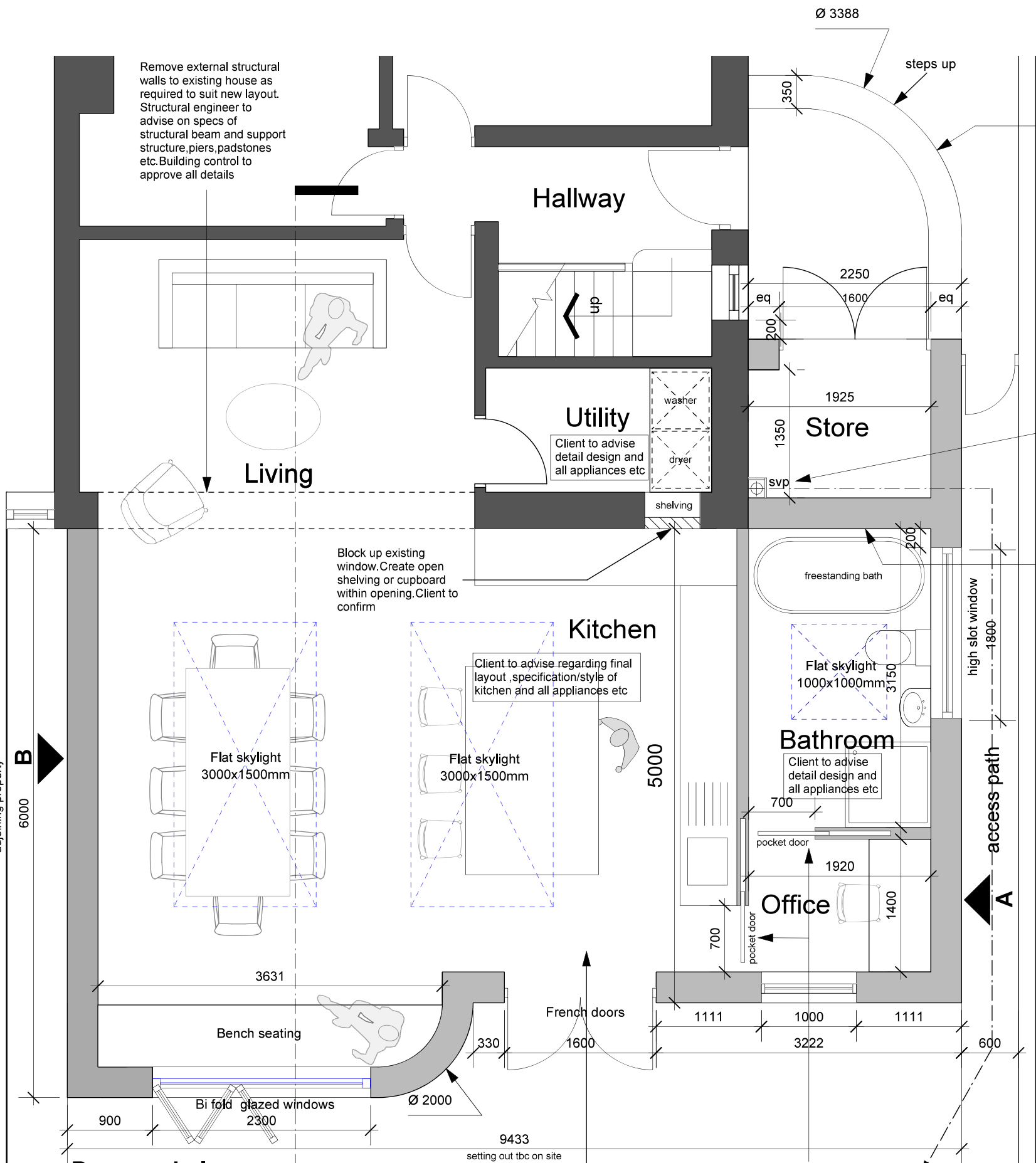




Proposed plan
Scale 1:50

AA

Existing floor to be dug out and new floor slab installed.(contractor to advise if this is required throughout) New floor to finish level with existing house.All construction to comply with current building regs.Client to confirm if underfloor heating is required.All specs tbc

Allow to construct stud wall partitioning to form entrance doorway to new bathroom & office areas with Pocket style sliding door.All details tbc.

General Specification

- Foundations** - Refer to engineers details & specifications for all structural elements and sub structure works)
- 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.
- 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.
- 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.)
- Ventilation**- To comply with current building regs
- Windows** - Bespoke Aluminium Bifold windows to rear. Allow for a low bench to the underside internally. Size 2300x1660mm.Client to confirm all specs & finishes etc
- Doors** - Allow for Pocket style sliding doors to bathroom & office. All Details tbc.Client to confirm all other internal doors. Allow for external garage style door to store.External aluminium french doors to rear.Client to confirm all specs & finishes etc
- Rooflights**- Allow for flat roof style skylights. 2 no 3000x1500mm to kitchen area & 1 no 1000x1000mm to bathroom.See precedent images. All details & Specs tbc 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. Allow for drop down pendant light fittings over kitchen island. by client. All Finishes lighting specs tbc by client. Location & quantities of all lighting & sockets tbc.
- Heating**- Proposed gas installation to be designed & installed by a registered gas engineer.Extend existing central heating to new areas to clients instructions.Client to confirm if under floor heating is required.
- 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. Wall between store & bathroom to be a blockwork cavity wall or as advised by contractor. Client to confirm.
- Decorations**- Contractor to allow for painted finish throughout all new areas on ground floor & extension. All colours, specifications tbc by client.
- Kitchen**- Spec of all kitchen units & final layout tbc by client.
- WC & Utility Room**- Interior design & specification of WC suite,Cupboards,worktops,floor ,wall finishes etc to be advised by client.
- Floor finishes** - To be confirmed by client
- 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.Contractors to incorporate horizontal wall outlet for drainage to roof.Contractors to advise on all drainage details.

General notes:

- 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 by contractor 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 final specification of all finishes & construction details to be confirmed by contractor.
- Contractors final quotation to include itemised breakdown of all items and clear specification and proposal of all finishes.
- All construction details proposed by Contractor to be included as part of the quotation.
- Contractor to include for all new joinery items including skirtings, door frames & internal window cills
- All works carried out to comply with current building regulations

BANKHEADDESIGN

amendments
client Mr Lloyd Killik
project Proposed single storey extension 8 Tyn-Yr- Heol ,Bryncoch
title Proposed Plan
scale 1:50 @A3
dwg by
date Nov 2025
dwg no LK-02
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