joseph@lockleydesignandbuild.com
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1:50
1m 0 1m 2m 3m 4m 5m

1:100
2m 0 2m 4m 6m 8m 10m

LOCKLEY Design & Build

REV	DATE	DESCRIPTION	BY	VE
A	MAY'22	FOR-INFORMATION	J.A.L	FI
B	AUG'22	PLANNING-REVISION	J.A.L	PR

CLIENT: JO JOHNSON

DRAWING: PROPOSED GROUND FLOOR AND FIRST FLOOR LAYOUTS AND PROPERTY ELEVATIONS

PROJECT: 15 WADEBRIDGE AVENUE MANCHESTER
TWO STOREY SIDE & SINGLE STOREY FRONT AND REAR EXTENSIONS

SCALE: AS SHOWN @ A1

DATE: AUG' 2022

DRAWN BY: JAL

DWG No: 003

REVISION: B

HEATING
New heating provided to extension. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be inline & in accordance with Local Water Authorities by laws, Gas Safety requirements and IEEE regulations. Wall fixed radiators in location agreed with client. To be confirmed with client at pricing stage.

ELECTRICS
The amount and type of new light fittings, sockets, switches etc including color and style is to be agreed between the client and contractor before any work commences

FLOOR LEVEL
Proposed front, rear and side extension G/F floor to be level with existing house floor

DPC
Insulated damp proof course at wall junctions to be used if cavities cannot be made continuous

DOORS
Powder coated Aluminium full height safety glazed BIFOLD doors with integral blinds. Supporting RSJ's designed by Structural Engineer

STRUCTURE
Minimum 665mm structural returns on extension corners

ROOF WINDOWS
Velux roof windows in ground floor vaulted ceiling PK08 940 x 1400mm type centre pivot. Exact number and size to be confirmed with client

DOORS
Glazed appex gable end with Aluminium powder coated full height safety glazed BIFOLD DOORS with fixed glazed full height side panels

SUPPORTING STEELS
New steel frame required to glazed gable appex above and to sides of glazing. Note: Exact design and specification by the Structural engineer before any steel ordered and started on site

LATERAL RESTRAINT
Secure first 3 rafters to walls at ceiling, with 30 x 5 G.M.S straps to CP111 including noggins under straps between joists at 2000mm max C/C – Secure wall plates to wall with 30 x 2.5 G.M.S. straps at 900mm max centres, both in accordance with Approved Document 'A'.

ROOF CONSTRUCTION
Traditional DUO pitch roof design at max 450mm centres with vaulted ceiling, Celotex GA4100 insulation between and below the rafters. Main side 195 x 50mm C24 rafters doubled up with horizontal trimmers to top and bottom of Velux roof windows

SUPPORTING RIDGE
Central ridge beam to support the new roof rafters. Approx size 254 x 146 UB. Exact design and specification by Structural engineer before any steel ordered and started on site

SUPPORTING STEELS
Existing external walls removed and new supporting beams and goal post frame installed. Note: Exact design and specification by Structural engineer before any steel ordered and started on site

KITCHEN
Design, layout, style, colour and the full specification to be agreed with the client before first fix electrics and plumbing works carried out as well as ordering

EXTRACTOR FANS
Kitchen extract fan to provide min 30 l/s if adjacent to hob or 60 l/s elsewhere. Bathroom / WC extract fan to provide min 15 l/s Utility room extract fan to provide 30 l/s ducted to external air

NEW AND REPLACEMENT WINDOWS
New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window energy rating to be Band C or better and to achieve a U-value of 1.6W/m2K. Contractor to price for full replacement of all existing windows in addition to new extension windows

DRAINAGE
Exact drainage run exposed on site during construction and connections to be confirmed onsite by Building Control Officer. Drainage under extension to be lintel over and bedded on P gravel

DOORS
COMPOSITE top half glazed door with side panel windows with CG90 /100 lintel to suit opening min 150mm bearing

BRICKWORK
Cavity wall K rendered blockwork – to be tied into main house using crocodile profile vertical ties. Vertical DPC required.

TIMBER STUD WALL
New min 75mm x 50mm timber stud wall at 400mm cts with dpc lapped sole and head plate and horizontal noggins at 1/3 height. Provide 75mm Knauf earthwool acoustic roll tightly packed in all voids. Faced with 12.5mm plasterboard and skim

STRUCTURE
Existing wall removed to create new opening for open plan reception room. Supporting RSJ installed as required to Structural Engineers size and specification

DOORS
New widened opening with glazed timber double doors. Concrete lintels above to suit opening size min 150mm bearings

STRUCTURE
Its is recommended that a trial hole be excavated to assess the existing foundation design and ground conditions to assess suitability of existing structure for additional building above.

EXTERNAL WALLS
If existing foundation and walls found to be unsuitable then new strip footing to invert level required with new cavity wall construction

WALLS UPGRADE
Existing external walls to be upgraded and insulated with vapour control layer, Knauff 37mm insulated plaster board and skim finish.

CEILING
New suspended ceiling to underside of garage roof with 75 x 50mm timber battons, Celotex 75mm board insulation between on VCL and 12.5mm plasterboard finish and skim

FLOOR
Existing garage floor level raised and upgraded to meet current U values using an insulated timber deck with Celotex GA4100 PIR board insulation between joists lapped in DPC or insulated new screed

PLANNING
Ground and first floor side elevation set back over 1000mm from boundary house to make it subordinate and avoid terracing effect

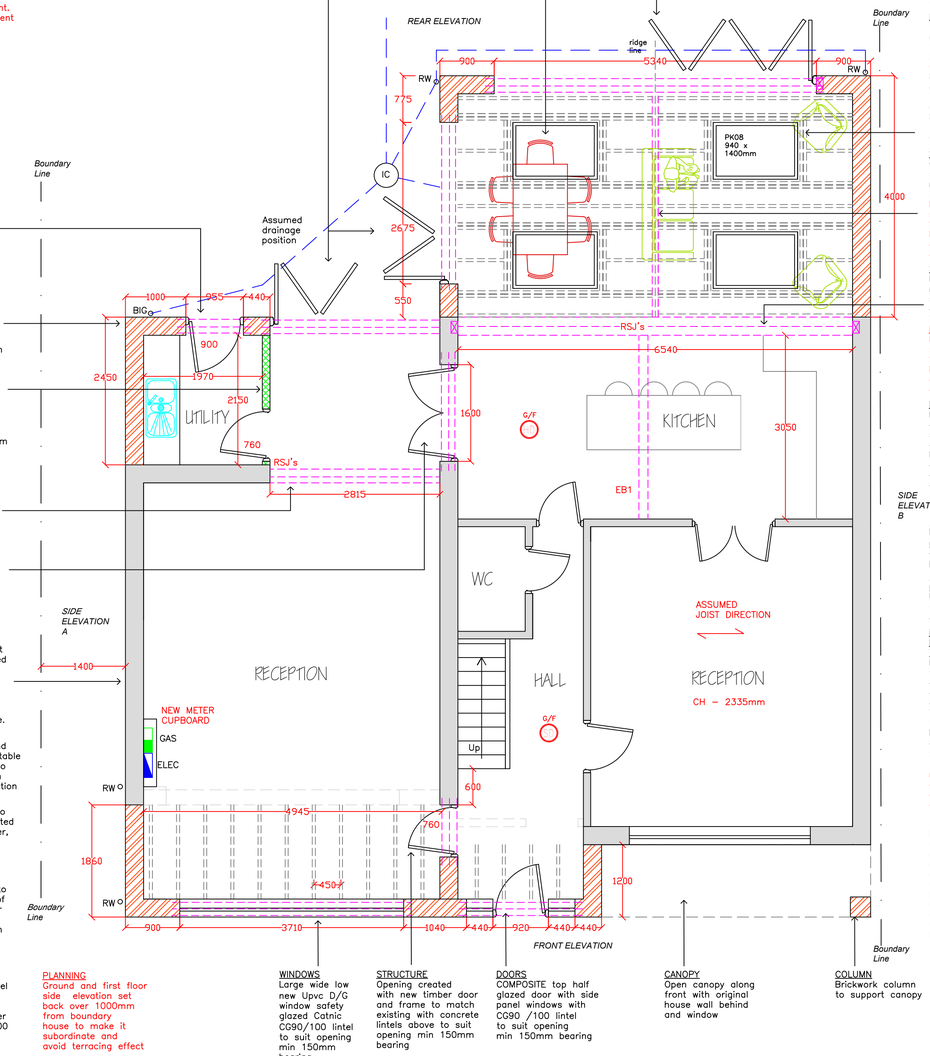
WINDOWS
Large wide low new Upvc D/G window safety glazed Catnic CG90/100 lintel to suit opening min 150mm bearing

STRUCTURE
Opening created with new timber door and frame to match existing with concrete lintels above to suit opening min 150mm bearing

DOORS
COMPOSITE top half glazed door with side panel windows with CG90 /100 lintel to suit opening min 150mm bearing

CANOPY
Open canopy along front with original house wall behind and window

COLUMN
Brickwork column to support canopy



PROPOSED GROUND FLOOR LAYOUT
scale - 1:50

FLOOR LEVEL
New proposed extension F/F floor to be level with existing house floor

FIRST FLOOR CONSTRUCTION
Min 47 x 195mm C24 First floor joists to run from side to side on new extension internal wall spaced at 400mm centres. Floor joists doubled up under partition wall locations and set at height to allow for only two steps up into new extension

BRICKWORK
Cavity wall brickwork to match existing – tied into main house using crocodile profile vertical ties. Vertical DPC required.

EXTRACTOR FANS
Bathroom extract fan to provide min 15 l/s ducted to external air

WINDOWS
Upvc D/G OBSCURE window safety glazed Catnic CG90/100 lintel to suit opening min 150mm bearing

DPC
Insulated damp proof course at wall junctions to be used if cavities cannot be made continuous

STRUCTURE
Opening created with with concrete lintels above to suit opening min 150mm bearing

PLANNING
Front elevation wall inline with existing garage wall below set back 660mm

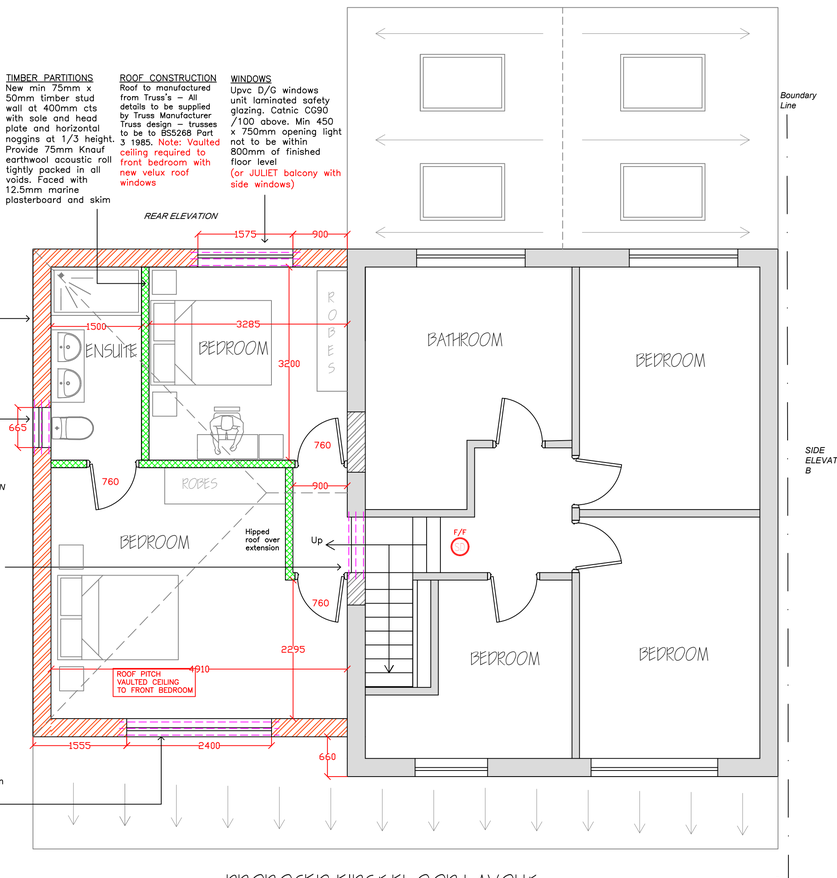
WINDOWS
Upvc D/G windows unit laminated safety glazing Catnic CG90/100 above. Min 450 x 750mm opening light, not to be within 800mm of finished floor level

PLANNING
Ground and first floor side elevation set back over 1000mm from boundary house to make it subordinate and avoid terracing effect

TIMBER PARTITIONS
New min 75mm x 50mm timber stud wall at 400mm cts with sole and head plate and horizontal noggins at 1/3 height. Provide 75mm Knauf earthwool acoustic roll tightly packed in all voids. Faced with 12.5mm marine plasterboard and skim

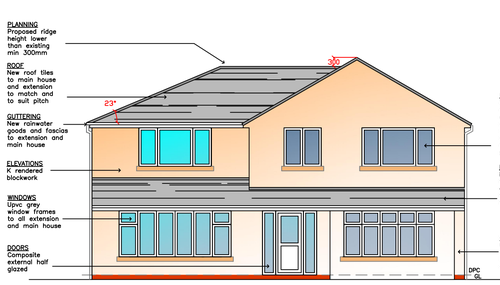
ROOF CONSTRUCTION
Roof to manufactured from Truss's – All details to be supplied by Truss Manufacturer Truss design – trusses to be to BS5268 Part 3 1985. Note: Vaulted ceiling required to front bedroom with new velux roof windows

WINDOWS
Upvc D/G windows unit laminated safety glazing, Catnic CG90 /100 above. Min 450 x 750mm opening light not to be within 800mm of finished floor level (or JULIET balcony with side windows)

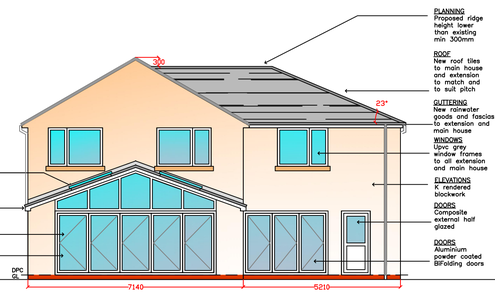


PROPOSED FIRST FLOOR LAYOUT
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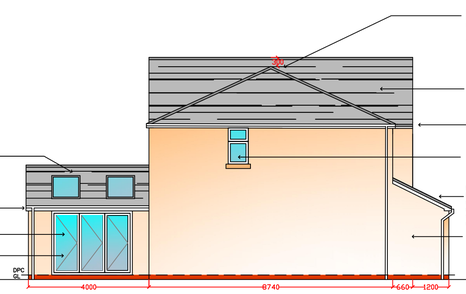
1 PROPOSED FLOOR LAYOUTS
Scale: 1:50



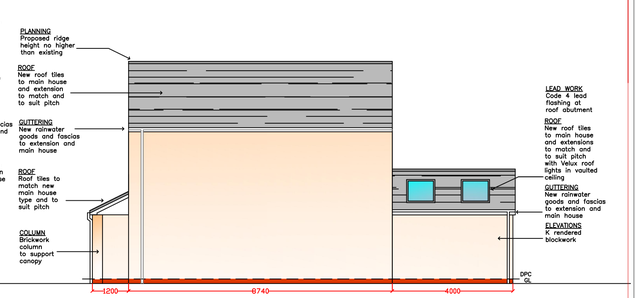
PROPOSED FRONT ELEVATION
scale - 1:100



PROPOSED REAR ELEVATION
scale - 1:100



PROPOSED SIDE A ELEVATION
scale - 1:100



PROPOSED SIDE B ELEVATION
scale - 1:100

2 PROPOSED ELEVATIONS
Scale: 1:100