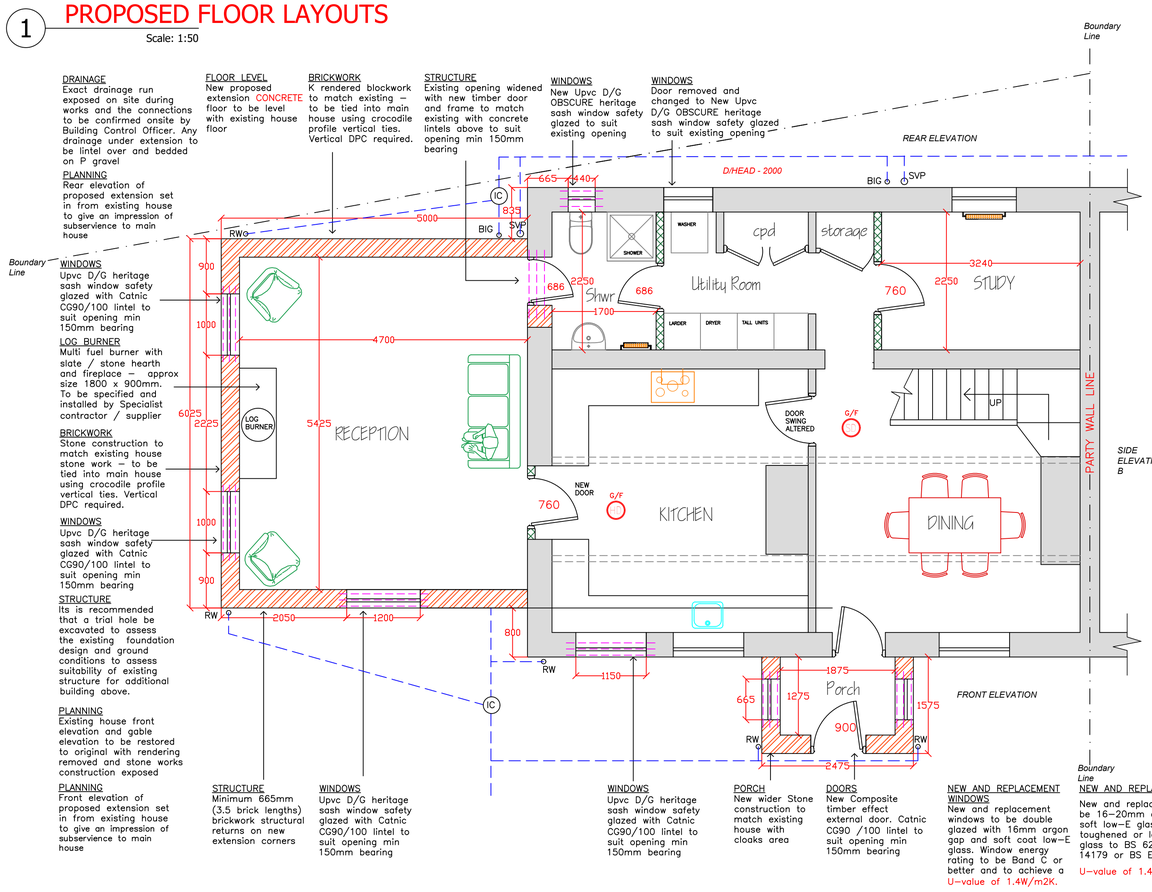
ALL PARTS OF THIS DRAWING ARE COPYRIGHT OF LOCKLEY DESIGN & BUILD LTD OCTOBER 2025 AND SHOULD NOT BE REPRODUCED IN ANY PART - ALL RIGHTS RESERVED

1 PROPOSED FLOOR LAYOUTS

Scale: 1:50



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

PLANNING
Rear elevation of proposed extension set in from existing house to give an impression of subservience to main house

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

LOG BURNER
Multi fuel burner with slate / stone hearth and fireplace – approx size 1800 x 900mm. To be specified and installed by Specialist contractor / supplier

BRICKWORK
Stone construction to match existing house stone work – to be tied into main house using crocodile profile vertical ties. Vertical DPC required.

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

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.

PLANNING
Existing house front elevation and gable elevation to be restored to original with rendering removed and stone works construction exposed

PLANNING
Front elevation of proposed extension set in from existing house to give an impression of subservience to main house

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

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

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

STRUCTURE
Minimum 665mm (3.5 brick lengths) brickwork structural returns on new extension corners

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

WINDOWS
New Upvc D/G OBSCURE heritage sash window safety glazed to suit existing opening

WINDOWS
Door removed and changed to New Upvc D/G OBSCURE heritage sash window safety glazed to suit existing opening

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

PORCH
New wider Stone construction to match existing house with cloaks area

DOORS
New Composite timber effect external door. Catnic CG90 /100 lintel to suit opening min 150mm bearing

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 1.4W/m2K.

NEW AND REPLACEMENT DOORS
New and replacement doors to be 16-20mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1

U-value of 1.4W/m2K.

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'.

HEATING
New heating provided to the existing house and extended areas. Heating system to be designed, installed, tested and fully certified registered specialist. All work to be inline & in accordance with the Local Water Authorities by laws, the Gas Safety /safe heating requirements and IEEE regulations.

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

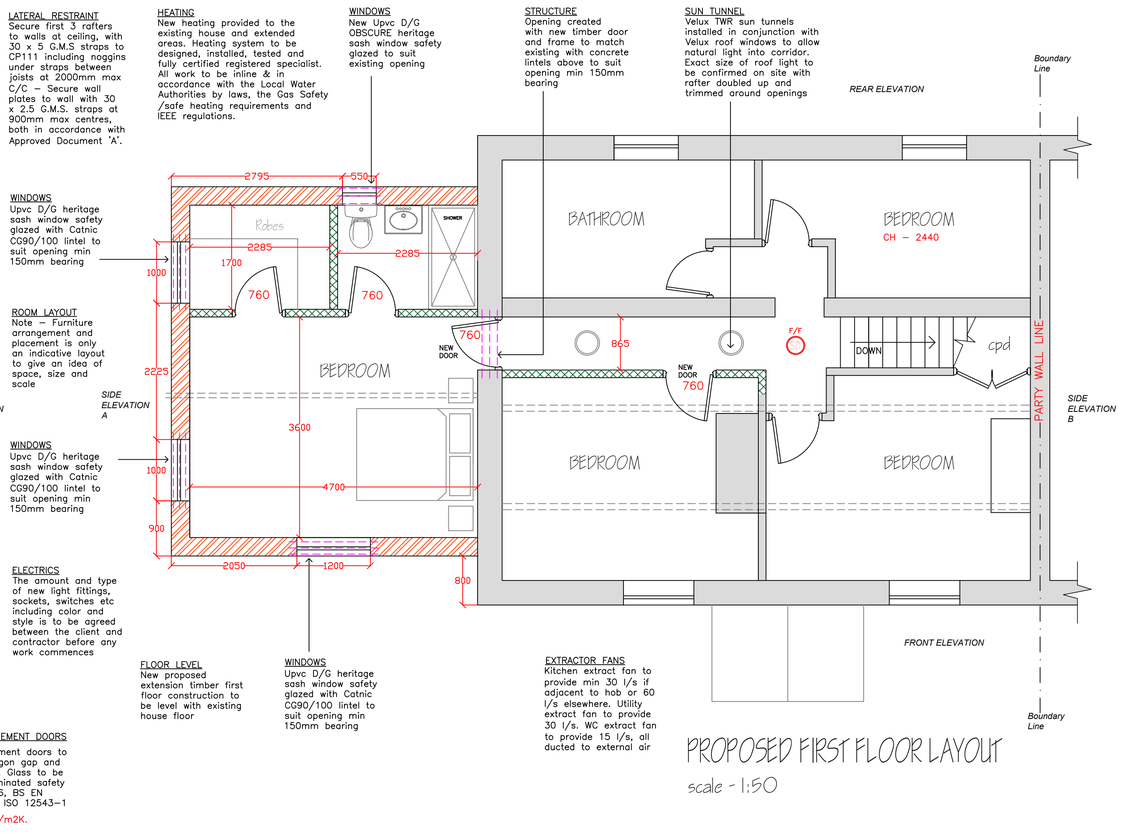
ROOM LAYOUT
Note – Furniture arrangement and placement is only an indicative layout to give an idea of space, size and scale

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

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
New proposed extension timber first floor construction to be level with existing house floor

WINDOWS
Upvc D/G heritage sash window safety glazed with 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

SUN TUNNEL
Velux TWR sun tunnels installed in conjunction with Velux roof windows to allow natural light into corridor. Exact size of roof light to be confirmed on site with rafter doubled up and trimmed around openings

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

PROPOSED GROUND FLOOR LAYOUT

scale - 1:50

PROPOSED FIRST FLOOR LAYOUT

scale - 1:50

2 PROPOSED ELEVATIONS

Scale: 1:100



PROPOSED FRONT ELEVATION

scale - 1:100

PROPOSED REAR ELEVATION

scale - 1:100

PROPOSED SIDE A ELEVATION

scale - 1:100

1:25
0.5m 0 0.5m 1m 1.5m 2m 2.5m

1:50
1m 0 1m 2m 3m 4m 5m

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

LOCKLEY Design & Build
joseph@lockleydesignandbuild.com
www.lockleydesignandbuild.com

REV	DATE	DESCRIPTION	BY	VE
A	AUG'25	PLANNING-PERMISSION	J.A.L	PP
B	OCT'25	PLANNING-PERMISSION	J.A.L	PP

DRAWING: PROPOSED FLOOR LAYOUTS & ELEVATIONS
CLIENT: Lawrence Booth
SCALE: AS SHOWN @ A1
PROJECT: 1 Bottom Hall Cottages
SIDE EXTENSION & ALTERATIONS
DATE: AUG' 2025
DRAWN BY: JAL
DWG No: 002
REVISION: B