Single storey side extension to form
New garage and store
Luzlow Nursery
Luzlow Lane
Bagnall
ST9 9JZ

Discharge of Conditions

Foreword;

The attached document sets out the proposed materials to be used in the construction of the glazed walkway and the Garage building as required in the appeal ref APP/B3438/D/19/3222773 and Staffordshire Moorlands Planning application ref SMD/2018/0747 specifically condition 3.

Glazed Walkway;

The glazed walkway will comprise the following materials;
Walls; Blue brickwork from ground level to DPC level to match the existing dwelling



Figure 1 showing 2 course blue brick detail from Ground floor to DPC taken from the existing dwelling

Windows/ doors;

The windows and doors will be timber framed double glazed windows and doors to both sides



Figure 2 showing a representative example of how the finished walkway will look with timber double glazed windows and doors

Roof;

The roof finish will comprise blue grey colour tiled finish to match the existing dwelling roof with exposed treated timber rafters to match existing



Figure 3 showing the existing roof finish of blue/ grey slate tiles

Rainwater goods;

The rainwater goods will be Brown PVC gutters and outlets.

Garage;

The garage building will comprise the following materials;
Walls; Blue brickwork from ground level to DPC level with facing brickwork to match the existing dwelling. There will also be blue brick soldier courses above windows and doors and blue brick corbel detail to the corners of the building together with gable dental course. All to match the existing dwelling.



Figure 1 showing 2 course blue brick detail from Ground floor to DPC and facing brickwork taken from the existing dwelling



Figure 2 showing the extg gable Detail (Blue brick soldier, corbel and dental couses)

Windows/ doors;

The windows and doors will be PVC framed double glazed windows and doors to both sides to match the existing dwelling, with the garage door being a timber garage door in brown colour.



Figure 3 showing a representative example of how the finished windows will look with blue soldier course over

Roof;

The roof finish will comprise blue grey colour tiled finish to match the existing dwelling roof with exposed treated timber rafters to match existing



Figure 4 showing the existing roof finish of blue/ grey slate tiles

Rainwater goods;

The rainwater goods will be Brown PVC gutters and outlets to match the existing building.

Conclusion;

The development will seek to compliment the existing dwelling as greatly as possible with the materials being a direct match to what has been used in the existing dwelling. The glazed walkway will offer a degree of separation between the existing dwelling and new garage whilst reducing the overall building mass.