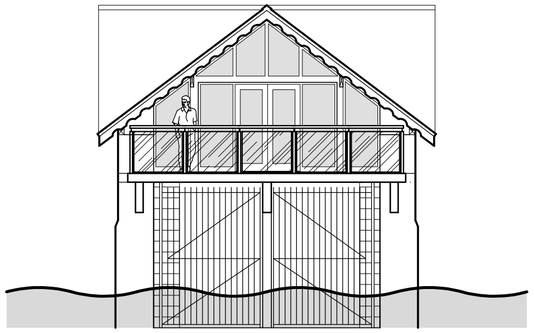
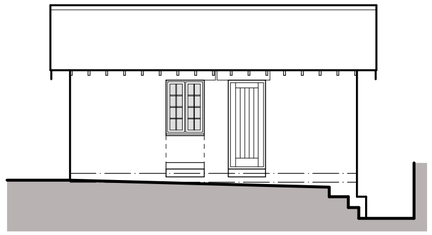
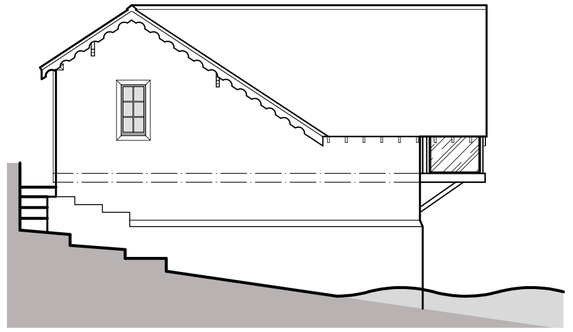


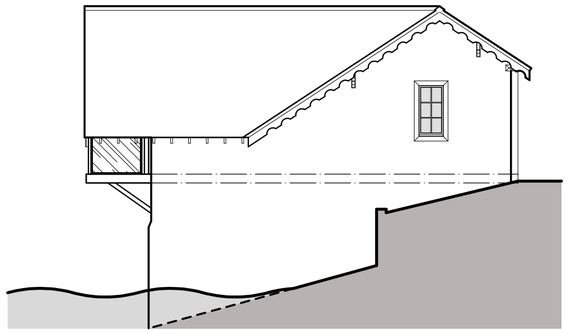
North-East Elevation



South-West Elevation



South-East Elevation



North-West Elevation

EXTERNAL MATERIALS

Roof -
Shall remain as existing.

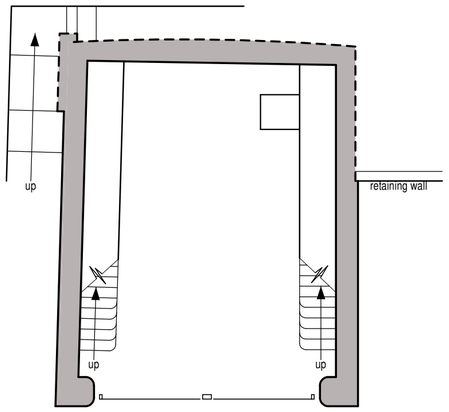
Rainwater goods -
New half-round cast aluminium guttering and circular downpipes to be installed on the South-West elevation. Rainwater goods and fixings painted black.

Eaves -
Decorative timber fascia board and soffits and to be replaced like for like and existing purlins to be treated with natural preservative.

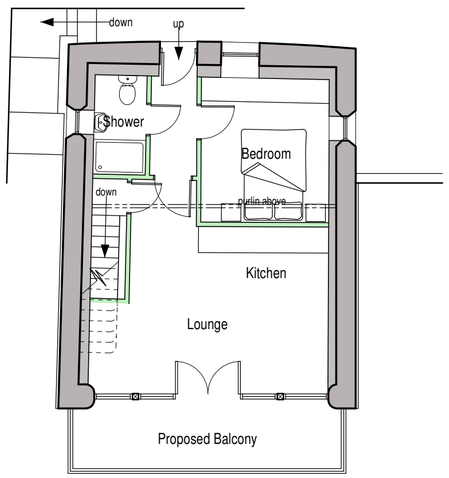
Windows -
Aluminium construction Heritage style windows finished in Anthracite Grey RAL 7016.

Doors -
Entrance door to be of a vertically boarded style as indicated. Door to be of timber construction and finished with natural preservative.

Balcony -
Timber decking finish.
Balustrade to be of steel construction with glazed panels as indicated.



Docking Level



Ground Floor Level

REFURBISHMENT WORKS TO EXTG BUILDING
The building to be converted is to be altered and upgraded in the following manner: -
1. The existing roof tiles, felting and structural timbers are to be maintained. The roof over the lounge is to remain open within, exposing the purlins, but insulation is to be added between and under rafters and plasterboard finish applied to comply with current Building Regulations.
2. The structural fabric of the walls are to remain mostly as existing with the only exception being the formation of the new window to the South-West / Bedroom within the built-up former opening.
3. Timber studwork and external cladding on the North-East elevation is to be removed and replaced with a combination of aluminium windows and patio doors as indicated.
New joinery shall be of a Heritage style and constructed from aluminium, finished in Anthracite Grey RAL 7016.
4. External walls shall be thermally upgraded to meet the current Building Regulations.
5. Existing metal windows to be replaced with Heritage style Aluminium windows complete with narrow glazing bars. Windows to be finished in Anthracite Grey RAL 7016.
6. Suspended timber floor at Ground Floor Level shall be receive robust moisture proof boarding below the joists in addition to the insulation between and chipboard finish above, all in accordance with current Building Regulations.



scale bar @ 1:100

Mr J Shaw

Proposed Change of Use to Residential 'The Boathouse', Rudyard, Leek, Staffs

Planning Proposal
Floor Plans + Elevations

Date	Sheet	Scale
December 2020	A2	1:100
Drg No.	Rev.	Drawn
2020-2578-02	A	NAW

A - 12/10/2021 - DRAWING UPDATED TO SUIT CLIENT FEEDBACK. NOTES INCLUDED.

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