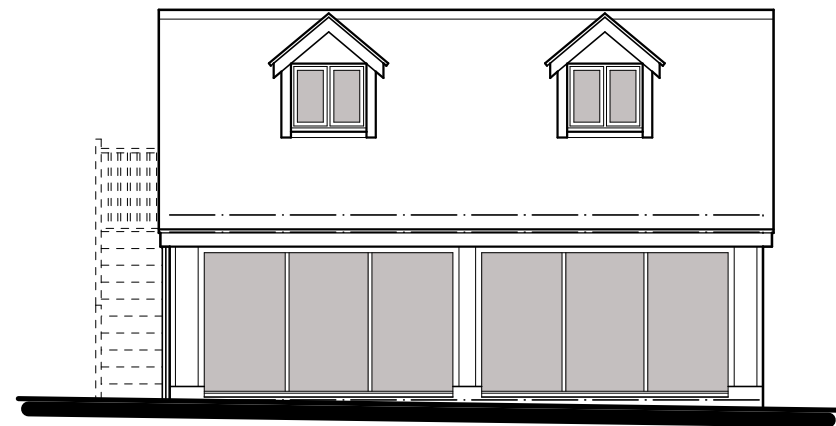
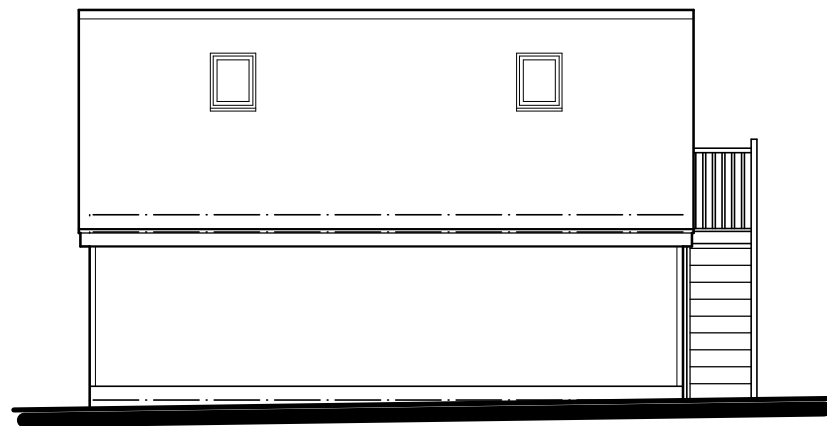
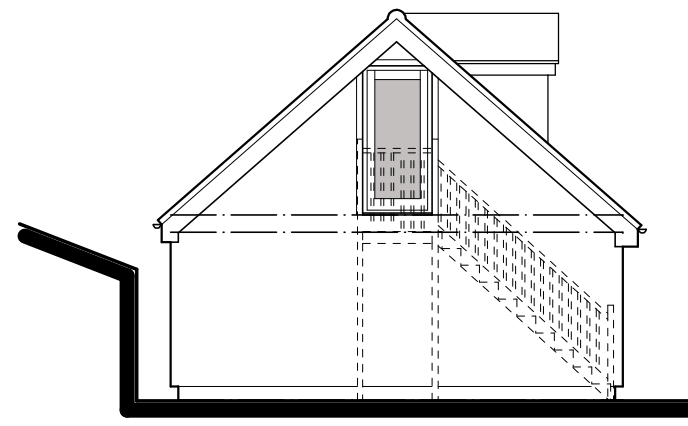




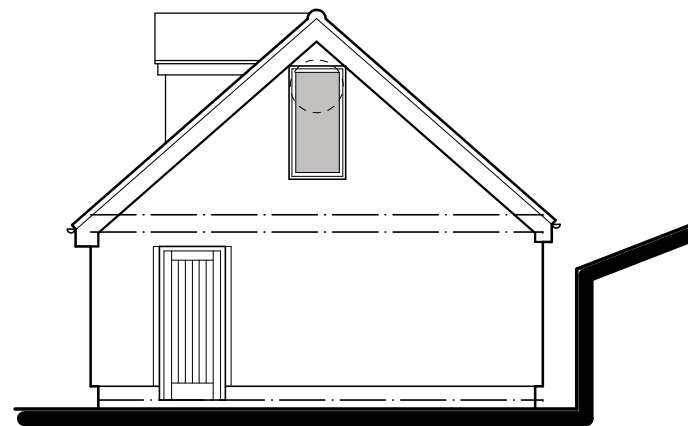
North Elevation



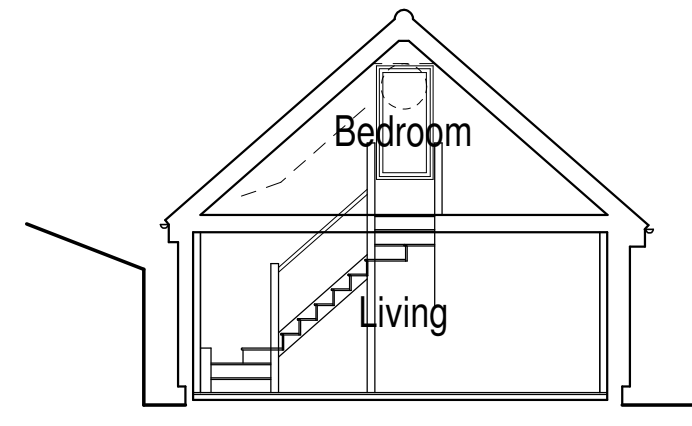
South Elevation



East Elevation

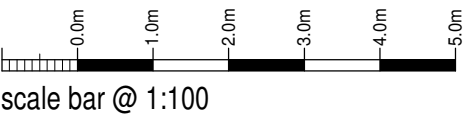


West Elevation

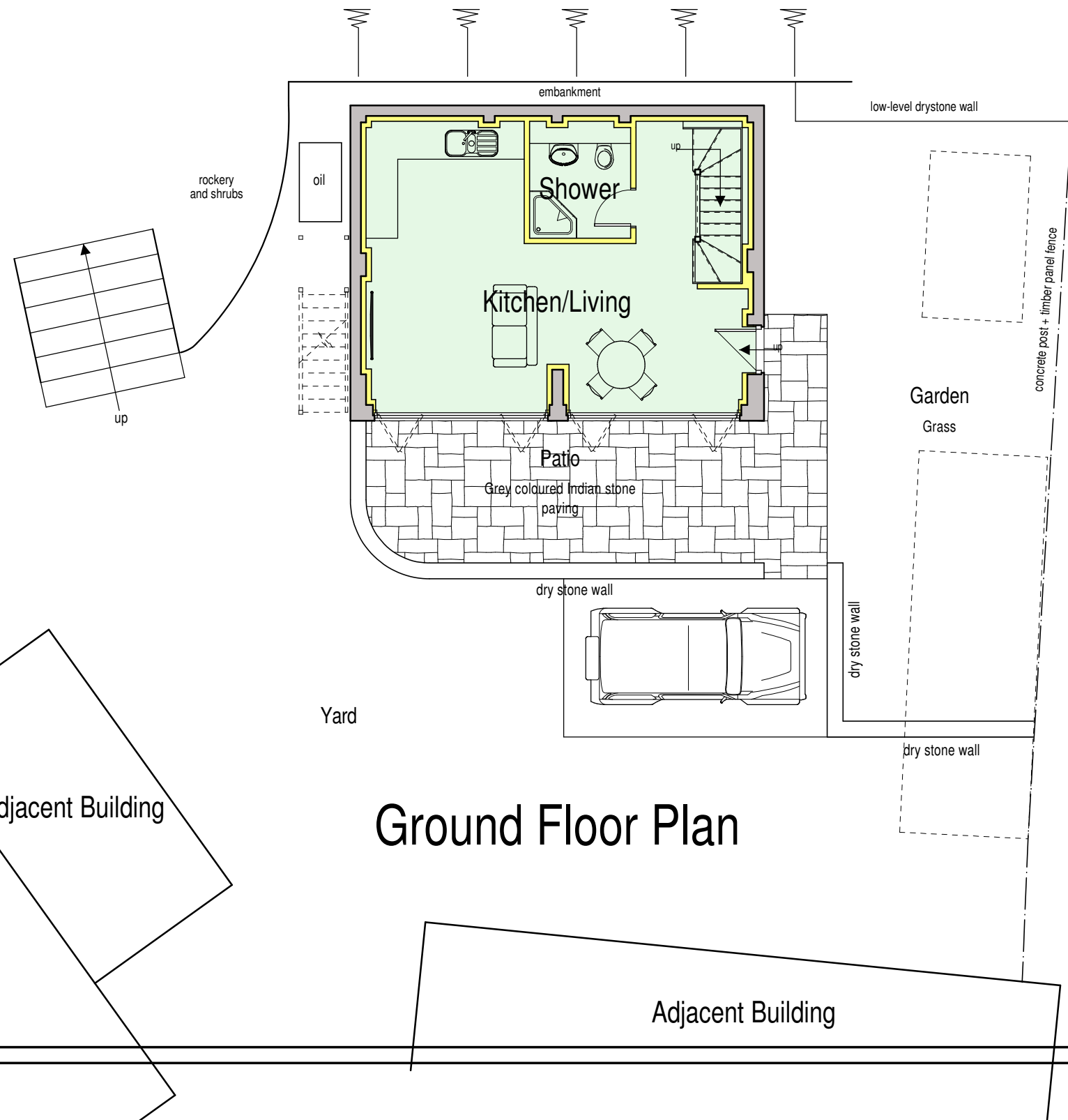


Cross Section

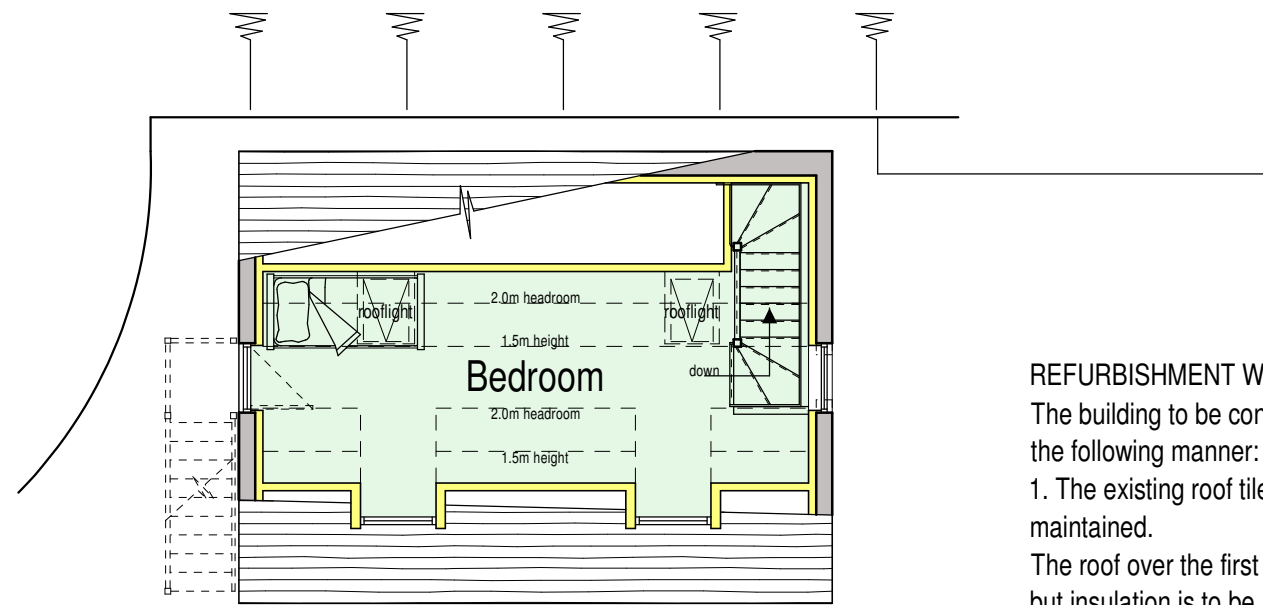
- EXTERNAL MATERIALS
- Roof -
Shall remain as existing.
- Rainwater goods -
Shall remain as existing.
- Eaves -
Shall remain as existing.
- Windows -
Dark coloured stained timber windows with double glazed units.
- Doors -
Existing garage doors to be removed and replaced with full height glazed windows as indicated. Joinery to have a dark stain.
- Dormers -
Roof to have plain tiles to match the existing roof.
Cheek and gable to have plain tile finish.
- Drains -
Storm water to remain as existing
Foul water to be taken to existing foul water system.



scale bar @ 1:100



Ground Floor Plan



First Floor Plan

- 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 first floor bedroom to remain open within, but insulation is to be added between and under rafters and plasterboard finish applied to comply with current Building Regulations.
 - Dormer windows to be added to the North Elevation as shown.
 2. The structural fabric of the walls are to remain as existing externally. Internally the walls to be framed out and insulated to comply with the current Building Regulations.
 3. Timber doors on the North Elevation to be removed and replaced with double glazed timber windows that shall be recessed back from the front edge min 50mm
 4. External walls shall be thermally upgraded to meet the current Building Regulations.
 5. The existing greenhouse and chicken roost to be removed.
 6. Patio area to be formed and finished in a grey coloured Indian stone paving
 7. Dry stone wall to be provided where indicated
 8. Lawn garden to be provided to the side of the building as shown.
 9. Existing external staircase to be removed.

Mr & Mrs Siekacz

Proposed Conversion of Garage to
Dwelling at
Baileys Hill Farm
Over-the-Hill
Biddulph Moor
ST8 7LA

Planning Proposal Floor Plans and Elevations

Date	March 2022	Sheet	A2	Scale	1:100
Drwg No.	2022-2667-03	Rev.	B	Drawn	RG
A 12/4/2022 GENERAL UPDATE					
B 14/4/2022 NOTES AMENDED					



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