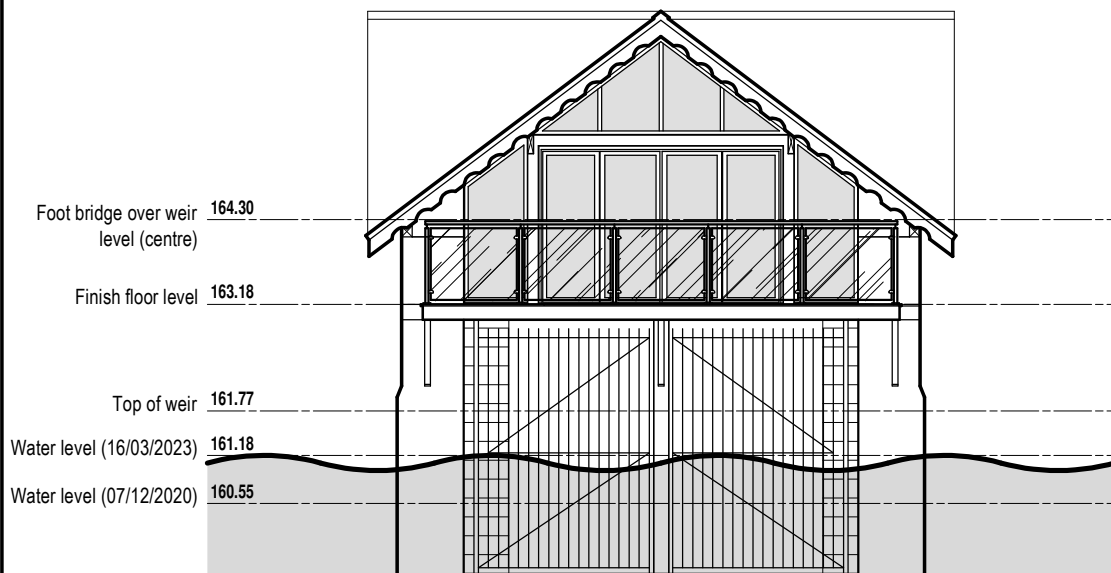
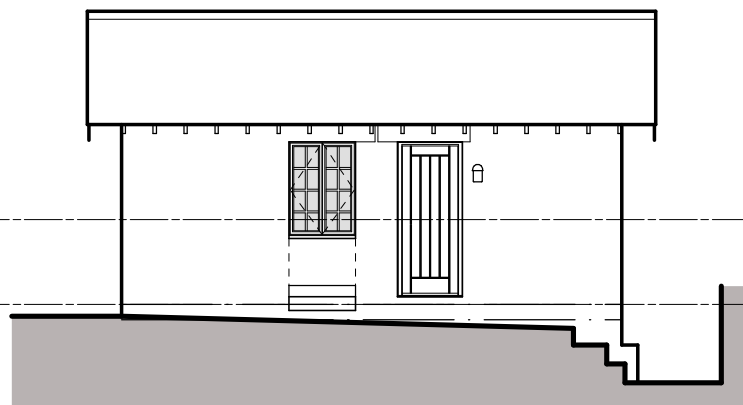
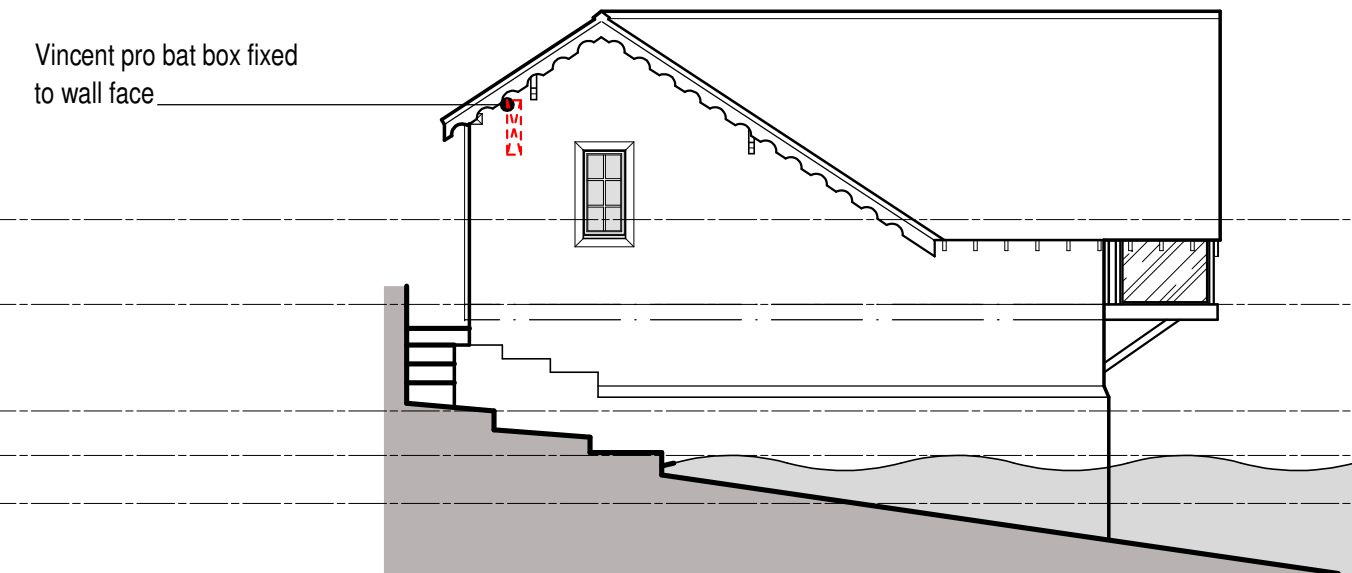




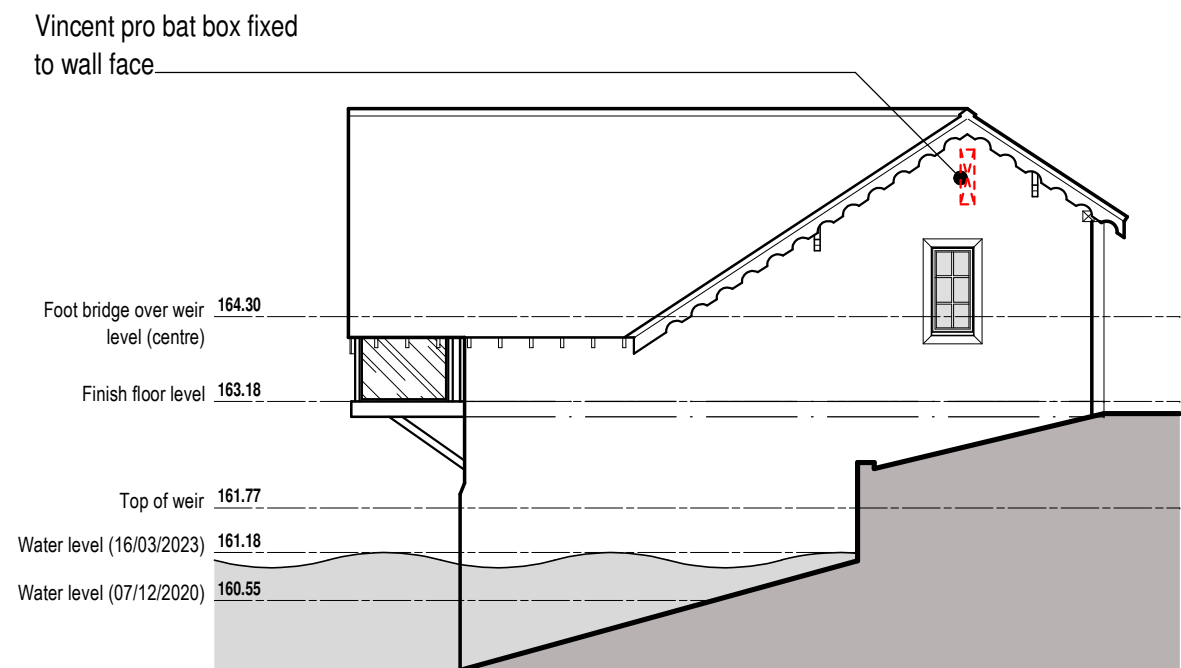
North-East Elevation



South-West Elevation



South-East Elevation



North-West Elevation

EXTERNAL MATERIALS

Roof -
Shall remain as existing.

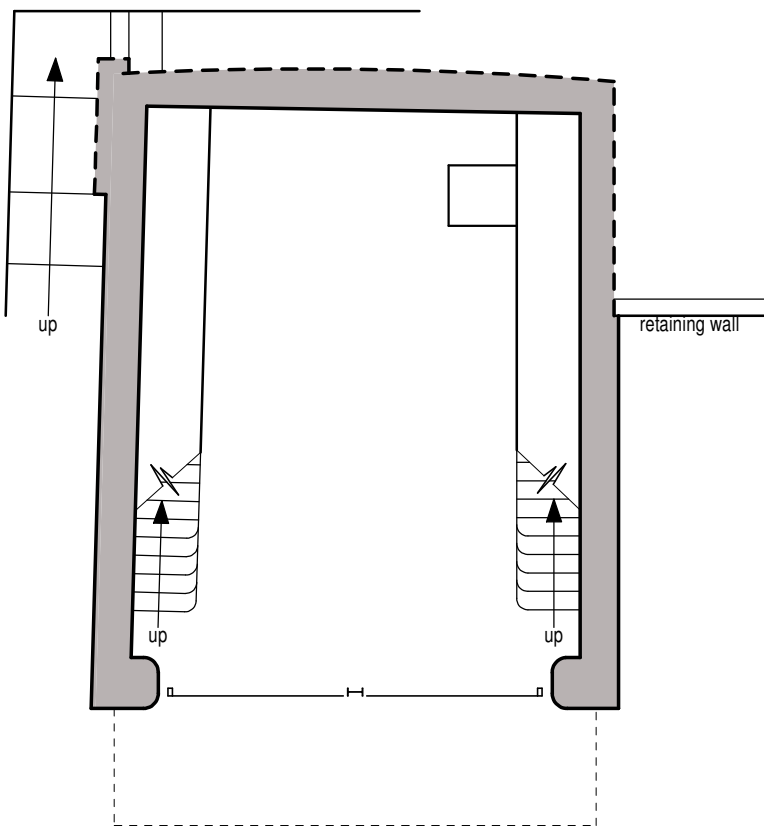
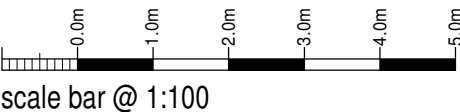
Rainwater goods -
New half-round cast aluminium guttering and circular downpipes to be installed on the South-West elevation.
Rainwater goods and fixings painted black.

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

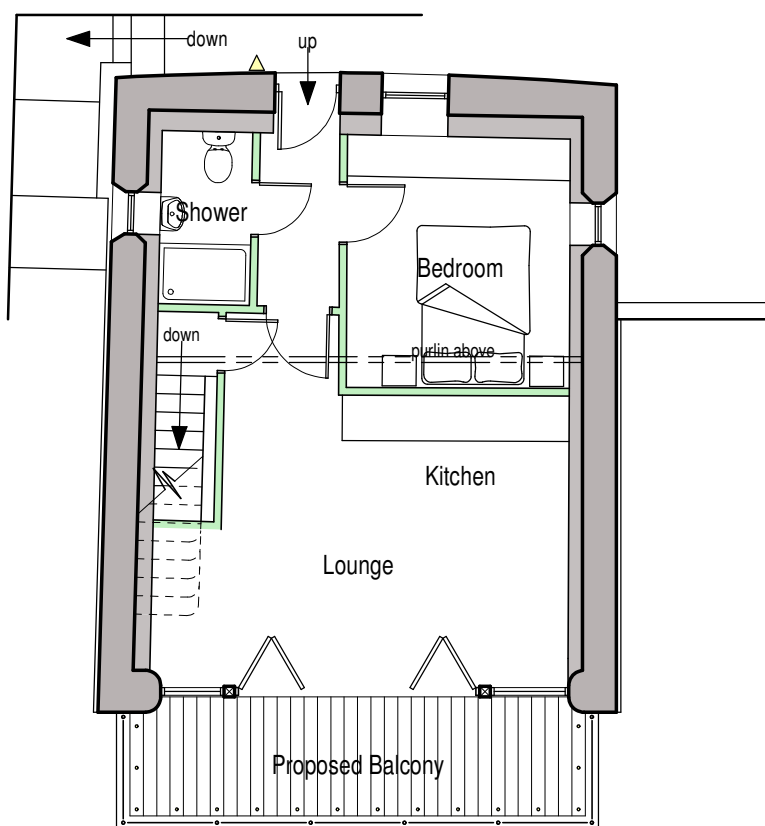
Windows -
Aluminium construction Heritage style windows finished in Graphite Black RAL 9011.
See drawing ref: 2020-2578-06 for further information.

Doors -
Entrance door to be of a vertically boarded style as indicated.
Door to be of timber construction and to be painted in Graphite Black RAL 9011.
See drawing ref: 2020-2578-07 and 2020-2578-09 for further information.

Balcony -
Composite boarded finish.
Balustrade to be of steel construction with glazed panels as indicated.
See drawing ref: 2020-2578-08 for further information.



Docking Level



Ground Floor Level

BAT MITIGATION MEASURES
2 No. Vincent pro surface mounted boxes bat boxes are to be installed on the property as specified in the accompanying ecology report.
Each to be fixed on South-East and North-West elevations as indicated.

EXTERNAL LIGHTING
External lighting is provided on the scheme in the form of a single wall mounted lantern next to the entrance door and recessed lighting to the decking area.
A warm white spectrum (ideally <2700 Kelvin) should be adopted. Luminaires should feature peak wavelengths higher than 550nm to avoid the component most disturbing to bats.
Documents regarding the lighting can be found in the information submitted with the discharge of conditions application.

- △ Wall mounted lantern
- Recessed floor mounted lighting

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.

Mr J Shaw

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

Planning Conditions
Floor Plans and Elevations

Date	July 2024	Sheet	A2	Scale	1:100
Org No.	2020-2578-10	Rev.	A	Drawn	NAW
A - 21/08/2024 - WINDOW AND DOOR COLOURS AMENDED					



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