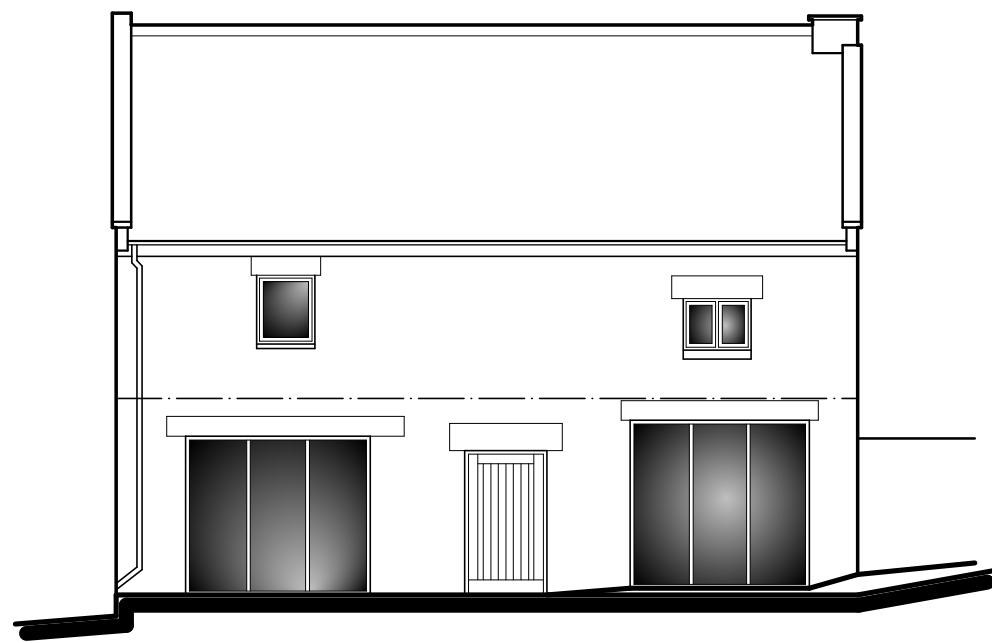
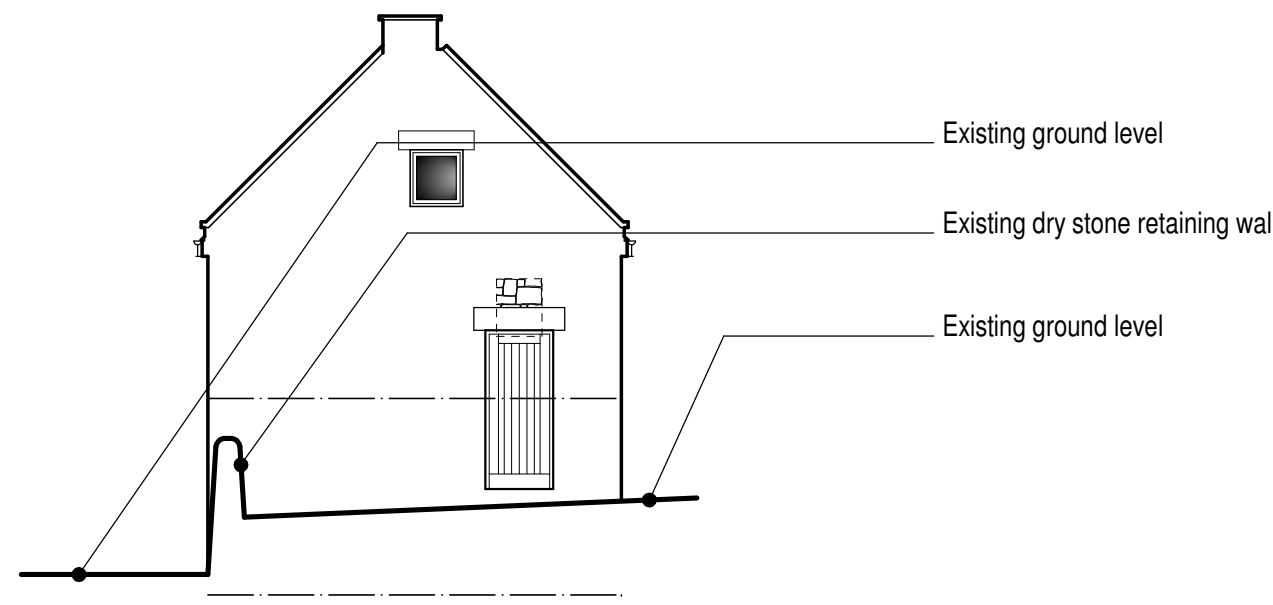
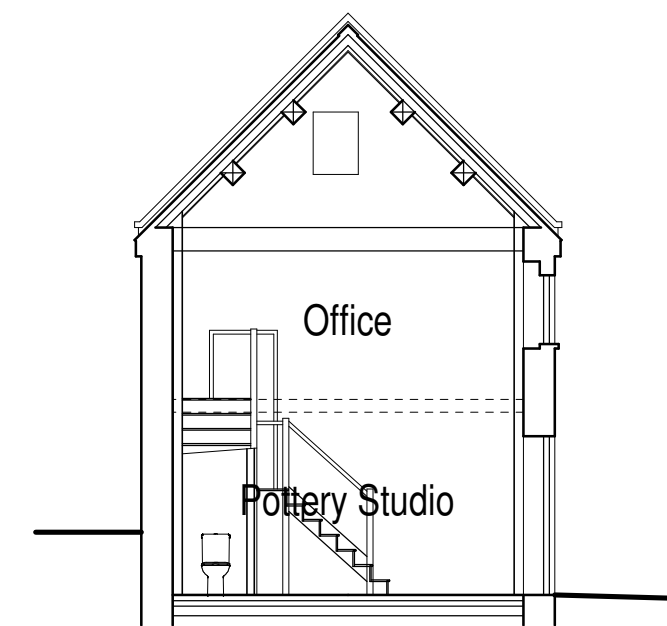




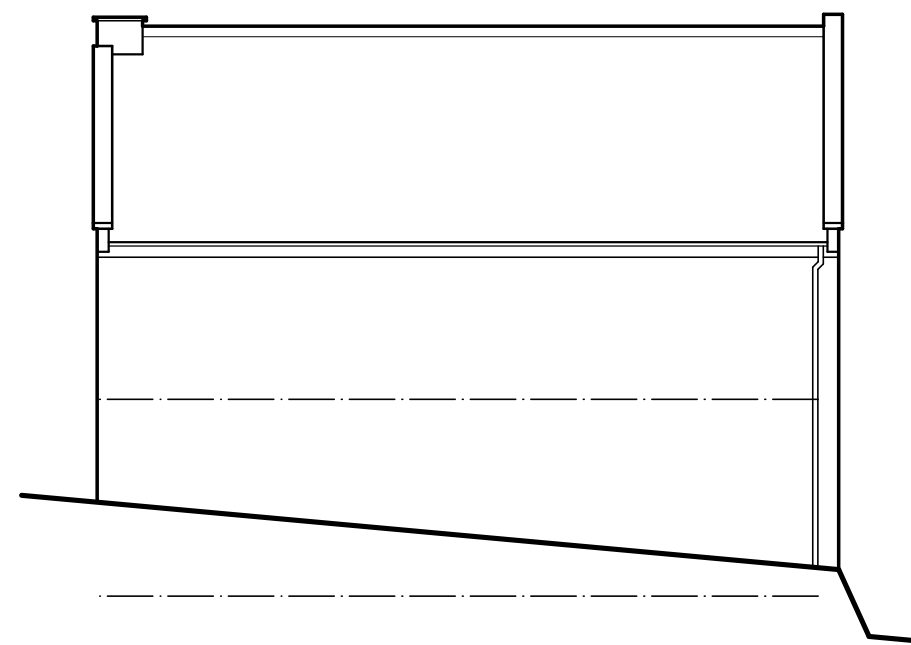
North Elevation



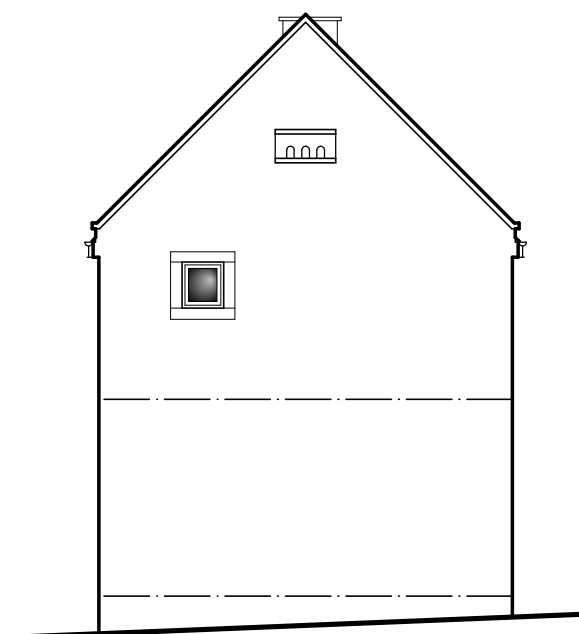
East Elevation



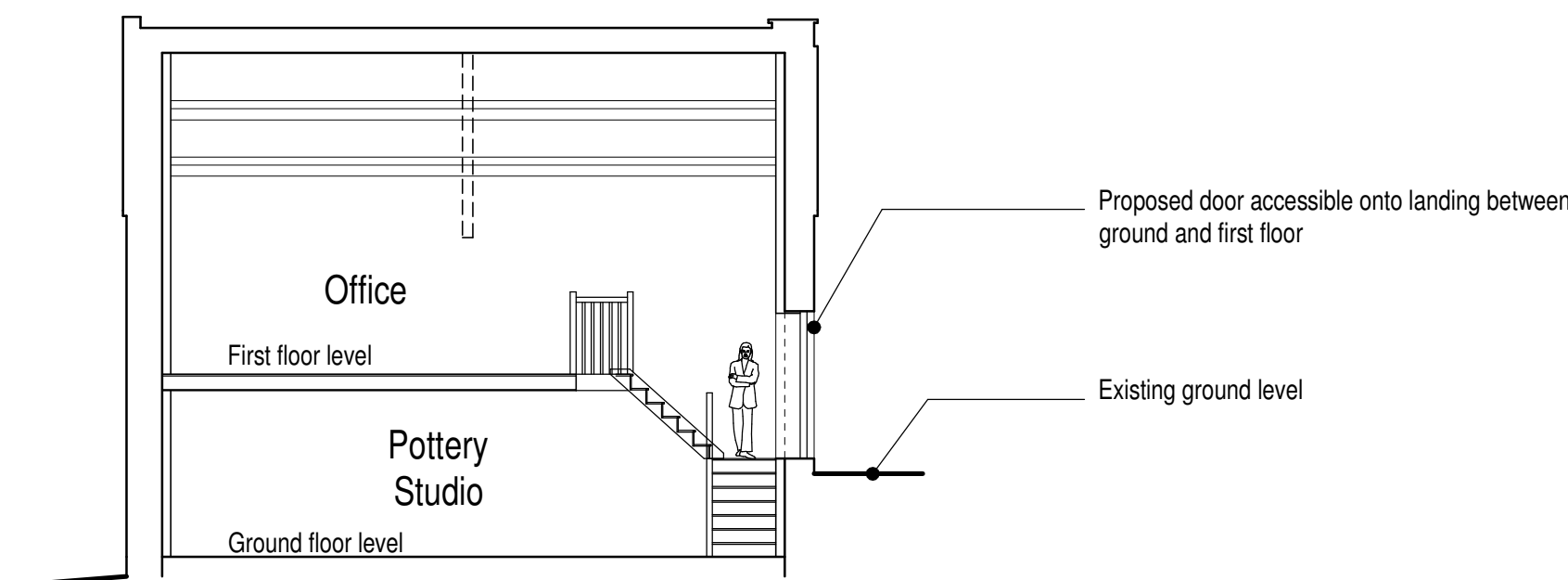
Cross Section



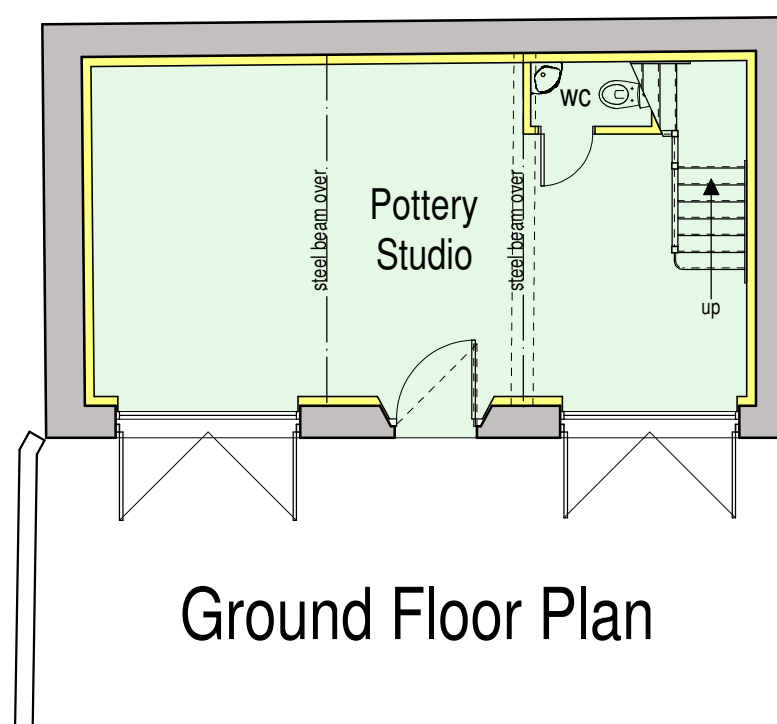
South Elevation



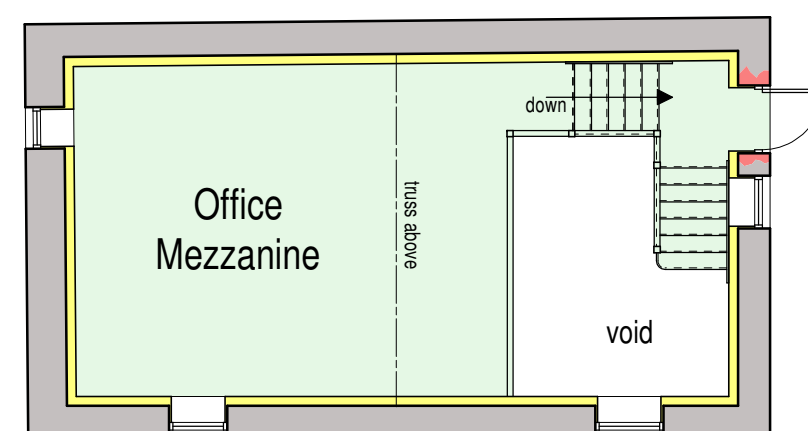
West Elevation



Longitudinal Section



Ground Floor Plan



First Floor Plan

- PROPOSAL**
It is proposed that the existing Coach House undergo a number of alterations as a means of creating a Pottery Studio with first floor Office. The material alterations are as follows;
- **Roof**
The existing plain tile roof be inspected to determine if there are any missing or defective tiles. If there are then they shall be replaced with reclaimed tiles to match existing.
Redundant chimney stack to East elevation to also be looked at to see if the flashing has been suitably dressed into the masonry.
Roof to be thermally upgraded via a combination of insulation between and underneath the existing rafters. Felt to remain as existing.
Insulation to be underdrawn with plasterboard.
All to suit current Building Regulation requirements.
 - **Rainwater goods**
Black finish uPVC half-round gutters on metal rise-and-fall brackets with circular downpipes. All to remain as existing.
 - **Walls**
Existing coursed stonework to remain with the exception of the small aperture above the new doorway to the East which shall be built-up to match the surrounding wall.
To the inner face of the external wall upgrade by provided a tanking system (to prevent the ingress of moisture), insulation and plasterboard to suit current Building Regulation requirements.
 - **Windows**
Combination of pitch hole, flush-fitting casements and full-height windows as indicated. All windows constructed from timber and finished in Olive Grey RAL 7002 to compliment the main dwelling.
 - **Doors**
Vertically boarded timber doors finished in Olive Grey RAL 7002. New vertically boarding doorway to be formed at landing level, opening complete with natural stone lintel over to suit.
Existing double doors at ground floor to remain in-situ with provision being made for holding the door leafs open during the day time to allow natural light in. Double doors to be Repainted using Olive Grey RAL 7002 to compliment surrounding joinery.
 - **Floors**
Existing suspended timber first floor to be removed and reinstated at same finished floor level using new timber floor joists and trimmers to suit proposed layout.
Beams erected at first floor height to break-up the span of the joists.
Existing ground floor, which is predominantly made-up with flag-stones and un-made ground, shall be upgraded to a insulated ground bearing slab to suit current Building Regulations.
 - **Foul Drainage**
Waste water from proposed WC shall connect on to the existing foul drainage run.

0 1m 2m 3m 4m 5m
scale bar @ 1:100

Mr & Ms Lee

Proposed Renovation of
Coach House at
Manor House,
Foxt,
Stoke-on-Trent,
ST10 2HN

Planning Proposal - Coach House
Floor Plans and Elevations

Date	Sheet	Scale
May 2024	A1	1:100
Dwg No.	Rev.	Drawn
2024-2892-06	C	RG
A - 24/05/2024 - STAIR ARRANGEMENT UPDATED - WC ADDED		
B - 10/06/2024 - NOTES ADDED TO DRAWING		
C - 16/09/2024 - LONGITUDINAL SECTION ADDED - ANNOTATIONS		



10 Cawdry Buildings, Fountain Street, Leek, ST13 6JP
Telephone: 01538 386002
E-mail: info@sammonsltd.co.uk
Web: www.sammonsltd.co.uk

This drawing is copyright.
All dimensions must be checked prior to commencement.