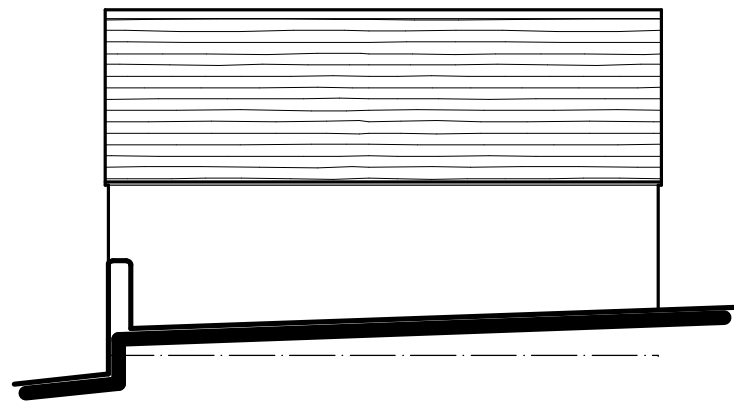
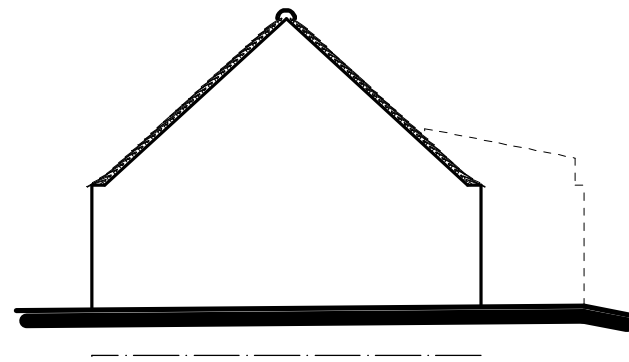
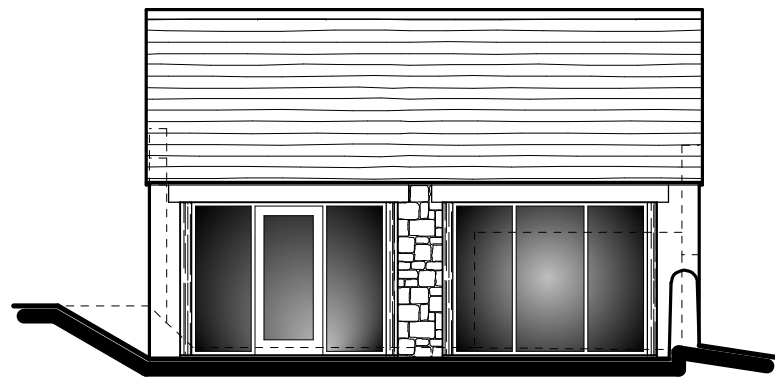




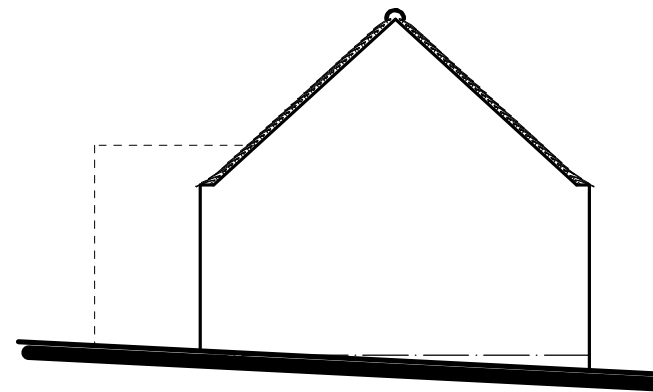
North Elevation



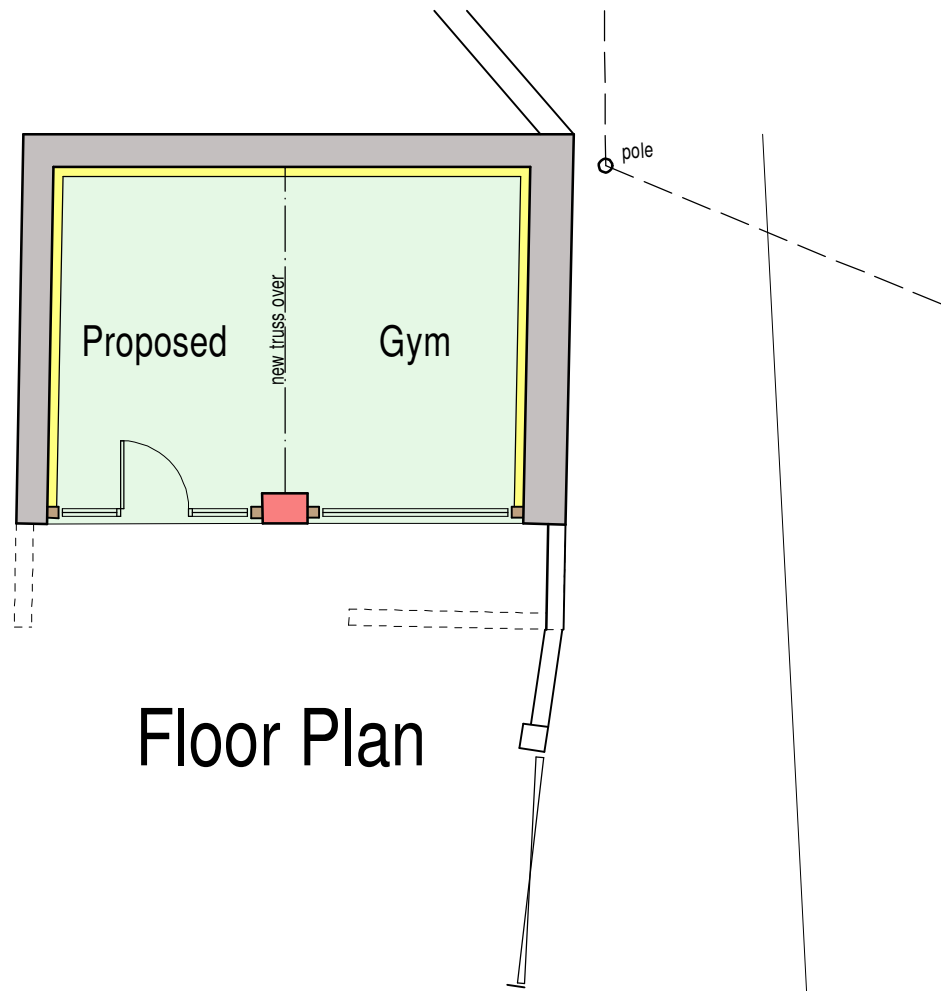
East Elevation



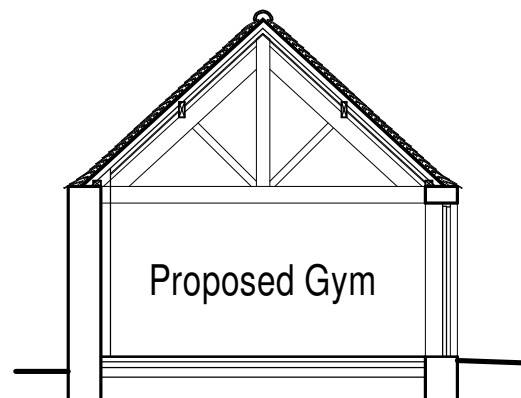
South Elevation



West Elevation



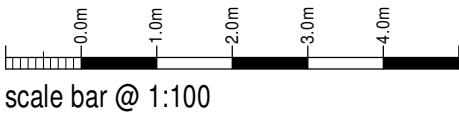
Floor Plan



Section

PROPOSAL
It is proposed that the existing garage undergo extensive alterations as a means of turning it into a Gym.
The material alterations include:

- **Roof**
A pitched roof shall be formed using traditional timber rafters, purlins and a truss.
The roof shall be insulated between and below the rafter level and underdrawn using plasterboard.
All to suit current Building Regulation requirements.
The external finish shall be plain clay tiles in blue to compliment the roof of the Coach House opposite.
- **Rainwater goods**
Black finish uPVC half-round gutters on galvanised rise-and-fall brackets with circular downpipes. Fixings to suit.
- **Walls**
Existing wall, which is a combination of concrete blockwork and coursed stonework, shall have the concrete blockwork portions removed as indicated by dashed lines.
The new wall to the South shall be of a cavity wall construction with an external finish of stonework to match existing.
The existing walls shall be thermally upgraded internally and tanked to prevent the ingress of moisture. Walls to be finished with plasterboard, all installed to suit current Building Regulation requirements.
- **Window**
Full height aluminium window with black frames.
Opening complete with natural stone lintel.
- **Door**
Fully glazed timber doorset with flanking sidelights as indicated.
Door and frames to be of aluminium construction, finished in black.
Opening complete with natural stone lintel.
- **Floor**
Existing ground to be broken-up and replaced with a Building Regulation compliant, insulated ground bearing slab.



Mr & Ms Lee

Proposed Reconstruction of Garage
and Conversion into Gym,
Manor House, Foxt,
Stoke-on-Trent,
ST10 2HN

Non-Material Amendment
Garage
Floor Plan and Elevations

Date	December 2024	Sheet	A2	Scale	1:100
Org No.	2024-2892-19	Rev.	A	Drawn	RG
A - 11/12/2024 - WINDOW AND DOOR COLOURS AMENDED					



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