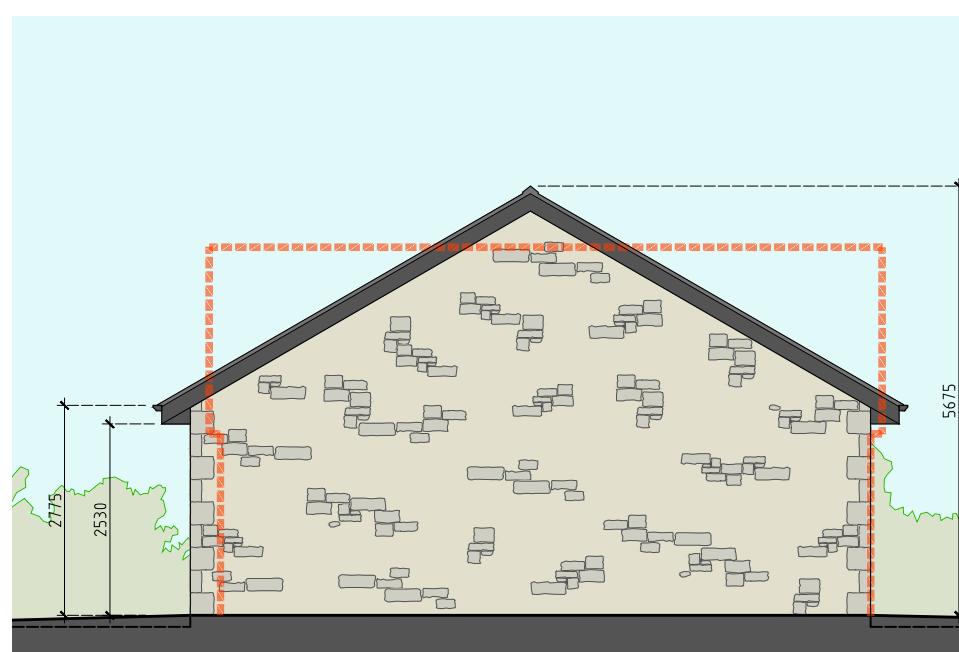
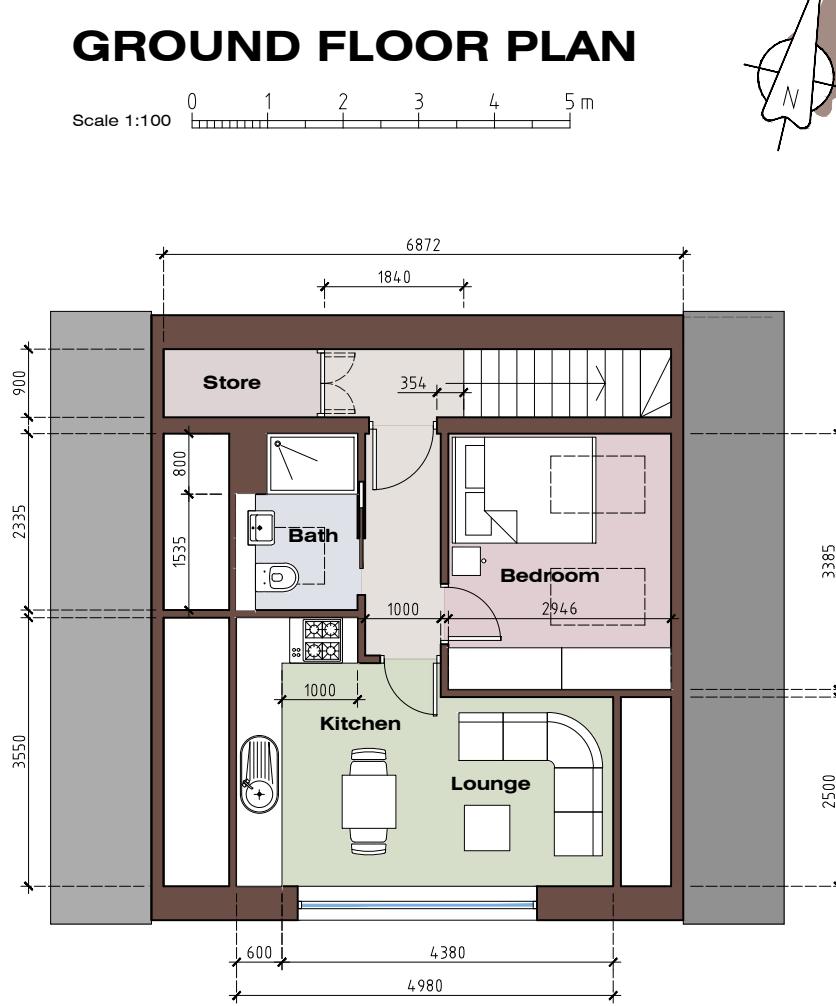
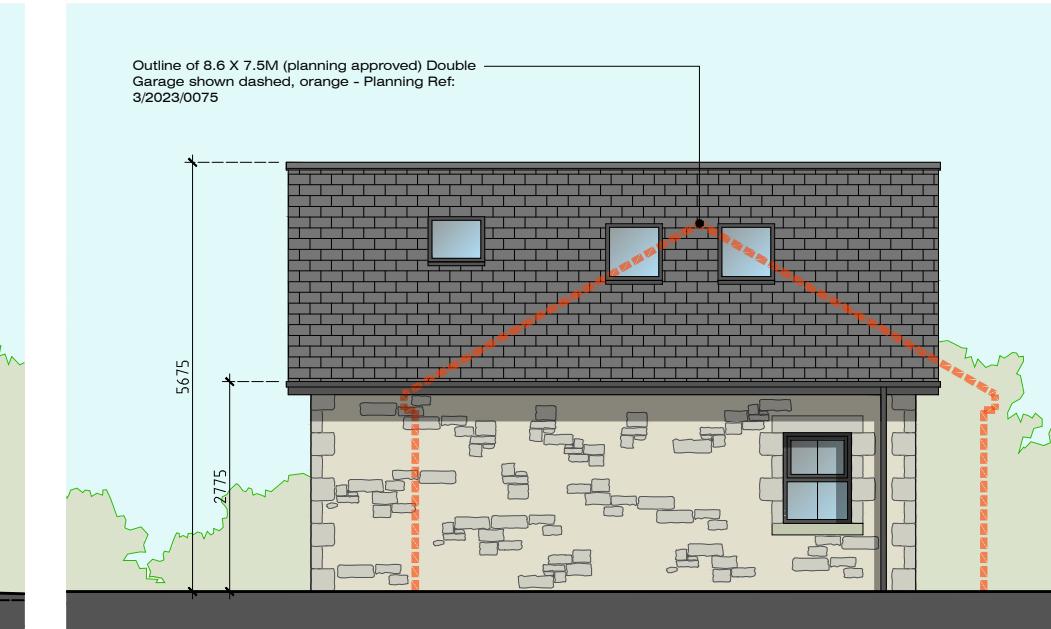
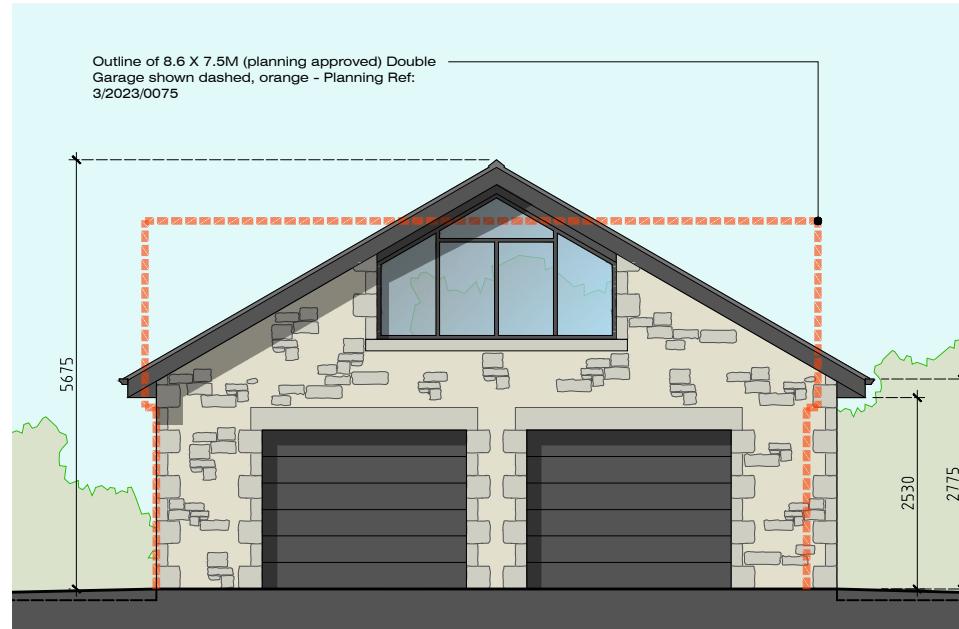
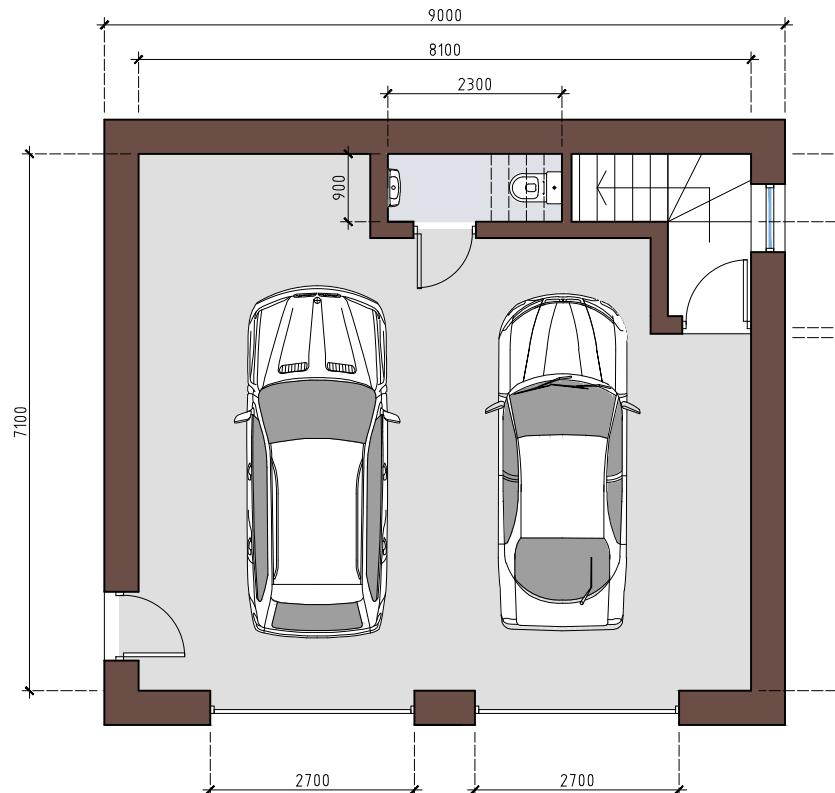


# DETACHED GARAGE WITH ROOM-IN-ROOF: PROPOSED FLOOR PLANS AND ELEVATIONS

TAN YARD FARM - RIBCHESTER ROAD - HOTHERSALL - PR3 3YA



## PROPOSED BUILDING MATERIALS:

**External Walls:**  
Locally sourced reclaimed natural stone laid in random coursing with natural stone quoins to match surrounding converted barns/ dwellings. New openings to be formed using natural stone heads.

**Pitched Roof:**  
Natural slate tiles and ridge tiles. Gable end verges to be traditionally mortar struck with black UPVC clad verge, soffit and fascia boards.

**Rainwater Goods:**  
Black UPVC Ogee profile guttering and round/ square (TBC) downpipes. Exact number and location of downpipes to be confirmed and agreed with the Building Inspector.

**Windows:**  
Black UPVC frames to match surrounding properties. All window frames to incorporate thermally efficient double glazed units to meet the requirements of Building Regs Approved Document L.

Feature pitched glazing (Kitchen/ Lounge window) to incorporate fire egress window to meet the requirements of Building Regs Approved Document B (Fire Safety).

**Rooflights**  
Velux or equivalent approved rooflights - size/ specification and opening requirements to be confirmed.

**Doors:**  
Garage doors to be black composite sectional doors. New Personnel door to be black UPVC incorporating a glazed vision panel.

This drawing is to be used for the purposes of obtaining planning permission only, and should not be used for Building Regulations, Pricing/ Tendering or Construction purposes.

Rev-A: Minor amendments (17.12.24)