The Manor House. Hallgate, Fleet, PE12 8NG
Coach House Design Statement – July 2021

Existing Coach House Front (West) Elevation:



Fig1: Front (West) Elevation

<u>Roof</u>:

1. To fit new felt and batten to roof to make watertight and ensure structural integrity. To preserve all existing roof tiles. To repair gable brickwork using lime mortar. (***Fig1/2****)*
2. To replace two glass roof tiles with two recessed opening windows to Rear (East) Elevation (***Fig2/3***)
3. To install two recessed opening windows to Front (West) Elevation (***Fig1/3***)



Fig:2 Photograph of current Rear (East) Elevation

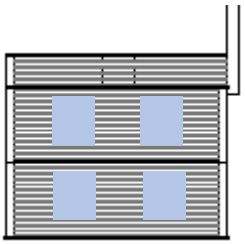


Fig3: Proposed roof lights

External:

4. To reinstate door to the Side (South) Elevation, in place of the existing window (***Fig4/5***).
5. To build external staircase (***Fig5***)
6. To reinstate bricked up window on Side (North) Elevation (***Fig6***) with large opening timber sash window (***Fig7***)



Fig:4 Photograph of current Side (South) Elevation

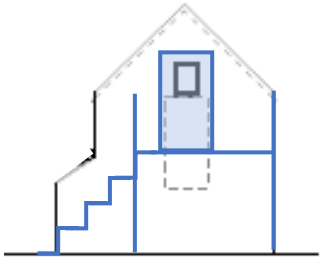


Fig5: Proposed staircase and door



Fig6: Photograph of current Side (North) Elevation

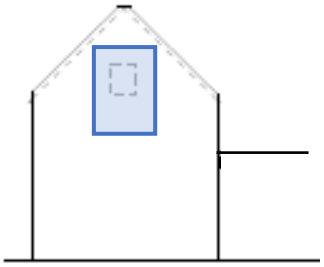


Fig7: Proposed window

Internal 1st Floor:

7. To replace all rotten floorboards with moisture proof flooring
8. To replace rotten timber joists with reclaimed wood. Please see ***Fig8*** for a map of the 1st floor timbers that will be replaced with reclaimed wood. ***Fig9*** photo. *Please note: every attempt will be made to preserve the beams and joists, but if when removing the floorboards additional rotten timbers are found to be present, they will be replaced with reclaimed wood to ensure structural integrity of the 1st floor.*

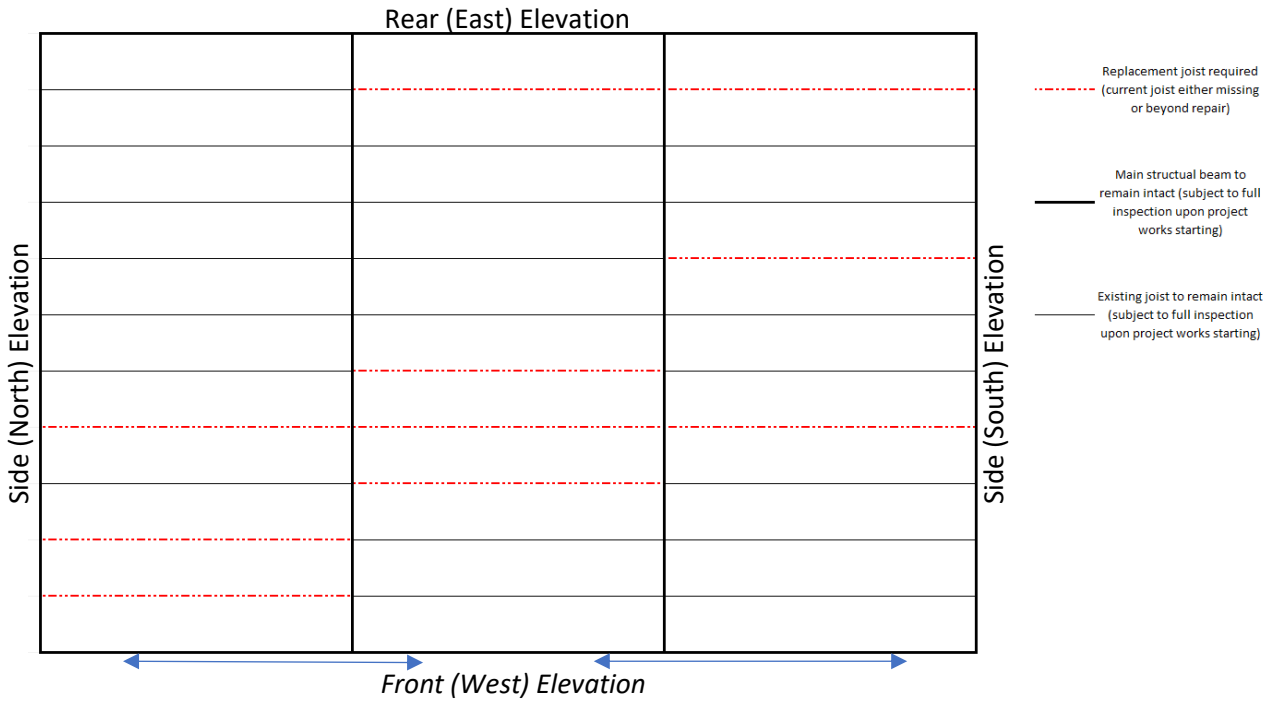


Fig8: *Inside map of* 1st floor timbers either to be replaced or preserved.



Fig9: Inside the Coach House looking up at the 1st floor beams, joists and underside of the floorboards