The Manor House. Hallgate, Fleet, PE12 8NG
Coach House – Conditions Nov21

As per Full Planning Application (References H05-0849-21) and Listed Building Consent (reference H05-0850-21) for "Works to coach house including roof timbers, doors, windows and staircase". This document includes an update that moves the Staircase/Door side from South to North, and the Sash Window from North to South (to increase privacy and reduce any visual impact from the front) and also provides the detailed design of the staircase, door and side window as set out in the conditions of approval.



Fig1: Photograph of current Side (North) Elevation

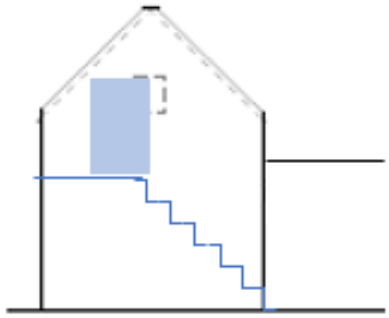


Fig2: Proposed staircase and door

Conditions:

- **Staircase:** mild steel metal staircase painted with anti-corrosive zinc-based paint, with chequer plate anti slip treads (Example seen in ***Fig3***).
- **Door Timber:** Solid timber softwood construction, framed, ledged and braced construction. (Example in ***Fig4***).
- **Door Lintel:** Lintel (stone inside) and red brick arch on outside. Similar to current garden access. (See ***Fig5***)



Fig3: Staircase example



Fig4: Door example



Fig5: Door lintel arch example

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Fig:6 Photograph of current Side (South) Elevation

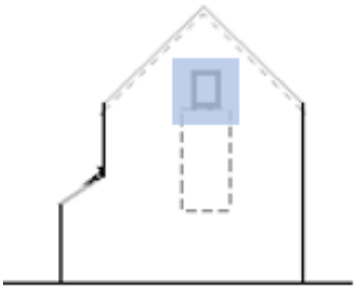


Fig7: Proposed sash window

Conditions:

- **Sash Window:** Victorian Sash Window. Wood, Glass. 115cm square. Similar to current kitchen window (see ***Fig8***).
- **Window Lintel:** Lintel (stone inside) and red brick arch on outside. (see ***Fig8***)
- **Window Sill:** Stone sill similar to current windows at the front of the property (see ***Fig9***)



Fig8: Current Kitchen window with window type and arched lintel example



Fig9: Current front window with stone sill example