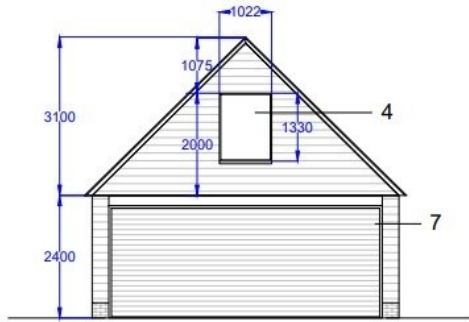
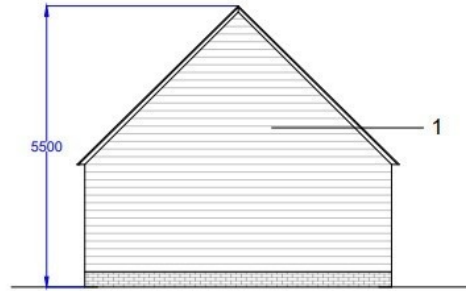
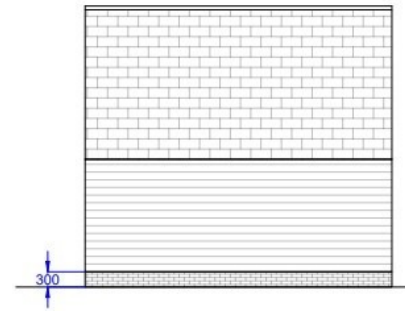




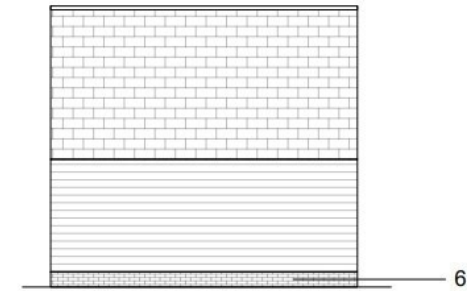
Proposed West Elevation



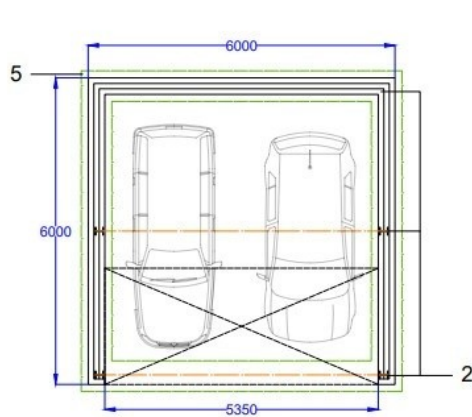
Proposed East Elevation



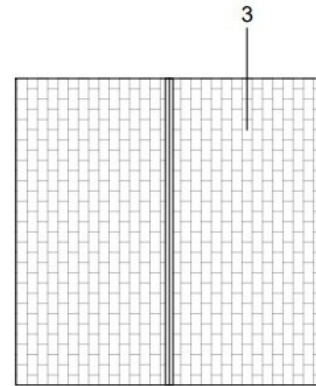
Proposed South Elevation



Proposed North Elevation

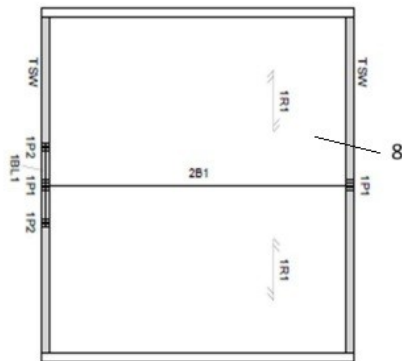


Proposed Ground Floor Plan



Proposed Roof Plan

1. Exterior Walls
The walls are constructed with horizontal timber cladding arranged in overlapping timber boards, giving the structure a traditional rural aesthetic while offering natural weather resistance.
2. Structural Framing
The newly proposed timber pitched roof will be supported by a steel ridge beam, which in turn will be supported by timber posts. There will be two steel goalpost sway frames, one at the front of the garage and one in the middle. The rear of the garage will be formed using a rigid timber frame. Vertical gravity loads and the lateral wind loads will be supported by traditional reinforced concrete foundation strips. A structurally independent reinforced concrete slab will sit within the garage plinth wall to support car/van loads.
3. Roof
The roof is pitched with a tiled roof. The tiles, where possible, will match those on the main building.
4. Windows
There will be one window to the front gable. This has been positioned/sized to look similar to the original.
5. Foundation Base
The garage will be supported on traditional reinforced concrete foundation strips. These foundations will also support a set of new retaining walls.
6. Brickwork
Low masonry plinth with an upstand visible just above ground level. This will be constructed of bricks which, as far as possible, will match the brick colour of the main property. This will help protect the timber cladding from moisture. As the external ground level slopes down towards the rear of the garage, the ground-bearing reinforced concrete garage slab will be laterally supported by reinforced concrete-filled hollow-block retaining walls that will sit behind the brick fascia.
7. Garage door
High quality roller shutter door finished in natural timber effect powder coating to complement the surrounding timber cladding. The roller shutter will be constructed from durable aluminium laths with a low maintenance, corrosion resistant surface.
8. First Floor
Accessed from ground floor by way of ladder



Proposed First Floor Plan



Site Address: Wynstay House, Stockcroft Road Balcombe West Sussex RH17 6LH	Title: Proposed Detached Garage
Project: Detached Garage Replacement	
Drawing No: 402505/007	Rev A
Date: May 2025	Scale: 1:50 @ A1
Status: Planning	
Client: Andrew Owen	
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