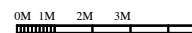




BLOCK PLAN AS PROPOSED 1:200
12 SCHOOL ROAD, PEAK DALE



DESIGN STATEMENT

THE PROPOSAL RELATES TO THE CONSTRUCTION OF A NEW GARAGE TO THE REAR OF THE PLOT. THE GARAGE IS SO DESIGNED TO ALLOW FOR A VEHICLE AND WORKBENCH ETC AND A STORAGE AREA TO A MEZZANINE FLOOR ABOVE.

THE GARAGE IS DELIBERATELY RETAINED INTO THE RISING GARDENS LEVELS TO THE REAR. TAKING INTO ACCOUNT THAT THE DRIVE TO PROPERTY TO THE REAR IS A MIN OF 800mm ABOVE THE GROUND LEVEL AROUND 12 SCHOOL ROAD (SET AS THE FLOOR LEVEL OF THE GARAGE) AND A 1800 HIGH BOUNDARY FENCE SITS THERETO. THE SOFFIT LINE OF THE GARAGE THUS SITS IN LINE WITH THE TOP OF THE FENCE AND AS THE ROOF PITCHES AWAY FROM THE REAR BOUNDARY, THE MASS OF THE GARAGE MOVES AWAY FROM THE DWELLING TO THE REAR. THE FULL RIDGE HEIGHT BEING SOME 5M AWAY FROM THE BOUNDARY THUS REDUCING OVERSHADOWING TO THE PROPERTY TO THE REAR
IT SHOULD ALSO BE NOTED THAT DUE TO THE ORIENTATION OF THE TWO PROPERTIES RELATIVE TO THE SUN, THE GARAGE ITSELF WILL NOT CREATE AN OVERSHADOWING LINE TO THE SIDE OF THE PROPERTY AT 1 CHURCH AVENUE

THE GARAGE IS TO BE AN INSULATED CAVITY CONSTRUCTION WITH EXTERNAL RECON TO MATCH THE MAIN DWELLING WITH BLUE/GREY SLATE TO THE ROOF COVERINGS TO MATCH.

DWG: PROPOSED
12 SCHOOL ROAD
PEAK DALE

REVISIONS:

1:200	CHECKED:
DATE: FEB'23	DRAWN:

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BLOCK PLAN 01

12 SCHOOL ROAD