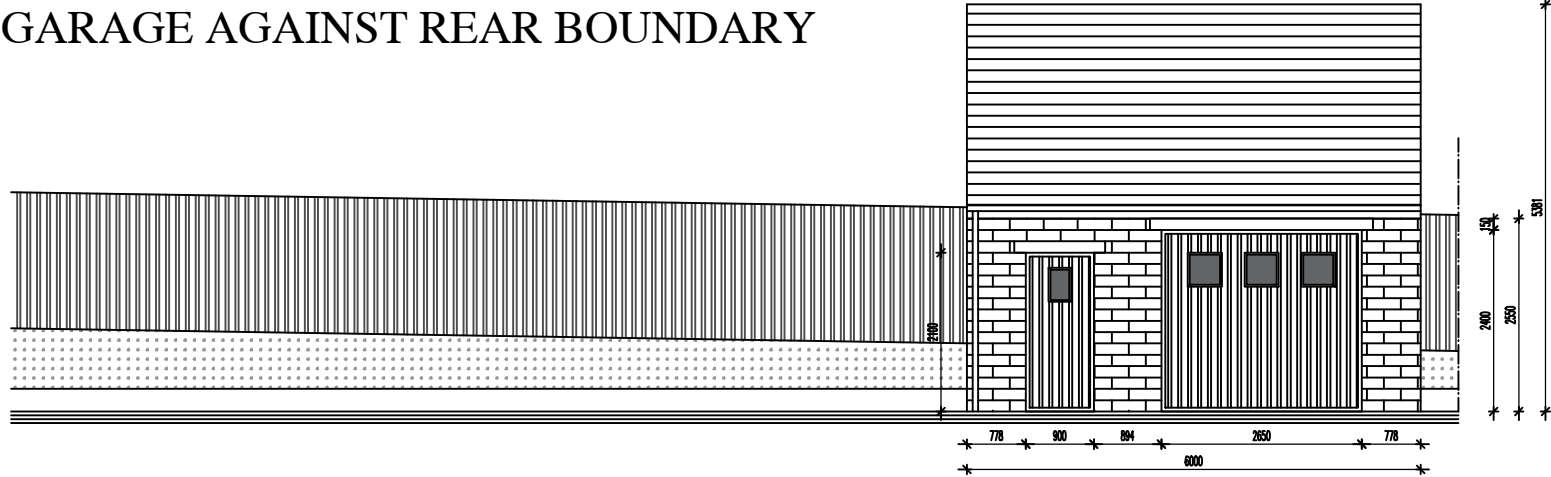
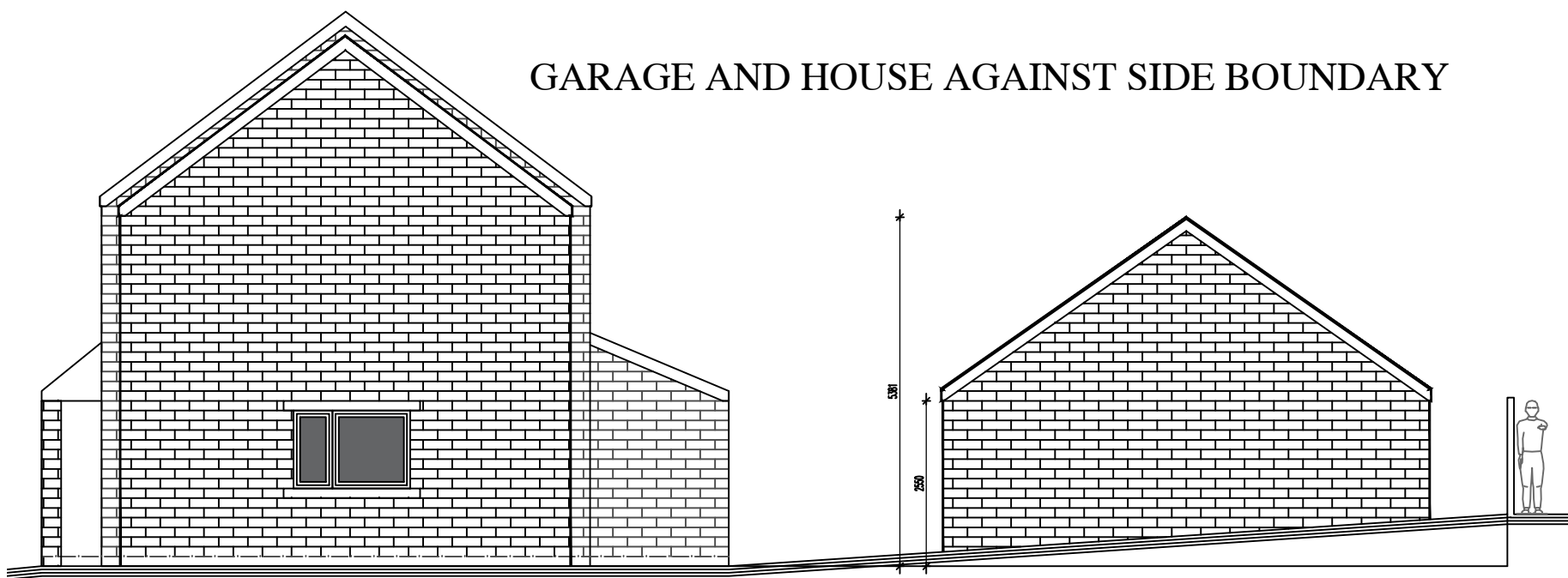


GARAGE AGAINST REAR BOUNDARY



GARAGE AND HOUSE AGAINST SIDE BOUNDARY



GARAGE AGAINST REAR BOUNDARY WITH 1 CHURCH LANE



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 BUILT UP OFF AN INSULATED GROUND BEATING SLAB TO 600x300 CONCRETE STRIP FOOTINGS. BASE TO BE MOT WITH 1200g DPM TO 25 SAND BLINDING. 150 GROUND BEARING KINGSPAN. 500g ISOLATING MEMBRANE AND 150 CONC SLAB OVER. ALLOW FOR 25 UPSTAND INSULATION AND TAPE AND SEAL DPM/DPC. WALL TO BE CONSTRUCTED AS CAVITY CONSTRUCTION WITH 7N INTERNAL BLOCK, 100mm FULL FILL CAVITY WITH KINGSPAN THERETO. EXTERNAL RECON TO MATCH MAIN DWELLING.

WALL TAKEN UPTO WALLPLATE LEVEL AT 2700mm TO PICK UP 150x75 C24 GRADE RAFTERS AT 400ctrs TO PITCH OF 35deg. RAFTERS TO TAKE MID SPAN FROM PLY DIAPHRAGM STUD SUPPORTED FROM STEELS AT MEZZANINE FLOOR LEVEL. RAFTERS TAKEN UPTO STEEL RIDGE BEAM AND HUNG FROM TIMBER PACKERS INTO WEB THERETO. ALLOW FOR 100 KINGSPAN BETWEEN RAFTER AND 50 BELOW TO PBD AND SKIM FINISH. BATTEN TO MEMBRANE OVER TO TAKE BLUE/GREY SLATE COVERINGS TO MATCH. ALLOW FOR FLUSH PVC SOFFIT BOARDS FINISHED BLACK.

SITE ELEVATIONS AS PROPOSED 1:100

DWG: PROPOSED

12 SCHOOL ROAD

PEAK DALE

REVISIONS:

1:100	CHECKED:
DATE: FEB'23	DRAWN:

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PROPOSED 11

12 SCHOOL ROAD