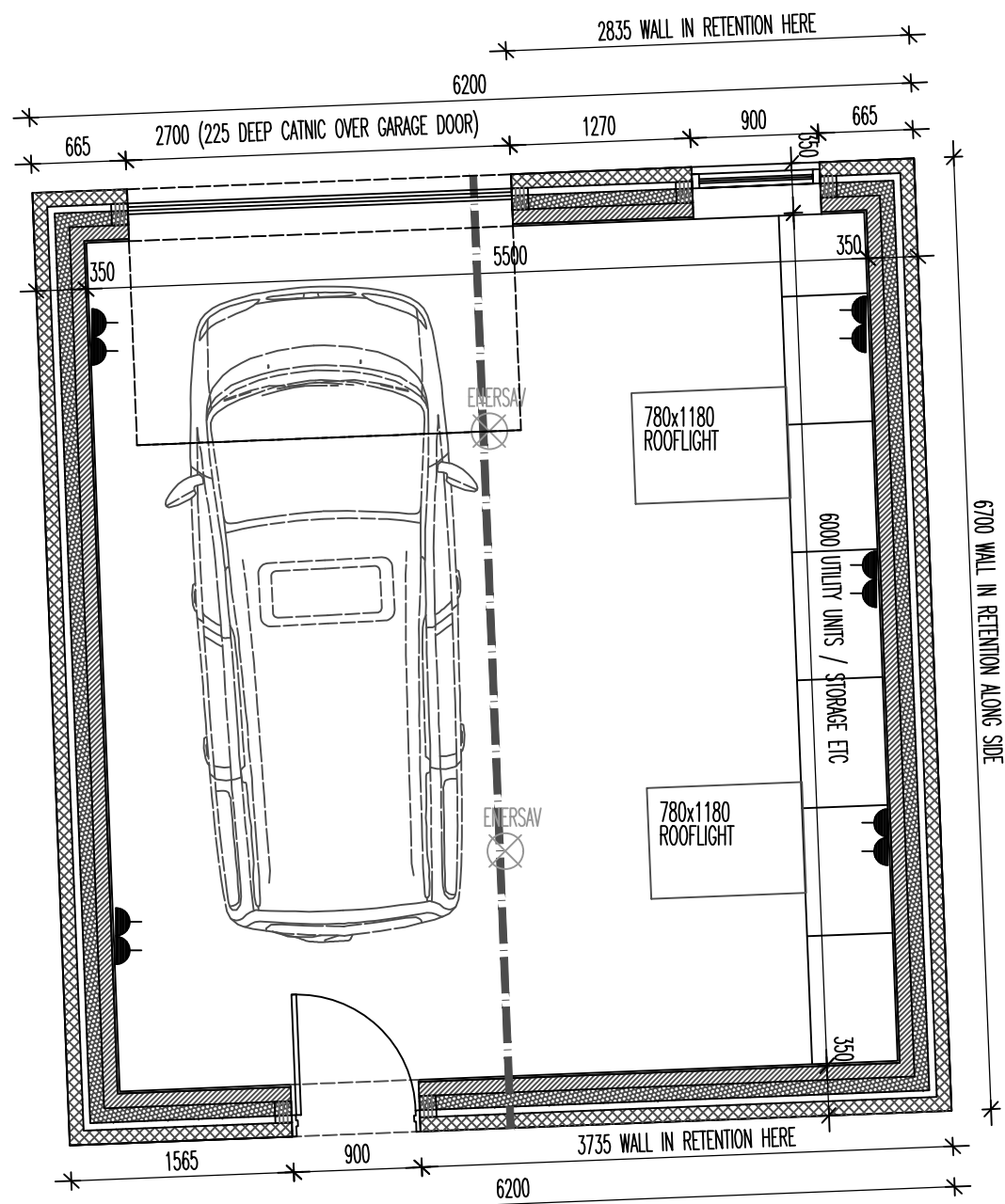
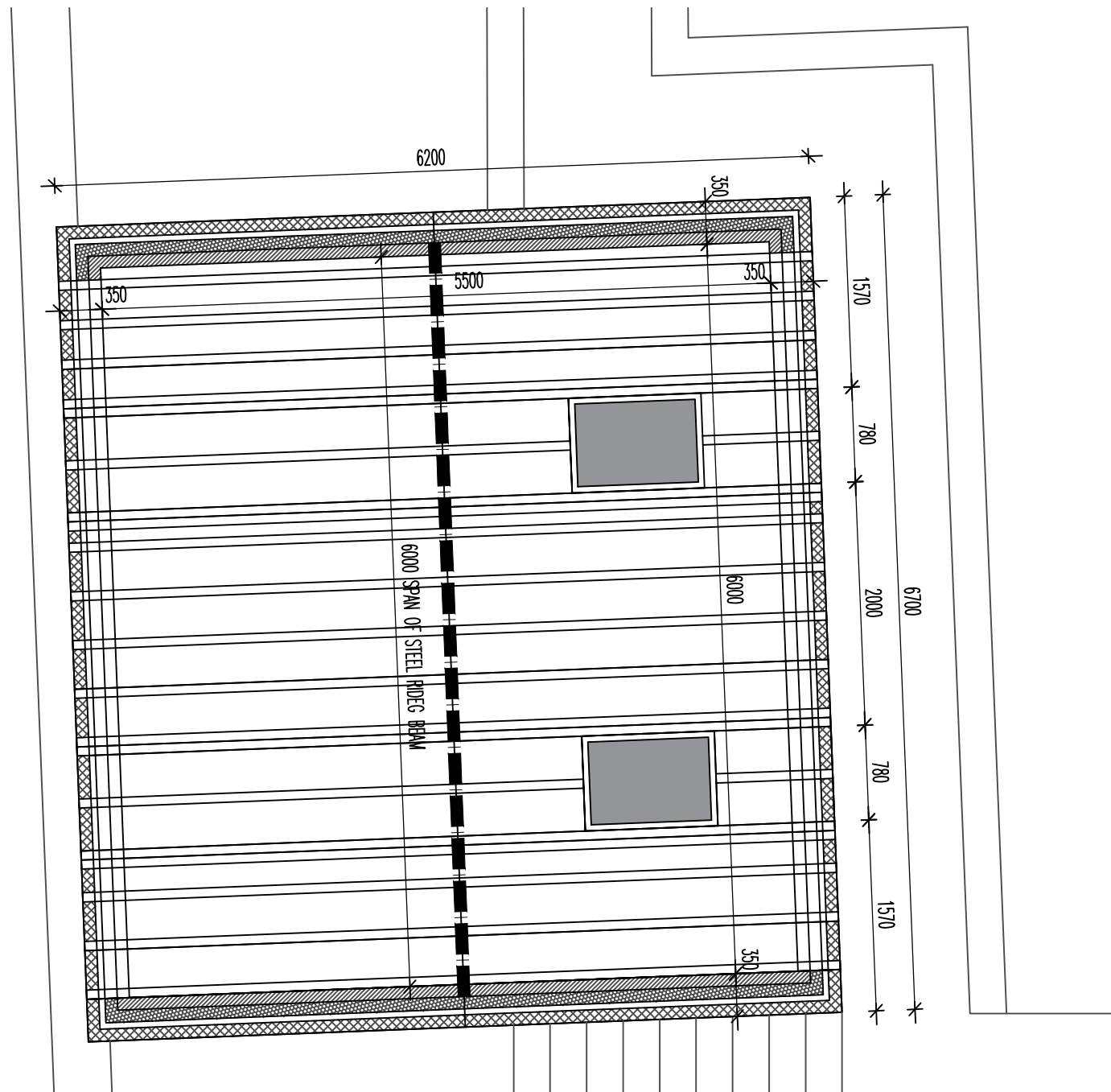
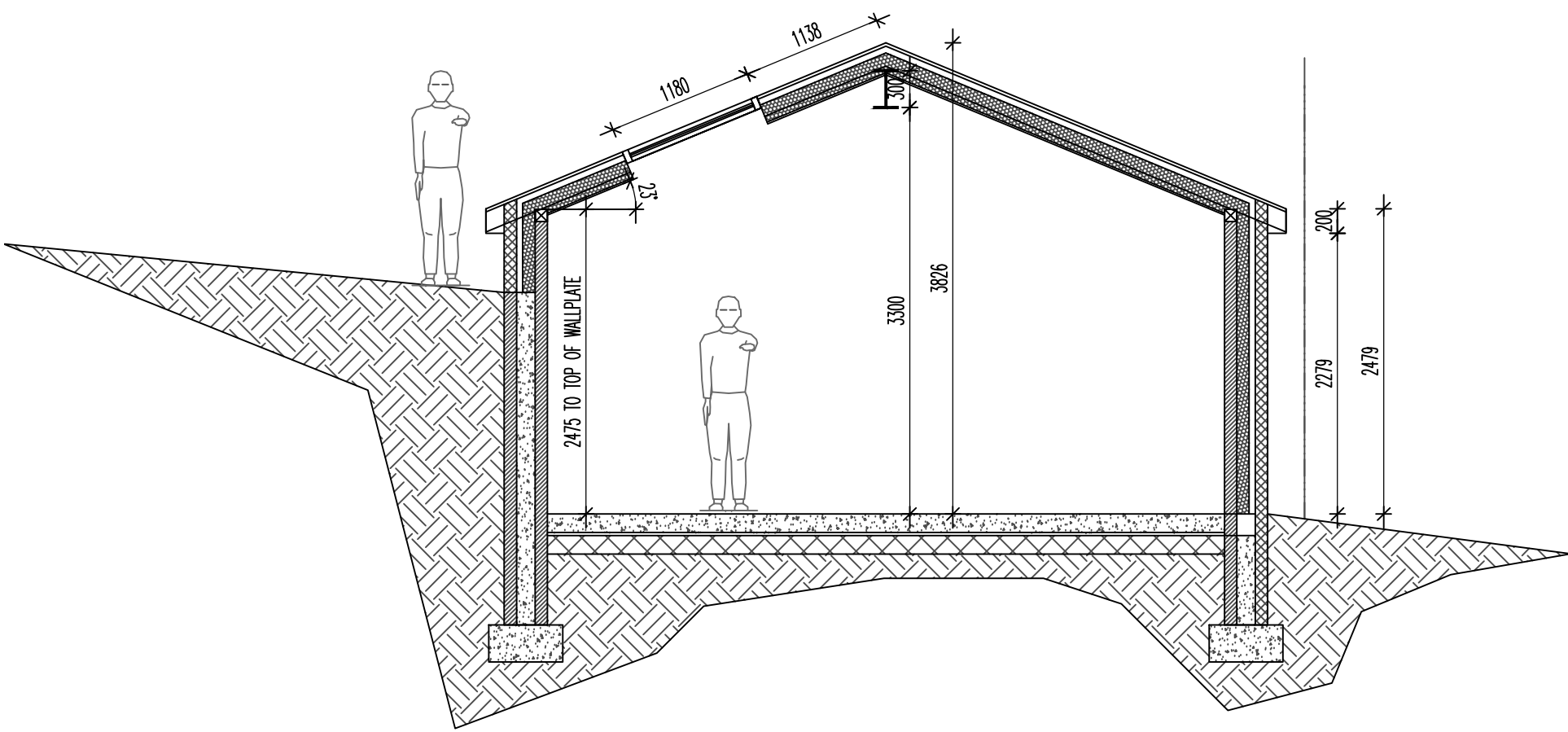




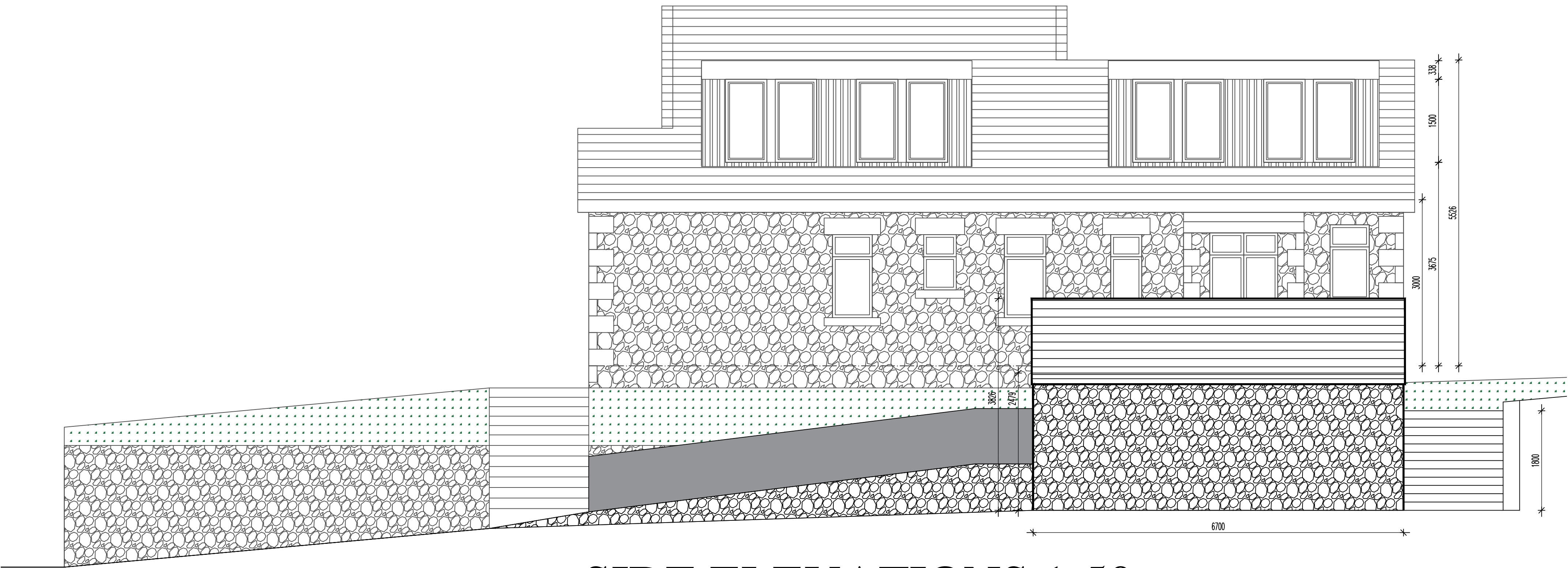
GROUND 1:50



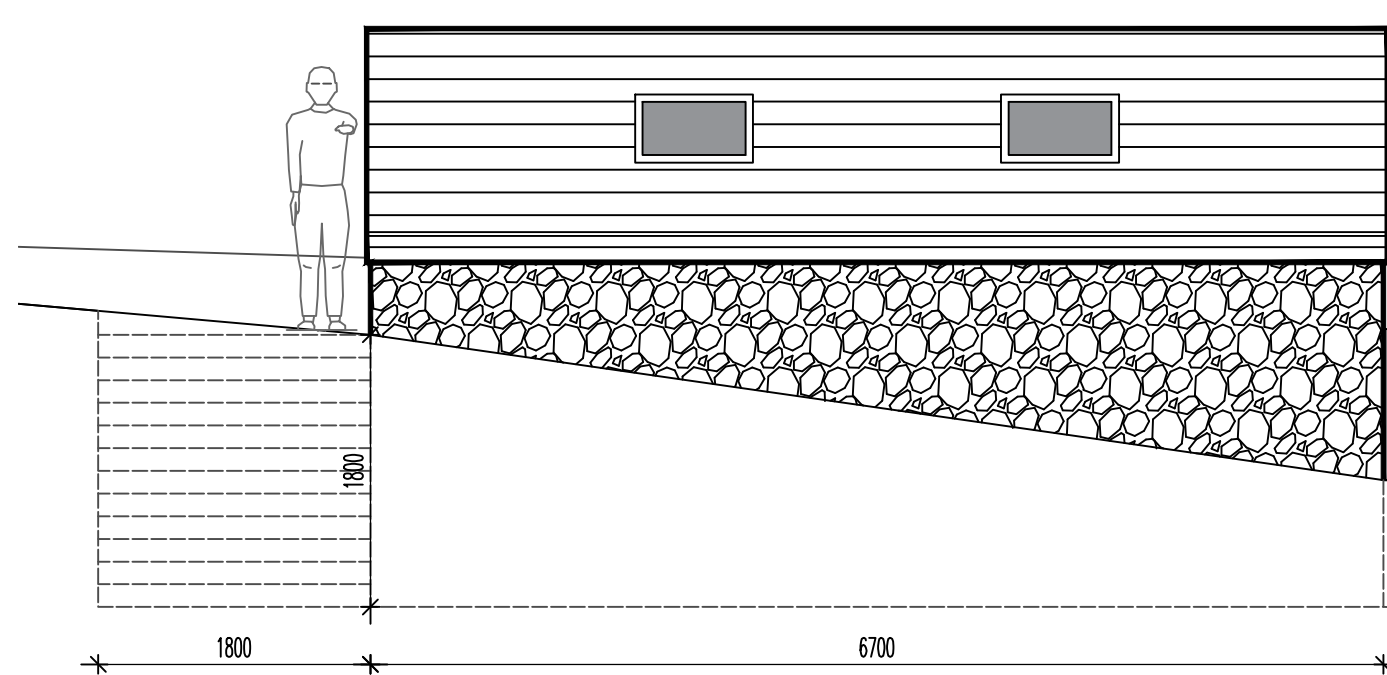
RAFTER PLAN 1:50



SECTION 1:50



SIDE ELEVATIONS 1:50



THE PROPOSAL RELATES TO THE DEMOLITION OF THE FORMER TIMBER FRAMED GARAGE AND ITS REPLACEMENT WITH A GARAGE/UTILITY RETAINED INTO THE RAISED GARDEN TO THE SIDE. THE GARAGE IS POSITIONED FURTHER BACK IN THE SITE SO AS TO EXTEND THE DRIVE AND MOVE THE GARAGE STRUCTURE BACK FROM THE PRINCIPAL STREET FACING ELEVATION. RETAINING THE GARAGE INTO THE GARDEN ALSO REDUCES THE IMPACT OF THE GARAGE IN CONTEXT TO THE MAIN DWELLING AND ALSO THE HEIGHT ON THE BOUNDARY LINE.

THE GARAGE IS TO BE BUILT UP OFF STRIP FOOTINGS TO A DEPTH AGREED WITH BUILDING CONTROL ON SITE. (600X300 REINFORCED CONC). FLOOR BASE TO BE A GROUND BEARING SLAB MAKE-UP (SUGGEST WITHOUT INSULATION THERETO BUT DISCUSS WITH CLIENT). 150 MOT TO 25mm SAND BLINDING, 1200G DPM/TANKING, BASE FLOOR SUGGEST 150 DEEP REINFORCED CONC SLAB. REAR AND SIDE WALLS TAKEN UP AS RETAINED WALL TO REAR AND SIDE WHERE IN RETENTION WITH TANKING MEMBRANE THERETO TAPED AND SEALED TO DAMP/GROUND TANKING MEMBRANE. WALLS ABOVE TO BE 350 O/A WITH 7N INTERNAL BLOCK UPTO WALLPLATE LINE (100 DEEP WALLPLATE STRAPPED TO WALL AT 1200MM CTRS). 150 CAVITY WITH 100 KINGSPAN THERETO (THERMALLY SEALED TO OPENINGS) AND OUTER RANDOM COURSED STONE (CROPPED TO BE TIED TO CAVITY WITHOUT BACKING BLOCK).

ROOF STRUCTURE OVER TO 150X75 C24 GRADE RAFTERS AT 400ctrs UPTO STEEL RIDGE BEAM. ALLOW FOR DOUBLE TRIMMING TO FRAME OUT FOR 780X1180 VELUX AS INDICATED. BATTEN OVER BREATHABLE MEMBRANE TO TAKE SLATE COVERINGS TO MATCH TO BOX SOFFIT. INSULATE BETWEEN AND BELOW RAFTER TO ALLOW FOR 150mm KINGSPAN THERETO.

ALLOW FOR RETAINED RAMP TO SIDE TO FOLLOW LINE OF EXISTING AND THEN WRAPPED AROUND THE GARAGE TO SIDE. TO REAR ALLOW FOR 300 STONE STEPS TO 150 RISERS TO DROP BACK DOWN TO REAR GLAZED DOOR AND UTILITY UNIT LINE TO GARAGE SIDE.

MAKE GOOD BOUNDARY LINE WITH NEIGHBOUR AS AGREED.

PROPOSED GARAGE 1:50

27 ELNOR LANE, WHALEY

REVISIONS:

27 ELNOR LANE

WHALEY BRIDGE

SCALE: 1:50

DATE: APRIL'24 | DRAWN: AJS | CHECKED: AJS

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DRAWING No: GARAGE 01

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