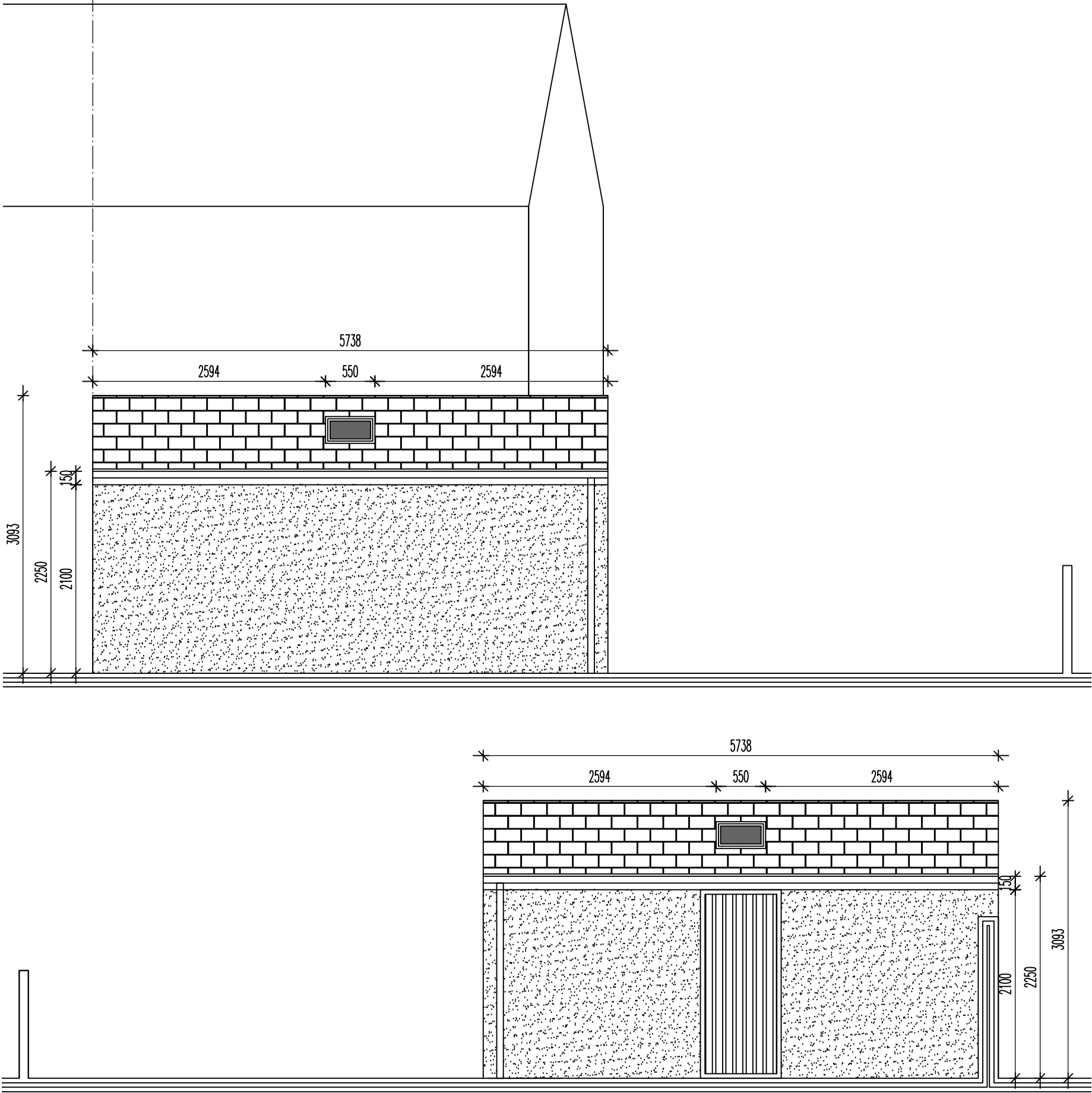


PROPOSED SIDE OF GARAGE 1:50

0M 1M 2M 3M



THE PROPOSED WORKS RELATE TO THE DEMOLITION OF THE EXISTING SINGLE GARAGE TO THE REAR OF THE PLOT TO BE REPLACED WITH A NEW SINGLE, SLIGHTLY LARGER DETACHED GARAGE, TO TAKE INTO THE FACT THAT THE EXISTING GARAGE ISN'T LARGE ENOUGH TO GET THE OWNERS CAR IN. ALTHOUGH WIDER AND LONGER THAN EXISTING (BY 900mm IN EITHER DIRECTION), THE NEW GARAGE WILL HAVE A SOFFIT AND RIDGE HEIGHT NO GREATER THAN EXISTING AND WILL THUS NOT INCREASE THE IMPACT ON THE SURROUNDINGS. THE GARAGE WILL ACT AS THE CATALYST TO FORMALISE PARKING SPACE TO THE SIDE OF THE DWELLING WHILST INCREASING GRASSED AREA THERETO. THE TOTAL SITE IS 152m2 AND THE DEVELOPED AREA IS 64m2 (THE NEW GARAGE BEING 22m2 OF THAT) - THUS A SIGNIFICANT PORTION OF THE SITE IS RETAINED FOR AMENITY AND PARKING.

THE GARAGE ITSELF IS TO BE CONSTRUCTED OFF CONCRETE STRIP FOOTINGS (MAX 450x300) TO A O/A WALL THICKNESS OF 215 (ASSUMED A 2 SKINS OF 3.5-7N BLOCK WITH 15mm GAP) OR 200mm 3.5-7N BLOCK. GROUND BEARING SLAB OF ASSUMED 150 DEEP CONC OVER DPM TO 25mm SNAD BLINDING TO 150 MOT. EXTERNAL WALL TO BE RENDERED - K'REND OR SIMILAR FINISHED AS STONE COLOUR WITH COMPSITE DOOR TO SIDE AND UP AND OVER GARAGE DOOR TO FRONT WITH BOX LINTOLS OVER RELATIVE TO WIDTH. ALLOW FOR STONE HEAD OVER THE GARAGE DOOR.

WALL TAKEN UP TO WALLPLATE HEIGHT (STRAPPED TO WALL AT 1200ctrs) TO PICK UP 150x50 C24 GRADE RAFTERS AT 450ctrs WITH DOUBLE TRIMMERS TO VELUX OPENING INDICATED EITHER SIDE (AS OPTION) 550-780. STEEL RIDGE BEAM - OBTAIN CALCS UNDER SEPARATE COVER. ROOF COVERINGS TO BE BLUE/GREY SLATE TO MATCH TO BREATHABLE MEMBRANE WITH OPTION OF 100 KINGSPAN BETWEEN RAFTER AND 50 BELOW WITH PBD AND SKIM FINISH IF REQUIRED BY CLIENT. - NB: THERE IS NO REQUIREMENT TO MEET BUILDING REGULATIONS AS THE GARAGE IS WITHIN THE PERMITTED SIZE FOR EXEMPT BUILDINGS.

THE GARAGE WORKS WILL ALSO ACT AS THE CATALYST FOR FORMING PARKING TO THE SIDE WHICH ALLOW FOR 2 VEHICLE SPACES TO A BEDDED GRAVEL DRIVE WITH PAVED SPACES ADJACENT AND INCREASED GRASSED/PLANTED AREAS EITHER SIDE.

DWG: PROPOSED DRAWINGS

7 UPPER END ROAD

PEAK DALE

REVISIONS:

1:50	CHECKED:
DATE: NOV 24	DRAWN:

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A.J.S ARCHITECTURE

32 carr road.
buxton.
derbyshire.
sk17 6wf.

h: 01298 26062
m: 07794 400237



PROPOSED 04

7 UPPER END RD