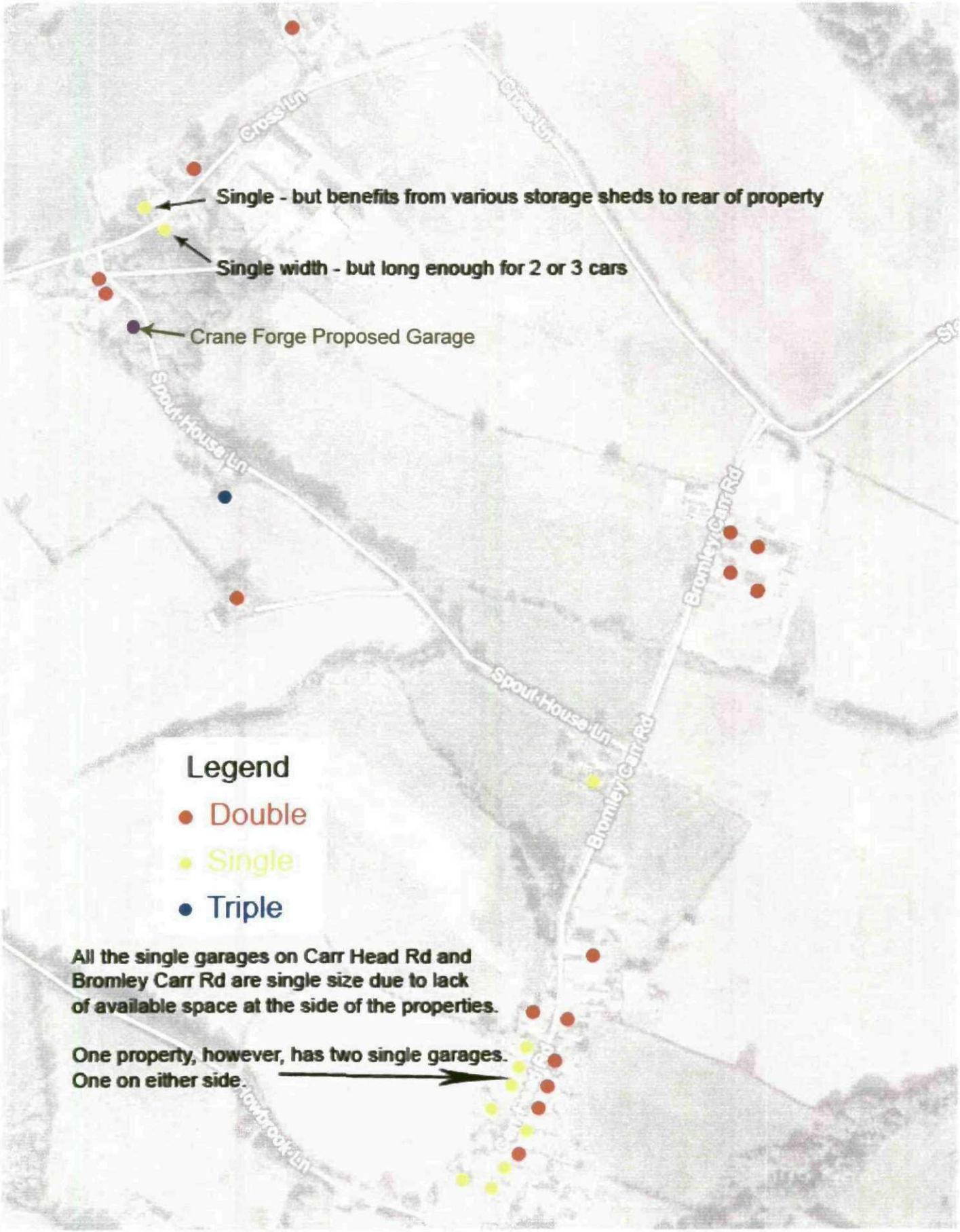
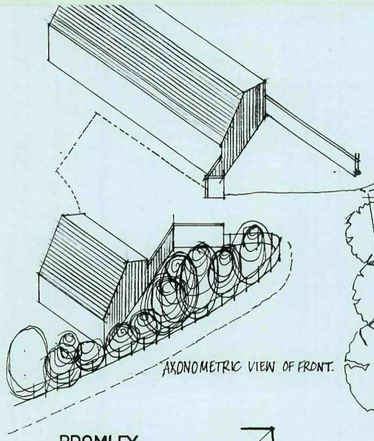
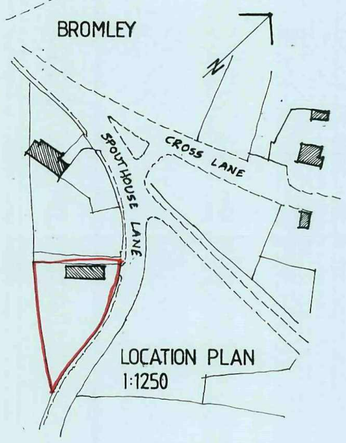
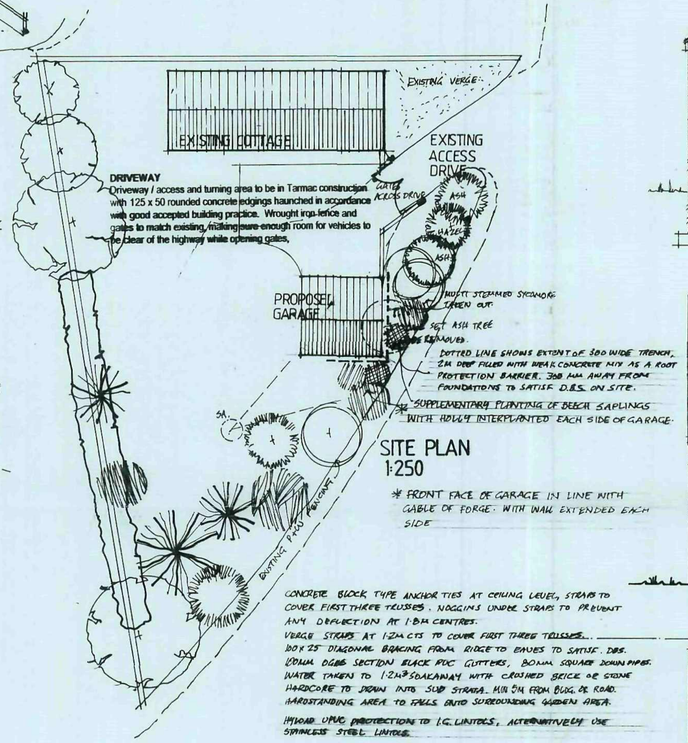

Cross Ln
Cross Ln
Single - but benefits from various storage sheds to rear of property
Single width - but long enough for 2 or 3 cars
Crane Forge Proposed Garage
Spout House Ln
Bromley Carr Rd
Spout House Ln
Bromley Carr Rd
Legend
Double
Single
Triple
All the single garages on Carr Head Rd and Bromley Carr Rd are single size due to lack of available space at the side of the properties.
One property, however, has two single garages. One on either side.
Lowbrook Ln



AXONOMETRIC VIEW OF FRONT.



LOCATION PLAN
1:1250



DRIVEWAY
Driveway / access and turning area to be in Tarmac construction with 125 x 50 rounded concrete edgings haunched in accordance with good accepted building practice. Wrought iron fence and gates to match existing, making sure enough room for vehicles to be clear of the highway while opening gates.

BUILT STEPPED SYCAMORE GREEN OUT

SET ASH TREE

DOTTED LINE SHOWS EXTENT OF 300 WIDE TRENCH, 2M DEEP FILLED WITH WEAK CONCRETE MIX AS A ROOT PROTECTION BARRIER. 300 MM AWAY FROM FOUNDATIONS TO SATISF. D.B.S. ON SITE.

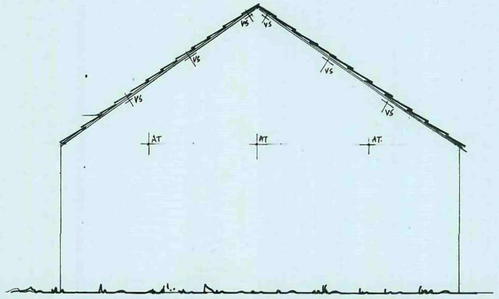
SUPPLEMENTARY PLANTING OF BEECH SAPLINGS WITH HOLLY INTERPLANTED EACH SIDE OF GARAGE.

SITE PLAN
1:250

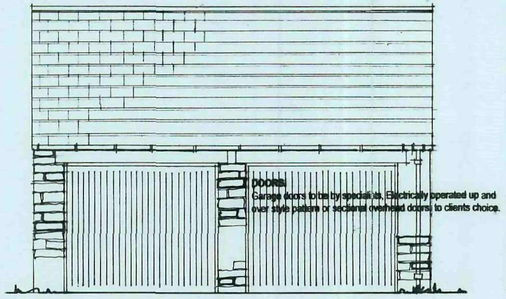
* FRONT FACE OF GARAGE IN LINE WITH GABLE OF FORGE. WITH WALL EXTENDED EACH SIDE

CONCRETE BLOCK TYPE ANCHOR TIES AT CEILING LEVEL, STRAPS TO COVER FIRST THREE TRUSSES. NOGGINS UNDER STRAPS TO PREVENT ANY DEFLECTION AT 1.8M CENTRES.
VERGE STRAPS AT 1.2M CTS TO COVER FIRST THREE TRUSSES.
100 X 25 DIAGONAL BRACING FROM RIDGE TO EAVES TO SATISF. DBS.
100MM DGBS SECTION BLACK PVC GUTTERS, 80MM SQUARE DOWN PIPES.
WATER TAKEN TO 1.2M³ SOAKAWAY WITH CRUSHED BRICK OR STONE HARDCORE TO DRAIN INTO SUB STRATA. MIN 5M FROM BLDG. OR ROAD.
HARDSTANDING AREA TO FALLS INTO SURROUNDING GARDEN AREA.

14/20 UPVC PROTECTION TO I.G. LINTOLS, ALTERNATIVELY USE STAINLESS STEEL LINTOLS.

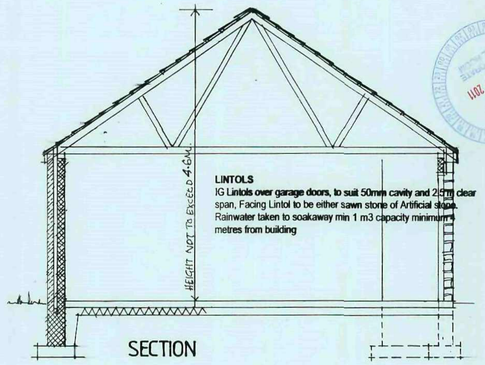


TYPICAL SIDE ELEVATION



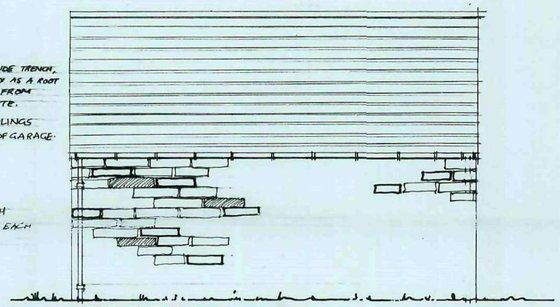
DOORS
Garage doors to be by specialists. Electrically operated up and over style patent or sectional overhead doors to clients choice.

FRONT ELEVATION (west)



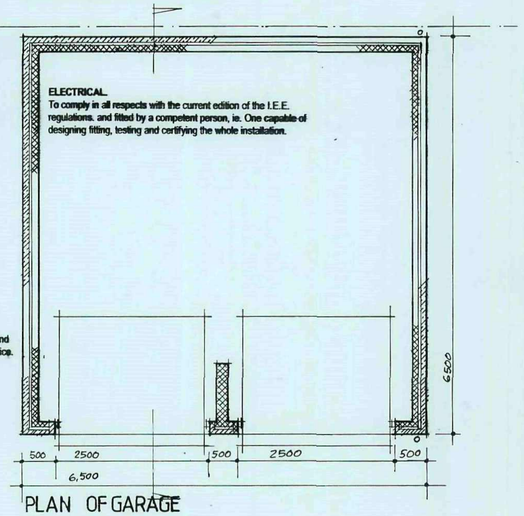
LINTOLS
IG Lintols over garage doors, to suit 50mm cavity and 2.0m clear span, Facing Lintol to be either sawn stone of Artificial stone.
Rainwater taken to soakaway min 1 m3 capacity minimum 5 metres from building

SECTION



REAR ELEV (from road)

ELECTRICAL
To comply in all respects with the current edition of the I.E.E. regulations. and fitted by a competent person, ie. One capable of designing fitting, testing and certifying the whole installation.



PLAN OF GARAGE

NOTE:
ALL DIMENSIONS MUST BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING.

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GENERAL.
All work carried out in full accordance with current good accepted Building Practice and in all respects to the satisfaction of the D.B.S. All dimensions to be checked and verified before placing any work in hand.
Any discrepancies to be cleared with Architect before proceeding with any further work.
FOUNDATIONS.
Foundations down to solid natural ground, minimum 900mm to bottom of concrete, . to external walls to be 600mm wide x 150mm thick. Walls below ground level to be in 7N/mm high strength foundation blocks. Where changing to cavity wall to have stone outer leaf, 10mm cavity and 100mm internal leaf of blockwork.to D.P.C. level, minimum 150mm above ground
EXTERNAL WALLS.
To consist of Natural reclaimed stone, type and coursing to match existing cottage , 100 thick on bed. 50mm clear cavity to front piers, and rest of walls, with 100mm thick inner leaf of PLASMOR blocks.with S / S wall ties at the rate of 6 / M2 maximum horizontal cts 750mm max vertical cts 450. And every block course to reveals. Inner leaf of Giving a wall width of 250mm,.. Suggest Stone to have sawn pack.
GARAGE FLOOR.
To consist of a 125mm thick concrete floor slab . to fall 50mm towards garage doors, on 1200 gauge D.P.M. on sand blinded hardcore. Hardcore to be clean dry crushed brick or stone to be well consolidated and laid in layers not exceeding 150mm thick each layer compacted separately. D.P.M. to join D.P.C. in walls.
ROOF CONSTRUCTION.
Artificial stone slates, to match the existing dwelling on tanalised battens ,on draped TYVEK breathable roofing membrane on Prefabricated trussed timber Rafters by specialists at 450mm cts. 100 x 25 Diagonal bracing and continuous binders at main node points of trusses.
100 x 75 S.W wallplates to top of walls on mortar bed held down to walls with M.S. straps min 450mm long at 1200 cts.
Verge straps to gable verges at 1200 cts to cover first three rafters with noggins directly below straps to prevent deflection.
Concrete block type anchor ties to gable walls at ceiling level to cover first three trusses with noggins directly below straps to prevent deflection
125 x 25 Wrot Softwood fascia supported by 100 x 50 framing. (Alternatively use P.V.C u profiles.)

STRUCTURAL CALCS TO BE PROVIDED FOR TRUSSES PRIOR TO ERECTION.

REV.	DATE	AMENDMENT
A.	30.6.11	AMENDED TO SUIT DBS.

CLIENT
MR N. ROE

TITLE
PROPOSED DOUBLE GARAGE FOR PRIVATE CARS. ADJACENT TO EXISTING COTTAGE,
CRANE FORGE SMITHY
SPOUTHOUSE LANE
BROMLEY,
SHEFFIELD S35 7DE

P. Dimelow
B.A. hons Dip Arch. M.A.
Architectural Design and Planning Consultant

Ash Barn
Finkle Street
Wortley
Sheffield.
S35 7DH 0114 2884937

SCALE	DATE	DRAWN
1:50	MAY 2011	P.D

DRAWING No.	REV.
NRB – 511 – 1.	A.

HEATHERBANK D062 0800 0132514