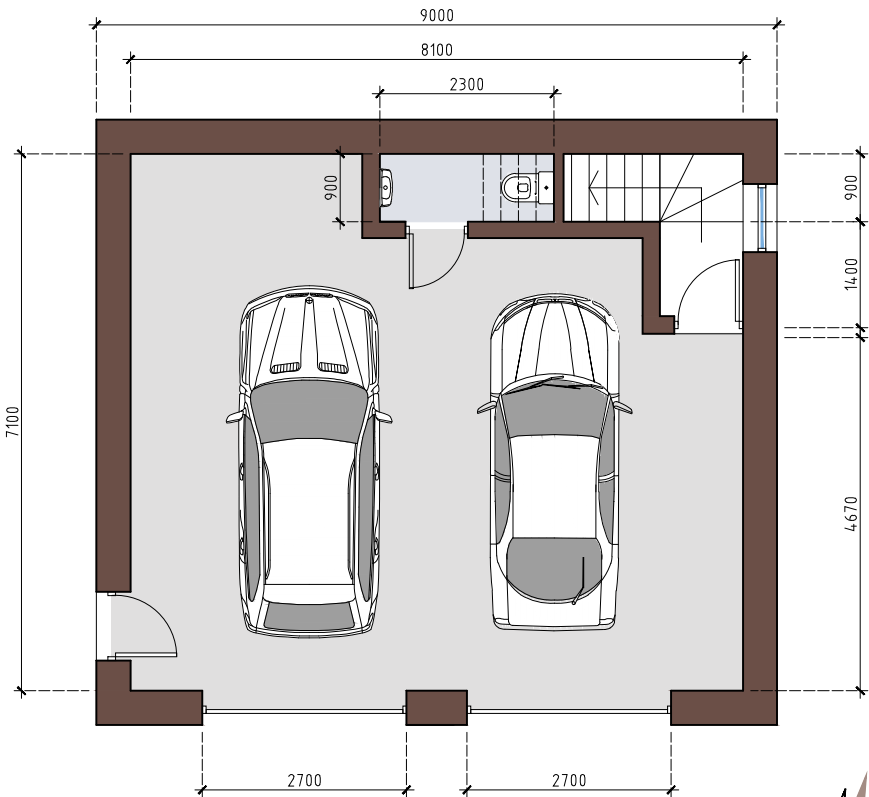


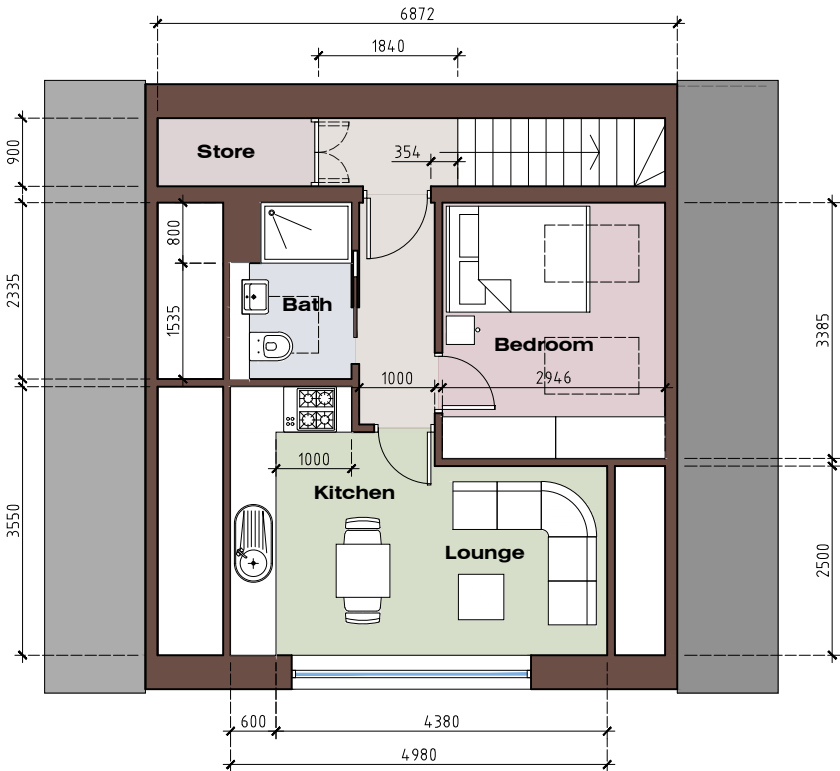
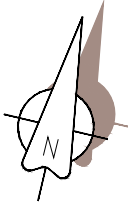
DETACHED GARAGE WITH ROOM-IN-ROOF: PROPOSED FLOOR PLANS AND ELEVATIONS

TAN YARD FARM - RIBCHESTER ROAD - HOTHERSALL - PR3 3YA

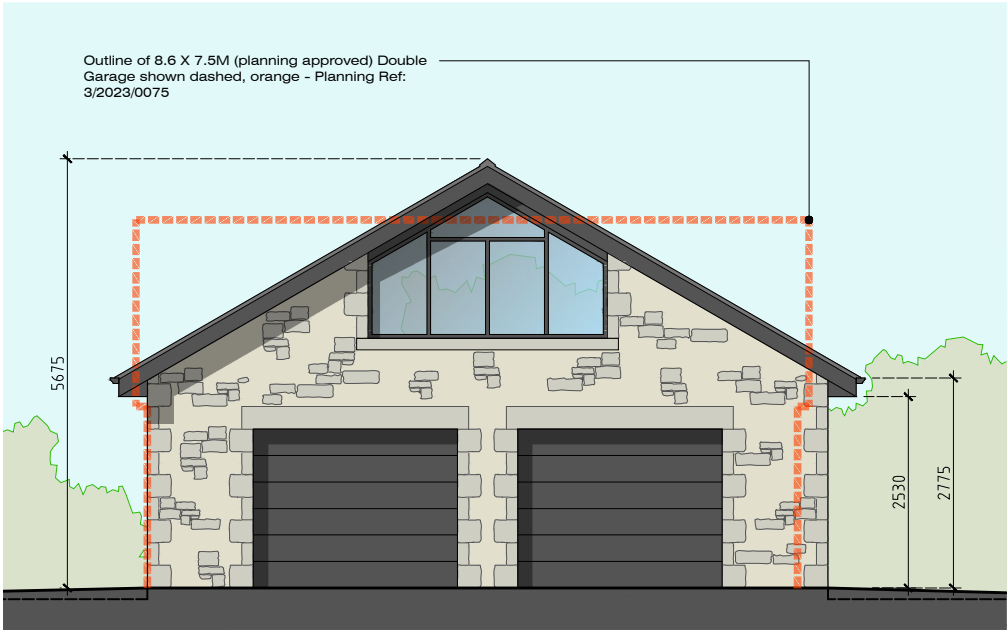


GROUND FLOOR PLAN

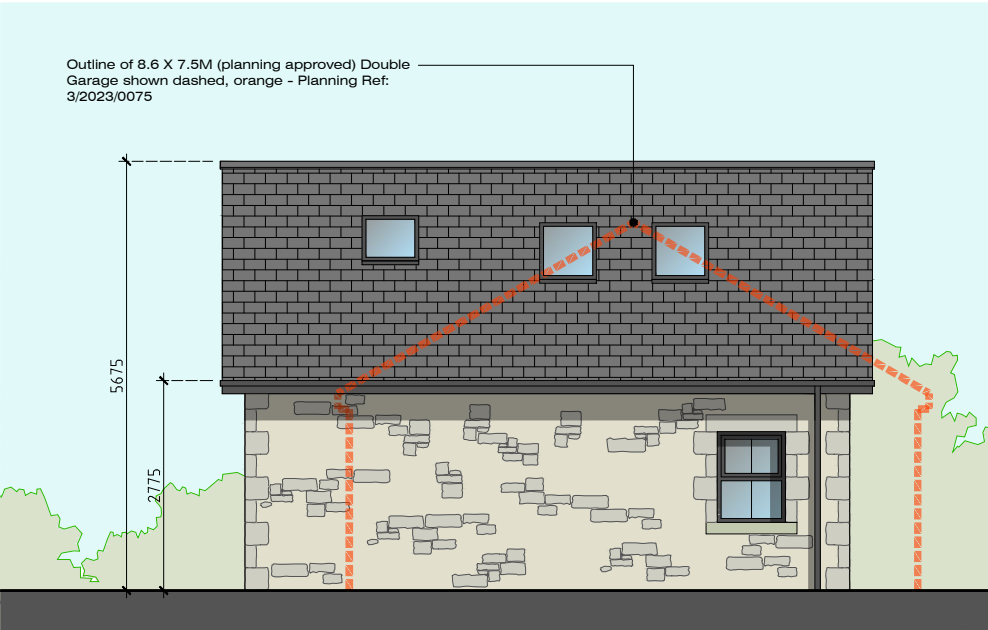
Scale 1:100



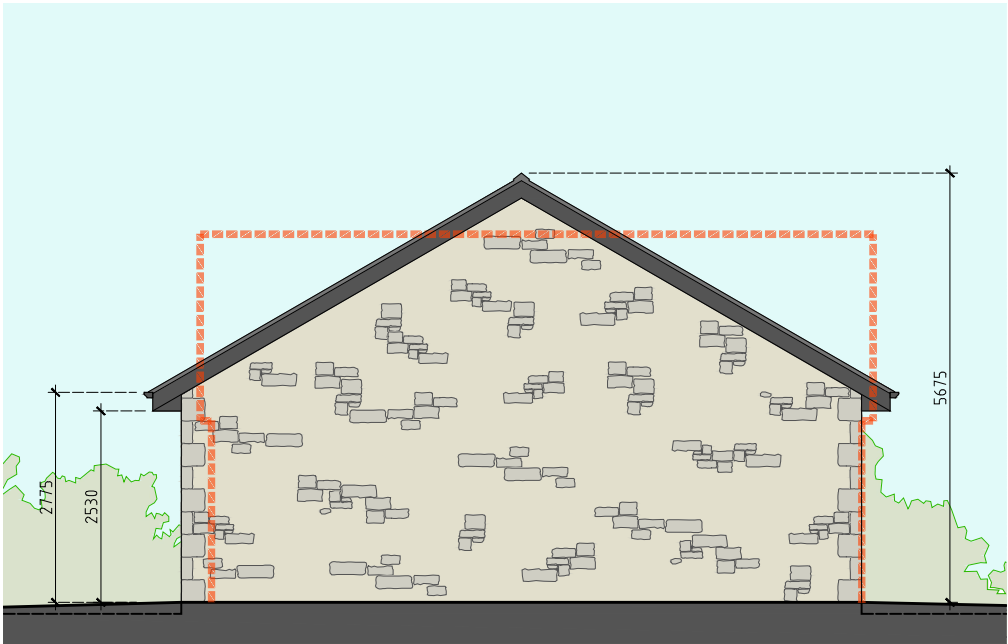
FIRST FLOOR PLAN



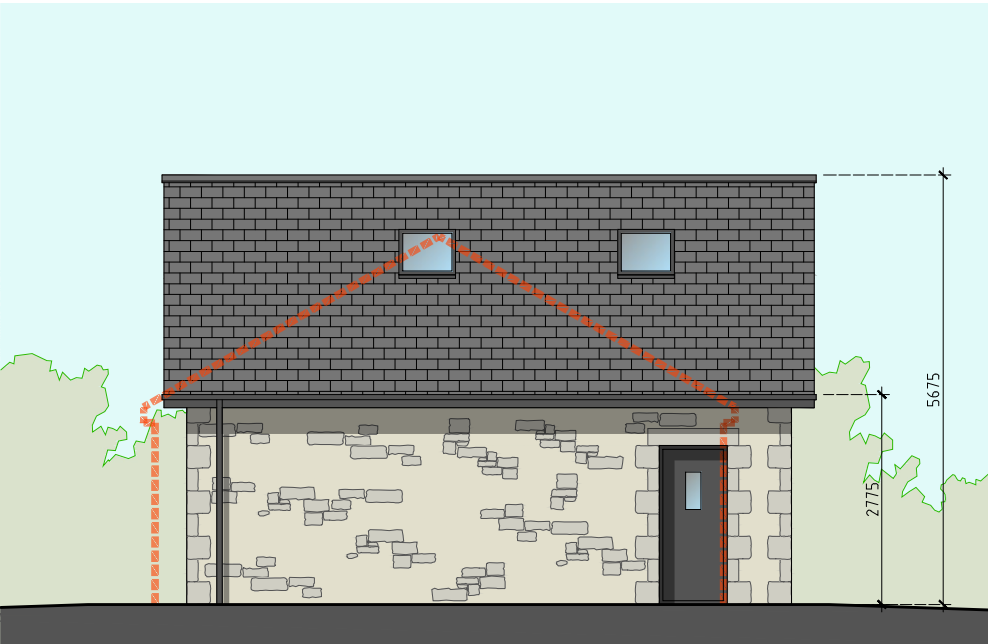
Front (South-West) Elevation



Side (South-East) Elevation



Rear (North-East) Elevation



Side (North-West) Elevation

PROPOSED BUILDING MATERIALS:

- External Walls:**  
Locally sourced reclaimed natural stone laid in random coursing with natural stone quoins to match surrounding converted barns/ dwellings. New openings to be formed using natural stone heads.
- Pitched Roof:**  
Natural slate tiles and ridge tiles. Gable end verges to be traditionally mortar struck with black UPVC clad verge, soffit and fascia boards.
- Rainwater Goods:**  
Black UPVC Ogee profile guttering and round/ square (TBC) downpipes. Exact number and location of downpipes to be confirmed and agreed with the Building Inspector.
- Windows:**  
Black UPVC frames to match surrounding properties. All window frames to incorporate thermally efficient double glazed units to meet the requirements of Building Regs Approved Document L.
- Feature pitched glazing (Kitchen/ Lounge window) to incorporate fire egress window to meet the requirements of Building Regs Approved Document B (Fire Safety).**
- Rooflights**  
Velux or equivalent approved rooflights - size/ specification and opening requirements to be confirmed.
- Doors:**  
Garage doors to be black composite sectional doors. New Personnel door to be black UPVC incorporating a glazed vision panel.

This drawing is to be used for the purposes of obtaining planning permission only, and should not be used for Building Regulations, Pricing/ Tendering or Construction purposes.

Rev-A: Minor amendments (17.12.24)

MR ADAM ROYLE GARAGE WITH GRANNY FLAT IN ROOF: TAN YARD FARM, RIBCHESTER ROAD HOTHERSALL PRESTON PR3 3YA	JM-0316 007	Rev-A
PROPOSED FLOOR PLANS & ELEVATIONS	Date: 17.12.24 Drawn: J Monks Scale: 1:100 Paper Size: A3	

MONKS-ARCHITECTURAL-DESIGN  
25 BIRCHFIELD DRIVE - LONGRIDGE- PRESTON - PR3 3HP