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01 - EXISTING GARAGE

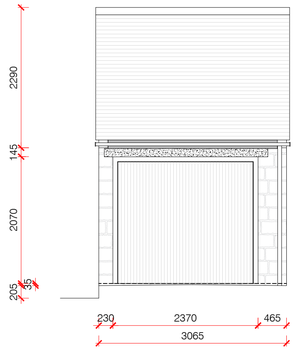
JOB NO	PAPER SIZE	DRAWN
170	A1	SG

SCALE: PLANNING — 1:50 PLAN & SECTIONS

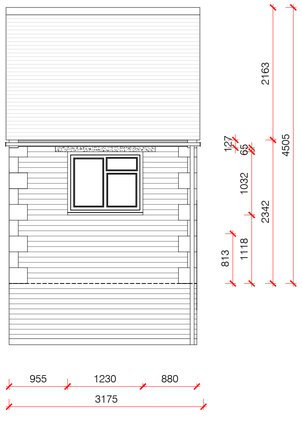
Drawing measurements shall not be obtained by scaling. Verify all dimensions prior to construction. Immediately report any discrepancies on this document to SG ARCHITECTURAL DESIGN.

REV.	DESCRIPTION	DATE	BY	CHKD
P1	FIRST ISSUE	10-12-20	SG	SG

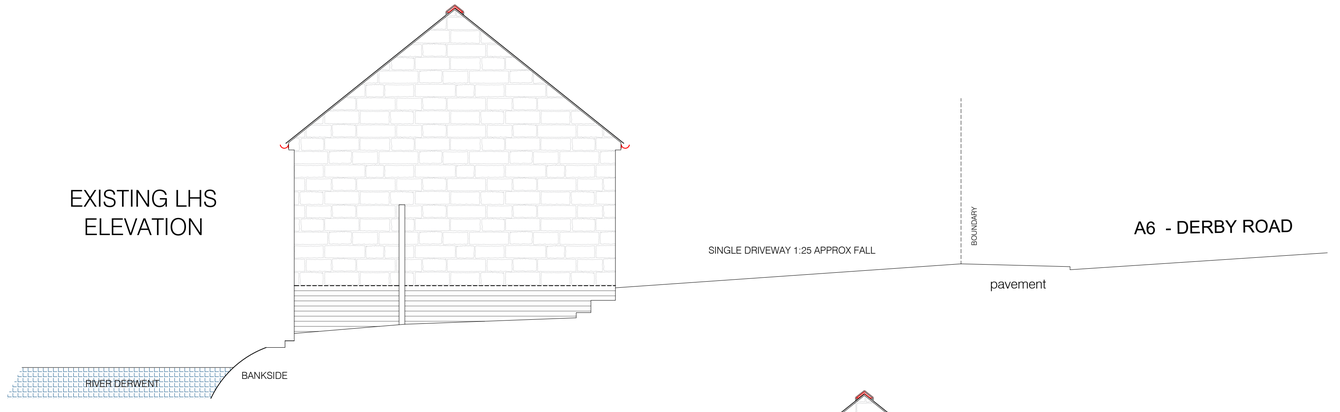
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING LHS ELEVATION





EXISTING RHS ELEVATION

EXISTING GROUND FLOOR LAYOUT

DRIVEWAY IS ONLY USED BY THE OWNERS FOR A SINGLE CAR - MOVEMENT TO AND FROM THE GARAGE IS PREVENTED DUE TO DRIVE WIDTHS AND A PINCH POINT OF 1975MM REDUCING ON TURNING - WHEN PARKED CAR DOORS CANNOT BE OPENED FULLY - A DROP IS PRESENT TO THE LHS, DUE TO RAMPED SIDE ACCESS - MOVEMENT ONTO THE A6 IS HIGHLY RESTRICTED FOR THE SINGULAR CAR AS SHOWN ON VISION SPLAYS

- THE EXISTING GARAGE HAS NEVER BEEN USED AS A REGULAR CAR GARAGE - PREVIOUS OWNERS ALSO USED THE GARAGE ONLY AS A STORE.

- THE GARAGE HAS BEEN FLOODED TWICE SINCE THE CURRENT OWNER HAS OWNED THE PROPERTY
- DUE TO DERBYSHIRE HIGHWAYS DRAINAGE BEING POORLY MAINTAINED AND THE LAND LEVELS (AS PER SECTION) AND EXCESSIVE STORM WATER ROUTES DOWN THE DRIVEWAY AND INTO THE GARAGE.

** SEE ADDITIONAL EVIDENCE

THE PROPOSALS NEGATE ANY RISK OF FLOODING BY USING FLOOD RESILIENT CONSTRUCTION TO MATCH THE EXISTING STRUCTURE IN PLACE OF THE GARAGE DOOR AND INCLUSION OF DRAINAGE CHANNELS .

EVEN IF THE GARAGE WAS WIDENED TO ENABLE ACCESS BY AN AVERAGE SIZED VEHICLE - THE VISION SPLAYS ARE STILL NOT TO STANDARD AND CREATE DANGEROUS MANEUVERS AT A HIGHER FREQUENCY - CURRENTLY ONLY 1 VEHICLE MOVEMENT IS USED.

SILT ETC IS DEPOSITED CONTINUALLY THROUGH THE YEAR TO THE PAVEMENT SIDE WHICH IS ALSO DANGEROUS IN ANY MANEUVERS - ROAD CLEANING IS DERBYSHIRE HIGHWAYS RESPONSIBILITY AND HAS BEEN CONTINUALLY NEGLECTED ALONG WITH POOR MAINTENANCE OF THE STORM DRAINS.





