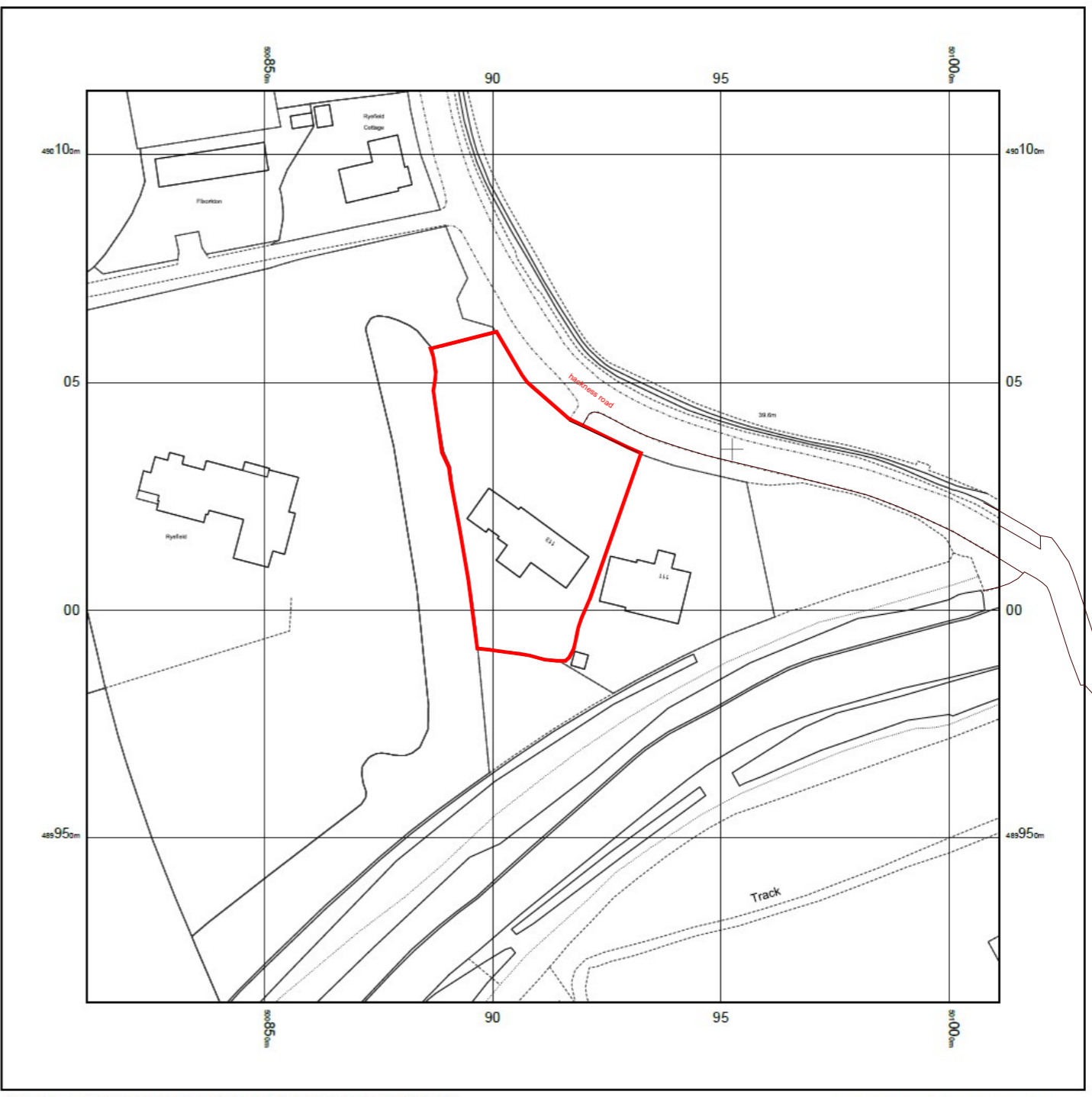


© Crown copyright and database rights 2019 Ordnance Survey 100048957. The representation of road, track or path is no evidence of a boundary or right of way. The representation of features as lines is no evidence of a property boundary.

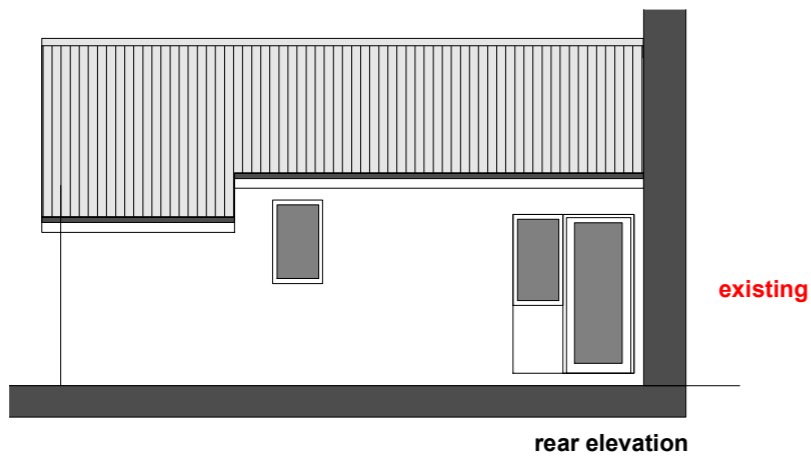
Supplied by: [www.ukmapcentre.com](http://www.ukmapcentre.com)  
Serial No:168246  
Centre Coordinates:500911,490014  
Production Date: 14/08/2019 11:55:07



© Crown copyright and database rights 2019 Ordnance Survey 100048957. The representation of road, track or path is no evidence of a boundary or right of way. The representation of features as lines is no evidence of a property boundary.

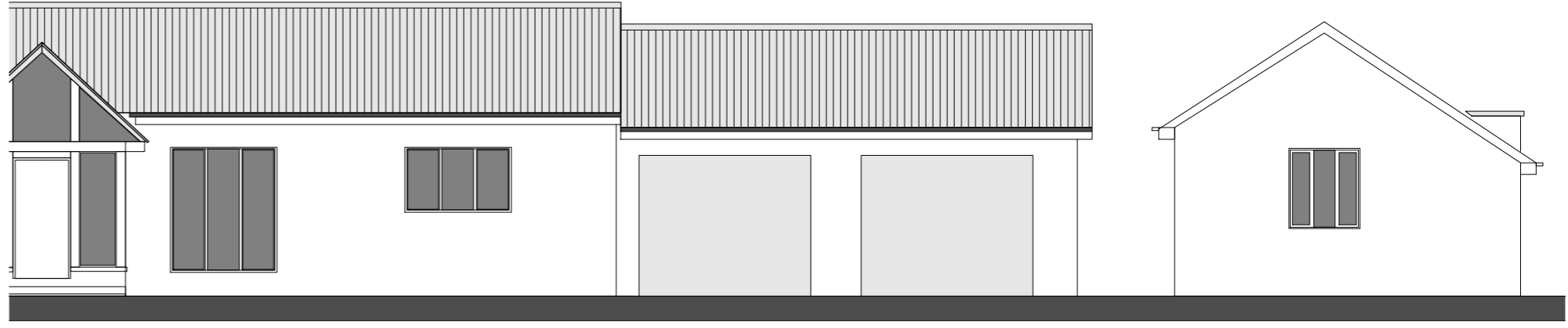
Supplied by: [www.ukmapcentre.com](http://www.ukmapcentre.com)  
Serial No:168245  
Centre Coordinates:500911,490014  
Production Date: 14/08/2019 11:54:53





rear elevation

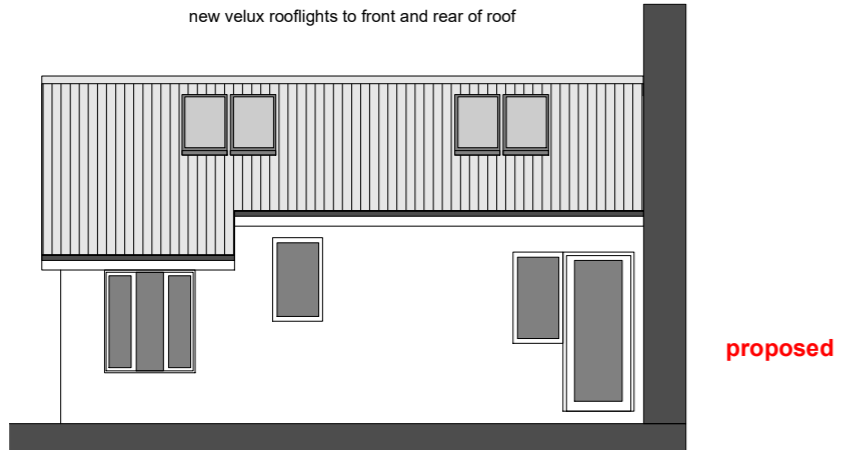
existing



front elevation

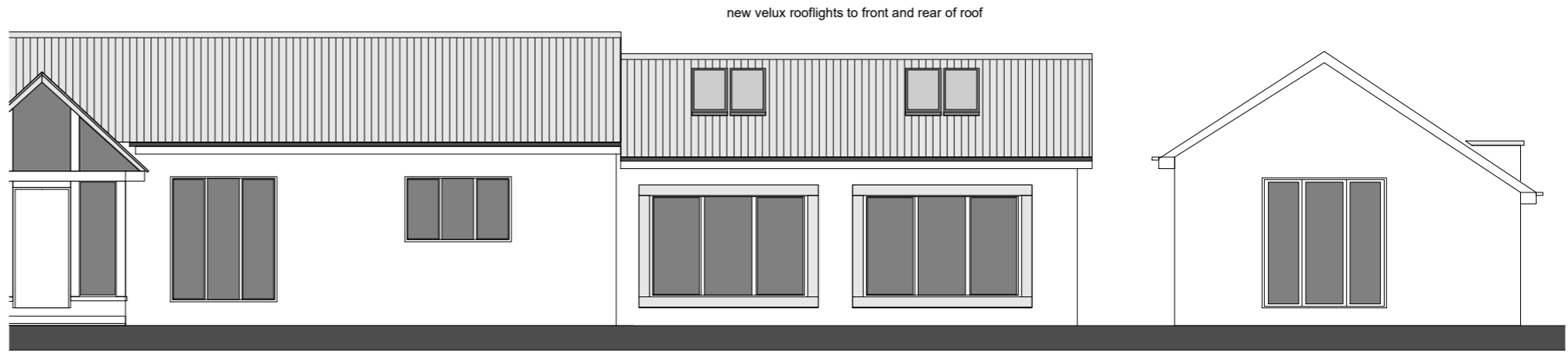
existing garage doors removed and new window frames constructed with oak surround and double glazed units to match the existing porch and to provide light into the new room provided by the refurbishment of the garage into a new garden room

side elevation



rear elevation

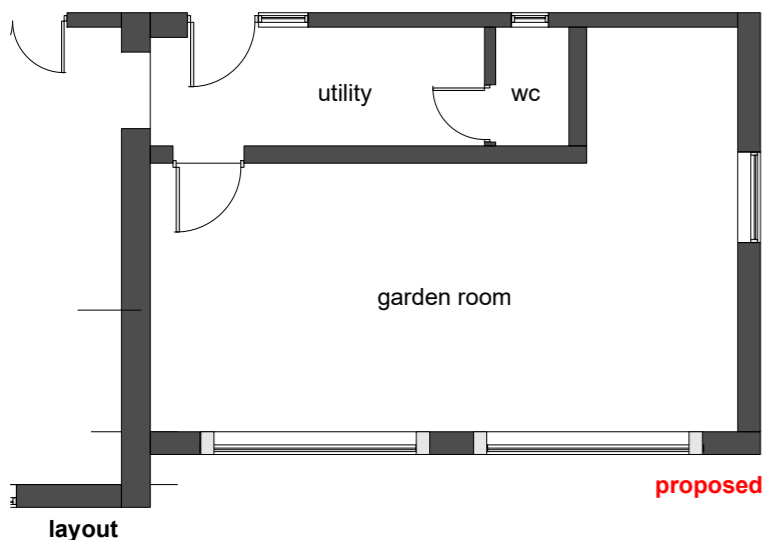
proposed



front elevation

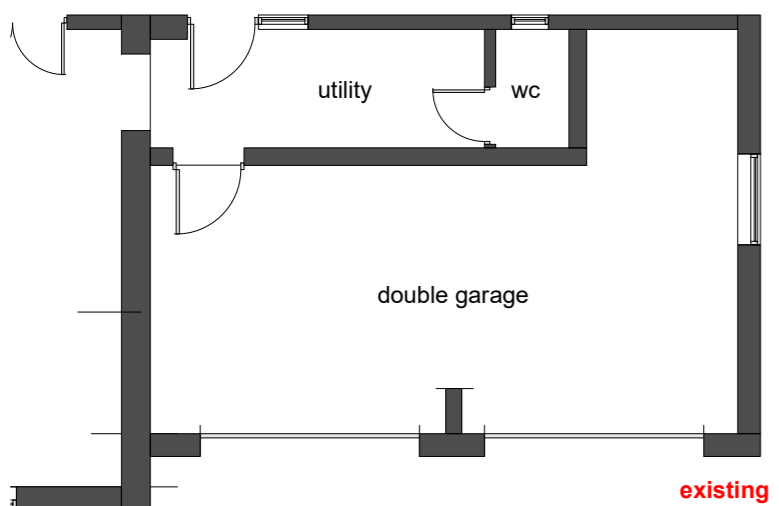
existing window removed and replaced by 3 leaf folding doors

side elevation



layout

proposed

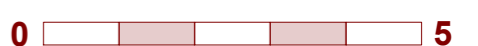


layout

existing

NYMNP  
23/06/2021

proposed windows to refurbished garden room

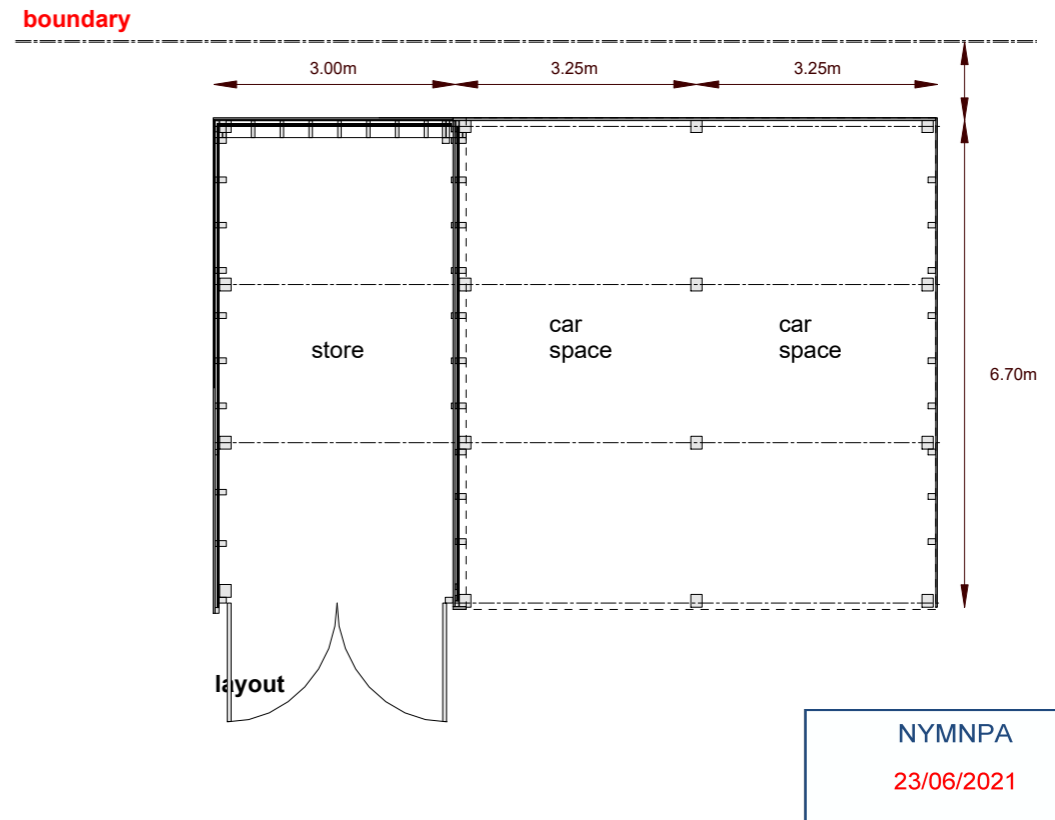


proposed garden room at hackness road scarborough - scarborough - scale 1:100@A3



**ROOF CONSTRUCTION**  
 Roof construction to comprise of clay pantiles on 50x25 treated tile laths on a vapour permeable barrier (eg. Marley Ultima PR) or similar.  
 Built upon standard roof trusses  
 All tiles including eaves, ridge and verges to be nailed/clipped  
 roof members to be secured using proprietary anchors, clips and fixings all in accordance with specialist recommendations  
 Note: no notches or holes to be cut in roof rafters other than at supports where they may be birdsmouthed to a depth not exceeding 1/3 rafter depth

construction notes:  
 walls to be 100x50 treated timber studs with 25 thick wbp plywood sheeting outer skin  
 50x25 treated vertical battens  
 125x25 t&g treated cladding boards with corner supported timbers  
 150 square treated timber post supports to the carport section



proposed garages



proposed car port and store at hackness road scarborough - scarborough - scale 1:100@A3