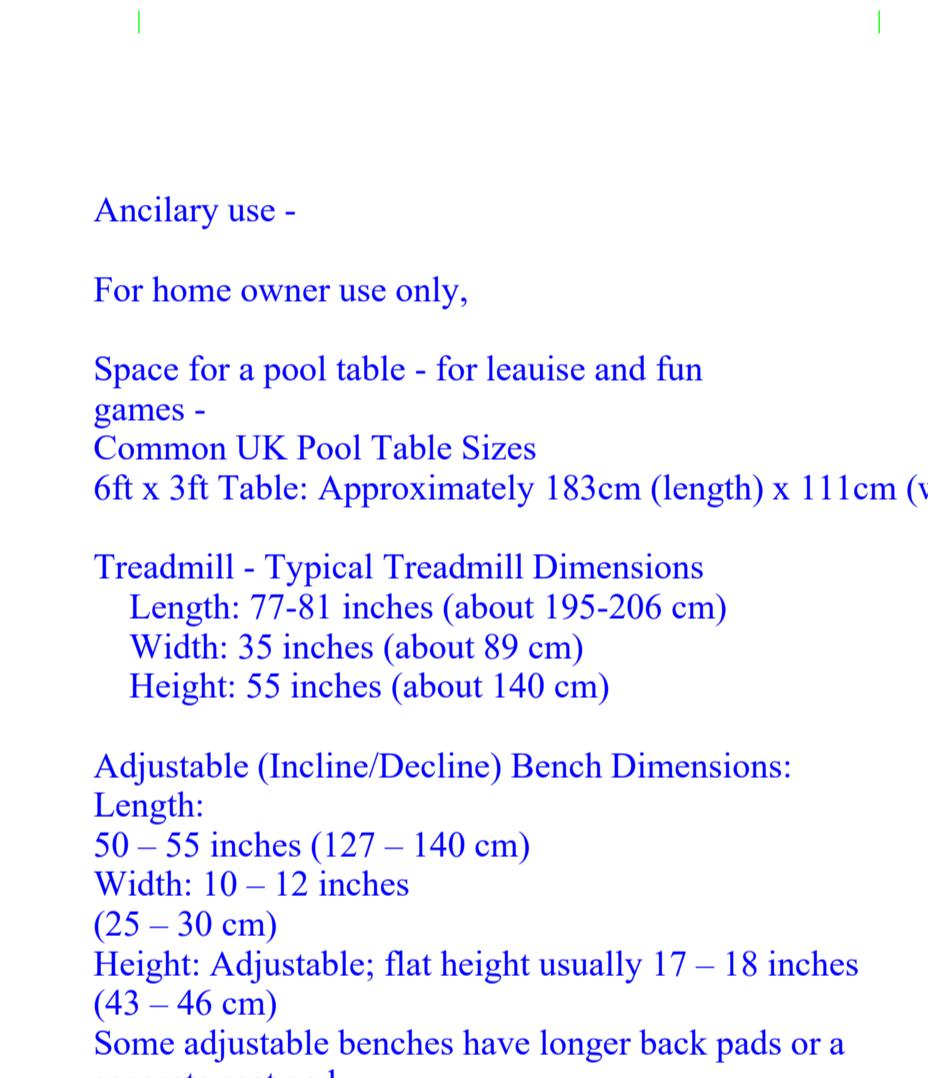
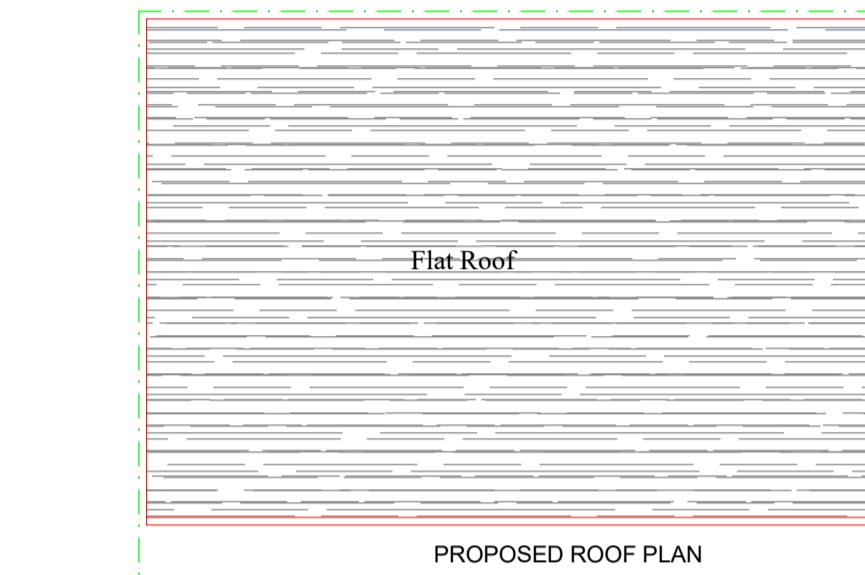
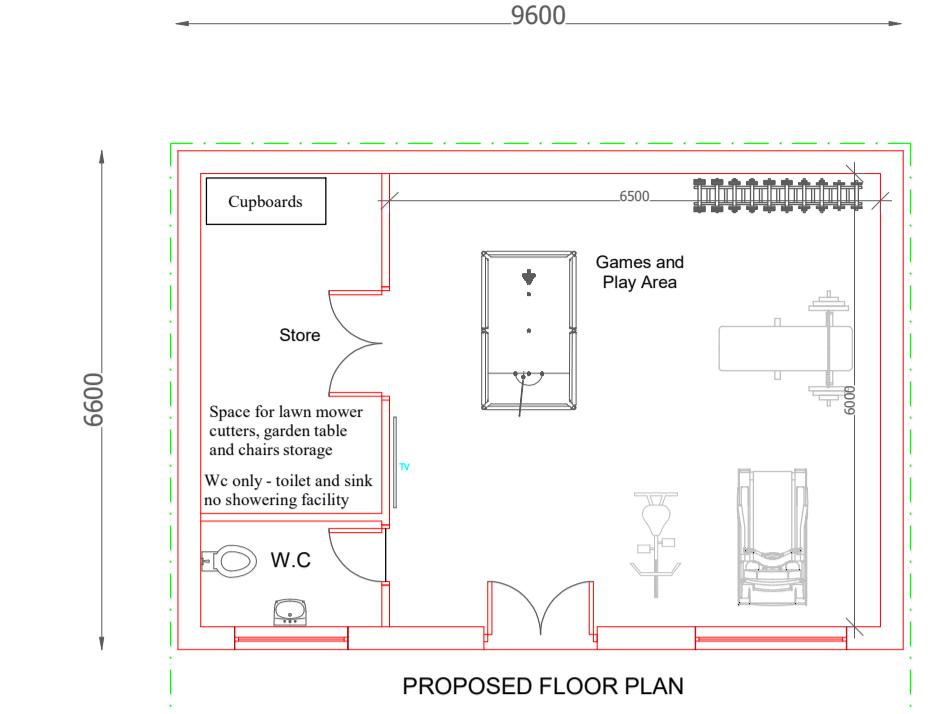


Large private garden

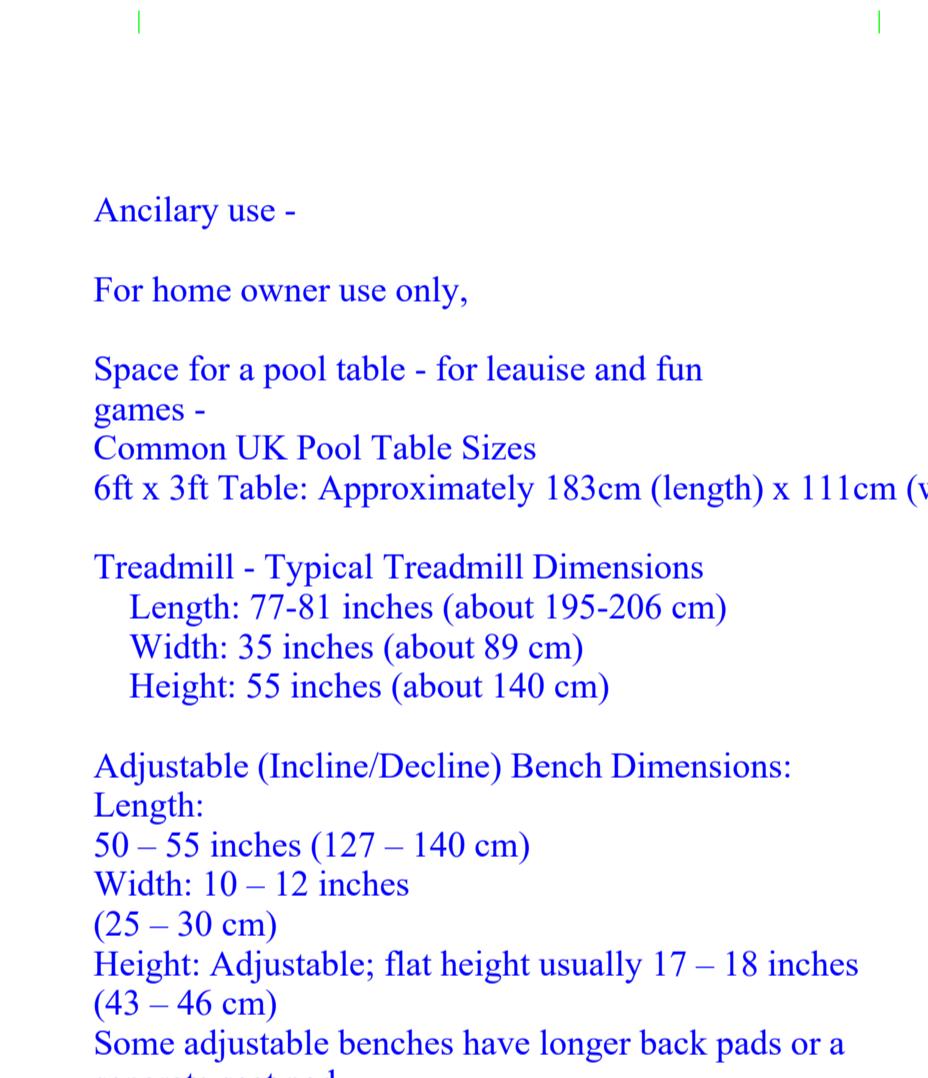
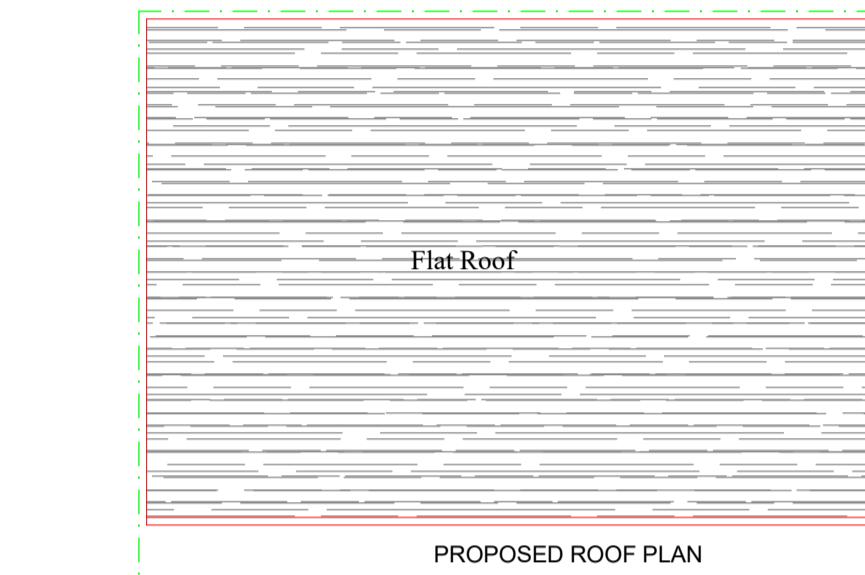
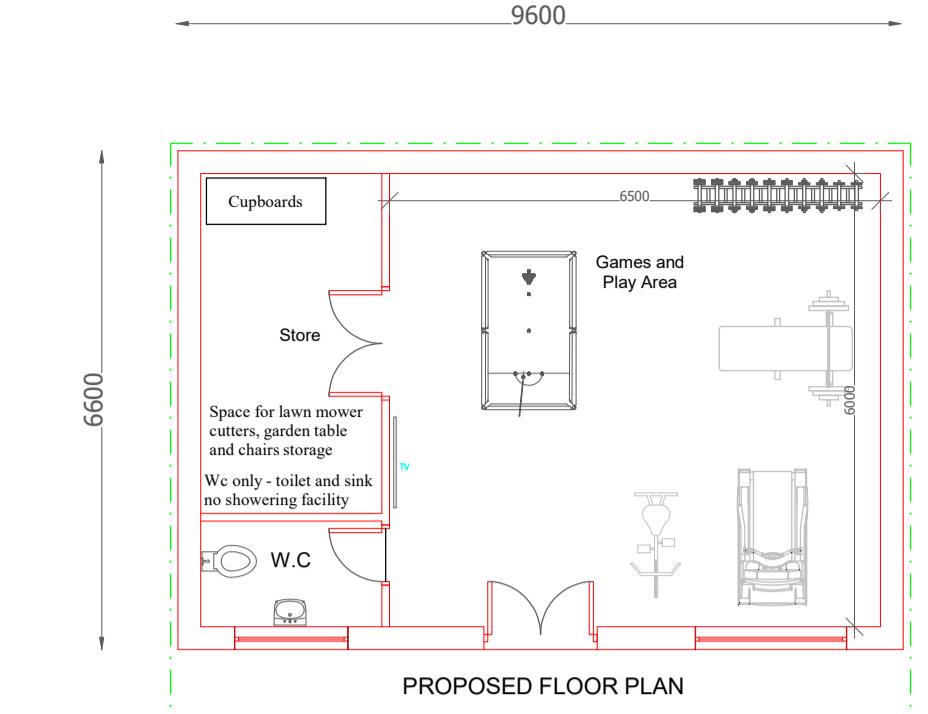
Original Garden sqm = 25.6 x 9.8 average = 250sqm
 Outbuilding Proposed size - 63.36 SQM
 This is less than 50 % of the garden space
 The Proposal is designed within the permitted development criteria for outbuildings
 2.5m maximum height from natural ground level
 Used for household users only for a Playroom / garage store room, Gym space
 50% of garden is 125sqm that can be built on
 Minus this from the 50% external amenity space leaving
 61.61sqm that still remains under the 50 percent rule,
 minus any built extensions we are still within the 50 % rule
 our proposed 63.36sqm, which is well within the permitted criteria

Store -
 General house hold storage
 Lawn mower
 cutter, hedge trimmer
 stacking of garden chairs and
 folding table

cupboards - storage of extra household
 dry tinned foods, and packet long
 life foods



Large private garden



Large private garden

Notes

- All concrete to be 1:2:4 mix by volume
- All dimensions are in millimeters
- All materials used to be half hour fire resistance and used to manufacturers instructions
- All new gullies to be roddable and back inlet type.
- New walls bonded to existing using 'Furfix' or similar profiles.
- The contractor to check all dimensions before commencement of works and inform the Client of any discrepancies.
- All works to be carried out in accordance with Building regulations and British Standards, all in approval of the LA engineer.
- All new glazing below 1000 from floor level to be toughened safety glass to BS6206.
- All structural timber to be tannalised VERMIN
- Any proposed works likely to be affected by landfill gas to have 0.25 ZEDCOR polymer thermoplastic with ZEDCOR DPM jointing system across the cavity at DPC level with cavity trays over, the floor slab to be vented using herringbone land drains out to air bricks.
- All dimensions to be double checked on site
- All steels to be measured on site with built dimensions
- Steels to have 30 min fire protection
- All drawings to be approved prior to build works, any works carried out without approval is at own risk.
- Any discrepancies to be discussed with our team prior to works, any changes made on site to be submitted to and approved by us in writing

Scale 1/100


Title / Description :
 Existing and Proposed Plans

Project Address :
 24 Larch Crescent
 Hayes
 UB4 9DP

Scale of Drawing
 1/100 @ A1

Drawing No
 24 001

Drawn By
 Sunny Bahia

Date of Proj
 Dec 25

AsB Architecture Ltd

PLANNING - ENGINEERING - MANAGEMENT

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