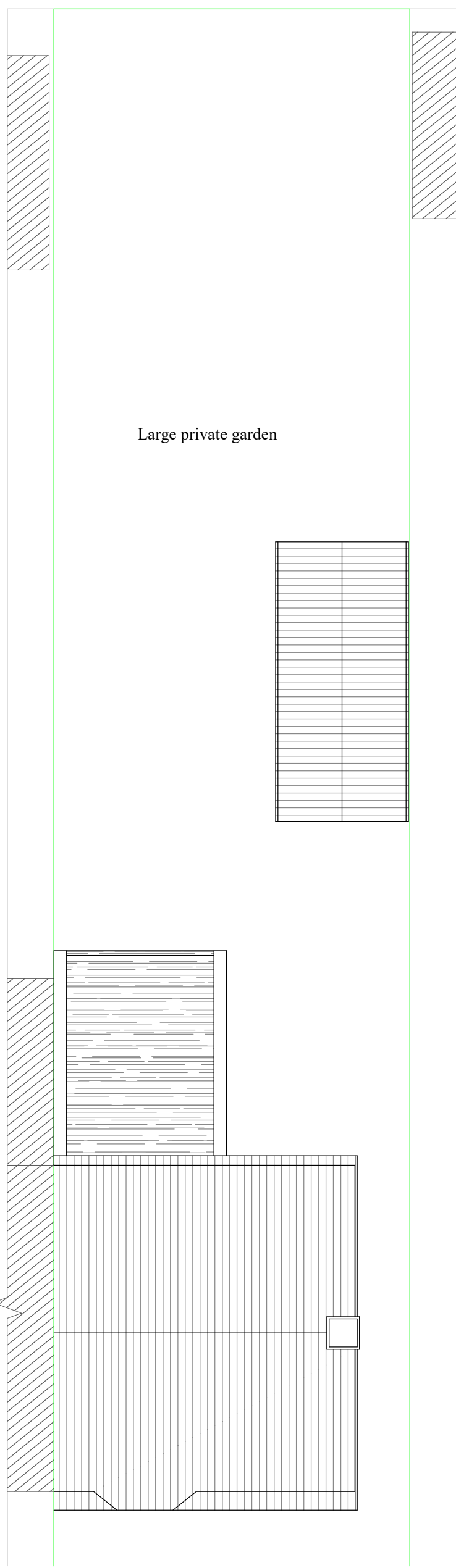
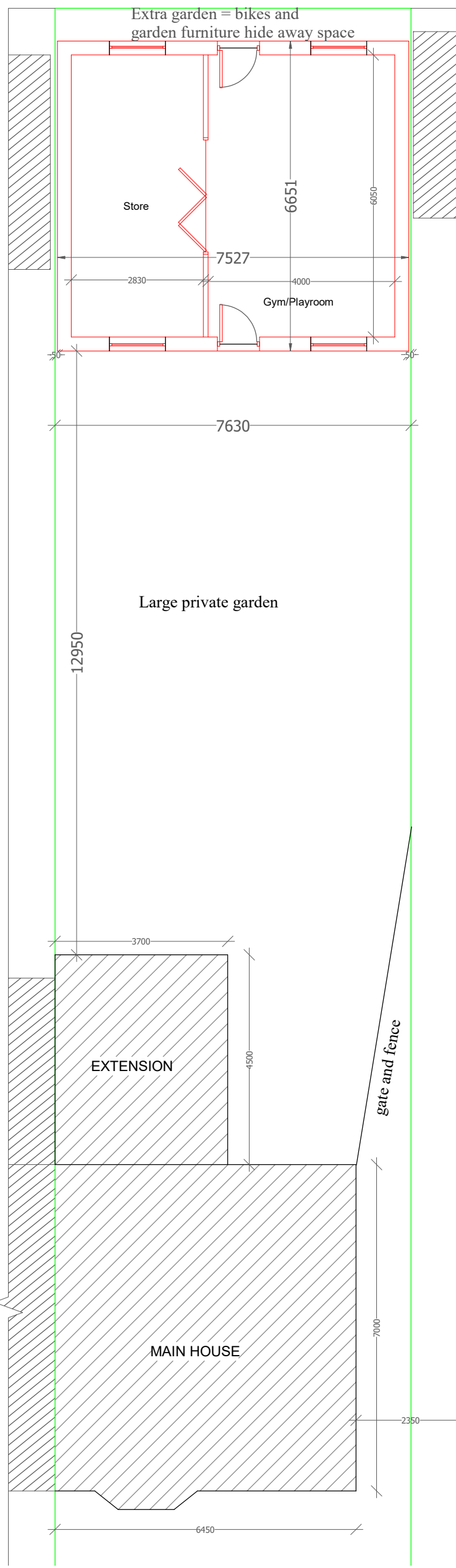


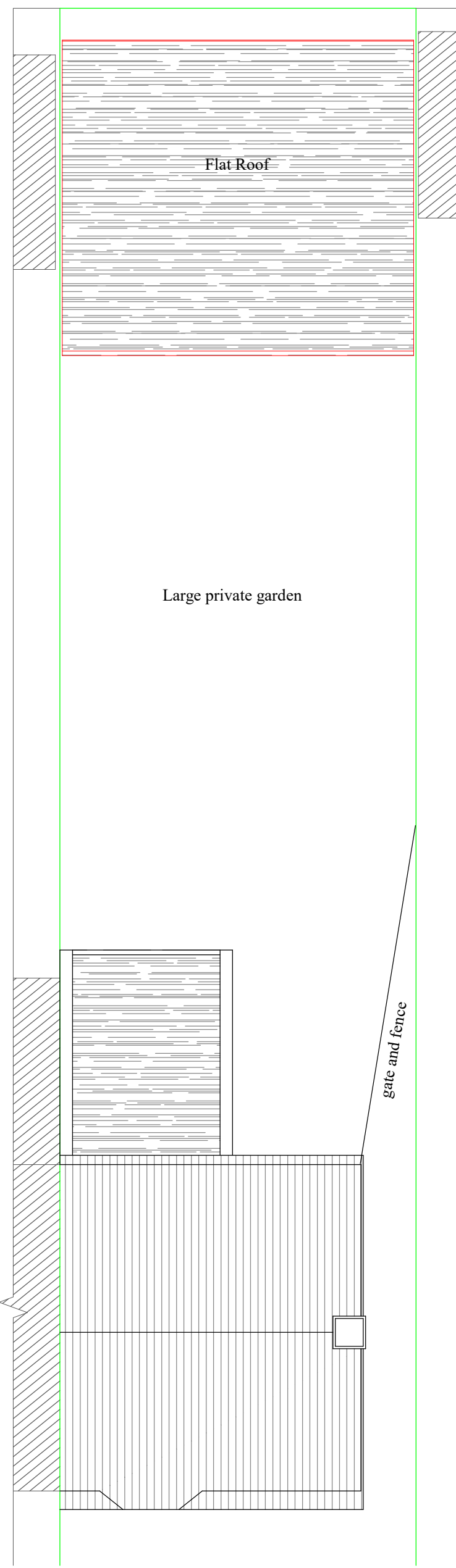
EXISTING FLOOR PLAN



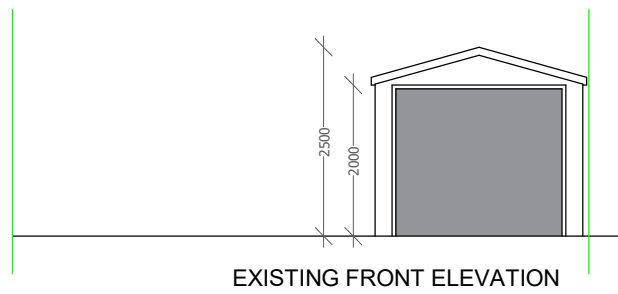
EXISTING ROOF PLAN



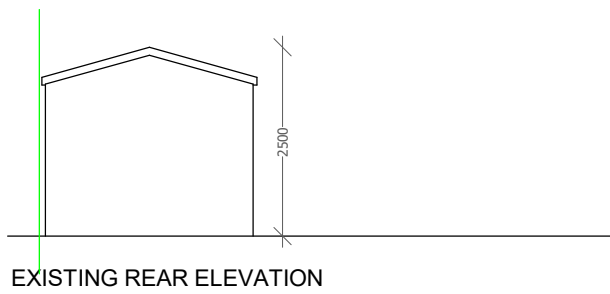
PROPOSED FLOOR PLAN



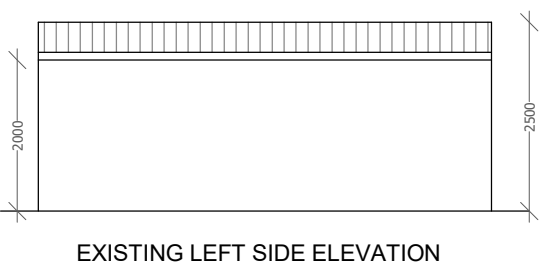
PROPOSED ROOF PLAN



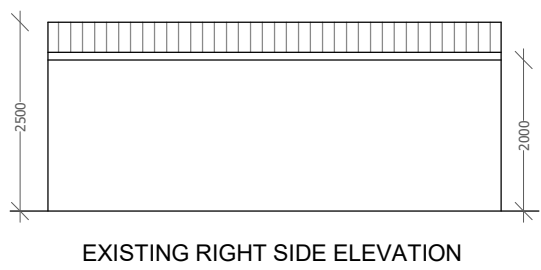
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING LEFT SIDE ELEVATION



EXISTING RIGHT SIDE ELEVATION

Original Garden sqm = 24.7 x 7.6 average = 195sqm

Outbuilding Proposed size - 50 SQM

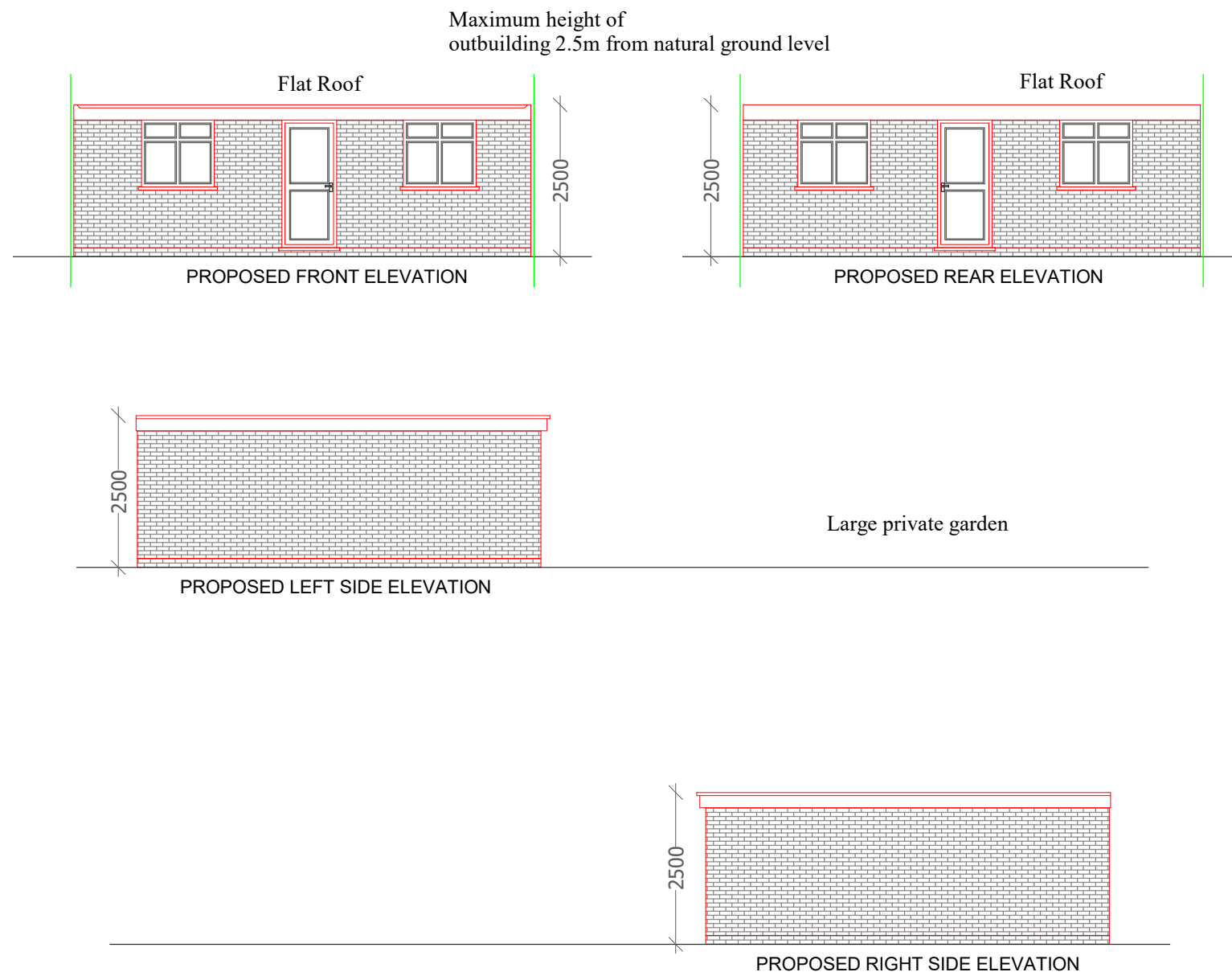
This is less than 50 % of the garden space

The Proposal is designed within the permitted development criteria for outbuildings

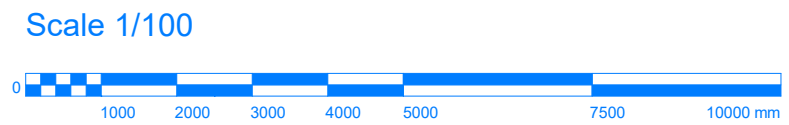
2.5m maximum height from natural ground level
Used for household users only for a Playroom / garage store room, Gym space
50% of garden is 97.5sqm that can be built on, the existing garage is to be removed

Minus this from the 50% external amenity space leaving 47.5sqm minus the built extension of 16.6sqm, that still remains under the 50 percent rule. leaving a 30.9sqm which can still be built on.

our proposed 50sqm, which is well within the permitted criteria



- Notes
- 1 All concrete to be 1:2:4 mix by volume
 - 2 All dimensions are in millimeters
 - 3 All materials used to be half hour fire resistance and used to manufacturers instructions
 - 4 All new gullies to be roddable and back inlet type.
 - 5 New walls bonded to existing using 'Furfix' or similar profiles.
 - 6 The contractor to check all dimensions before commencement of works and inform the Client of any discrepancies.
 - 7 All works to be carried out in accordance with Building regulations and British Standards, all in approval of the LA engineer.
 - 8 All new glazing below 1000 from floor level to be toughened safety glass to BS6206.
 - 9 All structural timber to be tannalised VERMIN
 - 10 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.
 - 11 All dimensions to be double checked on site
 - 12 All steels to be measure on site with built dimensions
 - 13 Steels to have 30 min fire protection
 - 14 All drawings to be approved prior to Build works, any works carried out without approval is at own risk.
 - 15 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



Title / Description :

Existing and Proposed Plans

Project Address :

315 Kingshill Avenue
Hayes
UB4 8BS

Scale of Drawing

1/100 @ A1

Drawing No

315 01

Drawn By

Sunny Bahia

Date of Proj

August 25

AsB Architecture Ltd

PLANNING - ENGINEERING - MANAGEMENT

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Office / Mobile - 07960 417 920

