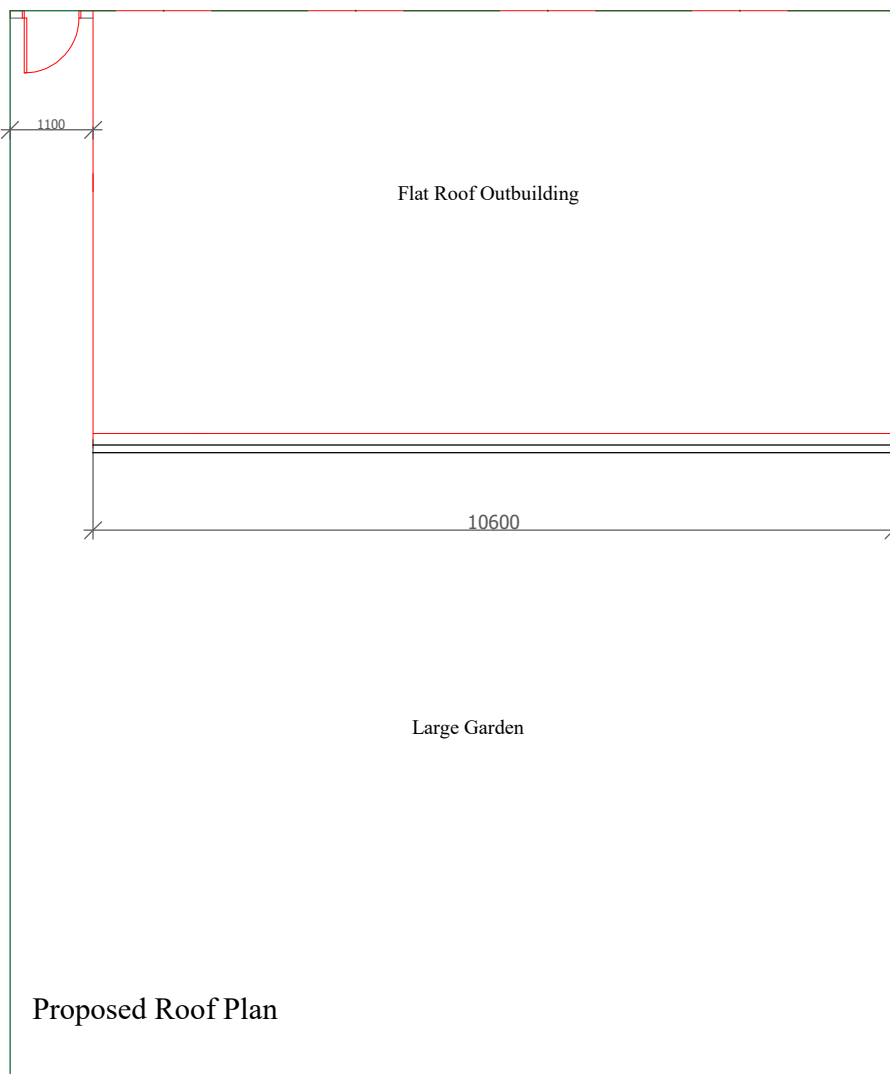
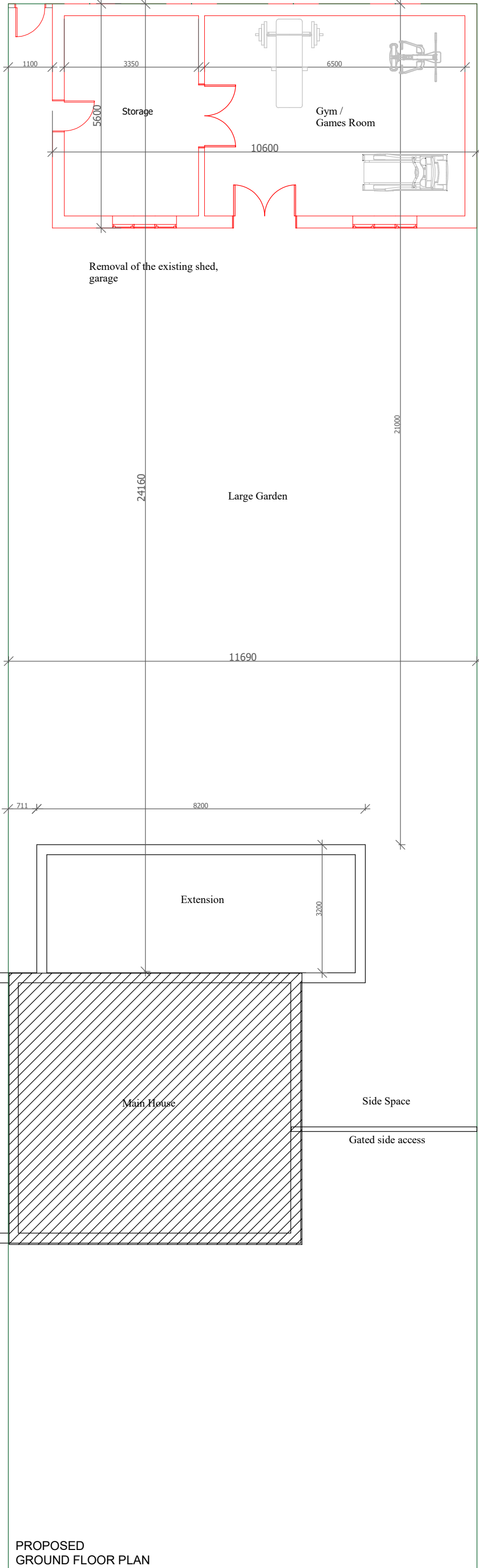
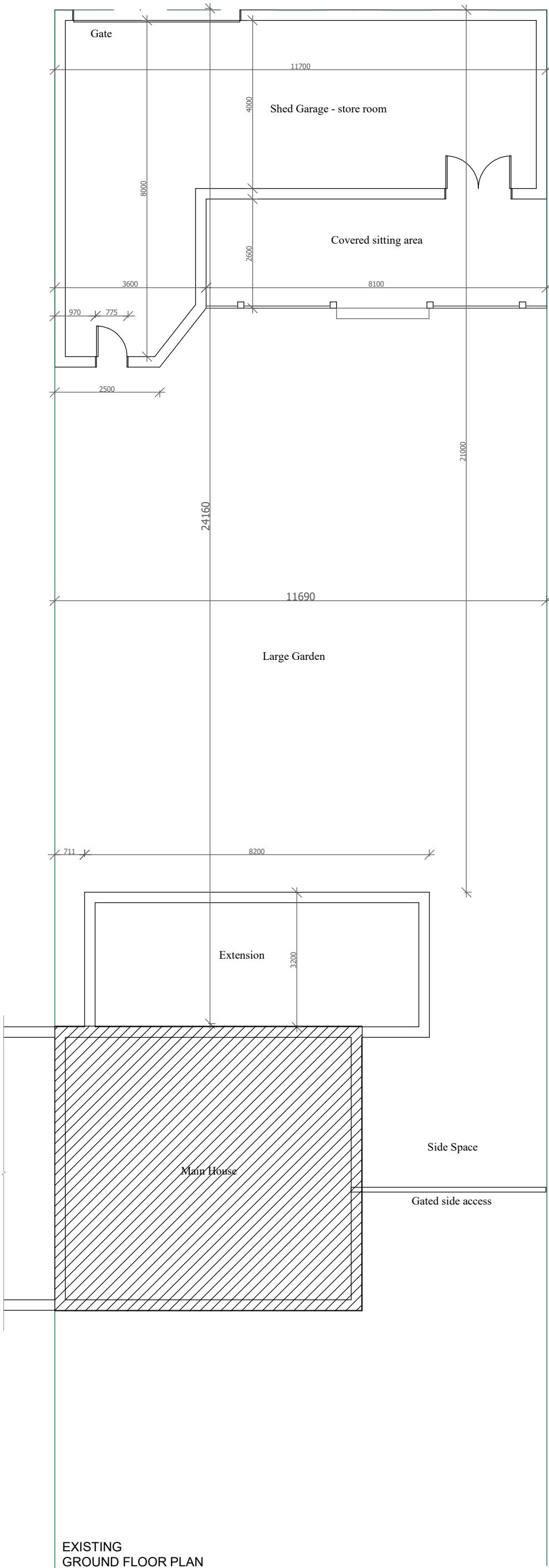




Existing Garden size, excluding built extensions = 280 sqm

Outbuilding Proposed size

5.6 m x 10.6 m wide= 59.36 sqm

This is less than 50 % of the garden space

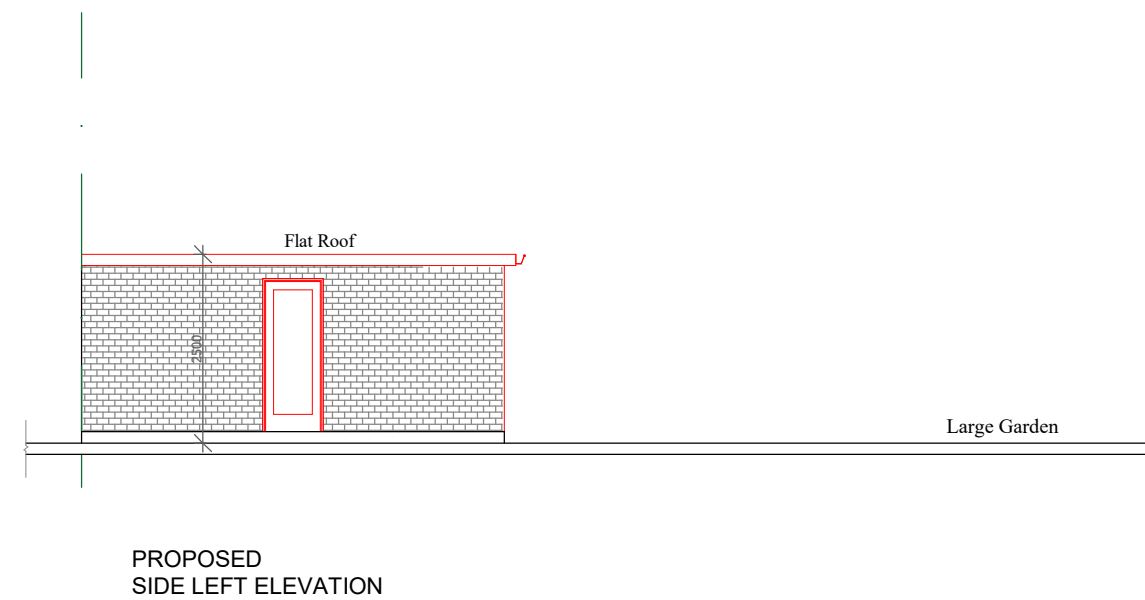
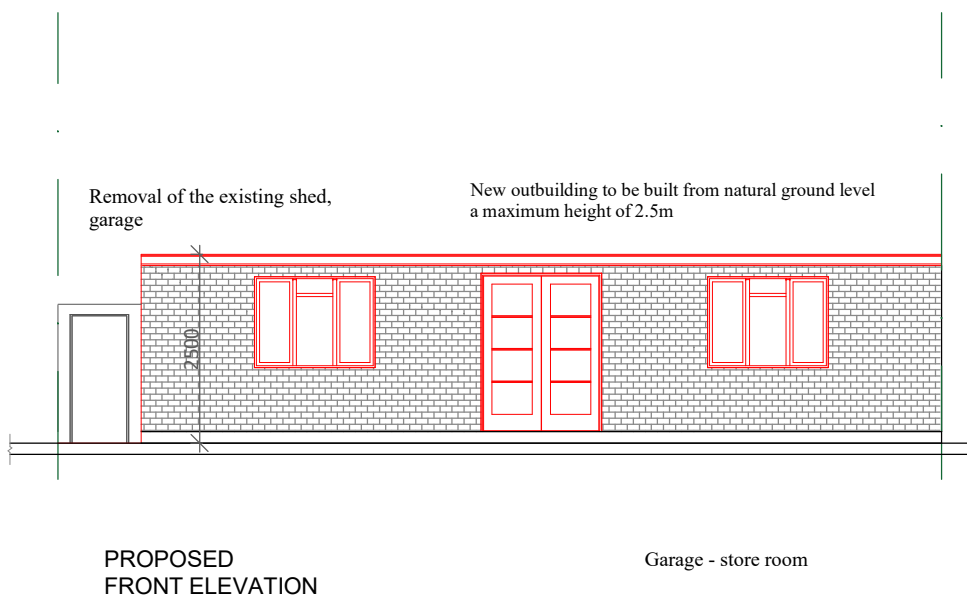
The Proposal is designed within the permitted development criteria for outbuildings

2.5m maximum height from natural ground level

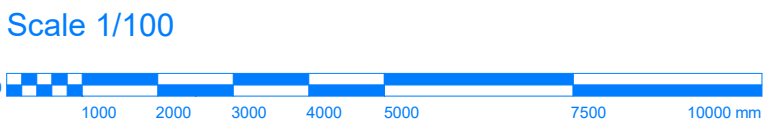
Used for household users only for a Playroom / store room, Gym space

50% of garden is 140sqm, minus the extension 28sqm, = 112 sqm that can be built on, our proposed outbuilding is 59.36 sqm. which is well within the permitted criteria

The existing rear garage - is currently larger than our proposal, which is to be removed and demolished to make space for this new outhouse



- 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 :

49 Judge Heath Lane
Hayes UB3 2NZ

Scale of Drawing

1/100 @ A1

Drawing No

49 001

Drawn By

Sunny Bahia

Date of Proj

June 23

AsB Architecture Ltd

PLANNING - ENGINEERING - MANAGEMENT

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