



Original Garden sqm = 47 x 13 average = 611sqm

Outbuilding Proposed size - 84 SQM

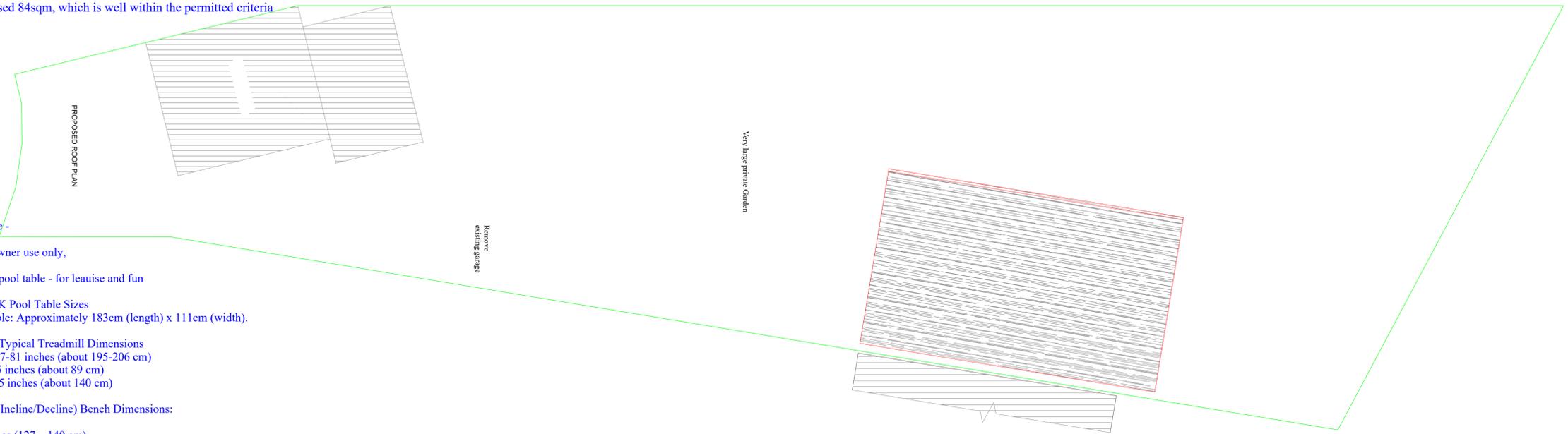
This is less than 50 % of the garden space 305.5 sqm allowed to build over

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 305.5sqm that can be built on

Minus this from the 50% external amenity space leaving  
221sqm that still remains under the 50 percent rule.  
minus any built extensions we are still within the 50 % rule

our proposed 84sqm, which is well within the permitted criteria



Ancillary use -

For home owner use only,

Space for a pool table - for leauise and fun games -  
Common UK Pool Table Sizes  
6ft x 3ft Table: Approximately 183cm (length) x 111cm (width).

Treadmill - Typical Treadmill Dimensions  
Length: 77-81 inches (about 195-206 cm)  
Width: 35 inches (about 89 cm)  
Height: 55 inches (about 140 cm)

Adjustable (Incline/Decline) Bench Dimensions:  
Length:  
50 - 55 inches (127 - 140 cm)  
Width: 10 - 12 inches  
(25 - 30 cm)  
Height: Adjustable; flat height usually 17 - 18 inches  
(43 - 46 cm)  
Some adjustable benches have longer back pads or a separate seat pad.

Space Needed Around a Bench:

Workout clearance: At least 6-7 feet long and 4-5 feet wide area to accommodate the bench, barbell, and your movement.

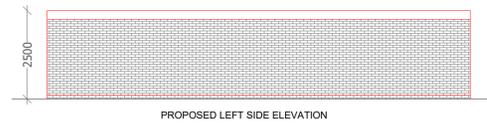
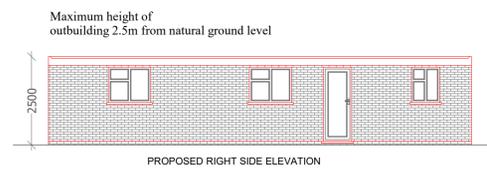
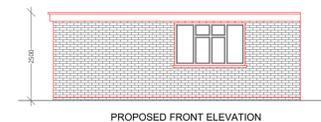
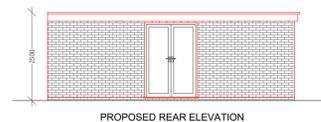
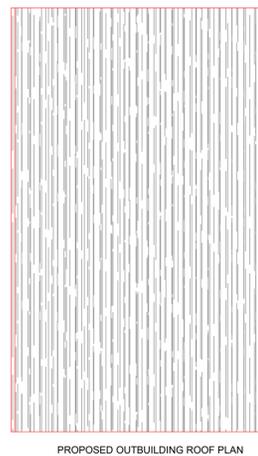
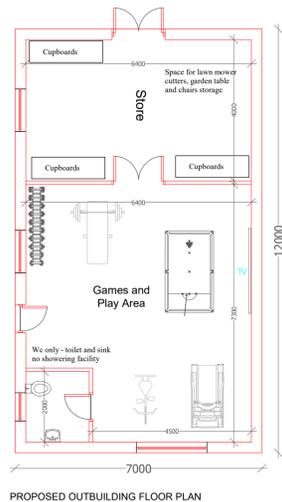
For barbell benches with racks, allow more space for loading plates.

Spin Bike / Indoor Cycling Bike  
Length:  
40 - 50 inches (102 - 127 cm)  
Width:  
18 - 24 inches (46 - 61 cm)  
Height:  
45 - 55 inches (114 - 140 cm)

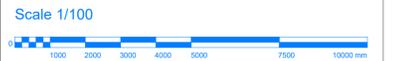
Used for high-intensity training. Has a flywheel and adjustable handlebars/seat.

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



- 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 :

Proposed Plans

Project Address :

20 Cranford Drive  
Hayes  
UB3 4LA

Scale of Drawing

1/100 @ A1

Drawing No

20 002

Drawn By

Sunny Bahia

Date of Proj

Feb 26

**AsB Architecture Ltd**

PLANNING - ENGINEERING - MANAGEMENT

Asbarchitectureltd@gmail.com

Office / Mobile - 07960 417 920

