

Existing side drop kerb

existing green house to be demolished

Neighbours House
95 Hoylake Crescent

Neighbours
single storey
extension

8000

assumed boundary position

Study

Study

4300

Patio slabs/decking - max 150mm from GL

PROPOSED
OUT BUILDING
to be used as an
OFFICE
30 SQM INTERNALLY

Patio and GL
-230

Soakaway

- WALLS - Composite timber cladding (non combustible)
- EAVES - Fascia and soffit to be UPVc
- DOORS - Doors to be UPVc double glazed
- RWP & GUTTERS - To be UPVc. black
- ROOF - Flat roof

Outbuilding is located in the rear 25% of garden

SOAKWAYS attenuated crates

To be designed for 1m3 for every 16m2 of roof serving it. Not less than 5 m. from buildings. Depth 600 mm below invert level of drains.

Use modular attenuation cells of lightweight plastic structure with a high void ratio.

Beneath the unit & on all sides provide 100mm of gravel and on top 500mm cover including 100mm gravel layer.

Size of the hole to be 1600mm deep and 1200mm sq.

Pipe to 100mm dia. and 1: 40 fall.

Where the pipe enters the soakaway it should be surrounded by gravel.

All to meet building inspectors approval on site.

FLAT ROOF

Upstand to the rear and two sides with gutter at the front.

Fall 1:60 from rear to the front to collect rain water into front gutter and into rain water pipes as indicated on the plan.

Neighbours
single storey
extension

Neighbours House
112 Bushey Road

Existing 3M Rear extension

FFL
Datum
0.00

114 Bushey Road
main house

Existing Side extension

Existing Garage

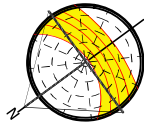
Existing bay window

side fence

IL
-550

MH

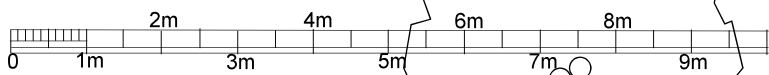
Driveway
-230



PROPOSED
OUTBUILDING



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scale - 1 : 100 @ A3

assumed boundary position

Purpose - Certificate of lawful development application

All dimensions to be checked on site. All omissions & discrepancies to be reported to the designer.	PROJECT: 114 Bushey Road, Uxbridge, UB10 8JX	DATE: 30/11/2025
	DWG NO: OUTBUILDING 04	REVISION: