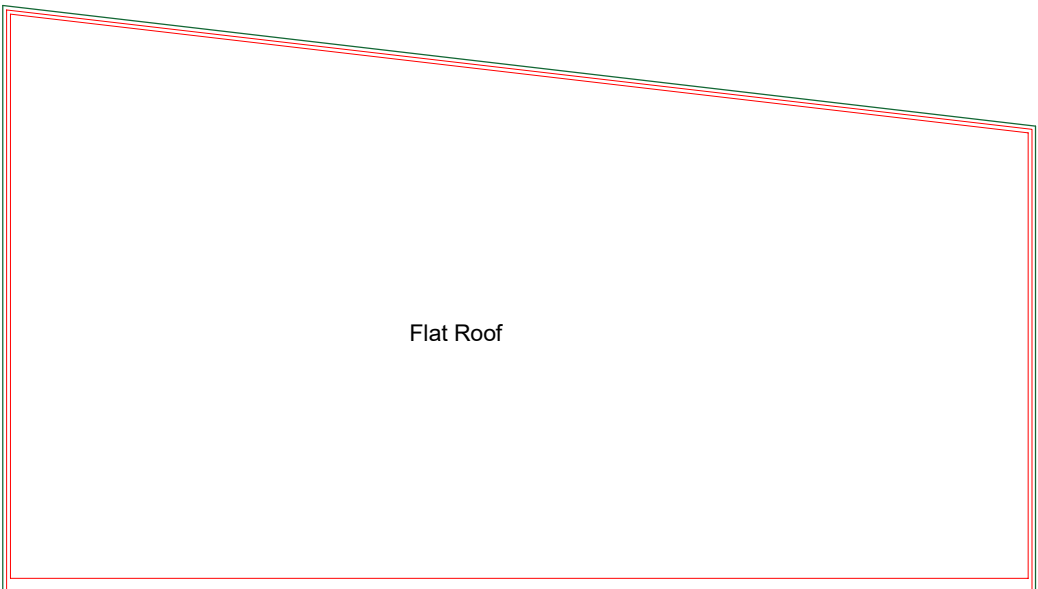
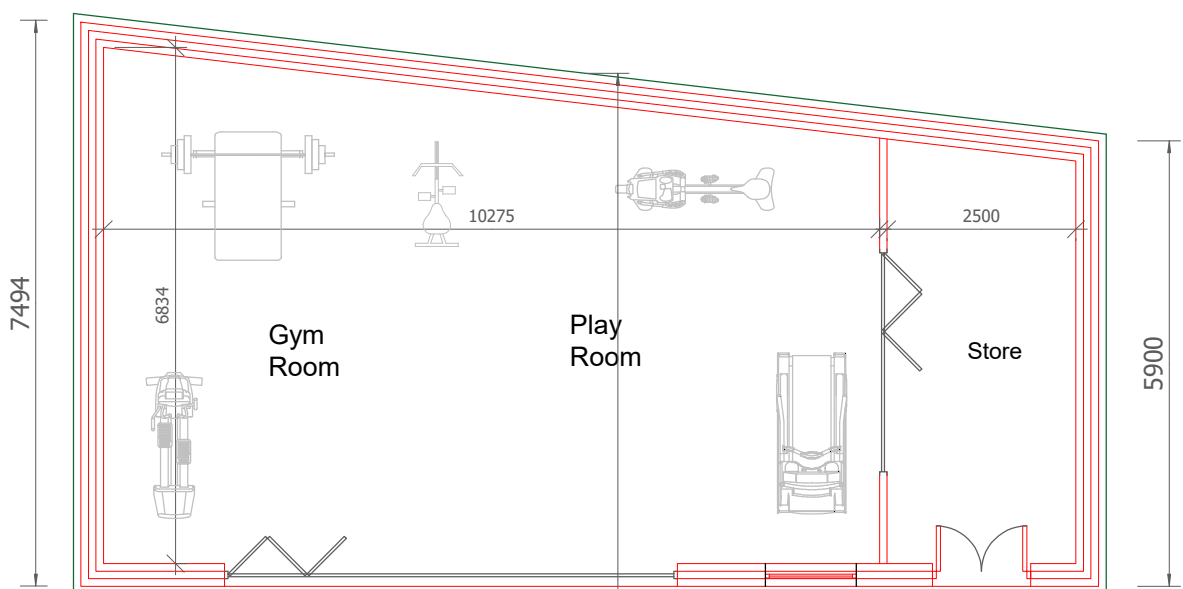




PROPOSED
ROOF PLAN

Large Rear Private Garden



PROPOSED
GROUND FLOOR PLAN

Large Rear Private Garden

Original Garden sqm = 655 sqm

Outbuilding Proposed size

13.4m x 7m average = 93.8 sqm

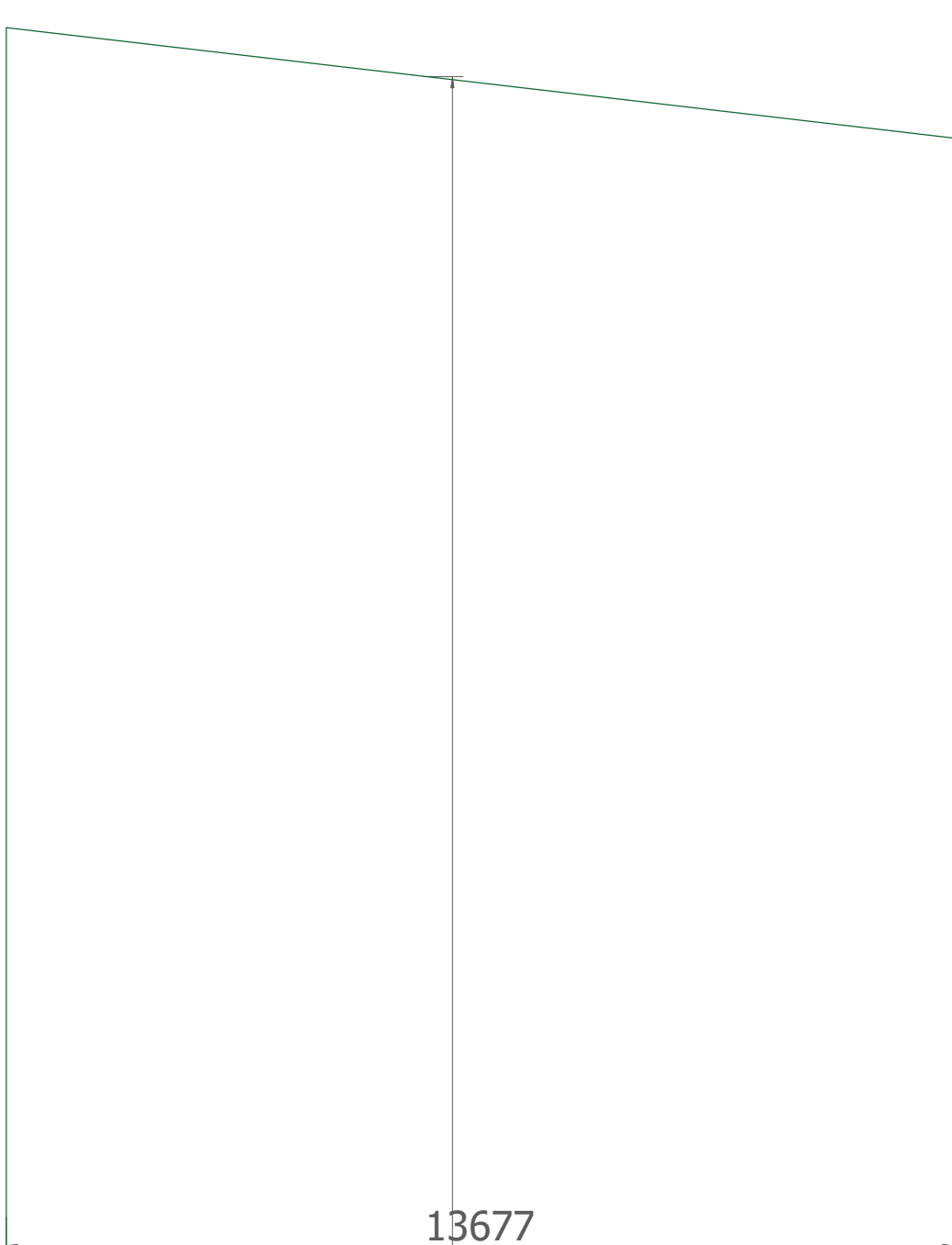
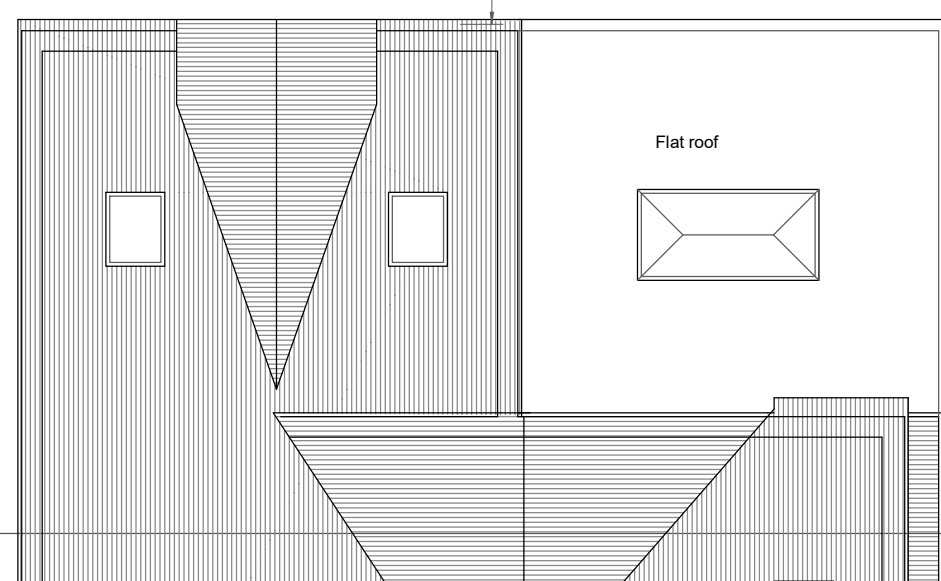
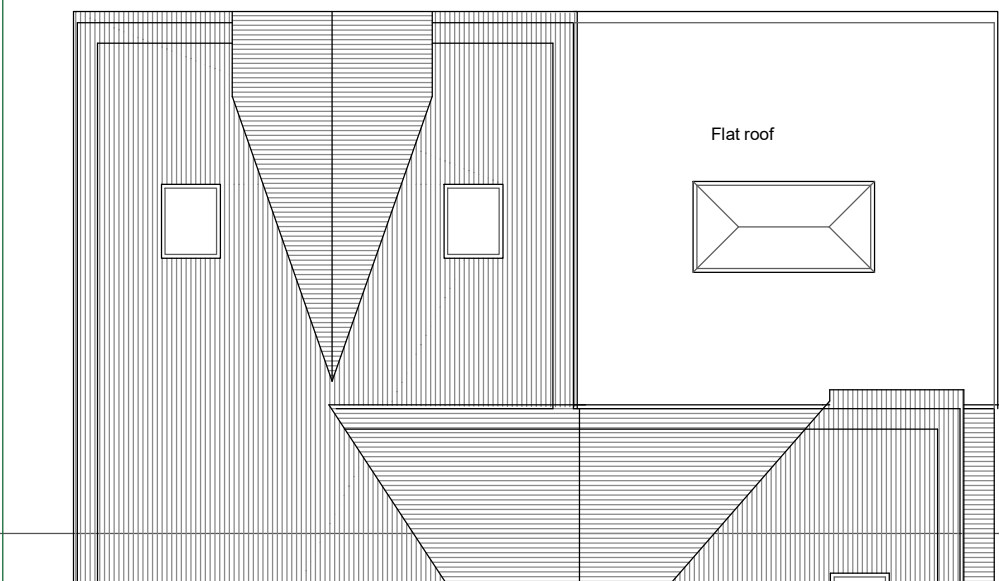
This is less than 50 % of the garden space

The Proposal is designed within the permitted development criteria for outbuildings

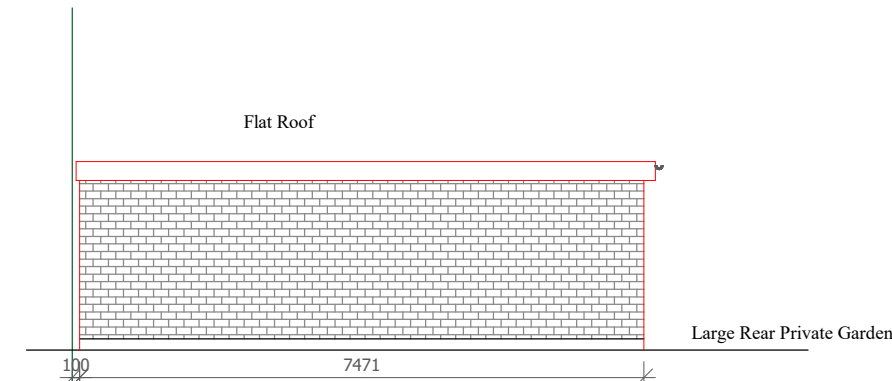
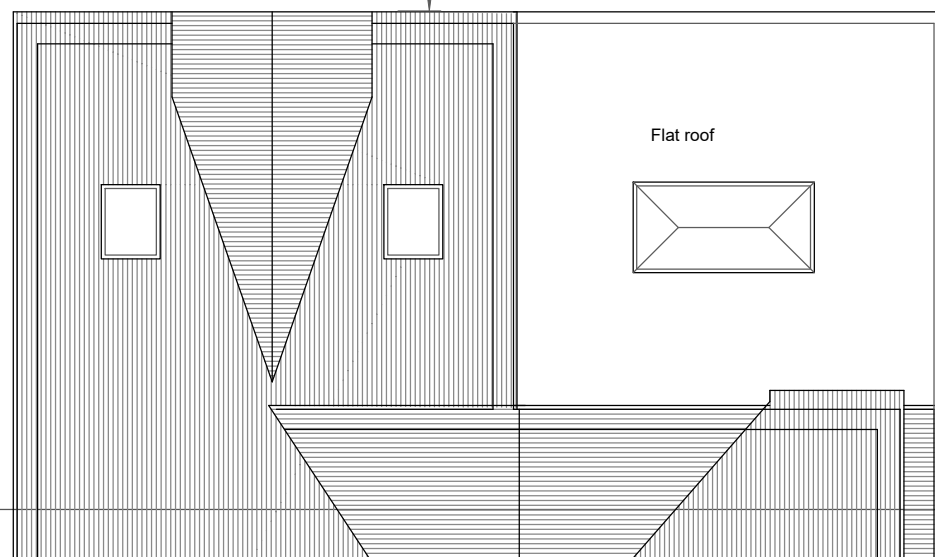
2.5m maximum height from natural ground level

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

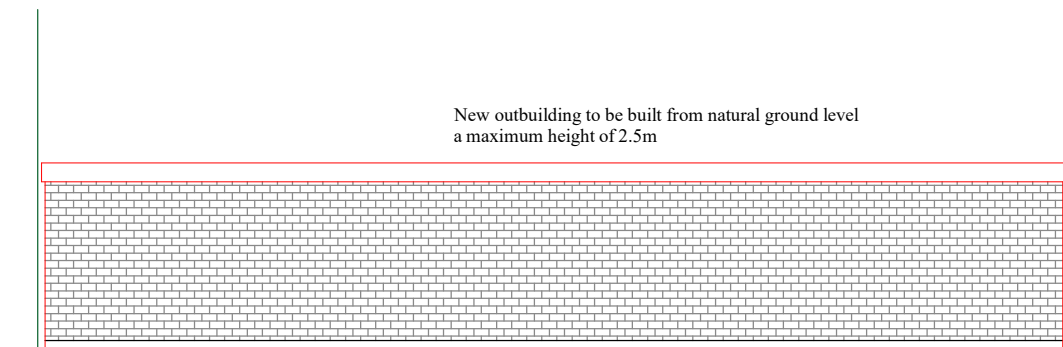
50% of garden is 327sqm that can be built on, the existing timber outbuildings are to be removed the existing extension to the house is 100sqm, minus this from the 50 % external amenity space leaving 227sqm that can be lawfully developed onto, our proposed outbuilding is 93.8 sqm. which is well within the permitted criteria



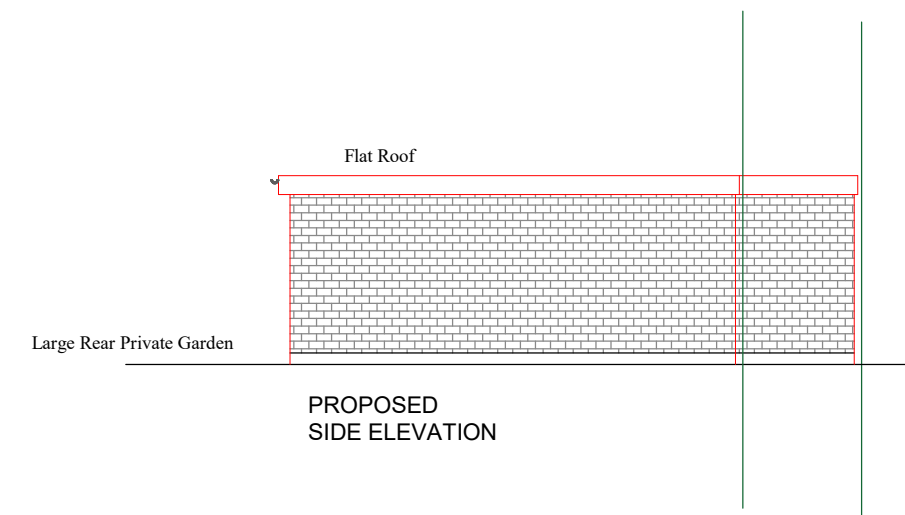
EXISTING
GROUND FLOOR PLAN



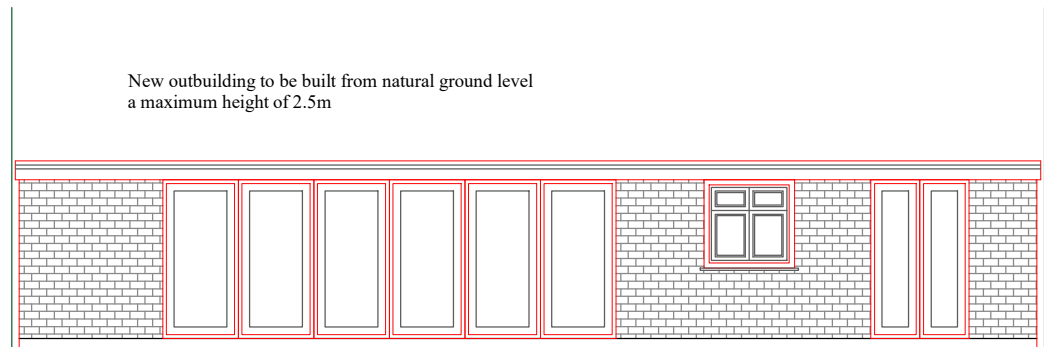
PROPOSED
SIDE ELEVATION



PROPOSED
FRONT ELEVATION



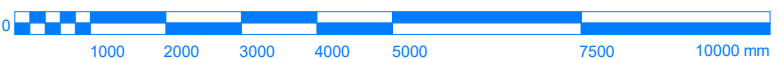
PROPOSED
SIDE ELEVATION



PROPOSED
FRONT ELEVATION

- 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 discrepencies 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 :

72 Vine Lane
Uxbridge
Hillingdon
UB10 0BD

Scale of Drawing

1/100 @ A1

Drawing No

72 001

Drawn By

Sunny Bahia

Date of Proj

Nov 23

AsB Architecture Ltd

PLANNING - ENGINEERING - MANAGEMENT

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Office / Mobile - 07960 417 920

