



**ROOF LIGHTS on pitch roof**  
Rooflights to be double glazed + to meet 'U' value of min. 2.0 W/m sq.K.  
All roof lights to be A-A fire rated.

Double up rafters on the side of opening, supporting double trimmers above & below opening. Bolt together with M12 bolts at 450 c/s.  
Must be 450mm minimum clear opening with non opening fasteners.

Slim line frame for pitched roof.  
Reset within roof tiles.  
Can be fixed to roof pitch as low as 12 deg. & as high as 90 deg.

PROPOSED OUT BUILDING to be used as an OFFICE/GYM 25 sq. meters internally

Neighbours Outbuilding

existing shed to be demolished

Outbuilding is located in the rear 25% of garden

Outbuilding promotes further landscape development

Future maintenance is allowed without having to go into neighbours 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.

- WALLS - Render finish to match existing
- EAVES - Fascia and soffit to be UPVc
- DOORS - Doors to be UPVc double glazed
- RWP & GUTTERS - To be UPVc. black
- ROOF - Pitch roof to match main house roof
- ROOFLIGHTS - 'Velux' or similar. Projection to be max. 150mm beyond the plane of the roof-slope & flat roof.

Soakaway

Patio + GL -250

Neighbours Garage

Neighbours extension

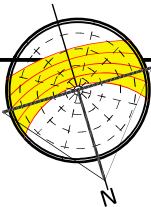
existing extension

existing extension

FFL Datum 0.00

Garage + Store

Neighbours extension

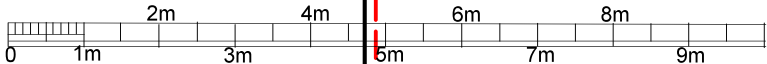


OUTBUILDING

PROPOSED



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scale - 1 : 100 @ A3

Purpose - Householder planning application

All dimensions to be checked on site. All omissions & discrepancies to be reported to the designer.	PROJECT: 16 North View, Pinner, HA5 1PE	DATE: 30/11/2024
	DWG NO: OUTBUILDING PLAN 16	REVISION: