

- 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.

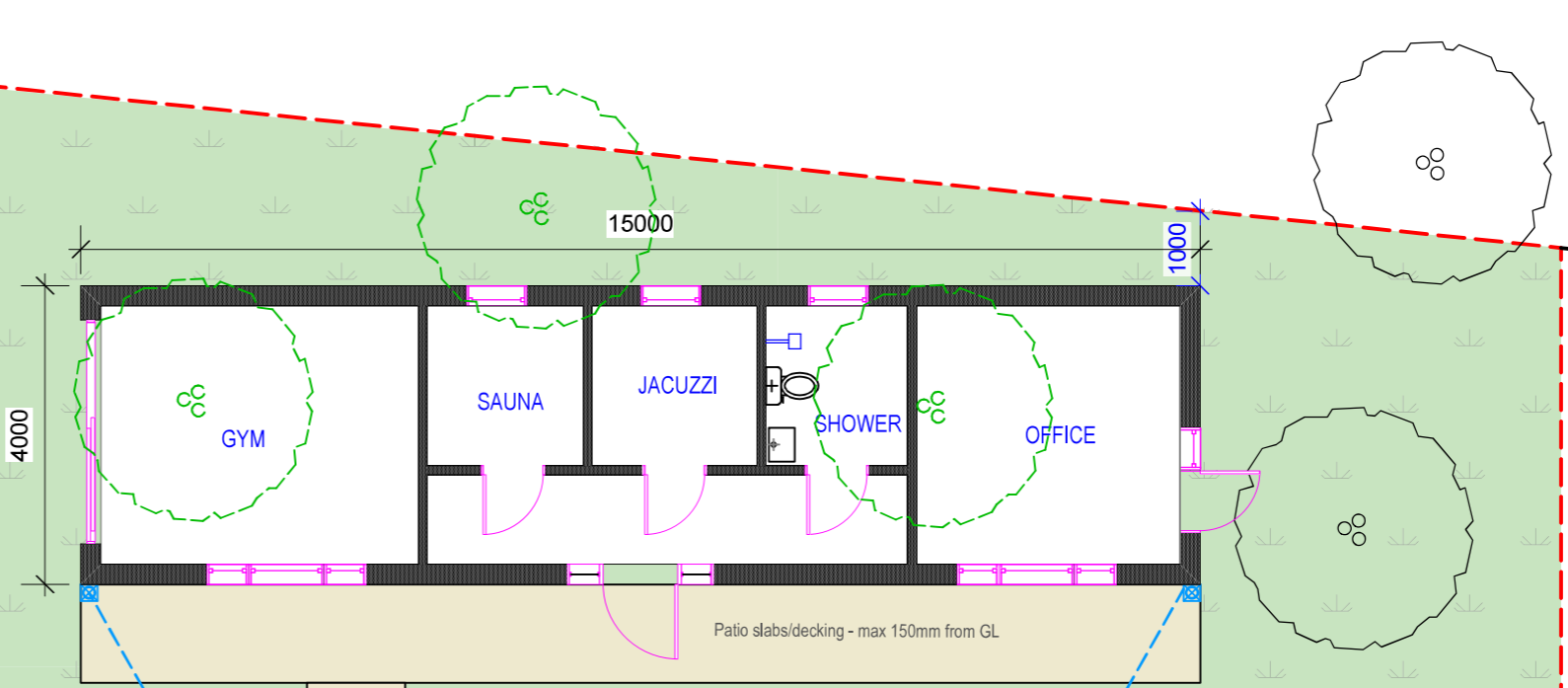
All to meet building inspectors approval on site.

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.



OUTBUILDING

PROPOSED



PROPOSED OUT BUILDING
 to be used as an OFFICE/GYM
 60 SQM EXTERNALLY
 Windows to be obscurely glazed

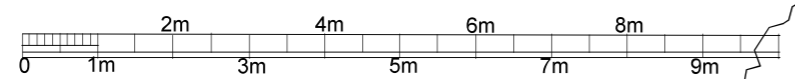


Lawn

Purpose - Householder application

<small>All dimensions to be checked on site. All omissions & discrepancies to be reported to the designer.</small> <small>SSK architects owns the copyright of this drawing which must not be reproduced in whole or part without the written permission.</small>	PROJECT: 27 Croft Gardens, Ruislip, HA4 8EY	DATE: 10/02/2026
	DWG NO: OUTBUILDING 04	REVISION: A

REV A - 05/06/2026
 Outbuilding reduced to 60sqm externally



scale - 1 : 100 @ A3



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