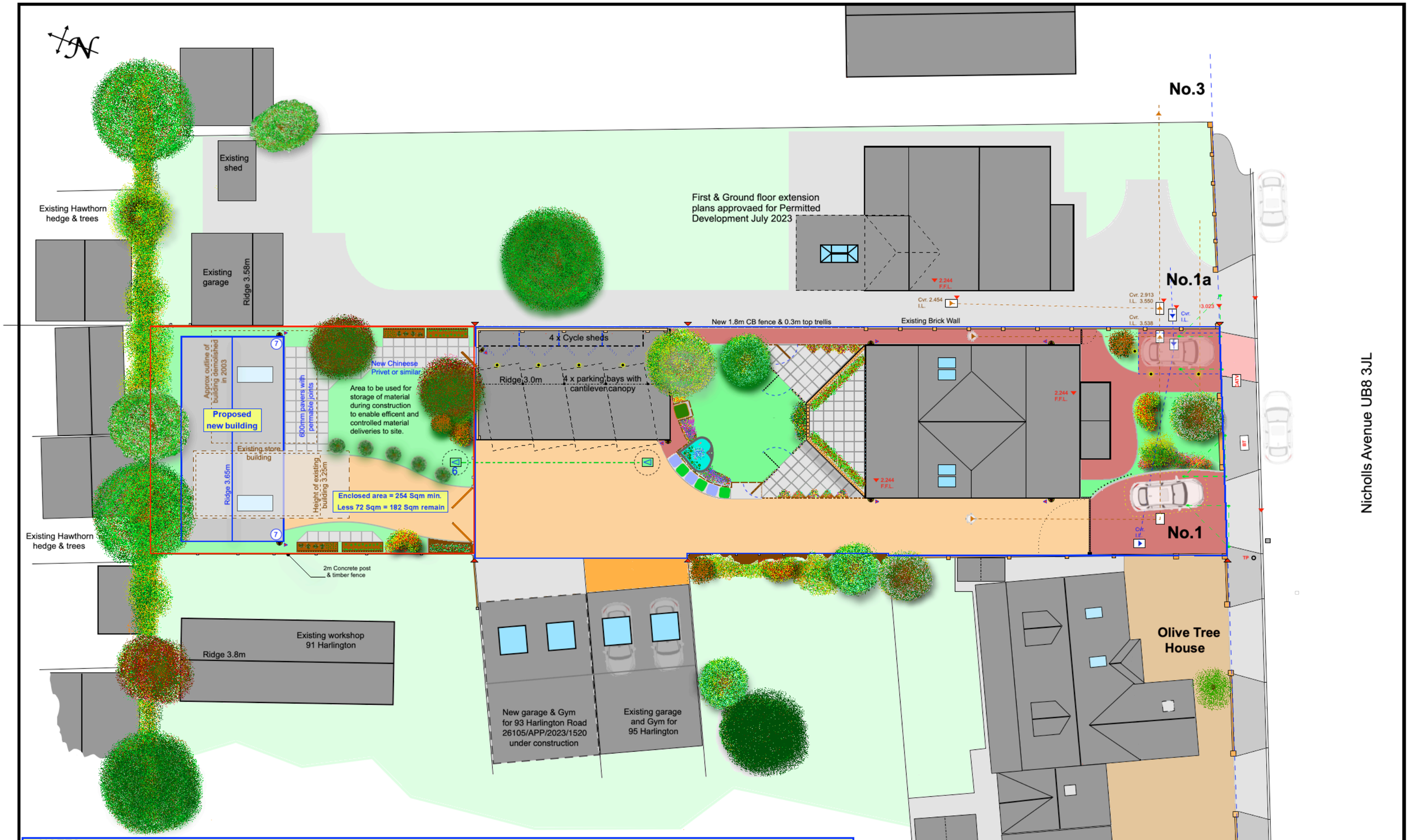

NOTES:

1. Dismantle existing store building and recycle for use as hardcore on site; asbestos components disposed of by specialist contractor
2. Remove existing 37.5 sqm concrete base and replace with an additional 34.5 sqm of new reinforced concrete raft foundation, raised 100mm above nominal ground level
3. Construct new cold-rolled steel frame building and clad with fire rated insulated cladding
   Vertical walls: Juniper green - BS12B29 - ribbed box profile Roof: Anthracite - RAL7016 - Pantile imitation roof cladding to match neighbouring workshop & garage
4. Install new double glazed roof windows and solar panels linked to a battery storage facility, Teslar-wall or similar, linked to residential system
5. Install new insulated roller shutter, high security 900mm wide access door, double glazed bi-fold doors all with level thresholds. Install decorative brick facade piers
6. Install new 2000 litre underground rainwater storage tank for toilet flush, car wash, automatic irrigation etc.; link to other site storage
7. Install Motion detection lighting and CCTV security cameras, heights TBC
8. Landscape to scheme with new grass, shrubs and trees.

Project:	Replace existing store building wth new sunroom containing gym, games and hobby amenities	
Location:	1 Nicholls Avenue UB8 3JL	
Drawing:	NA10-01	Proposed site layout plan
Scale:	1:200 @ A3	March 2024
Client:	Ian Cook	07860 203 272