

EXISTING
PLOT PLAN

Original Garden sqm = 20.5 x 9.15 average = 187sqm

Outbuilding Proposed size - 45 SQM

This is less than 50 % of the garden space 93.5 sqm allowed to
build over

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 / garage store room, Gym space
50% of garden is 93.5sqm that can be built on

Minus this from the 50% external amenity space leaving
48.5sqm that still remains under the 50 percent rule.
minus any built extensions we are still within the 50 % rule

our proposed 45sqm, which is well within the permitted criteria

Ancilary use -

For home owner use only,

Space for a pool table - for leauise and fun
games -
Common UK Pool Table Sizes
6ft x 3ft Table: Approximately 183cm (length) x 111cm (width).

Treadmill - Typical Treadmill Dimensions
Length: 77-81 inches (about 195-206 cm)
Width: 35 inches (about 89 cm)
Height: 55 inches (about 140 cm)

Adjustable (Incline/Decline) Bench Dimensions:
Length:
50 – 55 inches (127 – 140 cm)
Width: 10 – 12 inches
(25 – 30 cm)
Height: Adjustable; flat height usually 17 – 18 inches
(43 – 46 cm)
Some adjustable benches have longer back pads or a
separate seat pad.

Space Needed Around a Bench:

Workout clearance: At least 6–7 feet long and 4–5 feet wide
area to accommodate the bench, barbell, and your movement.

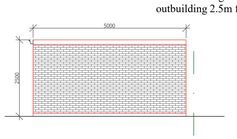
For barbell benches with racks, allow more space for loading plates.

Store -
General house hold storage
Lawn mower
cutter, hedge trimmer
stacking of garden chairs and
folding table

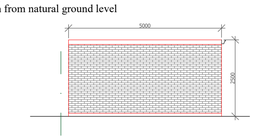


PROPOSED ROOF
PLAN

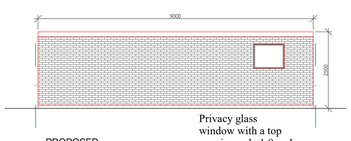
Maximum height of
outbuilding 2.5m from natural ground level



PROPOSED
SIDE ELEVATION



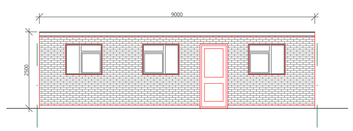
PROPOSED
SIDE ELEVATION



PROPOSED
REAR ELEVATION

Privacy glass
window with a top
opening only 1.8m above
internal floor level

Maximum height of
outbuilding 2.5m from natural ground level



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 :

153, Roseville Road,
Hayes,
Middlesex, UB3 4RA

Scale of Drawing

1/100 @ A1

Drawing No

153 01

Drawn By

Sunny Bahia

Date of Proj

Oct 26

AsB Architecture Ltd

PLANNING - ENGINEERING - MANAGEMENT

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