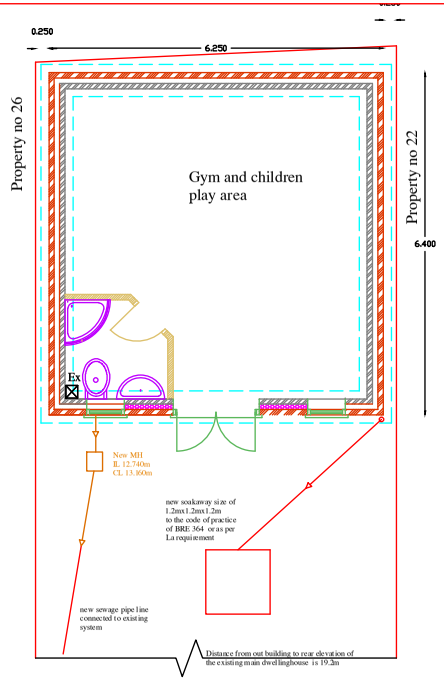
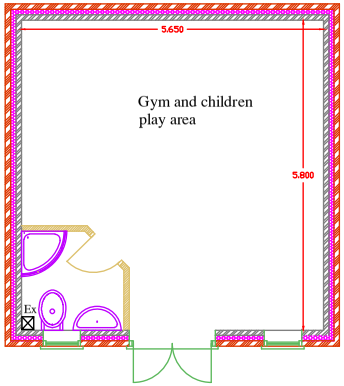
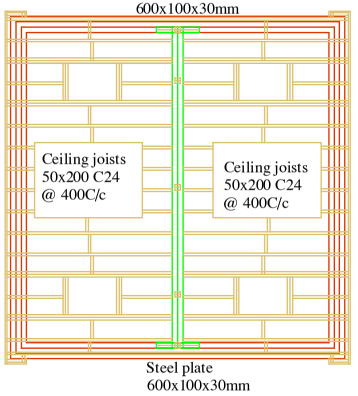


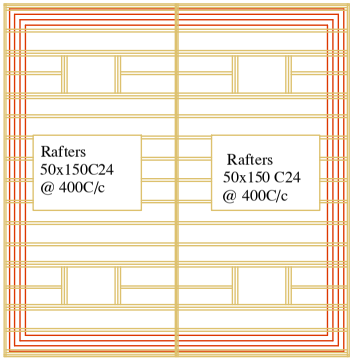
SITE LAYOUT PLAN



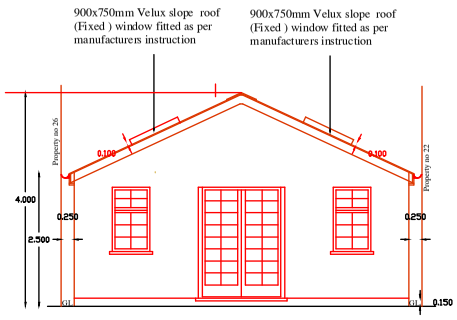
FLOOR PLAN



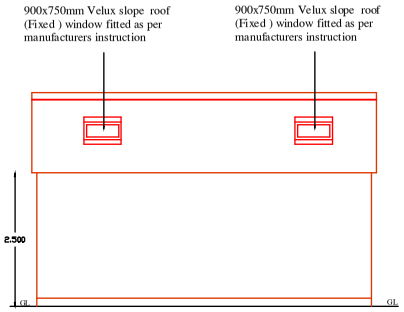
CEILING TIMBER AND STEEL LAYOUT PLAN



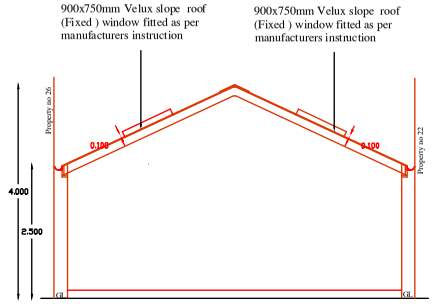
ROOF TIMBER LAYOUT PLAN



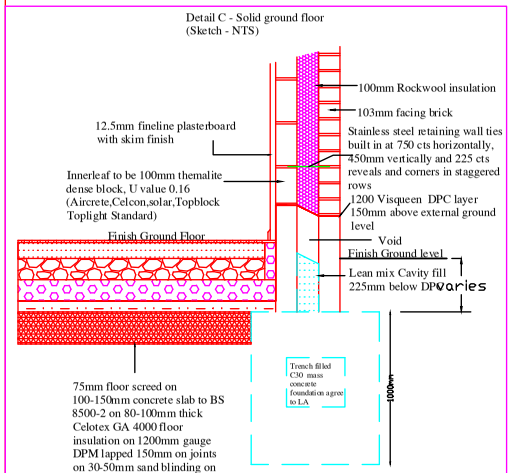
FRONT ELEVATION

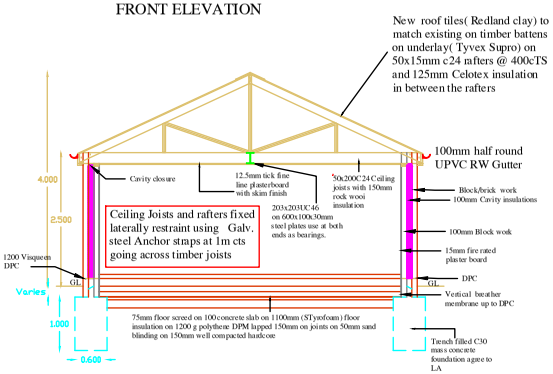


SIDE ELEVATION

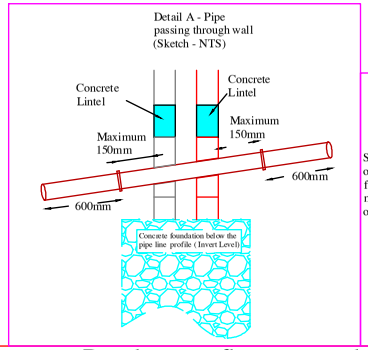


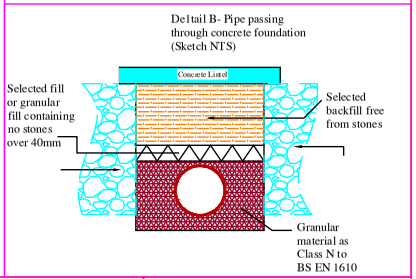
REAR ELEVATION





TYPICAL SECTION





Client will be responsible for party wall Act. 1996. Contractor will be responsible for all aspects of site work including temporary work to satisfy the relevant building regulations.
All window and door frames to have DPC around entire frame. All drainage work to be executed and tested to the satisfaction of Local Authority. All structural work to structural engineers details. All new DPC's min 150mm above Ground level.
All cavities must be filled up to ground level. all Catnic lintels to have min. bearing of 150mm. All dimensions and levels to be checked on site by the contractor prior to ordering of materials and commencement of work.
All windows in habitable rooms to have min. glazed area of one tenth the room floor area and min. openable area of one twentieth room floor area. Internal bathrooms and WCs to be provided with Twin - motorised electric extractor fan connected to lighting circuit and giving min. of 3 air changes per hours & 15 minutes over run after extinguishing light.
Any upper-floor window located in a wall or roof slope forming a side elevation of dwelling house shell be
(1) Obscure- glazed and
(2) non opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

LEGEND
- New foundation 600mmx1000mm
- New development work
- Party wall boundary line
- Property boundary line
- Stud wall
- Underground pipe line
- Insulation
- Ex Mechanical Extractor fan

N

Development floor space schedule

Gym and children area - Internal floor space (5.65mx5.8m) 32.77qm.
The proposed outbuilding is require for a purpose incidental to the enjoyment of the original dwellinghouse.

The total area of ground covered by buildings including proposed outbuilding within the curtilage (excluding the ground area of the original dwellinghouse) would not exceed 50%of the land area of the curtilage.
The proposed single storey out building would not exceed height 4m for any circumstances and height to eave is 2.5m.
The proposed outbuilding is not in conservation or listed.
The total area of the outbuilding ground covered is situated around 20m from any wall of the dwellinghouse.

0 1m 2m 3m 4m 5m 10m

Scale :- 1:100 in A3

Site
24 Monmouth Road
Hayes
UB3 4JQ

Job Title
Erection of a out building to use as Gym and children play area

Drawn by; SLJCS Design
Date: 06 July2020
Drawing No: SLJCS/24MR/2020-P-1
Scale: 1:100 in A3
Revision: A