



Original Garden sqm = 26.7 x 5.4 average = 144 sqm

Outbuilding Proposed size
 $8.5m \times 5.3m = 45.05 \text{ sqm}$
 This is less than 50 % of the garden space
 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 / store room, Gym space
 50% of garden is 72sqm that can be built on, the existing garage are to be removed
 the existing extension to the house is 17sqm,
 minus this from the 50 % external amenity space leaving
 55sqm that still remains under the 50 percent rule.

our proposed 45.05sqm, which is well within the permitted criteria

Notes

- All concrete to be 1:2:4 mix by volume
- All dimensions are in millimeters
- All materials used to be half hour fire resistance and used to manufacturers instructions
- All new gullies to be roddable and back inlet type.
- New walls bonded to existing using 'Furfix' or similar profiles.
- The contractor to check all dimensions before commencement of works and inform the Client of any discrepancies.
- All works to be carried out in accordance with Building regulations and British Standards, all in approval of the LA engineer.
- All new glazing below 1000 from floor level to be toughened safety glass to BS6206.
- All structural timber to be tannalised
- VERMIN
- 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.
- All dimensions to be double checked on site
- All steels to be measured on site with built dimensions
- Steels to have 30 min fire protection
- All drawings to be approved prior to build works, any works carried out without approval is at own risk.
- Any discrepancies 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 :
 65 Mildred Avenue
 Hayes UB3 1TP

Scale of Drawing
 1/100 @ A1

Drawing No
 65 001

Drawn By
 Sunny Bahia

Date of Proj
 Feb 25

AsB Architecture Ltd

PLANNING - ENGINEERING - MANAGEMENT

Asbarchitectureltd@gmail.com

Office / Mobile - 07960 417 920

