

Original Garden sqm = 22.3 x 7.65 average = 170sqm

Outbuilding Proposed size  
52.5sqm

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 / garage store room, Gym space  
50% of garden is 85sqm that can be built on, the existing  
garage and sheds to be removed  
Minus this from the 50% external amenity space leaving  
32.5sqm that still remains under the 50 percent rule.

our proposed 52.5sqm, which is well within the permitted criteria

Ancillary use -

For home owner use only,

Space for a pool table - for leause 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.

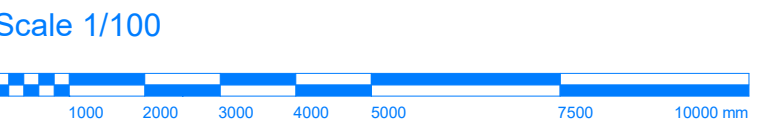
Spin Bike / Indoor Cycling Bike  
Length:  
40 – 50 inches (102 – 127 cm)  
Width:  
18 – 24 inches (46 – 61 cm)  
Height:  
45 – 55 inches (114 – 140 cm)

Used for high-intensity training. Has a  
flywheel and adjustable handlebars/seat.

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

cupboards - storage of extra household  
dry tinned foods, and packet long  
life foods

- 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



Title / Description :

Existing and Proposed Plans

Project Address :

35 Mellow Lane East  
Hayes UB4 8ES

Scale of Drawing

1/100 @ A1

Drawing No

35 001

Drawn By

Sunny Bahia

Date of Proj

Nov 25

AsB Architecture Ltd

PLANNING - ENGINEERING - MANAGEMENT

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