

existing shed to be demolished

Outbuilding is located in the rear 25% of garden

Outbuilding promotes further landscape development

Future maintenance is allowed without having to go into neighbours garden.

EXTERNAL FACE OF ROOF TO BE WITHIN 1m FROM BOUNDARY ALL ROUND

SOAKWAYS attenuated crates

To be designed for 1m3 for every 16m² of roof serving it. Not less than 5 m. from buildings. Depth 600 mm below invert level of drains.

Use modular attenuation cells of lightweight plastic structure with a high void ratio.

Beneath the unit & on all sides provide 100mm of gravel and on top 500mm cover including 100mm gravel layer.

Size of the hole to be 1600mm deep and 1200mm sq.

Pipe to 100mm dia. and 1: 40 fall.

Where the pipe enters the soakaway it should be surrounded by gravel.

All to meet building inspectors approval on site.

FLAT ROOF

Upstand to the rear and two sides with gutter at the front.

Fall 1:60 from rear to the front to collect rain water into front gutter and into rain water pipes as indicated on the plan.

WALLS	- Render finish to match existing
EAVES	- Fascia and soffit to be UPVC
DOORS	- Doors to be UPVC double glazed
RWP & GUTTERS	- To be UPVC. black
ROOF	- Pitch roof to match main house roof
ROOFLIGHTS	- 'Velux' or similar. Projection to be max. 150mm beyond the plane of the roof-slope & flat roof.

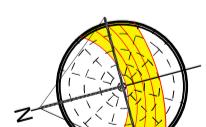
NEIGHBOURS MAIN HOUSE

68 THE CHASE

66 THE CHASE

NEIGHBOURS MAIN HOUSE

64 THE CHASE



OUTBUILDING

Purpose - Certificate of lawful development

All dimensions to be checked on site. All omissions & discrepancies to be reported to the designer.
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PROJECT:	66 The Chase, Pinner, HA5 1SN	DATE:	10/12/2024
DWG NO:	OUTBUILDING PLAN 04	REVISION:	



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0 1m 2m 3m 4m 5m 6m 7m 8m 9m

scale - 1 : 100 @ A3