

Overview of Planned Development:

CURRENT CONDITION OF SITE:



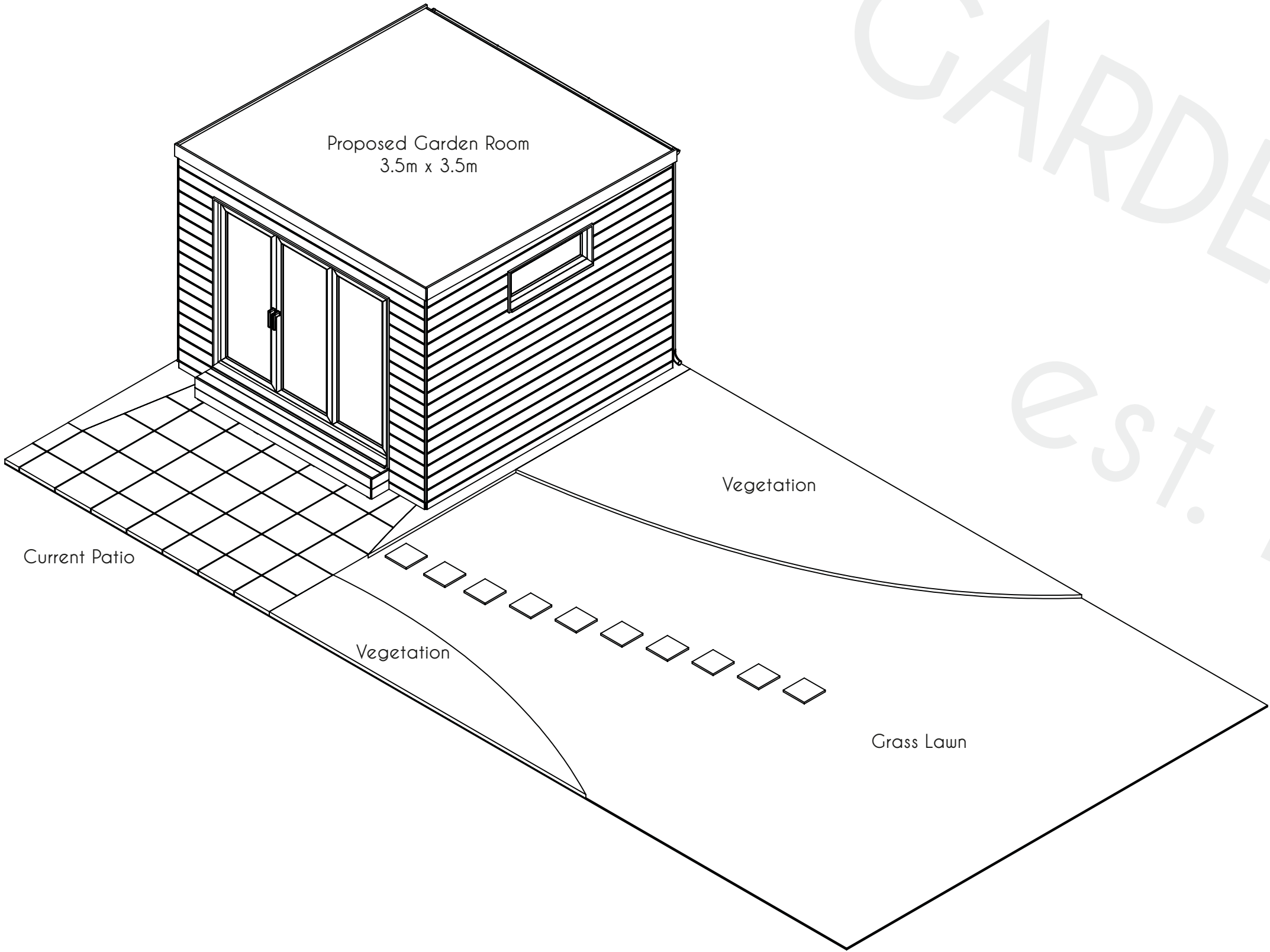
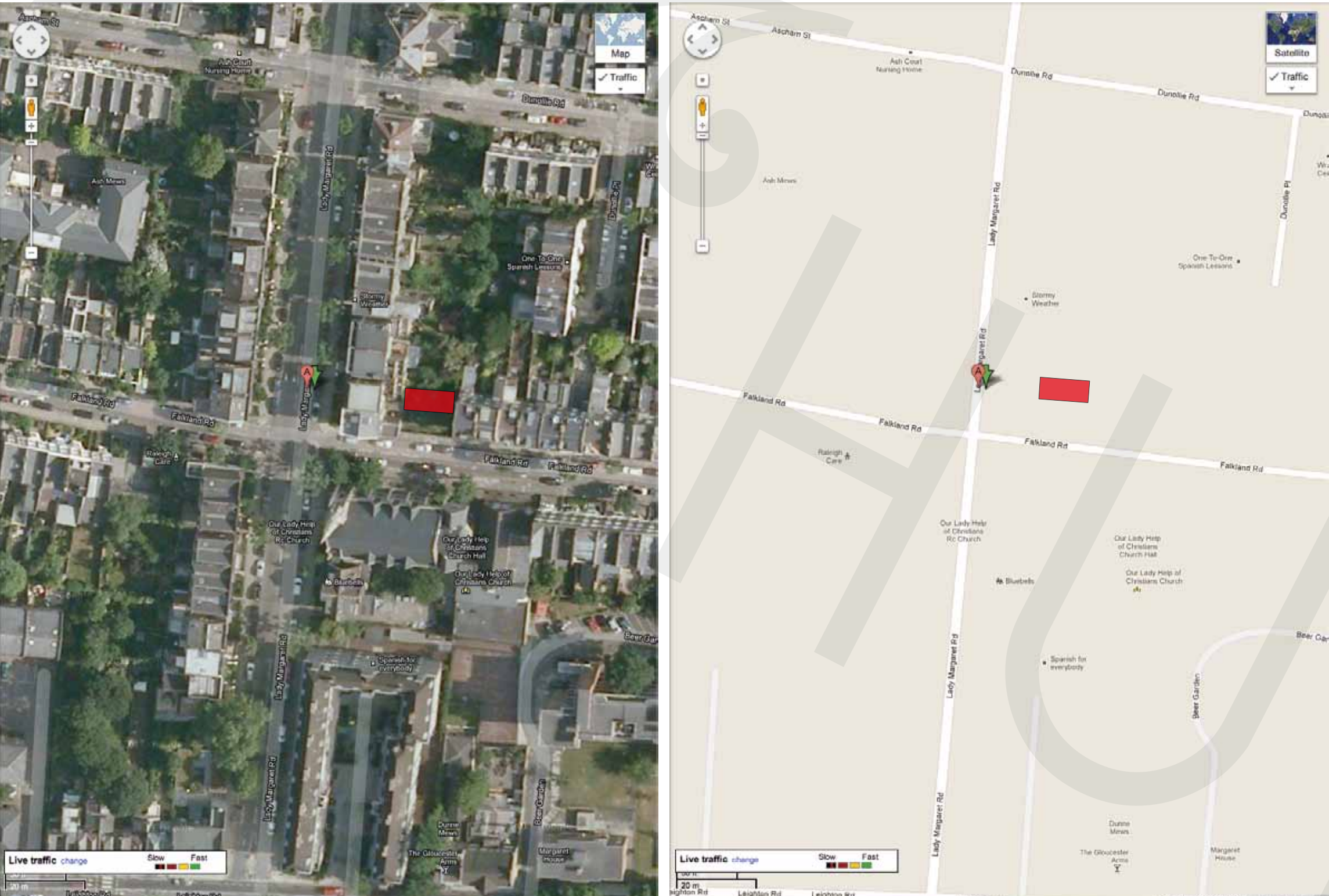
PROPOSED DEVELOPMENT:



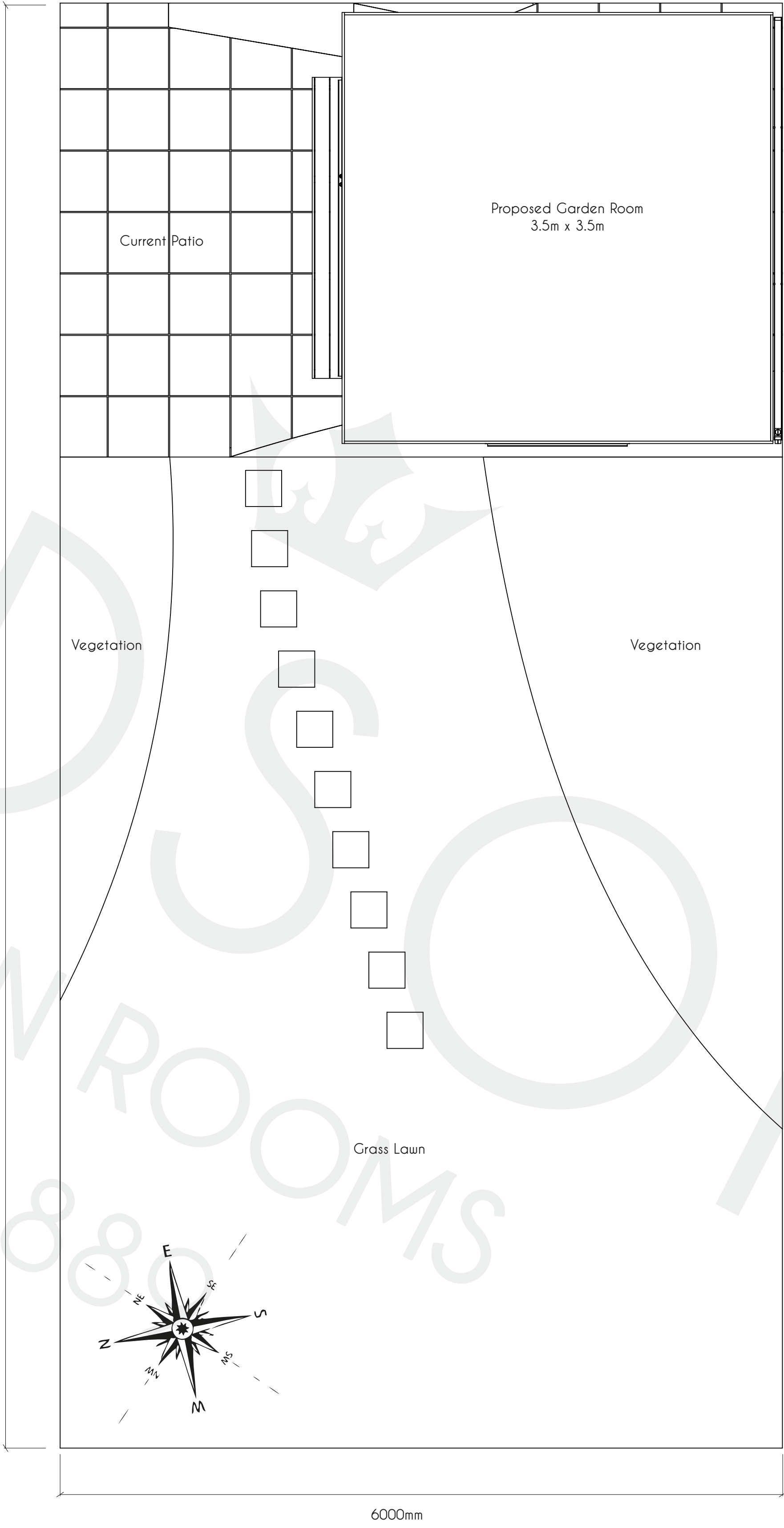


Area of Planned Development:

Red rectangle = Rear garden of 8a Lady Margaret Road, London, NW5 2XS



PLAN VIEW:



Planning Details:

- Proposed Works:  
Erection of 3.5m x 3.5m garden room to the rear of 8a Lady Margaret Road, London.
  - Site Address:  
8a Lady Margaret Road  
London  
NW5 2XS
  - Rights of way/Public acces not applicable as development is on a private dwelling.
  - No extra waste to be produced as a bi-product of the development. Development for recreational purposes only as a garden room.
  - No demolition to take place on site.
  - Materials:  
FSC Certified Tanalised Timber Frame  
FSC Certified Cedar Cladding  
150mm Rockwool Insulation  
Sedum Roof  
4NR x Double Plug Sockets  
4NR x Downlights  
Concrete Lintel Base  
Extension of existing Patio  
Aluminium Framed, Lead Free Double Glazed Windows and Doors  
Plastered and Painted Interior
- Western Red Cedar Cladding

Sedum Flat Roof in Urban Environment
- No Imminent Flood Risk
  - No foul sewage to be produced as a bi-product of the development.
  - No impact on the biodiversity or the geology of the area is expected due to the product being a low impact construction and needing no permanent footings. The product is fully dismantable so the lifecycle of the product can be extended by moving it on to any future dwelling should the owner wish.
  - The use of the building and garden is to remain as a private dwelling and recreation area.
  - No trees or hedges are to be removed or damaged in the development.
  - The total floor space of the building will be 12m2



Garden Room Elevation Details:

