

Side Elevation

Rear Elevation

Side Elevation

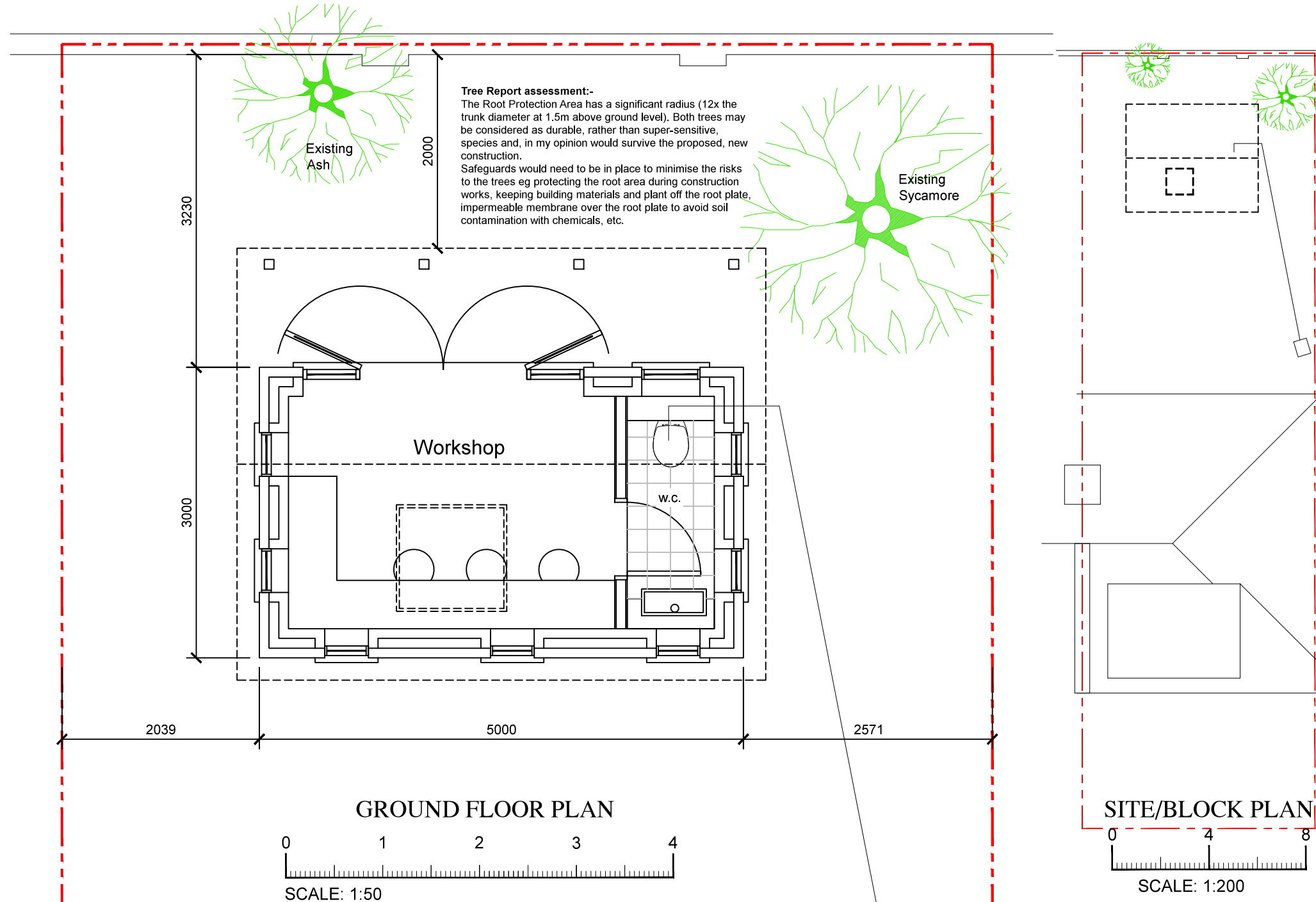
~ NOTES ~

- THE BUILDING IS NOT WITHIN A CONSERVATION AREA OR AREA OF SPECIAL LOCAL CHARACTER.
- NO ALTERATIONS / NEW ROOF TO BE HIGHER THAN THE HIGHEST PART OF THE EXISTING ROOF.
- NEW ROOF AND WALLS ARE TO BE CONSTRUCTED FROM MATERIALS TO MATCH EXISTING.
- ALL NEW WINDOWS AND DOORS ARE TO BE DOUBLE GLAZED & SIDE FACING WINDOWS TO BE OBSCURE GLASS NON-OPENING BELOW 1.7M
- NEW BUILDING TO BE SET-IN MIN 2.0M FROM BOUNDARIES.
- NEW BUILDING TO BE LESS THAN THE MAX EAVES HT OF 2.5M & MAX PITCH HT OF 4.0M.
- ALL WORKS TO BE TO CLIENTS AND LOCAL AUTHORITY APPROVAL.
- THE CONTRACTOR IS TO INSURE THAT ALL WORKING RESTRICTIONS AND CONDITIONS LAID DOWN BY THE PLANNING APPROVAL NOTICE, ARE COMPLIED WITH.

Design Statement:

Due to trees located close to the new outbuilding. We intend Mitigating the situation by designing Mini piles and reinforced ground oversite slab, this will be less harmful than traditional trench foundations.

The building foot print area to be excavated no lower than 150mm of Vegetable soil, this to be removed, the reinforced ground floor slab to sit within this excavation & form work to a height of 225mm forming the oversite slab, complete with a system of French-Drians irrigation network below.



GROUND FLOOR PLAN

SITE/BLOCK PLAN



Front Elevation

PRELIMINARY ISSUE

Client:	Mr & Mrs D Adni 64a Menelik Road London NW2 3RH	Scale: 1:50, 100, 200 A3
		Date: July'18
Job:	PROPOSED REAR OUTBUILDING HOBBY WORKSHOP.	Drawn:
		Drawing No: 0718-01B

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