

PROPOSED ANNEX OUT-BUILDING USED AS PLAYROOM & STORAGE & OFFICE FOR GF & LGF APARTMENT (G.I.A: 39.2M²)

NEW OUT BUILDING TO BE USED AS ANCILLARY USE OF THE EXISTING RESIDENTIAL FLAT AS GYM & OFFICE

THE ANNEX TO BE OF FLAT ROOF CONSTRUCTION AT NO MORE THAN 3m HEIGHT WITH ALL EXTERNAL WALLS IN SMOOTH RENDER FINISH AND MATCHING WINDOW PANELS OF WHITE FRAME DOUBLE GLAZING TO MATCH MAIN EXISTING BUILDING AND IN KEEPING WITH SITE CONSTRAINTS.

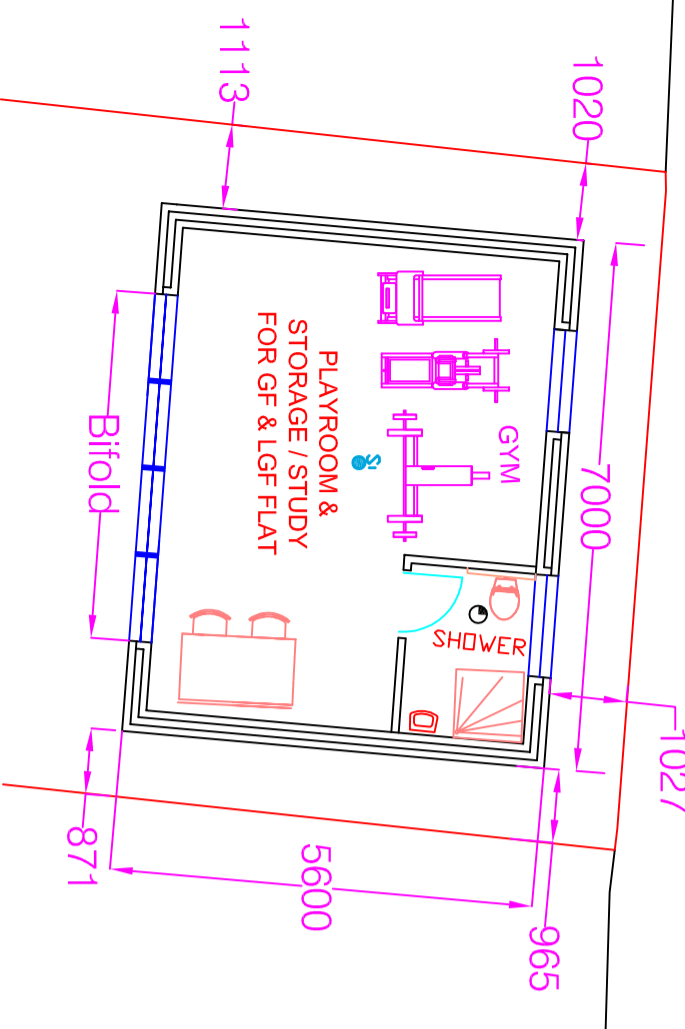
ALL DRAINAGE FOR FOUL AND SURFACE WATER TO DISCHARGE INTO EXISTING SYSTEM TO MEET BUILDING REGULATIONS PART-H

THE PROPOSED OUTBUILDING TO BE SET AT 16M AWAY FROM NEAREST POINT TO THE CENTRAL ASH TREE WITH TPO

UNDER BRITISH STANDARD - BS 5837 : 2012 CAPS THE MAXIMUM ROOT PROTECTION AREA (RPA) AT 15m RADIUS FROM THE TRUNK AND THE PROPOSED OUTBUILDING SET OUTSIDE ABOVE PARAMETER

AS PART OF WORKS TO INCLUDE PROTECTIVE FENCING TO BS-5837 : 2012 WILL BE PLACED AROUND THE TREE TO PREVENT DAMAGE TO THE TRUNK AND THERE WILL BE NO PLANT OPERATING IN THE REAR GARDEN AND THEREFORE GROUND PROTECTION IS NOT REQUIRED FOR WORKS

PUBLIC FOOT PATH

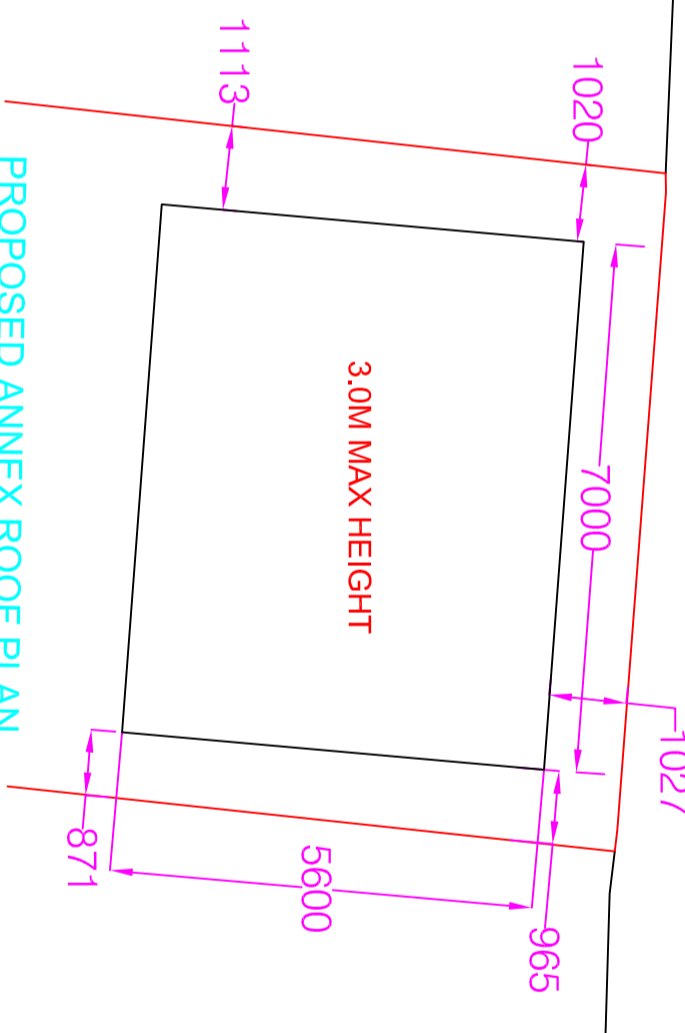


PROPOSED ANNEX FLOOR PLAN

ALL EXTERNAL WALLS TO BE SMOOTH RENDER AND PAINTED WHITE TO MATCH MAIN BUILDING LOWER GROUND EXTERNAL FACADE.

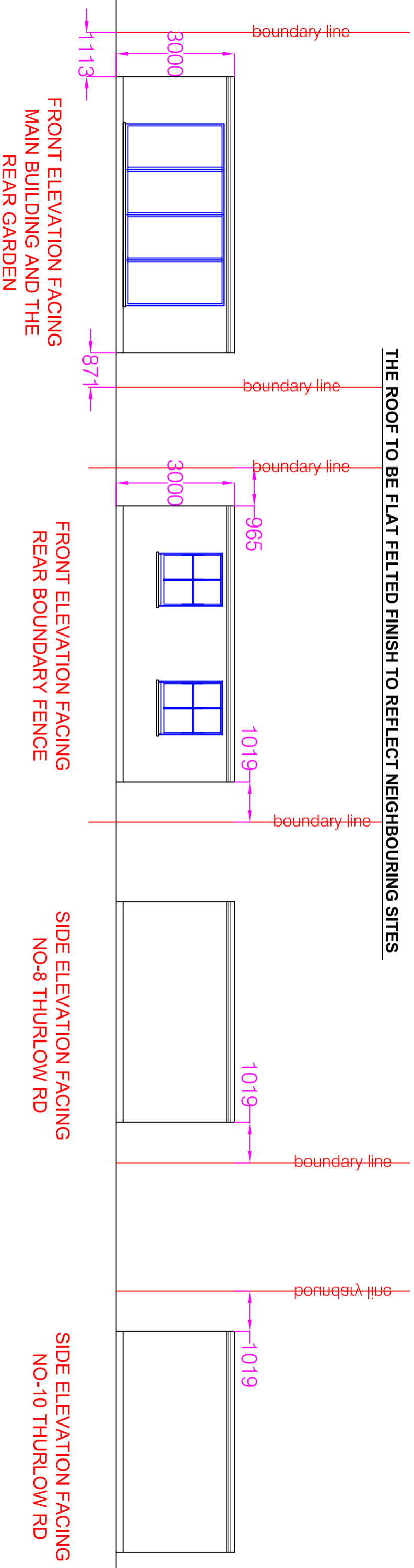
THE WINDOWS AND EXTERNAL DOORS TO BE WHITE DOUBLE GLAZED FRAMES IN ALUMINIUM FRAMES TO MEET CONSERVATION AREAS

PUBLIC FOOT PATH



PROPOSED ANNEX ROOF PLAN

THE ROOF TO BE FLAT FELTED FINISH TO REFLECT NEIGHBOURING SITES



HOMES DESIGN

40 WISE LANE
MILL HILL
LONDON
NW7 2RE

email: info@homedesigntd.co.uk
www.homedesigntd.co.uk

title	PROPOSED REAR GARDEN ANNEX OUT-BUILDING PLANS & ELEVATIONS		
project	MASONETTE BASEMENT & GROUND FLOOR FLAT	9 THURLLOW ROAD - HAMPSTEAD NW3 5PJ	
drawing no	HD1139/8005	rev:	scale 1:100 @ A3
drawn by	R. L	contract no.	HD1139
		date	05/2019

