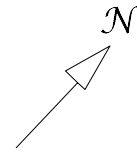




PROPOSED GARDEN ROOM:

- Distance from boundary fencing: 400mm
- External dimensions: 3700mm X 3200mm
- Dimensions (inc. Canopy): 4000mm x 3800mm
- Roof Max Height: 2500mm
- Roof Min Height: 2265 mm
- Flat roof (with slight fall): Ridged insulated composite panels in olive green
- Walls: Timber framed tanalised construction with 50mm Rockwood insulation
- Cladding: Black composite cladding to front and left hand elevations, tanalised redwood timber cladding to rear and right elevations
- Doors: Aluminium 2.8m bi-folding door set to front elevation, frame in graphite, fitted with Pilkington Glass and graphite handles and hinges
- Windows: UPVC opening square windows to left elevation, frame in graphite grey fitted with Pilkington glass
- Drainage: Black UPVC gutter and downpipe at rear of garden room

5000 mm



43 FERNCROFT AVENUE, LONDON NW3 7PD
 PROPOSED GARDEN ROOM LAYOUT PLAN
 CLIENT: MR & MRS MCNAUGHT
 SCALE: 1:250 @A4
 DRAWING NO. & REV/DATE: RF-43FA-P01 26 JUNE 2020

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