

HOME OFFICE / GYM / RETROSPECTIVE PLANNING

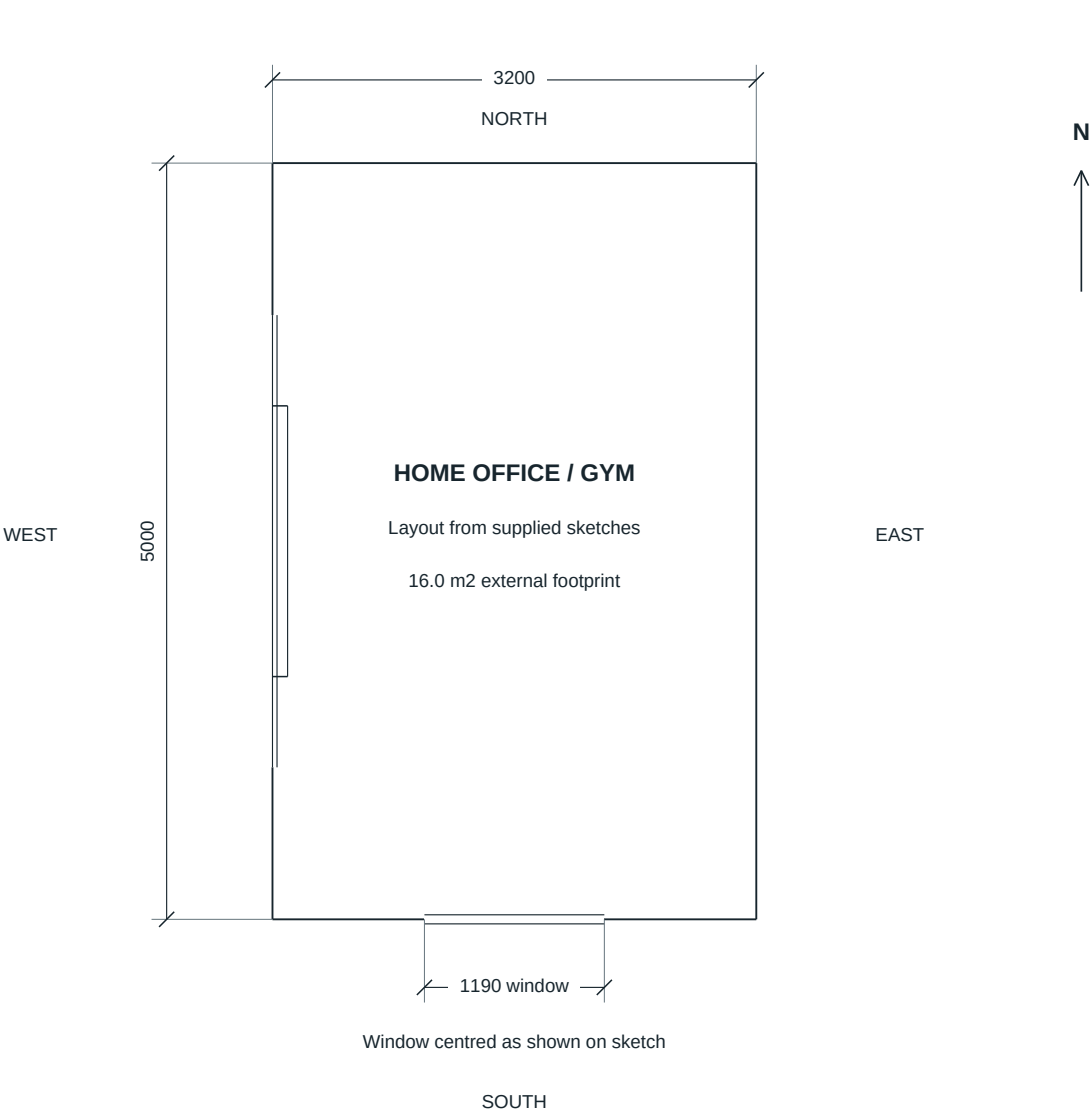
PLANNING

Floor layout and roof plan

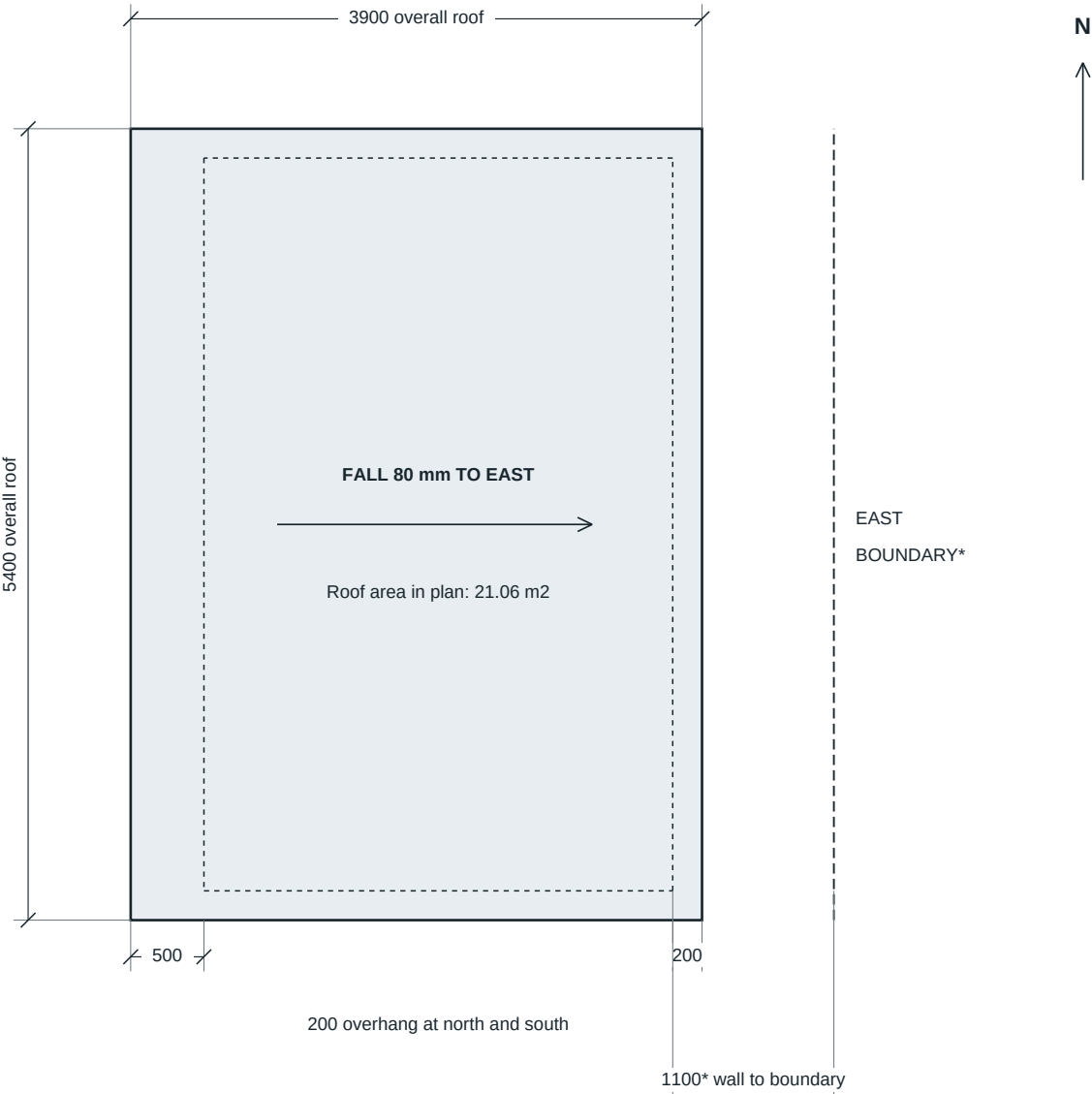
AS BUILT / TO BE RETAINED

Front faces west. North direction confirmed by applicant. Single wall lines denote the external footprint.

FLOOR LAYOUT / EXTERNAL WALL LINES



ROOF PLAN



FLOOR / WALLS: External footprint shown using single wall lines; construction thickness is not depicted.
Nominal 4 x 2 inch timber at 400 centres; 11 mm OSB and teak-coloured composite cladding. Glazed assembly:
2990 overall, with two 600 side panels and a 1790 central door portion.

ROOF / BOUNDARY NOTES: Dashed rectangle is the wall footprint. The confirmed 1100 clearance is from the rear/east wall to the EAST SIDE garden fence. This gives 900 roof-edge clearance before any gutter. It is not the distance to the SOUTH end of the garden.

SCALE 1:50 AT A3 | PRINT AT 100%



Cladding: teak-coloured composite. Wall frame: 4 x 2 inch at 400 centres; 11 mm OSB.
Floor / roof: 6 x 2 inch joists at 400 centres; 18 mm OSB. External roof covering not specified.