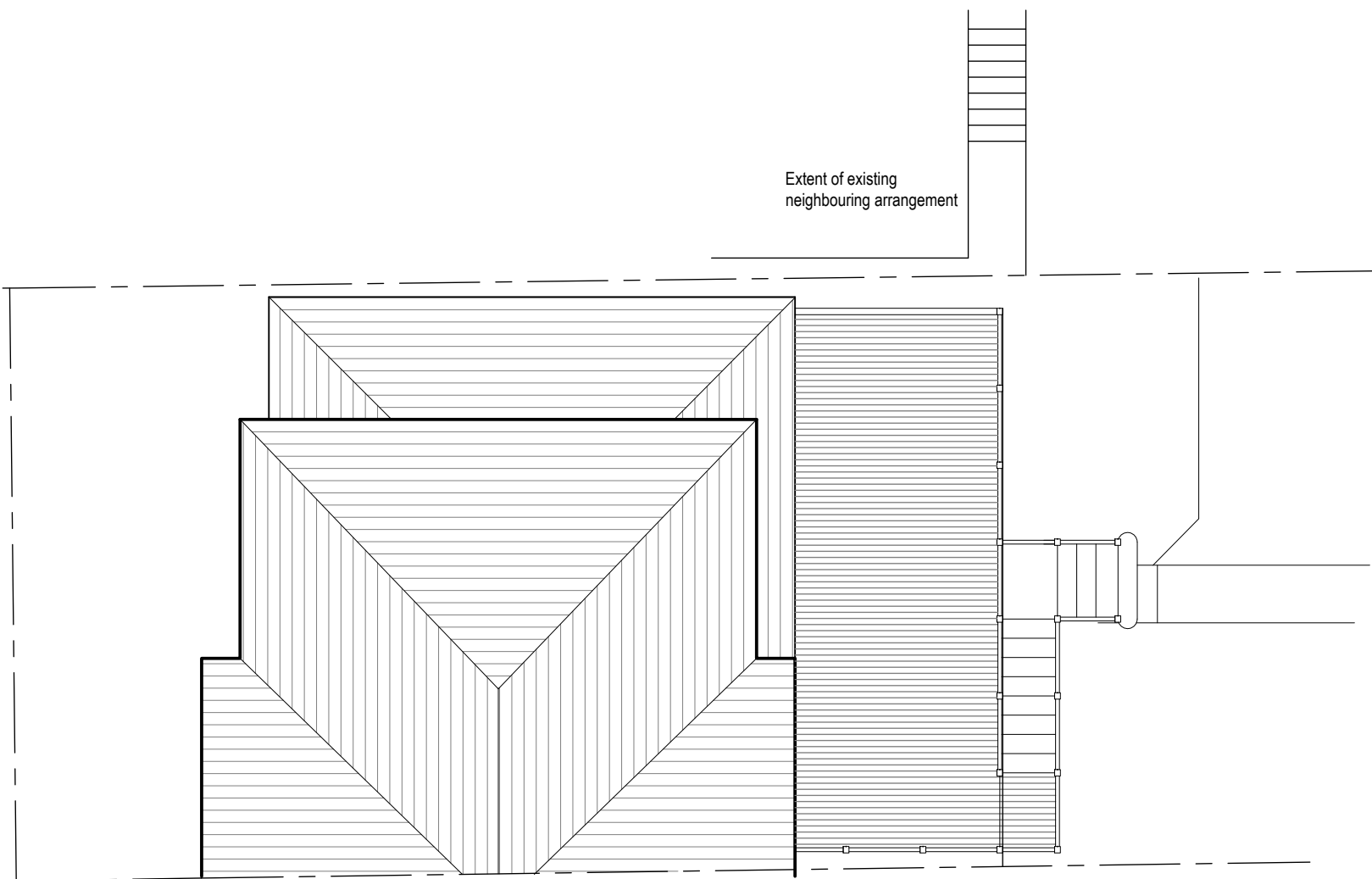
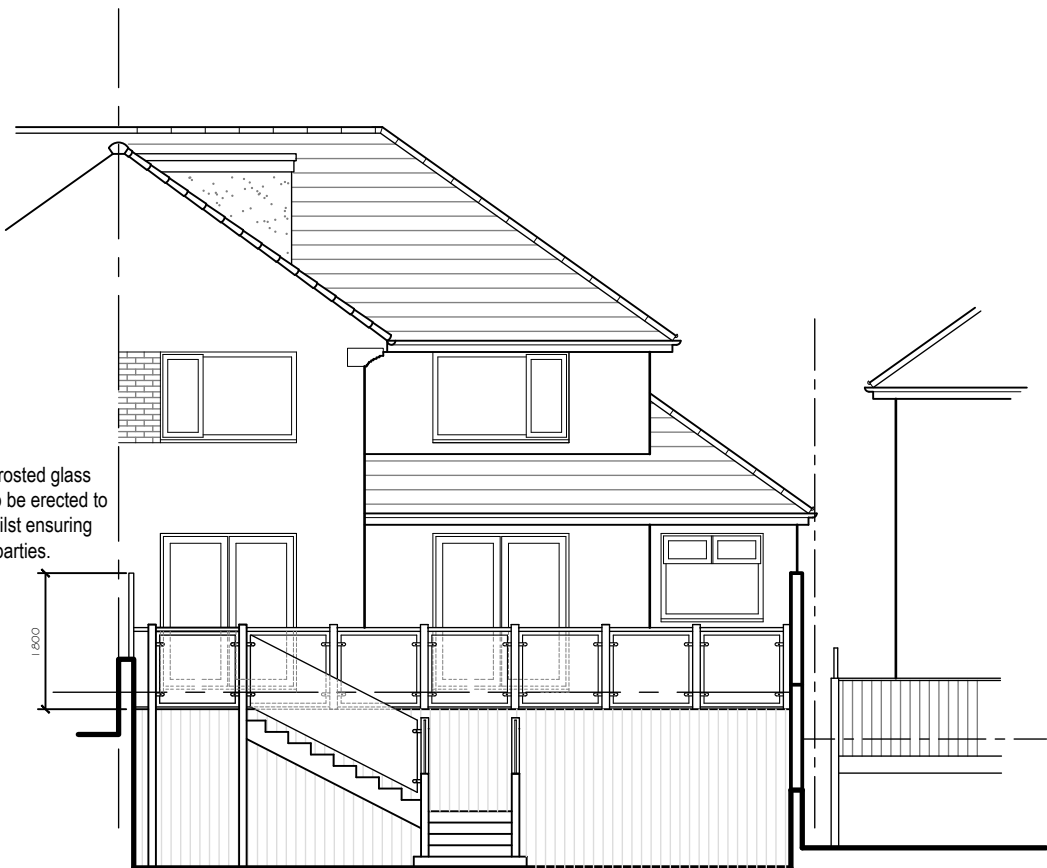


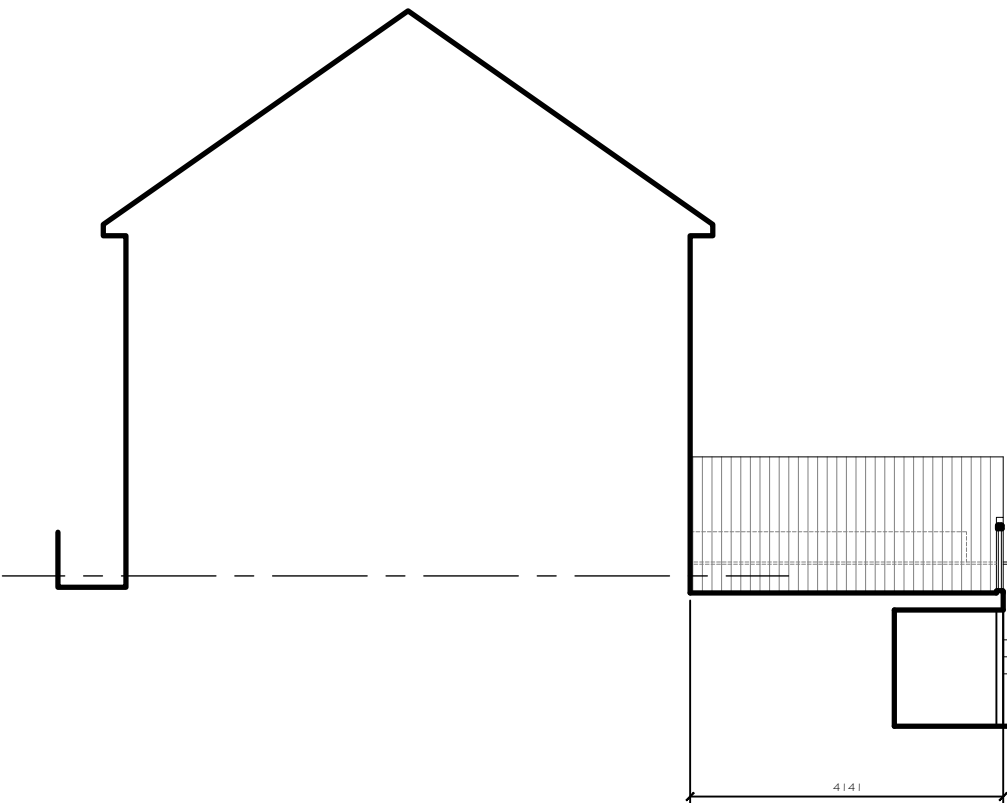


Proposed Aerial View



Proposed Rear Elevation

Proposed 1.8m frosted glass privacy screen to be erected to maintain light whilst ensuring privacy for both parties.



Proposed Side Sectional Elevation

Decking is proposed to extend a further 1.4m into the garden, and location of steps will be rearranged to allow the deck to continue across the rear elevation of the property. This brings it into line with the existing arrangement on the neighbouring property.

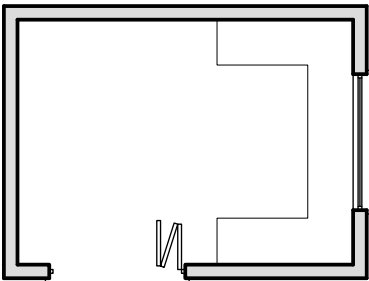
This also allows for the creation of covered storage beneath the deck for garden furniture for the family.

Construction will be steel frame on concrete pad foundations, with timber joist infill, finished with composite decking for durable long lasting finish.

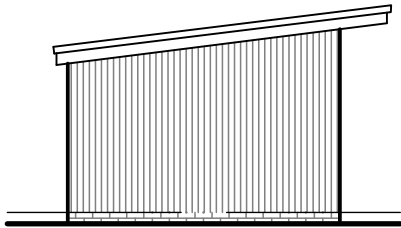
Existing privacy screen is proposed to be extended to encapsulate the new deck area. Screen will be 1.8m and slatted to match the existing finish.

Client works from home, so provision of a garden room will provide a working facility away from the main space in order to separate family life from working life and maintain work/life balance. The layout is no larger in plan than the existing concrete slab currently on site housing a gazebo. Eaves will be open to encourage biodiversity, and all hedgelines will be maintained.

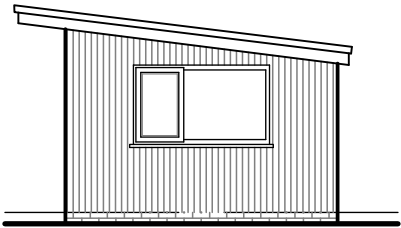
Garden room will have EDPM roof finish, and will be clad externally in Welsh larch. Windows and Doors will match those of the existing house.



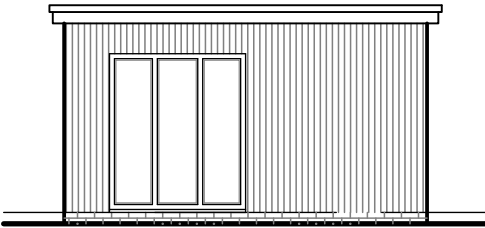
Layout Plan



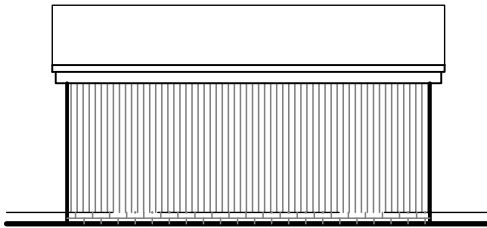
Side Elevation



Side Elevation



Garden Facing Front Elevation



Rear Elevation

General Notes :

- 1.) Do not scale from this drawing.
- 2.) All dimensions are in millimetres.
- 3.) All levels are in metres relative to datum.
- 4.) All dimensions stated are to be confirmed on site prior to commencement of any works and any discrepancies found are to be reported to

REV.	By	Date	Description
Mr & J Edmonds 37 Clevedon Road, St Julians, Newport NP19 8NA			
Enlarged raised Decking and Replacement of Gazebo with garden room			
Proposed Aerial View Proposed Sectional Elevation Proposed Garden Room Plans & Elevations			
Drawn TH/BH		Date	May 25
Checked TH/BH		Date	
Scales 1:100 @A2			
Drawings for Planning permission			
Project Number			
Drawing Number			Rev.