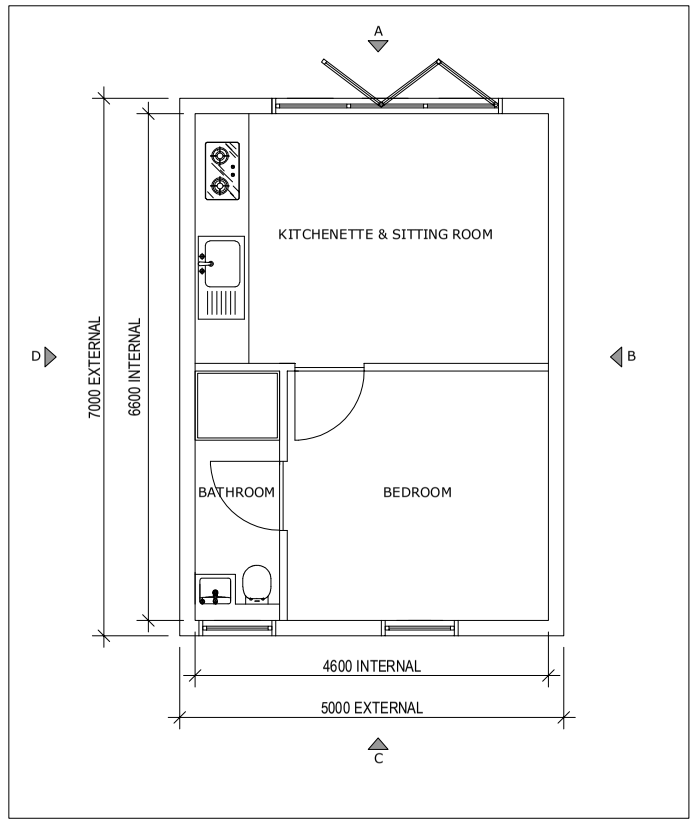
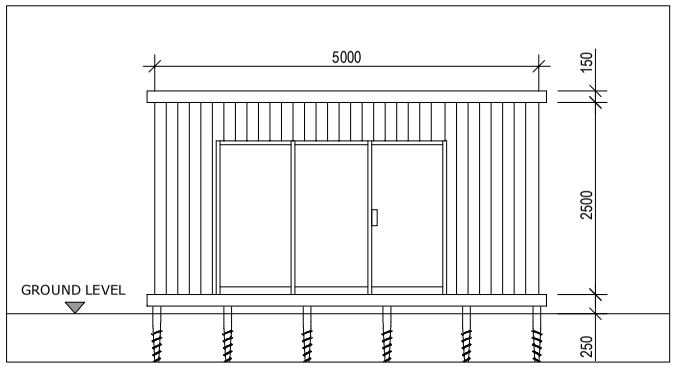
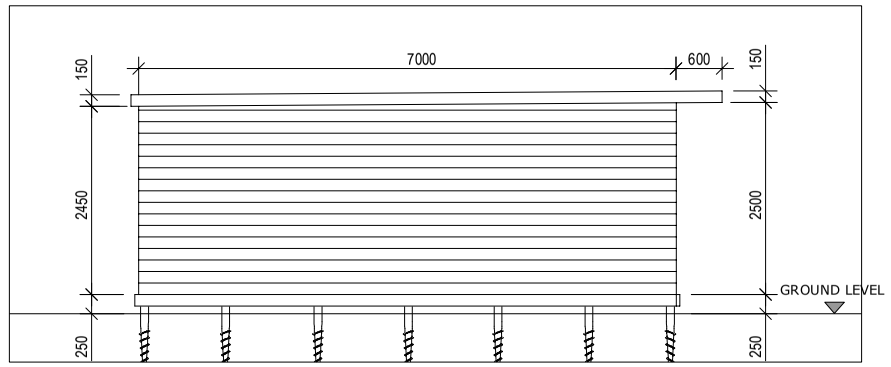


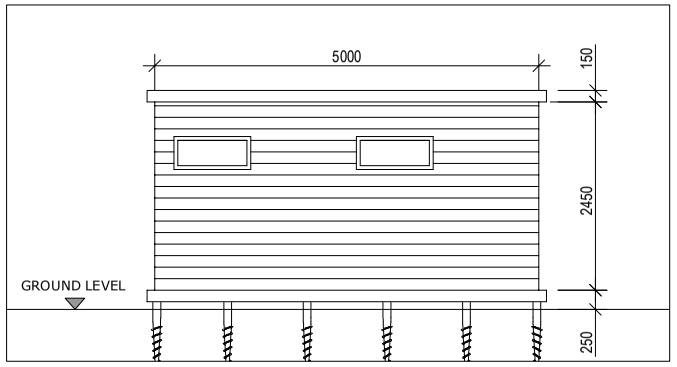
PROPOSED FLOOR PLAN - SCALE 1:50



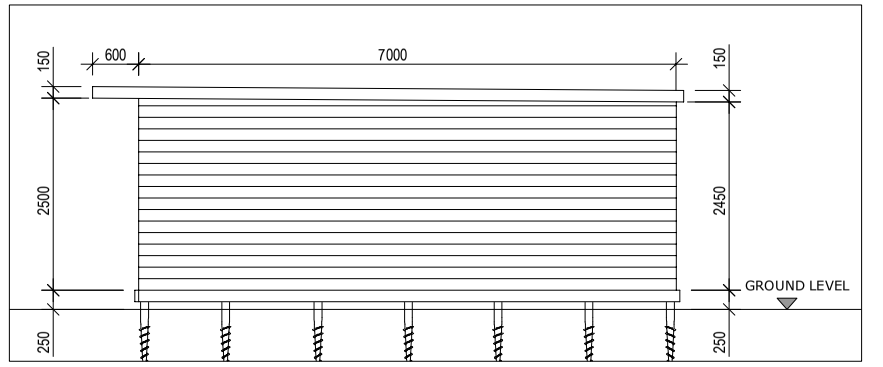
ELEVATION A - SCALE 1:50



ELEVATION A - SCALE 1:50



ELEVATION C - SCALE 1:50



ELEVATION D - SCALE 1:50

Fully Insulated Garden Room Build

Floor and Base

- Ground Screws installed to support and create foundation, this will allow the Garden room off the ground with breathable membrane to prevent rising damp and rot and provide air circulation
- 6 x 2 timbers and 100mm Celotex Membrane
- 22mm chipboard flooring - installed with underlay and finished flooring (choice of Luxury Vinyl Flooring)

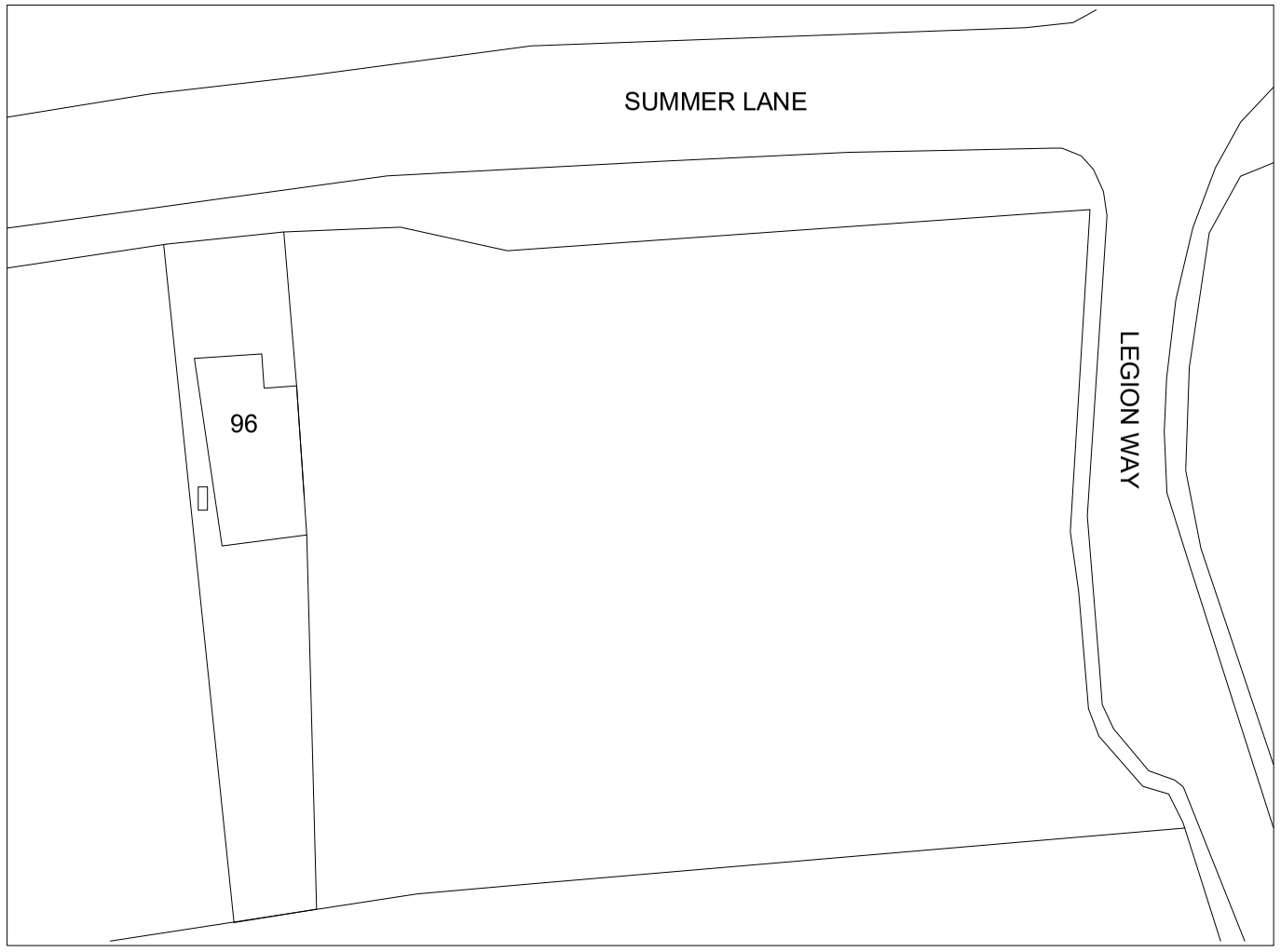
Roof Construction

- 6 x 2 timbes
- 18mm OSB board laid with edge trim
- EPDM Rubber roof material
- 15mm insulation
- 600mm overhang
- Roof to have 2" drop for water run off
- Guttering to the rear of the Garden Room

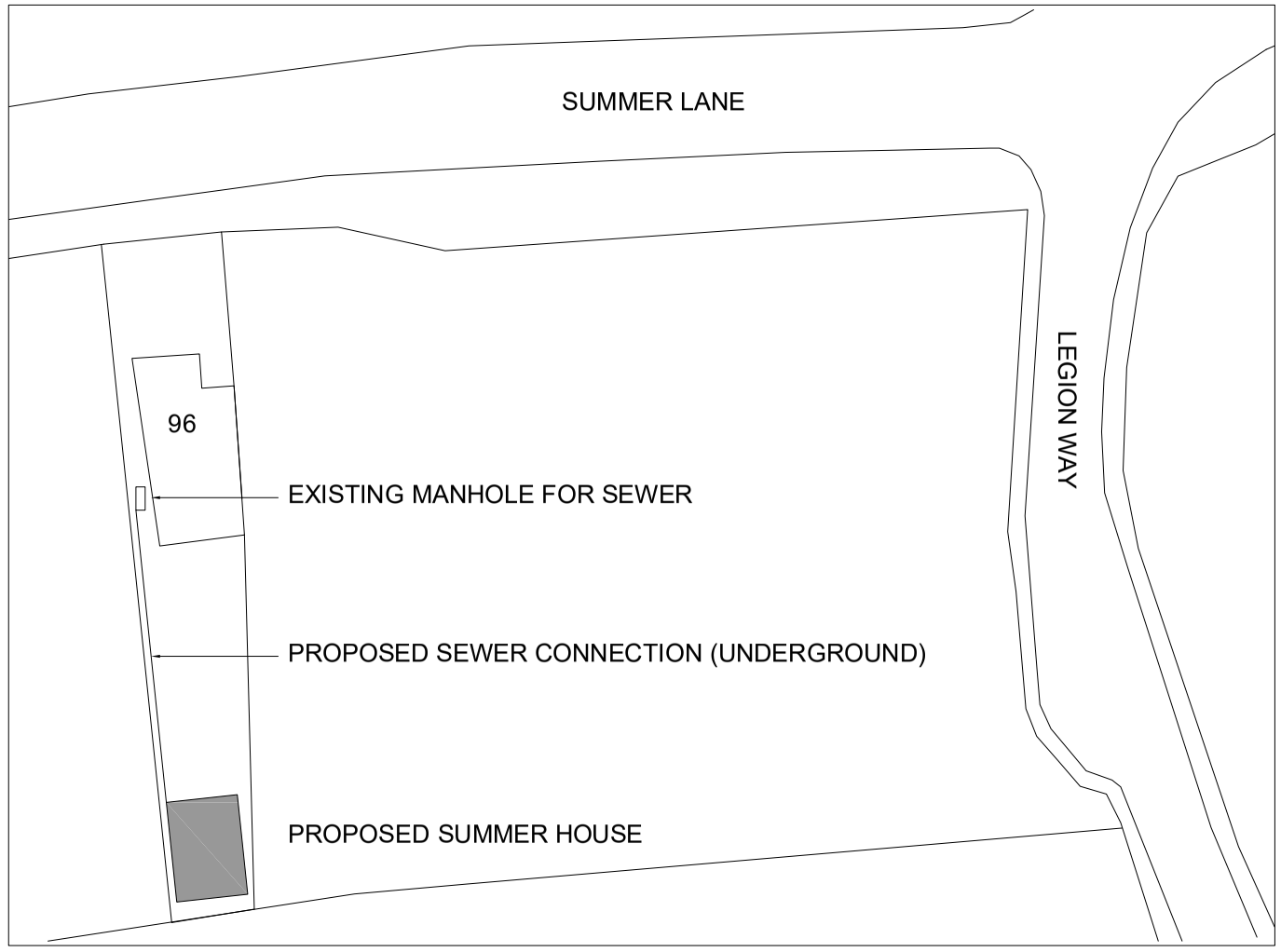
Exterior & Internal Walls

- Cladding - Vertically clad composite on the front facade only.
- Remaining facades will be clad in black plastic hollow board for Zero maintenance - Client to confirm colour.
- Walls construction out of 4 x 2 timber
- Actis Insulation allowing air gaps for ventilation
- 11mm OSB board for external face wrapped in breathrable felt
- 19 x 38 timber cross battened to allow for air gap between the felt and cladding
- Internal Walls to be plastered and painted
- Skriting boards fitted
- Internal ceiling height 2.1m

A	ELECTRICS
	8 Spotlights (4 Bedroom & 4 Lounge
	2 Dimmer Light Switch
	3 Exterior Spotlights
	5 DOuble plug sockets (3 in Lounge & 2 in Bedroom)
	Mains cable from the house fuse box to the Garden Room Fuse Box
	Cat 6 Cable from the router in the house to the Garden Room
	Wireless connection point
	Electric Oil based heater
B	Aluminium Doors and Windows
	Bi-Fold doors - Size 3000 x 2000
	Union 3 Star security locks
	1no Letterbox window to Bedroom 430 x 1000
	1no. Letterbox window 430 x 100 to Bathroom
C	WC & Shower Room
	Shower Cubicle & tray - Tiled all round
	Electric Shower Unit
	Wash Basin, two taps & toilet - Splash back to be tiled
	Electric heated towel rail
D	Kicthenette
	Supply and fit work top with sink & Tap (2no cupboards below)
	Supply and fit 2 double sockets
	Supply & fir small electric hob
	Supply and fit small electric oven
	Supply & fir electrical fuse/spur for appliances
E	Air Conditioning
	White Mitisubishi Air Conditioning unit - Blows Hot & Cold



EXISTING SITE PLAN - SCALE 1:250



PROPOSED SITE PLAN - SCALE 1:250

0 50 100 150

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REV	REV BY	CHK BY	DESCRIPTION	REV DATE
00	BG	BG	ISSUED FOR INFORMATION	20.04.24

Client:
AURORE DAVIS

Project:
PROPOSED SUMMER HOUSE
96 SUMMER LANE, LONDON N12 0PX

Drawing Title/Description:
SITE PLAN AND PROPOSED SUMMER HOUSE DETAILS
TYPICAL PLAN & ELEVATIONS

Issued For:
INFORMATION

Scale:
1:50 & 1:250 @A1 @ A1

Job No:
04/24 - 001

Drawn By:
B GANJI

Drawn Date:
20.04.24

Drawing No:
AD-04-24 - 001

Revision:
00