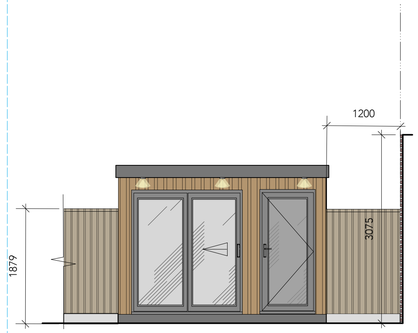
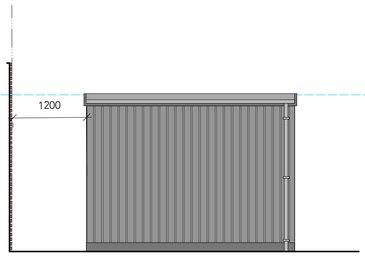


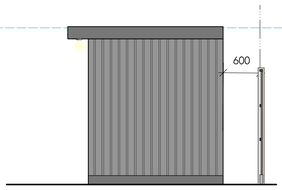
West elevation



South elevation



North elevation



East elevation

Building Details

General

Garden Room with a timber subframe.

Wall Construction

Structural stud walls with Western red Cedar on the front and left sides

Cedral Marley Board in slate grey on the back and right sides

Walls are a total of 140mm which includes:

An inner 9mm moisture resistant MDF Neatmatch board

40mm of rigid polyisocyanurate foam (PIR)

BBA Certified breathable membrane

25mm x 50mm PEFC Certified whitewood support battens.

An outer clad of Marley/Knotwwood.

A main frame consisting of Scandinavian Redwood CLS/C16 38mm x 90mm FSC Certified

2 x 1 Lat for air gap

A trim of moisture resistant MDF Architrave 18mm x 44mm with a 9mm radius and skirting of 18mm x 94mm with a 9mm radius

Roof

Internally the ceiling is flat with the slope created with fillets on the outside. Construction method is:

A main frame consisting of Scandinavian Redwood CLS/C24 at 400c/c 50mm x 150mm FSC Certified and at 400c/c 50mm x 100mm FSC Certified

100mm Earthwool loft roll with a thermal conductivity of 0.04W/mk, Euro class A1 non combustible

18mm OSB 3 moisture resistant structural BBA CE2+ FSC Certified

EPDM Firestone 1.14mm thick membrane offering 100% waterproofing with an expected life span of 50 years.

BBA Certified UPVC fascias manufactured by Eurocell in Anthracite Grey

PVA-U guttering manufactured to British standards

Base

Composite Pegged or screwpile foundation.

A main frame consisting of tanalised Scandinavian Redwood CLS/C24, 50mm x 150mm FSC Certified and 50mm x 100mm FSC Certified

BBA certified 300mu damp proof membrane

Support posts made from 70mm x 70mm composite posts made from 100% recycled plastic

25mm rigid polyurethane polyisocyanurate foam (PIR)

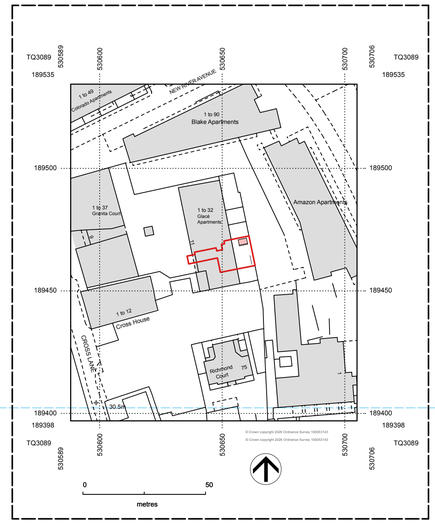
22mm T&G moisture resistant P5 grade chipboard

Floor

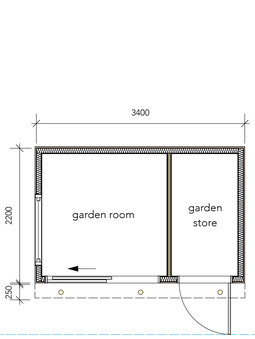
The flooring is a V groove moisture resistant, compression and impact proof resistant laminate flooring in a

The colour of the flooring is Dark Grey

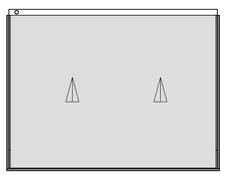
Windows & Doors - UPVC windows and doors in the colour Anthracite Grey



1:1250 Location plan



Floor plan



Roof plan



Veiw south boundary



Veiw east boundary



Veiw north boundary



1:200 Site block plan

This drawing is not to be used for setting out all dimensions are to be checked by the contractor prior to commencing work and any descrepencies advised to the design team.
Do Not Scale.

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Rev:	Date:	Description:

NSW
Naylor Sale & Widdows LLP
Architectural Design Consultants
THE STUDIO, BRASSTON, DERBY DE72 3DA
Telephone: +44(0)7973 339750 Email: reception.nsw@gmail.com

Project:
Proposed Garden room
Flat 4, 11 Grace Apartments,
Cross Lane, London N8 7GE

Drawing:
Proposed plan and elevations

Scale: 1:50 & as noted

Date: 3/9/2026

Drawing No.
3714-01