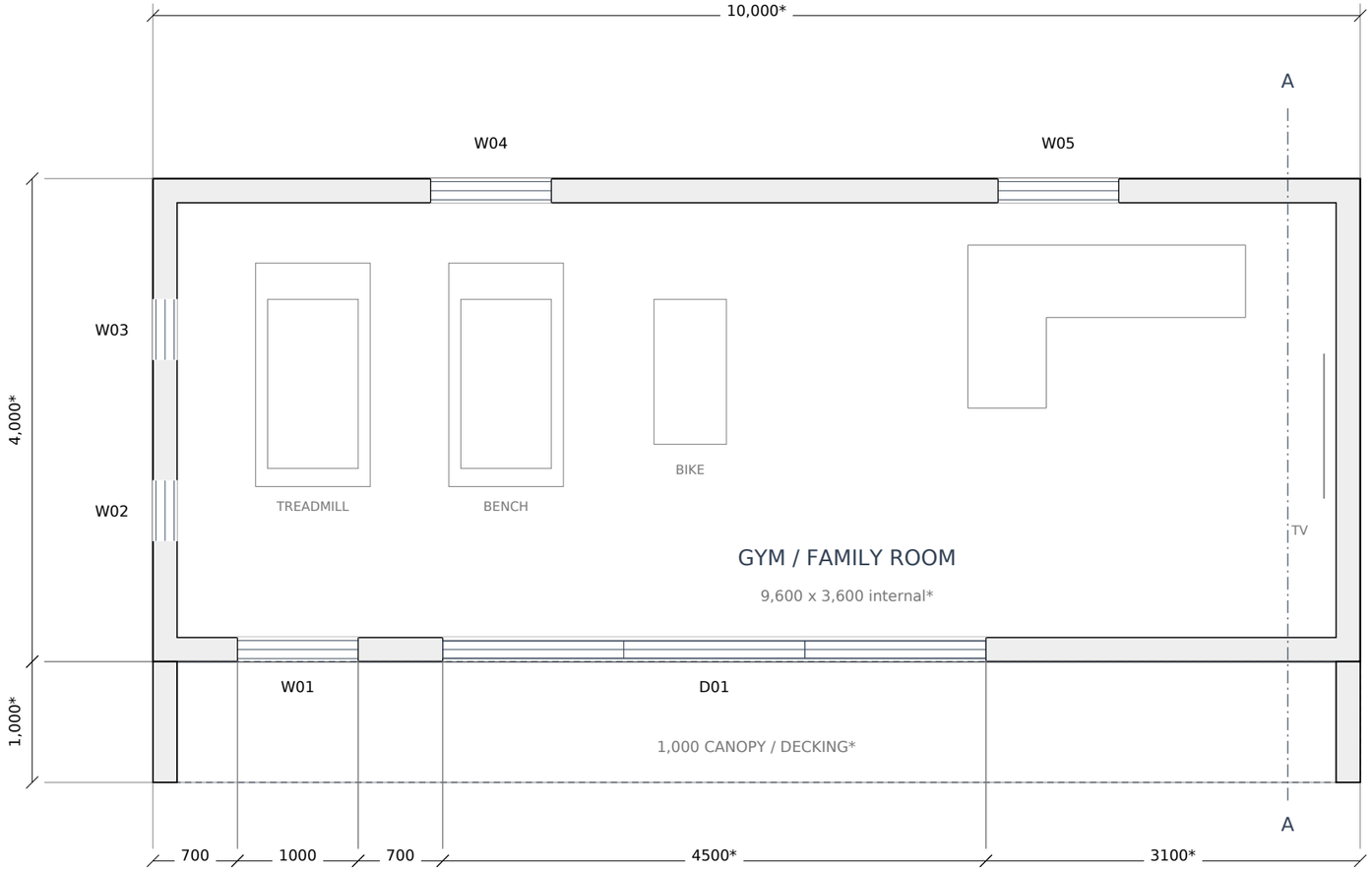
PROPOSED FLOOR PLAN

07-61 ANC N6 | REVIEW DRAWING SET | PROPOSED GARDEN ROOM



FRONT / DRAWING 102

PLAN & OPENING SCHEDULE

Confirmed front (left to right):
700 wall / 1,000 window / 700 wall.
Door starts 2,400 from left corner.
4,500 door leaves 3,100 right wall.*

D01: 4,500 wide sliding doors.*
W01: 1,000 wide fixed glazing.
D01 / W01 head level: +2,100.
W02/03: 500 x 2,100 side windows.*
W04/05: 1,000 x 450 rear windows.*

* Carried forward from sample assumptions.
200 wall thickness remains provisional.
Opening handing / frame divisions to confirm.
Rear offsets: 2,300 and 7,000 from left.*
Side offsets: 1,000 and 2,500 from front.*

Dimensions in mm. Print at actual size. * = provisional. Verify site levels and dimensions before final issue.

OUTDOOR MODULAR SPACES
GARDEN ROOMS
Designed for LUXURY
Built for LIFE

REF: 07-61 ANC N6

21 Cholmeley Crescent, Highgate, London N6 5EZ

OUTDOOR MODULAR SPACES

outdoormodularspaces.com

0 m 0.5 m 1 m 2 m

Floor plan

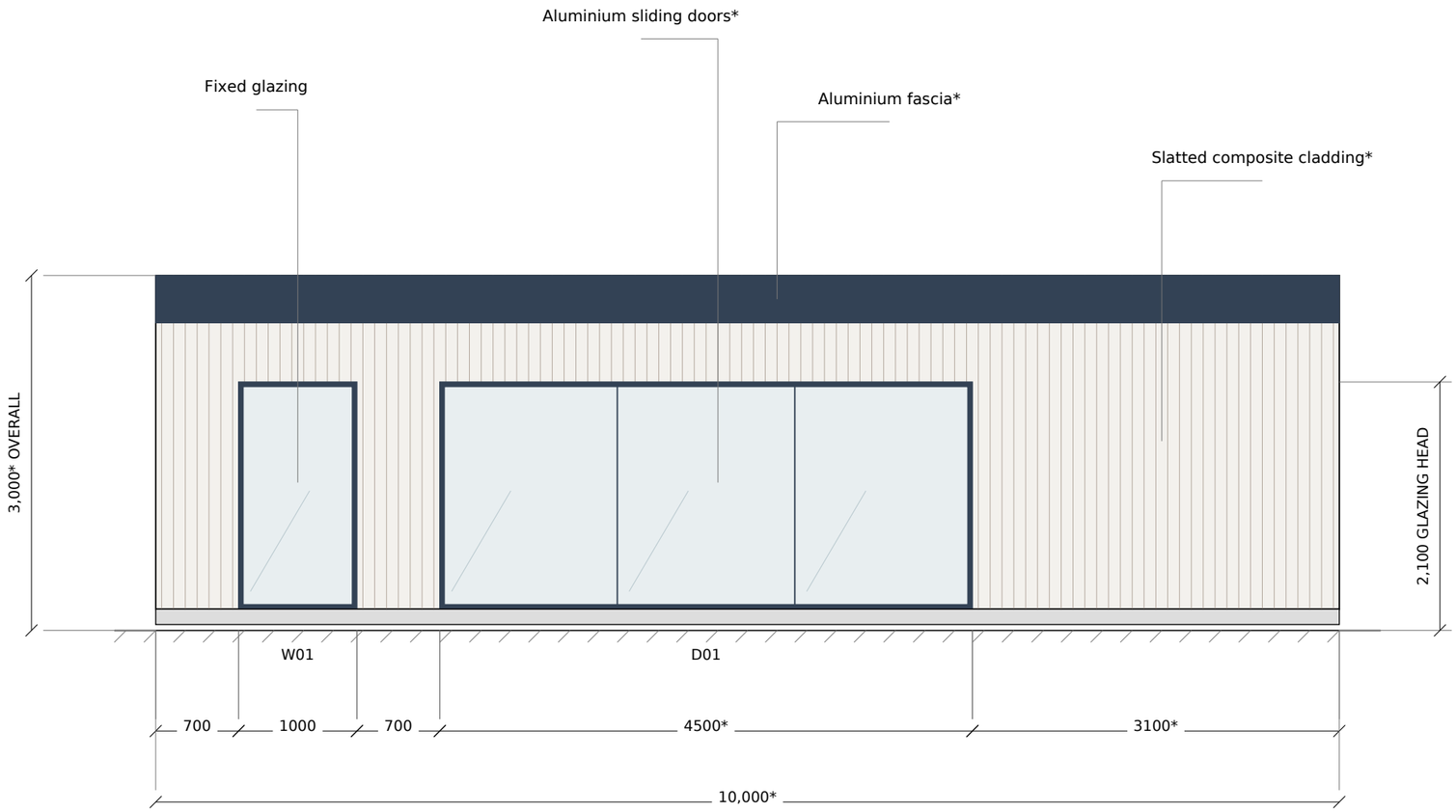
07-61 ANC N6 / 101 | REV P03

06 NOV 2026 | 1:50 @ A3

REVIEW ISSUE - NOT FOR CONSTRUCTION

PROPOSED FRONT ELEVATION

07-61 ANC N6 | REVIEW DRAWING SET | PROPOSED GARDEN ROOM



Canopy projects 1,000 towards viewer; both ends fully enclosed.

FRONT ELEVATION NOTES

700 / 1,000 / 700 corrected as instructed.
All other dimensions marked * provisional.

Front cladding: Ecoscape Slatted
Spiced Oak - subject to confirmation.
Frames / fascia: anthracite aluminium.*
EPDM roof concealed behind fascia.*
Front fascia depth: 400.

Height datum: ground = 0.*
Finished floor / deck: +180.*
Glazing head: +2,100.*
Roof / fascia maximum: +3,000.*

Canopy support / end enclosure -
fully enclosed at both ends.
Doors sit on the ring beam.
Sliding door frame divisions indicative.

Dimensions in mm. Print at actual size. * = provisional. Verify site levels and dimensions before final issue.

OUTDOOR MODULAR SPACES
GARDEN ROOMS
Designed for LUXURY
Built for LIFE

REF: 07-61 ANC N6

21 Cholmeley Crescent, Highgate, London N6 5EZ

OUTDOOR MODULAR SPACES

outdoormodularspaces.com

0 m 0.5 m 1 m 2 m

Front elevation

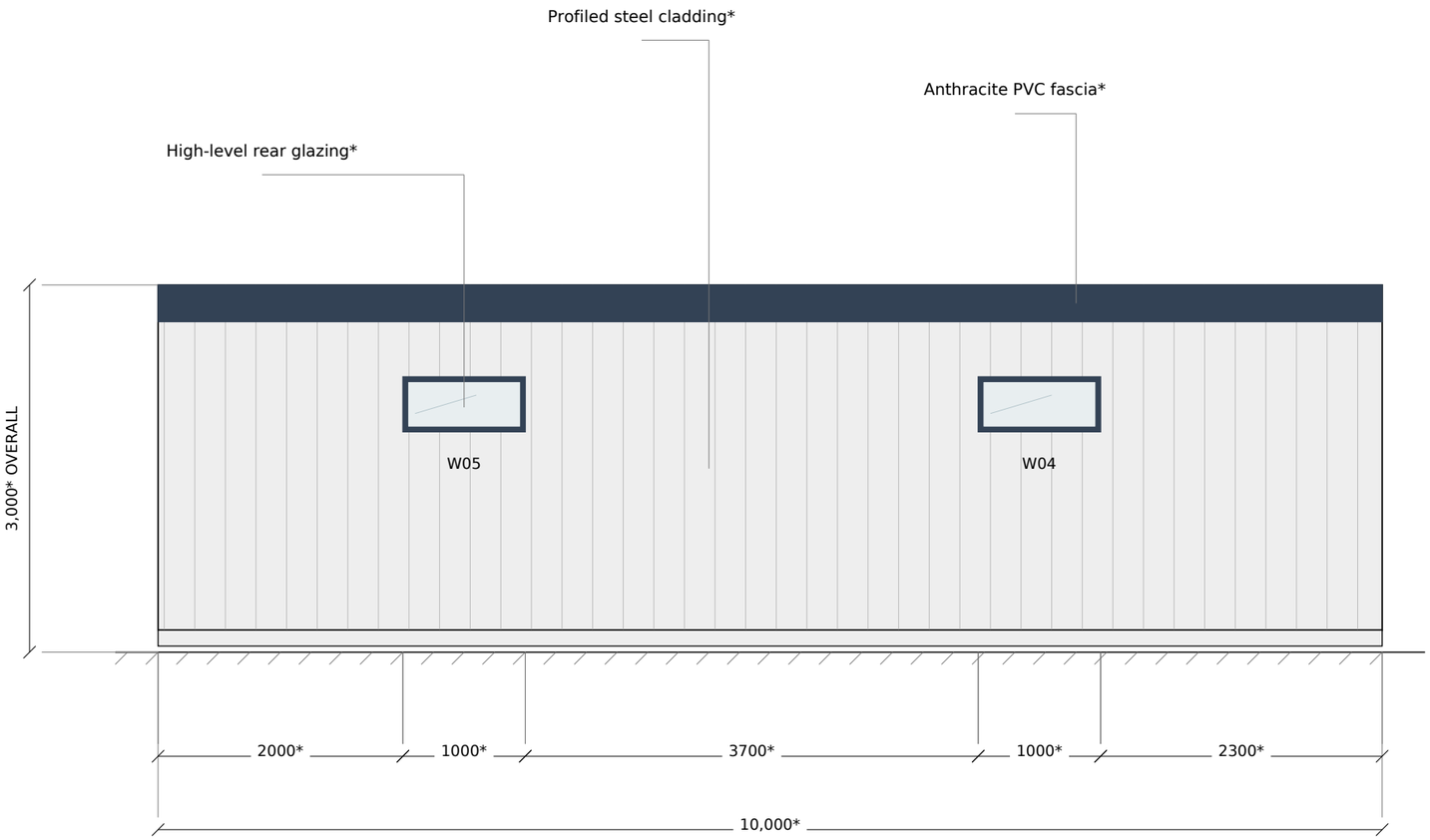
07-61 ANC N6 / 102 | REV P03

06 NOV 2026 | 1:50 @ A3

REVIEW ISSUE - NOT FOR CONSTRUCTION

PROPOSED REAR ELEVATION

07-61 ANC N6 | REVIEW DRAWING SET | PROPOSED GARDEN ROOM



REAR ELEVATION NOTES

View is from outside at the rear.
Window positions mirror the floor plan.
W04 / W05: 1,000 wide x 450 high.*
Sill +1,800 / head +2,250 above ground.*

Rear finish: profiled steel cladding.*
Colour: Anthracite Grey.
Fascia: anthracite PVC.*
Ground = 0; finished floor = +180.*
Overall height = 3,000.*

Roof drainage outlet / downpipe location not fixed; to coordinate with site drainage.
No additional rear openings assumed.

* Provisional - review before final issue.

Dimensions in mm. Print at actual size. * = provisional. Verify site levels and dimensions before final issue.

OUTDOOR MODULAR SPACES
GARDEN ROOMS
Designed for LUXURY
Built for LIFE

REF: 07-61 ANC N6

21 Cholmeley Crescent, Highgate, London N6 5EZ

OUTDOOR MODULAR SPACES

outdoormodularspaces.com

0 m 0.5 m 1 m 2 m

Rear elevation

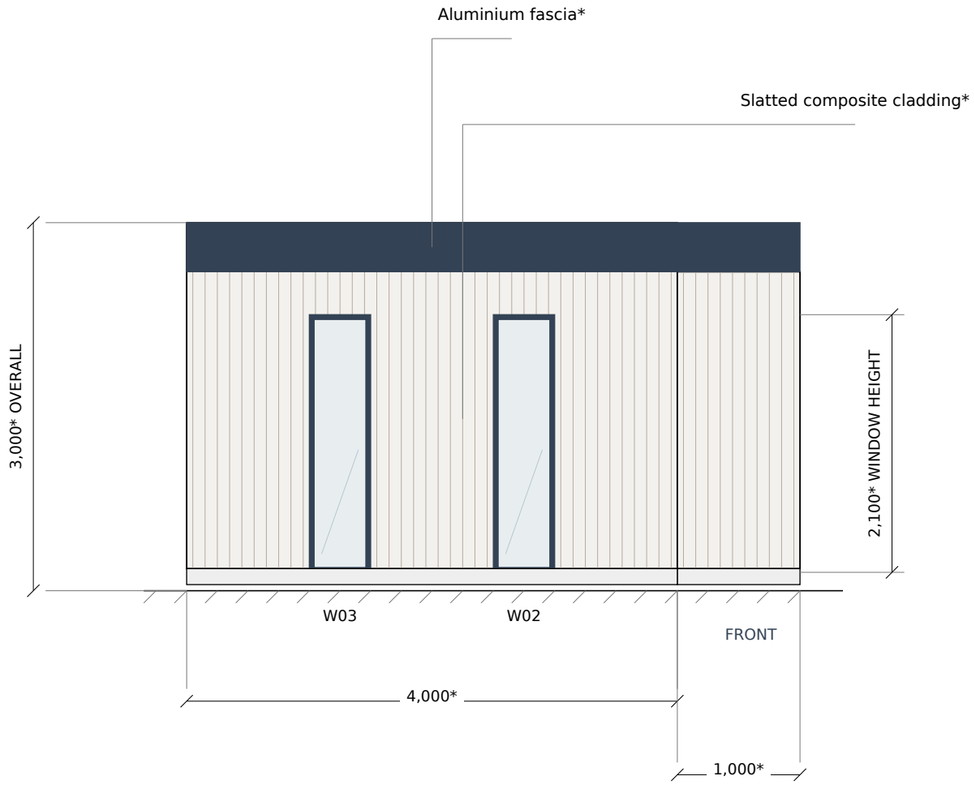
07-61 ANC N6 / 103 | REV P03

06 NOV 2026 | 1:50 @ A3

REVIEW ISSUE - NOT FOR CONSTRUCTION

PROPOSED LEFT SIDE ELEVATION

07-61 ANC N6 | REVIEW DRAWING SET | PROPOSED GARDEN ROOM



SIDE ELEVATION NOTES

Left side viewed from outside.
Front of building is at right on this sheet.
W02 / W03: 500 wide x 2,100 high.*
Sill +150 / head +2,250 above ground.*
Offsets from front: 1,000 and 2,500.*

Side cladding: Ecoscape Slatted
Spiced Oak - subject to confirmation.
Canopy / decking projection: 1,000.*
Canopy support / end enclosure -
fully enclosed.
Ground = 0; finished floor / deck = +180.*
Overall height = 3,000.*

* Provisional - review before final issue.

Dimensions in mm. Print at actual size. * = provisional. Verify site levels and dimensions before final issue.

OUTDOOR MODULAR SPACES
GARDEN ROOMS
Designed for LUXURY
Built for LIFE

REF: 07-61 ANC N6

21 Cholmeley Crescent, Highgate, London N6 5EZ

OUTDOOR MODULAR SPACES

outdoormodularspaces.com

0 m 0.5 m 1 m 2 m

Left side elevation

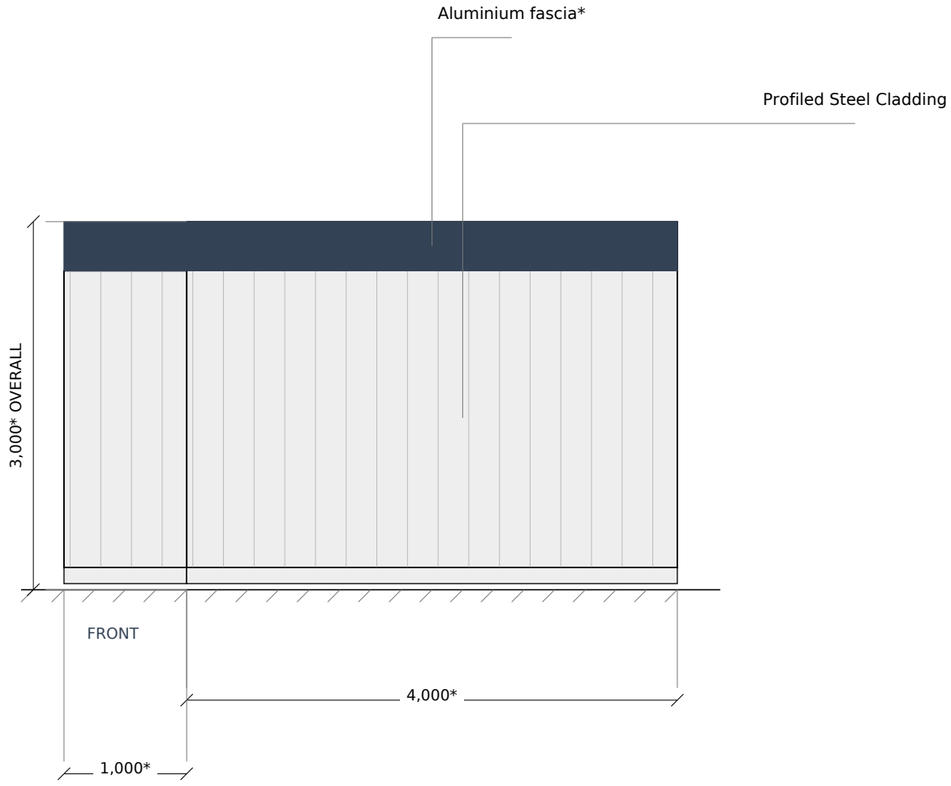
07-61 ANC N6 / 104 | REV P03

06 NOV 2026 | 1:50 @ A3

REVIEW ISSUE - NOT FOR CONSTRUCTION

PROPOSED RIGHT SIDE ELEVATION

07-61 ANC N6 | REVIEW DRAWING SET | PROPOSED GARDEN ROOM



SIDE ELEVATION NOTES

Right side viewed from outside.
Front of building is at left on this sheet.
No openings shown on supplied plan.

Side cladding: Profiled Steel Cladding
Anthracite Grey
Canopy / decking projection: 1,000.*
Canopy support / end enclosure -
fully enclosed.
Ground = 0; finished floor / deck = +180.*
Overall height = 3,000.*

* Provisional - review before final issue.

Dimensions in mm. Print at actual size. * = provisional. Verify site levels and dimensions before final issue.

OUTDOOR MODULAR SPACES
GARDEN ROOMS
Designed for LUXURY
Built for LIFE

REF: 07-61 ANC N6

21 Cholmeley Crescent, Highgate, London N6 5EZ

OUTDOOR MODULAR SPACES

outdoormodularspaces.com

0 m 0.5 m 1 m 2 m

Right side elevation

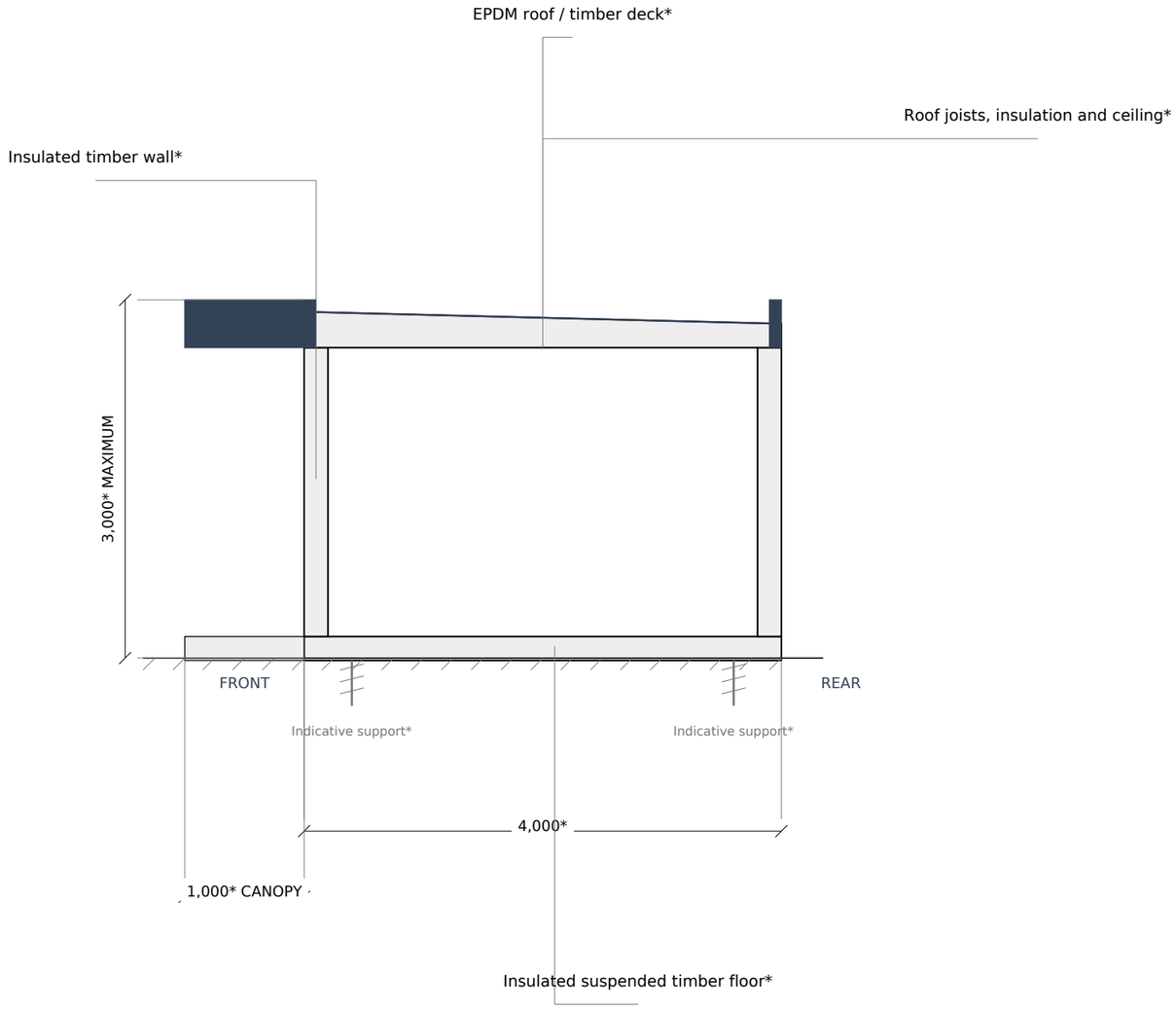
07-61 ANC N6 / 105 | REV P03

06 NOV 2026 | 1:50 @ A3

REVIEW ISSUE - NOT FOR CONSTRUCTION

PROPOSED SECTION A-A

07-61 ANC N6 | REVIEW DRAWING SET | PROPOSED GARDEN ROOM



SECTION A-A

Section position shown on drawing 101.
Indicative assembly, not engineered detail.

Level schedule (ground datum = 0):
Finished floor / decking: +180.*
Maximum fascia / parapet: +3,000.*
Roof falls 100 over 4,000 (1:40).*

Timber floor / walls / roof assumed.
EPDM roofing and insulated construction.
Ground screws shown schematically only.

Canopy fully enclosed at both ends.

* Provisional; construction detail unresolved.

Dimensions in mm. Print at actual size. * = provisional. Verify site levels and dimensions before final issue.

OUTDOOR MODULAR SPACES
GARDEN ROOMS
Designed for LUXURY
Built for LIFE

REF: 07-61 ANC N6

21 Cholmeley Crescent, Highgate, London N6 5EZ

OUTDOOR MODULAR SPACES

outdoormodularspaces.com

0 m 0.5 m 1 m 2 m

Section A-A

07-61 ANC N6 / 106 | REV P03

06 NOV 2026 | 1:50 @ A3

REVIEW ISSUE - NOT FOR CONSTRUCTION