

PROPOSED 45SQM BACK GARDEN DWELLING

MODERN | PRIVATE | SUSTAINABLE | COMPLIANT

SITE PLAN 1:200

- 1 Existing Dwelling
- 2 Proposed 45sqm Back Garden Dwelling
- 3 Private Patio
- 4 Garden Path
- 5 Shed / Store
- 6 Planting & Screening
- 7 Boundary Fencing
- 8 Existing Access Maintained

1 EXISTING DWELLING

2

3

5

6

7

DESIGN APPROACH

The proposed 45sqm dwelling is discreetly located in the rear garden to maximise privacy, sunlight and amenity for both properties. The design is contemporary, low maintenance and complements the character of the existing home while providing a high quality, independent living space.



PRIVATE & SECURE



MAXIMUM SUNLIGHT

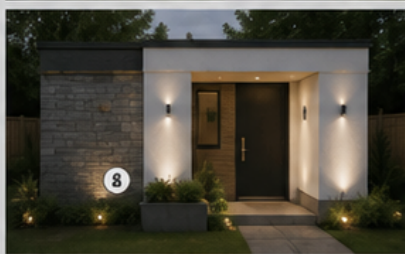


LOW MAINTENANCE



FAMILY FLEXIBILITY

This proposal is for illustrative purposes only. All dimensions to be confirmed on site.



FLOOR PLAN – 45SQM

SPECIFICATION

- Floor Area: 45 sqm
- Single storey
- Flat roof with concealed fall
- High performance insulation
- Air Source Heat Pump
- Triple glazed windows
- Mechanical ventilation with heat recovery
- PV ready
- Contemporary finish: render & natural stone
- Compliant with Building Regulations & new exemption guidelines

KEY BENEFITS

-  Independent living space for family or long term accommodation
-  Planning exemption (conditions apply) No planning permission required
-  Adds value and future flexibility
-  Energy efficient, low running costs