

Property boundary

22 Wellington Road

Door to access
outbuilding
ground floor

Retaining wall
to rear garden

French drain

9.95 m

6.89 m

4 m

2 m

Sump to facilitate handling
of excess surface runoff and
severe flooding events

9.9 m

Floor plan: Ground Floor – Proposed

Scale 1:100

- Proposed development will adjoin hatched area on the ground floor, which is inaccessible from main house. Proposed ground floor outbuilding will therefore only be accessible from rear garden (no internal access to main property).
- Proposed outbuilding will be constructed from concrete block walls (100 mm), rendered and painted white, to match external facing of existing property ground floor; with reinforced concrete floor on waterproof membrane.