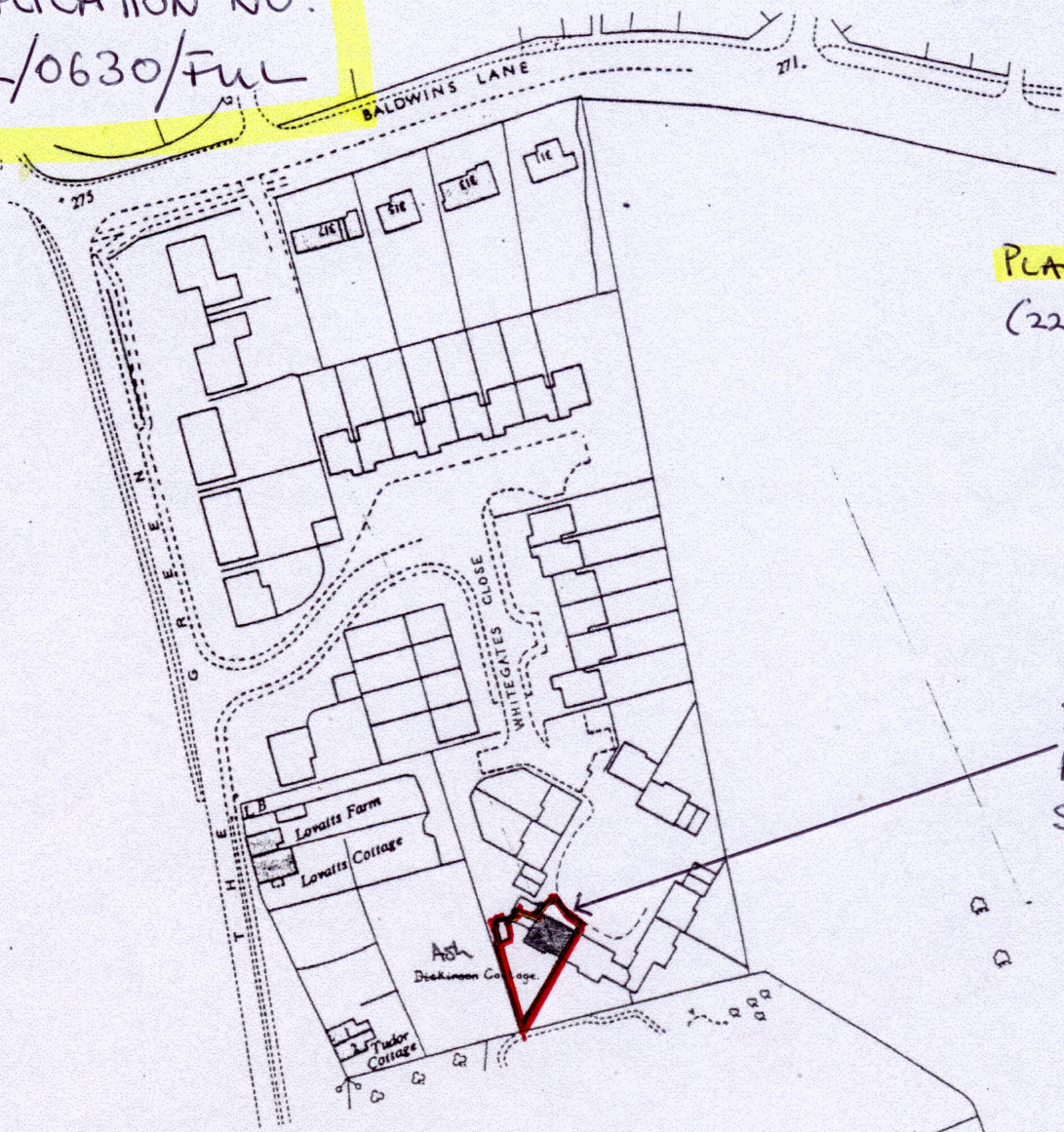


H.M. LAND REGISTRY		TITLE NUMBER	
		HD 317503	
ORDNANCE SURVEY PLAN REFERENCE ©	COUNTY	SHEET	NATIONAL GRID
	HERTFORDSHIRE		TQ 0796
	THREE RIVERS DISTRICT		SECTION F
Scale: 1/1250			© Crown Copyright 1994.

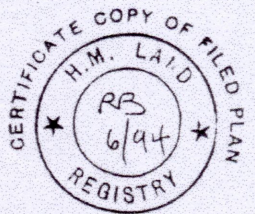
TRDC
APPLICATION NO.
22/0630/FUL

PLAN REF NO. 1
(22/0630/FUL/P1)

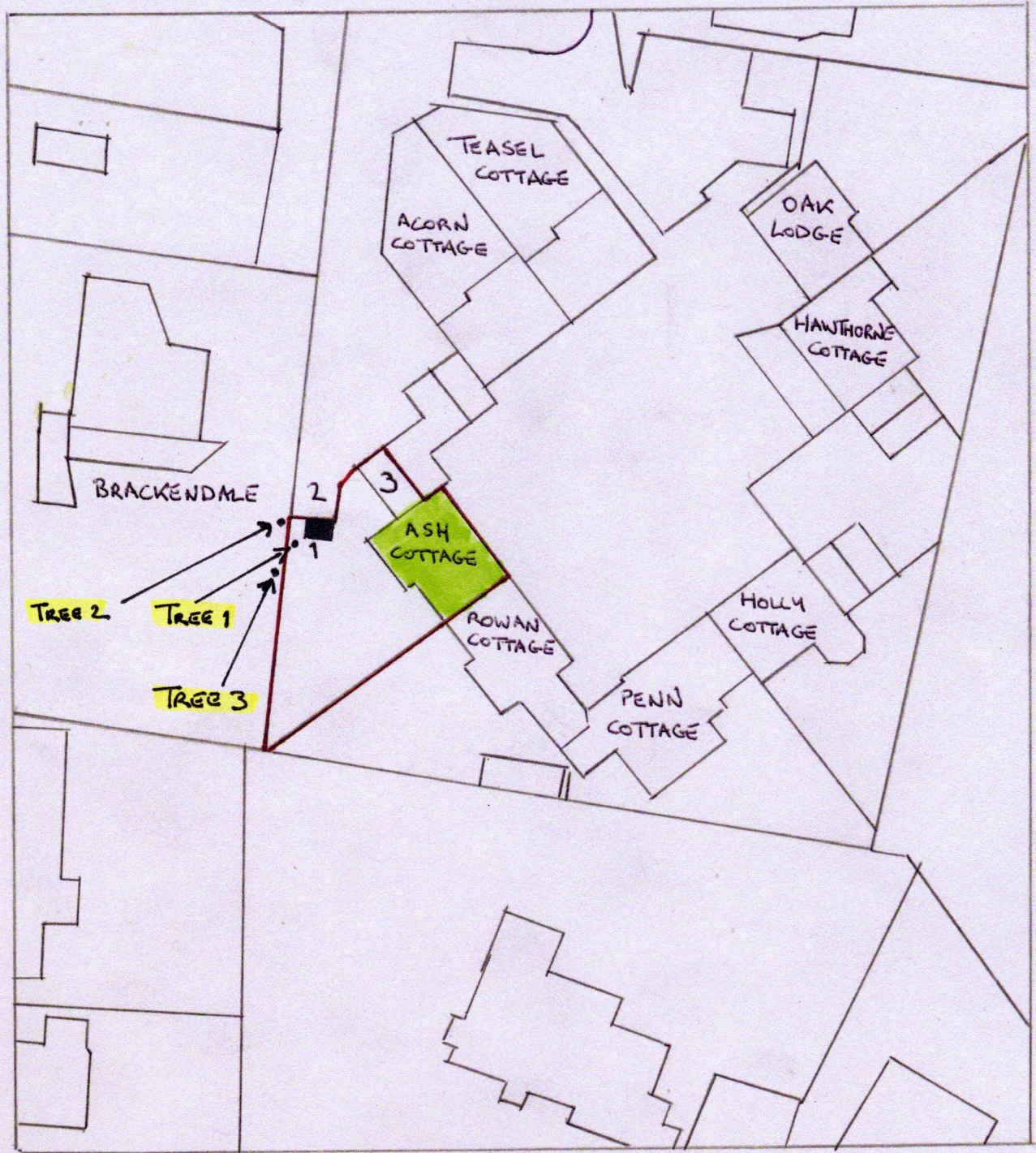


BOUNDARY OF
ASH COTTAGE
SITE (SHOWN
IN RED)

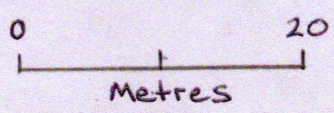
ATTACHMENT 1
LAND REGISTRY SITE PLAN
ORIGINAL
REFERENCE PP-11168600



TRDC APPLICATION NO. 22/0630/FUL
ATTACHMENT 8A - BLOCK PLAN - SHOWING TREES

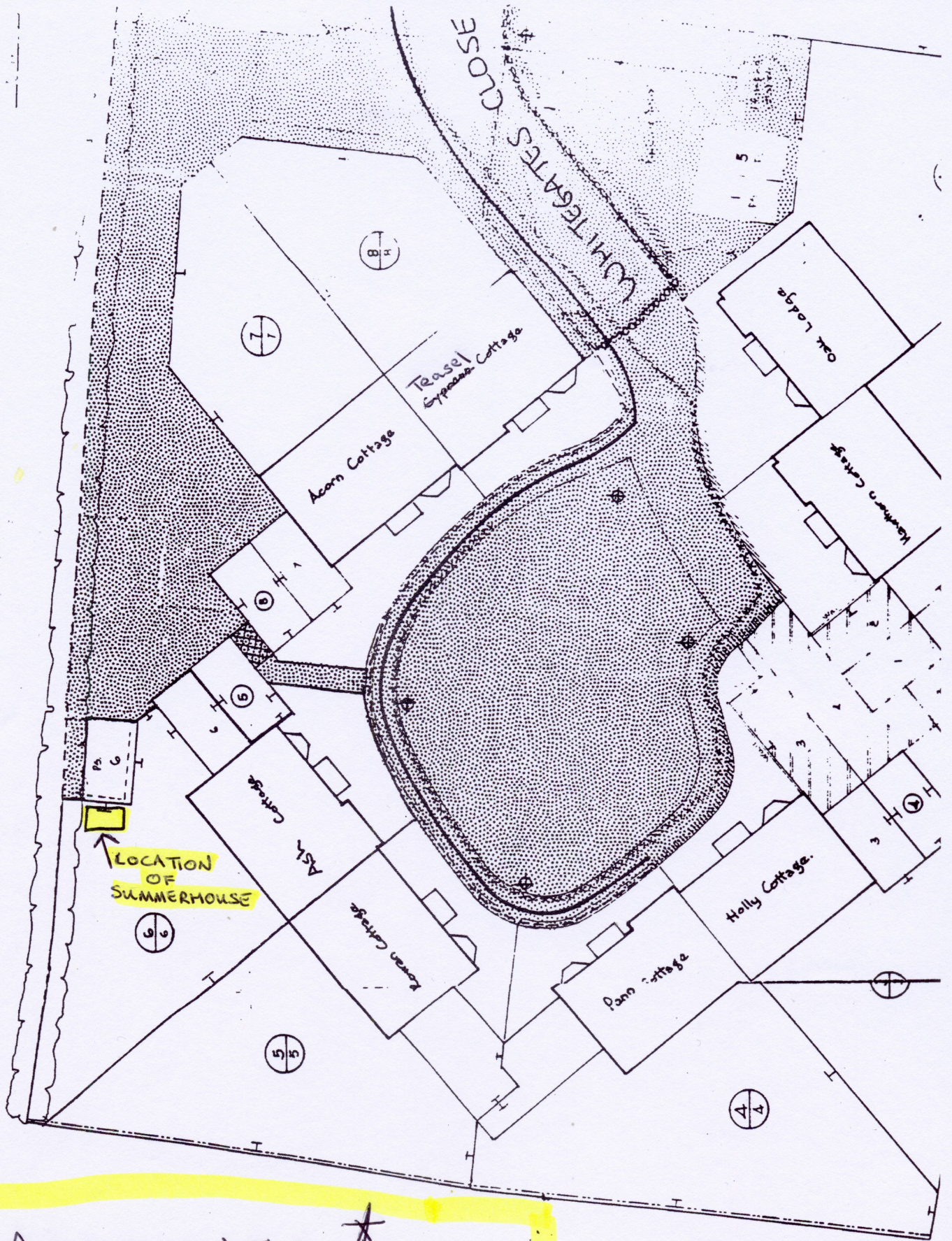


SCALE 1:500



- 1 SUMMERHOUSE/SHED
- 2 PARKING SPACE - ASH COTTAGE
- 3 GARAGE BELONGING TO ASH COTTAGE

PLAN REF NO. 3A
(22/0630/FUL/P3A)



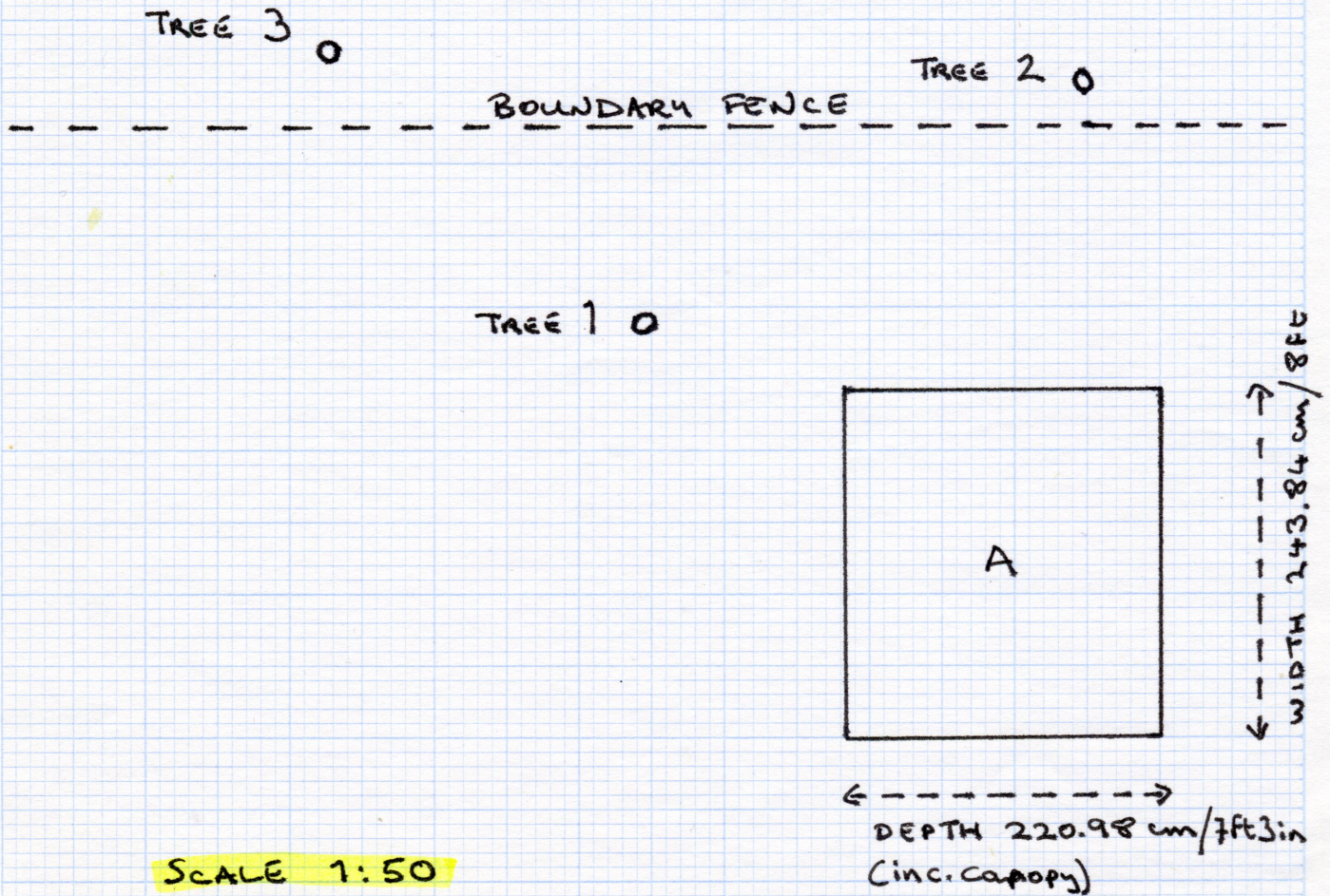
* ATTACHMENT 2 *

SITE PLAN SHOWING
SUMMERHOUSE LOCATION

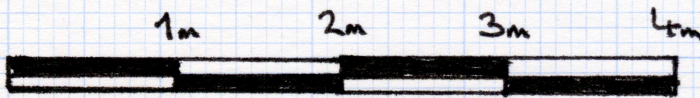
REFERENCE PP-11168600

TRDC APPLICATION NO. 22/0630/FUL
ATTACHMENT 10 - TREES NEARBY

GARDEN OF 'BRACKENDALE'



SCALE 1:50



SCALE BAR

DRAWING REF NO.5
(22/0630/FUL/D5)

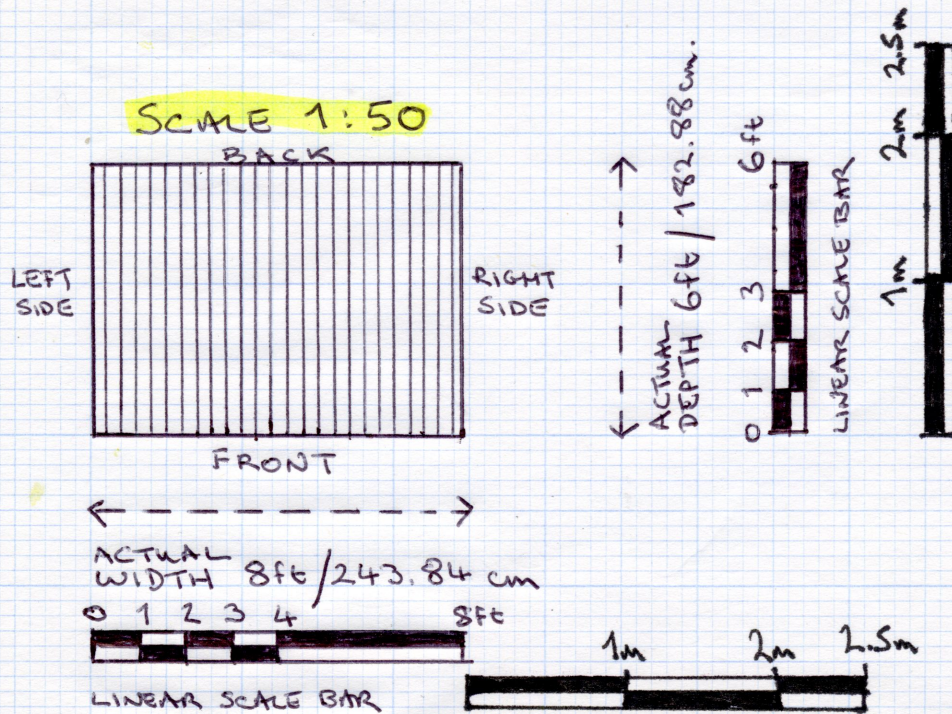
TREE 1 IS A WEEPING SILVER BIRCH

TREE 2 IS A FLOWERING PLUM (PRUNUS CERASIFERA NIGRA)

TREE 3 IS A MAPLE

TRDC APPLICATION NO. 22/0630/FUL

ATTACHMENT 7 - FLOOR PLAN (REVISED 2nd MAY)



DRAWING REF NO. 1

(22/0630/FUL/D1)

FLOOR

THE SPECIFICATION FOR THE 8ft X 6ft KELING SUMMERHOUSE STATES THAT IT COMES WITH "(Ex 15mm) 12mm FINISHED TONGUE AND GROOVE MATCHING ON 47mm X 47mm PRESSURE TREATED FLOOR JOISTS."

AS REQUESTED, THIS FLOOR PLAN IS DRAWN TO A SCALE OF 1:50. (THIS WAS CHOSEN AS THE OTHER OPTION OF 1:100 WOULD BE EVEN SMALLER). NB REGARDING EXISTING BUILDINGS, THE CURRENT (DILAPIDATED) SHED/SUMMERHOUSE IS EXACTLY THE SAME SIZE AND HAS THE SAME DIMENSIONS. THE NEW PROPOSED STRUCTURE WILL BE ON PRECISELY THE SAME LOCATION (THE OLD SHED WILL BE TAKEN DOWN).

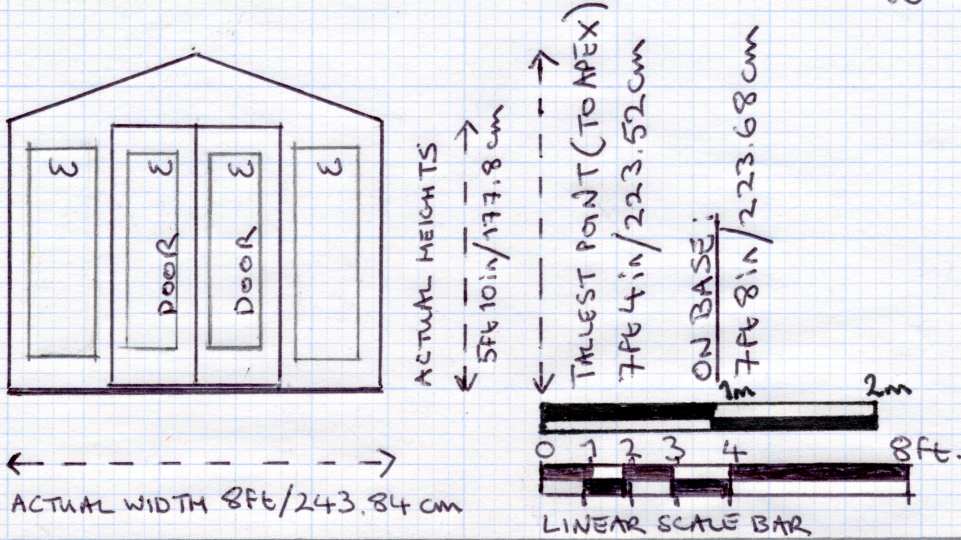
TRDC APPLICATION NO. 22/0630/FUL

REVISED ATTACHMENT 3 (REVISED 2nd MAY)

FRONT, REAR AND SIDE ELEVATIONS

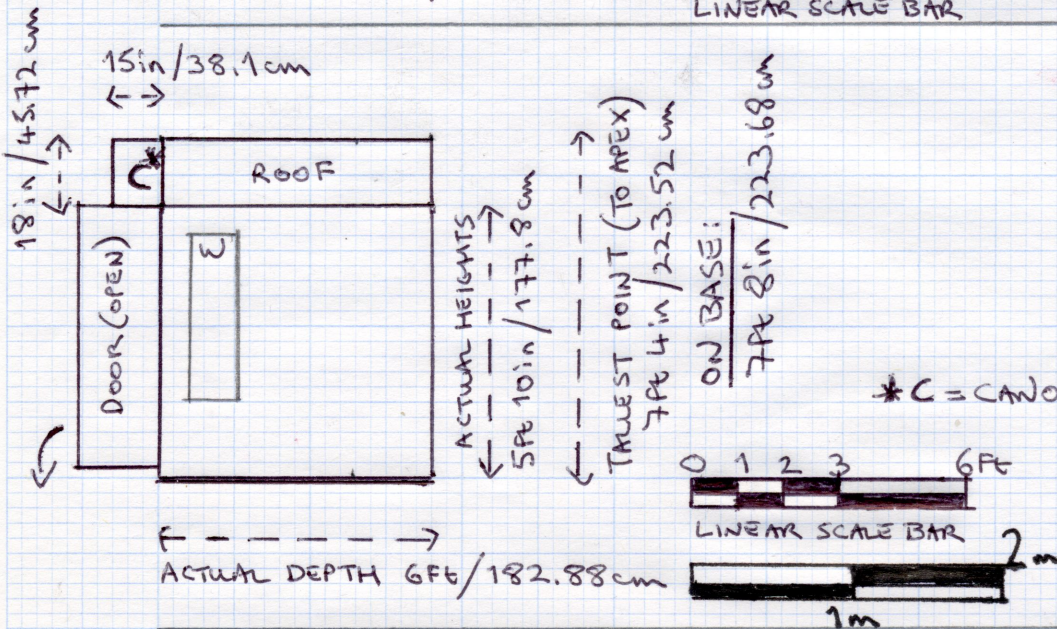
SCALE 1:50

W = WINDOW



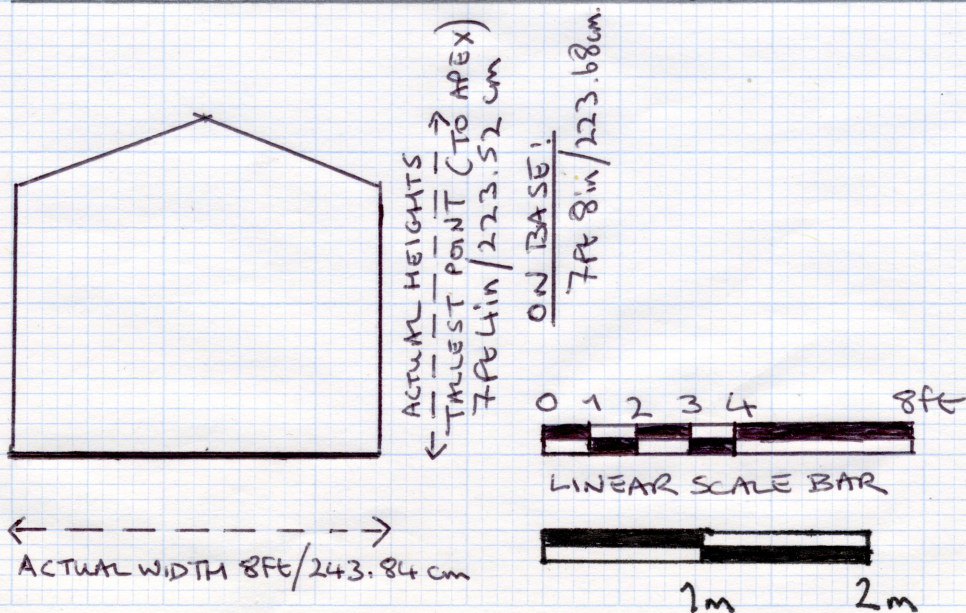
FRONT ELEVATION

DRAWING REF NO. 2 (22/0630/FUL/D2)



SIDE ELEVATION

DRAWING REF NO. 3 (22/0630/FUL/D3)



REAR ELEVATION

DRAWING REF NO. 4 (22/0630/FUL/D4)

Kelling

KELLING SUMMERMHOUSE SPEC

TRDC APPLICATION NO: 22/0630/FUL



KELLING ✓

The Kelling is our most recent addition to our summerhouse range. The contemporary style doors and windows allows more light into your building.

FLOOR

Most buildings will come with (Ex15mm) 12mm finished tongue & groove matching on 47mm x 47mm pressure treated floor joists with an option to upgrade to a Heavy duty moisture resistant 18mm V313 Caberboard flooring. All buildings over 8' in each direction eg 8' x 8' but not 9' x 7' are upgraded as standard.

ROOF

All buildings come with (Ex 19mm) 15mm finished tongue & groove matching on 47mm x 47mm & 47mm x 22mm roof bearers, although some larger buildings will have these bearers upgraded where necessary. There is a 0.38m (15") roof canopy over the front of the building as standard on the Kelling. A Heavy Duty Polyester based roofing felt is used as standard on all buildings. On all of our buildings there is a ventilation gap along the back of the roof. Apart from on the Pent style, there is the option to upgrade the felt to felt tiles or Cedar Shingles.

WALLS

All buildings have (Ex15mm) 12mm finished tongue & groove shiplap fixed to 47mm x 47mm & 47mm x 22mm finished framework. We also offer an (Ex19mm) 15mm finished Tongue & groove loglap upgrade on these buildings.

DOORS

The Kelling has a pair of doors 0.6m (24") wide by 1.76m (70") tall that have a large single pane of toughened glass in each door. The doors open to give a 4' opening. They are hung on antique style hinges and they come with a 5 lever lock & antique handle.

WINDOWS

The Kelling has fixed windows alongside the doors in the front of the building and an opening window in each side. Some larger buildings will have an extra fixed pane of glass in each side as well. A guide for this can be found at the bottom of this page. All the glass that we use is 3mm toughened for safety.

HEIGHTS

The Pent Kelling has a generous internal eaves height of 1.82m (6') rising to an internal ridge height of 2.06m (81").

The Kelling also has an internal eaves height of 1.82m (6') rising to an internal ridge height of

- 2.06m (81") on 7' & 8' Gable ends
- 2.13m (84") on 9' Gable ends
- 2.18m (86") on 10' & 11' Gable ends
- 2.31m (91") on 12' Gable ends

Extra height can be added to the building as an upgrade. Please add an extra 7" on to these heights for the external dimension.

The buildings complies with the 2.5m maximum height restriction imposed when erecting a building under Permitted Development.

TREATMENT

Our buildings are treated both internally & externally with a spirit based preservative that helps to protect the timber from fungi, woodworm & blue stain. We do recommend that buildings are retreated within 3 months, unless painted and then every year for continuous protection.

All of our buildings can be upgraded to a painted finish.



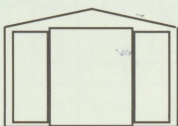
PENT KELLING ✗



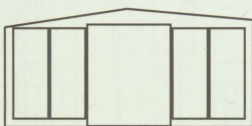
DUAL PURPOSE KELLING PENT ✗

PLEASE NOTE MODEL SHOWN IS LARGER SIZE

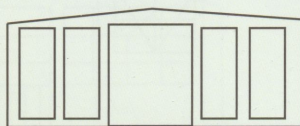
KELLING LAYOUT OPTIONS & WINDOW AMOUNTS



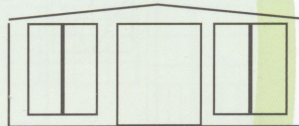
8' TO 11' FRONT



12' & ABOVE FRONT



14' & ABOVE FRONT OPTION B



14' & ABOVE FRONT OPTION C



6' & 7' SIDES



8' & ABOVE SIDES