The Edge Witherley
Proposed Garden Room

Supplementary Information

Floor Level of Garden Room
As required by Environment Agency and PPS25 for developments at potential risk of flooding, the floor level of the proposed Garden Room will be the same as the House floor level. This is 100.65m relative to Temporary Bench Mark (TBM) of 100.00m at base of southern brick gate pillar.
The Garden Room will be built on a brick base to ensure that the floor level is at 100.65m which will be 0.71m to 0.75m above the existing ground levels at this point in the garden.

Height of Roof of Garden Room
The height of the ridge of the roof has been determined by having a 1.5m height from floor to eaves level, and then a roof in the vernacular style with a double pitched roof at 45^0 above this level. The height of this roof has been minimised to balance visual impact of height of roof and the aesthetics of building style to match adjacent buildings.

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