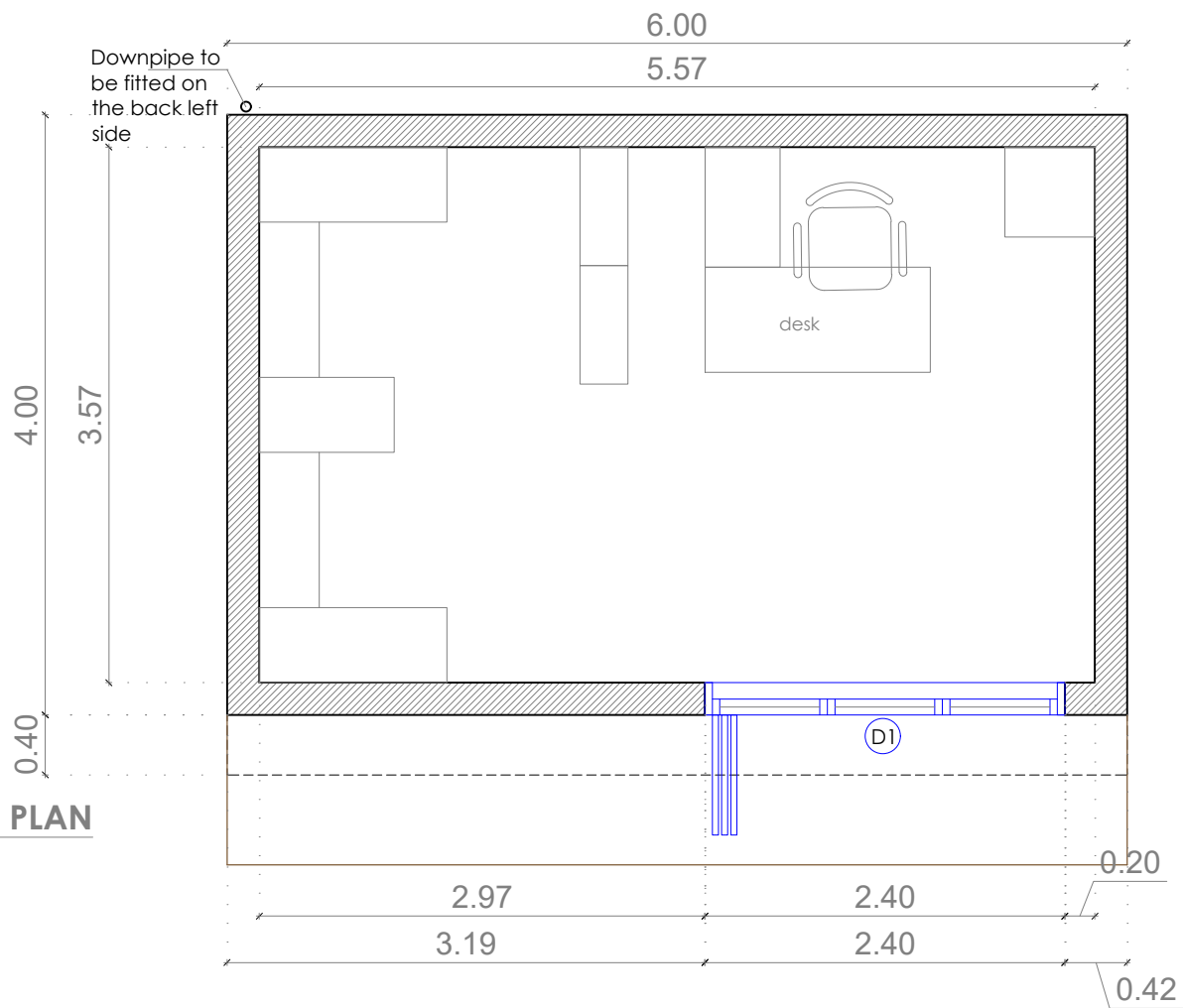
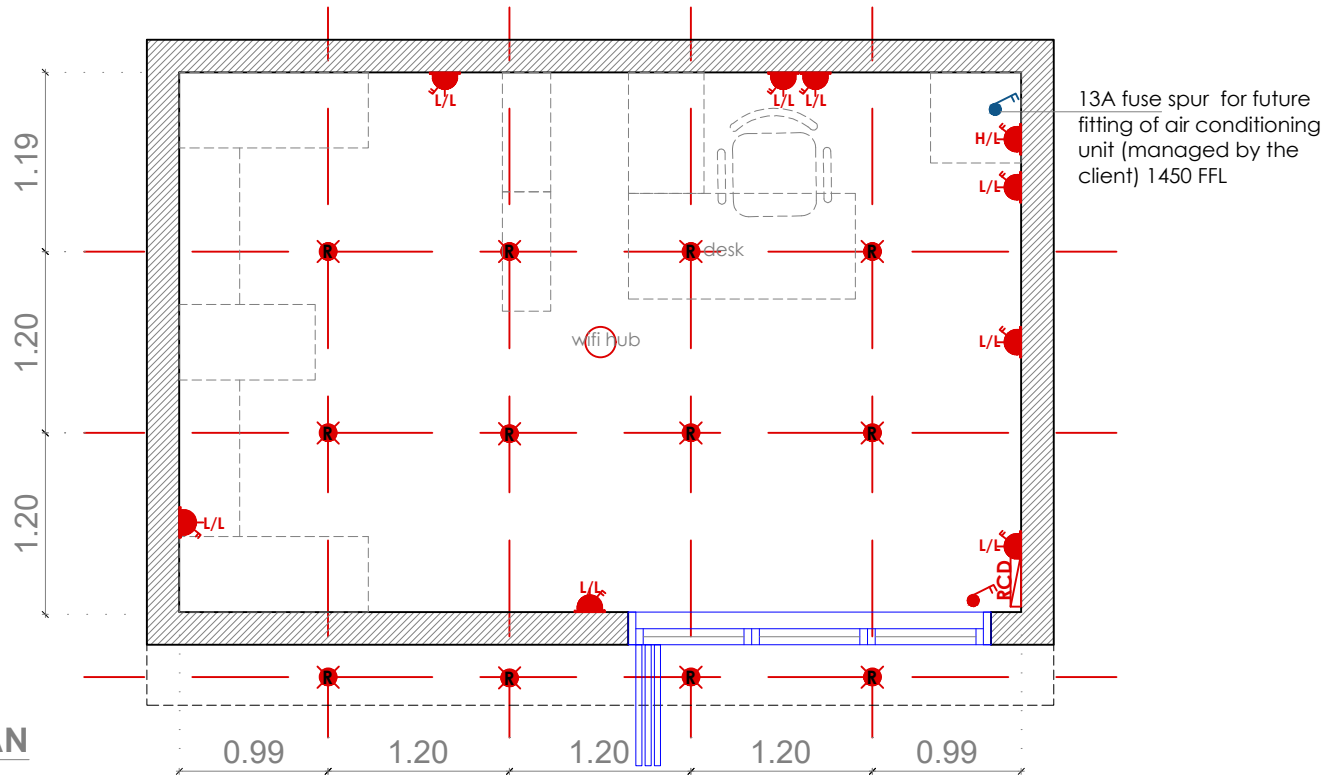


FURNITURE PLAN



ELECTRIC PLAN



Electrics Notes

Lightings				
Position	Qty	Bezels	Temp.	Special Req.
Internal Downlight	8	brushed silver	bright white	
External Downlight	4	black	warm white	
Ext. wall lights	n/a			

Sockets & Switches

Position	Plates	Qty	Special Requirments
Internal	brushed silver	9	
Fuse spur for air condinioner			

Landscape: (design to be agreed and confirmed separte from the garden room drawings

SANDSTONE: 90x60 cm slabs - colour: sunset Buff
Gravel: Mixed Flint

GARDEN ROOM DETAILS:

Base: Reinforced concrete
Room Dimensions: 6.43 x 4.03m external
Base dimensions: 6.28x 3.88 m
Orientation: 0.5m from back boundary, 0.5m from left side boundary (from the cladding)
Roof: EPDM Rubber Flat

Included:

Enabling works (Estimate) - Clearance and disposal of existing shed, concrete base and slabs. Reduce levels including removal of approx.15m3 of spoil. Installation of 19 linear metres of sleeper walls 800mm high to ground level. (Allowance 1 x groundworking team for 5 days 5 x skips)
- Landscaping - 10m2 Sandstone paving in front of the garden room and new area of patio where the levels have been reduced to the right hand side of lawn.
-5 way consumer unit
-Estimate for tree surgeon

Additional Item:

-Spur for future fitting of air conditioning unit
-upgrade to dimmer switch
-1x Additional socket
-New gate tbc

Doors

Position	Qty	Material	Dimension w x h mm	Panels	Colour	Mechsm	Handle
D1	1	Alu	2400x2000	3 panels	anthracite	open R to L	grey

LEGEND:

	DOUBLE SOCKET		FUSE SPUR
	2 GANG SWITCH		LOW LEVEL
	1 GANG SWITCH		HIGH LEVEL
	13A SPUR FOR A/C		RECESSED CEILING LIGHT
	CONSUMER UNIT 1450 mm FFL		ELECTRIC RADIATOR
			AIR CONDITIONER UNIT 2.5kw

Garden Room : 6.0 x 4.0 m external
Base size: 5.85 x 3.85 m

External Cladding:
Manufacturer: Tradescape
Colour: Oak
Orientation: Horizontal
Special requirements: J/H back & left (midnight black)

Flooring:
Material: Laminate
Colour: Rustic

Internal Wall Finishes:
Paints: ceiling: white standard
Cladding: N/A

CLIENT:

Gerald Bishopp
Tel: 07870586322

PROJECT ADDRESS:

26 Worrall way
Earley
RG6 4AW

NEW
GARDEN ROOM.
COMPANY

UNIT 3, THAMES PARK, LESTER WAY
WALLINGFORD
OX10 9TA

T: 01865341000
E: sally@newhomeimprovement.group
stuart@newhomeimprovement.group

DRAWING TITLE:
PROPOSED GARDEN ROOM DESIGN
FURNITURE & ELECTRICS FLOOR PLAN

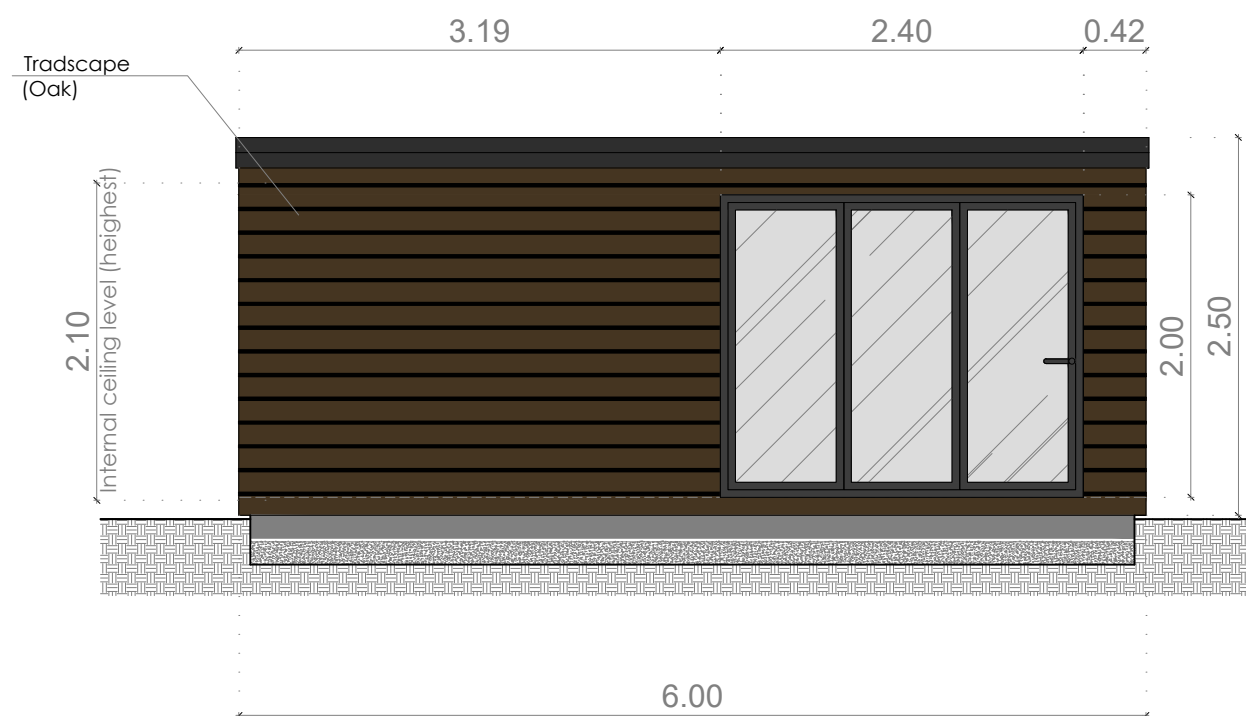
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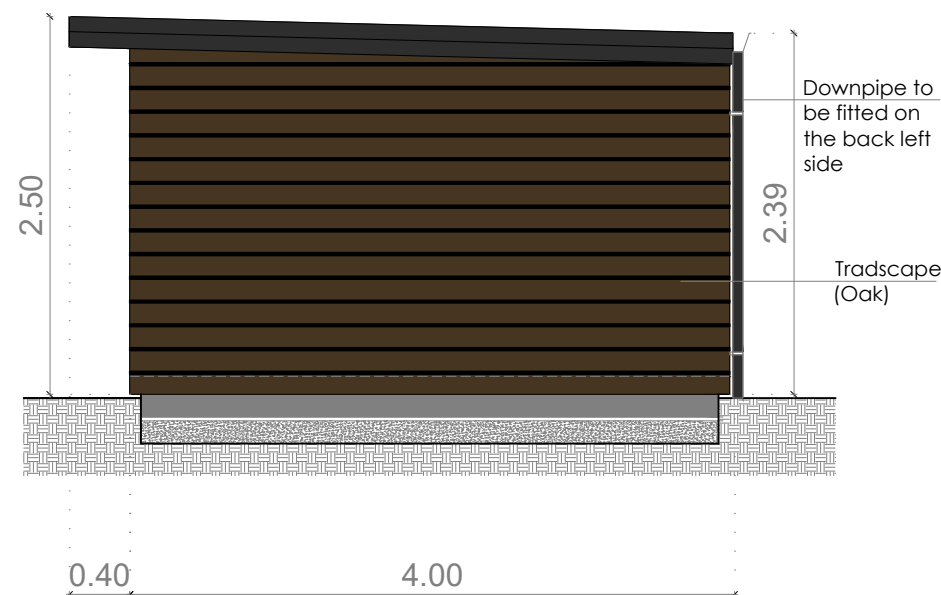
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REVISED: Rev 1

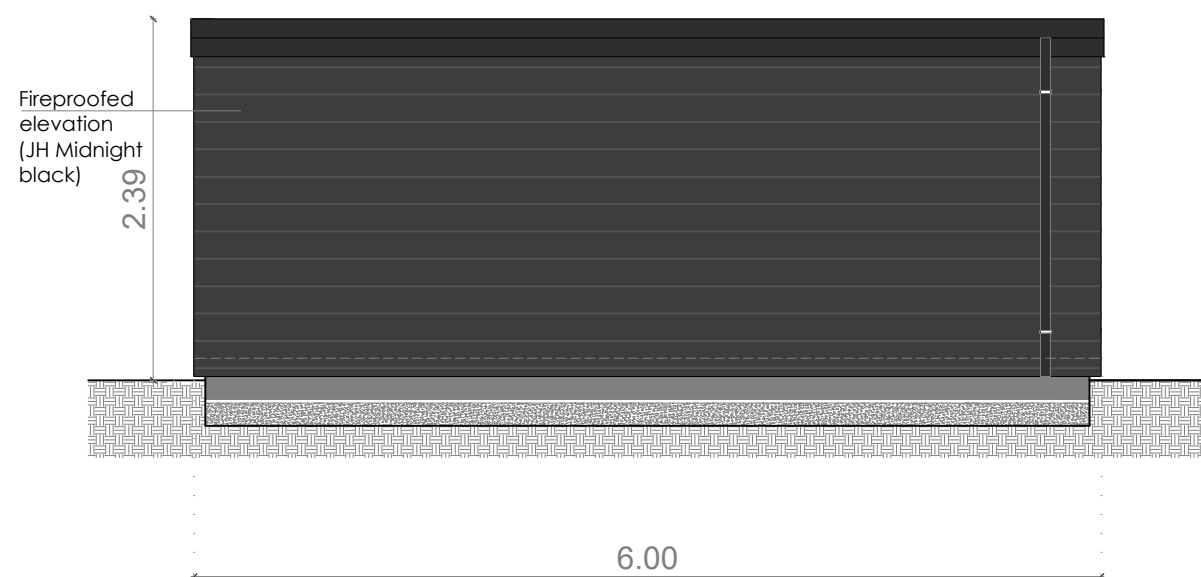
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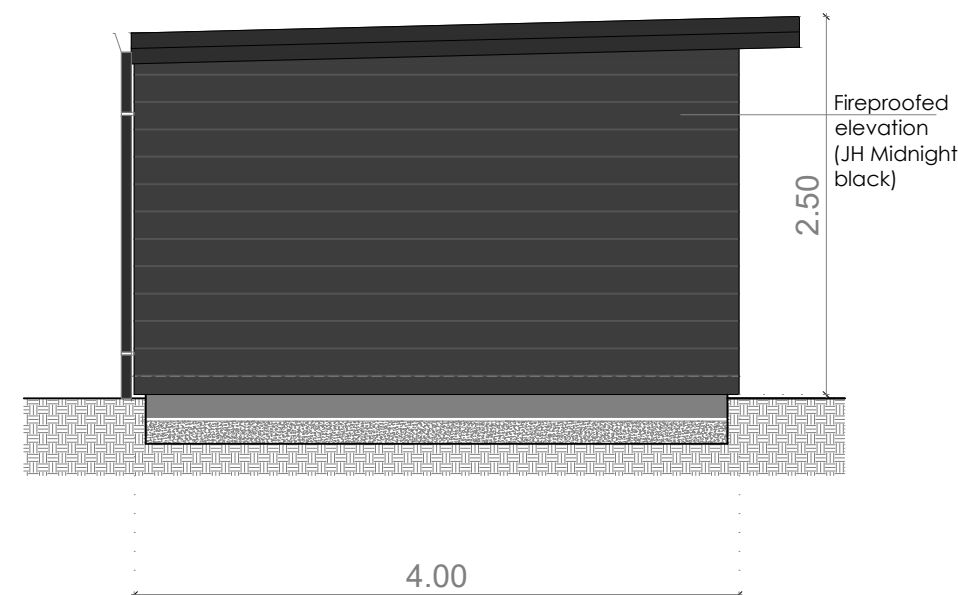
FRONT ELEVATION



SIDE ELEVATION (1)



REAR ELEVATION



SIDE ELEVATION (2)



****The colours on the visuals are for illustration only. Physical cladding samples were reviewed with the client during the design visit, and the client opted for the chosen option.****

LEGEND:

N.B.
INTERNAL HEIGHT AT FRONT
ELEVATION IS 2.1M (HIGHEST) WITH A
DOWNWARD SLOPE OF 0.02M PER
METER TOWARDS THE BACK

CLIENT:

Gerald Bishopp
Tel: 07870586322

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NEW
GARDEN ROOM
COMPANY

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WALLINGFORD
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DRAWING TITLE:

PROPOSED GARDEN ROOM DESIGN
ELEVATIONS

DWG NO.:

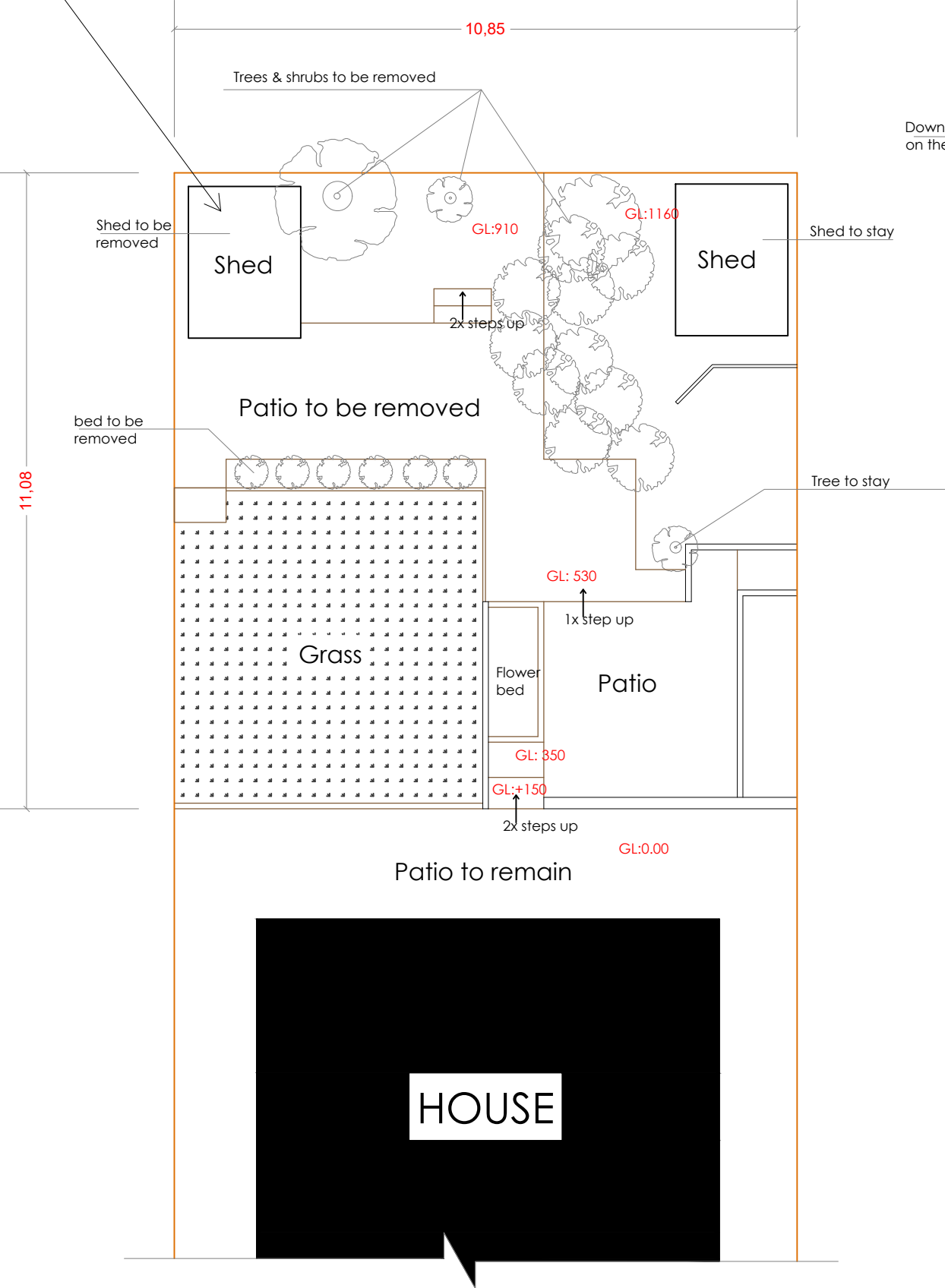
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DATE: 20/04/2026

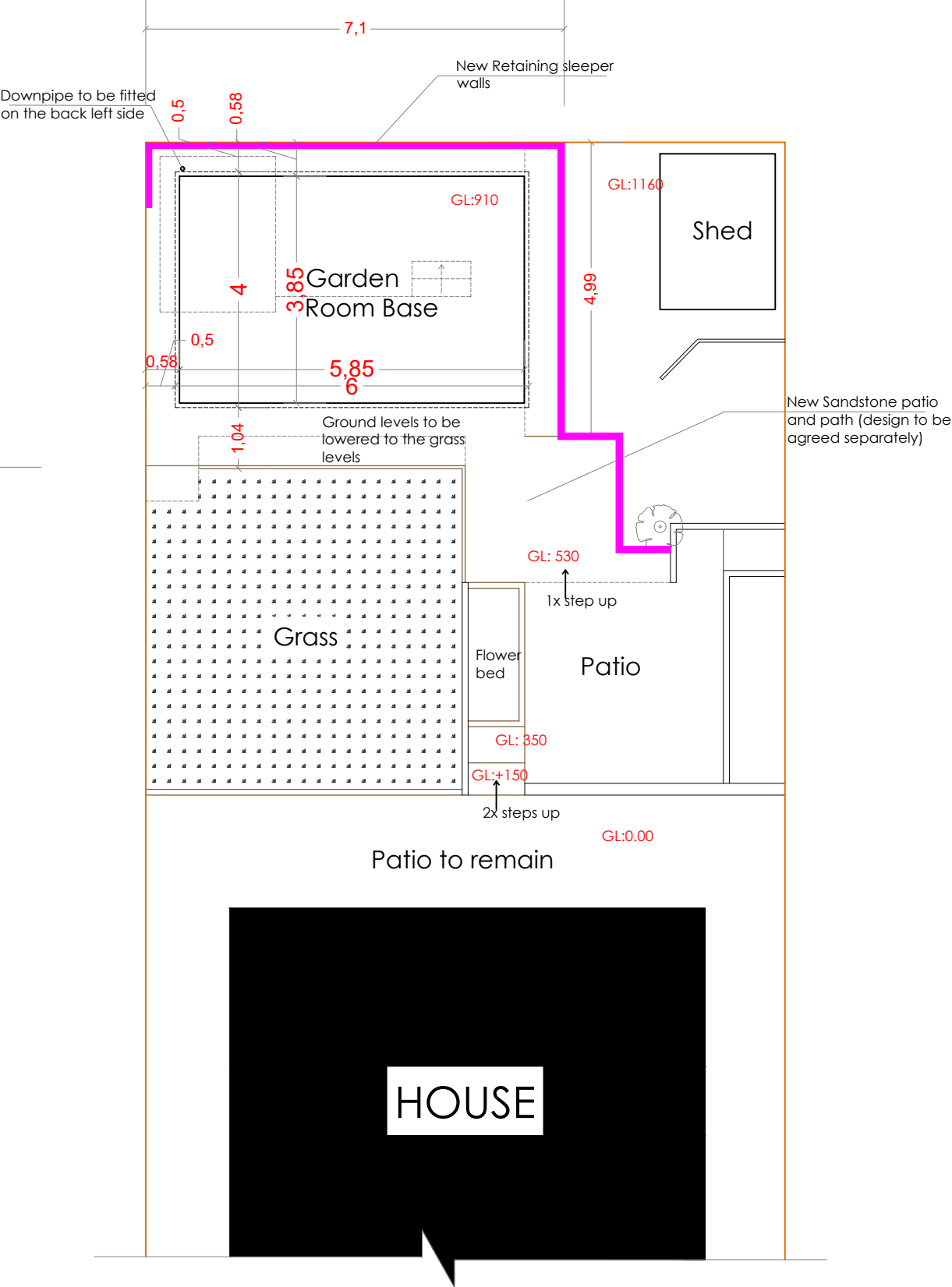
REVISED: Rev 1

SCALE: 1:50 on A3

MOVE EXISTING SHED TO THE LAWN (POSITION TO BE AGREED WITH THE CLIENT DURING THE PRE-START VISIT)



Existing Site Plan



Proposed Site Plan

LEGEND:

CLIENT:

Gerald Bishopp
Tel: 07870586322

PROJECT ADDRESS:

26 Worrall way
Earley
RG6 4AW

NEW
• GARDEN ROOM •
COMPANY

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DRAWING TITLE:

PROPOSED GARDEN ROOM DESIGN
EXISTING & PROPOSED SITE PLANS

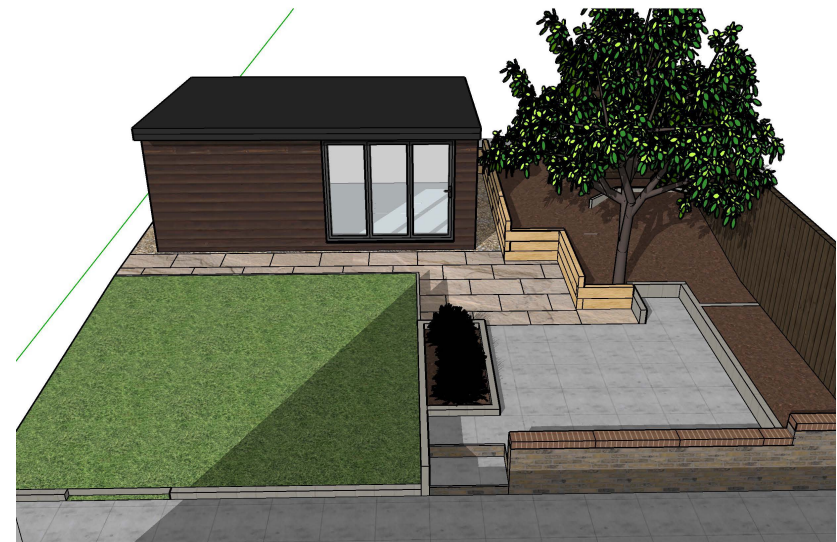
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DATE: 20/04/2026

REVISED: Rev 1

SCALE: 1:100 on A3



LEGEND:

Gravel: Mixed Flint



Sandstone: Fossil Buff



CLIENT:

Gerald Bishopp

Tel: 07870586322

PROJECT ADDRESS:

26 Worrall way

Earley

RG6 4AW

NEW
GARDEN ROOM.

COMPANY

UNIT 3, THAMES PARK, LESTER WAY

WALLINGFORD

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DRAWING TITLE:

PROPOSED GARDEN ROOM DESIGN
3D IMAGES

DWG NO.:

4

DATE: 20/04/2026

REVISED: Rev 1

SCALE: 1:100 on A3