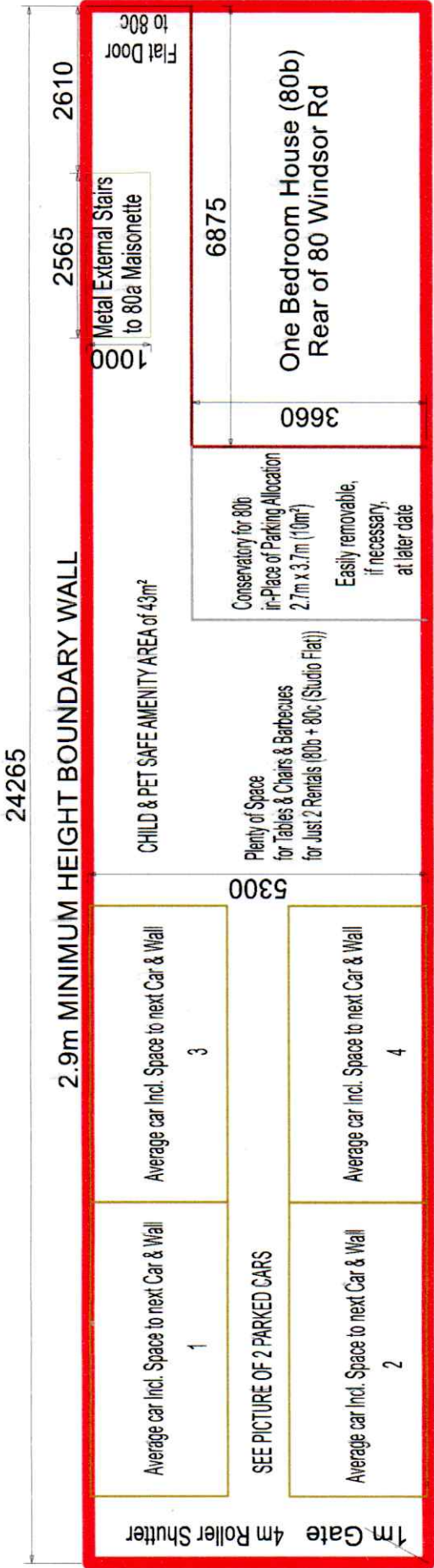


PARKING & AMENITY/BIN SPACE

Rear Parking & Bin Space for the Shop + 80a + 80B + Studio Flat (80c) & Amenity Space For 80b & 80c

Amenity Space for 80a is at 2nd Floor Level on Flat Roof, Totalling 21m²



2.4m HIGH BOUNDARY WALL

Total Yard Area = 99m², Less 4 Cars (40m²), Less Bin Space, 4 Units (6m²) Using Recommended Workings, Less 80b's Conservatory (10m²) Leaves 43m² for Amenity Space for Just 2 Rentals (80b & a Studio Flat 80c)

The Technician who manages the Computer shop, lives 2 streets away and in the last 10 years has always walked to work... In reality therefore, no parking space required

The Long Standing & Non-Driving Tenants of 80b, Many Years Ago, Asked for a Smoking Shed, So I Gave Them a Conservatory, Instead of a Parking Space

80a Amenity Space on 2nd Floor, Flat Roof , (21m²)

Rear Yard Boundary

Car Space

Conservatory

House 80b

External Stairs

SCALE 1:100