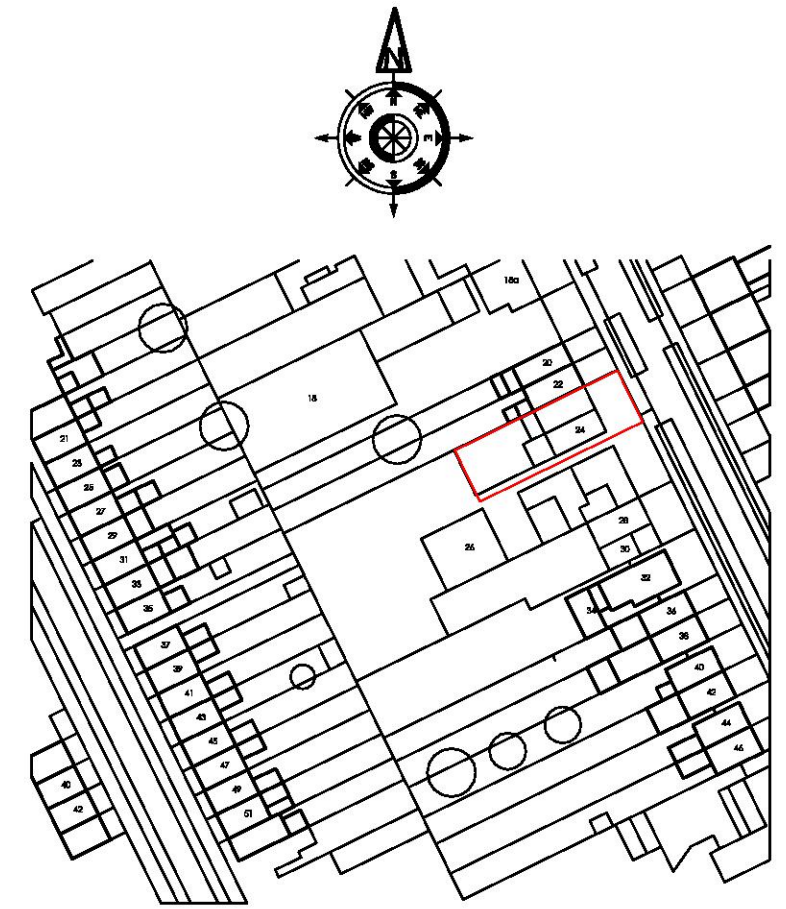
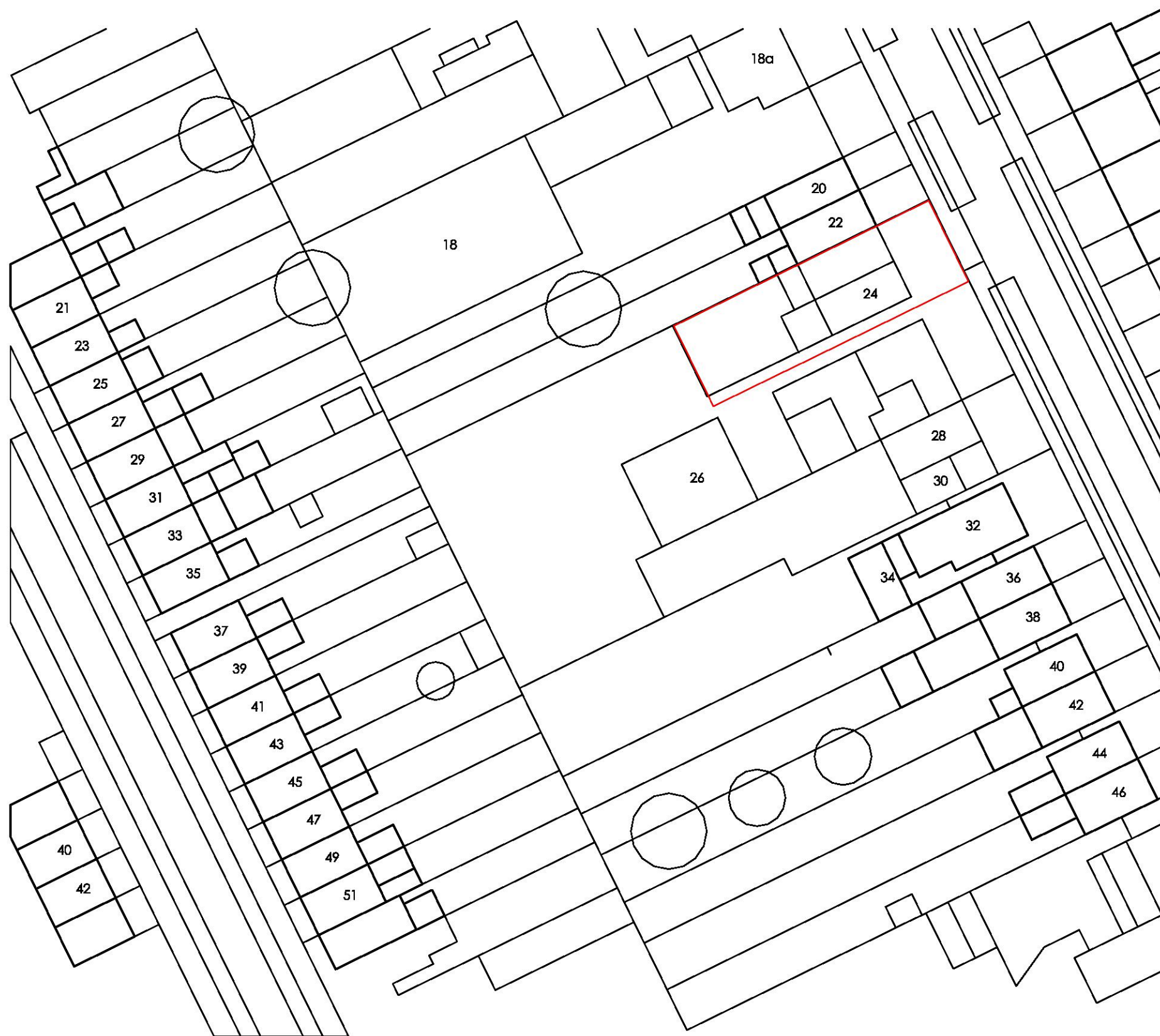




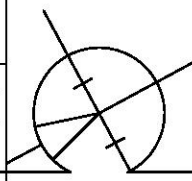
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METRES

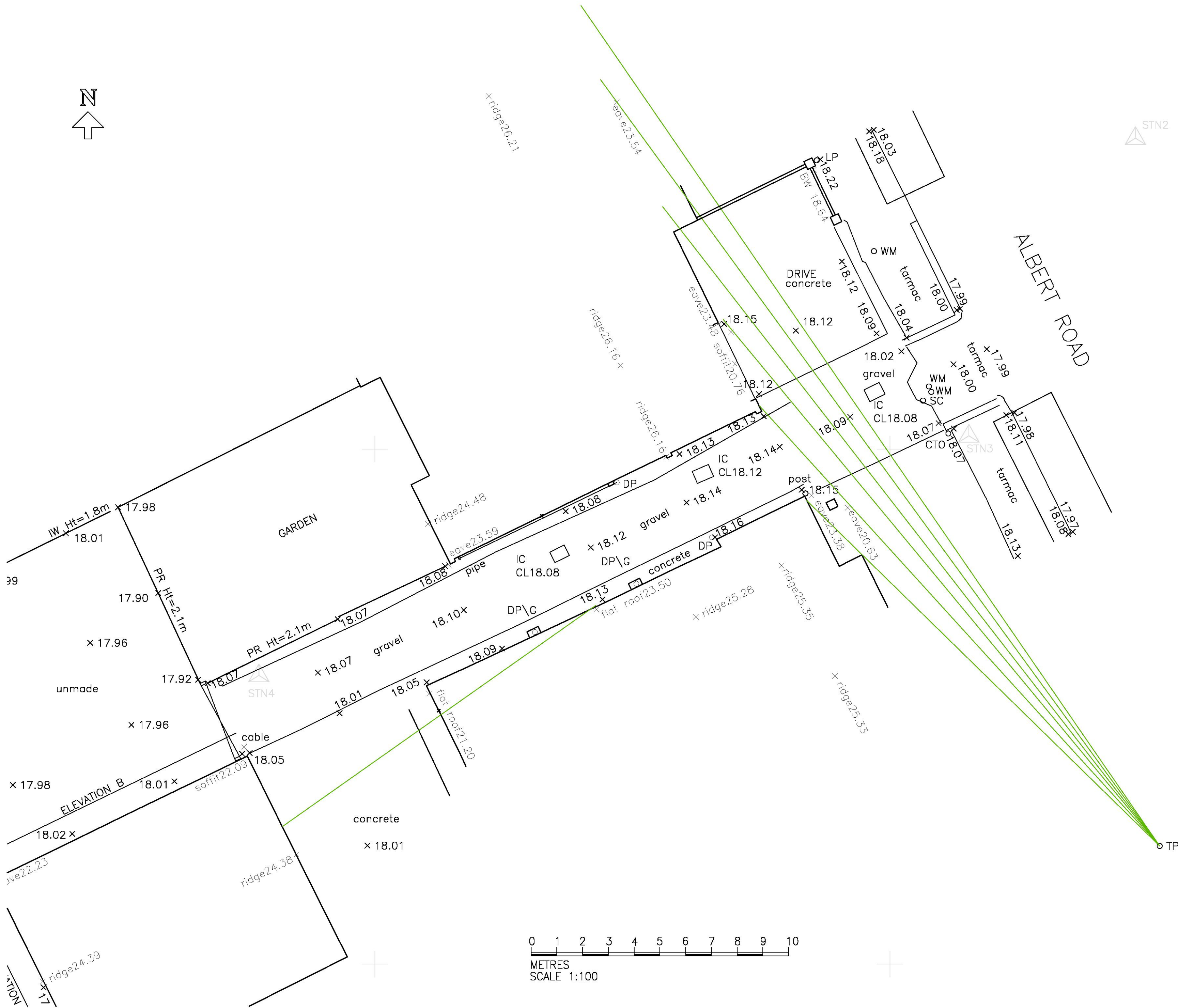
Ordinance Survey Map 1:1250



BLOCK PLAN SCALE 1:500



PROJECT 24 ALBERT ROAD ROMFORD ESSEX RM1 2PJ		 N.J.Rouse Architectural Design & Surveying Services
DESCRIPTION PROPOSED BLOCK PLAN & LOCATION ORDINANCE SURVEY PLAN		
SCALE 1:500/1:1250@A3	DATE NOV 2019	16 Tennyson Road, Hutton, Brentwood, Essex CM13 2SJ e: mail@njrouse.co.uk tel: 01277 417735 www.njrouse.co.uk m: 07958 790207
DRAWN NJR	DWG No 24.AR.19.01	



LEGEND

FEATURE STYLES

SURVEY CONTROL

FENCE

HEDGE

FWS

SWS

WATER

POWER LINE (OVERHEAD)

TELECOM LINE (OVERHEAD)

ELECTRIC MAIN

GAS MAIN

EMBANKMENT

FEATURE ABBREVIATIONS

AV Air Valve

BS Bus Stop

BT British Telecom

BW Brick Wall

CB Conc Bollard

CL Cover Level

CTO cable TV outlet

EB Electric Box

EC Electric Cover

EP Electricity Pole

FH Fire Hydrant

FL Floor level

G Gully

GM Gas Meter

GV Gas Valve

IL Invert Level

IC Inspection Chamber

KLS Keep Left Sign

KO Kerb Offlet

LB Letter Box

LP Lamp Post

NKR Marker

MP Metal Post

MH Manhole

MB Metal Bollard

P Post

PI Petrol Interceptor

RG Road Gully

RNB Road Name Board

RS Road Sign

RW Retaining Wall

SA Soakaway

SC Stopcock

SV Sluice Valve

TP Telegraph Pole

TCB Telephone Box

TJB Tel.Junc.Box

TL Traffic Light

V Valve

VP Vent Pipe

WL Water Level

WM Water Meter

WO Water Outlet

WV Water Valve

FENCE TYPES

BWR Barbed Wire

CB Close Board

CI Corrugated Iron

CL Chain Link

CPL Conc Panel

CP Chestnut Paling

CW Chicken Wire

IW Interwoven

IR Iron Railing

OB Openboard

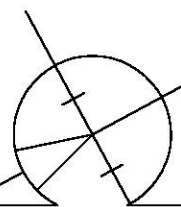
PR Post and rail

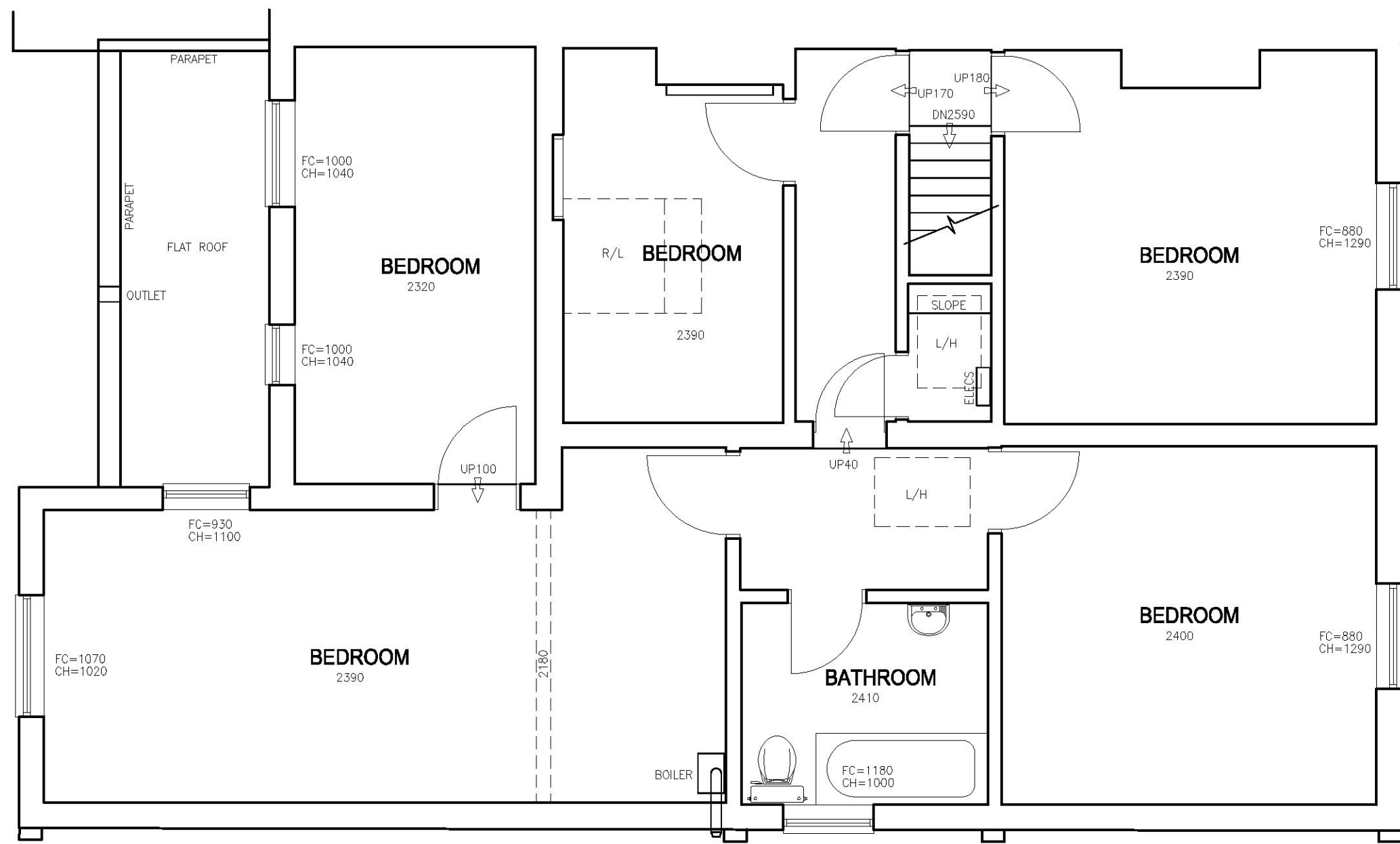
PW Post and Wire

DATUM
GRID — ORDNANCE SURVEY NATIONAL GRID (OSTN15)
LEVELS — ORDNANCE SURVEY (OSGM15)
SCALE FACTOR REMOVED

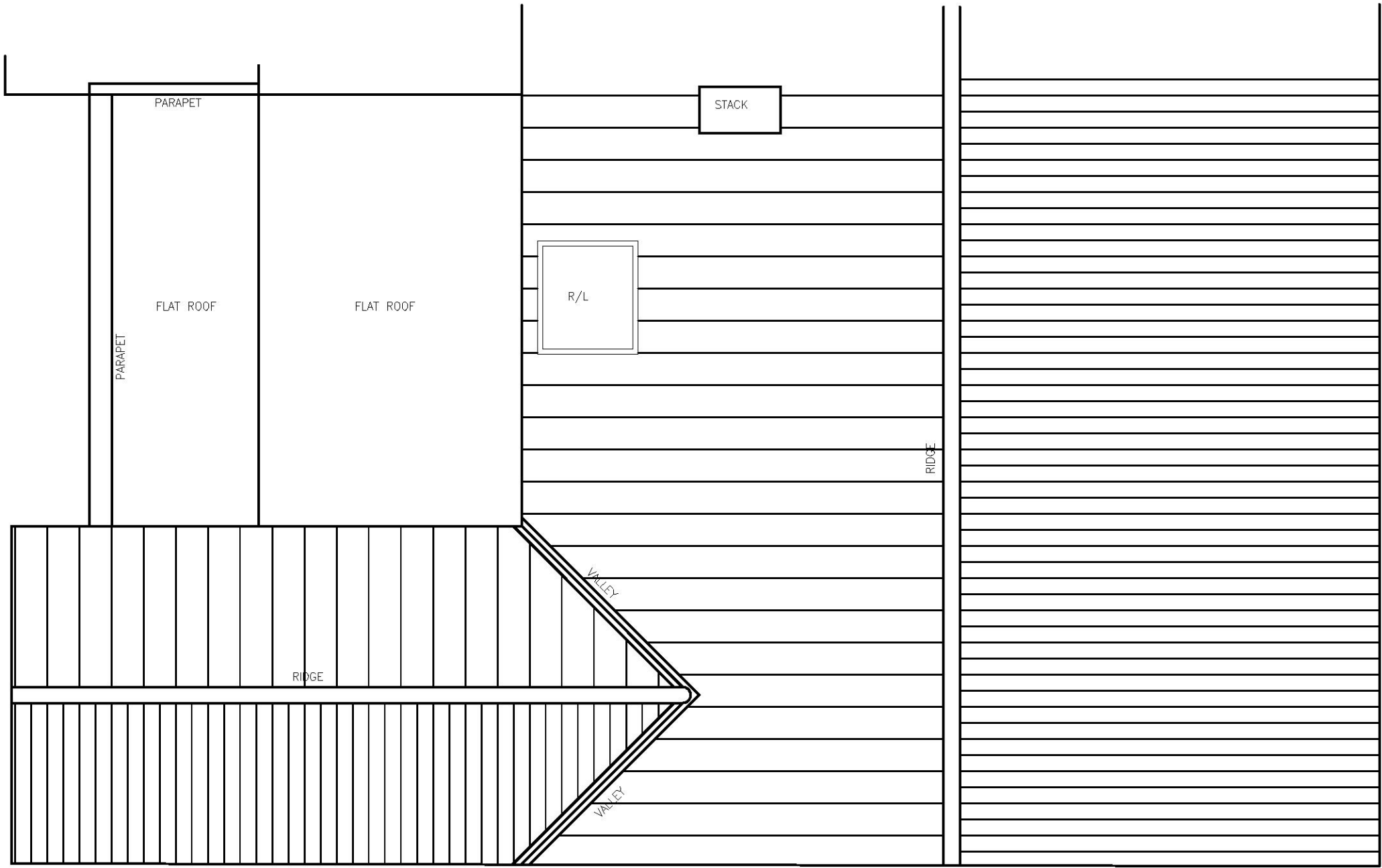
SURVEY CONTROL			
STN	-E-	-N-	-Z-
1	551790.107	188552.126	18.667
2	551829.535	188472.066	18.173
3	551823.067	188460.510	18.131
4	551795.496	188451.211	18.069
5	551777.778	188440.097	17.787

NOTES
Drainage and service covers that were buried, obscured or not visible at the time of the survey cannot be shown. Sewer connections between manholes are assumed to be straight and only pipes visible from the cover are shown.
Tree canopy measured values are written as maximum spreads.

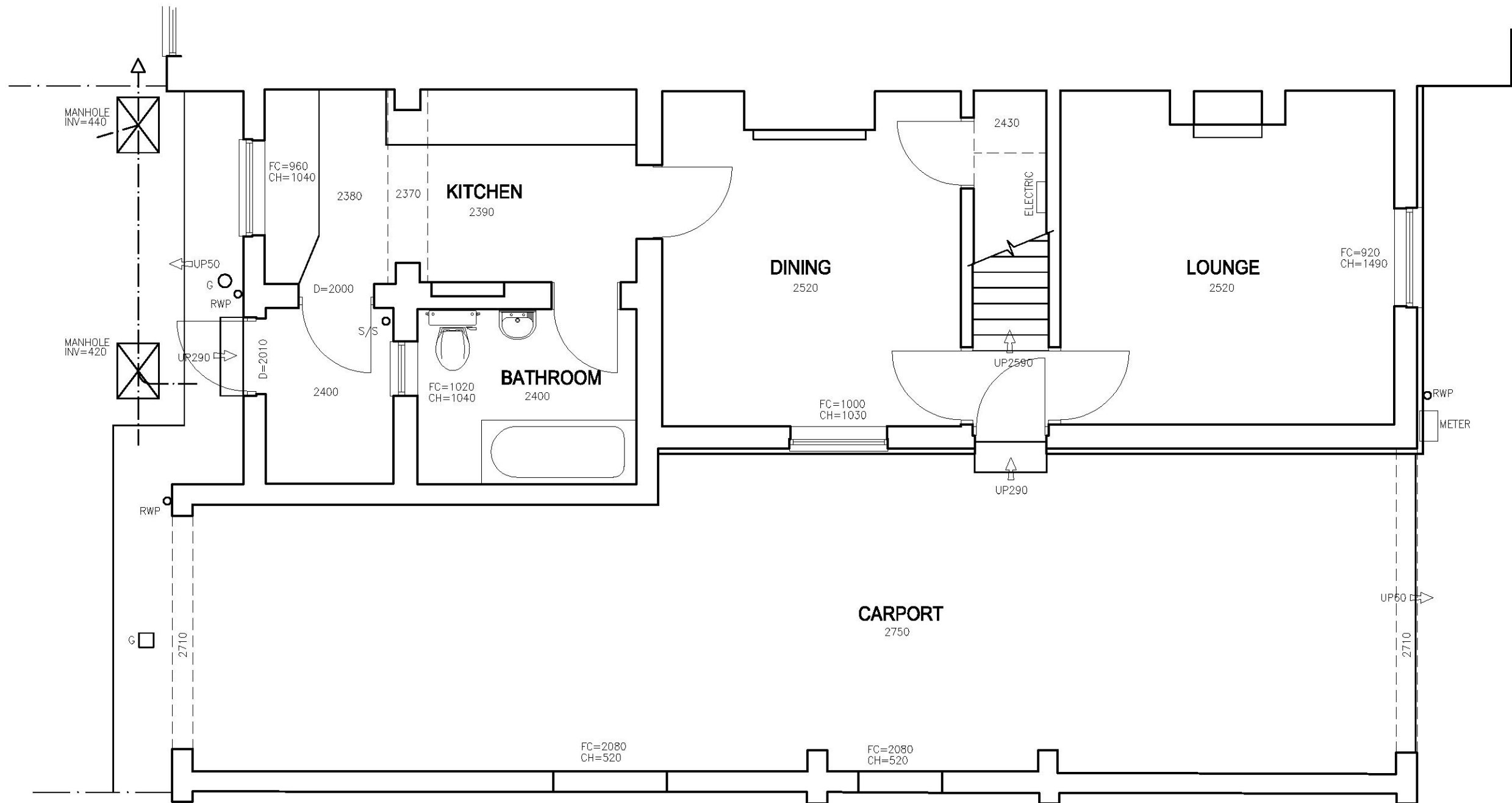
No.	Rev.	Date.
Project: 24 ALBERT ROAD ROMFORD ESSEX RM1 2PJ		
Description: EXISTING SITE PLAN		
Drawing not to be scaled. Dimensions indicated must be checked on site before manufacture by contractor, any discrepancy should be reported immediately.		
DRN.	NJR	DRG No. 24.AR.19.02
SCALE	1:100 @ A2	DATE NOV 2019
 N.J. Rouse Architectural Design & Surveying Services		
16 Tennyson Road, Hutton, Brentwood, Essex CM13 2SJ tel: 01277 417735 e: mail@njrouse.co.uk m: 07958 790207 www.njrouse.co.uk		



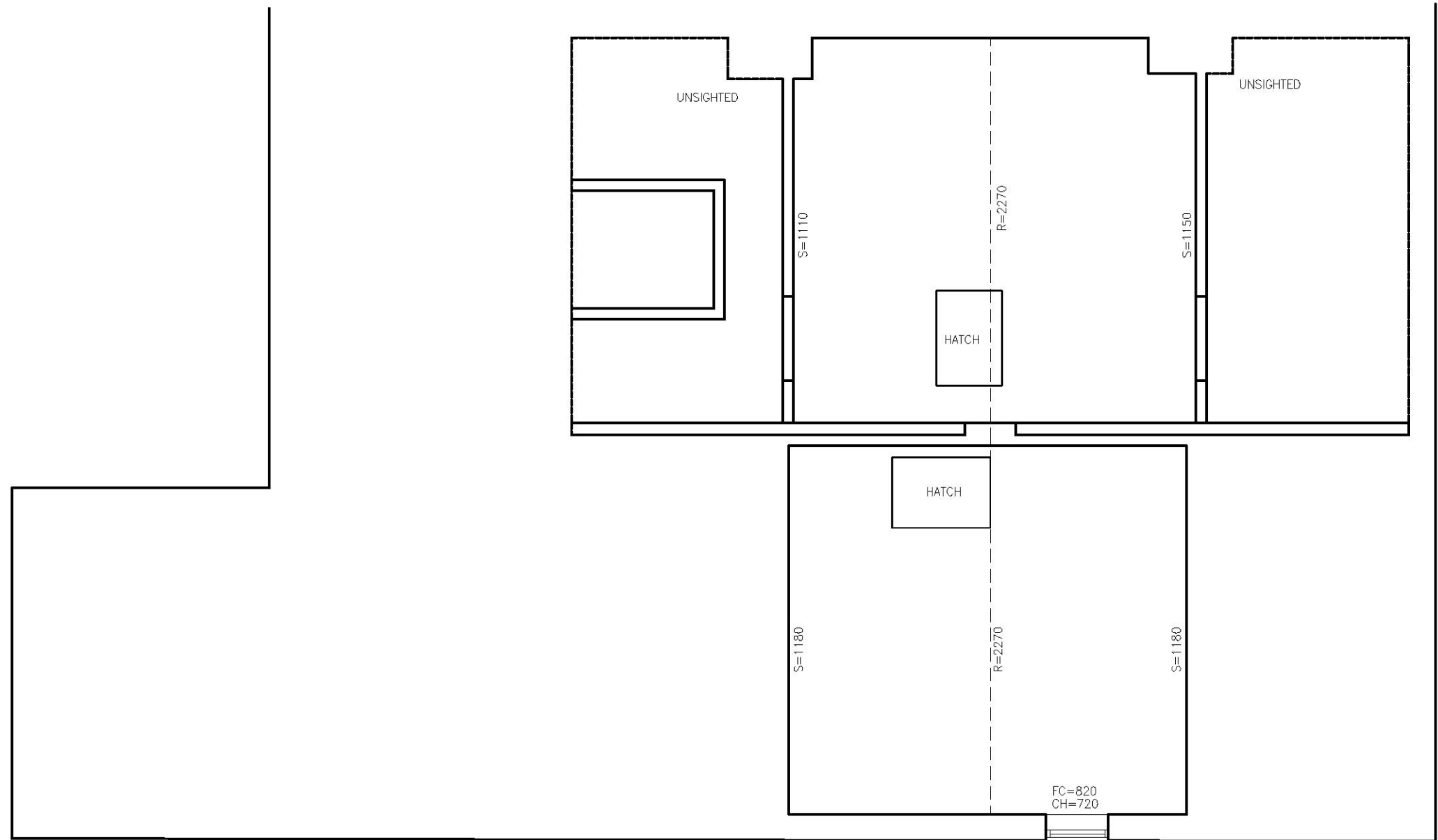
FIRST FLOOR



ROOF PLAN

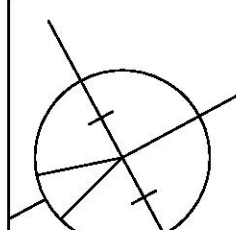


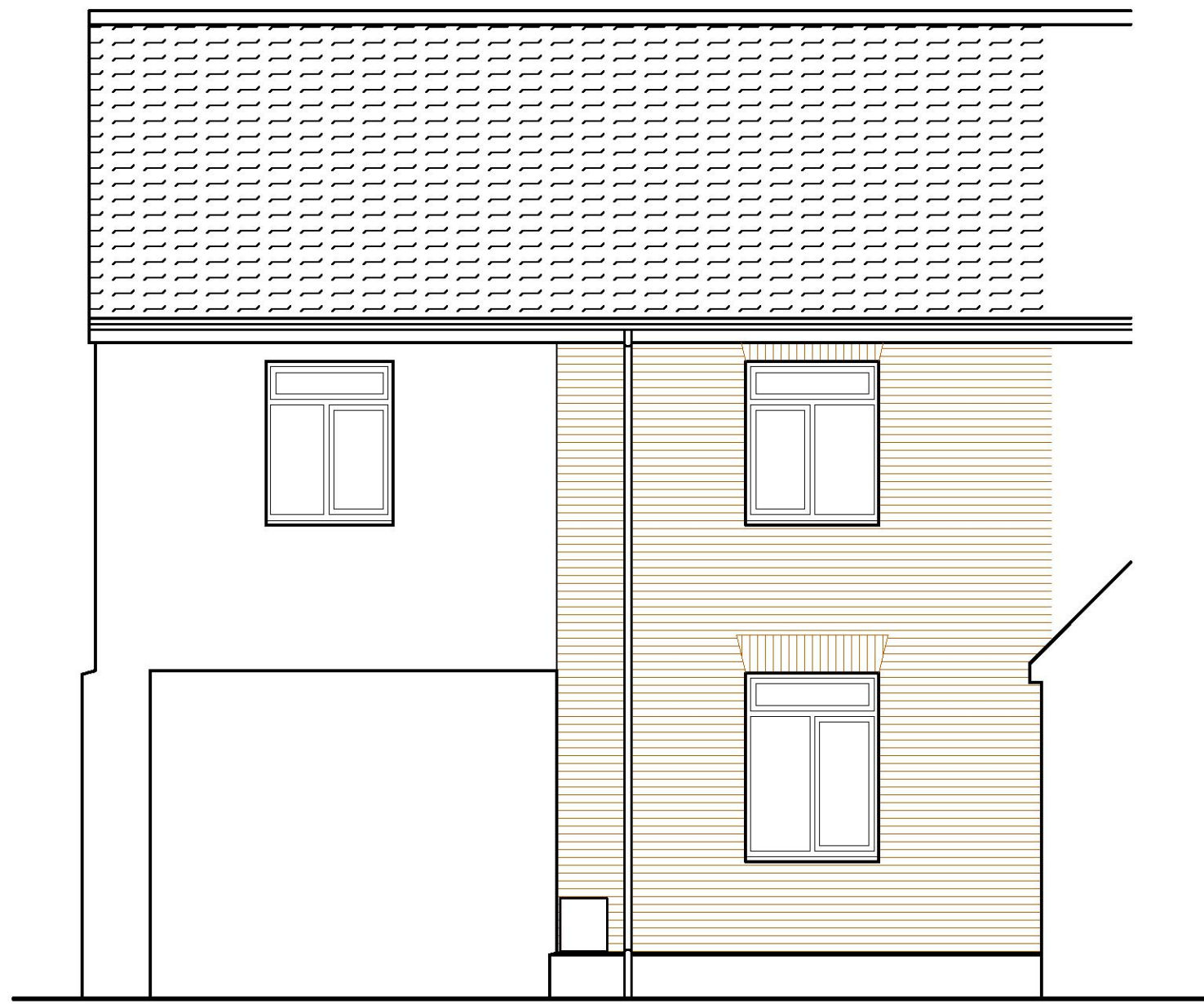
GROUND FLOOR



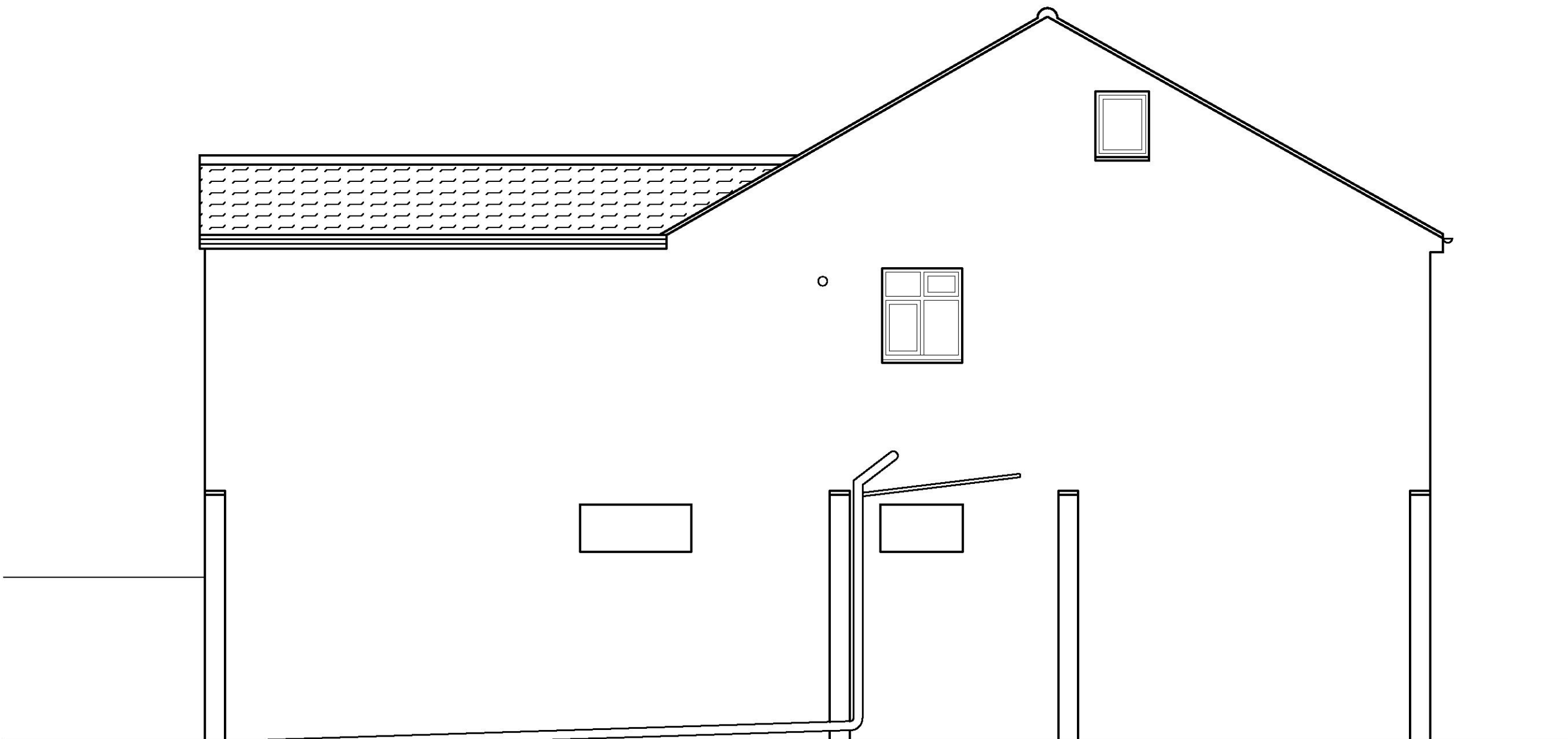
LOFT PLAN

- NOTES**
- ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ANY FABRICATION & COMMENCEMENT OF WORKS
- KEY**
- 3660 — DENOTES HEIGHT TO UNDERSIDE OF STRUCTURAL CEILING FROM FINISHED FLOOR LEVEL.
 - FC=620 — DENOTES HEIGHT TO TOP OF WINDOW CILL FROM FINISHED FLOOR LEVEL.
 - CH=2840 — DENOTES HEIGHT TO TOP OF WINDOW HEAD FROM CILL LEVEL
 - DH=2000 — DENOTES HEIGHT TO DOOR HEAD FROM FINISHED FLOOR LEVEL.

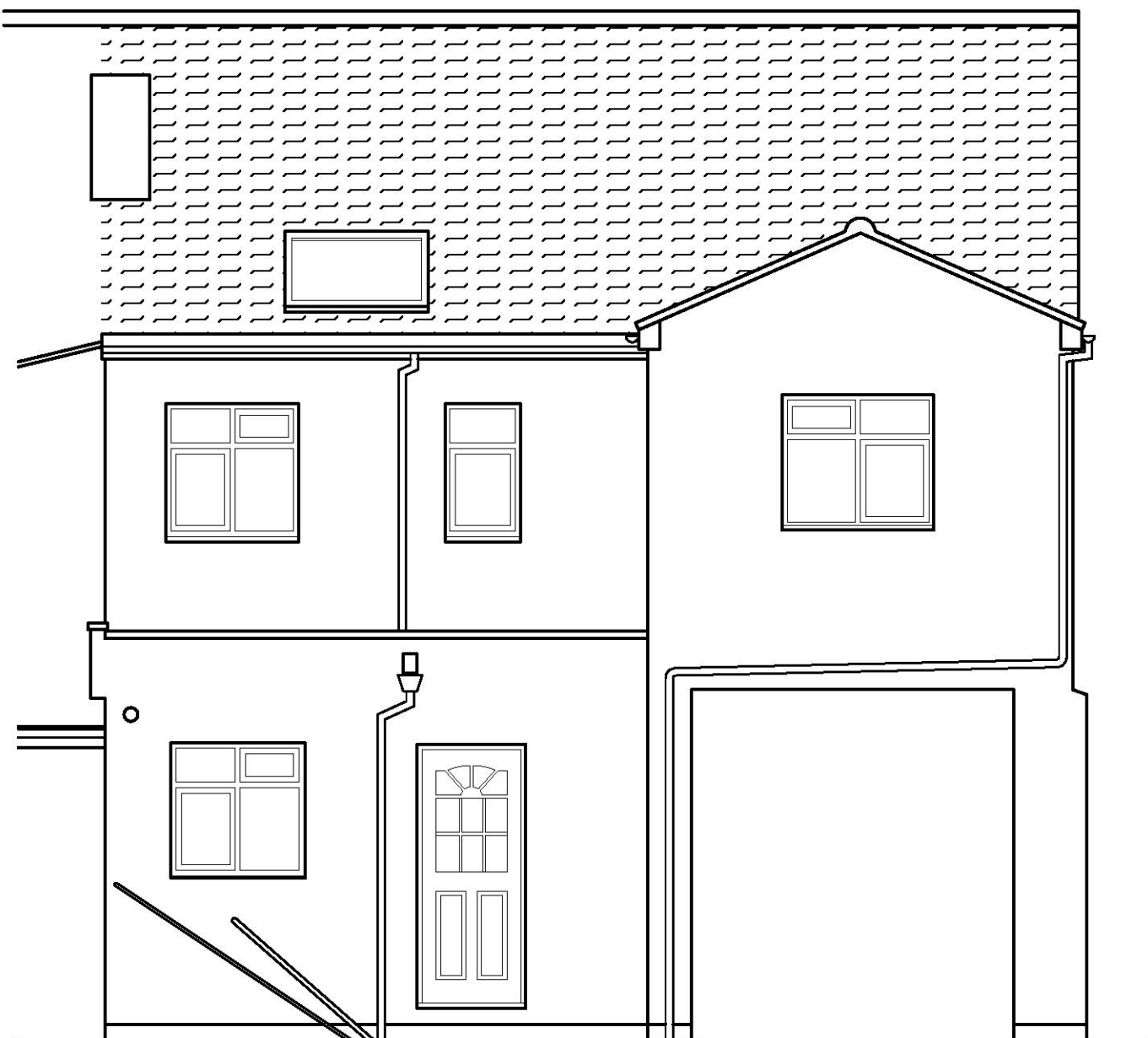
No.	Rev.	Date.
Project: 24 ALBERT ROAD ROMFORD ESSEX RM1 2PJ		
Description: EXISTING PLANS		
Drawing not to be scaled. Dimensions indicated must be checked on site before manufacture by contractor, any discrepancy should be reported immediately.		
DRN. NJR	DRG No. 24.AR.19.03	
SCALE 1:50/1:100 @ A1	DATE NOV 2019	
 N.J. Rouse Architectural Design & Surveying Services		
16 Tennyson Road, Hutton, Brentwood, Essex CM13 2SJ tel: 01277 417735 e: mail@njrouse.co.uk m: 07958 790207 www.njrouse.co.uk		



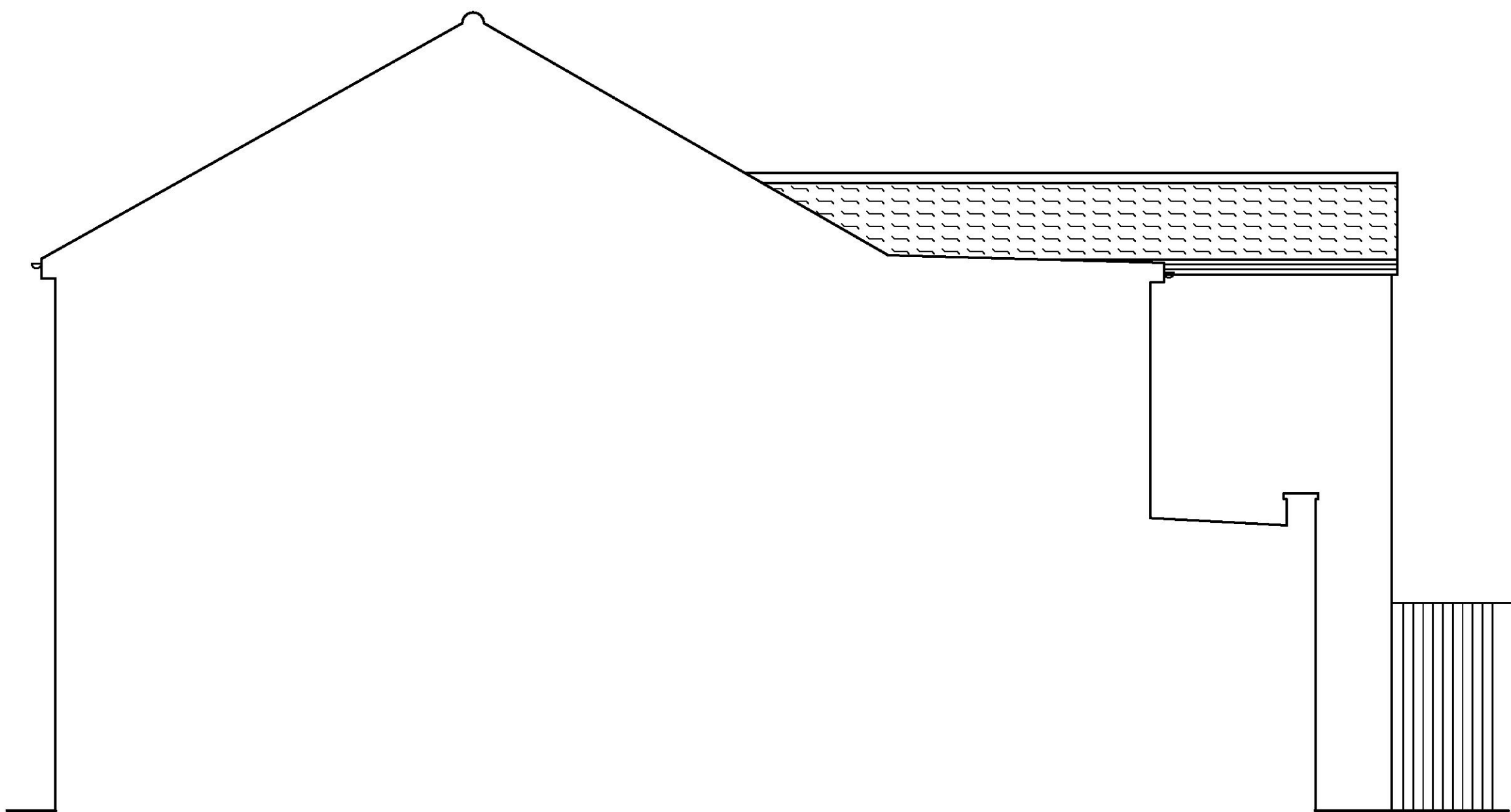
FRONT ELEVATION



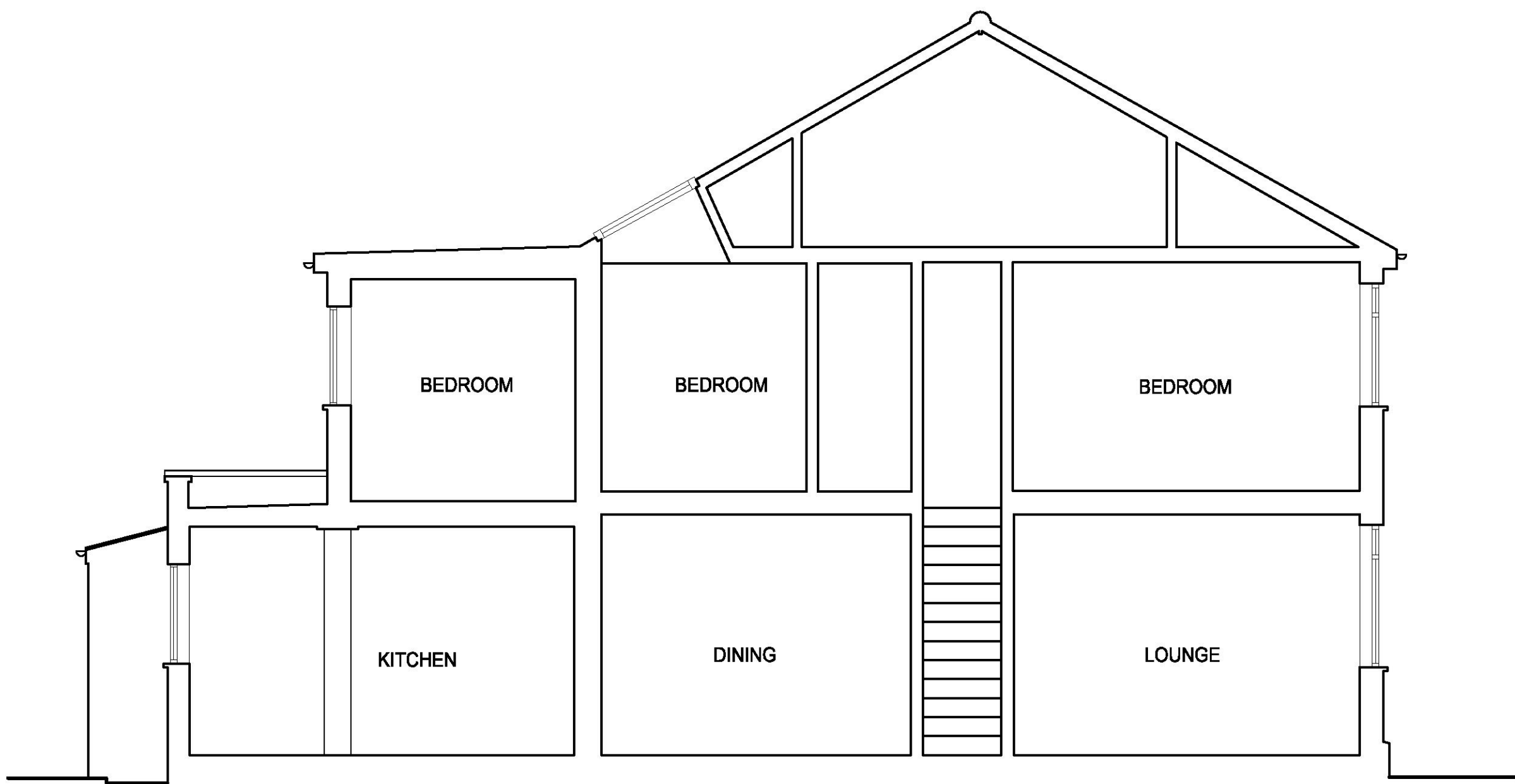
SIDE ELEVATION



REAR ELEVATION

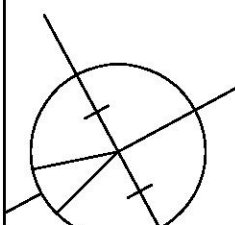


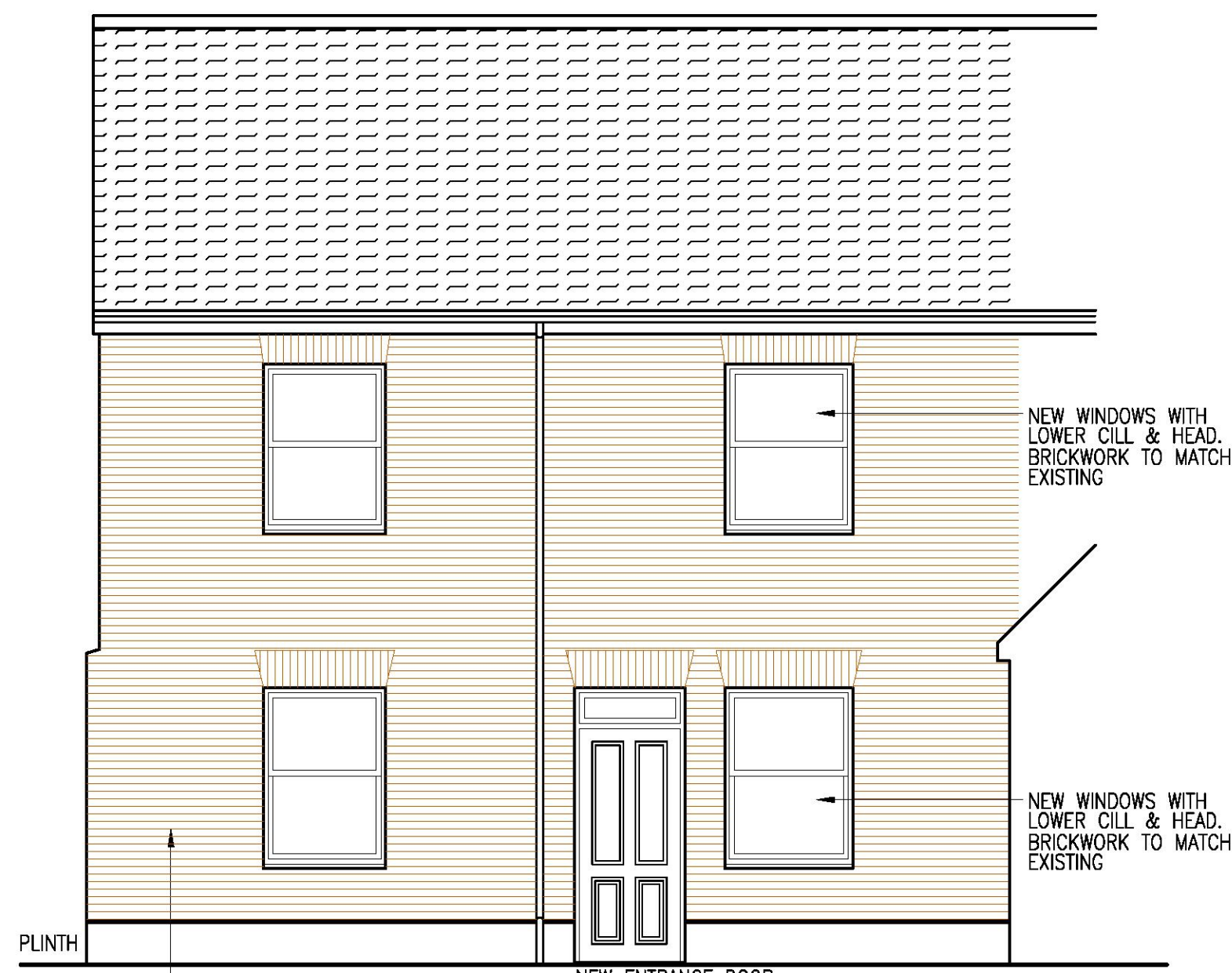
SIDE ELEVATION



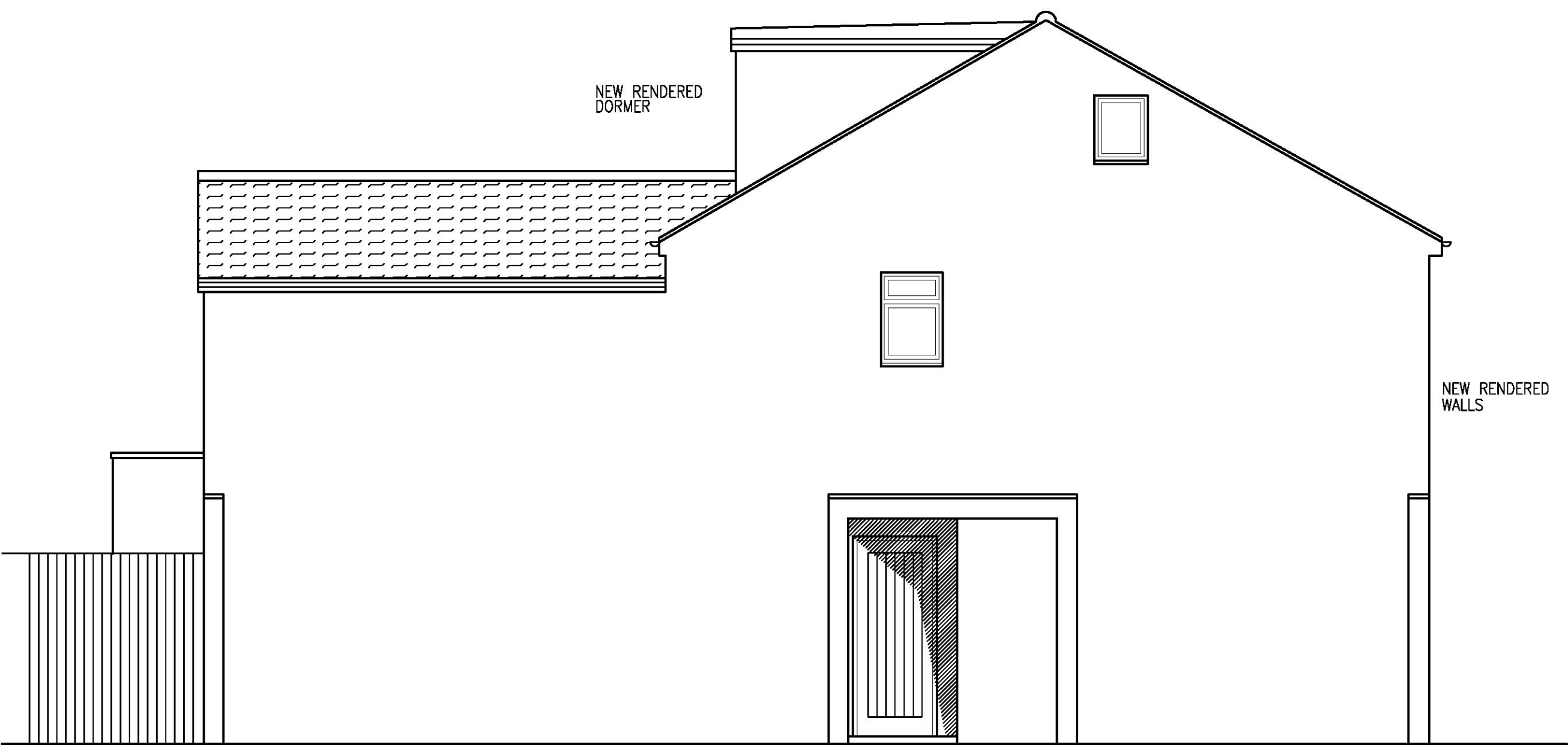
SECTION



No.	Rev.	Date.
Project: 24 ALBERT ROAD ROMFORD ESSEX RM1 2PJ		
Description: EXISTING ELEVATIONS		
Drawing not to be scaled. Dimensions indicated must be checked on site before manufacture by contractor, any discrepancy should be reported immediately.		
DRN. NJR	DRG No. 24.AR.19.04	
SCALE 1:50 @ A1	DATE NOV 2019	
 N.J.Rouse Architectural Design & Surveying Services		
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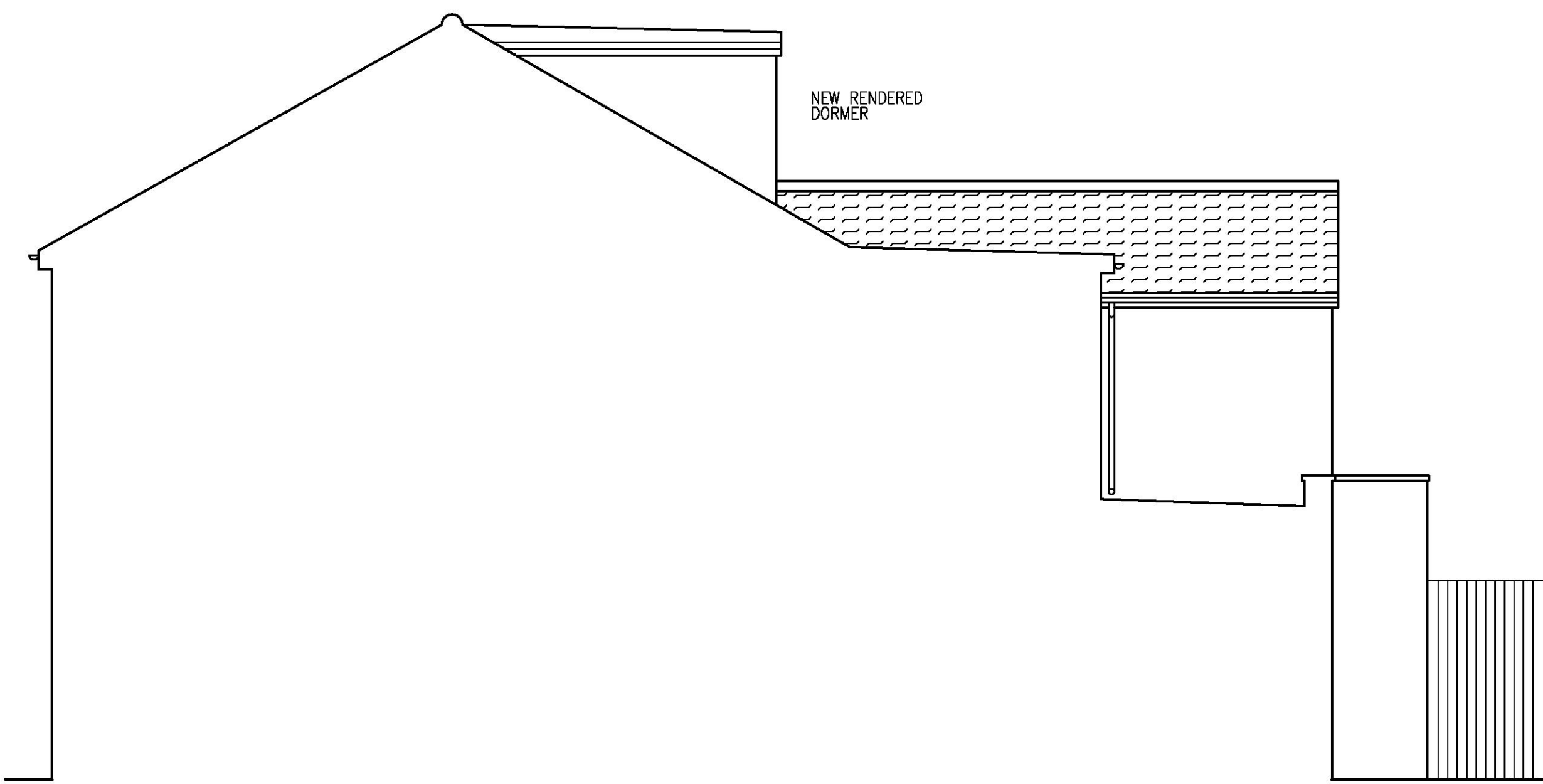
FRONT ELEVATION



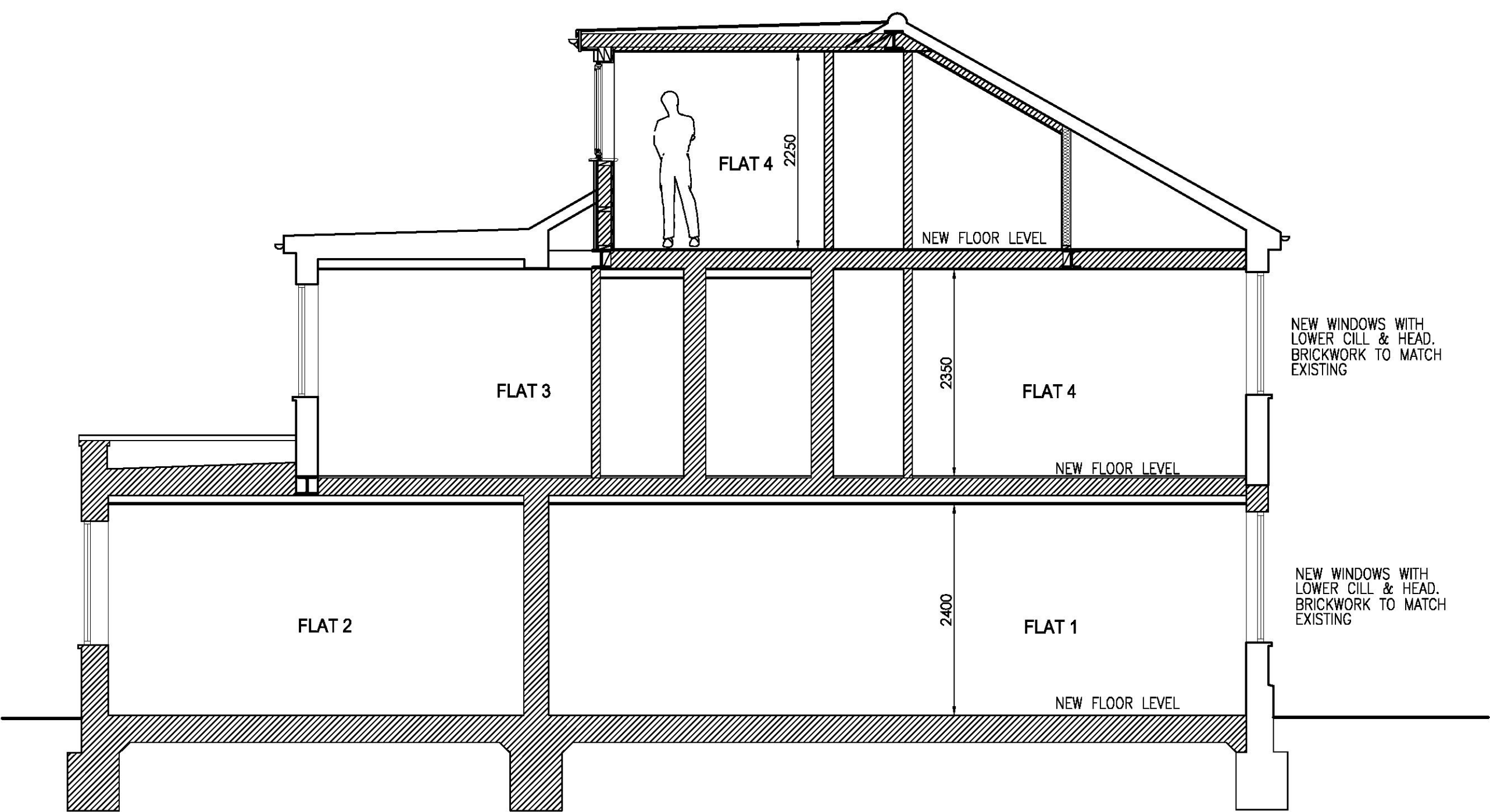
SIDE ELEVATION



REAR ELEVATION

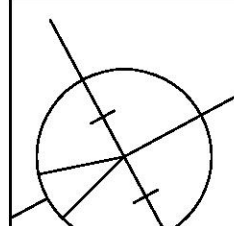


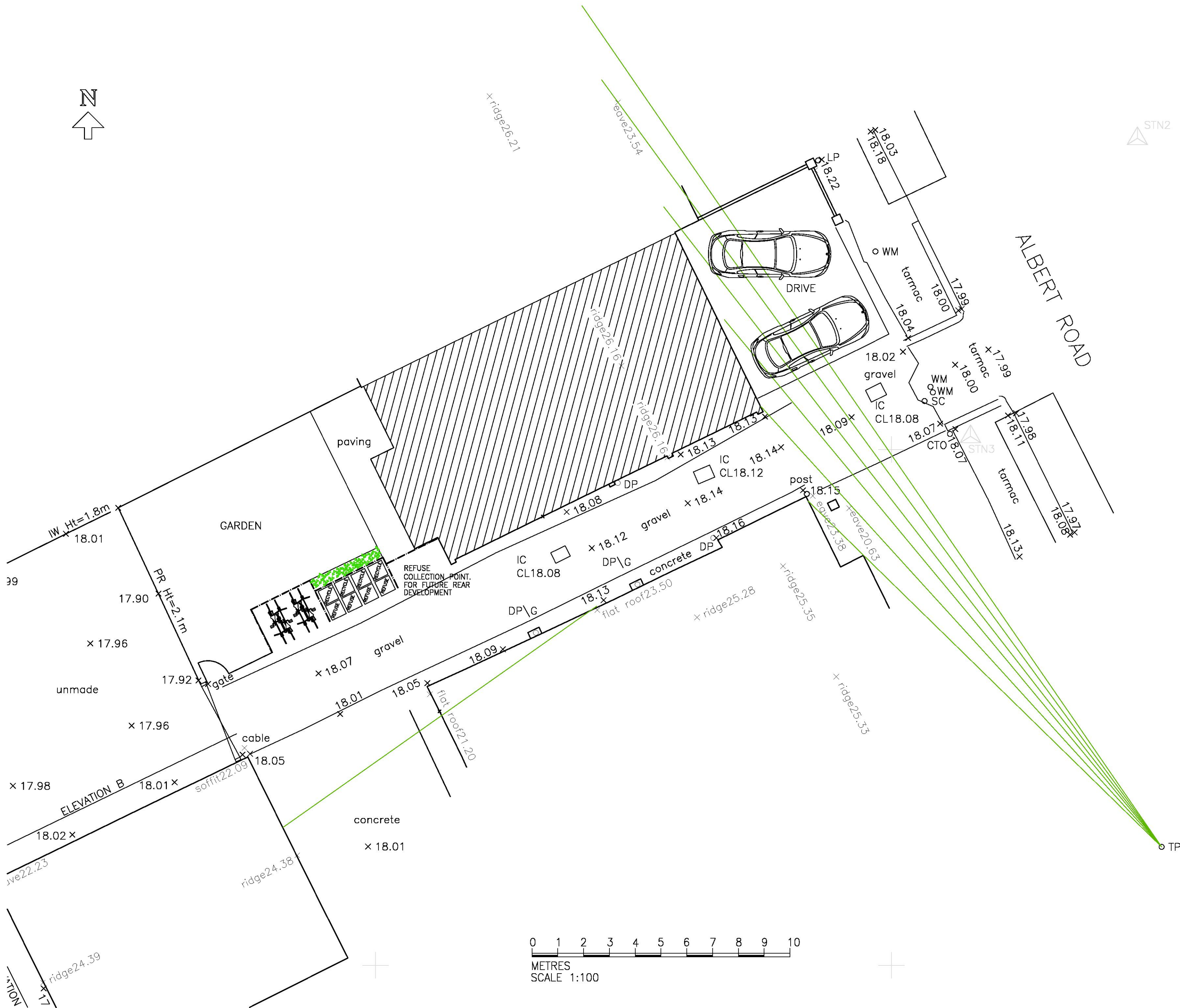
SIDE ELEVATION



SECTION



No.		Rev.	
		Date.	
Project: 24 ALBERT ROAD ROMFORD ESSEX RM1 2PJ			
Description: PROPOSED ELEVATIONS			
Drawing not to be scaled. Dimensions indicated must be checked on site before manufacture by contractor, any discrepancy should be reported immediately.			
DRN. NJR		DRG No. 24.AR.19.06	
SCALE 1:50 @ A1		DATE NOV 2019	
 N.J.Rouse Architectural Design & Surveying Services			
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LEGEND	
FEATURE STYLES	FEATURE ABBREVIATIONS
SURVEY CONTROL	AV Air Valve
FENCE	BS Bus Stop
HEDGE	BT British Telecom
FWS	BW Brick Wall
SWS	CB Conc Bollard
WATER	CL Cover Level
POWER LINE (OVERHEAD)	CTO cable TV outlet
TELECOM LINE (OVERHEAD)	EB Electric Box
ELECTRIC MAIN	EC Electric Cover
GAS MAIN	EP Electricity Pole
EMBANKMENT	FH Fire Hydrant
	FL Floor level
	G Gully
	GM Gas Meter
	GV Gas Valve
	IL Invert Level
	IC Inspection Chamber
	KLS Keep Left Sign
	KO Kerb Offlet
	LB Letter Box
	LP Lamp Post
	NKR Marker
	MP Metal Post
	MH Manhole
	MB Metal Bollard
	P Post
	PI Petrol Interceptor
	RG Road Gully
	RNB Road Name Board
	RS Road Sign
	RW Retaining Wall
	SA Soakaway
	SC Stopcock
	SV Sluice Valve
	TP Telegraph Pole
	TCB Telephone Box
	TJB Tel.Junc.Box
	TL Traffic Light
	V Valve
	VP Vent Pipe
	WL Water Level
	WM Water Meter
	WO Water Outlet
	WV Water Valve
FENCE TYPES	
BWR Barbed Wire	
CB Close Board	
CI Corrugated Iron	
CL Chain Link	
CPL Conc Panel	
CP Chestnut Paling	
CW Chicken Wire	
IW Interwoven	
IR Iron Railing	
OB Openboard	
PR Post and rail	
PW Post and Wire	

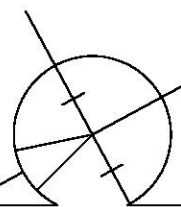
DATUM
GRID — ORDNANCE SURVEY NATIONAL GRID (OSTN15)
LEVELS — ORDNANCE SURVEY (OSGM15)
SCALE FACTOR REMOVED

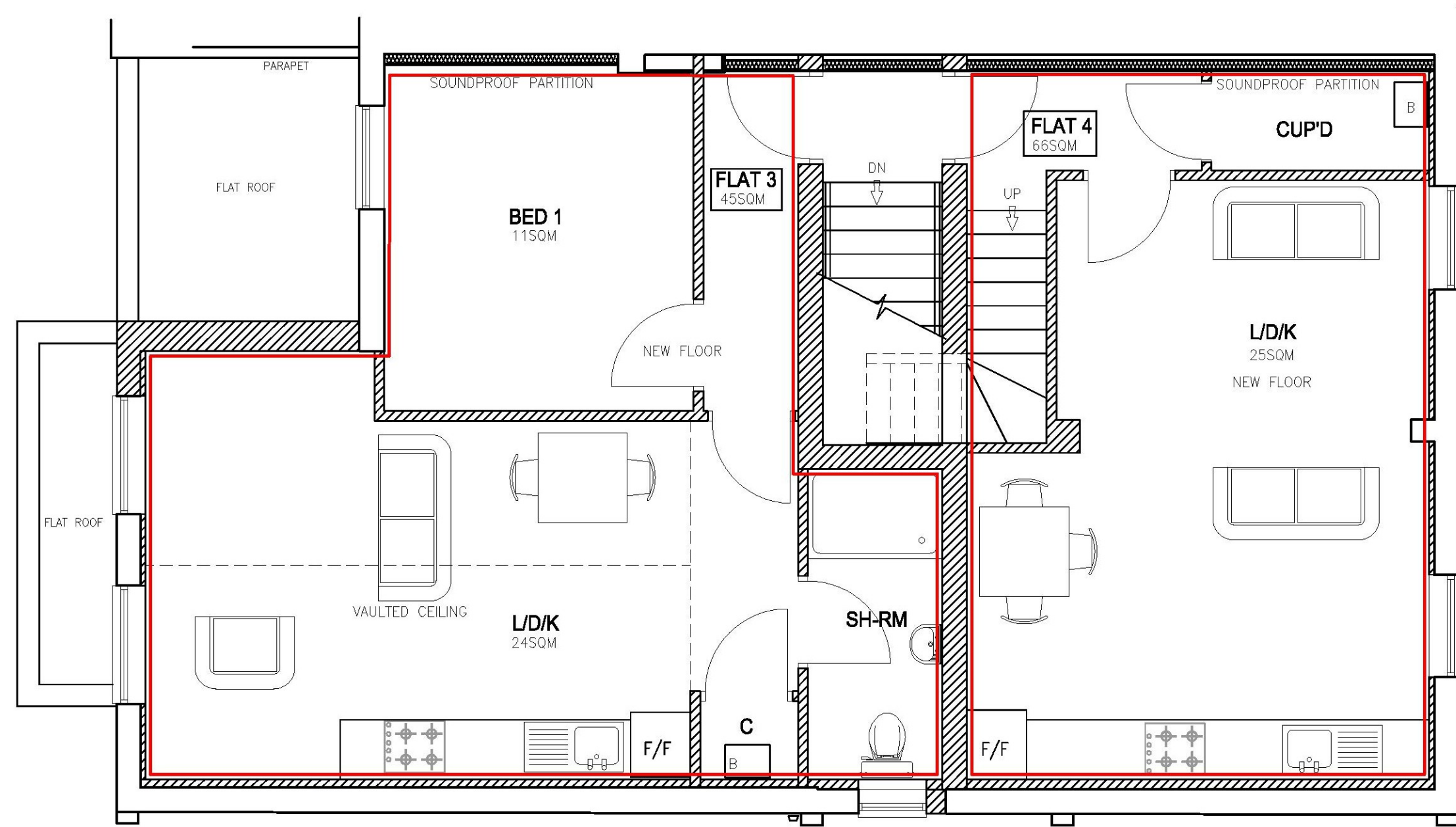
SURVEY CONTROL			
STN	—E—	—N—	—Z—
1	551790.107	188552.126	18.667
2	551829.535	188472.066	18.173
3	551823.067	188460.510	18.131
4	551795.496	188451.211	18.069
5	551777.778	188440.097	17.787

NOTES

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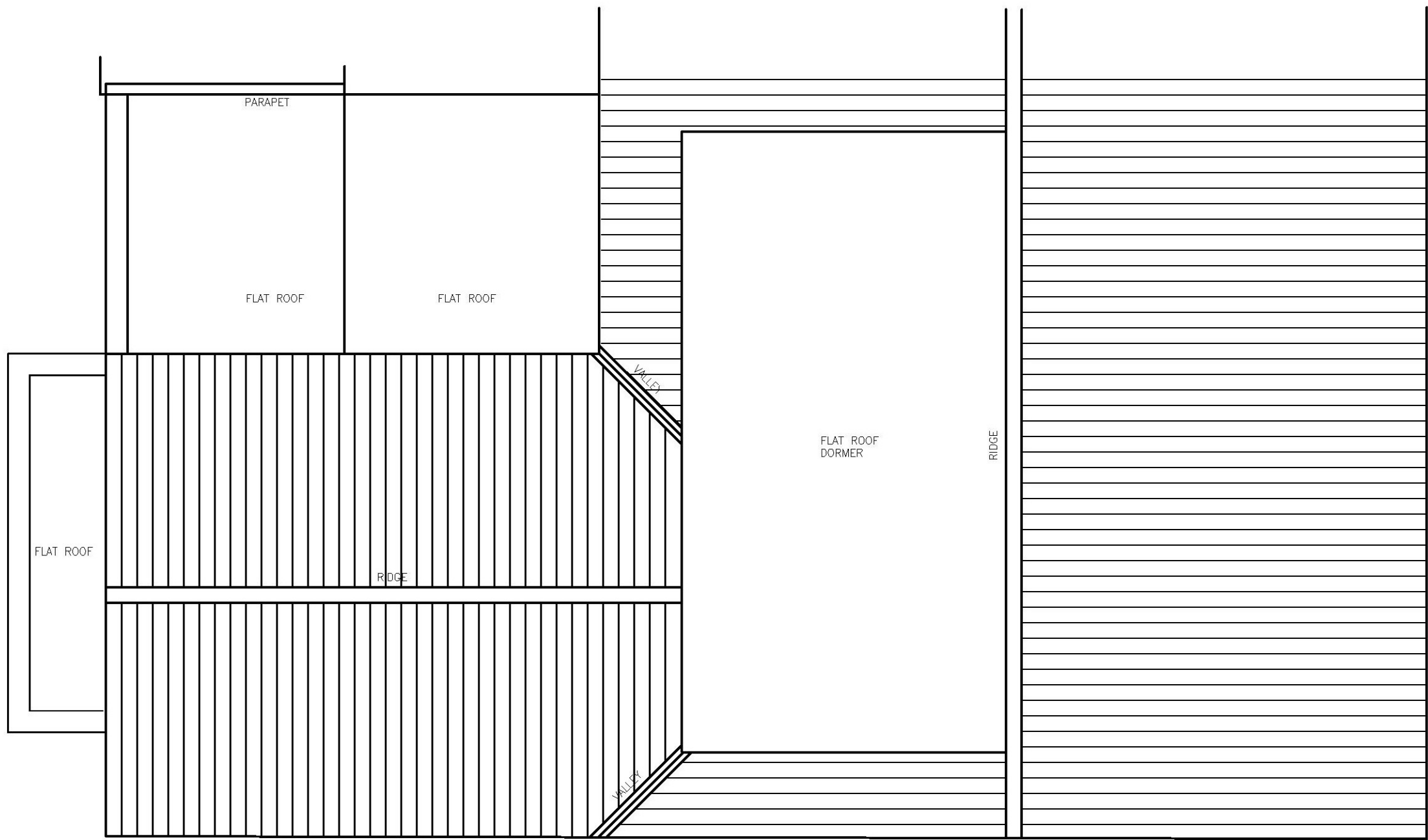
Tree canopy measured values are written as maximum spreads.

No.	Rev.	Date.
Project: 24 ALBERT ROAD ROMFORD ESSEX RM1 2PJ		
Description: PROPOSED SITE PLAN		
Drawing not to be scaled. Dimensions indicated must be checked on site before manufacture by contractor, any discrepancy should be reported immediately.		
DRN.	NJR	DRG No. 24.AR.19.07
SCALE	1:100 @ A2	DATE NOV 2019
 N.J. Rouse Architectural Design & Surveying Services		
16 Tennyson Road, Hutton, Brentwood, Essex CM13 2SJ tel: 01277 417735 e: mail@njrouse.co.uk m: 07958 790207 www.njrouse.co.uk		

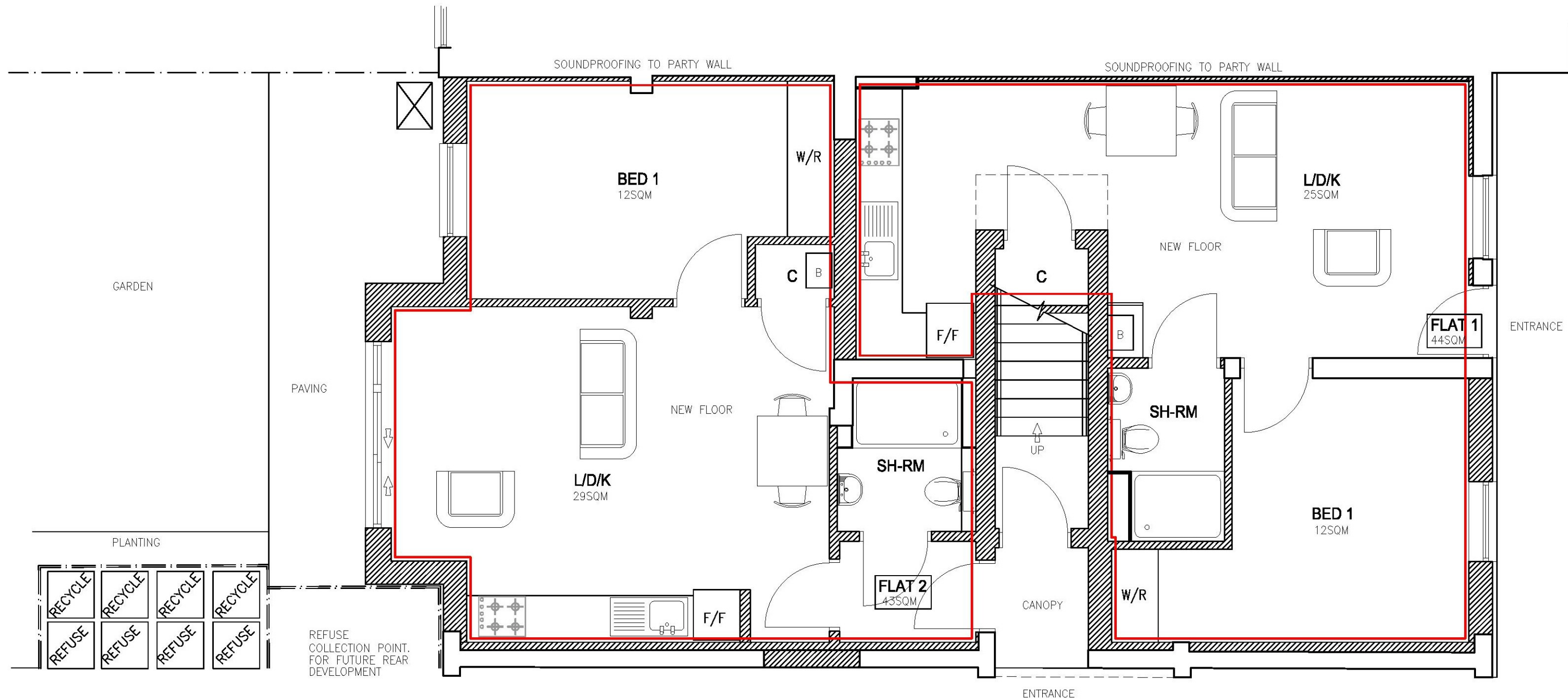


FIRST FLOOR

87.50M

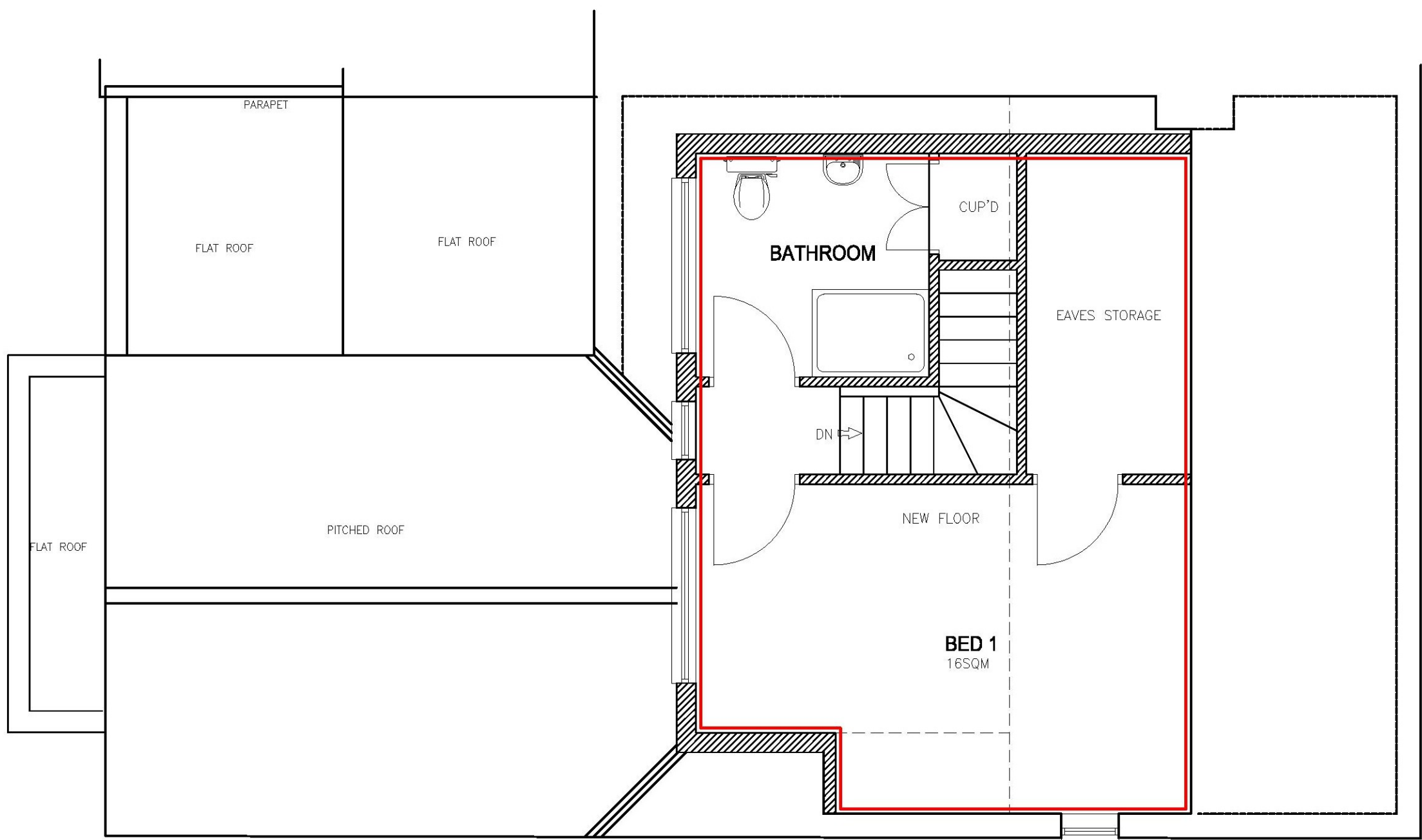


ROOF PLAN



GROUND FLOOR

96.5.50M

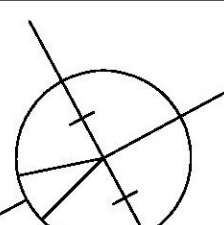


SECOND FLOOR

FLAT 4

33.30M



Drawing not to be scaled. Dimensions indicated must be checked on site before manufacture by contractor, any discrepancy should be reported immediately.			DRN. NJR		DRG No. 24.AR.19.05A
A	FLAT 4 LAYOUT REVISION & SOUNDPROOFING ADDED	31.03.2020	SCALE 1:50/1:100 @ A1		DATE NOV 2019
No.	Rev.	Date.	Project: 24 ALBERT ROAD ROMFORD ESSEX RM1 2PJ		
Description: PROPOSED PLANS			 N.J.Rouse Architectural Design & Surveying Services		
			16 Tennyson Road, Hutton, Brentwood, Essex CM13 2SJ tel: 01277 417735 e: mail@njrouse.co.uk m: 07958 790207 www.njrouse.co.uk		