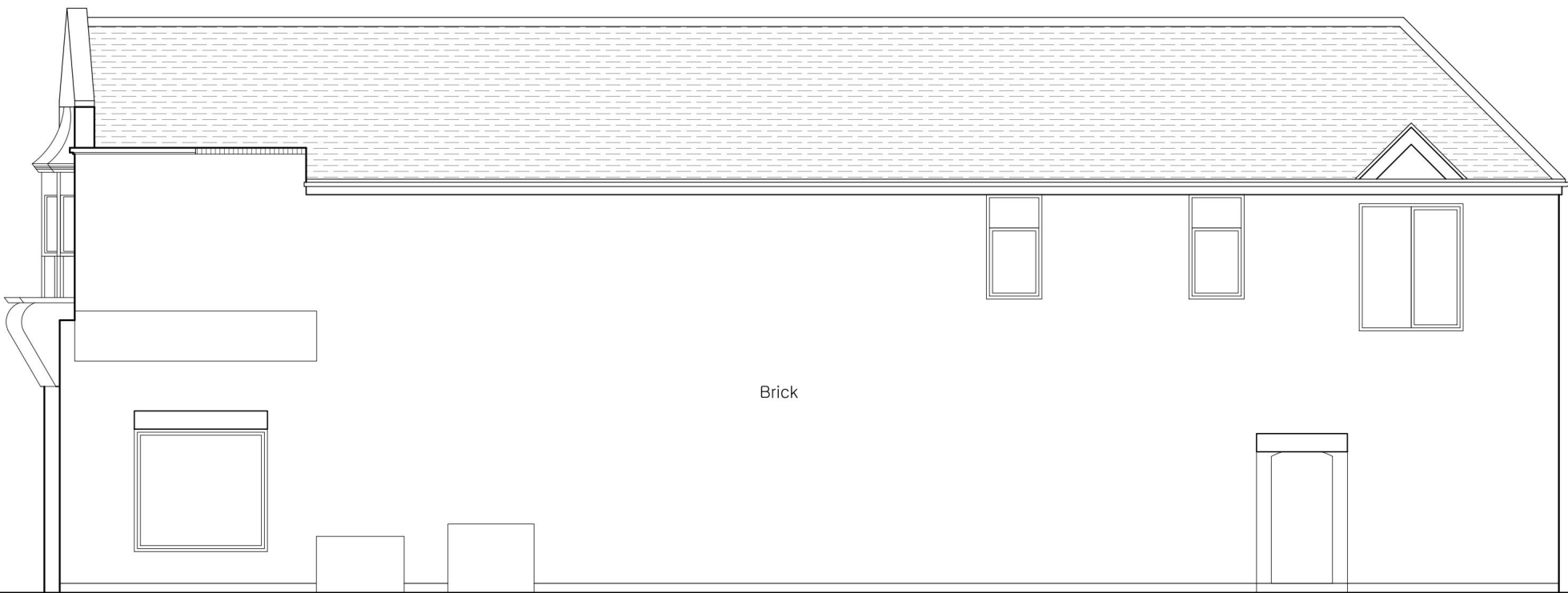
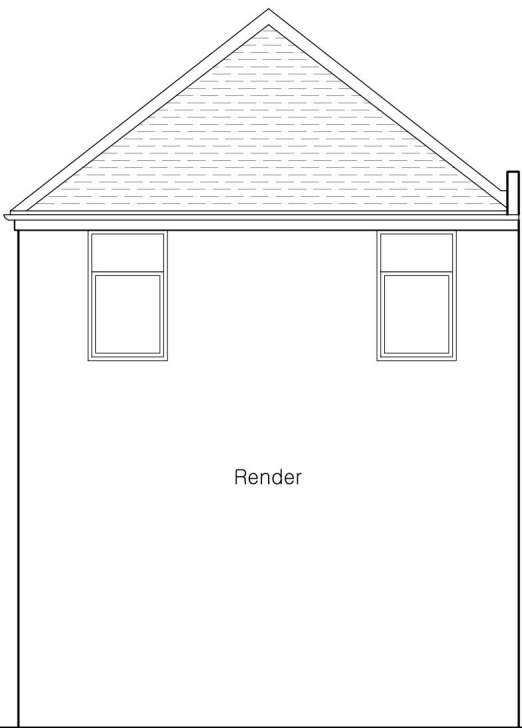




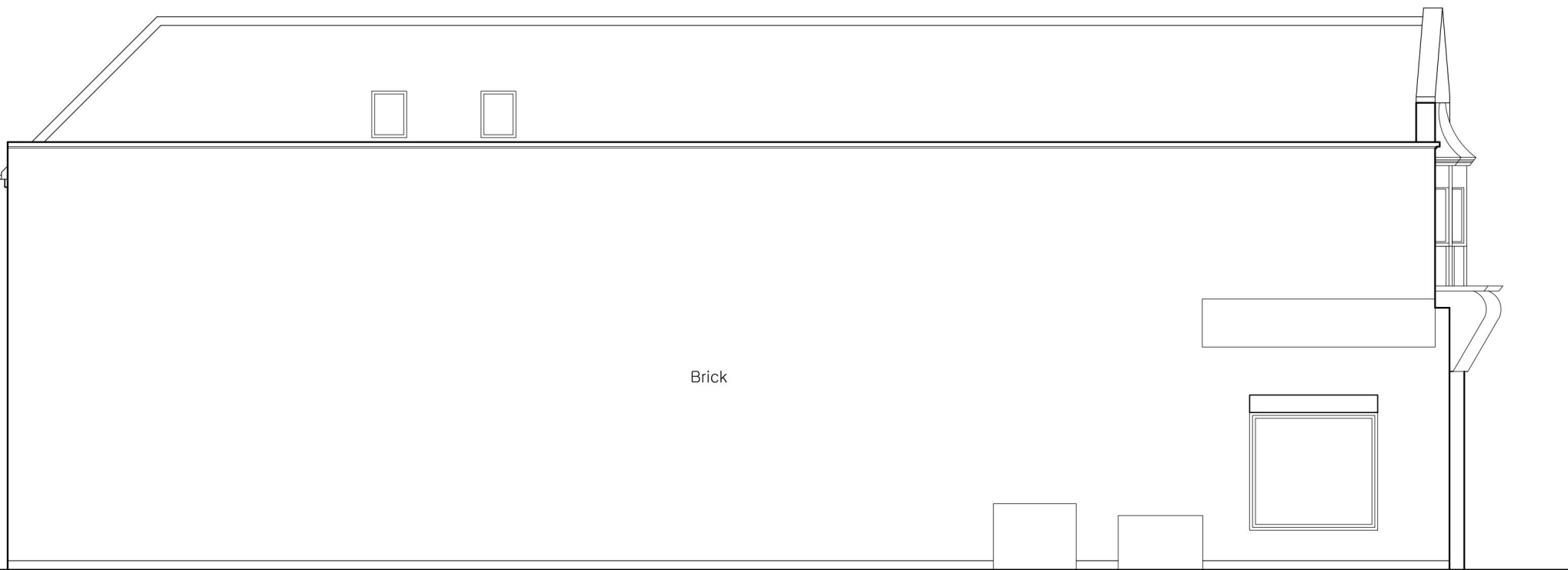
Existing victoria road elevation



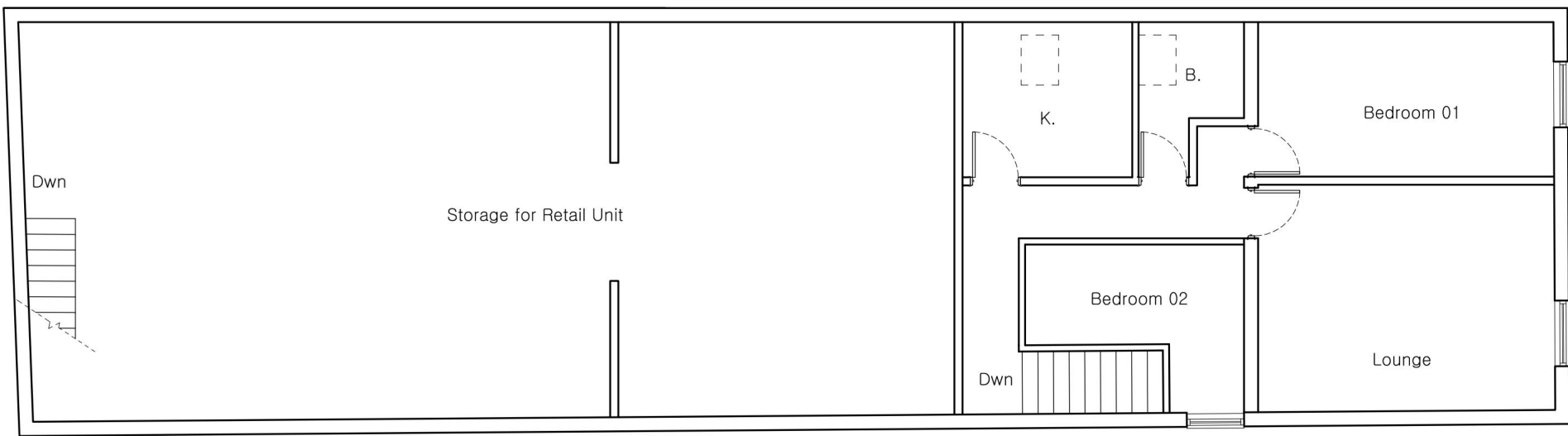
Existing king edward road elevation



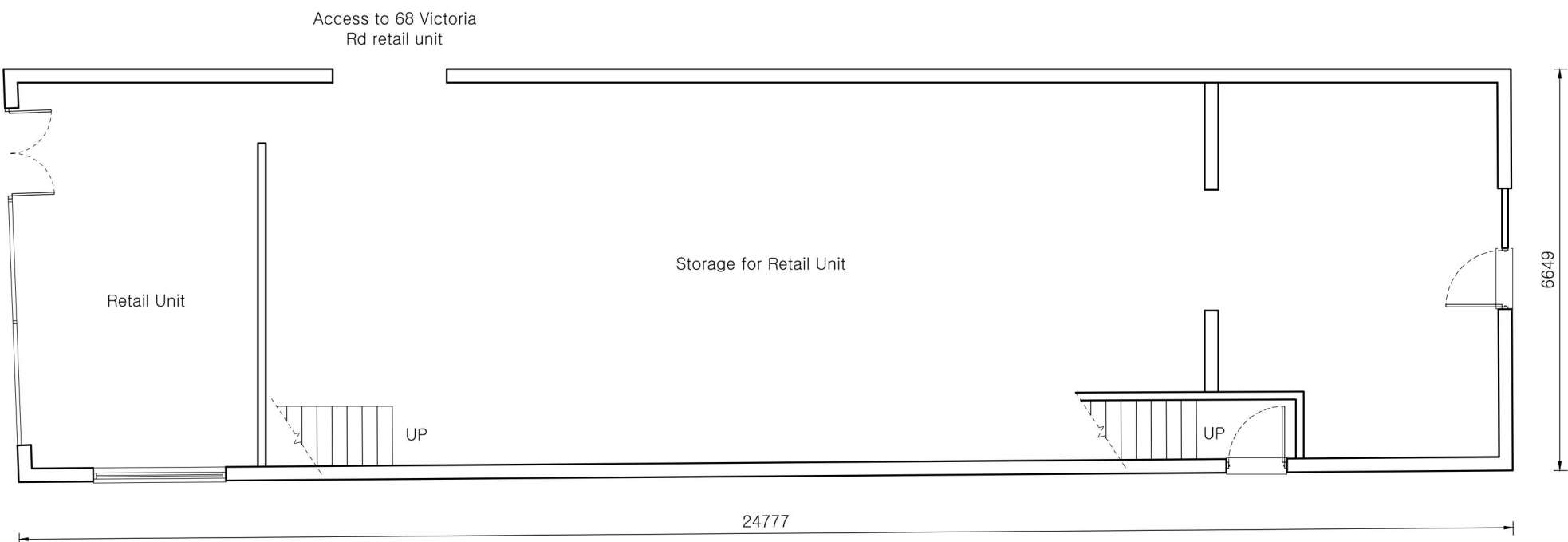
Existing Side elevation



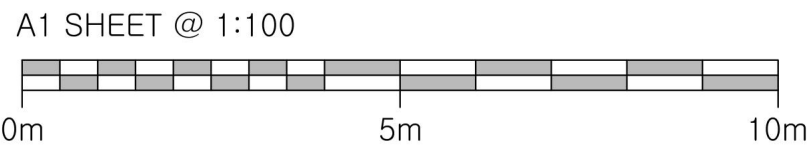
Existing Rear elevation



Existing First Floor



Existing Ground Floor



white cowork painted

Extent of reuse of existing building

Existing ridgeline

GRP flat roof

Vertical composite cladding Anthracite Grey

Aluminium frame doors + windows

Aluminium frame fenestration

Buff facing brickwork

no.1

no.3

This architectural elevation drawing shows a symmetrical two-story house. The roof is gabled with two smaller gables on the front facade. The left side features a large window with a decorative pediment, flanked by two smaller windows. The right side mirrors this with a large window and two smaller ones. The central entrance is marked by a double door with a pediment. The drawing is labeled 'no.1' on the left and 'no.3' on the right.

Loft storage

AOV over

B.

St.

K.

D.

Plot 04
75m²
3B4P

M4(7) compliant L.

B1

B2

B3

ES.

6m² balcony

The floor plan illustrates the layout of the proposed development, divided into two plots. Plot 02 (50m², 1B2P) includes a Kitchen (K.), Bathroom (B.), Living (L.), Dining (D.), and a Bedroom (B1). Plot 03 (74m², 2B4P) includes a Kitchen (K.), Bathroom (B.), Living (L.), Dining (D.), and two Bedrooms (B1, B2). The plan also shows a 1/2 storey section, a 5m² balcony, and a 5m² compliant area. The plan is oriented with North indicated by an arrow pointing towards the top right.

A1 SHEET @ 1:100

0m 5m 10m

Access to 68 Victoria Rd retail unit

Existing Commercial parking

commercial space 40m²

Existing Commercial parking

Residential refuse

cycle St. 7 no.

Commercial refuse

W

B

st.

K.

B.

D.

L.

Plot 01 58m² 1B2P

M4(2) compliant

5m² balcony

planting buffer

planting buffer

5900

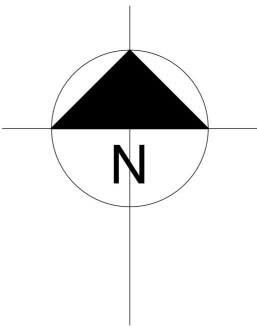
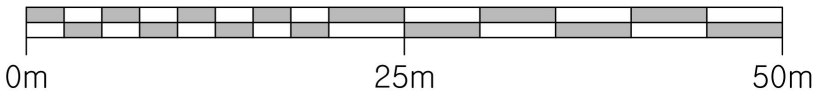
king edward road

Waste	180L per dwelling	720L required 1100L bin provided
Recycling	45L per dwelling	180L required Mixed recycling over 3x140L bins
	5000L mixed refuse per 1000m ² of commercial	500L required 660L waste bin + 240L recycling provided
	1100L Bin	660L Bin 240L Bin 140L Bin



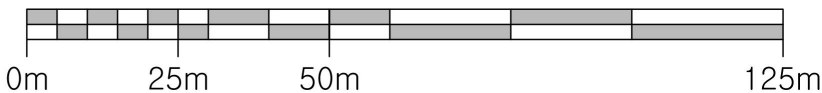
Proposed Block Plan

A2 SHEET @ 1:500



Location Plan

A2 SHEET @ 1:1250



revision	
issue	PLANNING
client	Apco Plumbing & Heating Supplies
project	66 Victoria Road, Romford, RM1 2JH
title	Location and Proposed Block Plan
john finch partnership chartered architects & town planning consultants	



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date	20.06.2023	scale	1:500, & 1250
drawn	DCC/JH	checked	DCC
dwg no	3656.LOC	revision	.