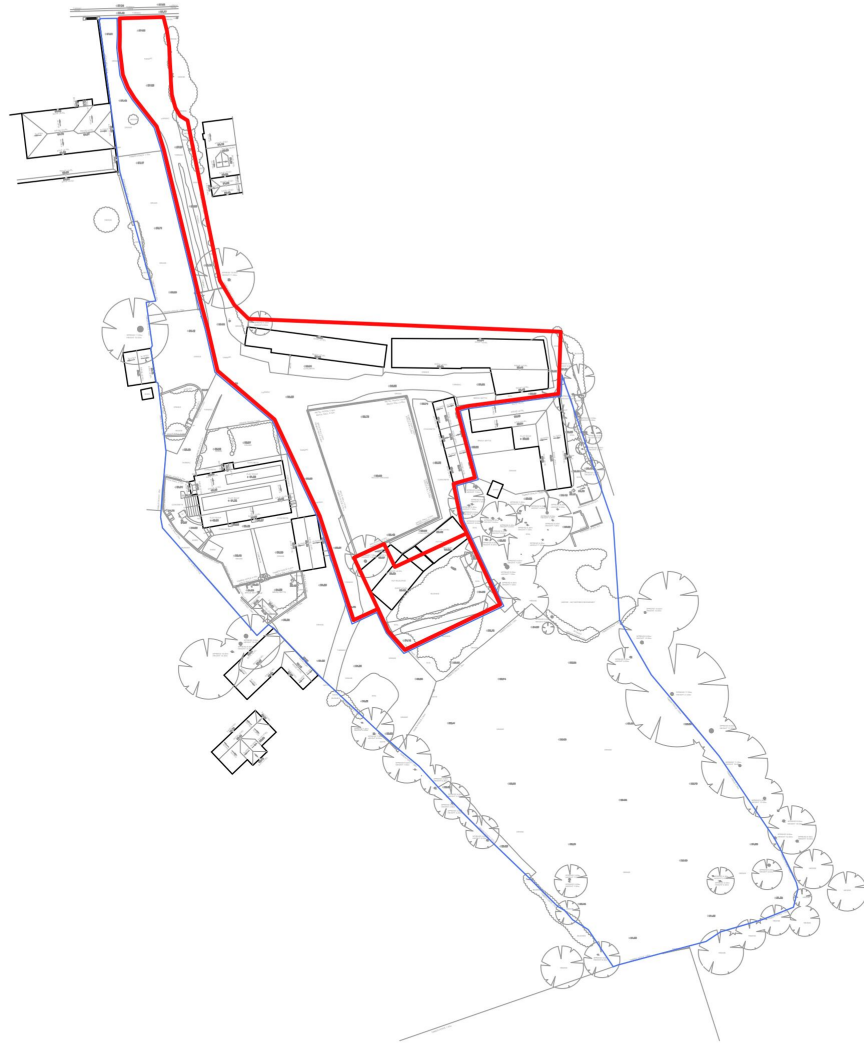
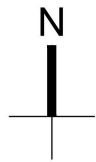




Site Location Plan  
1:1250

0 10m 20m 30m 40m 50m



Aerial Location Plan  
1:1250

Montrose, Warley Road, Upminster

Residential Dwelling

Site Plans

1:1250 @ A3

01

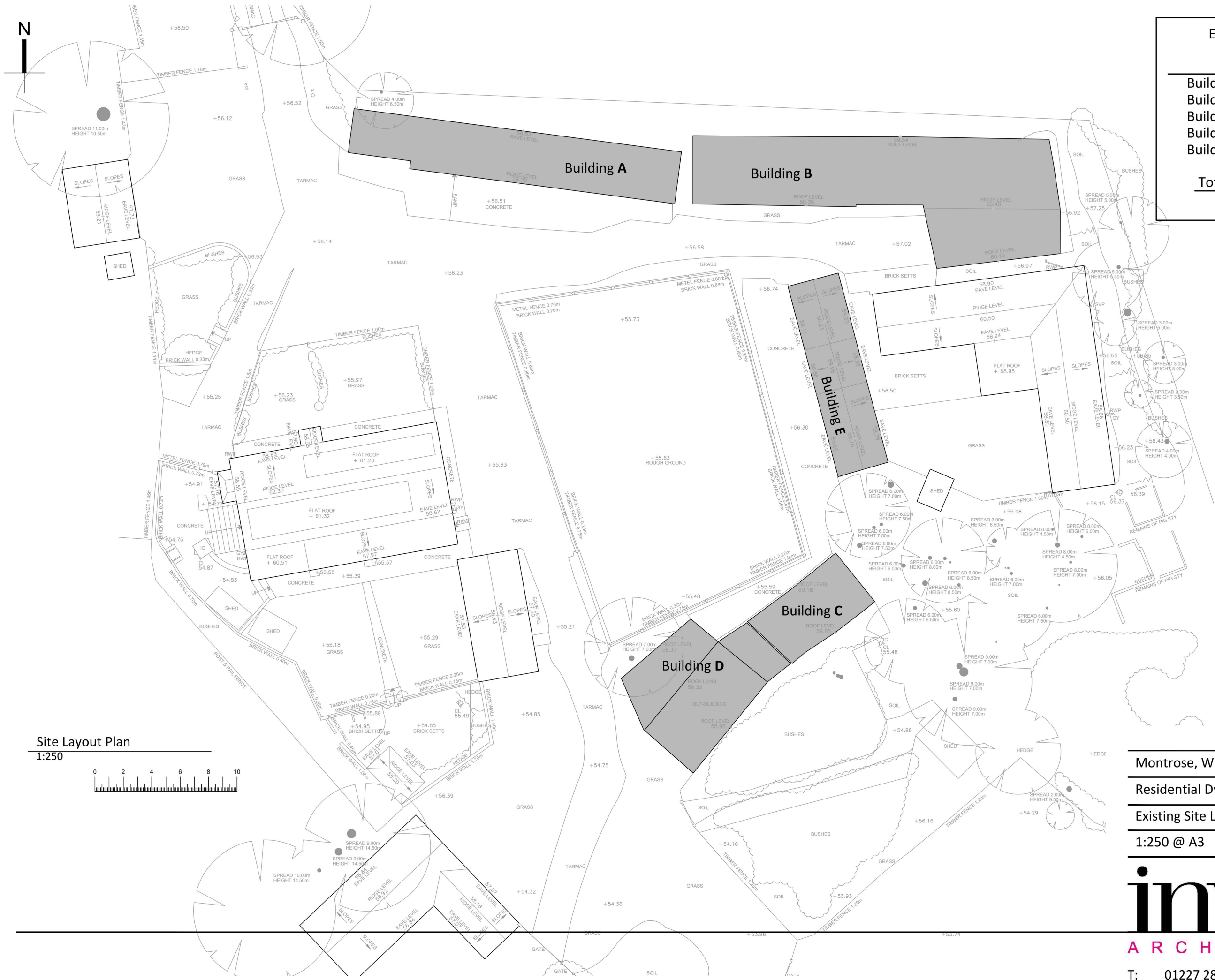
B

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Site Layout Plan  
1:250

| EXISTING BUILDING AREAS            |                   |                                       |
|------------------------------------|-------------------|---------------------------------------|
|                                    | Area              | Volume                                |
| Building A                         | 83m <sup>2</sup>  | 191m <sup>3</sup>                     |
| Building B                         | 158m <sup>2</sup> | 476m <sup>3</sup>                     |
| Building C                         | 32m <sup>2</sup>  | 143m <sup>3</sup>                     |
| Building D                         | 69m <sup>2</sup>  | 207m <sup>3</sup>                     |
| Building E                         | 50m <sup>2</sup>  | 147m <sup>3</sup>                     |
| <u>Total Area 392m<sup>2</sup></u> |                   | <u>Total Volume 1164m<sup>3</sup></u> |
|                                    |                   |                                       |

Montrose, Warley Road, Upminster

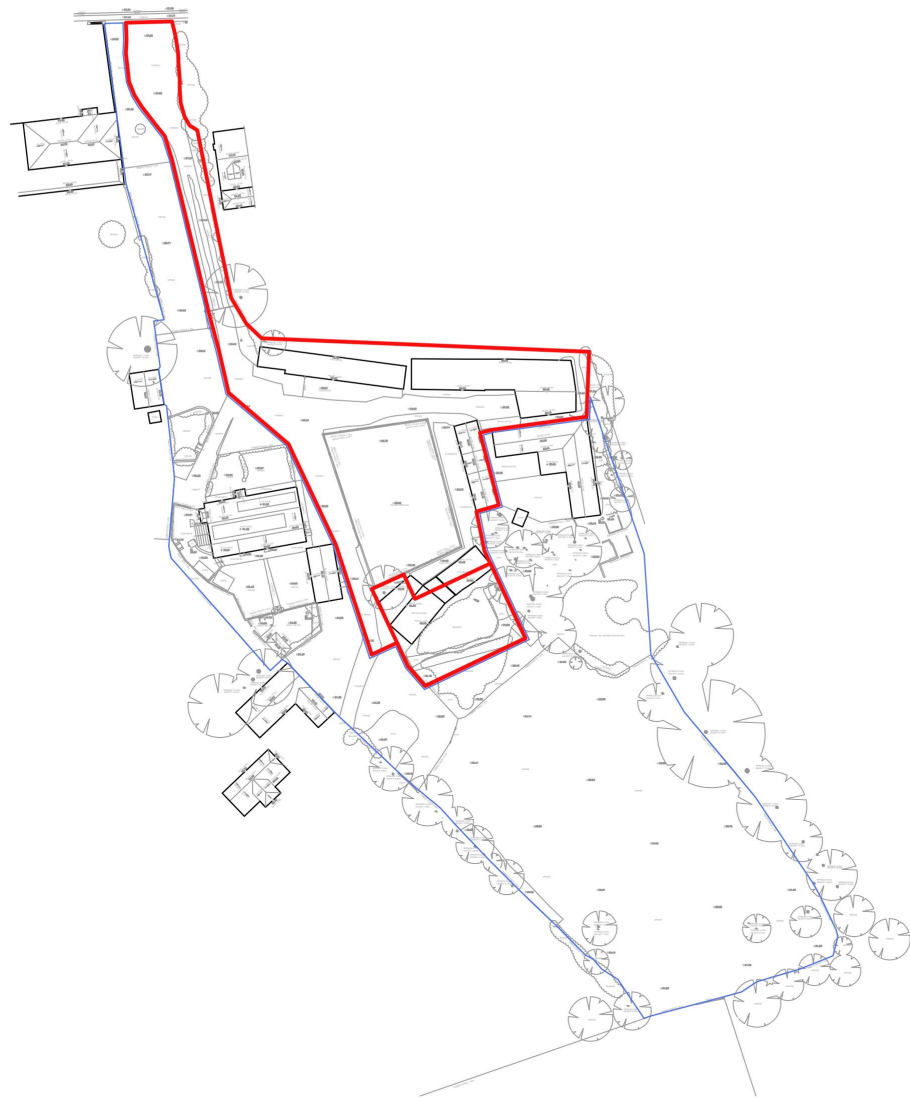
Residential Dwelling

Existing Site Layout Plan

1:250 @ A3 02 B

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Site Location Plan

1:1250



Aerial Location Plan

1:1250

Montrose, Warley Road, Upminster

Residential Dwelling

Site Plans

1:1250 @ A3

01

D

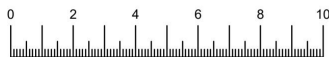
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| EXISTING BUILDING AREAS      |                   |                                 |
|------------------------------|-------------------|---------------------------------|
|                              | Area              | Volume                          |
| Building A                   | 83m <sup>2</sup>  | 191m <sup>3</sup>               |
| Building B                   | 158m <sup>2</sup> | 476m <sup>3</sup>               |
| Building C                   | 32m <sup>2</sup>  | 143m <sup>3</sup>               |
| Building D                   | 69m <sup>2</sup>  | 207m <sup>3</sup>               |
| Building E                   | 50m <sup>2</sup>  | 147m <sup>3</sup>               |
| Total Area 392m <sup>2</sup> |                   | Total Volume 1164m <sup>3</sup> |

Site Layout Plan  
1:250



Montrose, Warley Road, Upminster

Residential Dwelling

Existing Site Layout Plan

1:250 @ A3 02 D

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| EXISTING BUILDING AREAS      |                   |                                 |
|------------------------------|-------------------|---------------------------------|
|                              | Area              | Volume                          |
| Building A                   | 83m <sup>2</sup>  | 191m <sup>3</sup>               |
| Building B                   | 158m <sup>2</sup> | 476m <sup>3</sup>               |
| Building C                   | 32m <sup>2</sup>  | 143m <sup>3</sup>               |
| Building D                   | 69m <sup>2</sup>  | 207m <sup>3</sup>               |
| Building E                   | 50m <sup>2</sup>  | 147m <sup>3</sup>               |
| Total Area 392m <sup>2</sup> |                   | Total Volume 1164m <sup>3</sup> |

| DEMOLISHED BUILDING AREAS    |                  |                                |
|------------------------------|------------------|--------------------------------|
|                              | Area             | Volume                         |
| Building A                   | 83m <sup>2</sup> | 191m <sup>3</sup>              |
| Building B                   | 0m <sup>2</sup>  | 0m <sup>3</sup>                |
| Building C                   | 32m <sup>2</sup> | 143m <sup>3</sup>              |
| Building D                   | 69m <sup>2</sup> | 207m <sup>3</sup>              |
| Building E                   | 50m <sup>2</sup> | 147m <sup>3</sup>              |
| Total Area 234m <sup>2</sup> |                  | Total Volume 688m <sup>3</sup> |

| PROPOSED DEVELOPMENT AREAS   |                   |                                |
|------------------------------|-------------------|--------------------------------|
|                              | Area              | Volume                         |
| Dwelling                     | 199m <sup>2</sup> | 450m <sup>3</sup>              |
| Total Area 199m <sup>2</sup> |                   | Total Volume 450m <sup>3</sup> |

Site Layout Plan  
1:250



Montrose, Warley Road, Upminster

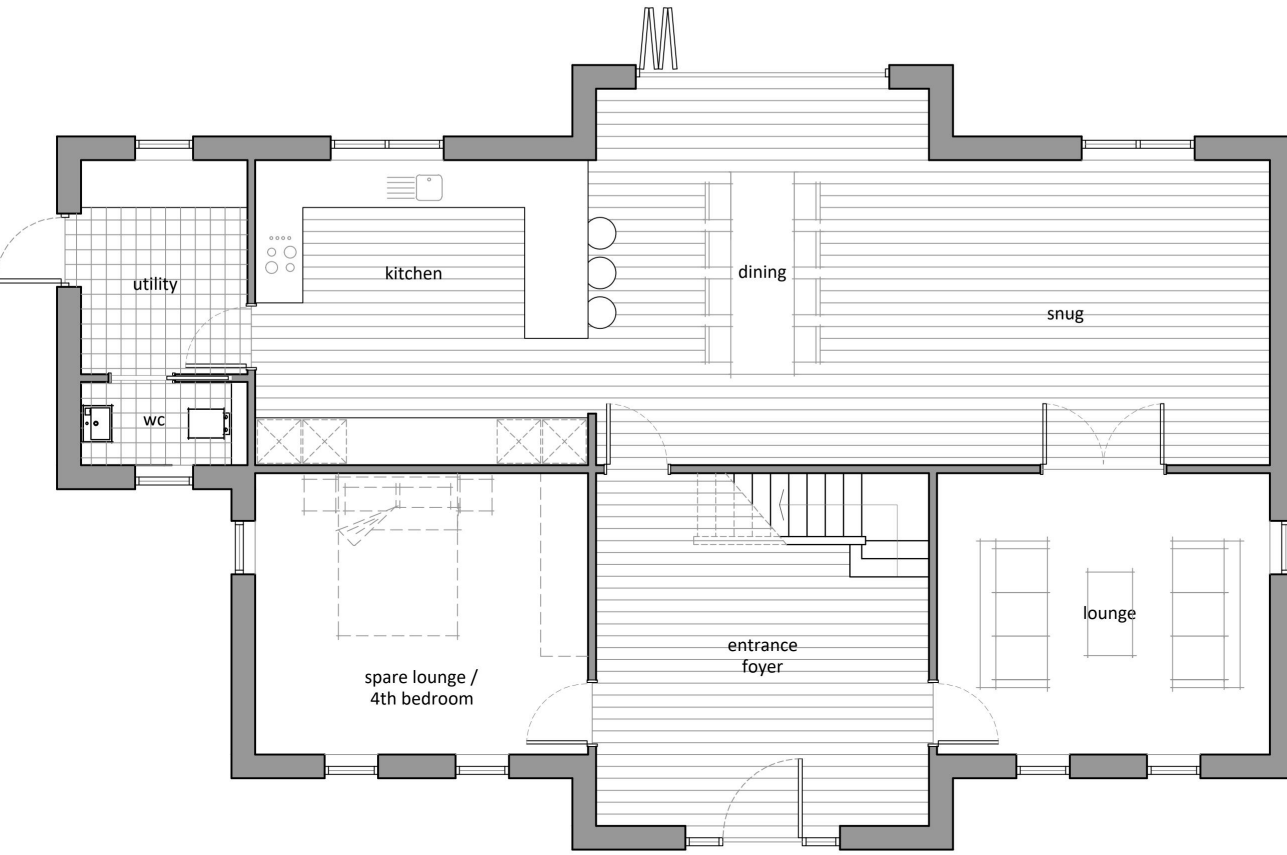
Residential Dwelling

Proposed Site Layout Plan

1:250 @ A3 03 D

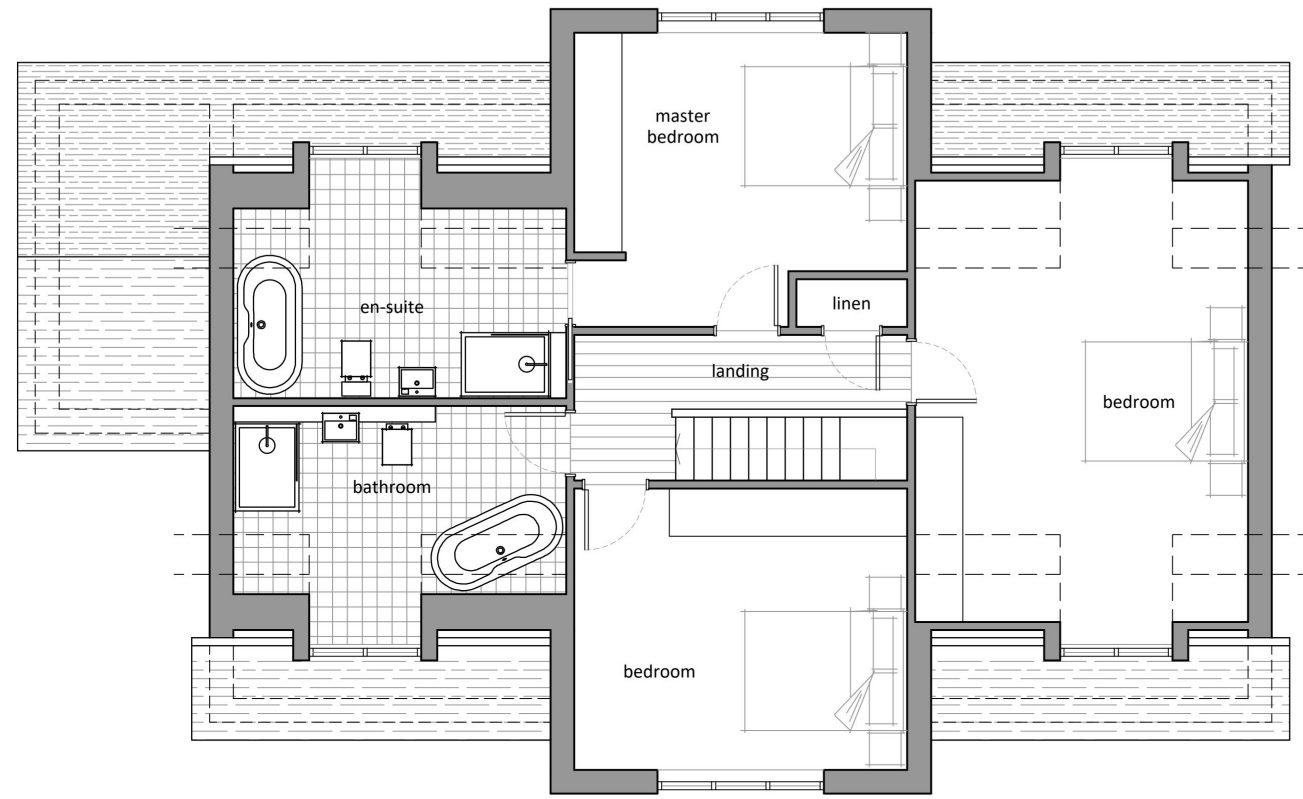
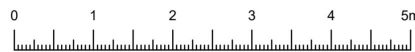
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Ground Floor Plan

1:100



First Floor Plan

1:100

Montrose, Warley Road, Upminster

Residential Dwelling

Proposed Floor Plans

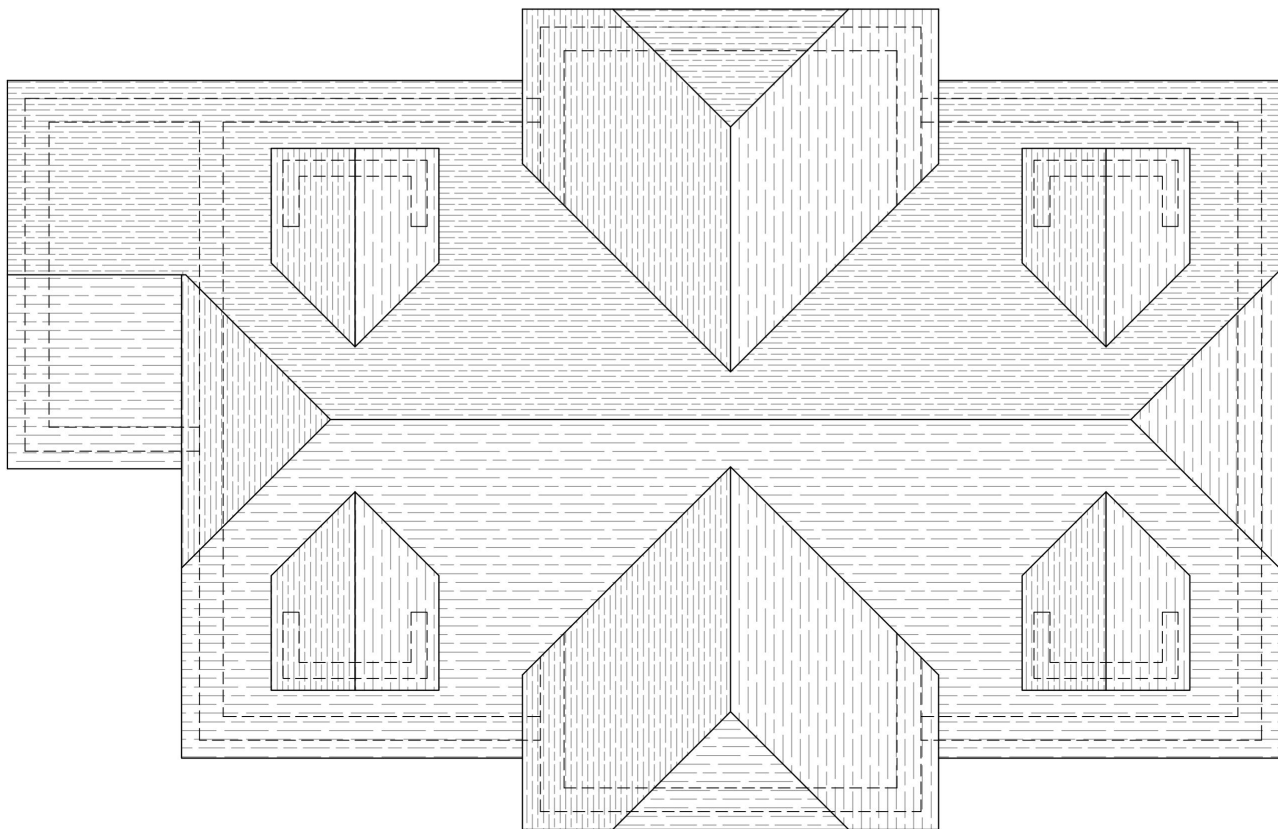
1:100 @ A3

04

D

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Roof Plan

1:100



Montrose, Warley Road, Upminster

Residential Dwelling

Proposed Roof Plan

1:100 @ A3

05

D

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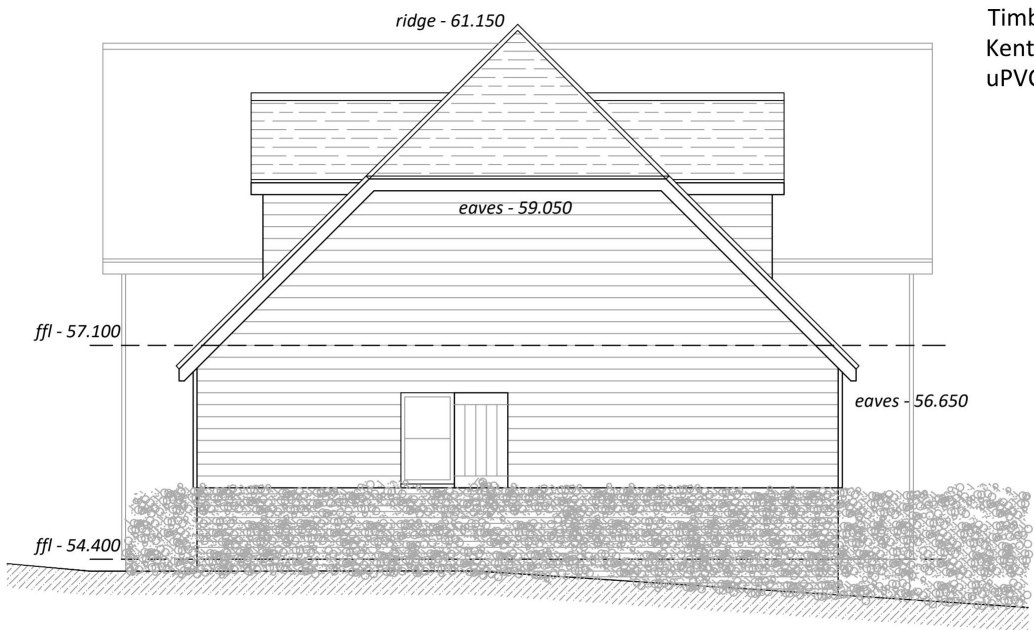
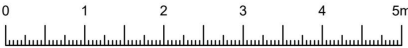
External Materials Schedule

- Brickwork Plinth
- Timber Weatherboarding (Black)
- Timber Soffit + Fascia (Black)
- Kent Peg Tiles
- uPVC Windows



Front (North Facing) Elevation

1:100



Side (West Facing) Elevation

1:100



Side (East Facing) Elevation

1:100



Rear (South Facing) Elevation

1:100

|                                  |    |   |
|----------------------------------|----|---|
| Montrose, Warley Road, Upminster |    |   |
| Residential Dwelling             |    |   |
| Proposed Elevations              |    |   |
| 1:100 @ A3                       | 06 | D |

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Site Layout Plan  
1:250

Montrose, Warley Road, Upminster  
Residential Dwelling  
Proposed Landscaping Plan  
1:250 @ A3 07 D

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Front (North Facing) Elevation  
1:100



Rear (South Facing) Elevation  
1:100

Montrose, Warley Road, Upminster  
Residential Dwelling  
Proposed Elevations (Overlay with Building C + D)  
1:100 @ A3 08 D

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