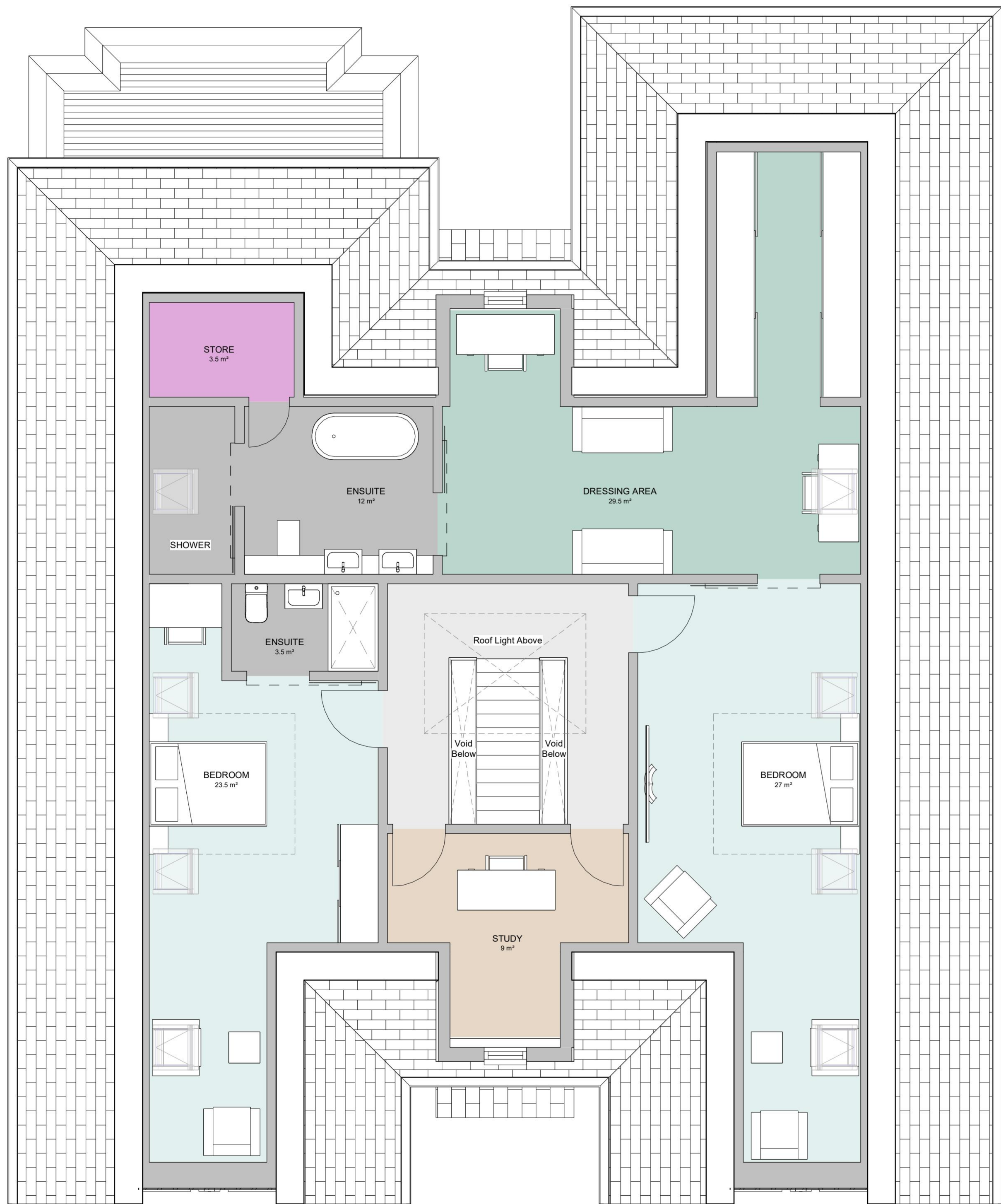


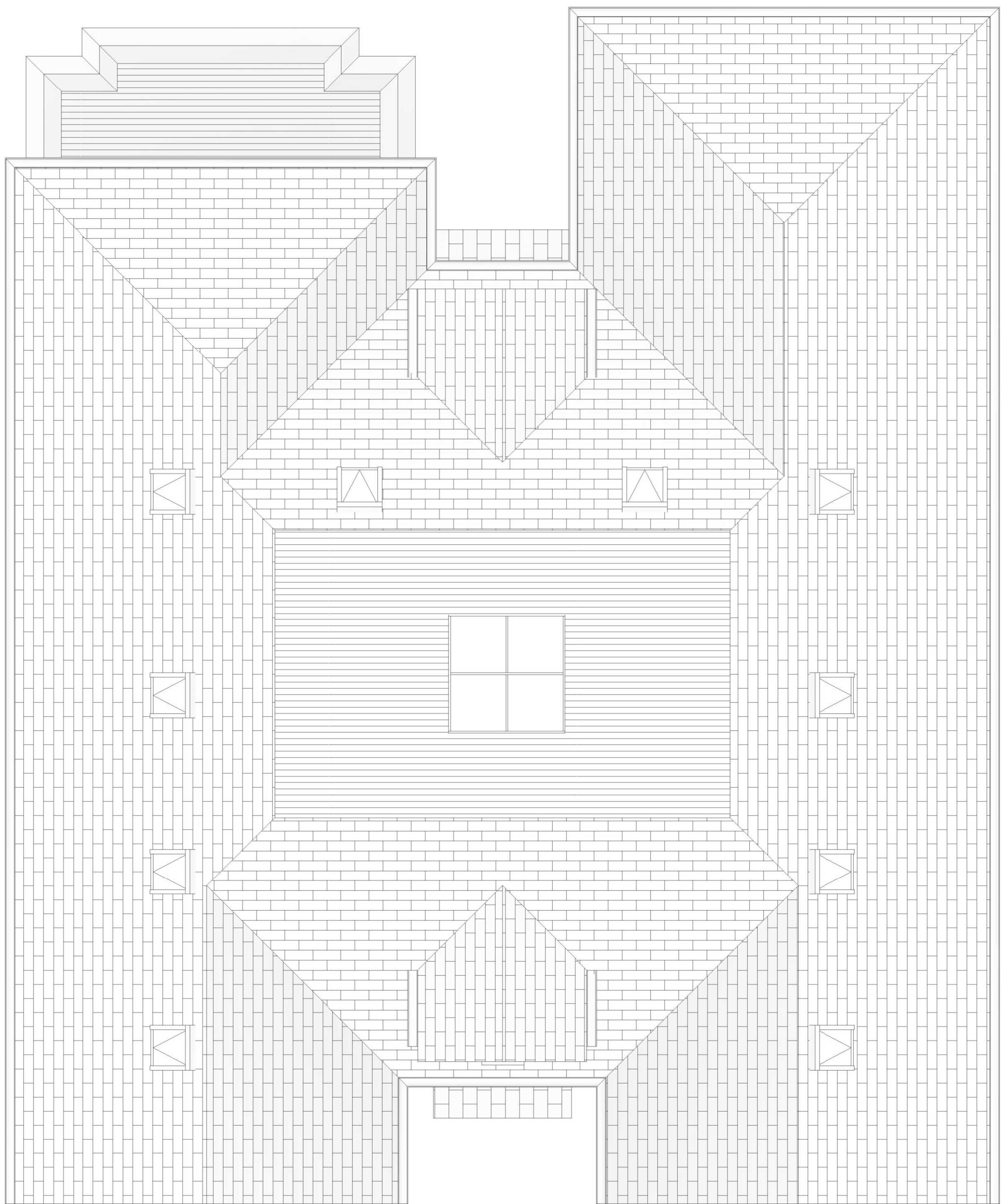
NOTES: THIS DRAWING IS INDICATIVE ONLY AND MUST NOT BE REPRODUCED WITHOUT PERMISSION. THIS DRAWING IS FOR PLANNING PURPOSES ONLY AND MUST NOT BE USED FOR ANY OTHER PURPOSES. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS ON SITE PRIOR TO BUILDING OR FABRICATION		
SCALE 1: 50 1m 4m		
SCALE 1: 100 2m 8m		
SCALE 1: 200 4m 16m		
SCALE 1: 1250 25m 100m		
key	risk	
Job title		
12 Ernest Road RM11 3JF		
drawing title		
Proposed Ground & First Floor Plan		
job no 116	drawing no. 102	revision G
scale @A0	Issued to Bankole	Drawn by ALC



rev	revision details	date
A	For Information	21/07/23
B	For Information	03/08/23
C	For Information	09/08/23
D	For Information	14/08/23
E	Pre-Application	21/08/23
F	Pre-Application	21/10/23
G	Planning Application	05/12/23

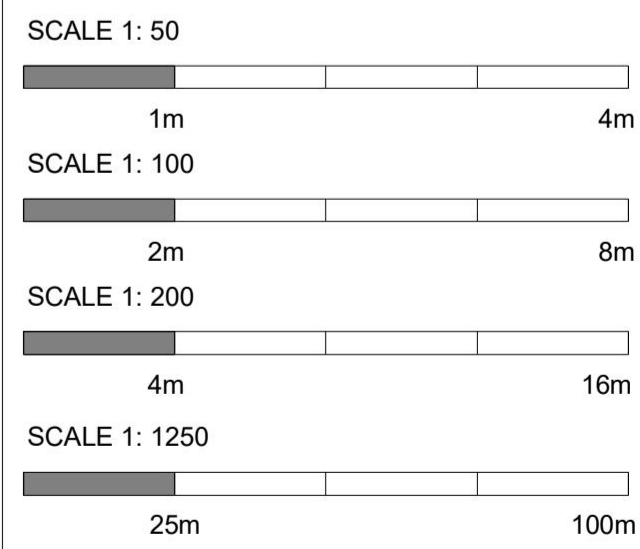


1 Proposed Second Floor Plan 1 : 50 NORTH



2 Proposed Roof Plan 1 : 50 NORTH

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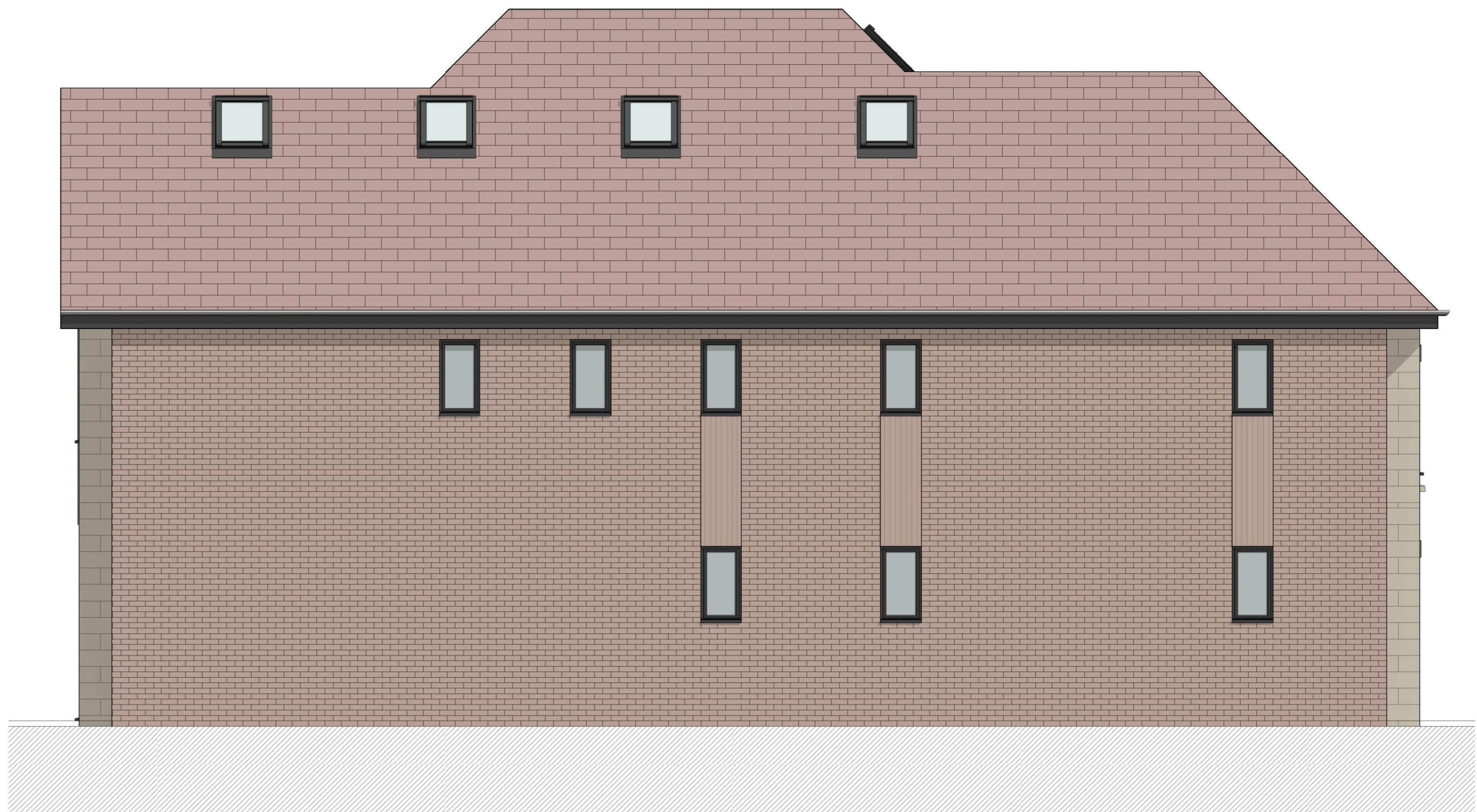


key	risk
Job title 12 Ernest Road RM11 3JF	
Drawing title Proposed Second & Roof Plan	
Job no. 116	drawing no. 103
scale @A0	revision G
Issued to Bankole	Drawn by ALC

rev	revision details	date
A	For Information	21/07/23
B	For Information	03/08/23
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F	Pre-Application	21/10/23
G	Planning Application	05/12/23



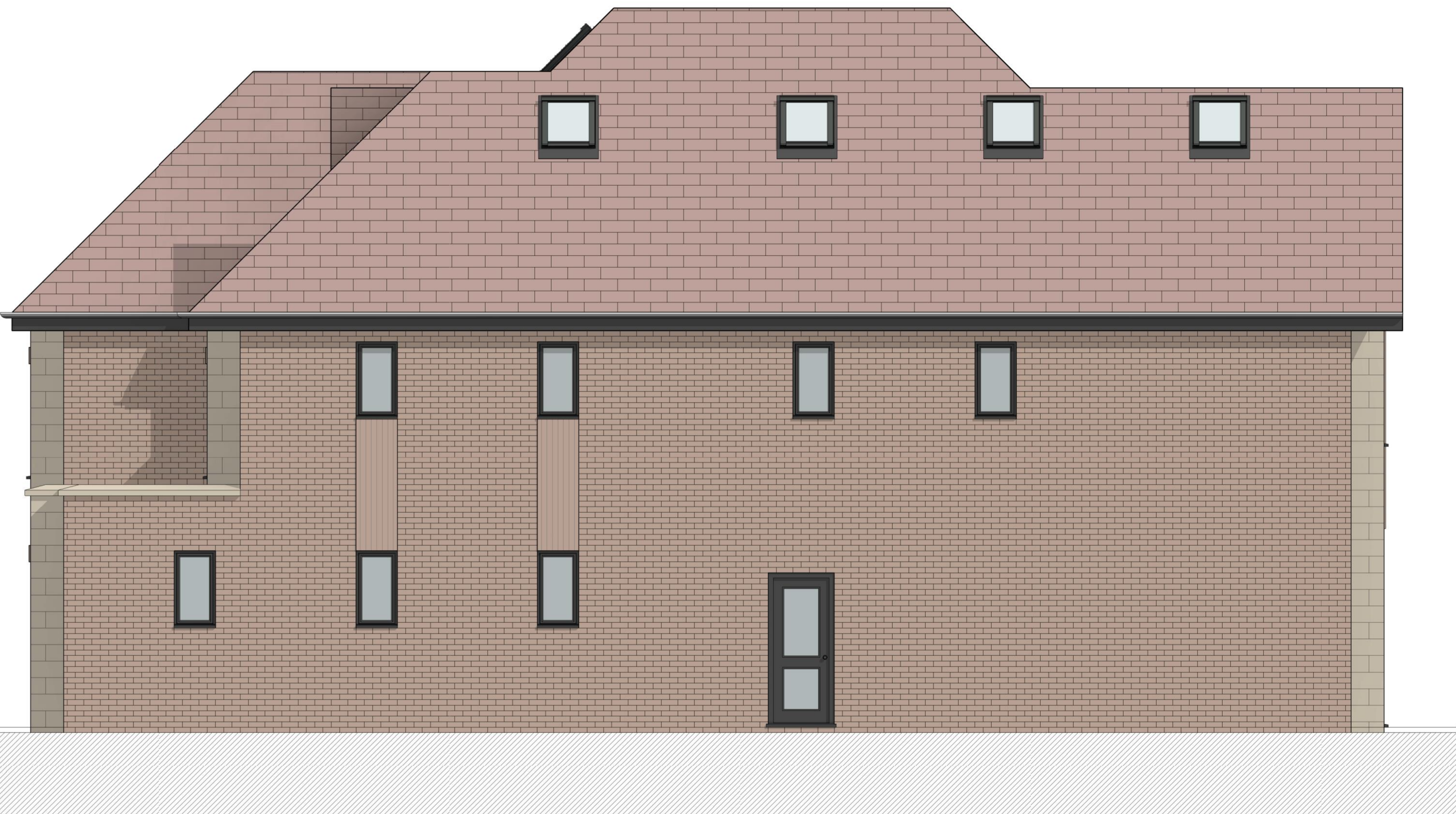
1 Proposed Front Elevation 1 : 50



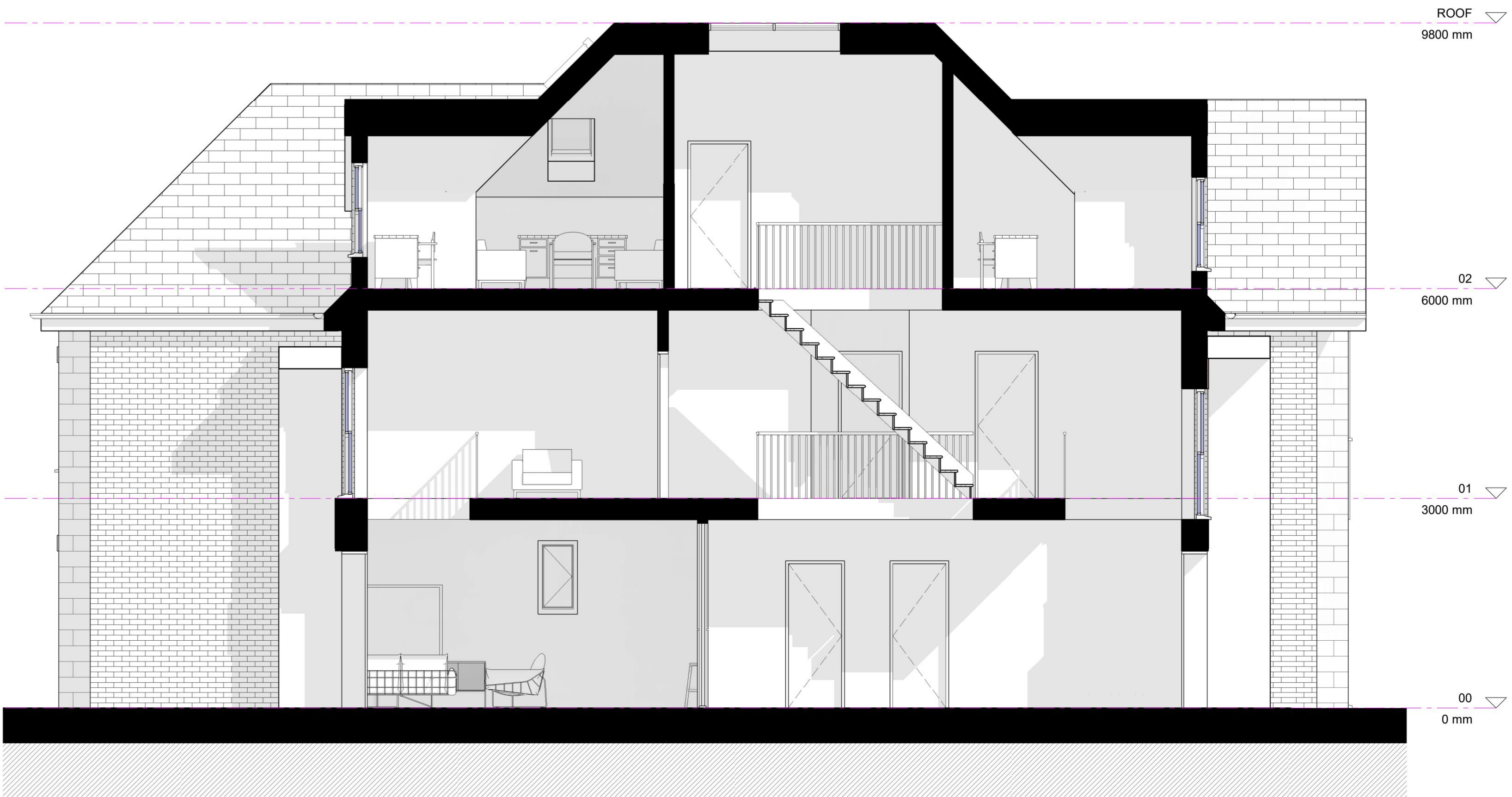
4 Proposed Side Elevation 2 1 : 50



2 Proposed Rear Elevation 1 : 50



3 Proposed Side Elevation 1 1 : 50



6 Section 1 1 : 50

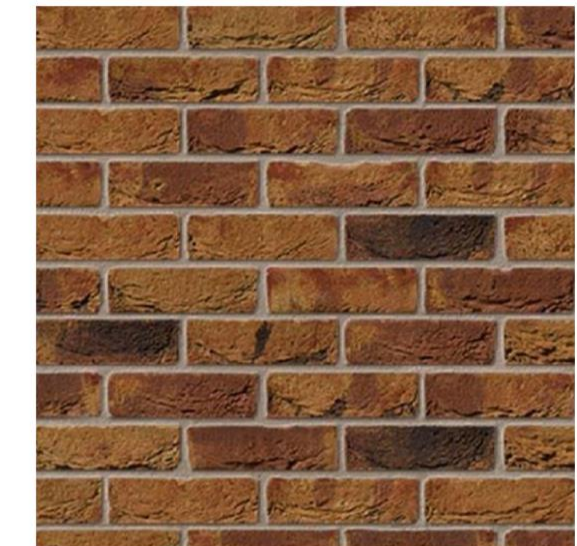
01 - ROOF TILES

Natural clay plain tiles



02 - BRICKS

Mixture of Red and Brown bricks to match local street scene



03 - BRICKS (Herringbone)

Same facing brick as above but laid in a herringbone pattern



04 - STONE BLOCK WALLS

Indian Sandstone



05 - WINDOW / DOOR FRAMES

PPC Anthracite Grey Aluminium



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1m 4m

SCALE 1: 100

2m 8m

SCALE 1: 200

4m 16m

SCALE 1: 1250

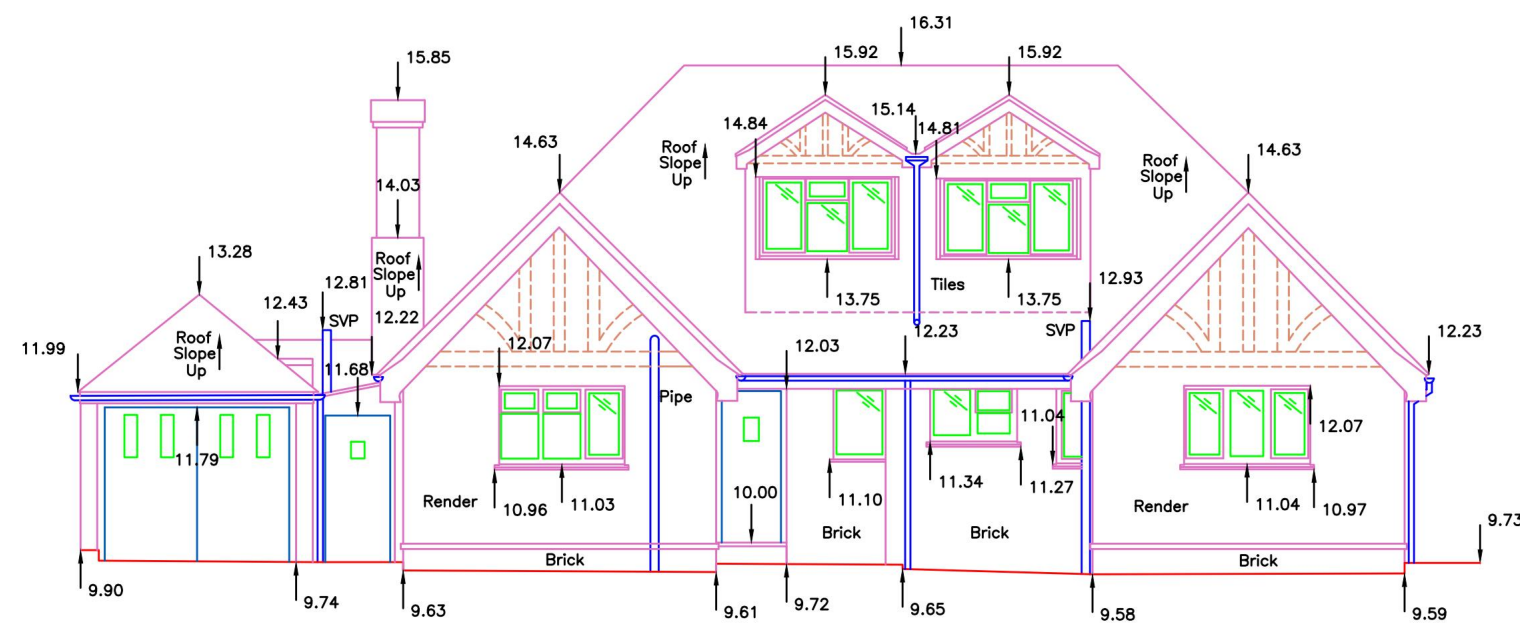
25m 100m



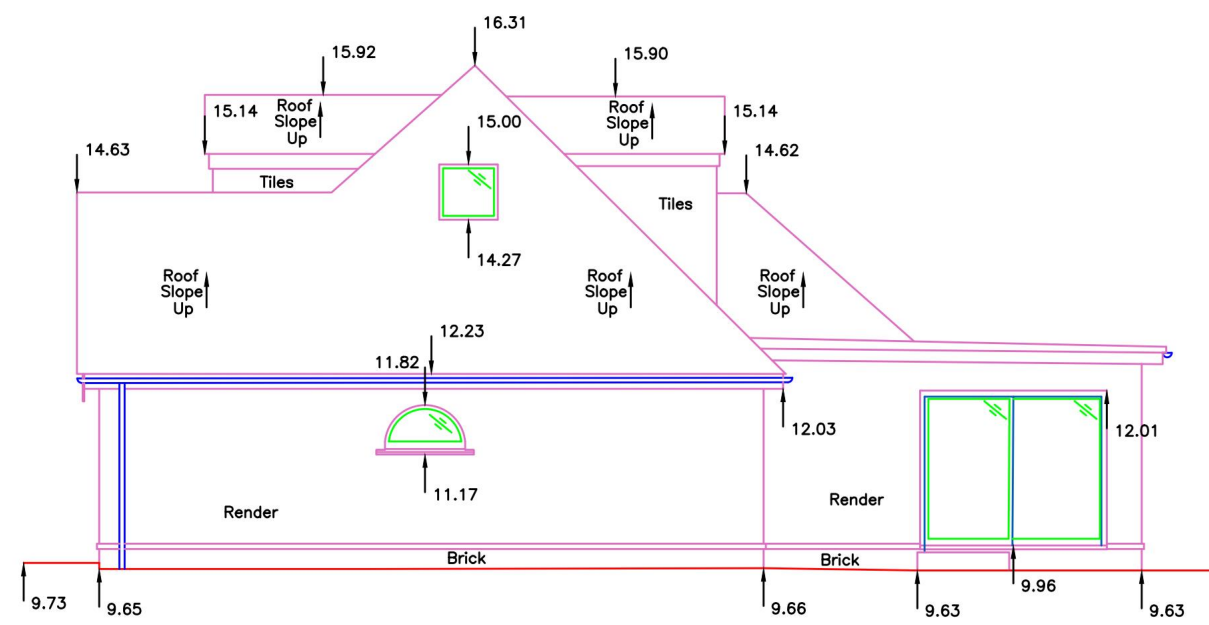
key risk
Job title
12 Ernest Road RM11 3JF

Drawing title
Proposed Elevations

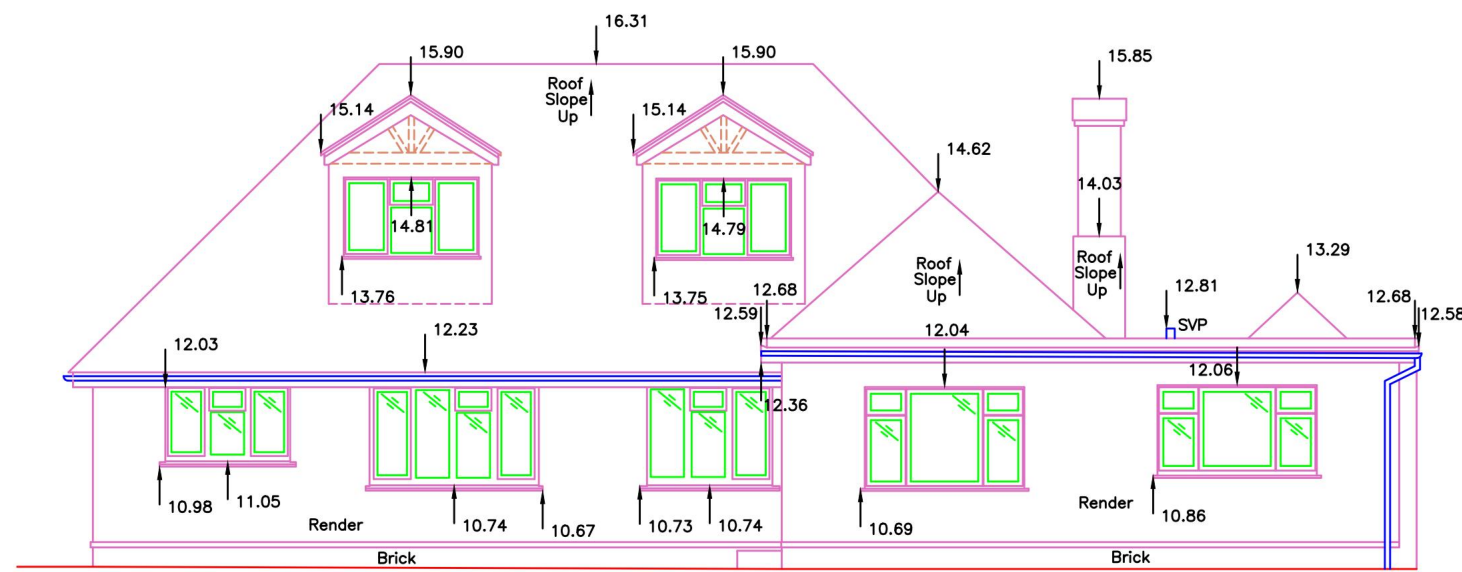
Job no.	Drawing no.	Revision
116	104	G
scale	Issued to	Drawn by
@A0	Bankole	ALC



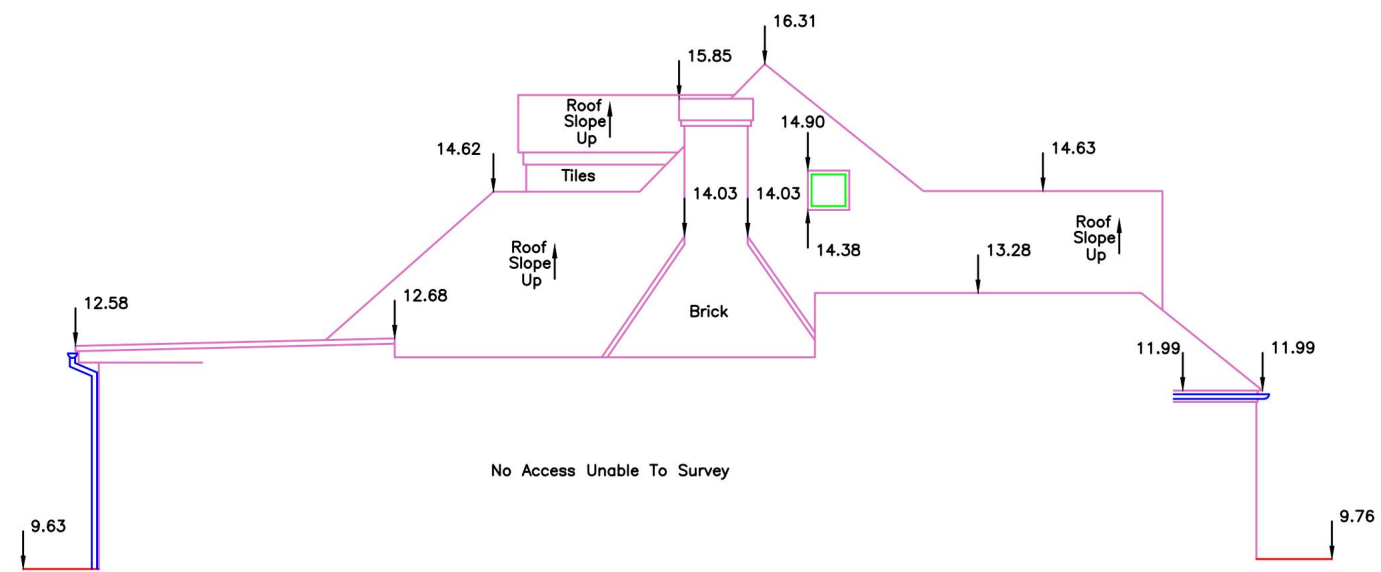
DATUM 7.00M
FRONT ELEVATION



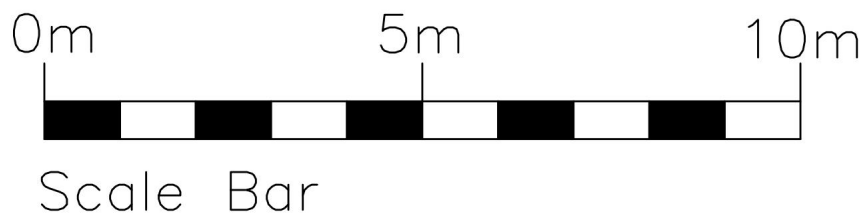
DATUM 7.00M
SIDE ELEVATION



DATUM 7.00M
REAR ELEVATION



DATUM 7.00M
SIDE ELEVATION



LEGEND

Street Furniture		Covers/Drainage	
ACU	Air Conditioning Unit	AV	Air Valve
BB	Beltline Beacon	CL	Cover Level
BO	Bollard	CH	Cost Hole
BS	Bus Stop	CP	Catch Pit
CB	Control Box	CTV	Cable TV
EP	Electricity Pole	DC	Drainage Channel
FP	Flag Pole	EC	Electric Cover
LB	Litter Bin	FH	Fire Hydrant
LP	Lamp Post	GU	Gully
MK	Marker	GV	Gas Valve
PB	Post Box	IC	Inspection Cover
PM	Parking Meter	IL	Invert Level
P	Post	KO	Kerb Outlet
RS	Road Sign	MH	Manhole
RWP	Rain Water Pipe	RE	Rodding Eye
TCB	Telephone Call Box	SC	Stop Cock
THL	Threshold Level	SV	Stuck Valve
TL	Traffic Light	TC	Telecoms Cover
TP	Telegraph Pole	UTL	Unable to Lift
VP	Vent Pipe	WC	Water Cover
		WM	Water Meter
		WO	Wash Out

Walls

BW	Brick Wall	Levels	
CW	Concrete Wall	DPC	Damp Proof Course
GW	Gabion Wall	EL	Eave
RTW	Retaining Wall	FL	Finished Floor
SW	Stone Wall	PL	Parapet
TW	Timber Wall	RL	Ridge

Fences

CBF	Close Board Fence	RFL	Flat Roof
CLF	Chain Link Fence	THL	Threshold
CPF	Chestnut Paling Fence	TWL	Top of Wall
CSF	Concrete Slab Fence	WCL	Window Cill
IRF	Iron Railing Fence	WHL	Window Head
LLF	Larch Lap Fence		
DBF	Open Board Fence	STN	Survey Station
PRF	Post and Rail Fence	+20.00	Spot Level
PSB	Pedestrian Safety Barrier		
PWF	Post and Wire Fence		

Trees

All trees canopy spreads and heights are approximate.
Species have been identified to the best of the Surveyors knowledge.
Notation: Diameter of Trunk / Height. Spreads drawn to scale
Trees that have multiple codes will have the number shown.

NOTES

Survey Datum
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The Survey House Ltd
3 Well house Barns,
Chester Road,
Chester,
CH4 0DH.

Telephone: 01244 955 599

Email: office@thesurveyhouse.co.uk
Website: www.thesurveyhouse.co.uk

Rev	Date	Detail

Client

Site Address
12 Ernest Road,
Hornchurch,
RM11 3JF

Drawing Title
Existing Elevations

Scale
1:100 @ A1

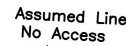
Date
05/11/2023

Drawn
TJJ

Drawing N°
2023-1375-005-Survey Plan

Rev
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Survey Grid & Datum Levels

Survey Grid

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The north point is indicative only.

Survey Datum

The survey is to a local datum point as shown on the survey drawing. Shown thus

Drainage

Where drainage invert levels/pipe sizes are shown, data has been recorded from the surface by visual inspection only. Drainage connections to other manholes/gullies are assumed.
Where drainage information is critical a full drainage tracing survey should be undertaken.

Base Map Data

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KEY	
FC	Floor to Ceiling Height
FB	Floor to Beam Height
CH	Floor to Window Cill Height
SH	Floor to Window Spring Height
HH	Cill to Window Head Height
FH	Floor to Door Head Height
+F	Floor Level Position
SFL	Soffit Level

Street Furniture		Covers/Drainage	
ACU	Air Conditioning Unit	AV	Air Valve
BB	Bellisha Beacon	CL	Cover Level
BO	Bollard	CH	Coal Hole
BS	Bus Stop	CP	Catch Pit
CB	Control Box	CTV	Cable TV
EP	Electricity Pole	DC	Drainage Channel
FP	Flag Pole	EC	Electric Cover
LB	Litter Bin	FH	Fire Hydrant
LP	Lamp Post	G	Gully
MK	Marker	GV	Gas Valve
PB	Post Box	IC	Inspection Cover
PM	Parking Meter	IL	Invert Level
P	Post	KO	Kerb Outlet
RS	Road Sign	MH	Manhole
RWP	Rain Water Pipe	RE	Rodding Eye
TCB	Telephone Call Box	SC	Stop Cock
THL	Threshold Level	SV	Sluice Valve
TL	Traffic Light	TC	Telecoms Cover
TP	Telegraph Pole	UTL	Unable to Lift
VP	Vent Pipe	WC	Water Cover
		WM	Water Meter
		WO	Wash Out
Walls			
BW	Brick Wall	Levels	
CW	Concrete Wall	DPC	Damp Proof Course
GW	Gabion Wall	EL	Eave
RTW	Retaining Wall	FL	Finished Floor
SW	Stone Wall	PL	Parapet
TW	Timber Wall	RL	Ridge
		RFL	Flat Roof
Fences		THL	Threshold
CBF	Close Board Fence	TWL	Top of Wall
CLF	Chain Link Fence	WCL	Window Cill
CPF	Chestnut Palling Fence	WHL	Window Head
CSF	Concrete Slab Fence		
IRF	Iron Railing Fence	STN	Survey Station
LLF	Larch Lap Fence	+ 20.00	Spot Level
OFB	Open Board Fence		Gate
PRF	Post and Rail Fence	25.50	Contours
PSB	Pedestrian Safety Barrier		
PWF	Post and Wire Fence		Hedge
Trees			
All trees canopy spreads and heights are approximate.			
Species have been identified to the best of the Surveyors knowledge.			
Notation : Diameter of Trunk / Height, Spreads drawn to scale			
Trees that have multiple boles will have the number shown.			



Website: www.thesurveyhouse.co.uk

[illegible]

Client

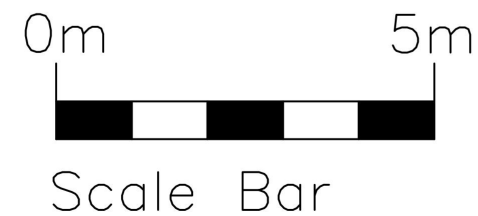
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Drawing Title
Existing Ground Floor Plan

Scale 1:100 @ A3	Date 05/11/2023	Drawn TJJ
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Drawing N°: 2023-1375-002-Survey Plan Rev: 000000

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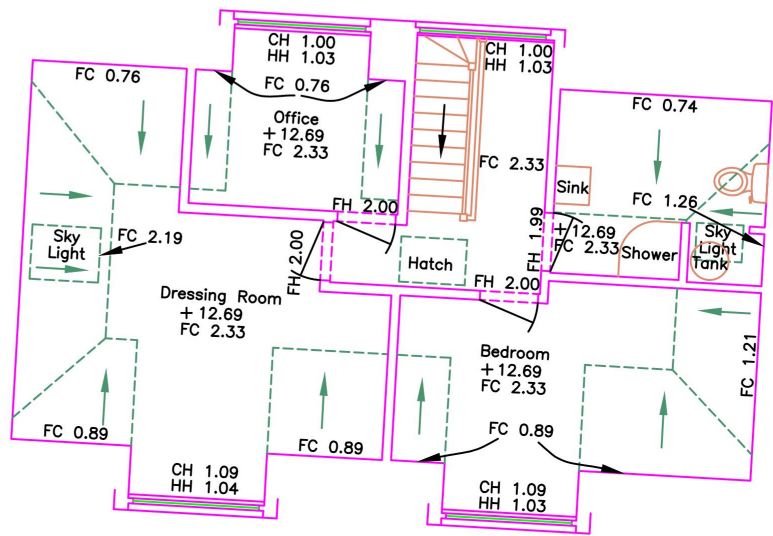


5010.000N

1005.000E

1020.000E

5010.000N



NOTES

Survey Grid & Datum Levels

Survey Grid

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Survey Datum

The survey is to a local datum point as shown on the survey drawing. Shown thus $\downarrow$ TBM 10.00

Drainage

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KEY

FC	Floor to Ceiling Height
FB	Floor to Beam Height
CH	Floor to Window Cill Height
SH	Floor to Window Spring Height
HH	Cill to Window Head Height
FH	Floor to Door Head Height
+	Floor Level Position
SFL	Soffit Level

LEGEND

Street Furniture

ACU	Air Conditioning Unit
BB	Belisha Beacon
BO	Bollard
BS	Bus Stop
CB	Control Box
EP	Electricity Pole
FP	Flag Pole
LB	Litter Bin
LP	Lamp Post
MK	Marker
PB	Post Box
PM	Parking Meter
P	Post
RS	Road Sign
RWP	Rain Water Pipe
TCB	Telephone Call Box
THL	Threshold Level
TL	Traffic Light
TP	Telegraph Pole
VP	Vent Pipe

Covers/Drainage

AV	Air Valve
CL	Cover Level
CH	Coal Hole
CP	Catch Pit
CTV	Cable TV
DC	Drainage Channel
EC	Electric Cover
FH	Fire Hydrant
G	Gully
GV	Gas Valve
IC	Inspection Cover
IL	Invert Level
KO	Kerb Outlet
MH	Manhole
RE	Rodding Eye
SC	Stop Cock
SV	Suicide Valve
TC	Telecoms Cover
UTL	Unable to Lift
WC	Water Cover
WM	Water Meter
WO	Wash Out

Walls

BW	Brick Wall
CW	Concrete Wall
GW	Gabion Wall
RTW	Retaining Wall
SW	Stone Wall
TW	Timber Wall

Levels

DPC	Damp Proof Course
EL	Eave
FL	Finished Floor
PL	Parapet
RL	Ridge
RFL	Flat Roof
THL	Threshold
TWL	Top of Wall
WCL	Window Cill
WHL	Window Head

Fences

CBF	Close Board Fence
CLF	Chain Link Fence
CPF	Chestnut Pailing Fence
CSF	Concrete Slab Fence
IRF	Iron Railing Fence
LLF	Larch Lap Fence
OPF	Open Board Fence
PRF	Post and Rail Fence
PSB	Pedestrian Safety Barrier
PWF	Post and Wire Fence

Δ STN	Survey Station
$\pm$ 20.00	Spot Level
$\pm$ 25.00	Gate
$\sim$	Contours
$\sim$	Hedge

Trees

All trees canopy spreads and heights are approximate. Species have been identified to the best of the Surveyors knowledge.

Notation : $\bigcirc$ Diameter of Trunk / Height, Spreads drawn to scale

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Rev	Date	Detail

Client

Site Address
12 Ernest Road,
Hornchurch,
RM11 3JF

Drawing Title
Existing First Floor Plan

Scale 1:100 @ A3 Date 05/11/2023 Drawn TJJ

Drawing N°. 2023-1375-003-Survey Plan Rev 000000

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Scale Bar

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1020.000E

4995.000N



5010.000N

4995.000N

1005.000E

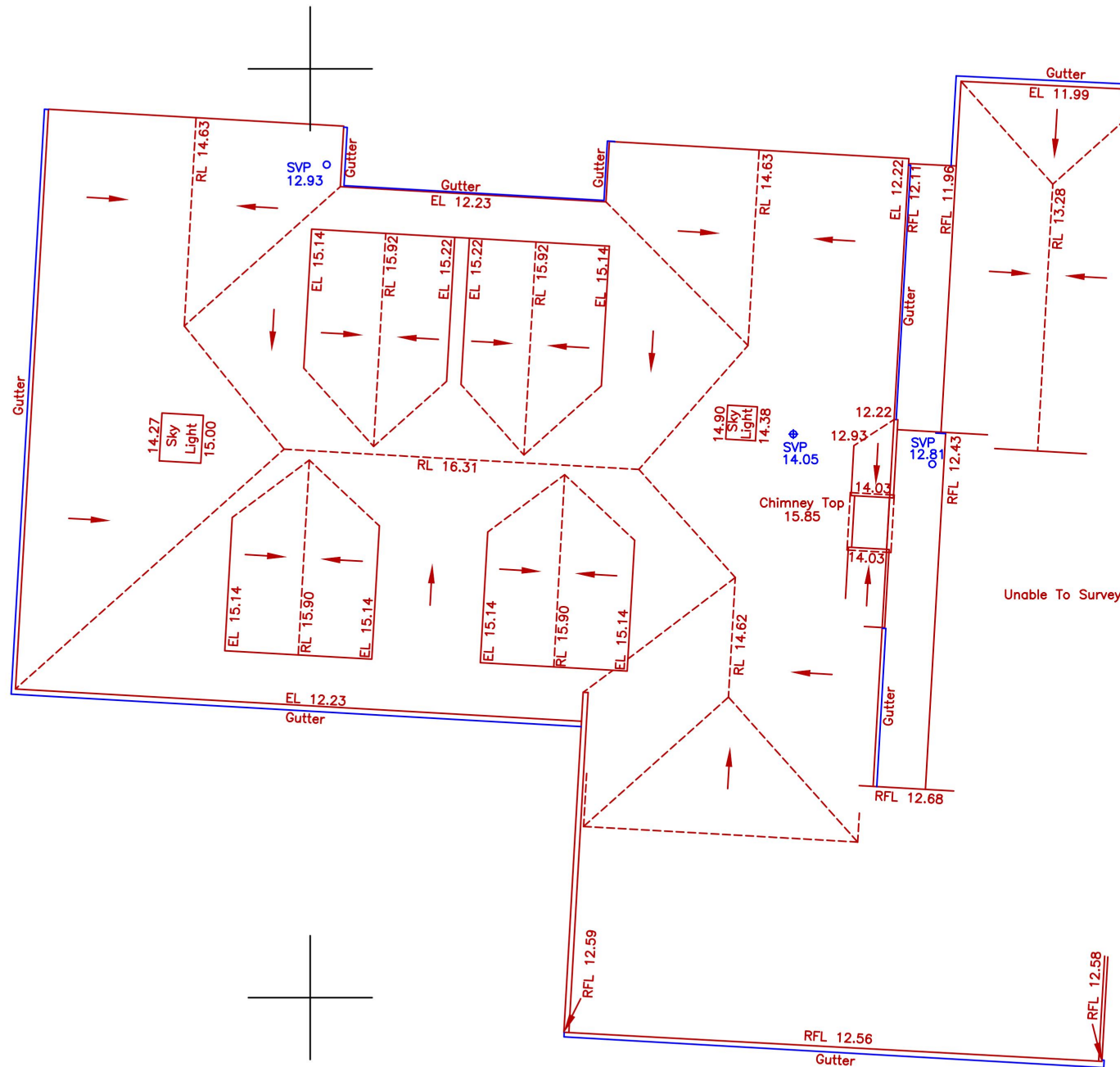
1005.000E

1020.000E

1020.000E

5010.000N

4995.000N



NOTES

Survey Grid & Datum Levels

Survey Grid

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Survey Datum

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Drainage

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LEGEND

Street Furniture		Covers/Drainage	
ACU	Air Conditioning Unit	AV	Air Valve
BB	Belisha Beacon	CL	Cover Level
BO	Bollard	CH	Coal Hole
BS	Bus Stop	CP	Catch Pit
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		WM	Water Meter
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IRF	Iron Railing Fence	STN	Survey Station
LLF	Larch Lap Fence	+ 20.00	Spot Level
OPF	Open Board Fence	25.00	Gate
PRF	Post and Rail Fence	25.00	Contours
PSB	Pedestrian Safety Barrier	25.00	Hedge
PWF	Post and Wire Fence		
Trees			
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Notation : Diameter of Trunk / Height, Spreads drawn to scale			
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Rev	Date	Detail

Client

Site Address
**12 Ernest Road,
Hornchurch,
RM11 3JF**

Drawing Title
Existing Roof Plan

Scale **1:100 @ A3** Date **05/11/2023** Drawn **TJJ**

Drawing N°. **2023-1375-004-Survey Plan** Rev **000000**

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Scale Bar

rev	revision details	date
A	For Information	03/08/23
B	For Information	09/08/23
C	For Information	14/08/23
D	Pre-Application	21/08/23
E	Pre-Application	21/10/23
F	Planning Application	05/12/23
G	Planning Application	08/03/24
H	Planning Application	14/03/24

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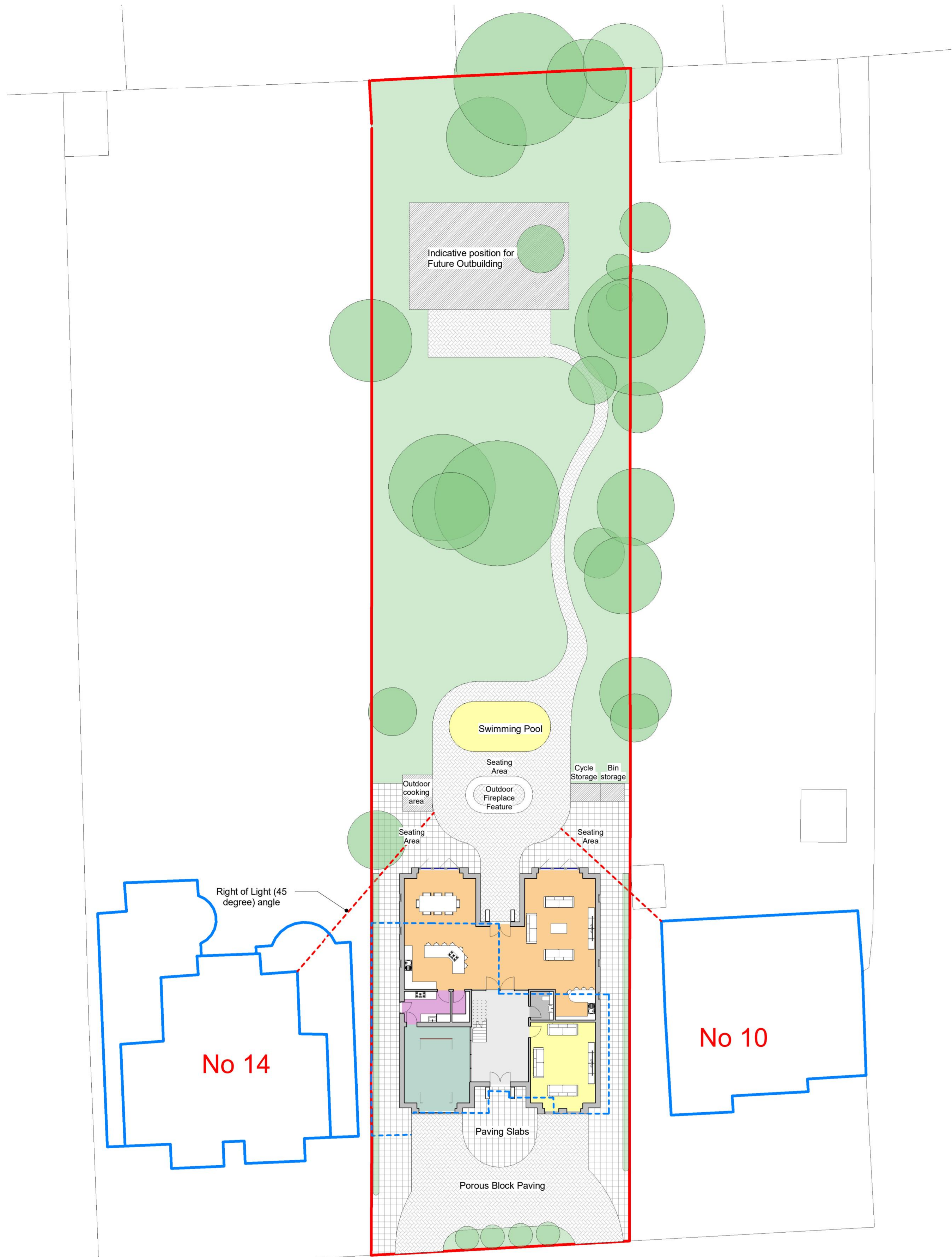
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SCALE 1: 100	2m	8m
SCALE 1: 200	4m	16m
SCALE 1: 1250	25m	100m



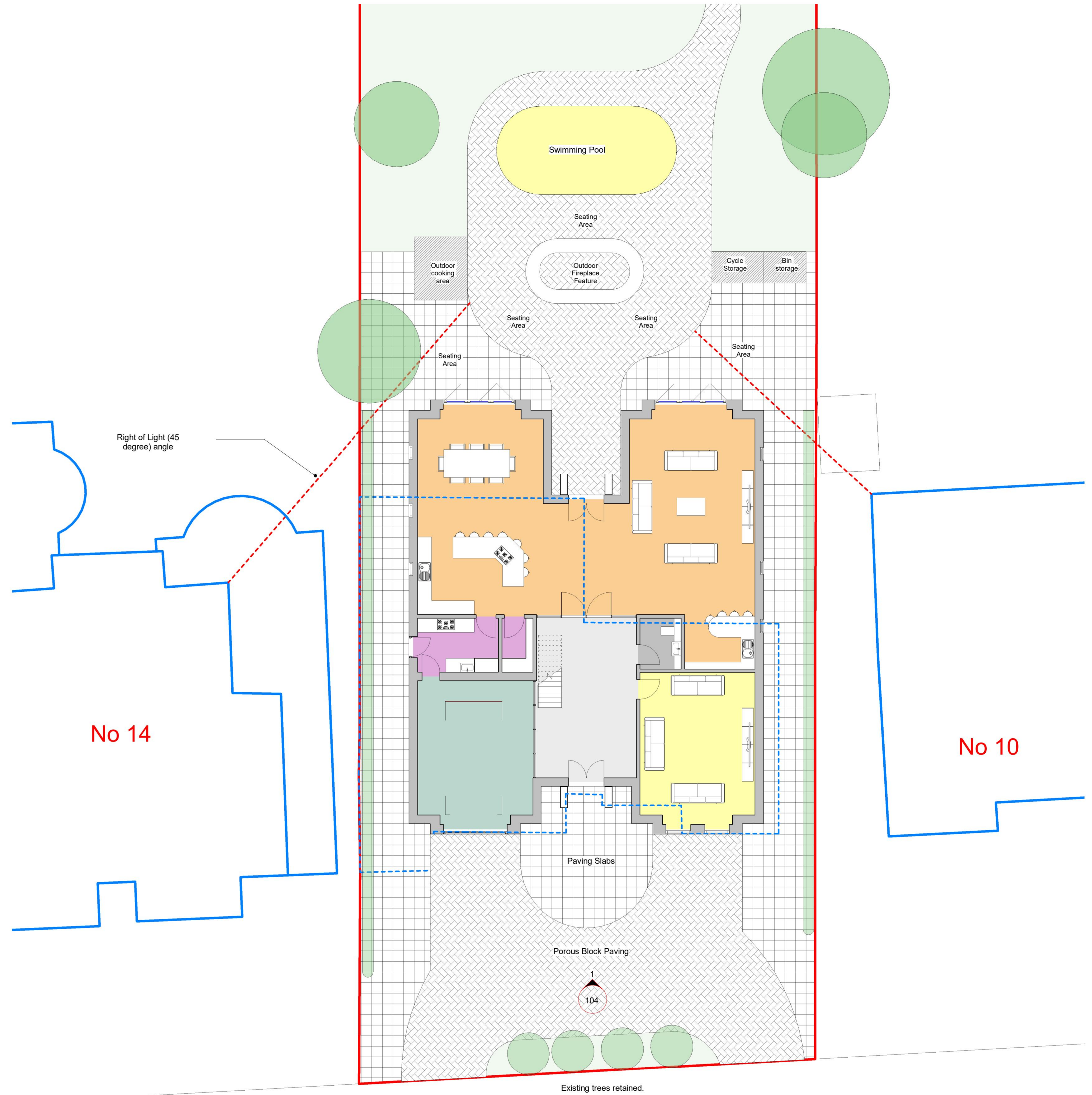
key risk
Job title
12 Ernest Road RM11 3JF

Drawing title
Proposed Site Plan

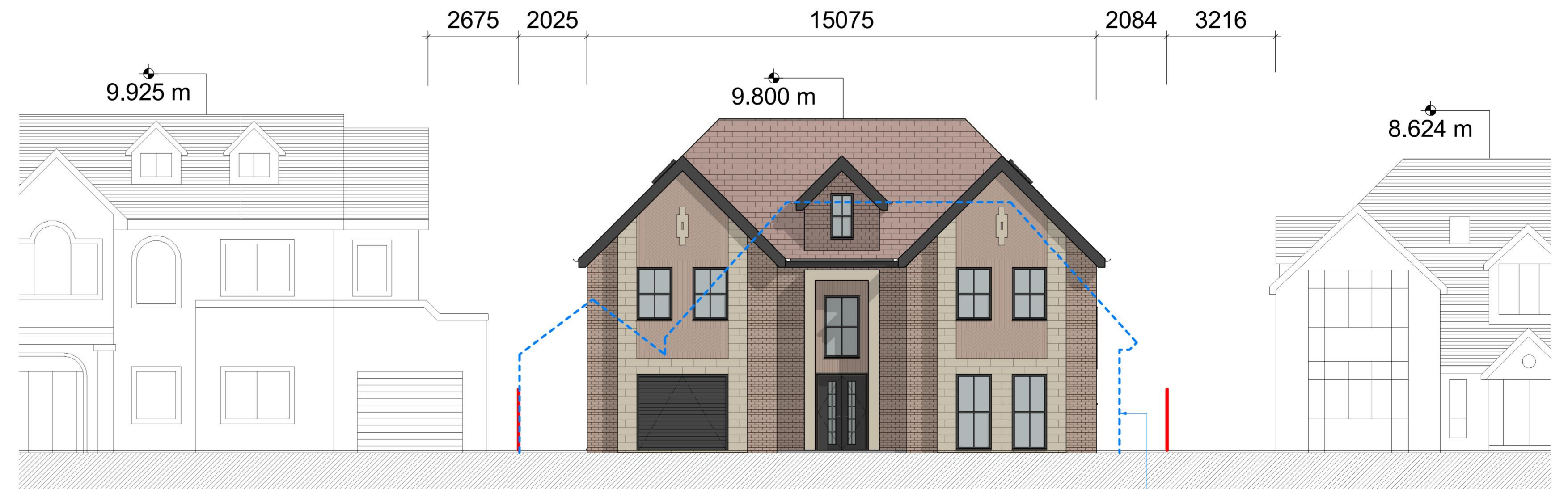
Job no	116	drawing no	101	revision	H
scale	@A0	Issued to	Bankole	Drawn by	ALC



1 Proposed Site Plan 1: 200 NORTH



3 Proposed Site Plan 2 1: 100 NORTH



2 Street Scene / Elevation 1: 100