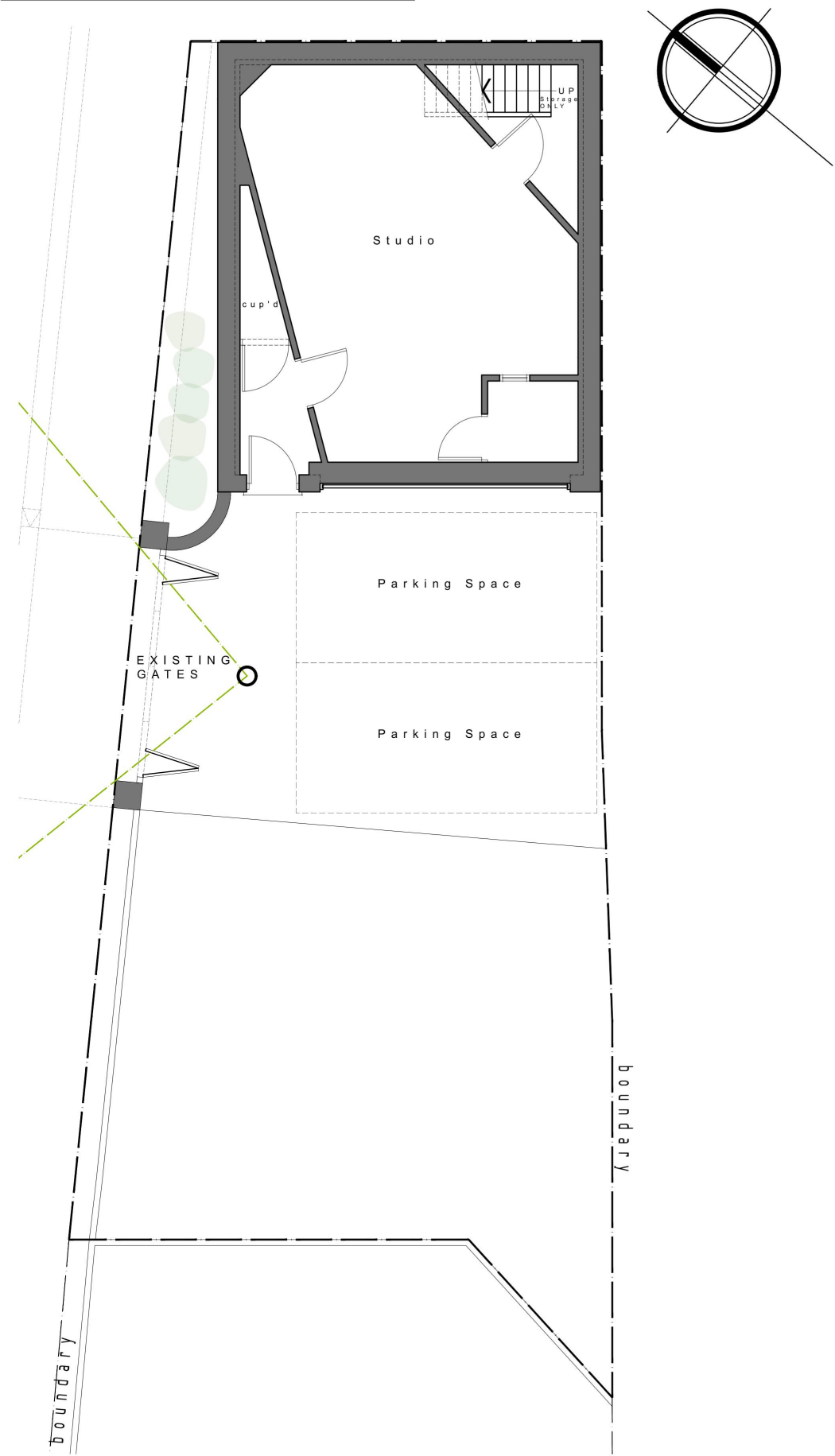
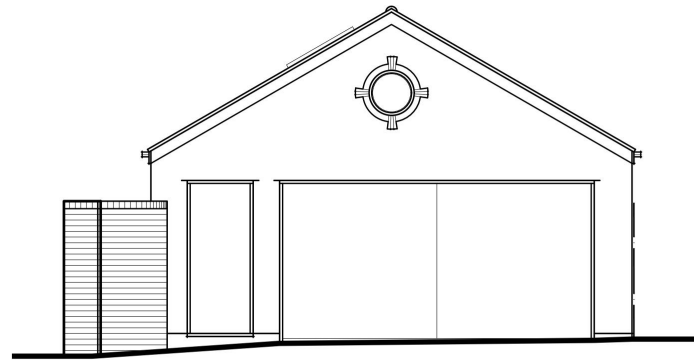


PLANNING DRAWING



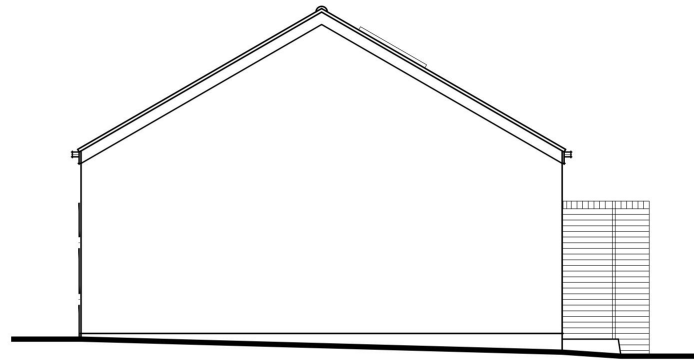
EXISTING FLOOR PLAN

1:100



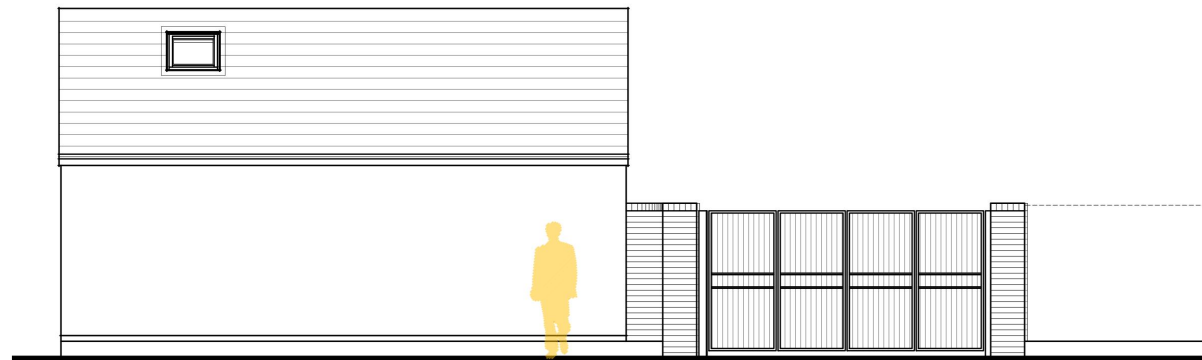
EXISTING FRONT ELEVATION

1:100



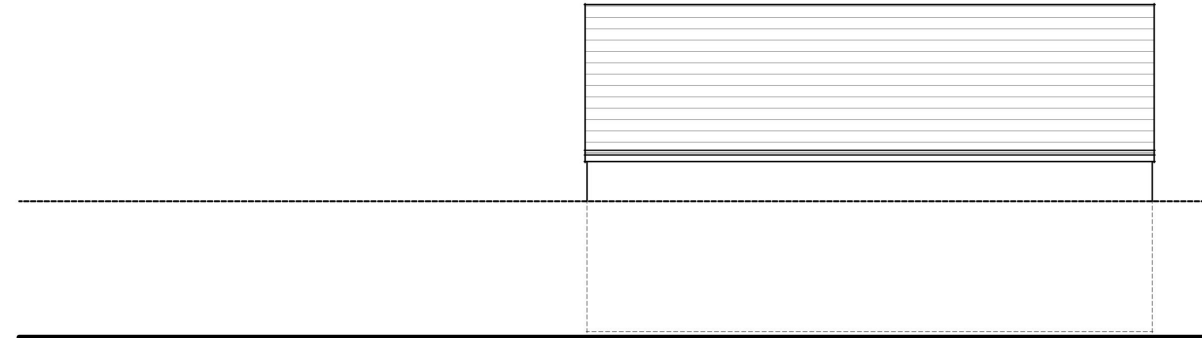
EXISTING REAR ELEVATION

1:100



EXISTING SIDE ELEVATION

1:100



EXISTING SIDE ELEVATION

1:100



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IMPORTANT NOTE: Works to be fully compliant with the CDM 2015 Regulations.
Do not scale from this drawing - Use figured dimensions only (all levels & dimensions to be checked on site).

Client:
Mr S Sahota

Location:
Land Rear of 30 Wykeham Avenue,
Hornchurch, RM11 2LA.

Project:
Proposed Re-Model of Existing Studio to provide
Ancillary Annex.

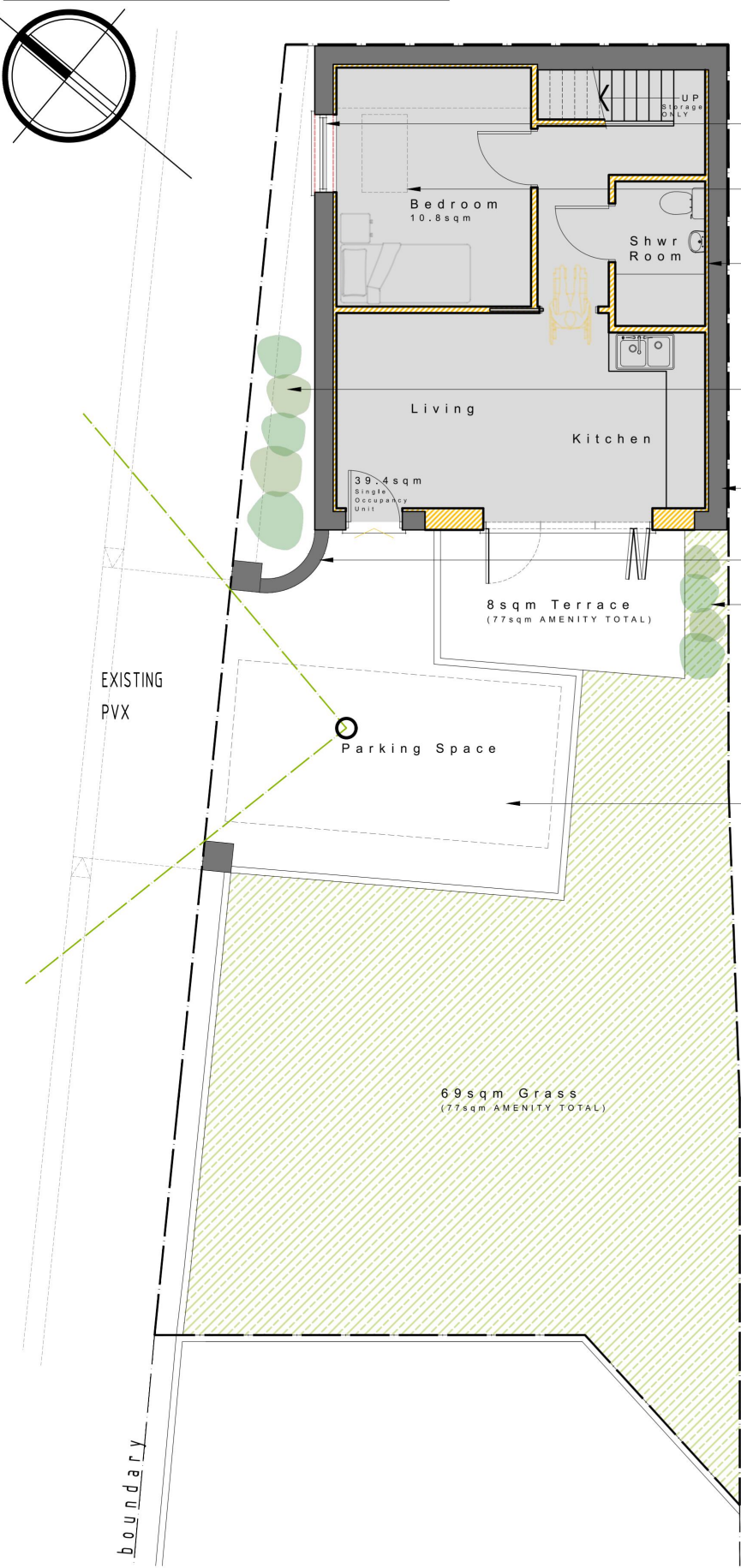
(PLANNING DRAWING 01)

Drawn: CP
Scale: 1:100
Drawing No: 24.116/01

Checked: SRF
Date: March 2024
Rev: C

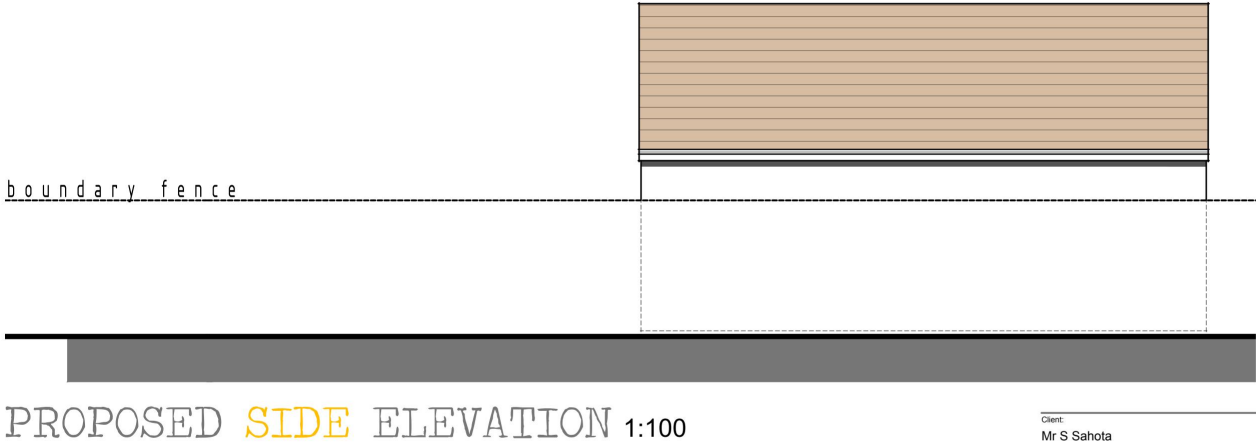
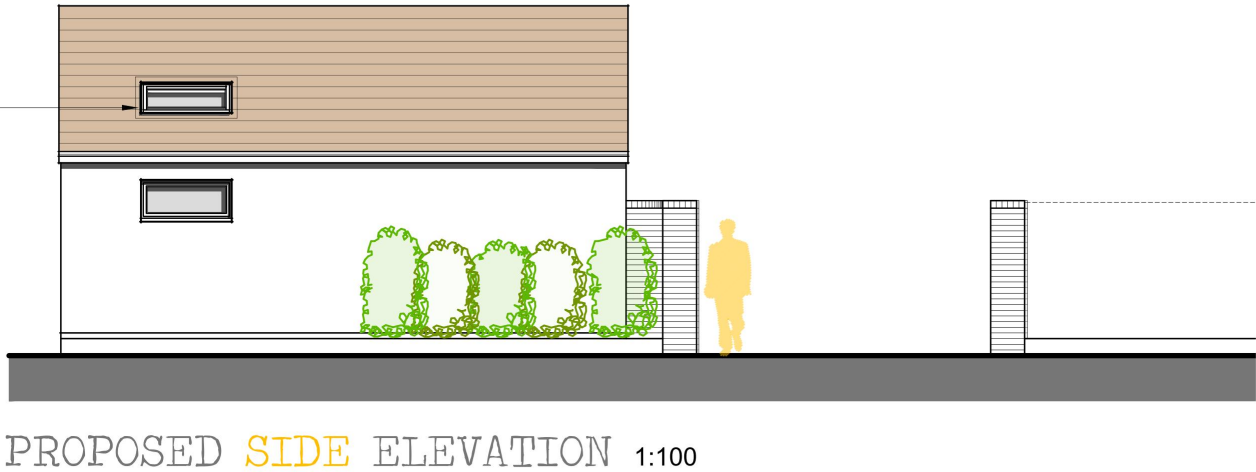
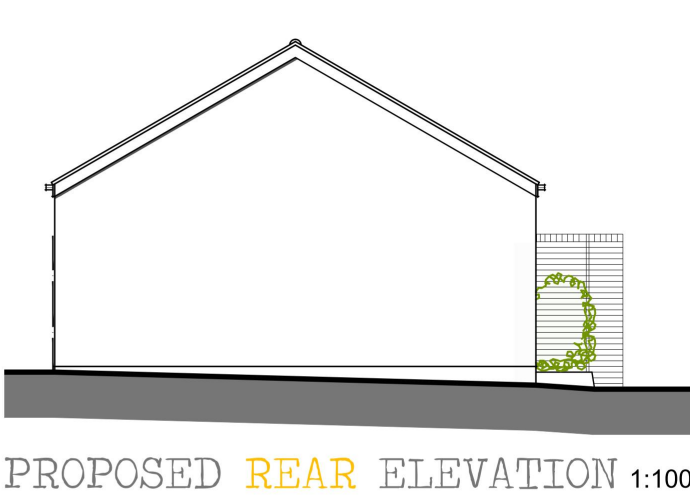
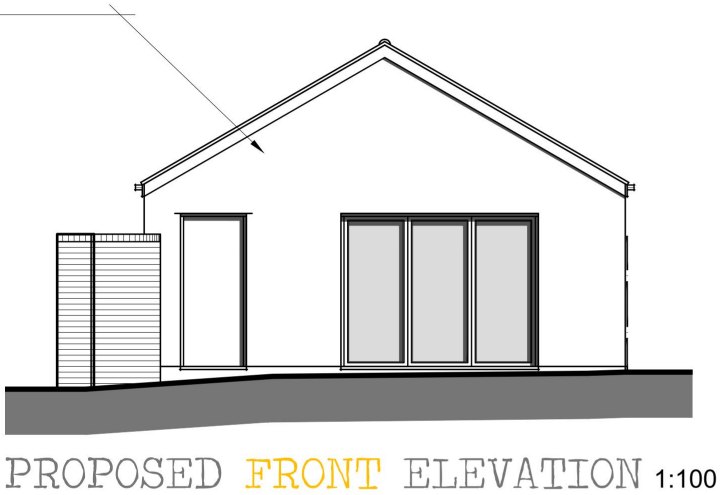
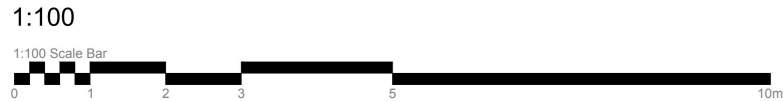


PLANNING DRAWING



- To be re-finished with a silicone through coloured render as shown.
- Proposed high level window in location as shown.
- Allow to provide a re-located Velux rooflight as shown.
- Allow to retain existing studio building in full + upgrade thermal fabric of the building internally as shown.
- Existing boundary planting to be retained.
- Existing walls shown in solid grey hatch for clarity.
- Retain existing boundary wall as shown.
- Provide new low level shrubbery / planting as shown.
- Provide re-located rooflight as shown.
- Retain existing access but reduce parking provision to provide singular parking space with clear opening (no gates to ensure vehicles can enter/exit the site without stopping in the highway).

PROPOSED FLOOR PLAN

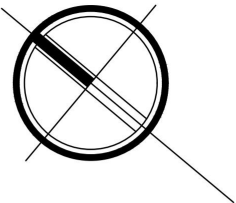
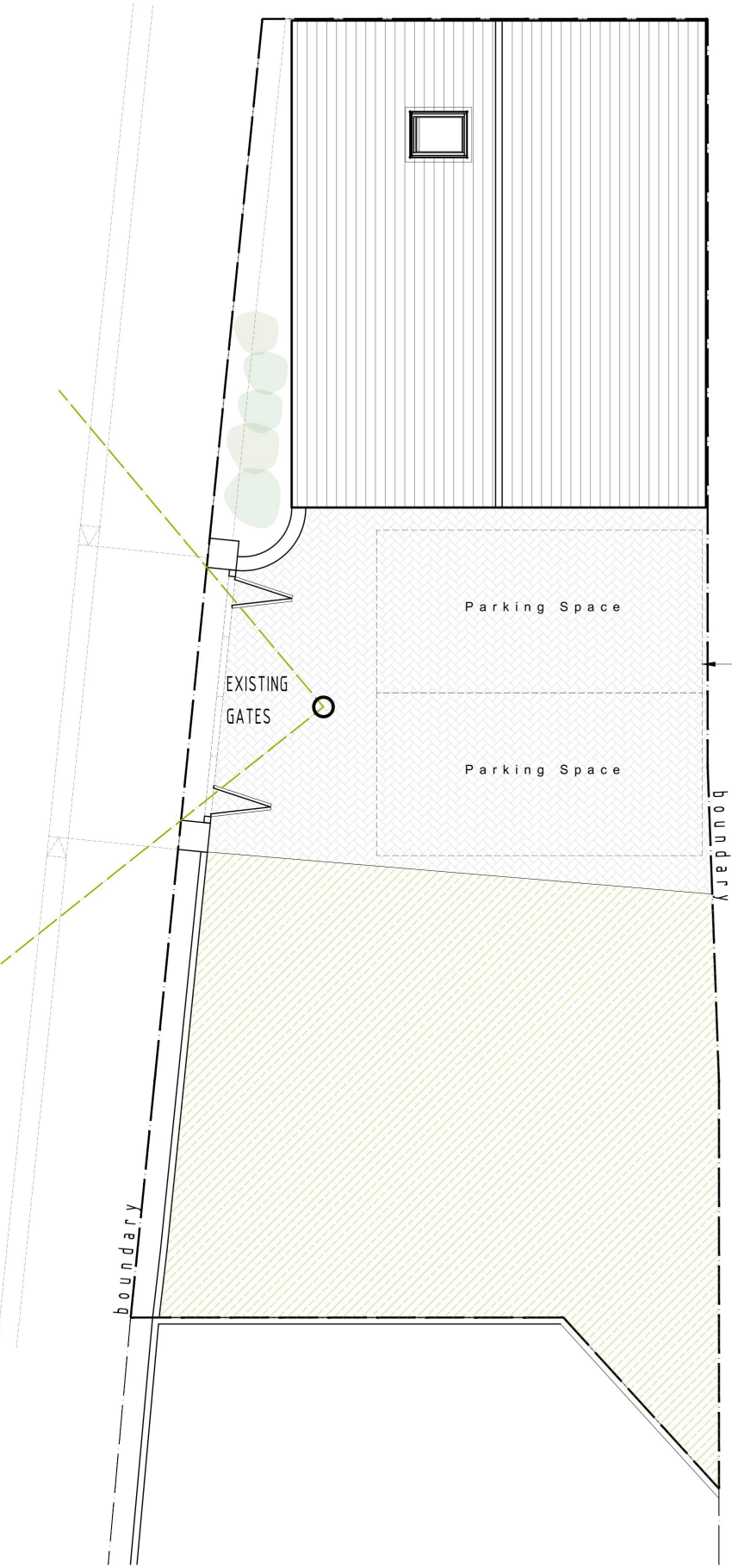


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Client:	
Mr S Sahota	
Location:	
Land Rear of 30 Wykeham Avenue, Hornchurch, RM11 2LA.	
Project:	
Proposed Re-Model of Existing Studio to provide Ancillary Annex.	
(PLANNING DRAWING 02)	
Drawn: CP	Checked: SRF
Scale: 1:100	Date: March 2024
Drawing No: 24.116/02	Rev: C

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PLANNING DRAWING

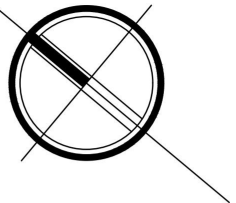
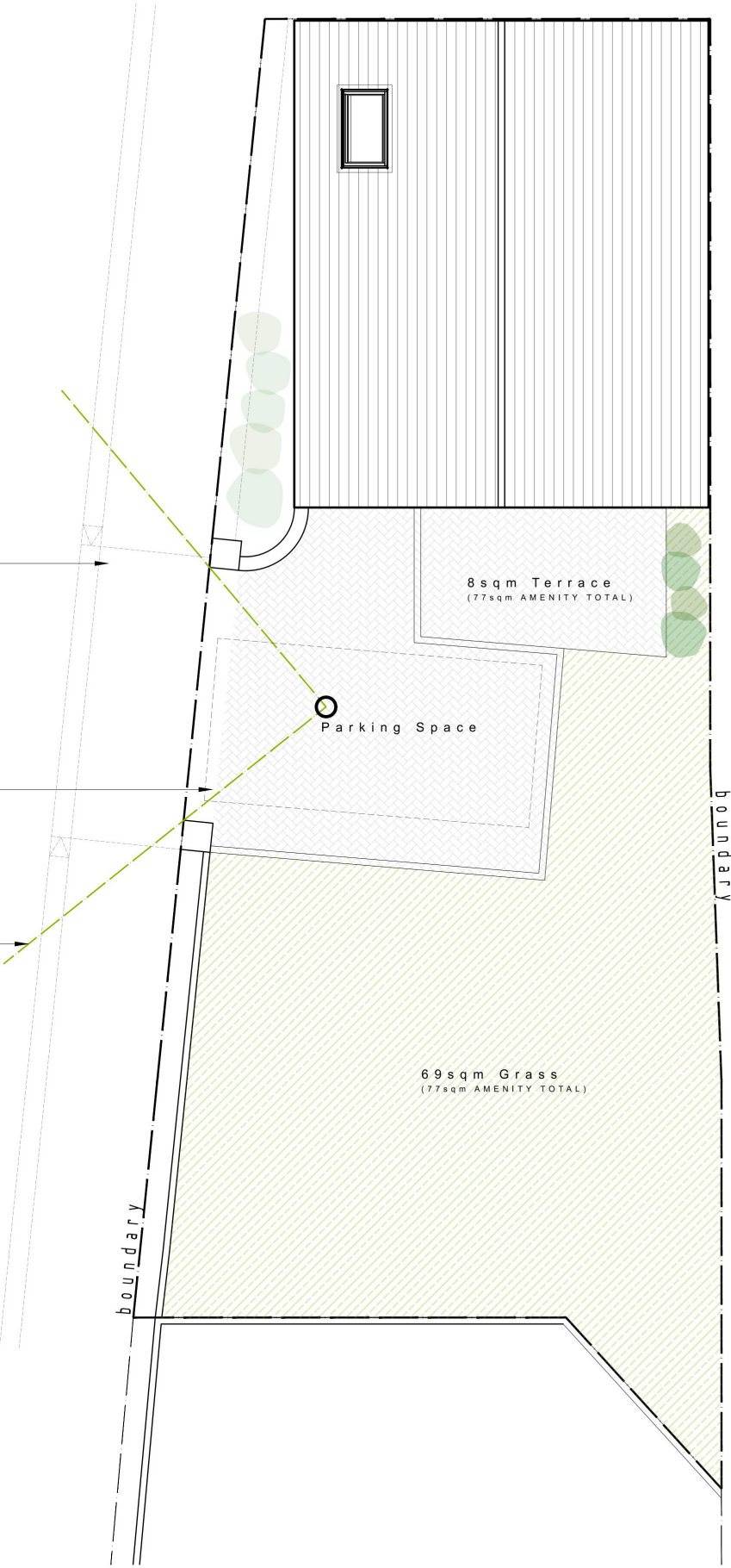


Allow to retain existing dropped kerb and opening as existing (with no changes / alterations).

Existing studio provides paved area for 2 x vehicles as shown. With established gated access.

Retain existing access but reduce parking provision to provide singular parking space with clear opening (no gates to ensure vehicles can enter/exit the site).

Visibility splays shown in green lines as shown. Proposed omits existing gates.



EXISTING ROOF PLAN 1:100



PROPOSED ROOF PLAN 1:100

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Client:		Mr S Sahota	
Location:		Land Rear of 30 Wykeham Avenue, Hornchurch, RM11 2LA.	
Project:		Proposed Re-Model of Existing Studio to provide Ancillary Annex.	
(PLANNING DRAWING 03)			
Drawn:	CP	Checked:	SRF
Scale:	1:100	Date:	March 2024
Drawing No:	24.116/03	Rev:	C



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PLANNING DRAWING

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PROPOSED SITE PLAN 1:500



EXISTING LOCATION PLAN 1:1250

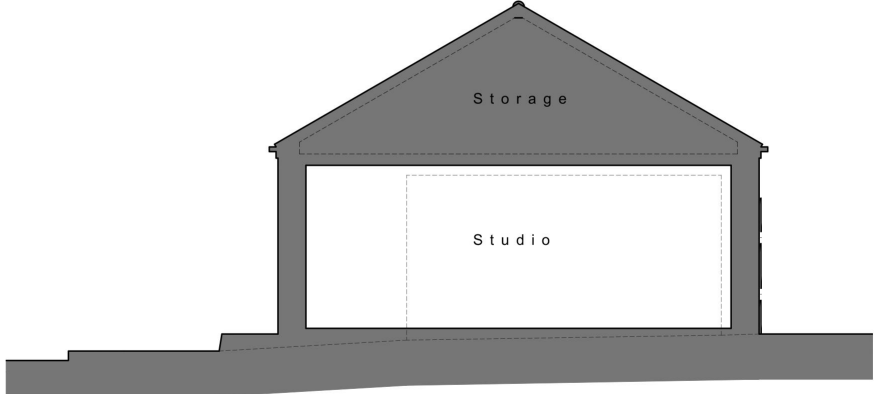


Thick red lines denotes extent of boundary forming this application.

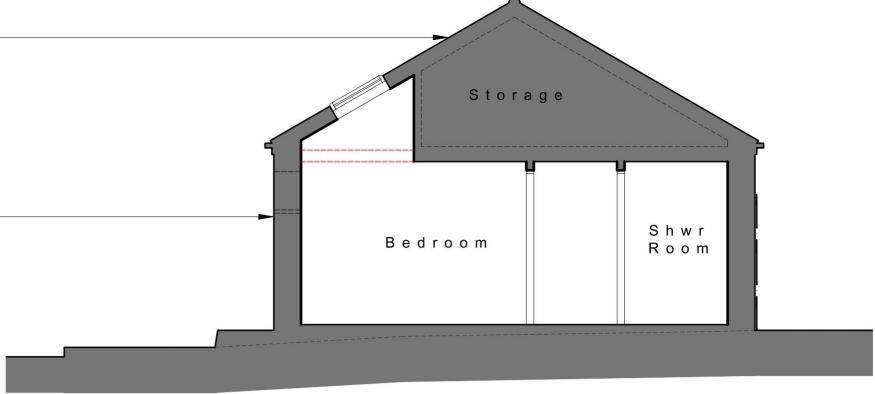
No increase to existing roofline - existing roof finish to remain (with upper floor only for storage - 1.6m internally only).

Proposed conversion of existing studio to incorporate internal thermal upgrades, external render and provision of 1xwindow / altered rooflight.

Thick red lines denotes extent of boundary of site forming this application.



EXISTING SECTION THROUGH 1:100



PROPOSED SECTION THROUGH 1:100



Client:	Mr S Sahota
Location:	Land Rear of 30 Wykeham Avenue, Hornchurch, RM11 2LA.
Project:	Proposed Re-Model of Existing Studio to provide Ancillary Annex.
(PLANNING DRAWING 04)	
Drawn:	CP
Checked:	SRF
Scale:	1:100 1:500 + 1:1250
Date:	March 2024
Drawing No:	24.116/04
Rev:	C

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