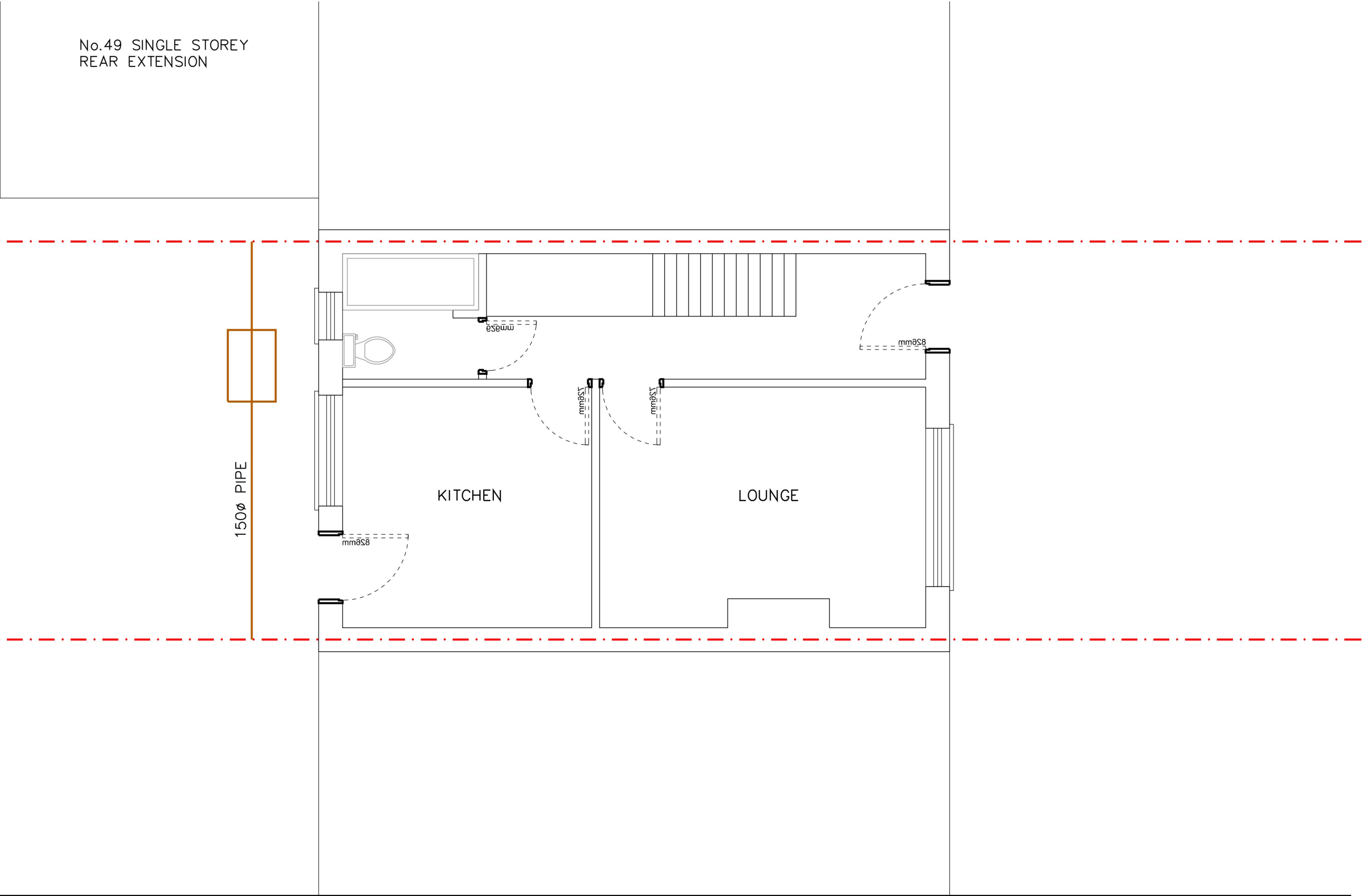
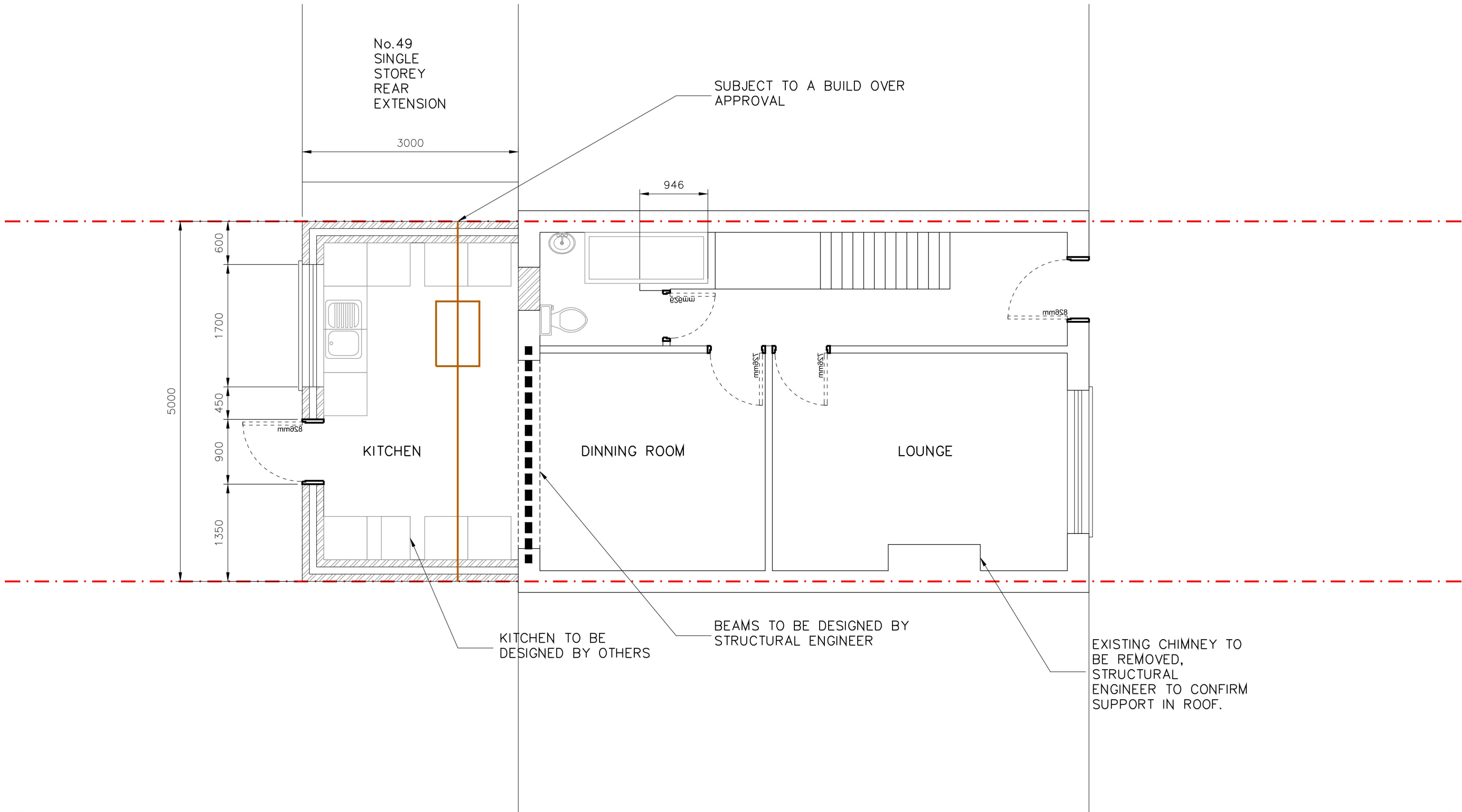




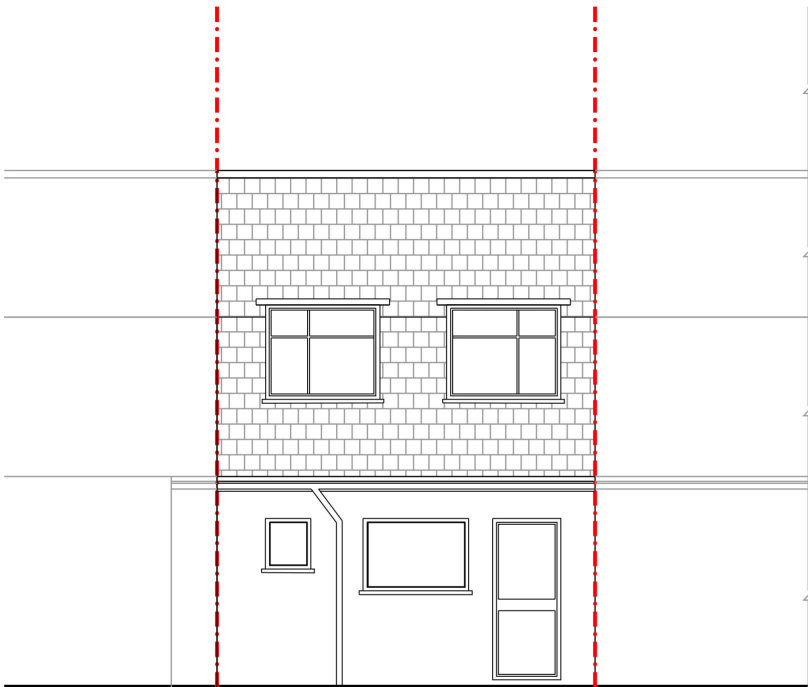
NOTE: THIS DRAWING IS COPYRIGHT AND MUST NOT BE REPRODUCED WHOLLY OR IN PART WITHOUT PRIOR PERMISSION.		REV		AMENDMENTS		DATE		PROJECT: 47 Somerset Gardens, Hornchurch RM11 3QT			TITLE: Existing Ground Floor Plan 1:50							
NOTE: DO NOT SCALE FROM THIS DRAWING								DRAWN: MA			SCALE: 1:50		DATE: OCT 2024				JOB No. 9001	
Scale Bar 0 1 2 3 4 5m																		

Scale Bar

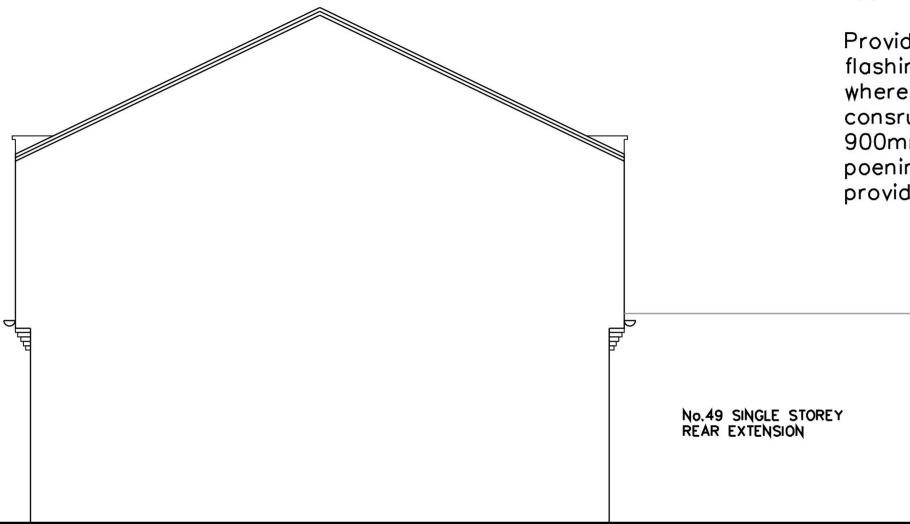




NOTE: THIS DRAWING IS COPYRIGHT AND MUST NOT BE REPRODUCED WHOLLY OR IN PART WITHOUT PRIOR PERMISSION.		REV	AMENDMENTS	DATE	PROJECT: 47 Somerset Gardens, Hornchurch RM11 3QT	TITLE: Proposed Ground Floor Plan 1:50				
NOTE: DO NOT SCALE FROM THIS DRAWING			A	changed to 3m						18.12.2024
Scale Bar						DRAWN: MA	SCALE: 1:50	DATE: OCT 2024		JOB No. 9001



Existing Rear Elevation



Existing Side Elevation

Note– all lintels to windows and doors openings to be I.G. steel type or similar approved.

Provide lead (code 4) soaker and flashing to S.V.P. and chimney stack where they pass through new roof construction. S.V.P. to terminate 900mm minimum above the nearest poening light. Open top of S.V.P. provided with a wire mesh cover.

DRAINAGE NOTES

All sanitary pipework to comply with BS 5572 On 100mm dia. stack, WC connection to be min. 200mm above any waste connection. Drains to be 100mm dia. Hepsleive or similar approved, given 150mm granular bed and surround and laid to min. 1:40 fall. Drains passing under building to be given 150mm concrete bed and surround (1:2:4), with flexible joints constructed at maximum 4500mm spacing. Concrete lintels to be built into walls over drains passing through and flexible surround given to pipes built into walls.

FOUL WATER DRAINAGE:

Above ground:
New WCs, wash basins, bath and shower to connect to 100mm soil & waste pipes as indicated on Drawing and connecting to existing external SVP. Wash basins to be fitted with a trap minimum 32mm diameter with 50mm branch pipe laid at minimum 18mm per 1m fall. WC pans to have minimum 75mm trap connected with 100mm branch pipe at minimum 9mm per 1m fall. Bath and shower to be fitted with a trap minimum 40mm diameter with 75mm branch pipe laid at minimum 18mm per 1m fall. Provide rodding access to base of all soil pipes and stubstacks. All pipework to be in accordance with BS5254 and/or BS4514.

SURFACE WATER DRAINAGE

Above ground:
The building is to be fitted with 100mm half round PVC gutters with 68mm diameter downpipes in positions noted on Drawing.

STEEL BEAMS

Steel beams and column to be encased in 2 no. layers of 12.5mm plasterboards to achieve a half hour period of fire resistance.

FIRE

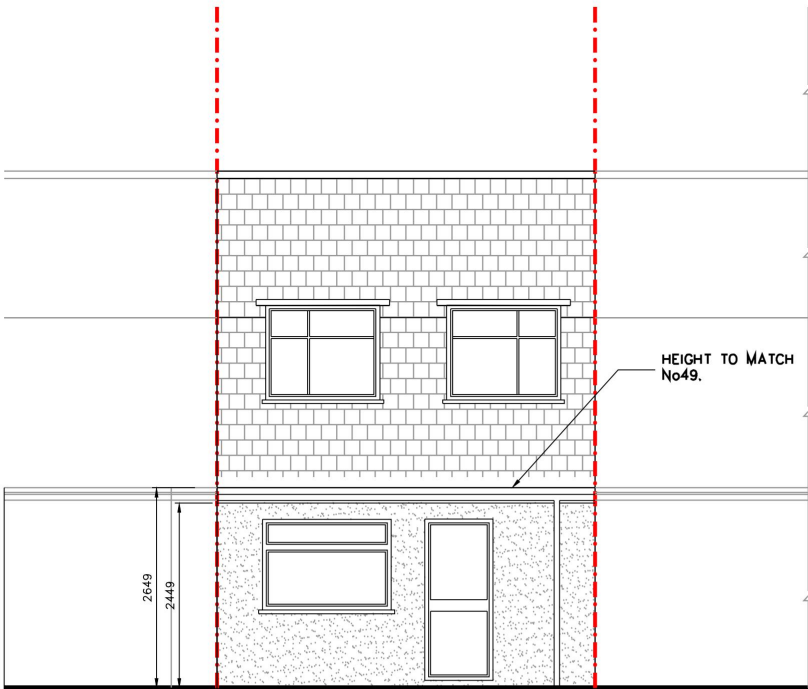
New heat and smoke detectors to be battery operated.

LIGHTING

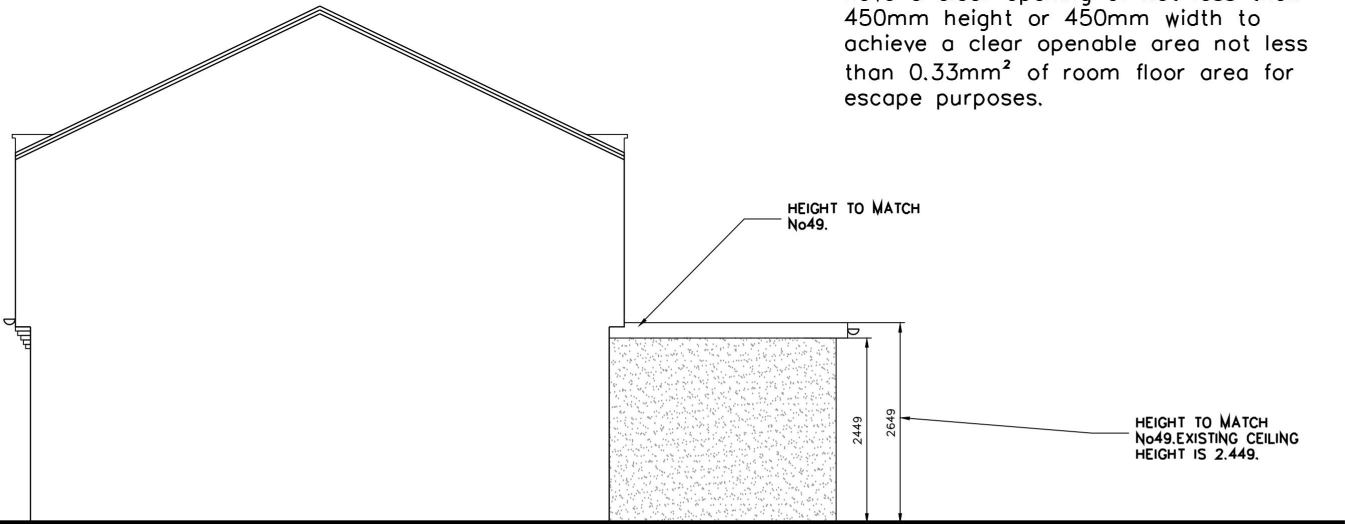
bedrooms to be installed with light fittings that will only take lamps with a luminous efficiency greater than 40 lumens per circuit.

GLAZING

New doors and casement windows to be installed with double glazed low-E glass with 16mm air gap. New glazed units all to achieve maximum U-value of 2.0 W/m²K. Approved safety glass to be used in critical locations in accordance with Building Regulations N1. All new windows to be provided with trickle ventilation. Windows to bedrooms to have a clear opening of not less than 450mm height or 450mm width to achieve a clear openable area not less than 0.33m² of room floor area for escape purposes.



Proposed Rear Elevation



Proposed Side Elevation

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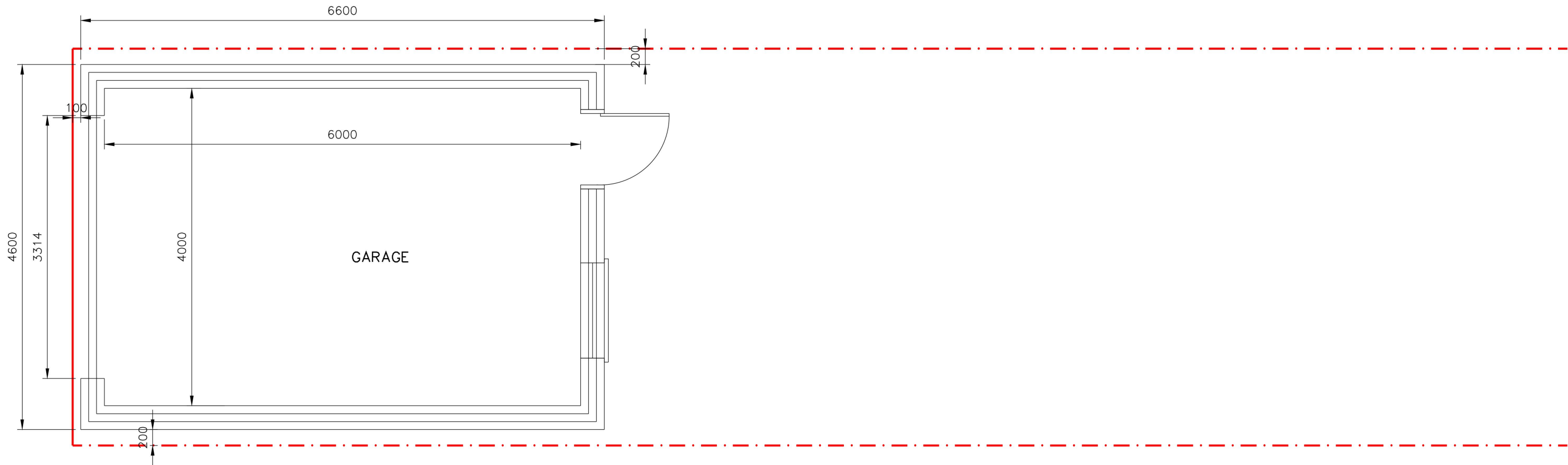
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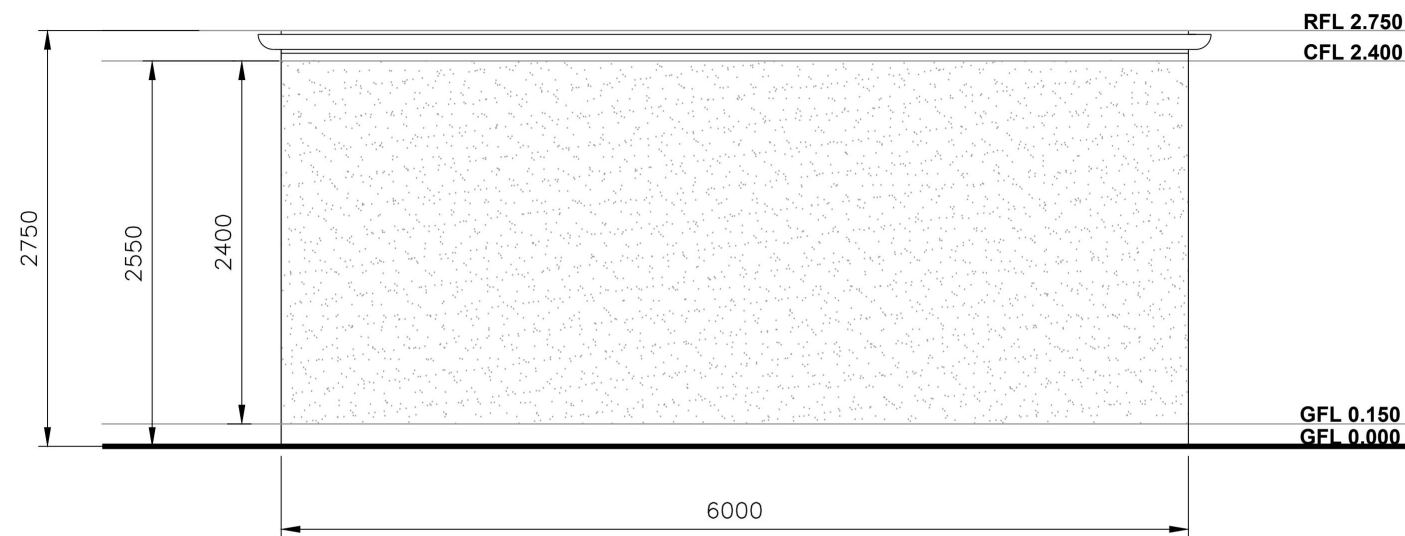
REV	AMENDMENTS	DATE
A	changed to 3m	18.12.2024

PROJECT: 47 Somerset Gardens, Hornchurch RM11 3QT		
DRAWN: MA	SCALE: 1:100	DATE: JULY 2024

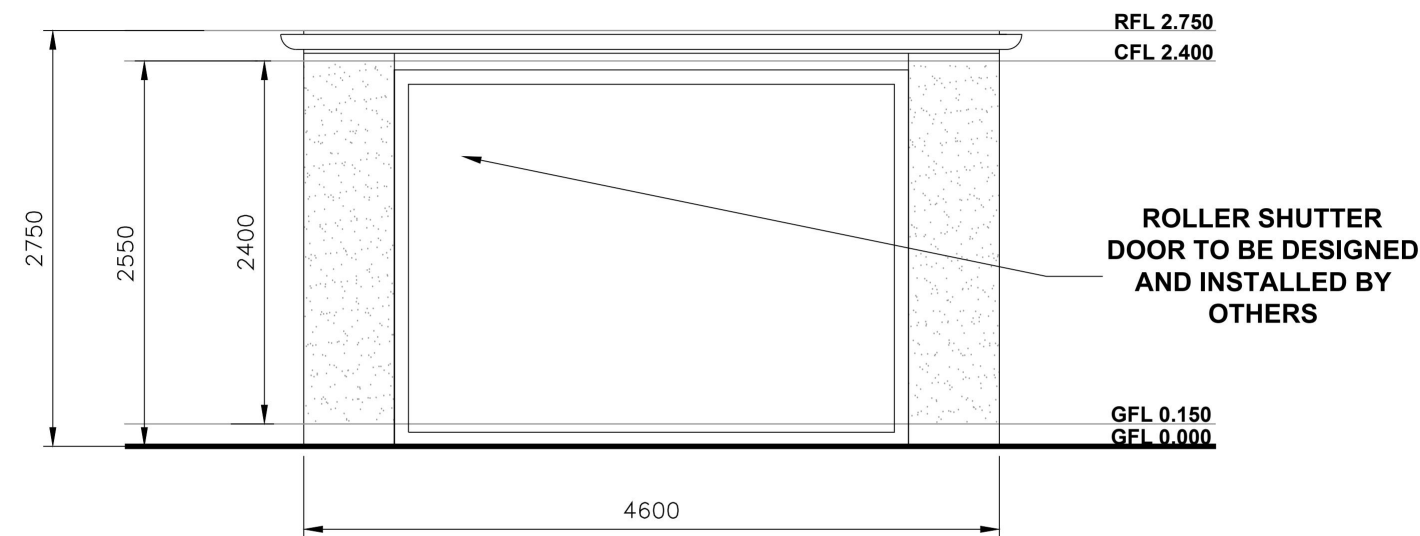
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JOB No. 7001	DRAWING No. 03	REV: A



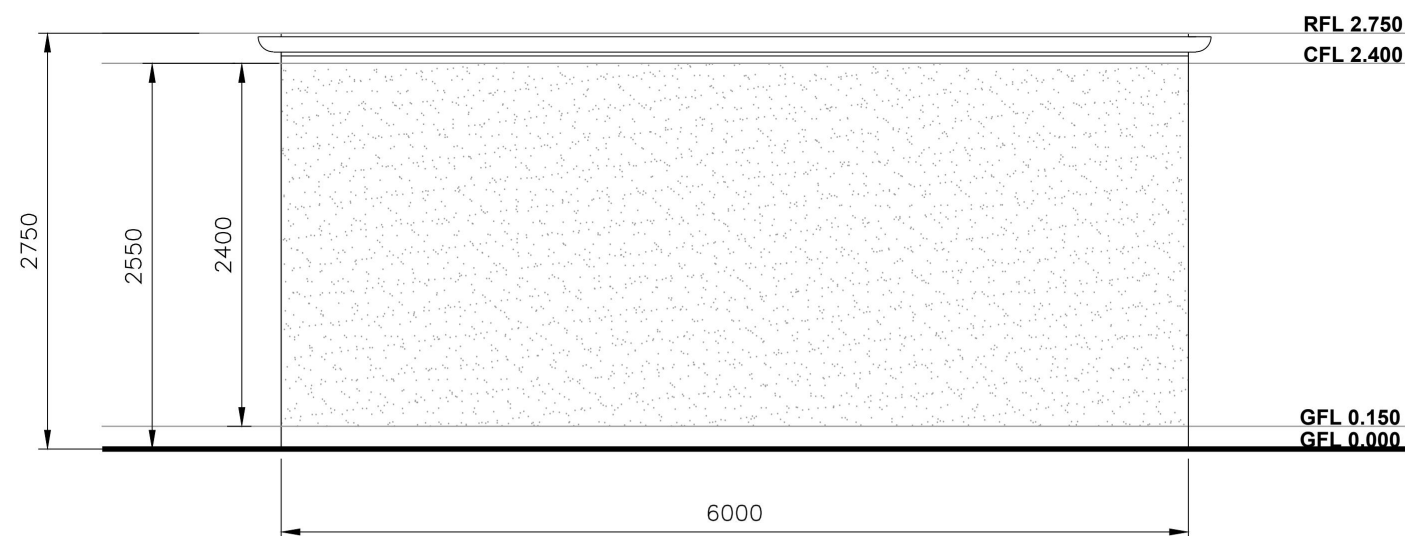
NOTE: THIS DRAWING IS COPYRIGHT AND MUST NOT BE REPRODUCED WHOLLY OR IN PART WITHOUT PRIOR PERMISSION.				REV	AMENDMENTS	DATE	PROJECT: 47 Somerset Gardens, Hornchurch RM11 3QT			TITLE: Proposed Garage Floor Plan 1:50										
NOTE: DO NOT SCALE FROM THIS DRAWING																				
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012345m																				



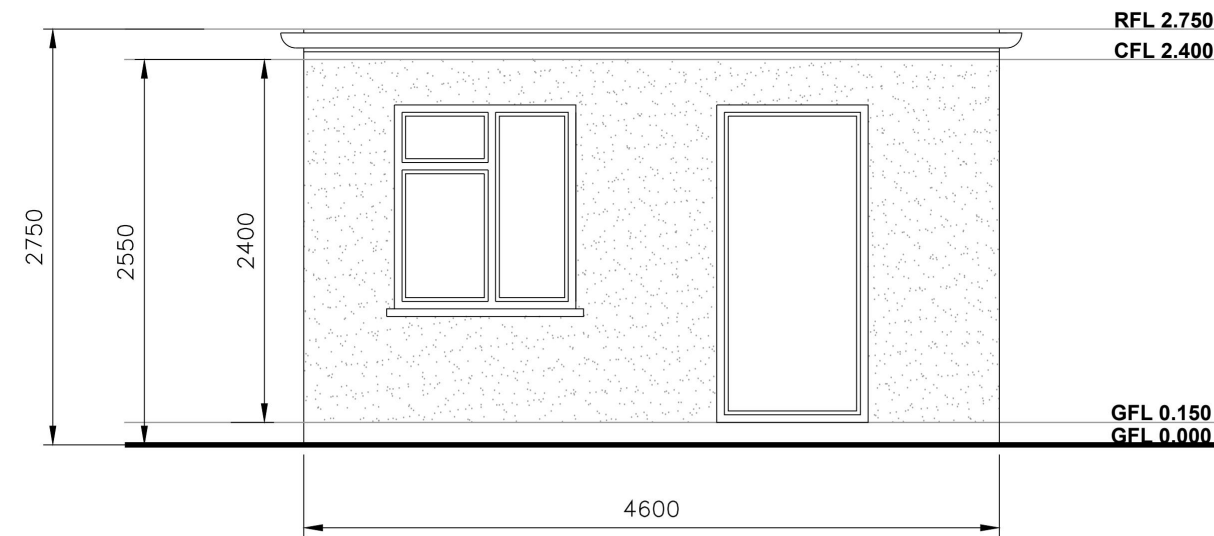
Proposed Side Elevation



Proposed Rear Elevation

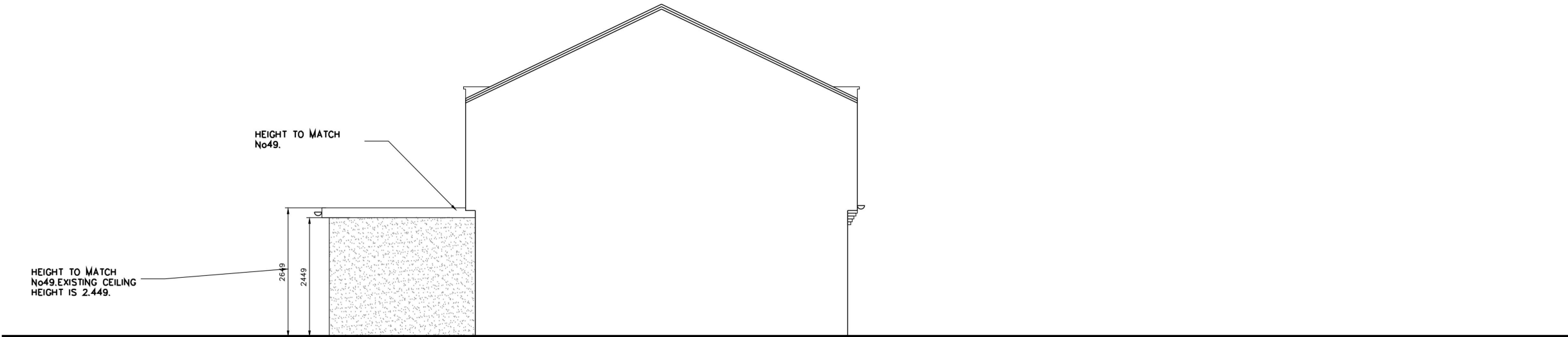


Proposed Side Elevation

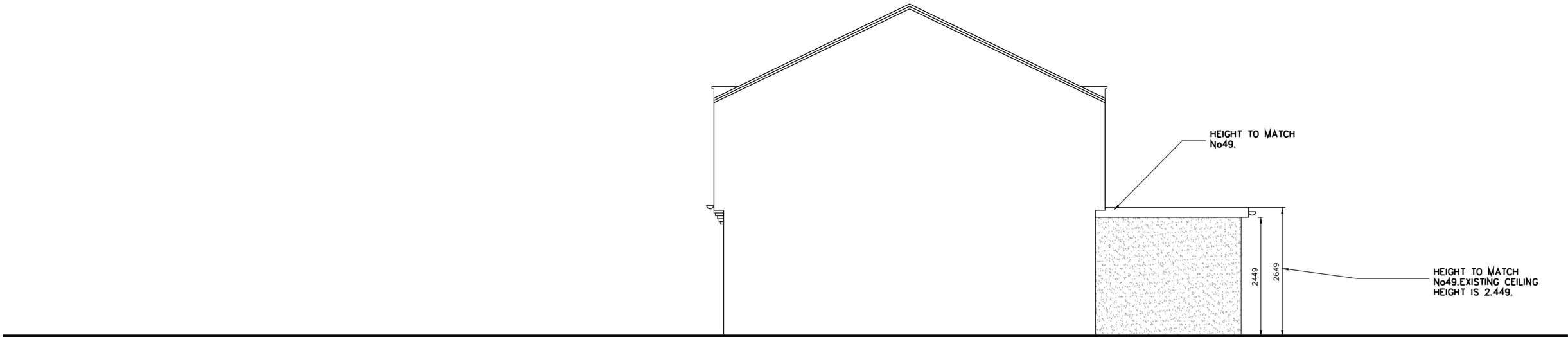


Proposed Front Elevation

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					DRAWN: MA	SCALE: 1:50	DATE: OCT 2024	JOB No. 9001	DRAWING No. 05		REV: /
Scale Bar 0 1 2 3 4 5m											



Proposed Side Elevation



Proposed Side Elevation

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		A	changed to 3m	18.12.2024	47 Somerset Gardens, Hornchurch RM11 3QT			Proposed Side Elevations 1:100							
NOTE: DO NOT SCALE FROM THIS DRAWING					DRAWN: MA			SCALE: 1:100		DATE: JULY 2024		JOB No. 7001	DRAWING No. 06	REV: A	
Scale Bar															
0 2 4 6 8 10m															



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Scale Bar

0

2

4

6

8

10m

REV	AMENDMENTS	DATE
A	Scale bar updated	09.12.2024
B	Site plan updated	18.12.2024

PROJECT:

47 Somerset Gardens,
Hornchurch RM11 3QT

DRAWN:

MA

SCALE:

1:200

DATE:

JULY 2024

TITLE:

Existing Block Plan
1:200

JOB No.

7001

DRAWING No.

07

REV:

B



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Scale Bar

0

2

4

6

8

10m

REV	AMENDMENTS	DATE
A	Scale bar updated	09.12.2024
B	Site plan updated	18.12.2024

PROJECT:

47 Somerset Gardens,
Hornchurch RM11 3QT

DRAWN:

MA

SCALE:

1:200

DATE:

JULY 2024

TITLE:

Proposed Block Plan
1:200

JOB No.

7001

DRAWING No.

08

REV:

B