

PLANNING ISSUE

Revision	Drawn By	Checked By	NOTE
-	-	MM	1. ALL DIMENSIONS SHOWN ON OUR DRAWINGS ARE APPROXIMATE AND ARE SUBJECT TO SITE TOLERANCES.
			2. ALL DIMENSIONS TO BE CROSS CHECKED ON SITE PRIOR TO WORKS.
			3. DIMENSIONS ON OUR DRAWINGS ARE NOT TO BE USED FOR THE FABRICATION OF STRUCTURAL STEELWORK.
Scale Bar	1:100		

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Project -	44 Parkland Avenue, Upminster, RM14 2EU
Drawing Title -	Existing Elevations, Block Plan, Site Location Plan & Aerial views
Scale -	1:100 & 1:1250 @ A1
Status-	For Information ☒ Planning Issue ☐ Revision ☐
Date Issued	March 2025
Drawing No	417.02-01

PLEASE NOTE:

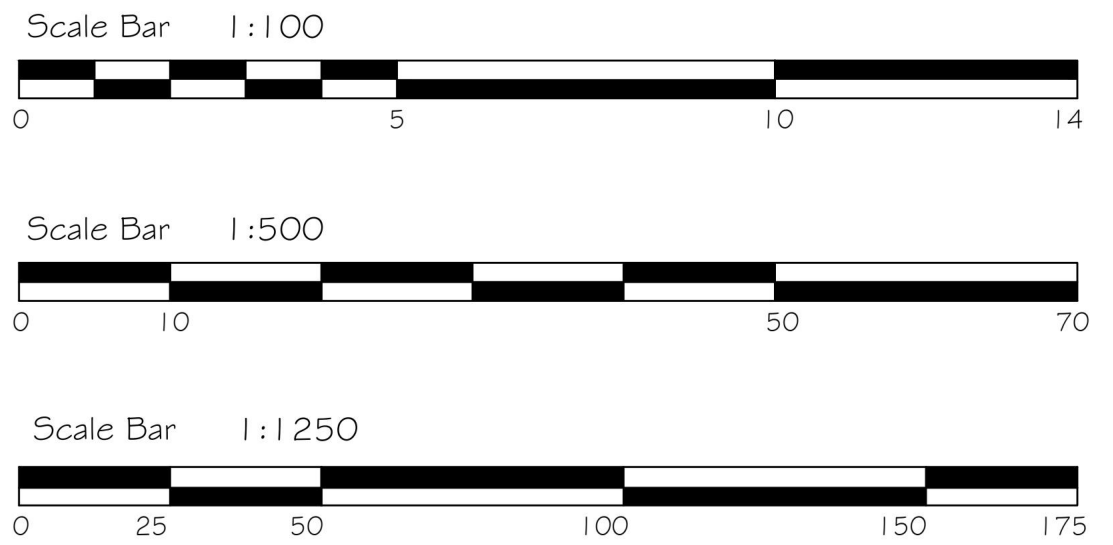
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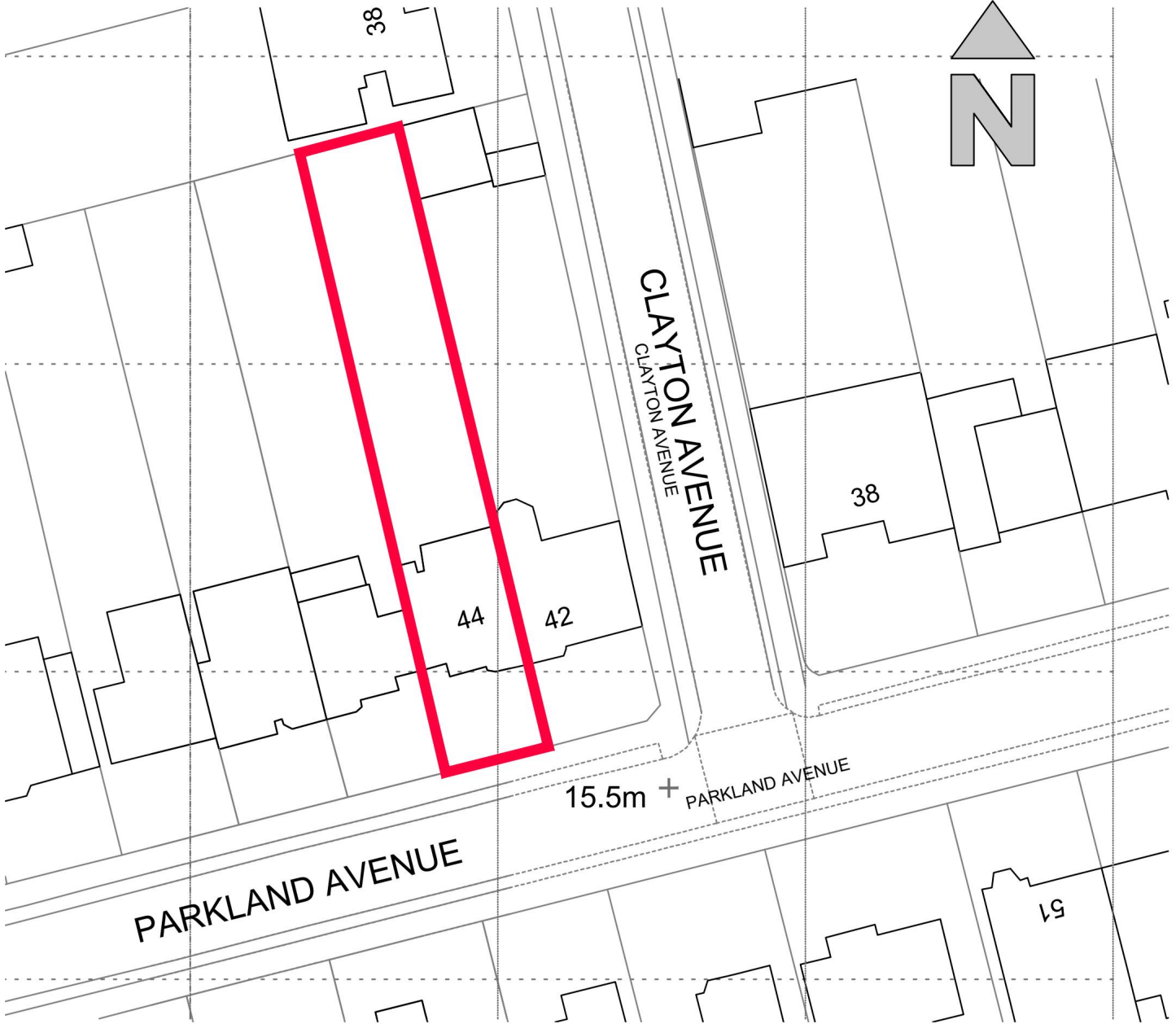
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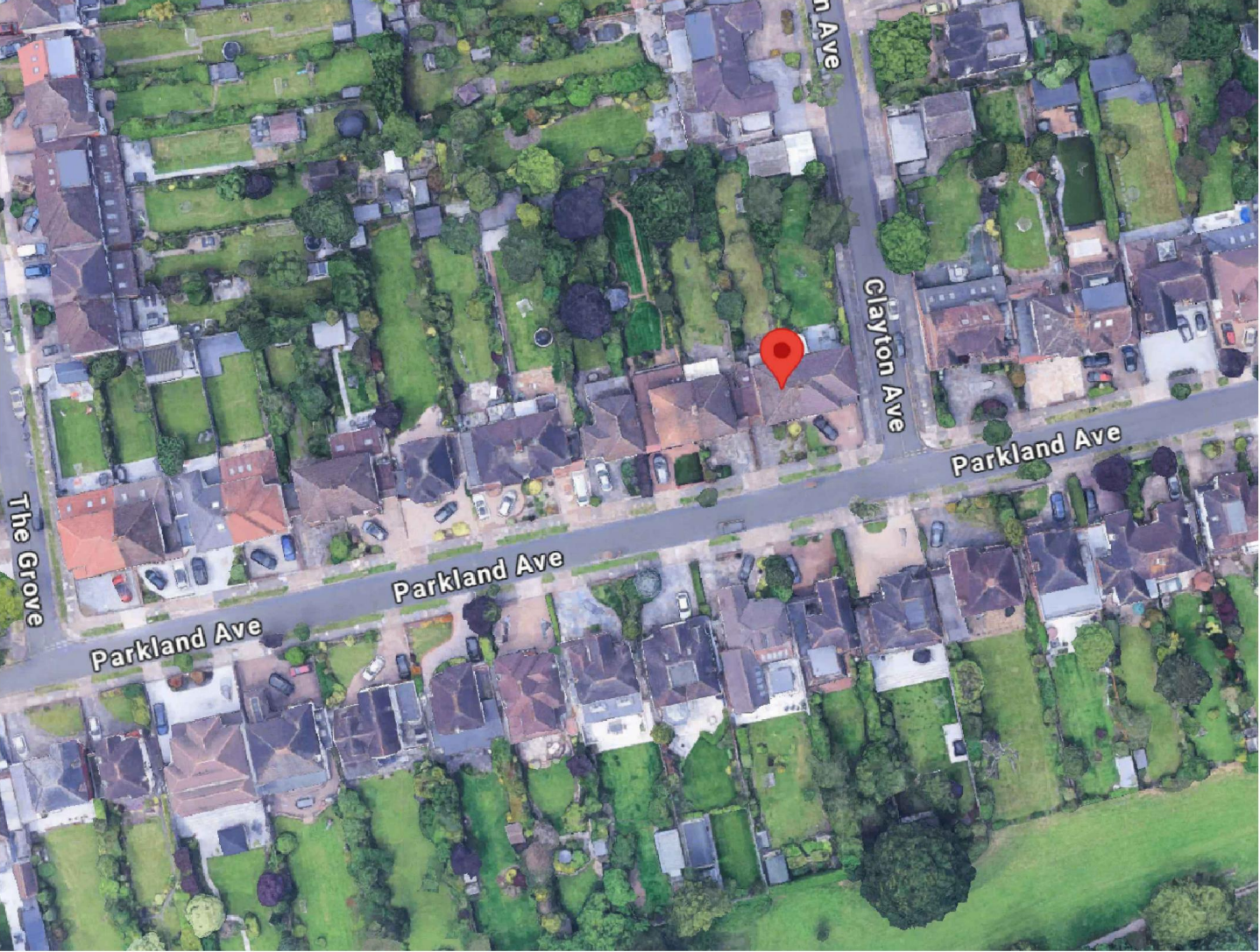
01 SITE LOCATION PLAN
1:1250@ A1



02 BLOCK PLAN
1:500@ A1



03 EXISTING BLOCK PLAN
1:200@ A1



04 AERIAL PHOTOGRAPH
N.T.S.



05 FRONT PHOTOGRAPH
N.T.S.



06 AERIAL PHOTOGRAPH
N.T.S.



07 REAR PHOTOGRAPH
N.T.S.

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Project - 44 Parkland Avenue, Upminster, RM14 2EU
Drawing Title - Existing Floor Plans and Existing Elevations

Scale - 1:100 & 1: 50 @ A1

Status- For Information ☒ Planning Issue ☐ Revision ☐

Date Issued

March 2025

Drawing No

417.02-02

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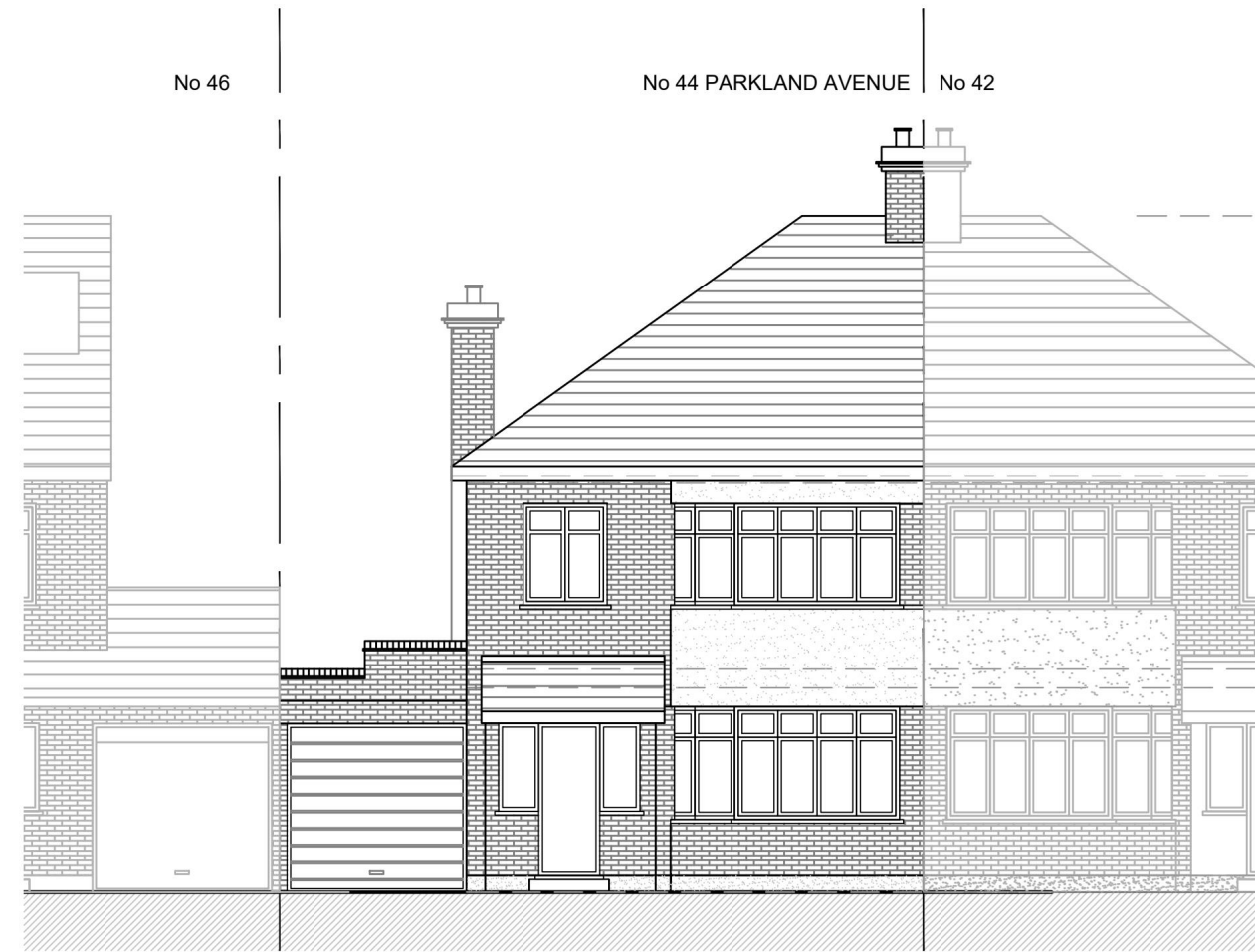
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Scale Bar 1:50



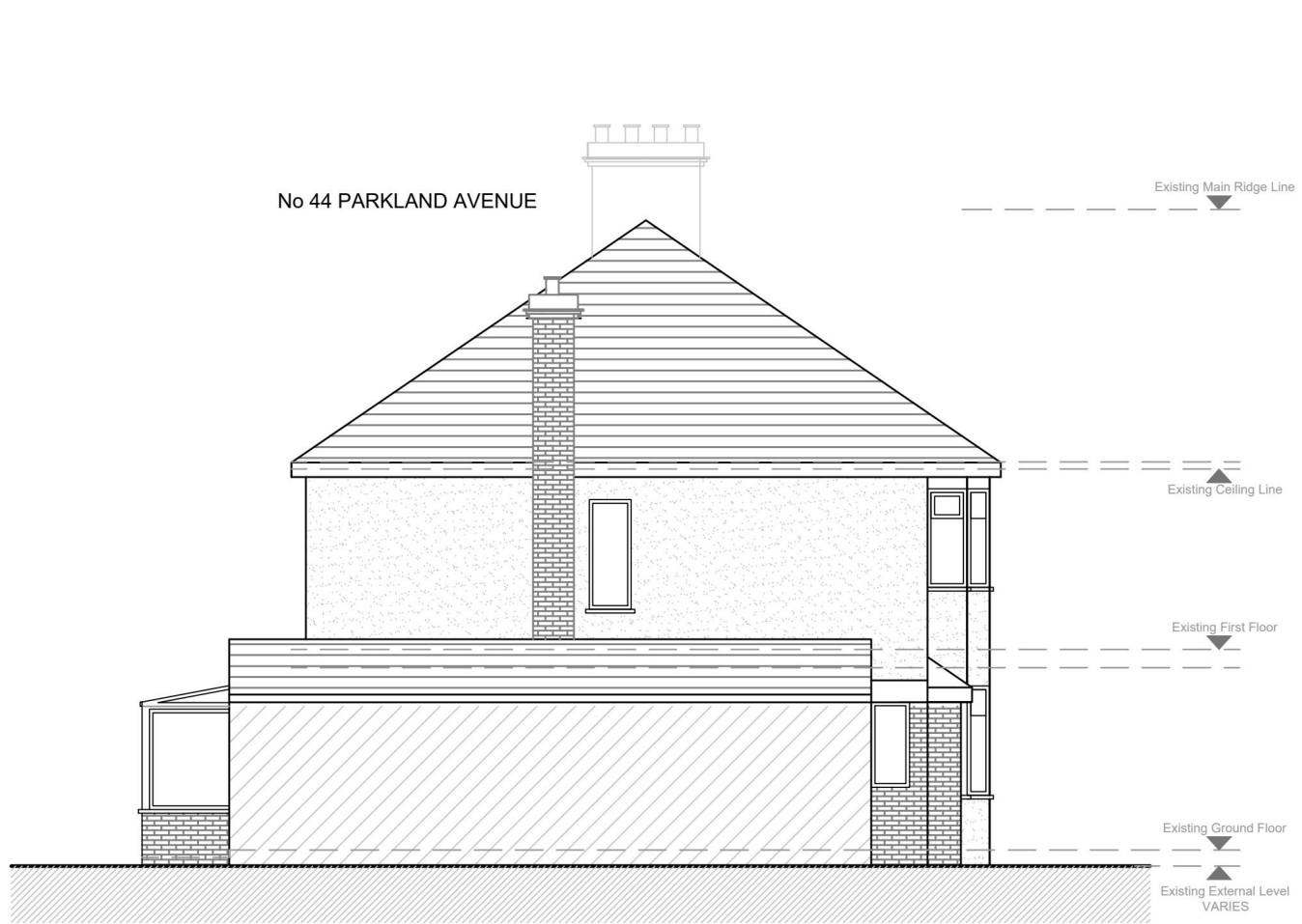
Scale Bar 1:100



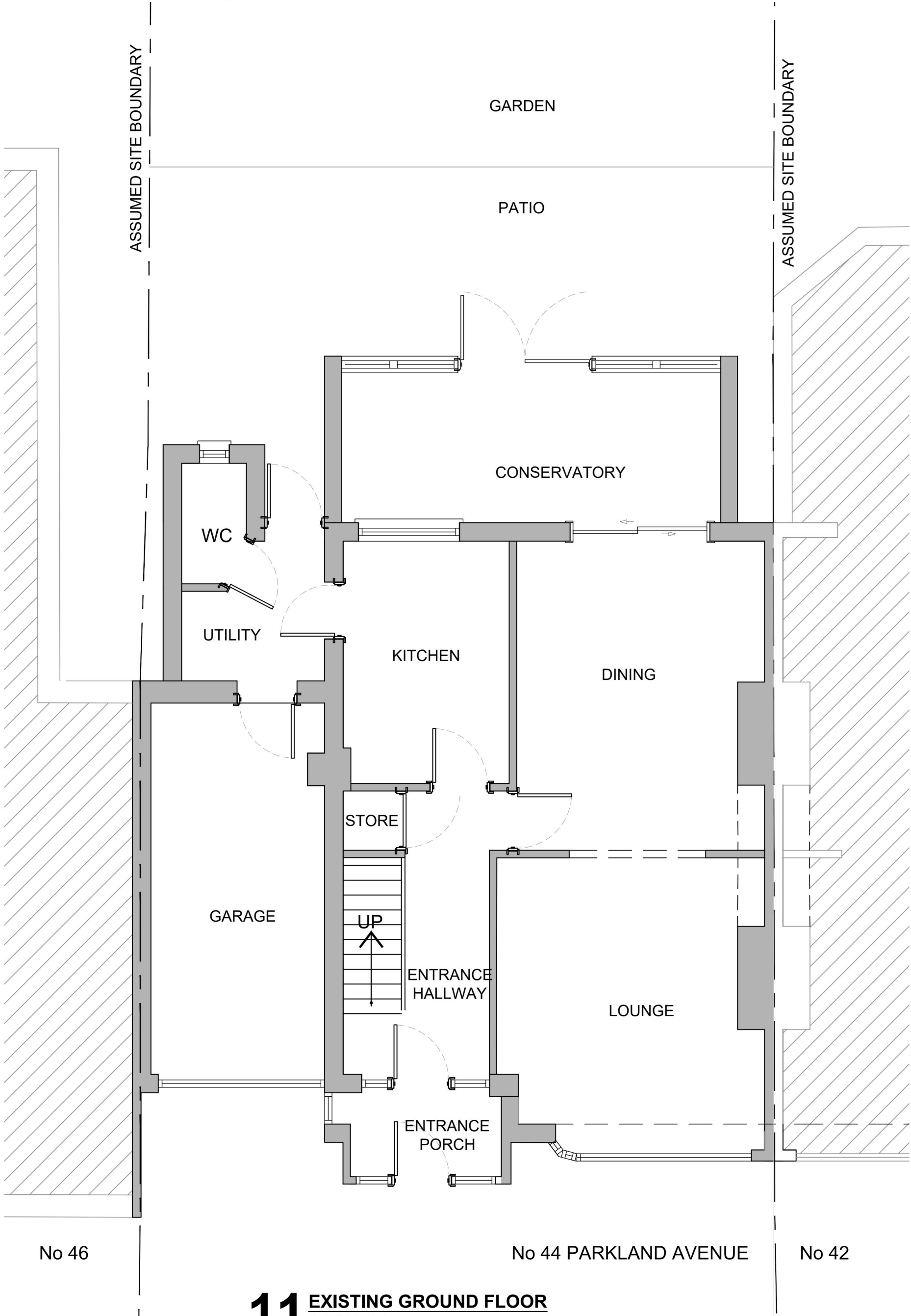
08 EXISTING FRONT ELEVATION
1:100@ A1



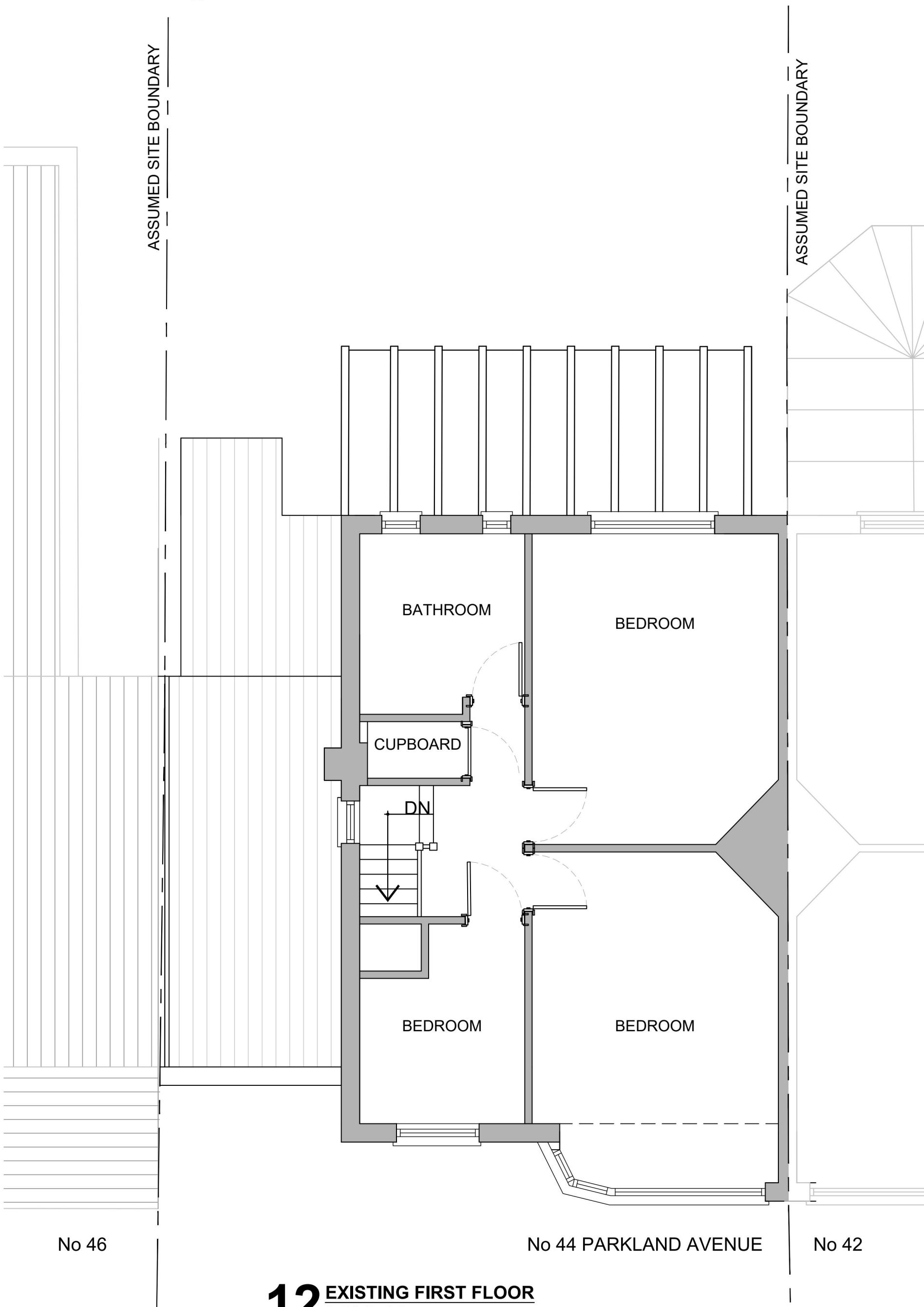
09 EXISTING REAR ELEVATION
1:100@ A1



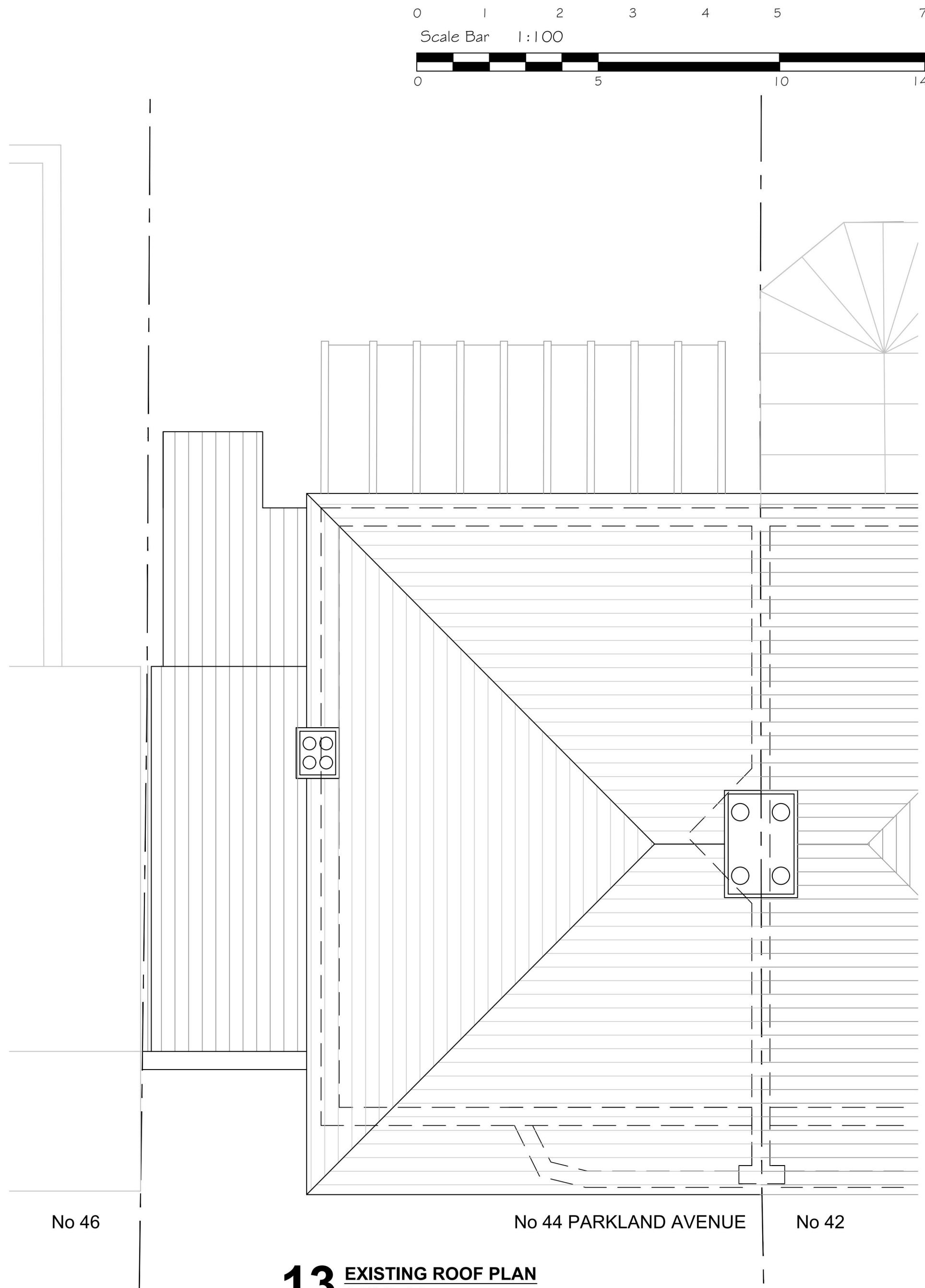
10 EXISTING SIDE ELEVATION
1:100@ A1



11 EXISTING GROUND FLOOR
1:50@ A1



12 EXISTING FIRST FLOOR
1:50@ A1



13 EXISTING ROOF PLAN
1:50@ A1

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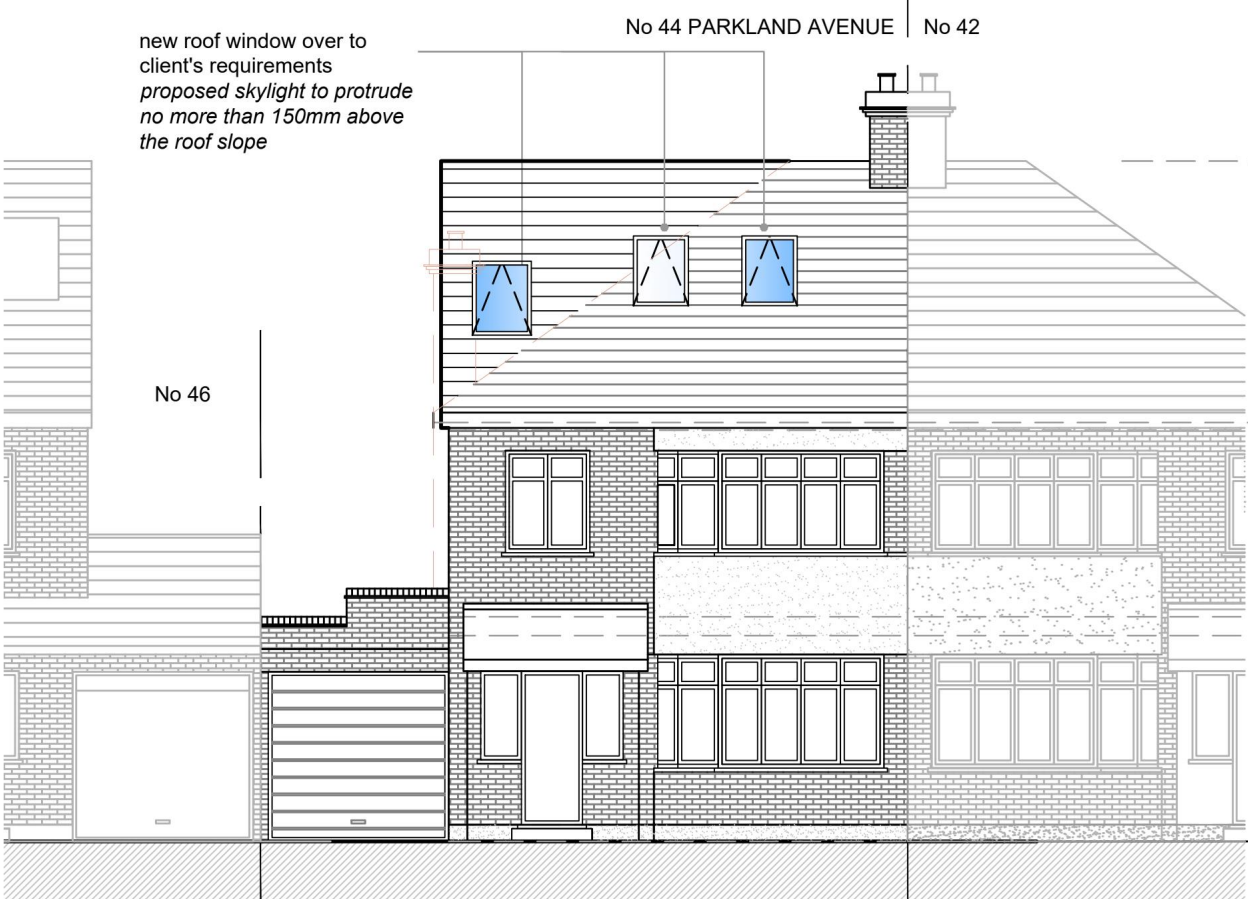
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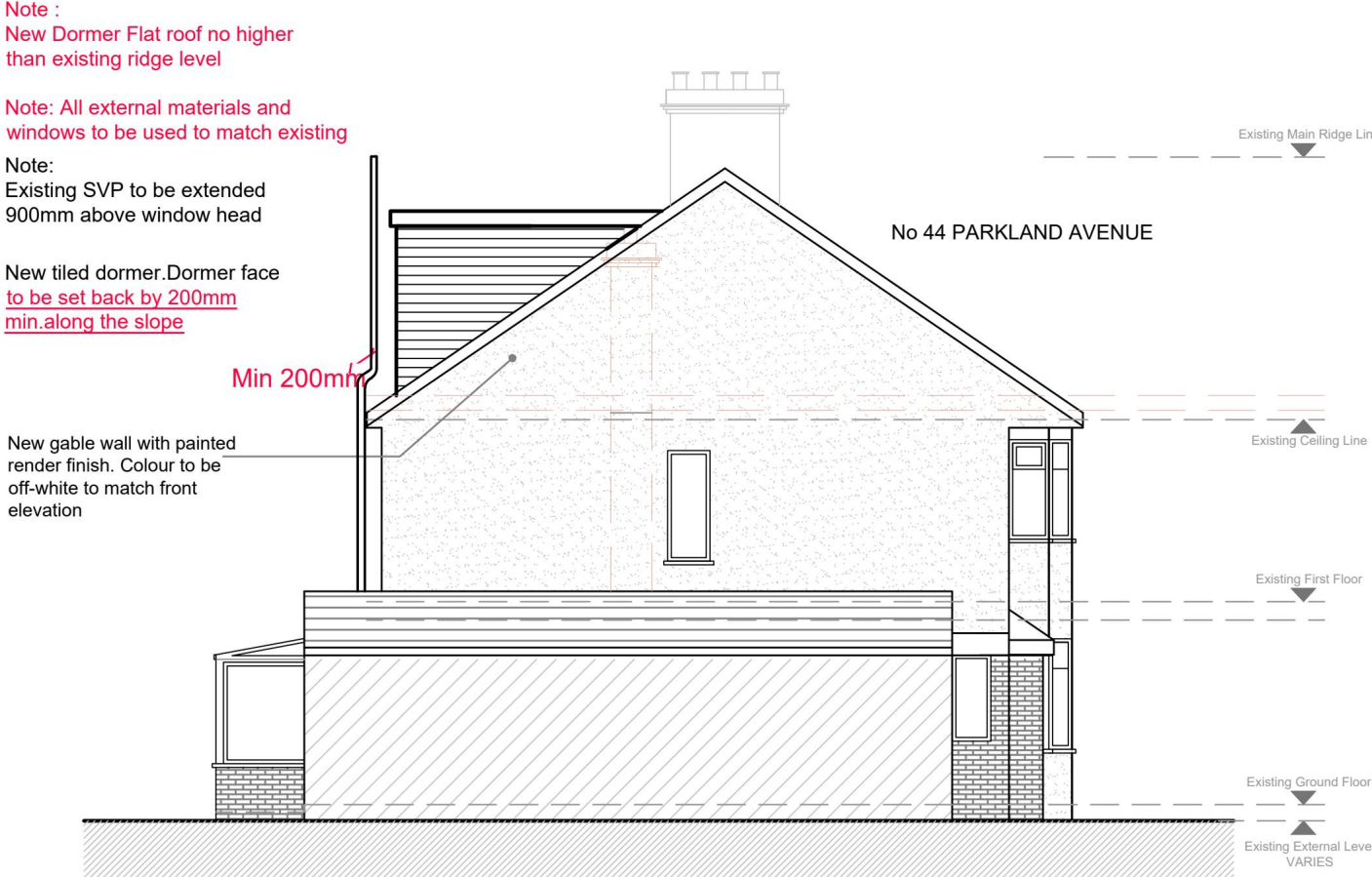
Project - 44 Parkland Avenue, Upminster, RM14 2EU
Drawing Title - Proposed Floor Plans and Proposed Elevations - SHEET 01
Scale - 1:50 & 1:100 @ A1
Status- For Information ☒ Planning Issue ☐ Revision ☐
Date Issued March 2025
Drawing No 417.02-03



14 PROPOSED FRONT ELEVATION
1:100@ A1



15 PROPOSED REAR ELEVATION
1:100@ A1



16 PROPOSED SIDE ELEVATION
1:100@ A1

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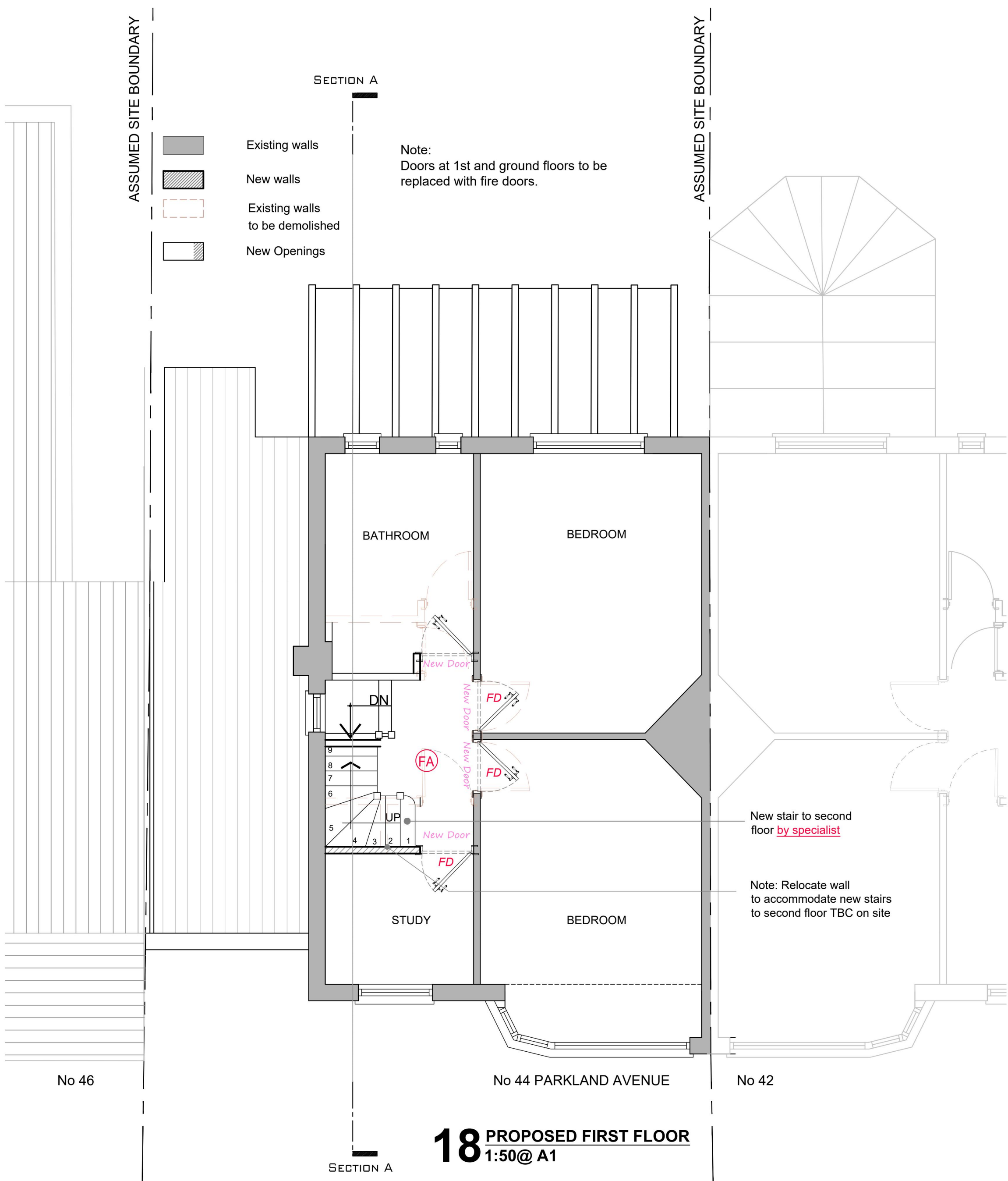
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- NOTES:
- VOLUME OF ENLARGEMENT (INCLUDING ANY PREVIOUS ENLARGEMENT) MUST NOT EXCEED THE ORIGINAL ROOF SPACE BY MORE THAN:
40 CUBIC METRES FOR TERRACED HOUSES; OR
50 CUBIC METRES OTHERWISE
 - MUST NOT EXCEED THE HEIGHT OF THE EXISTING ROOF.
 - SIDE-FACING WINDOWS MUST BE OBSCURE-GLAZED; AND, IF OPENING, TO BE 1.7 METRES ABOVE THE FLOOR OF THE ROOM IN WHICH THEY ARE INSTALLED.
 - NEW DORMER FLAT ROOF NO HIGHER THAN EXISTING RIDGE LEVEL
 - NEW DORMER WALL TO BE SET BACK BY AT LEAST 200MM (min) ALONG THE PLANE OF THE SLOPE
 - PROPOSED SKYLIGHT TO PROTRUDE NO MORE THAN 150MM BEYOND THE ROOF SLOPE
 - NEW TILED DORMER, CHEEKS OF PROPOSED REAR DORMER CLAD IN HUNG TILES TO MATCH EXISTING ROOF
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17 PROPOSED GROUND FLOOR
1:50@ A1



18 PROPOSED FIRST FLOOR
1:50@ A1



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-
Checked By
MM

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Project - 44 Parkland Avenue, Upminster, RM14 2EU
Drawing Title - Proposed Floor Plans - SHEET 02

Scale - 1:50 & 1:100 @ A1

Status- For Information ☒ Planning Issue ☐ Revision ☐

Date Issued

March 2025

Drawing No

417.02-04

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Scale Bar 1:50



Pitched roof — one end hip

	Height (metres)	0	Total Volume: 74.70
	Width (metres)	9.36	
	Length (metres)	6.17	
	D (metres)	3.45	
	P (metres)	1.95	
	H (metres)	4.60	
	Calculate Volume		
	Reset		

Pitched roof — two end gables

	Width (metres)	9.36	Total Volume: 99.82
	Length (metres)	6.17	
	Height (metres)	9	
	D (metres)	3.45	
	Calculate Volume		
	Reset		

Note on taking measurements

All dimensions must be based on external measurements of the building or structure involved and not internal measurements.

Disclaimer:

- These calculations are based on standard building shapes.
- They should be used with care if the building you are measuring involves a combination of these forms or differs in a significant way from those in the calculator.
- It is advised to seek advice from a qualified person or your Local Planning Authority.

Dormer window — flat roof

	Height (metres)	2.6	Total Volume: 22.74
	Depth (metres)	3.3	
	Length (metres)	5.3	
	Calculate Volume		
Reset			

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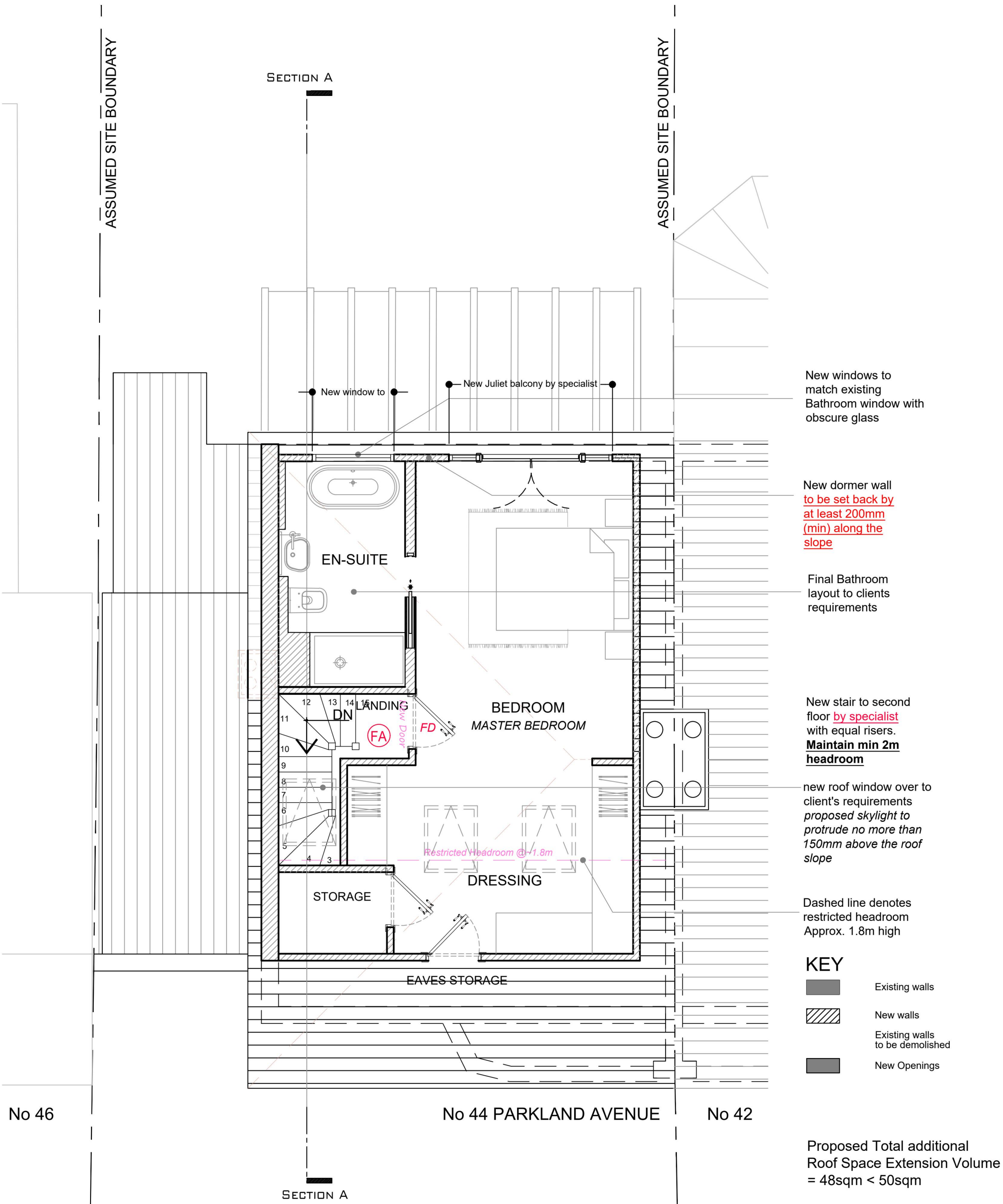
VOLUME CALS - METHOD 1

HIP TO GABLE = 24.92m³ ~ 25m³

DORMER = 22.74m³ ~ 23m³

ADDITIONAL TOTAL ROOF SPACE
EXTENSION VOLUME

= 25 + 23
= 48.0 < 50SQM OK



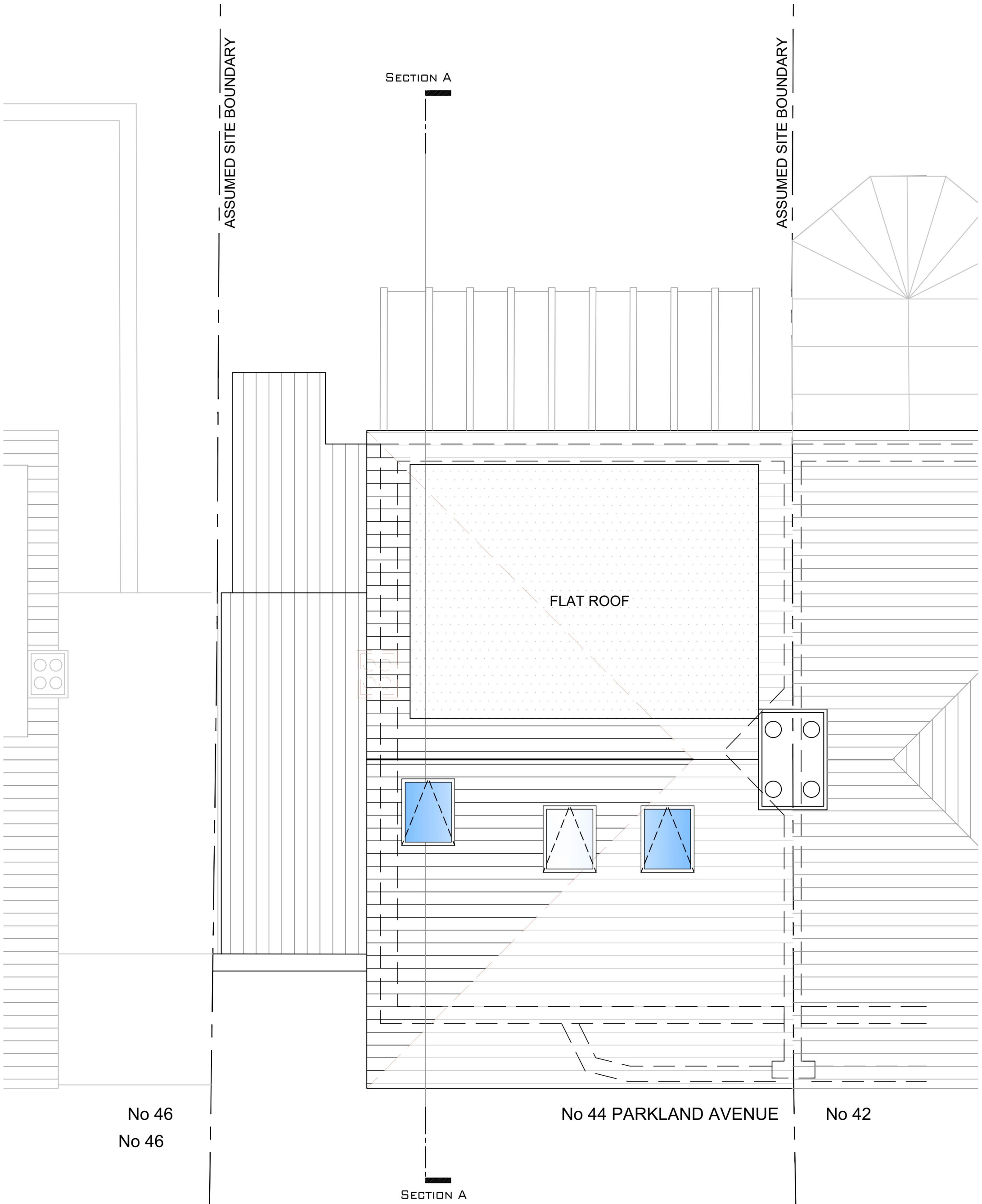
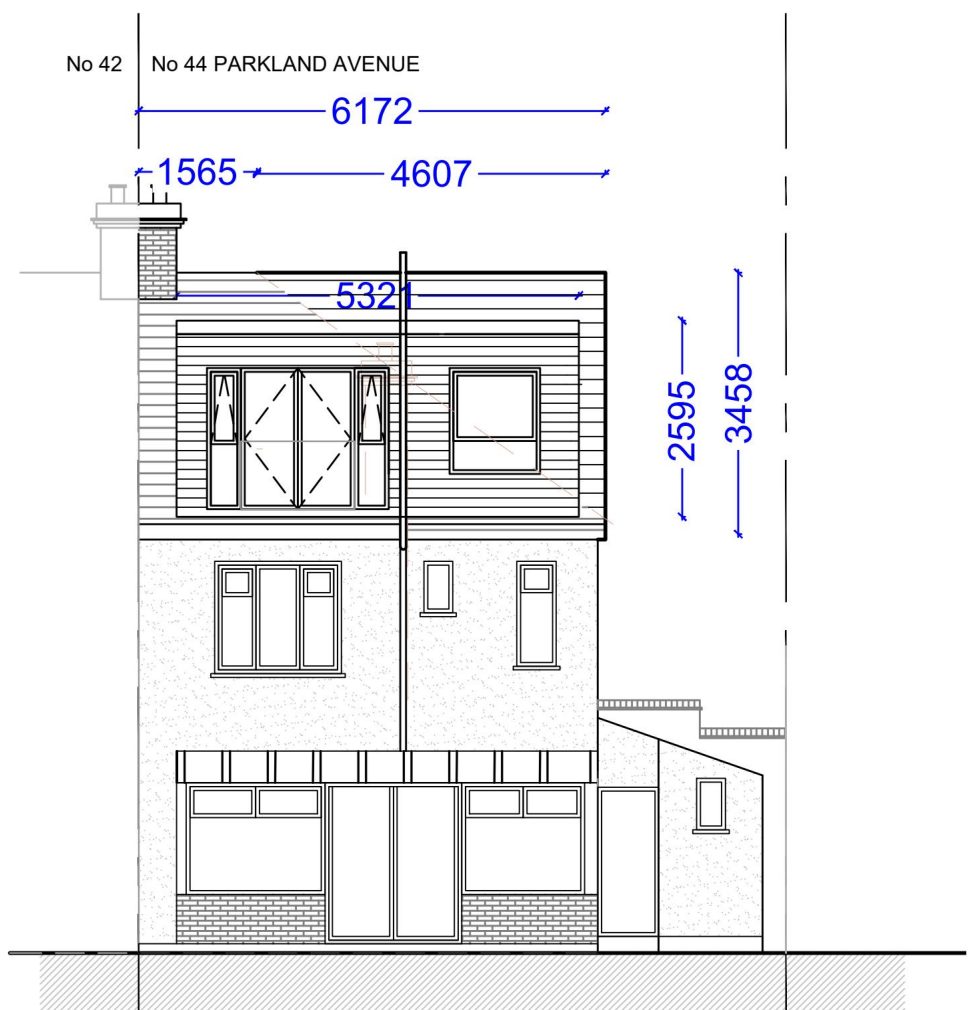
19 PROPOSED SECOND FLOOR PLAN
1:50@A1

VOLUME CALS - METHOD 2

Rear Dormer - 5.32m (w) x 2.59m (h) x 3.3(d) /2
= 22.7m³ ~ 23m³

Hip to Gable - 4.60m (w) x 3.45m (h) x 9.36m (d)
/6
= 24.75m³ ~ 25m³

TOTAL ADDITIONAL VOLUME 48.0 < 50SQM OK



20 PROPOSED ROOF PLAN
1:50@A1

