

Design Spec

Fixed Fee Architecture

PROJECT

88 Eastern Road, Romford RM1 3QA

CLIENT

N/A

DATE

January 2025

SCALE

As indicated

DRAWN BY

KG

PROJECT No.

3584/01/46

Rev

1

UHF F2 Landpad, Airport Business Park, Cheery Orchard Way, Romford, Essex S54 1YH

Design Spec Ltd

01702 561 855

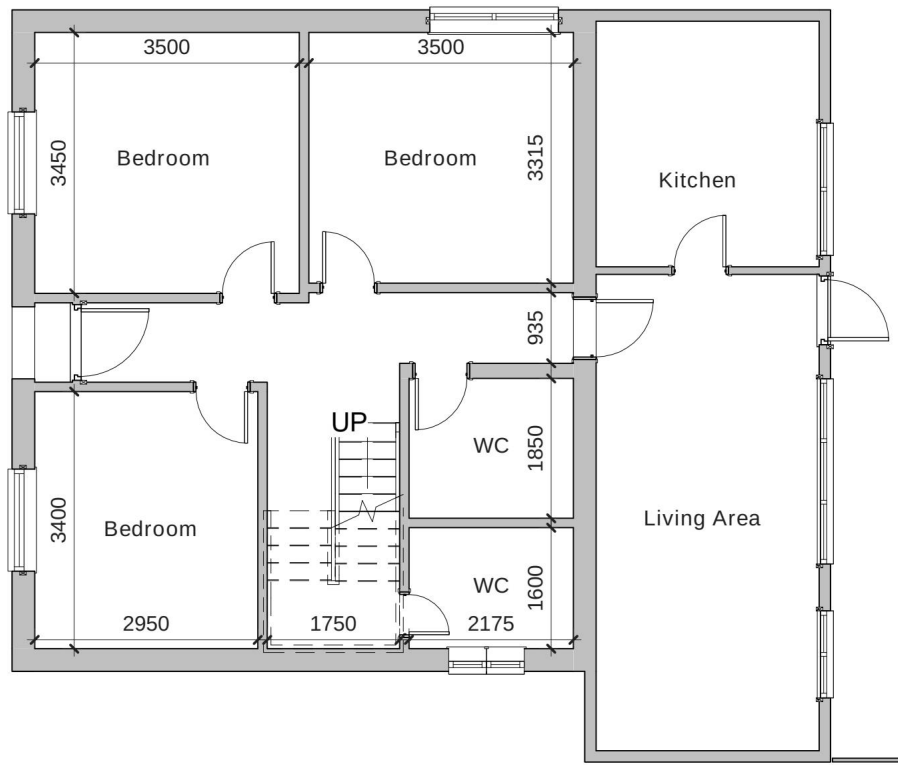
Company Number: 08108854

VAT Number: 273 454 94

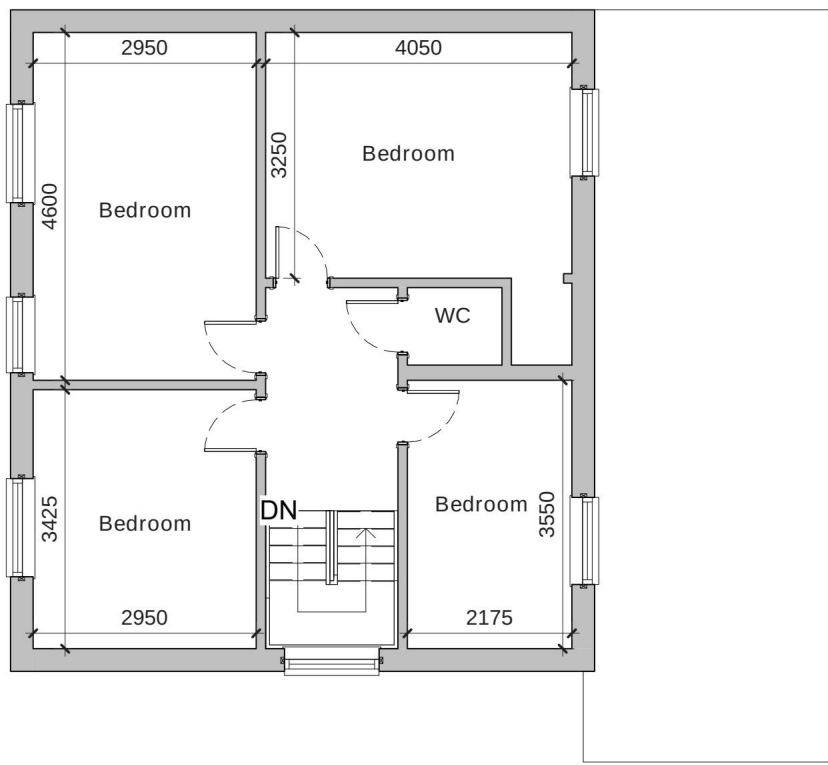
Fixed Fee Architecture

info@designspec.co.uk

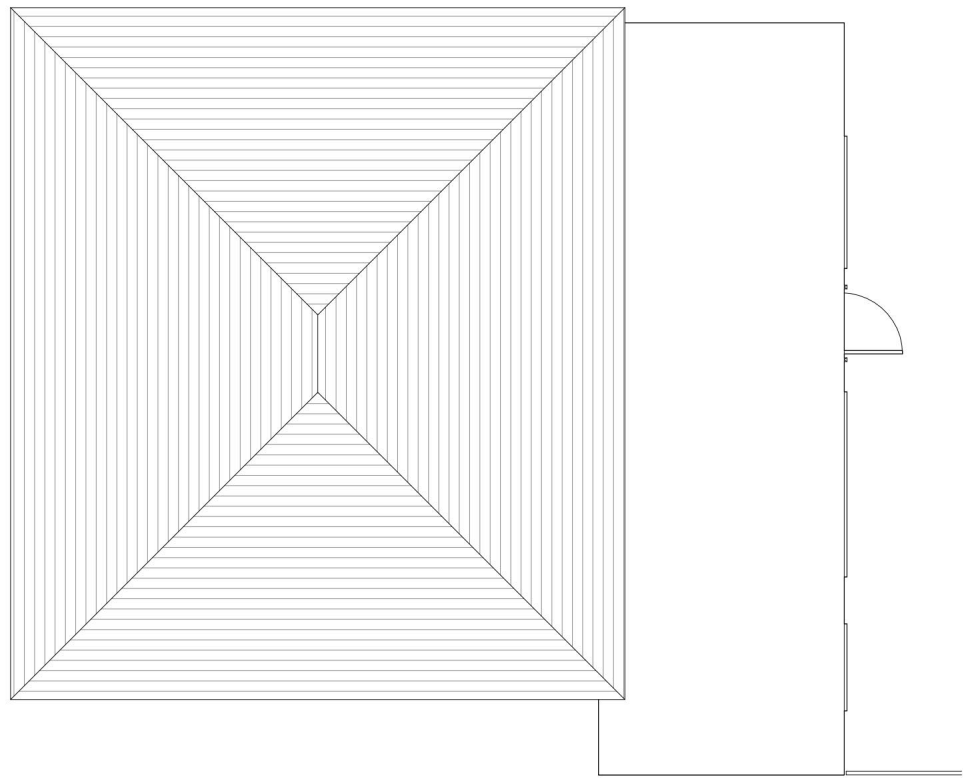
All dimensions and or load bearing walls to be checked & agreed on site by contractor prior to commencement of works & ordering of materials. Any discrepancies to be reported to Design Spec Ltd. prior to commencement of works. Design Spec Ltd. will accept no responsibility for works commenced on site prior to building control



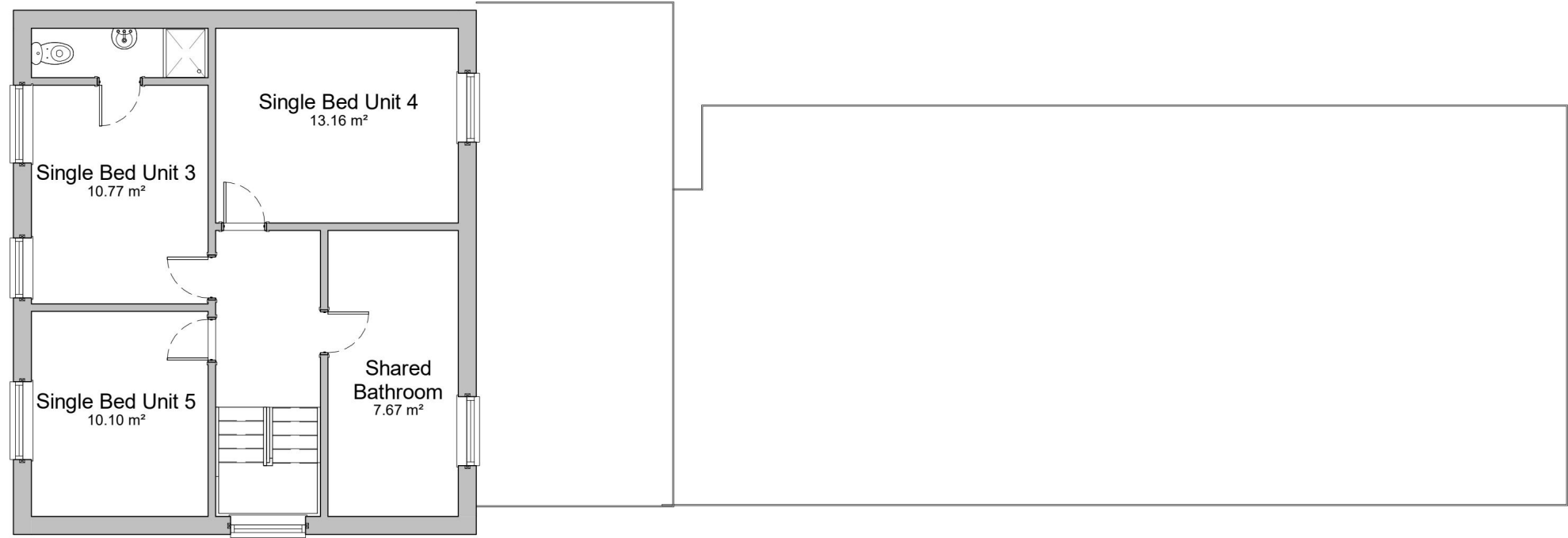
Existing Ground Floor
1 : 100



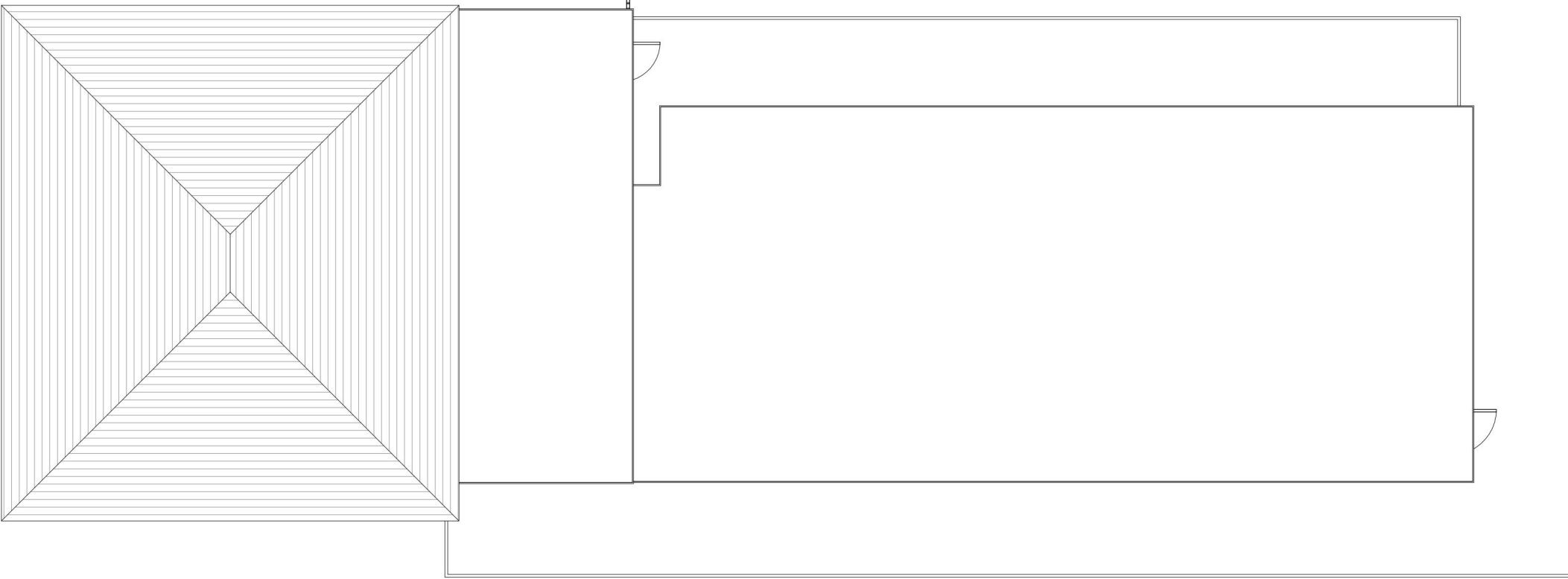
Existing First Floor
1 : 100



Existing Roof Plan
1 : 100



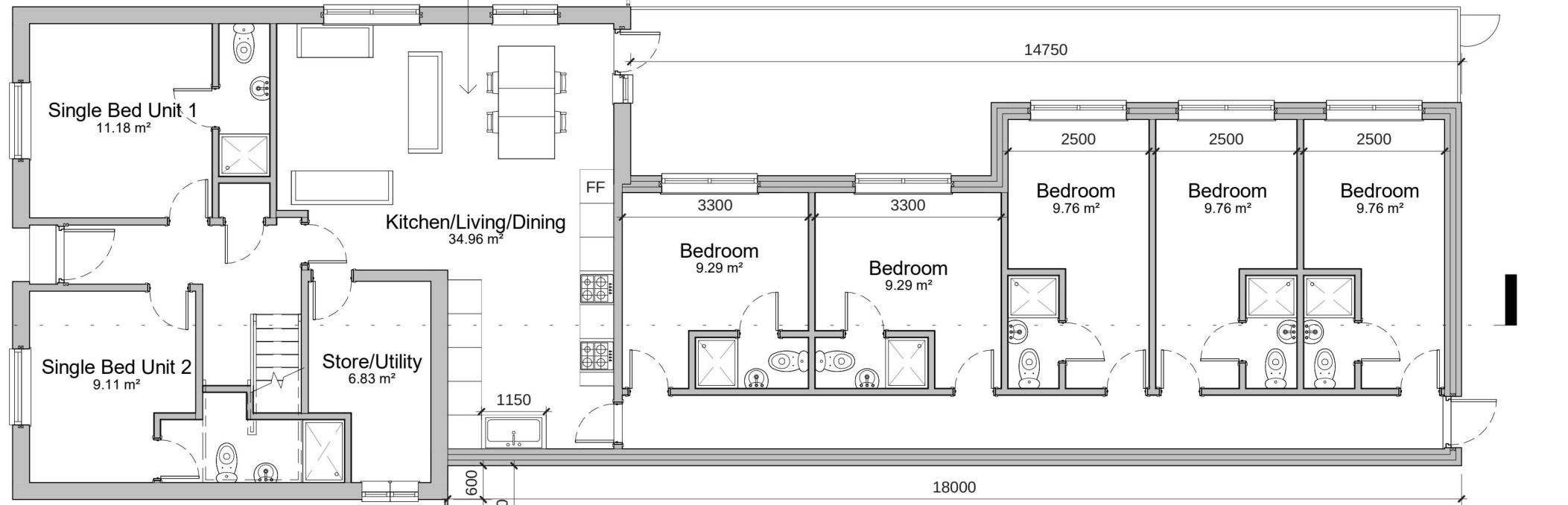
Proposed First Floor
1 : 100



Proposed Roof Plan
1 : 100

NOTE:
Kitchen to include the following for 10 occupants:

2 x 4-ring electric hobs, 2 ovens and grills, 1 additional microwave with grill function, Double stainless steel sink with drainer, plus dishwasher, Minimum 3.0m impervious worktop, At least 10 double wall cupboards or base units for food storage (excluding sink base unit), Full-height double fridge/freezer with shelving for all occupants (min. 300–400L total capacity) Splashbacks (min. 300 mm height) to all cooking and sink areas, Minimum 6 double sockets above worktop, plus dedicated sockets for appliances
Mechanical extractor fan (humidistat-controlled if no window)



Proposed Ground Floor
1 : 100



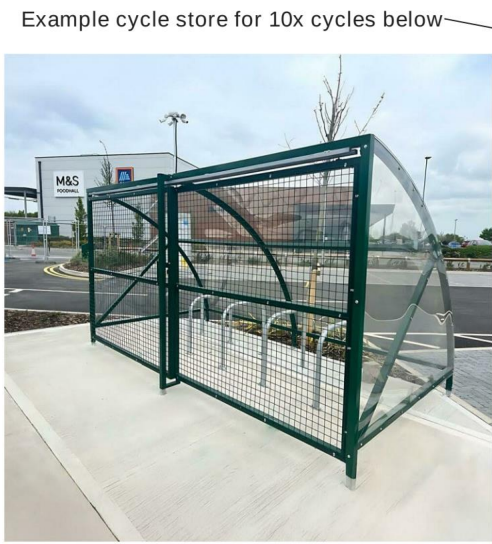
Section 2
1 : 100



Block Plan
1 : 500



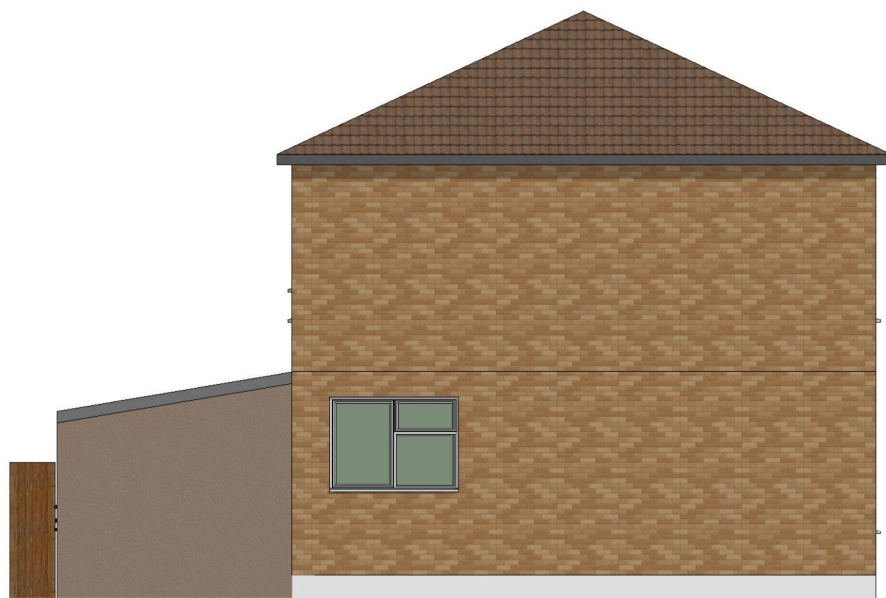
Location Plan
1 : 1250



Existing Front Elevation
1 : 100



Existing Right Side Elevation
1 : 100



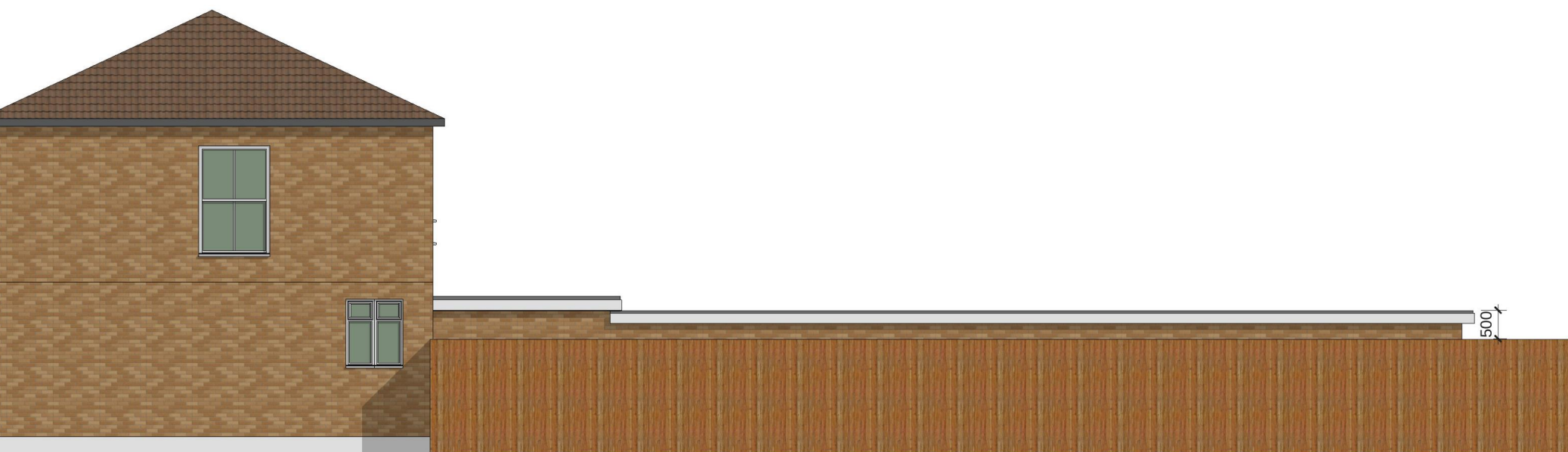
Existing Left Side Elevation
1 : 100



Existing Rear Elevation
1 : 100



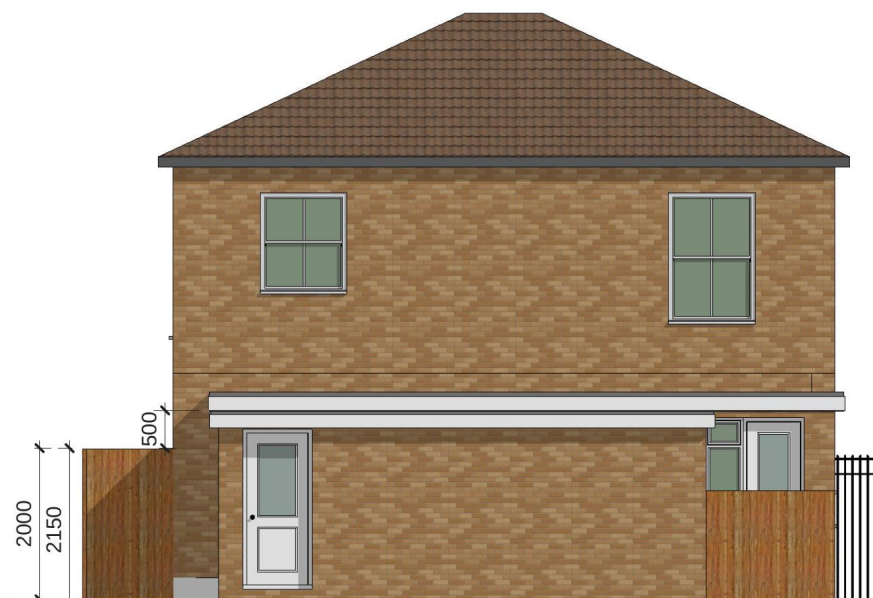
Proposed Front Elevation
1 : 100



Proposed Right Side Elevation
1 : 100



Proposed Left Side Elevation
1 : 100



Proposed Rear Elevation
1 : 100

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