

TYPICAL WINDOW REPLACEMENT DETAIL (Front & Rear Elevation)

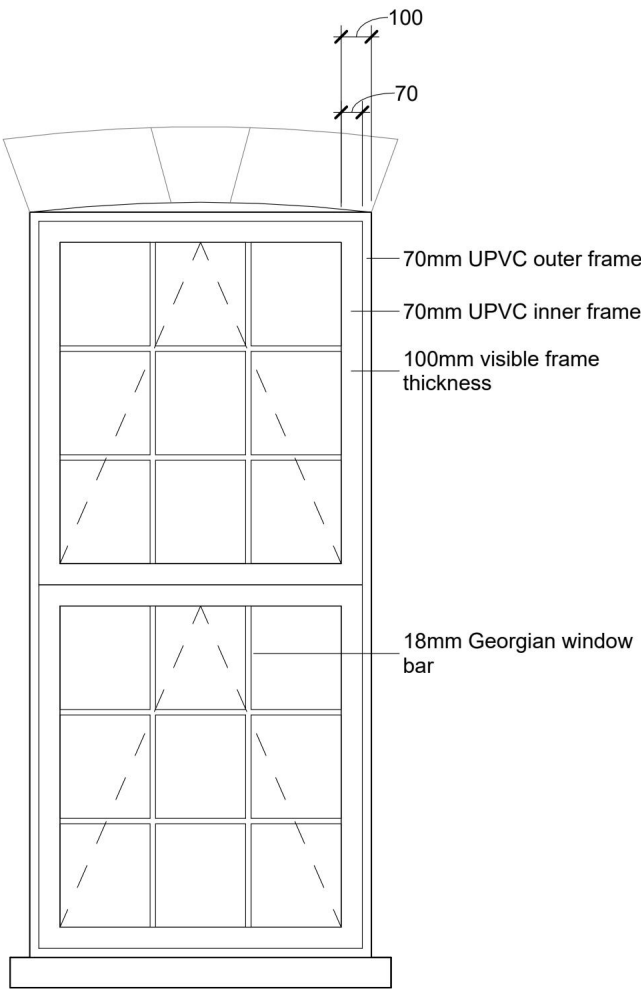
Replacement windows are proposed throughout due to the poor condition of the existing units. Several windows show significant damage with missing glazing panes and the presence of ventilation fans. The existing frames have suffered seal failure and the replacement with energy efficient window units will ensure an improved thermal performance and current building regulations are met. In addition the existing window handles are not easily reachable, replacement windows will be fitted with a mechanical opening device internally to enable safe opening and closing.

Replacement windows are proposed to be UPVC throughout, consistent with the predominant existing treatment. Replacement window frames will have a visible profile of 100mm to match existing window frames and Georgian bars are proposed at 18mm to match the size and detailing of the existing fenestration.

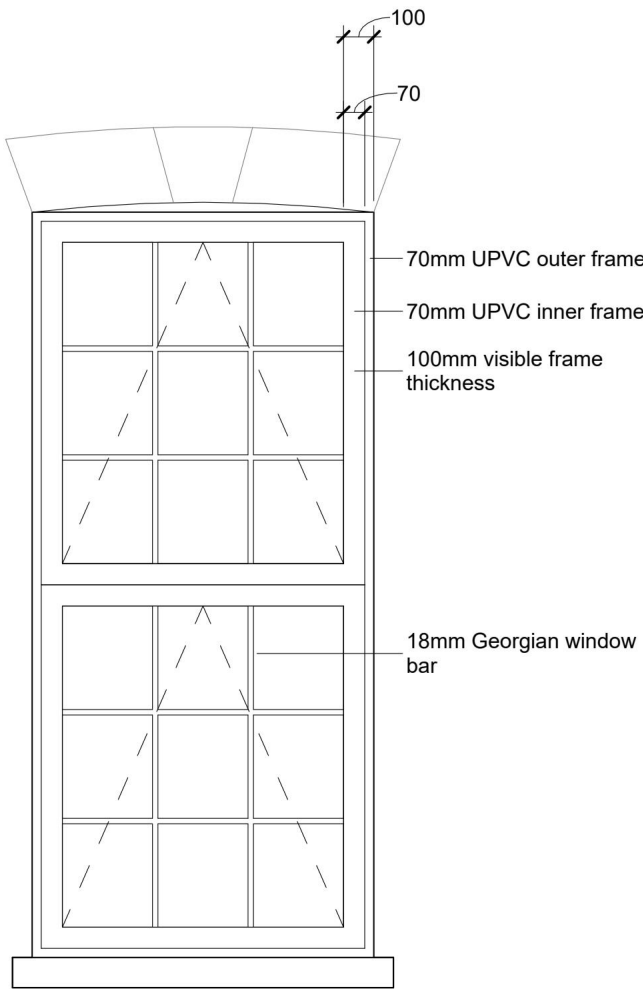
Existing Window Condition



Typical Window Detail (Existing)



Typical Window Detail (Proposed)



ARCHED WINDOW REPLACEMENT DETAIL (Front Elevation)

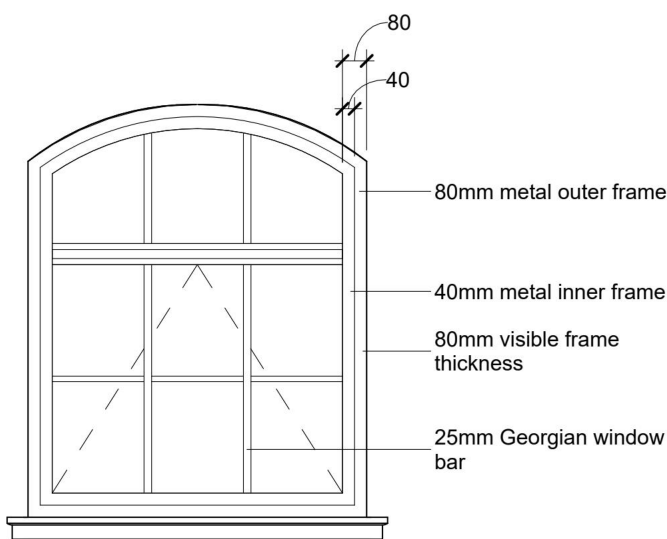
New windows are proposed to the top floor to replace the existing metal windows. These windows have been inspected by a window specialist and have been deemed to be beyond repair due to the non-operation of existing casements (which is a key requirement for building ventilation), degradation of putty seals, and in some areas corrosion of the metalwork. In addition several of these windows are damaged, with ventilation fans installed within the frames and areas of broken / missing glazing. We have been advised that obtaining fittings of this age / type is not feasible. We have therefore proposed new high-quality fittings throughout that are aesthetically consistent with the original style, whilst achieving vital upgrades to meet current building standards and compliance with thermal performance regulations.

Replacement windows are proposed to be UPVC, to provide a uniform appearance across the elevation. Replacement window frames are proposed at 100mm (visible thickness) to match existing windows and Georgian bars are proposed at 18mm to match the size and detailing of fenestration across the elevation.

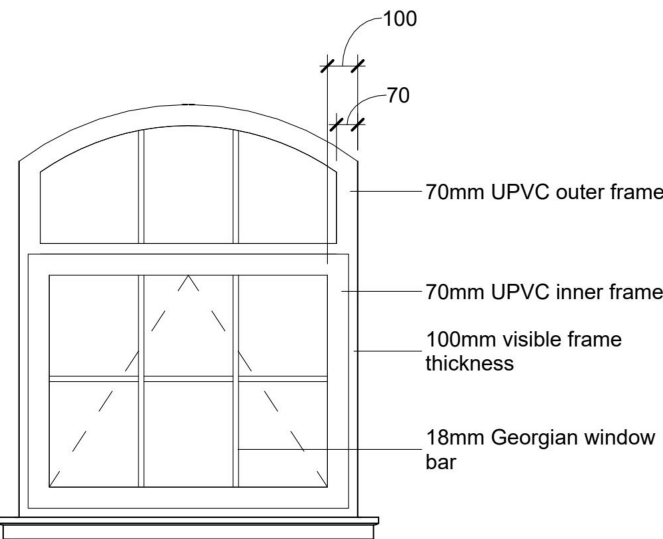
Existing Window Condition



Arched Window Detail (Existing)



Arched Window Detail (Proposed)



DOOR REPLACEMENT DETAIL (Rear Elevation)

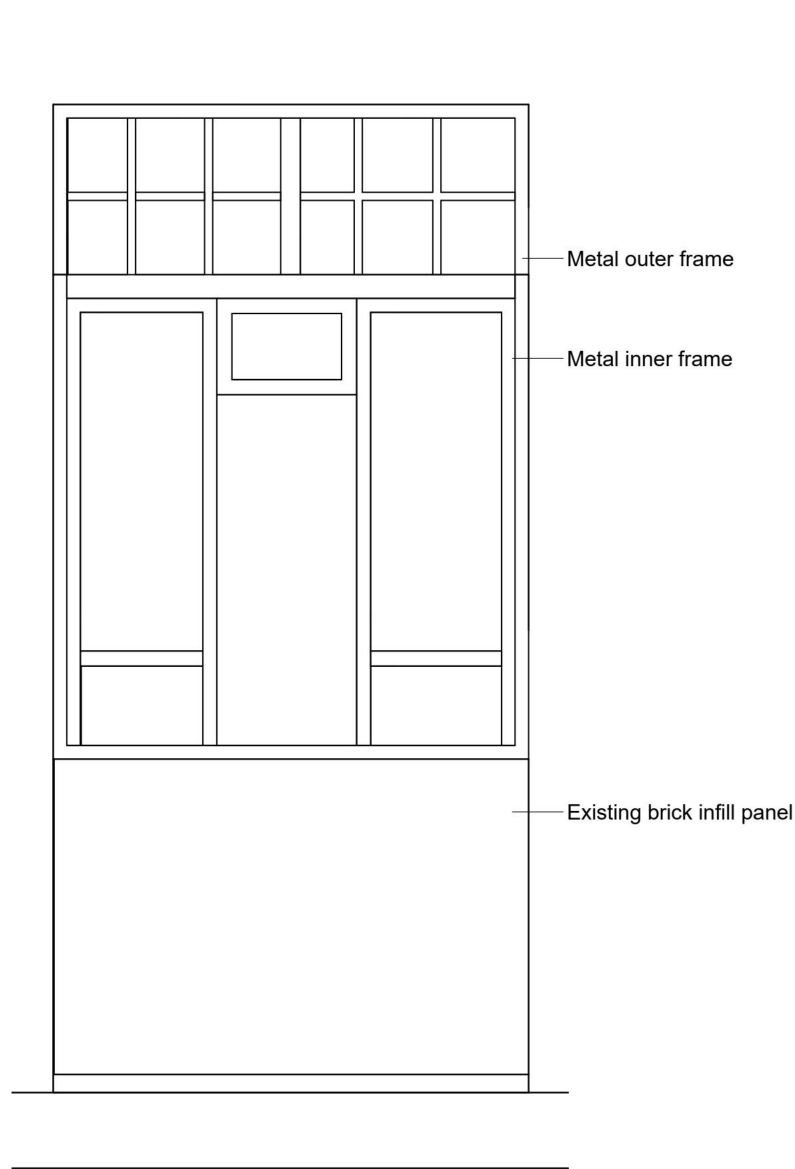
Replacement doors are proposed to the rear elevation at first and second floor. These are required as part of the fire escape strategy and the existing doors / windows are not fit for purpose having already been adapted with the introduction of additional brickwork.

Replacement fire doors are proposed in timber to provide required fire rating performance. Door frames are proposed to have an 80mm visible thickness. Upper glazed elements will be fitted with Georgian window bars in-keeping with the wider elevation.

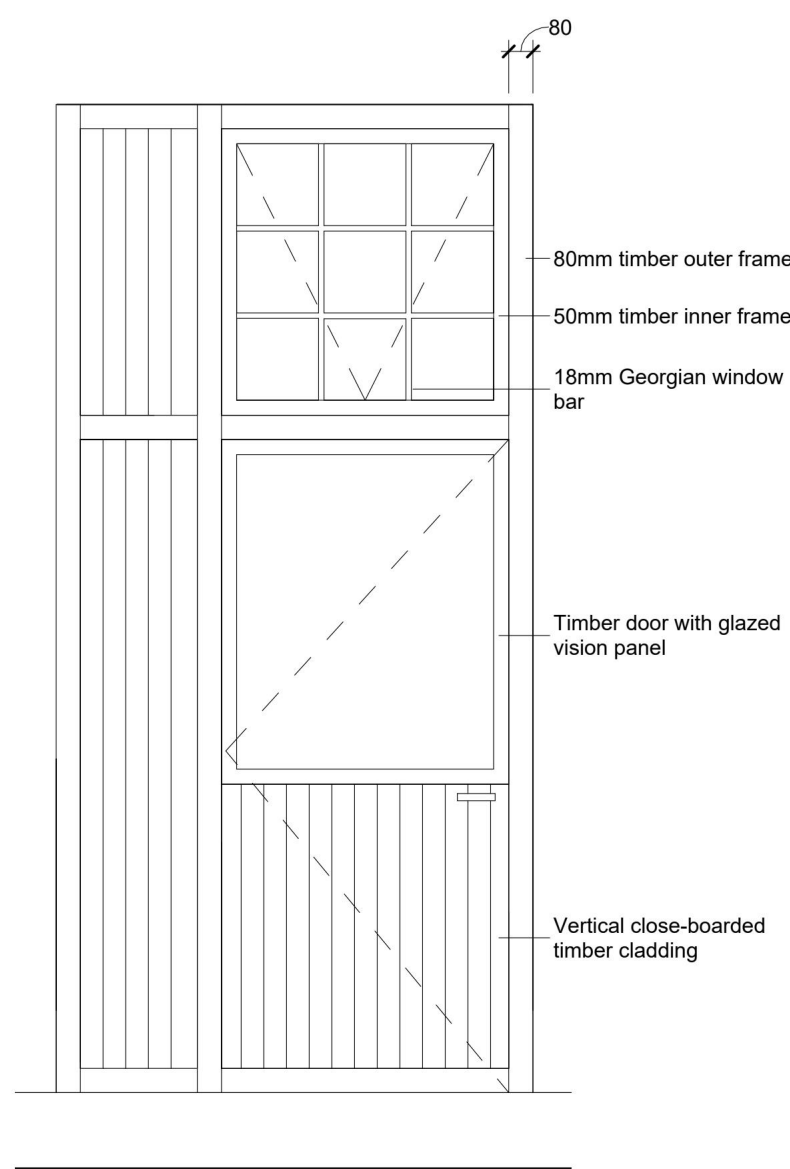
Existing Window / Door Condition



Door Detail (Existing)

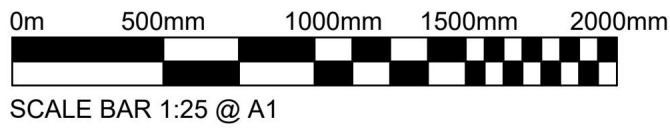


Door Detail (Proposed)



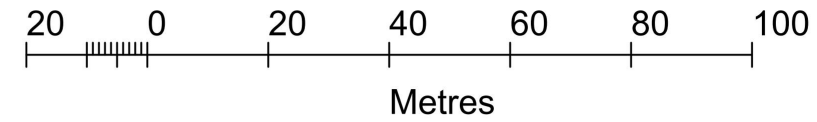
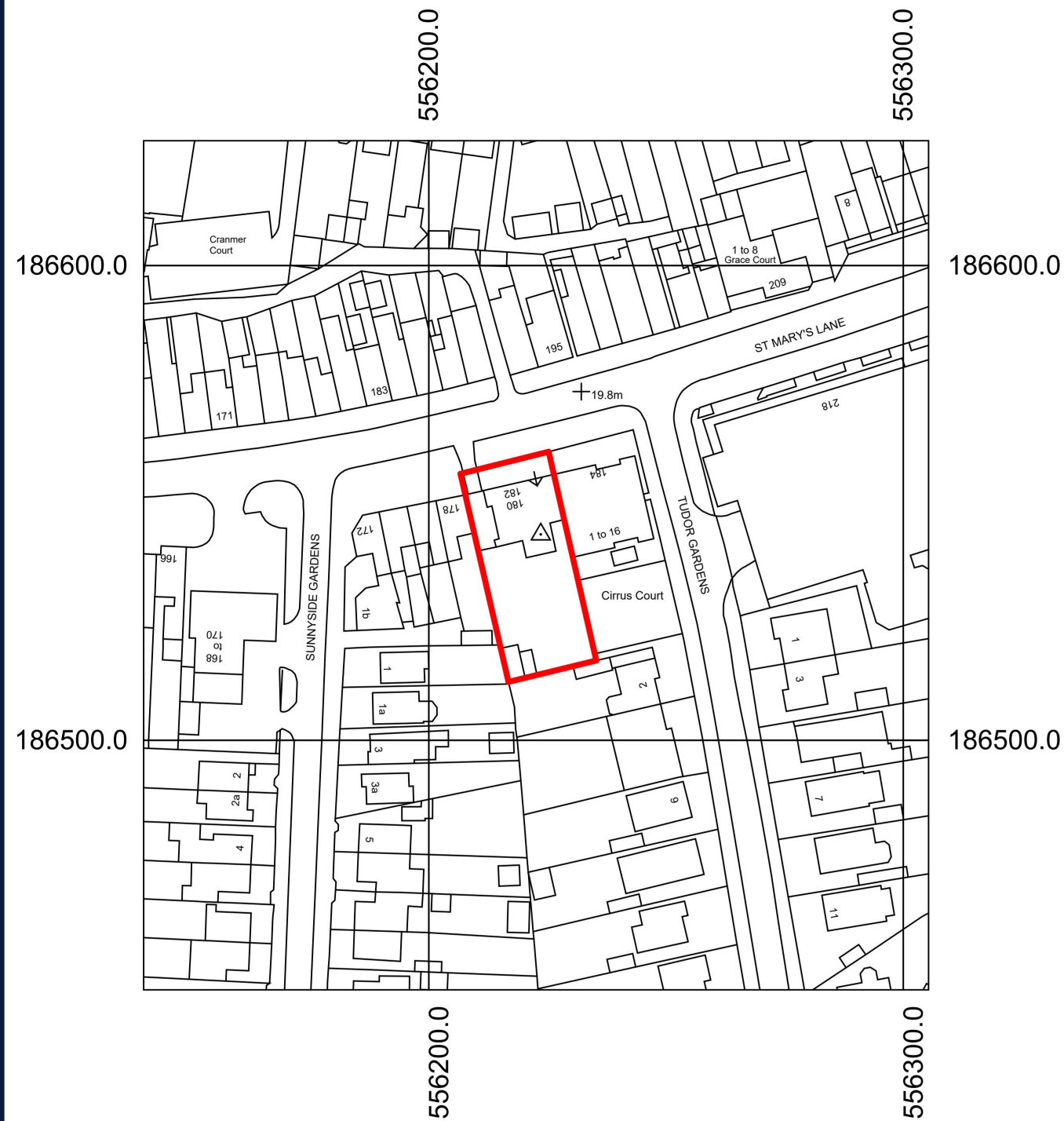
N Family Club
47-49 Charlotte Road
London
EC2A 3QT
Tel: 020 3865 7402

01	11.03.26	Planning Issue		LG	LG
REV	DATE	DESCRIPTION		DRAWN	CHKD



Drawing Title
REPLACEMENT FENESTRATION DETAILS

Site Address	Drawing Number
180-182 St. Marys Lane, Upminster, RM14 3BT	UPM001-PL070
Status	Drawing Revision
PLANNING	01
Scale	Origination Date
1:25@A1 / 1:50@A3	11.03.26



Production Date: 15 August 2025

Top Left: 556139.907 186626.298 Bottom Right: 556305.328 186447.427

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1

SITE LOCATION PLAN

1 : 1250

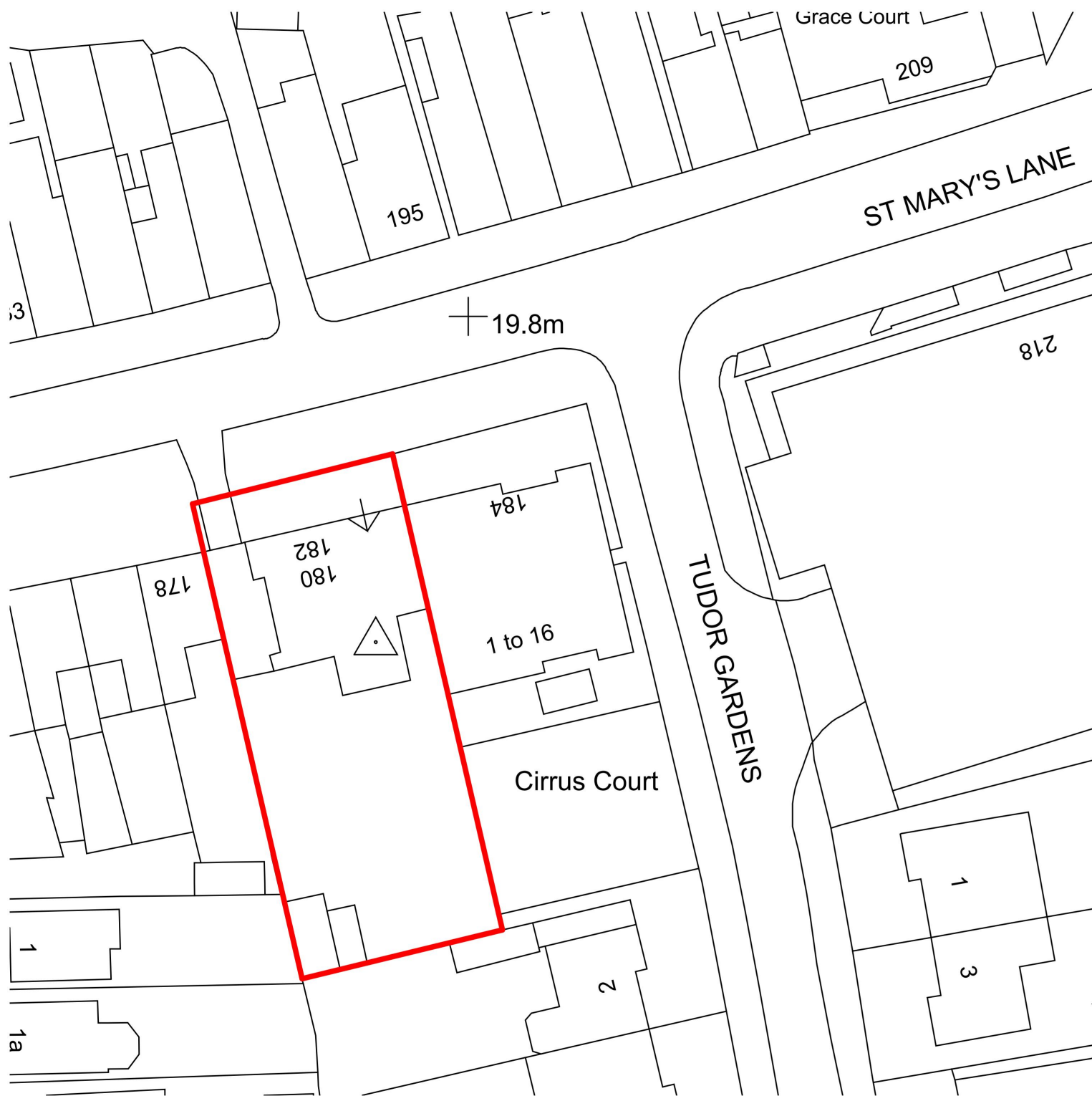


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02	18.12.25	External Works App	LG	LG	
01	26.09.25	Issue for Information	IP	IP	
REV	DATE	DESCRIPTION	DRAWN	CHKD	

Drawing Title	
SITE LOCATION PLAN	
Site Address	Drawing Number
180-182 St. Marys Lane, Upminster, RM14 3BT	UPM001-PL000
Status	Drawing Revision
Planning	02
Scale	Origination Date
1 : 1250 @ A3	20.08.25



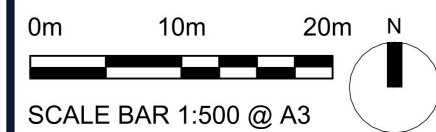
1 BLOCK PLAN
1 : 500



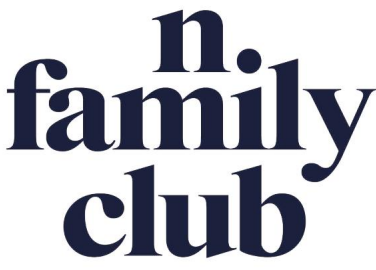
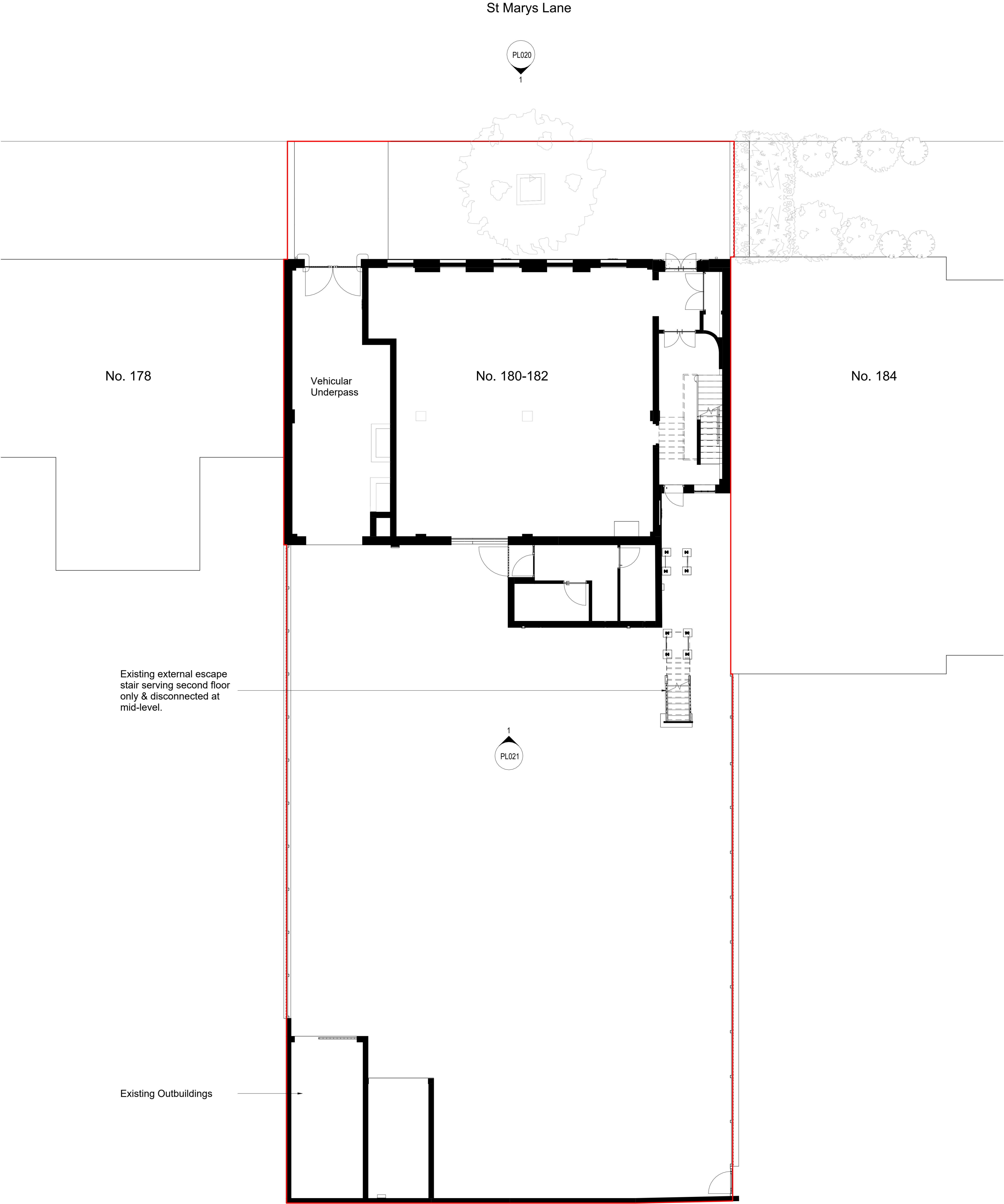
N Family Club
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Tel: 020 3865 7402

02	18.12.25	External Works App	LG	LG	
01	26.09.25	Issue for Information	IP	IP	
REV	DATE	DESCRIPTION	DRAWN	CHKD	



Drawing Title	
BLOCK PLAN	
Site Address	Drawing Number
180-182 St. Marys Lane, Upminster, RM14 3BT	UPM001-PL001
Status	Drawing Revision
Planning	02
Scale	Origination Date
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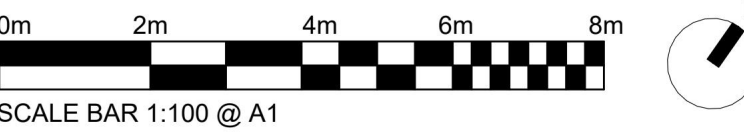


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01	18.12.25	External Works App		LG	LG
REV	DATE	DESCRIPTION		DRAWN	CHKD

General note:

Do not scale from drawings. All dimensions to be checked on site. Drawing errors and omissions to be reported to Architect.

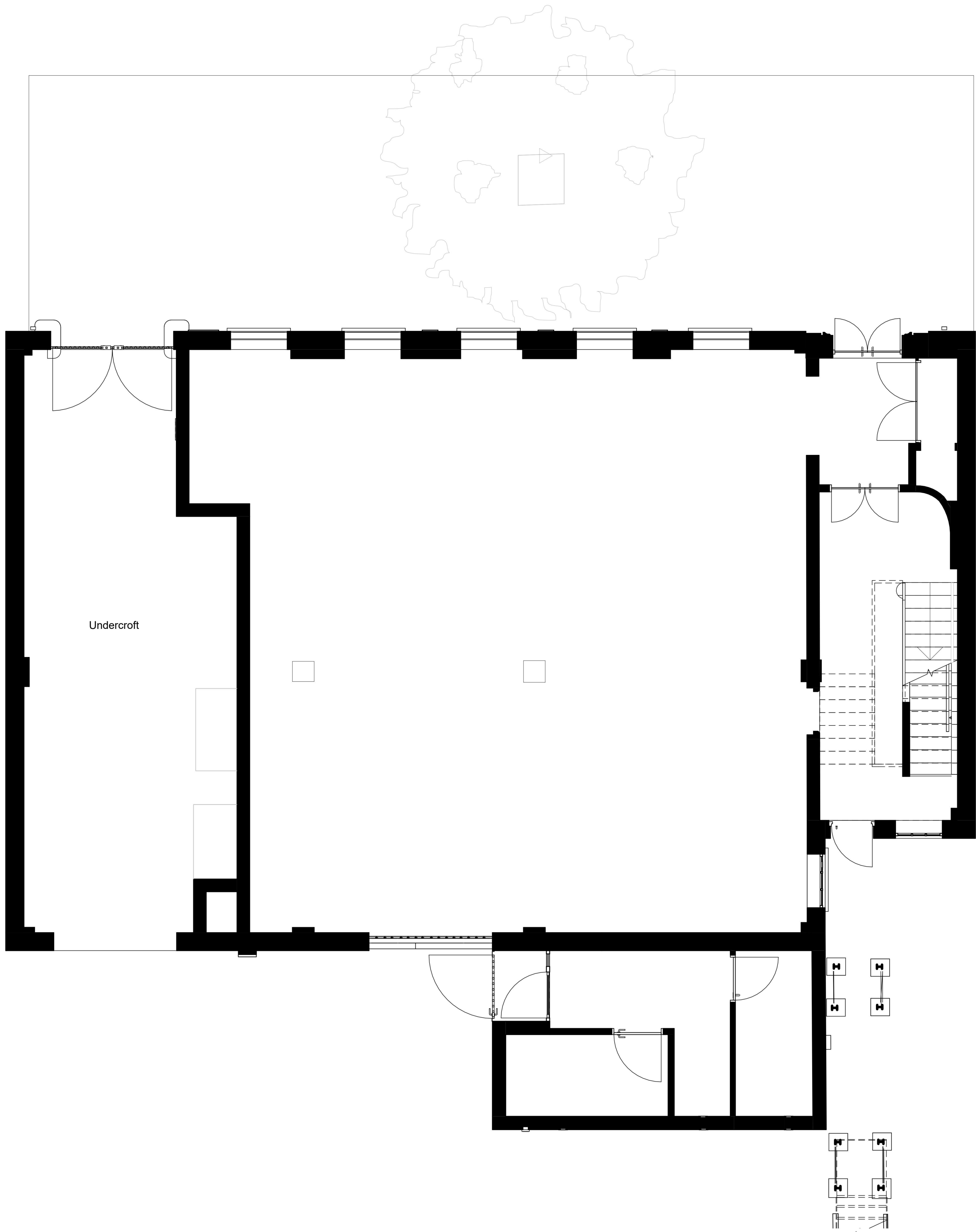


Drawing Title

EXISTING SITE PLAN

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180-182 St. Marys Lane, Upminster, RM14 3BT	UPM001-PL005
Status	Drawing Revision
Planning	01
Scale	Origination Date
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01	18.12.25	External Works App		LG	LG
REV	DATE	DESCRIPTION		DRAWN	CHKD

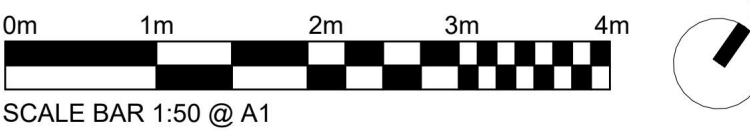


1 Existing Ground Floor Plan
1 : 50

Existing external escape
stair serving second floor
only & disconnected at
mid-level.

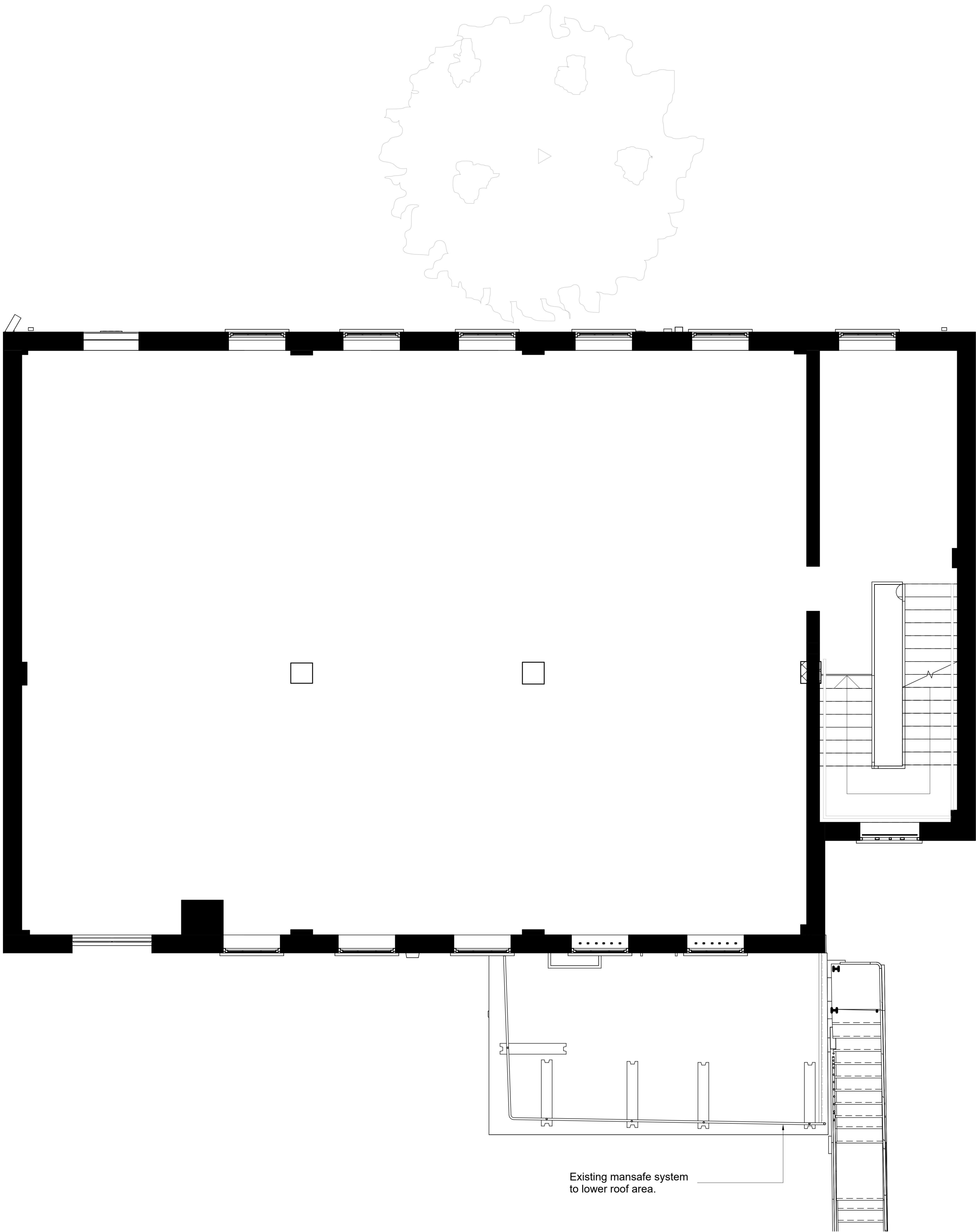
General note:

Do not scale from drawings. All dimensions to be checked on site. Drawing errors and omissions to be reported to Architect.



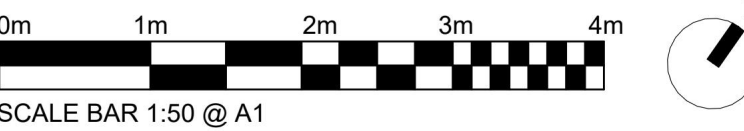
Drawing Title	
EXISTING GF PLAN	
Site Address	Drawing Number
180-182 St. Marys Lane, Upminster, RM14 3BT	UPM001-PL010
Status	Drawing Revision
PLANNING	01
Scale	Origination Date
1:50@A1 / 1:100@A3	14.11.25

01	18.12.25	External Works App		LG	LG
REV	DATE	DESCRIPTION		DRAWN	CHKD



General note:

Do not scale from drawings. All dimensions to be checked on site. Drawing errors and omissions to be reported to Architect.

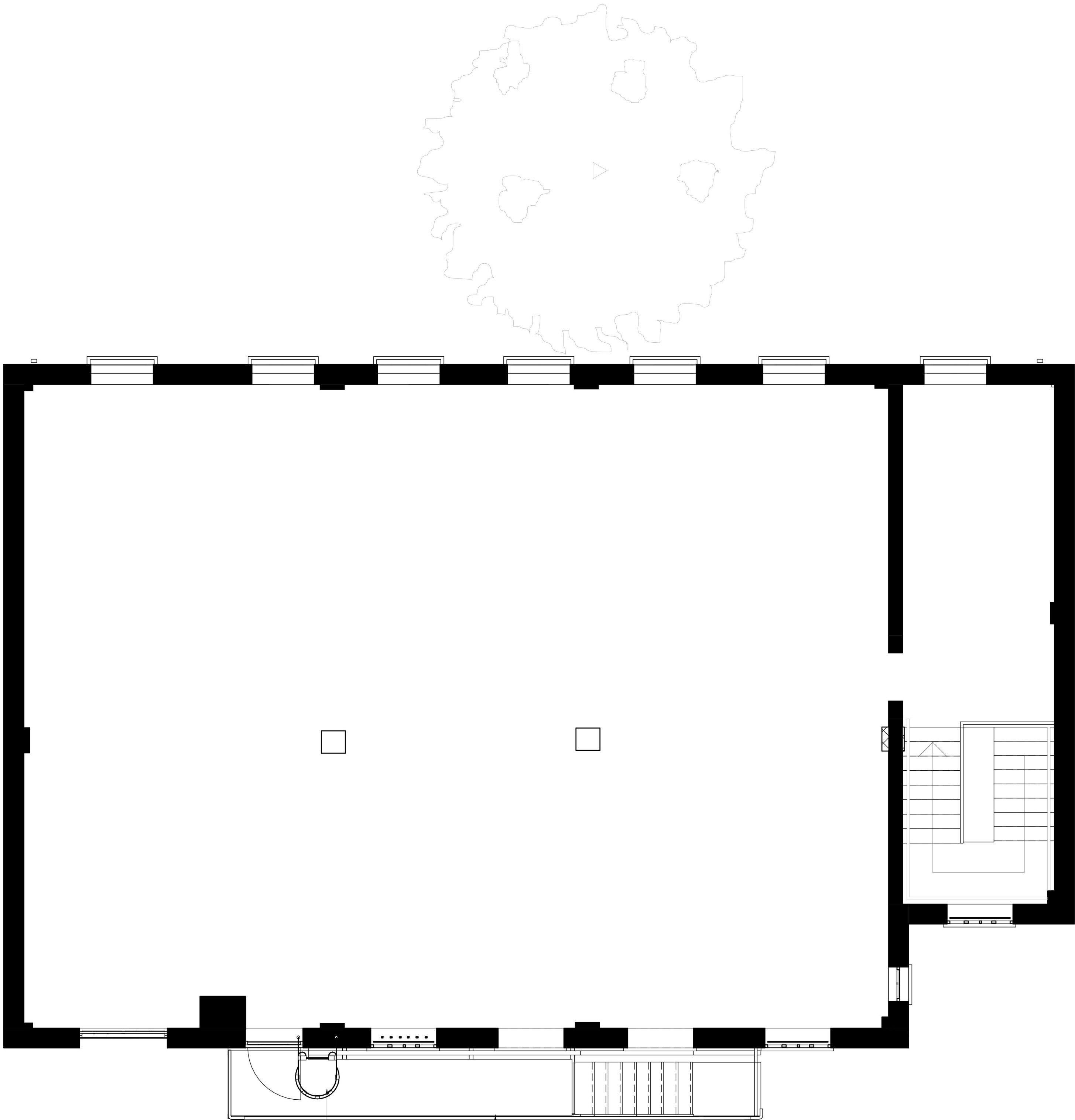


Drawing Title

EXISTING 1F PLAN

Site Address	Drawing Number
180-182 St. Marys Lane, Upminster, RM14 3BT	UPM001-PL011
Status	Drawing Revision
PLANNING	01
Scale	Origination Date
1:50@A1 / 1:100@A3	14.11.25

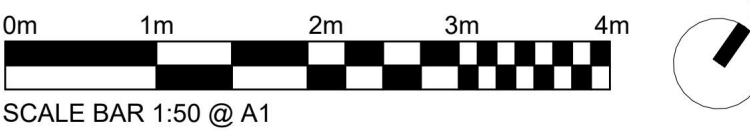
01	18.12.25	External Works App		LG	LG
REV	DATE	DESCRIPTION		DRAWN	CHKD



1 Existing Second Floor Plan
1 : 50

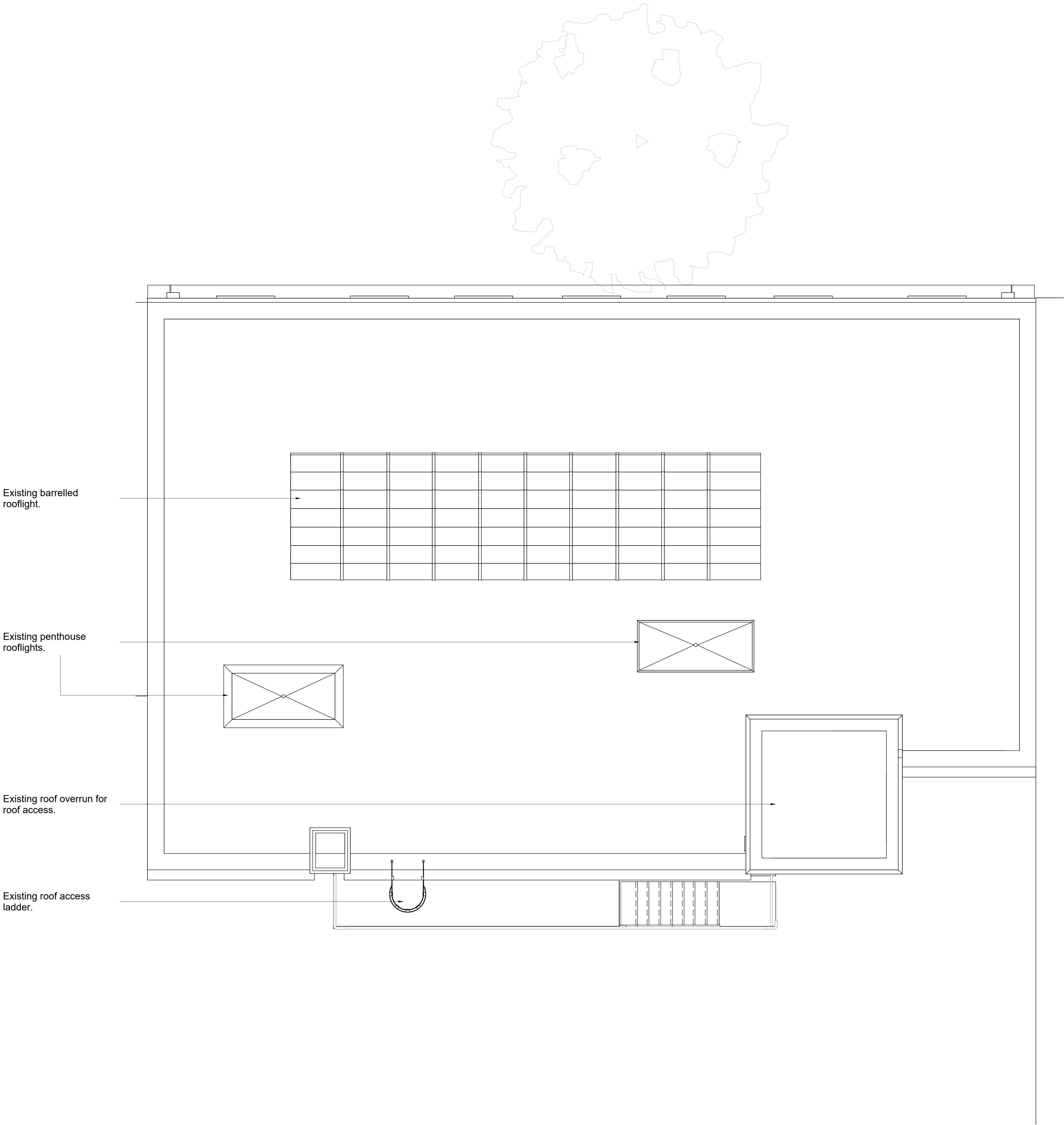
Existing external escape stair serving second floor only & disconnected at mid-level. Roof access ladder located at second floor level.

General note:
Do not scale from drawings. All dimensions to be checked on site. Drawing errors and omissions to be reported to Architect.

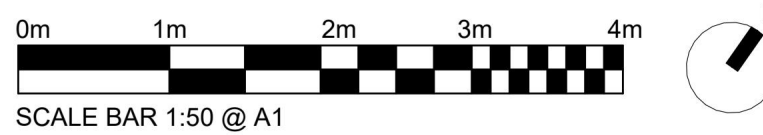


Drawing Title	
EXISTING 2F PLAN	
Site Address	Drawing Number
180-182 St. Marys Lane, Upminster, RM14 3BT	UPM001-PL012
Status	Drawing Revision
PLANNING	01
Scale	Origination Date
1:50@A1 / 1:100@A3	14.11.25

01	23.01.26	Planning Issue		LG	LG
REV	DATE	DESCRIPTION		DRAWN	CHKD



1 Existing Roof Plan
1 : 50



Drawing Title	
EXISTING RF PLAN	
Site Address	Drawing Number
180-182 St. Marys Lane, Upminster, RM14 3BT	UPM001-PL013
Status	Drawing Revision
PLANNING	01
Scale	Origination Date
1:50@A1 / 1:100@A3	14.11.25

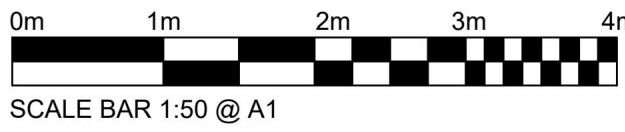
01	18.12.25	External Works App		LG	LG
REV	DATE	DESCRIPTION		DRAWN	CHKD



1 Existing Elevation - St Marys Lane
1 : 50

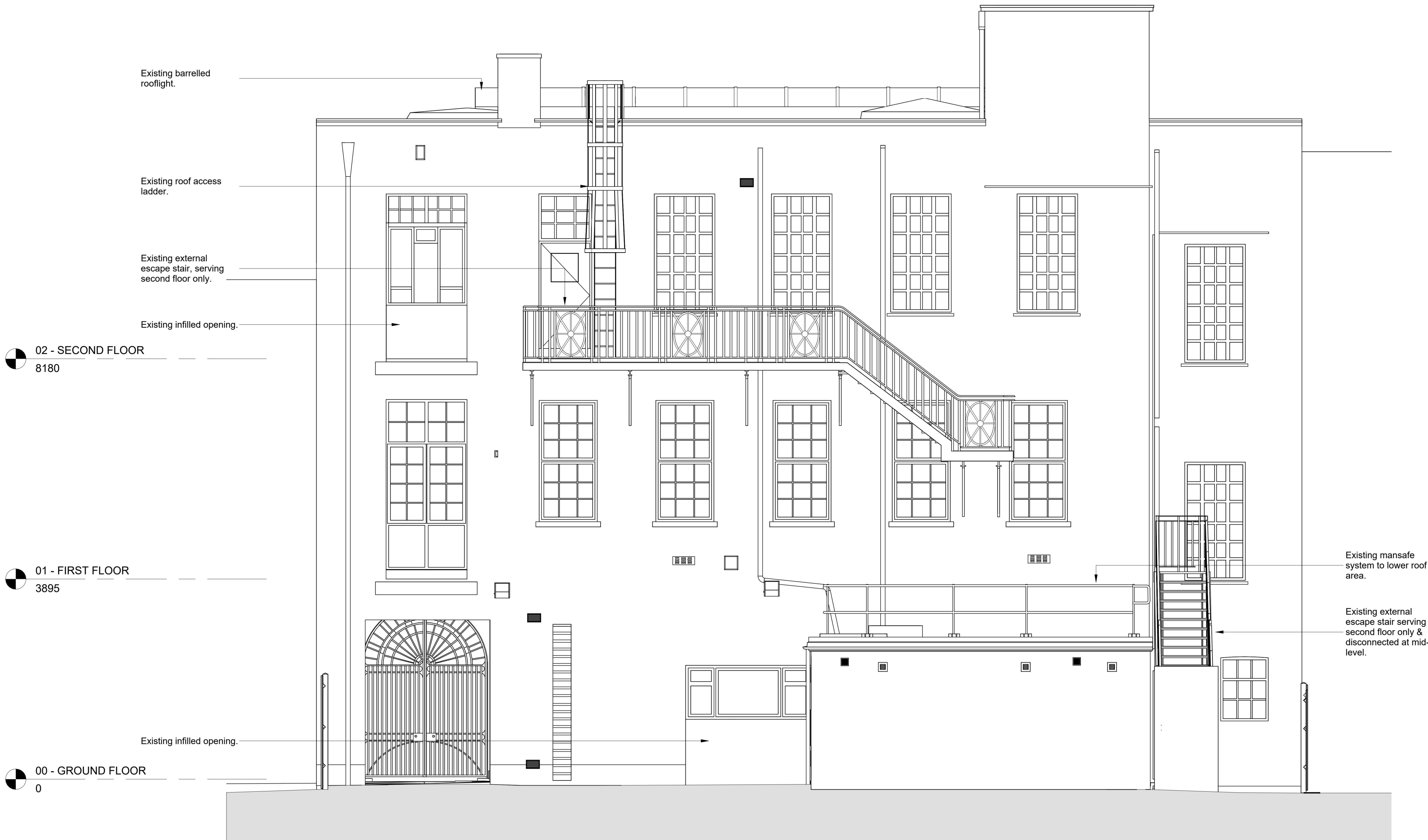
General note:

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Drawing Title	
EXISTING ELEVATION - FRONT	
Site Address	Drawing Number
180-182 St. Marys Lane, Upminster, RM14 3BT	UPM001-PL020
Status	Drawing Revision
PLANNING	01
Scale	Origination Date
1:50@A1 / 1:100@A3	14.11.25

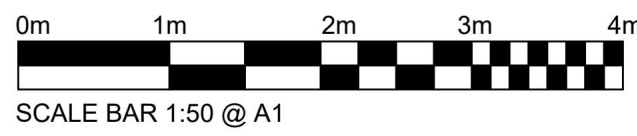
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REV	DATE	DESCRIPTION		DRAWN	CHKD



1 Existing Elevation - Rear
1 : 50

General note:

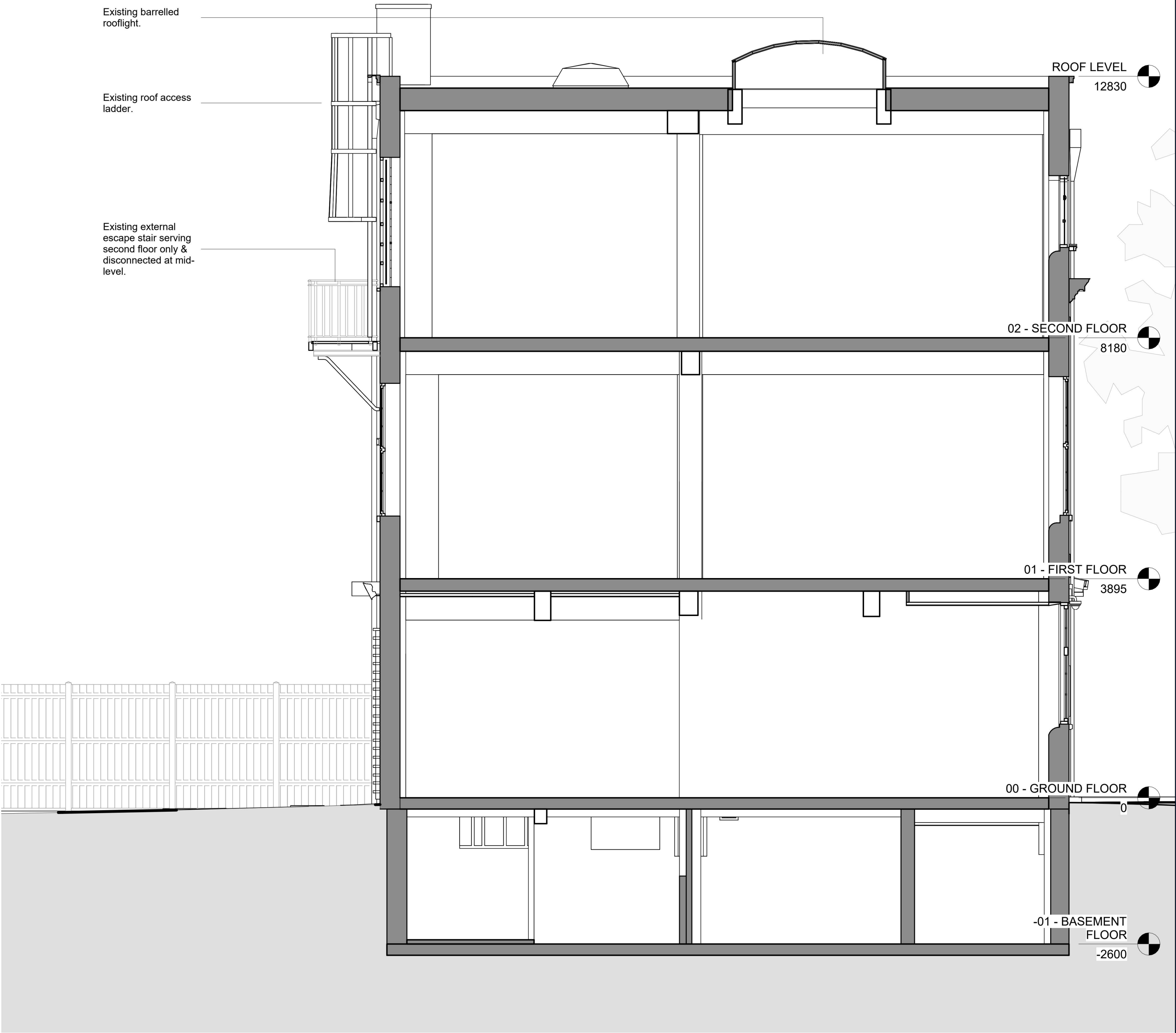
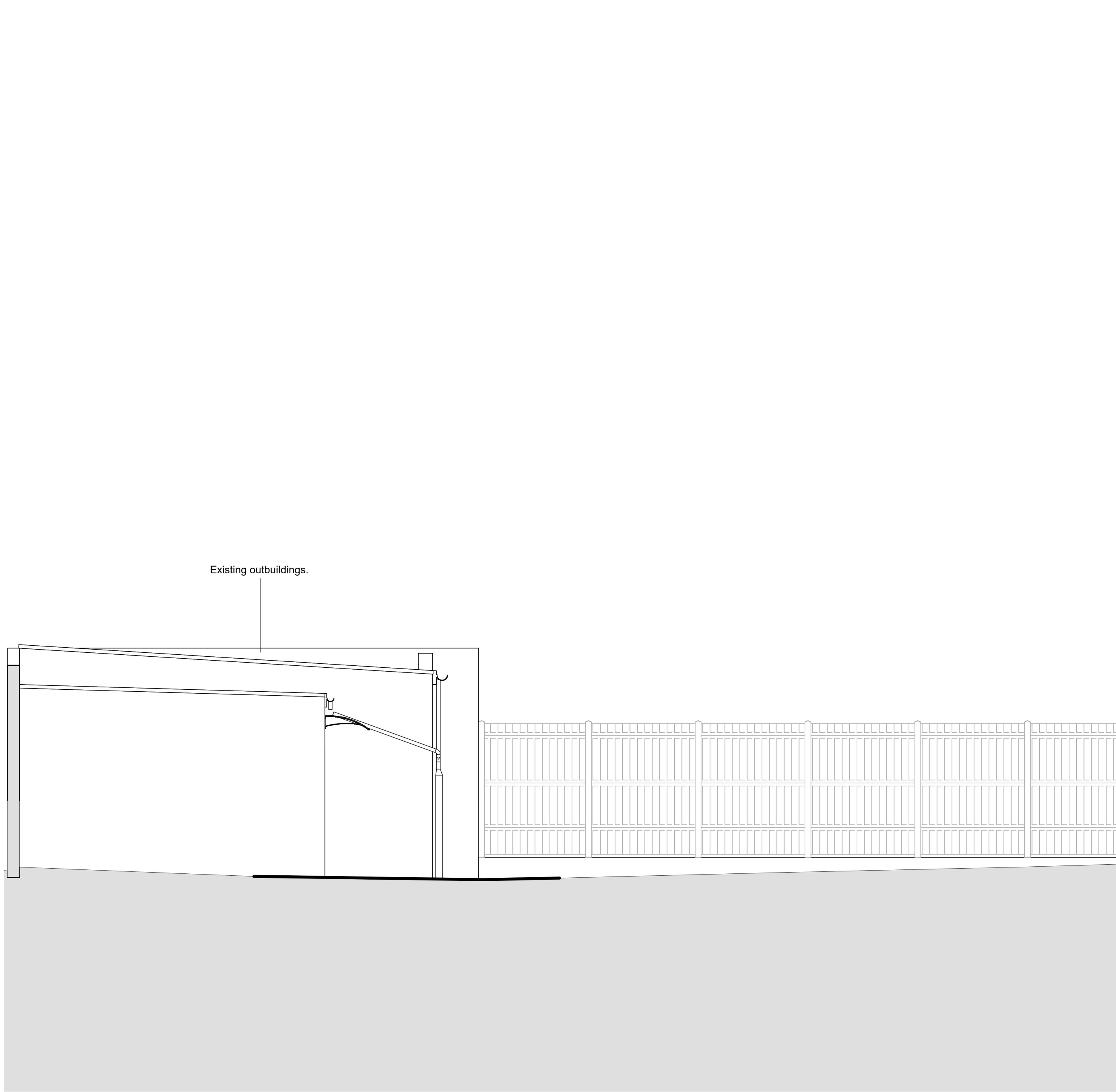
Do not scale from drawings. All dimensions to be checked on site. Drawing errors and omissions to be reported to Architect.



Drawing Title

EXISTING ELEVATION - REAR

Site Address	Drawing Number
180-182 St. Marys Lane, Upminster, RM14 3BT	UPM001-PL021
Status	Drawing Revision
PLANNING	01
Scale	Origination Date
1:50@A1 / 1:100@A3	14.11.25



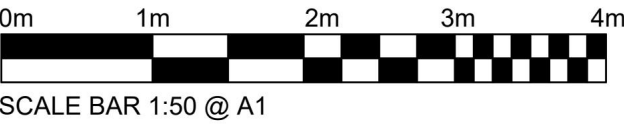
1 Proposed Building Section Copy 1
1 : 50

n family club

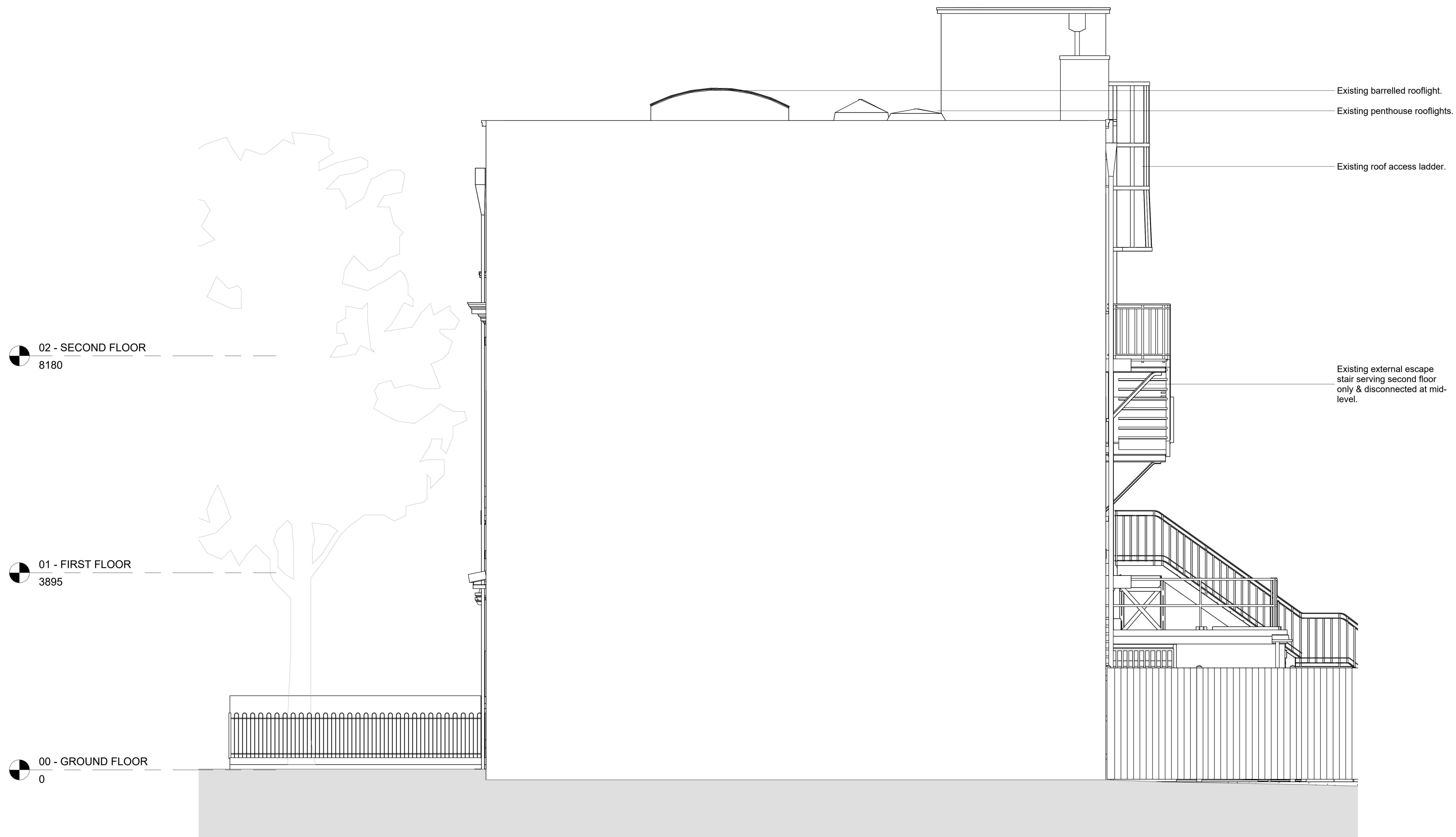
N Family Club
47-49 Charlotte Road
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01	18.12.25	External Works App		LG	LG
REV	DATE	DESCRIPTION		DRAWN	CHKD

General note:
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Drawing Title	
EXISTING SECTION	
Site Address	Drawing Number
180-182 St. Marys Lane, Upminster, RM14 3BT	UPM001-PL023
Status	Drawing Revision
PLANNING	01
Scale	Origination Date
1:50@A1 / 1:100@A3	14.11.25



1 Existing Side Elevation - West
1 : 50

**n.
family
club**

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01	23.01.28	Planning Issue		LG	LG
REV	DATE	DESCRIPTION		DRAWN	CHKD

General note:

Do not scale from drawings. All dimensions to be checked on site. Drawing errors and omissions to be reported to Architect.



Drawing Title

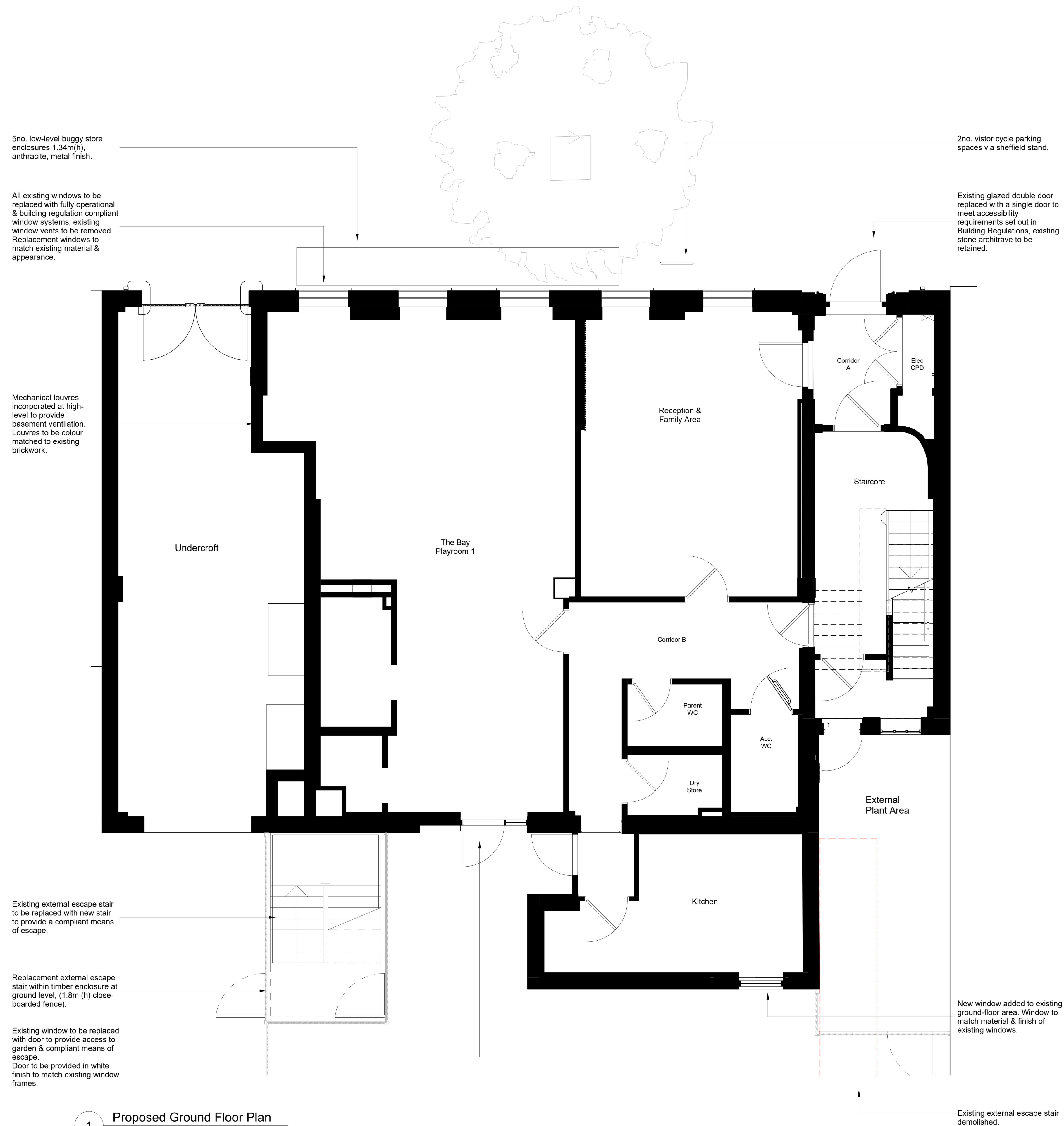
EXISTING ELEVATION - WEST

Site Address Drawing Number
180-182 St. Marys Lane, Upminster, RM14 3BT UPM001-PL025

Status Drawing Revision
PLANNING 01

Scale Origination Date
1:50@A1 / 1:100@A3 14.11.25

03	12.06.26	Planning Issue		LG	LG
02	23.04.26	Planning Issue		LG	LG
01	18.12.25	External Works App		LG	LG
REV	DATE	DESCRIPTION		DRAWN	CHKD



1 Proposed Ground Floor Plan
1 : 50



Drawing Title

PROPOSED GF PLAN

Site Address	Drawing Number
180-182 St. Marys Lane, Uprminster, RM14 3BT	UPM001-PL050
Status	Drawing Revision
PLANNING	03

Scale	Origination Date
1:50@A1 / 1:100@A3	14.11.25



01	18.12.25	External Works App		LG	LG
REV	DATE	DESCRIPTION		DRAWN	CHKD

General note:

Do not scale from drawings. All dimensions to be checked on site. Drawing errors and omissions to be reported to Architect.



Drawing Title

PROPOSED 1F PLAN

Site Address	Drawing Number
180-182 St. Marys Lane, Upminster, RM14 3BT	UPM001-PL051
Status	Drawing Revision
PLANNING	01

Scale	Origination Date
1:50@A1 / 1:100@A3	14.11.25

All existing windows to be replaced with fully operational & building regulation compliant window systems, existing window vents to be removed. Replacement windows to match existing material & appearance.

Existing external escape stair to be replaced with new stair to provide a compliant means of escape.

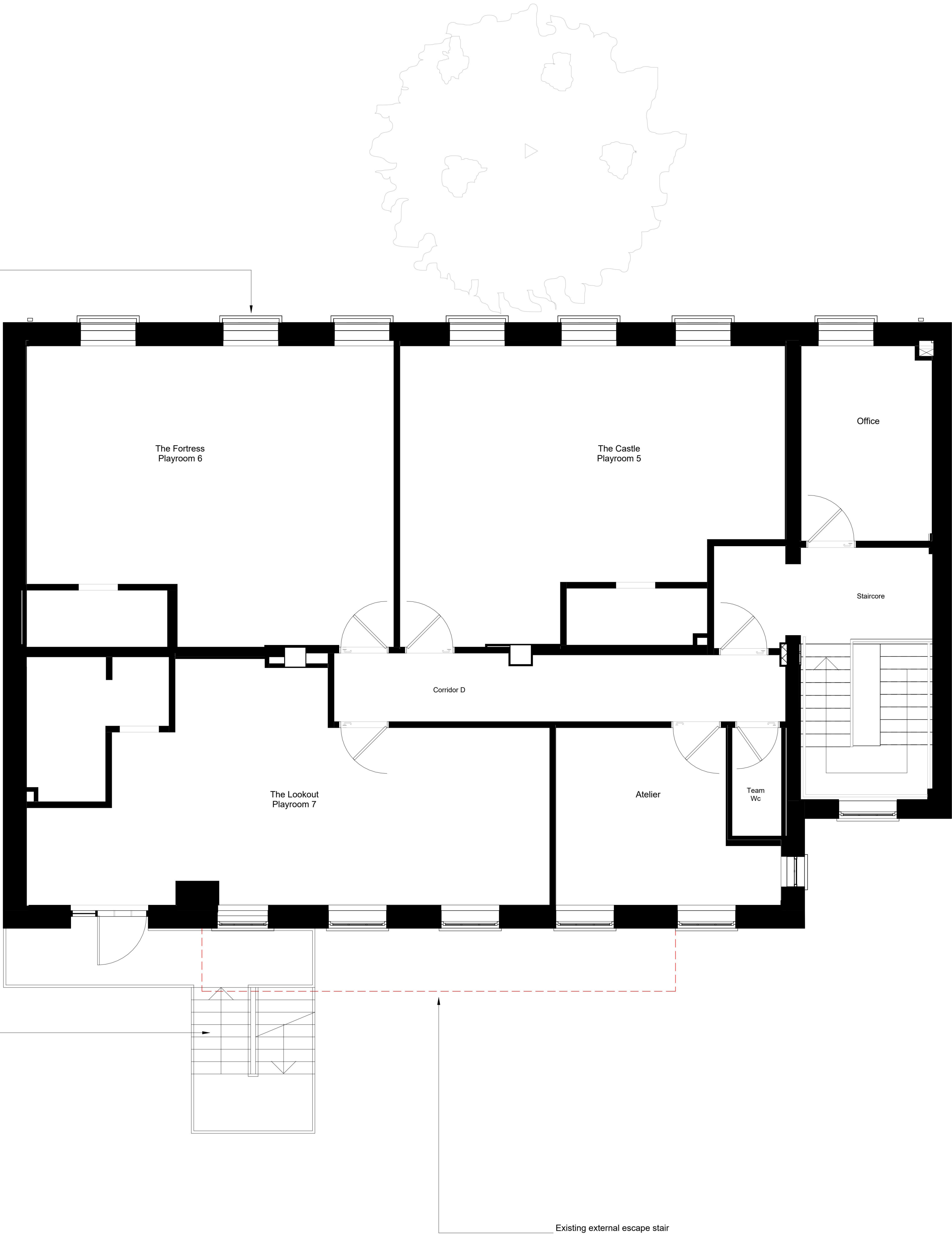
Replacement key clamp
balustrade with access gate.

Existing external escape stair demolished.

1 Proposed First Floor Plan
1 : 50

01	18.12.25	External Works App		LG	LG
REV	DATE	DESCRIPTION		DRAWN	CHKD

All existing windows to be replaced with fully operational & building regulation compliant window systems, existing window vents to be removed. Replacement windows to match existing material & appearance.

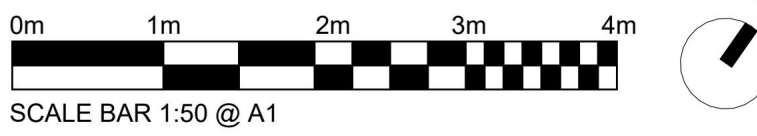


Existing external escape stair to be replaced with new stair to provide a compliant means of escape.

Existing external escape stair demolished.

General note:

Do not scale from drawings. All dimensions to be checked on site. Drawing errors and omissions to be reported to Architect.

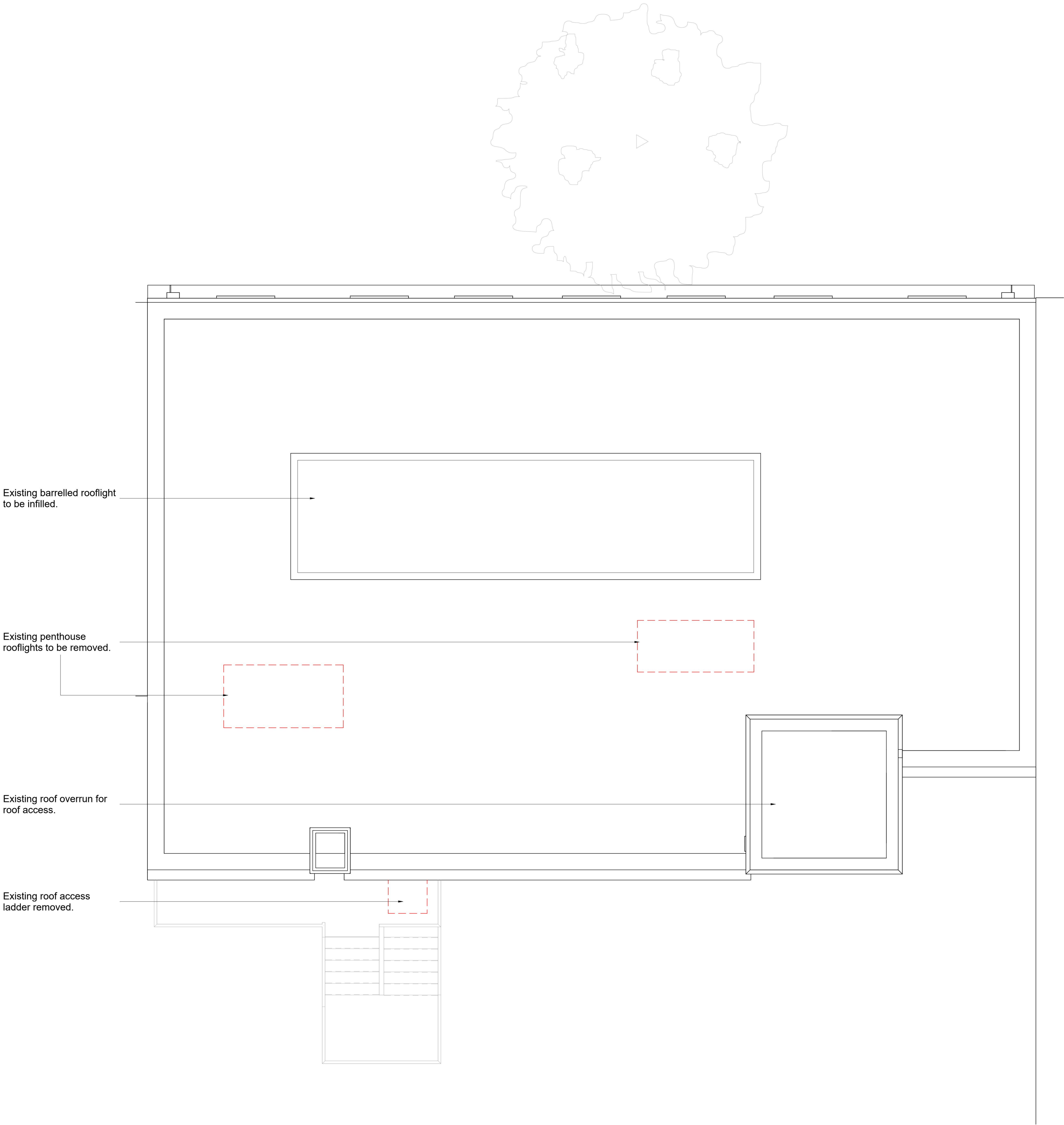


Drawing Title

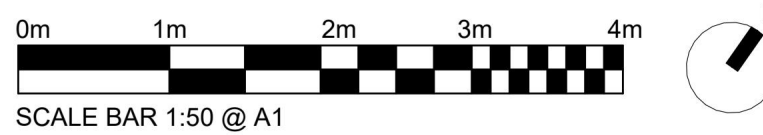
PROPOSED 2F PLAN

Site Address	Drawing Number
180-182 St. Marys Lane, Upminster, RM14 3BT	UPM001-PL052
Status	Drawing Revision
PLANNING	01
Scale	Origination Date
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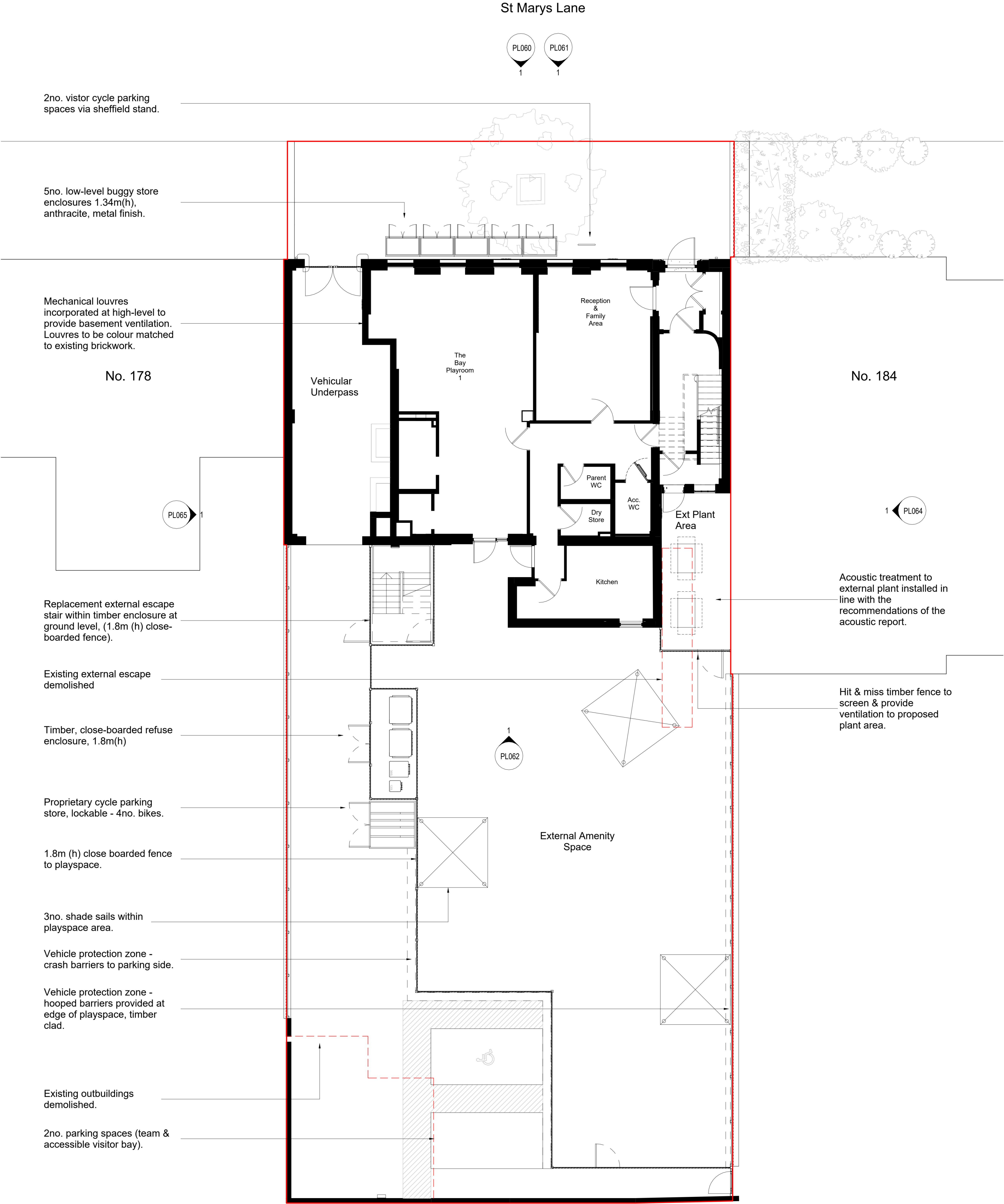
01	23.01.26	Planning Issue		LG	LG
REV	DATE	DESCRIPTION		DRAWN	CHKD



1 Proposed Roof Plan
1 : 50

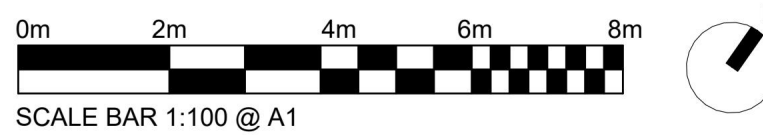


Drawing Title	
PROPOSED RF PLAN	
Site Address	Drawing Number
180-182 St. Marys Lane, Upminster, RM14 3BT	UPM001-PL053
Status	Drawing Revision
PLANNING	01
Scale	Origination Date
1:50@A1 / 1:100@A3	14.11.25



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03	12.06.26	Planning Issue		LG	LG
02	23.04.26	Planning Issue		LG	LG
01	16.12.25	External Works App		LG	LG
REV	DATE	DESCRIPTION		DRAWN	CHKD



Drawing Title	
PROPOSED SITE PLAN	
Site Address	Drawing Number
180-182 St. Marys Lane, Upminster, RM14 3BT	UPM001-PL055
Status	Drawing Revision
Planning	03
Scale	Origination Date
1:100@A1 / 1:200@A3	20.08.25

03	12.06.26	Planning Issue		LG	LG
02	23.04.26	Planning Issue		LG	LG
01	16.12.25	External Works App		LG	LG
REV	DATE	DESCRIPTION		DRAWN	CHKD



Drawing Title

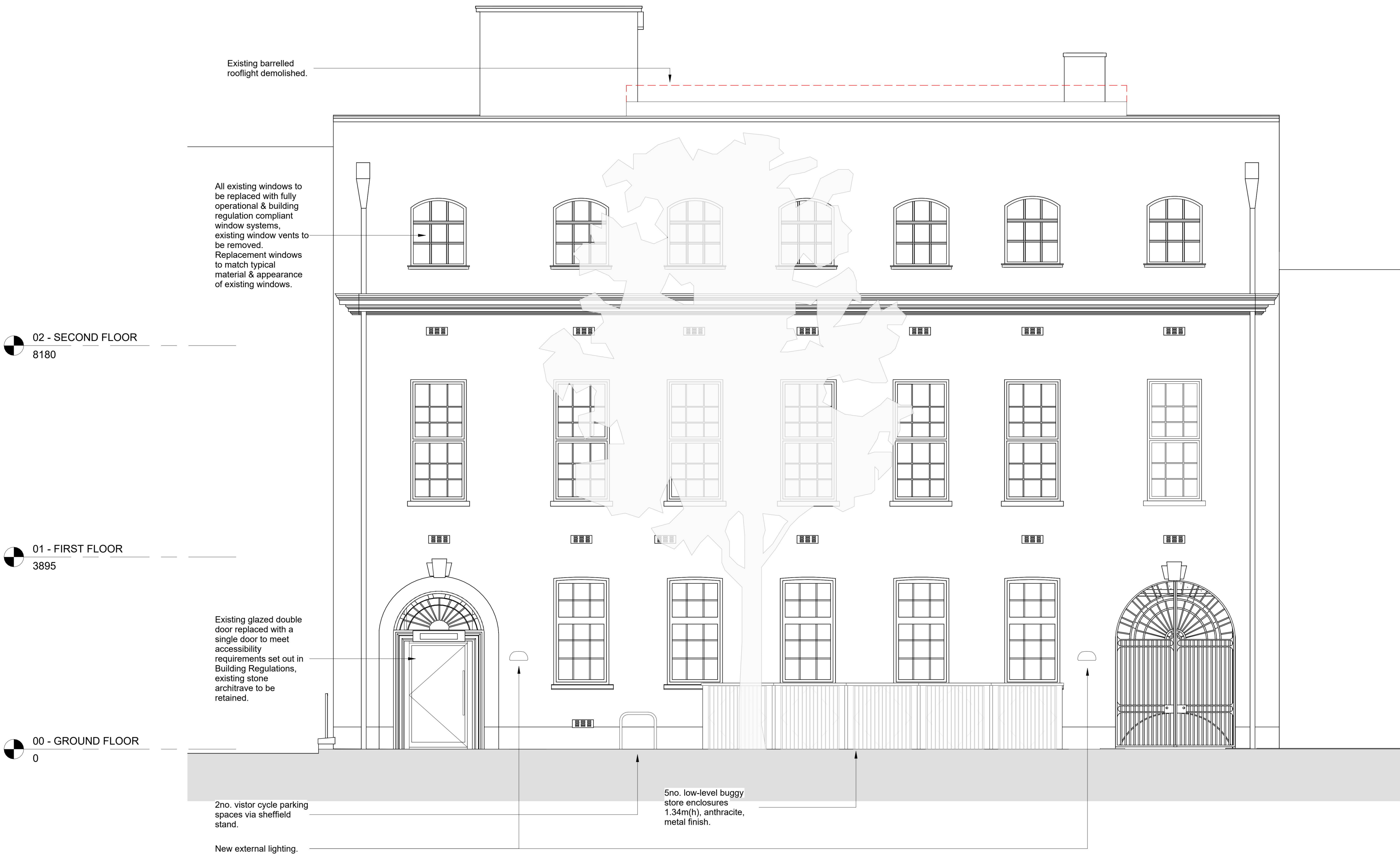
PROPOSED BOUNDARY ELEVATION - FRONT

Site Address Drawing Number
180-182 St. Marys Lane, Upminster, RM14 3BT UPM001-PL060

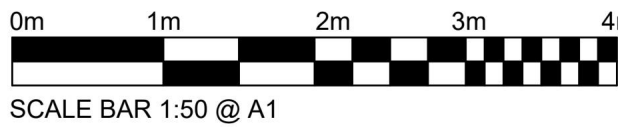
Status Drawing Revision
PLANNING 03

Scale Origination Date
1:50@A1 / 1:100@A3 14.11.25

04	12.06.26	Planning Issue		LG	LG
03	23.04.26	Planning Issue		LG	LG
02	23.01.26	Planning Issue		LG	LG
01	16.12.25	External Works App		LG	LG
REV	DATE	DESCRIPTION		DRAWN	CHKD



1 Proposed Elevation - St Marys Lane
1 : 50

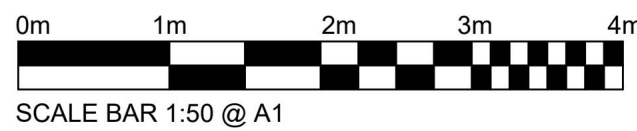


Drawing Title	
PROPOSED ELEVATION - FRONT	
Site Address	Drawing Number
180-182 St. Marys Lane, Upminster, RM14 3BT	UPM001-PL061
Status	Drawing Revision
PLANNING	04
Scale	Origination Date
1:50@A1 / 1:100@A3	14.11.25

02	23.01.26	Planning Issue		LG	LG
01	16.12.25	External Works App		LG	LG
REV	DATE	DESCRIPTION		DRAWN	CHKD



1 Proposed Elevation - Rear
1 : 50

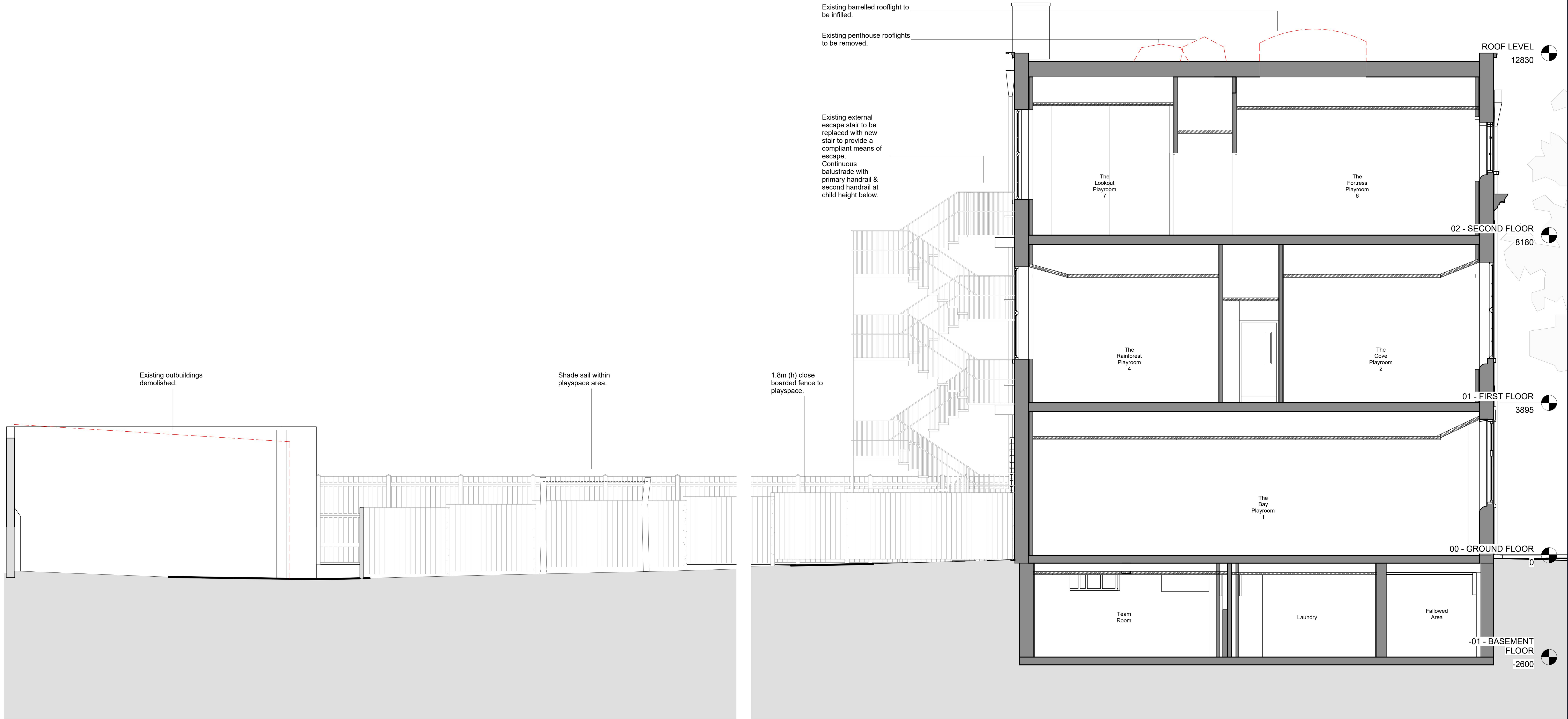


Drawing Title

PROPOSED ELEVATION - REAR

Site Address	Drawing Number
180-182 St. Marys Lane, Upminster, RM14 3BT	UPM001-PL062
Status	Drawing Revision
PLANNING	02

Scale	Origination Date
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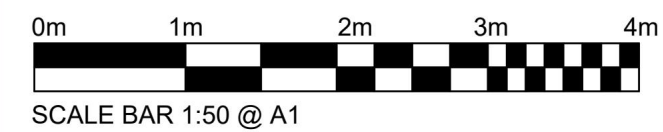


1 Proposed Building Section
1 : 50

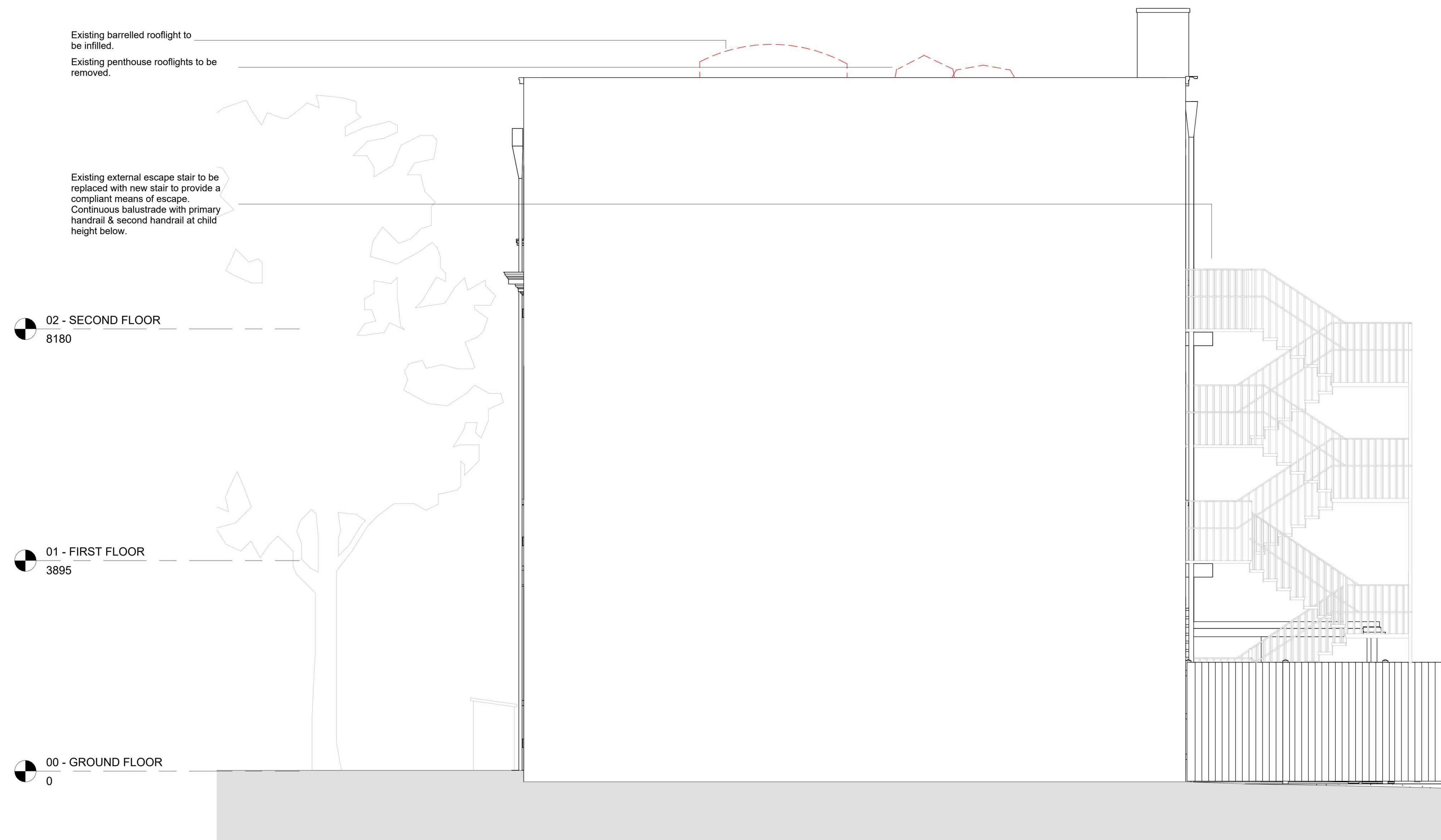
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03	23.04.26	Planning Issue	LG	LG	
02	23.01.26	Planning Issue	LG	LG	
01	18.12.25	External Works App	LG	LG	
REV	DATE	DESCRIPTION	DRAWN	CHKD	



Drawing Title	
PROPOSED SECTION	
Site Address	Drawing Number
180-182 St. Marys Lane, Upminster, RM14 3BT	UPM001-PL063
Status	Drawing Revision
PLANNING	03
Scale	Origination Date
1:50@A1 / 1:100@A3	14.11.25

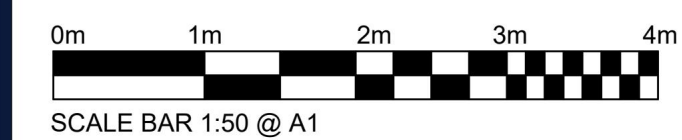


1 Proposed Side Elevation - West
1 : 50



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02	23.04.26	Planning Issue		LG	LG
01	23.01.26	Planning Issue		LG	LG
	REV	DATE	DESCRIPTION	DRAWN	CHECKED



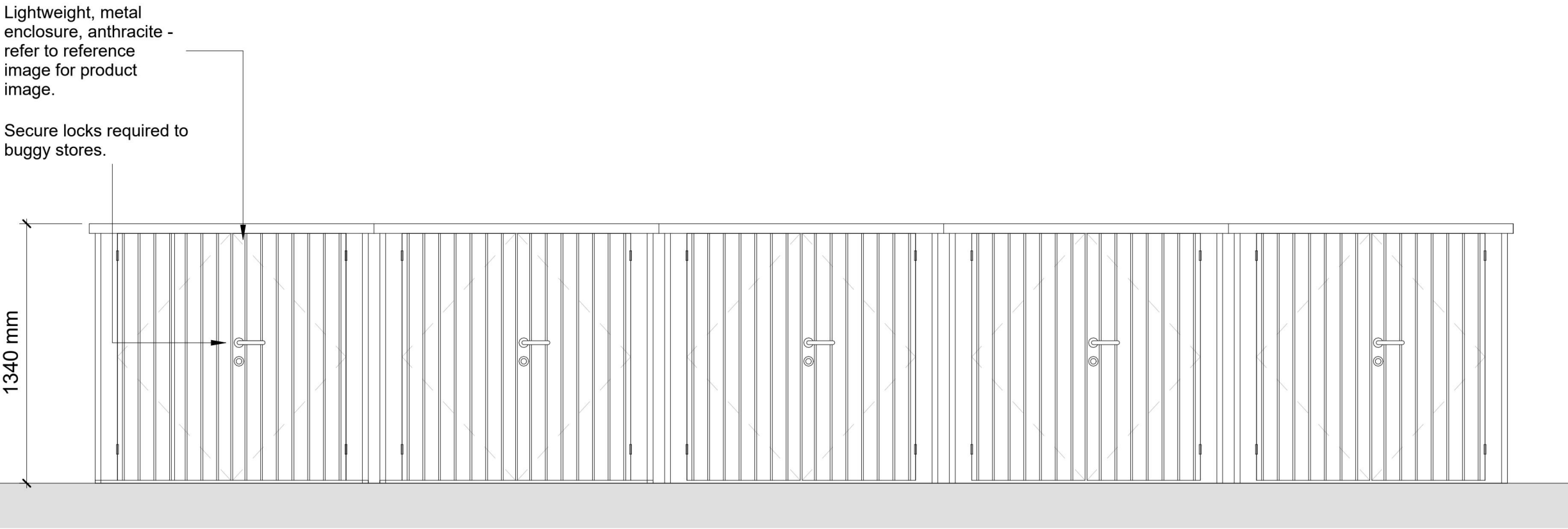
Drawing Title

PROPOSED ELEVATION - WEST

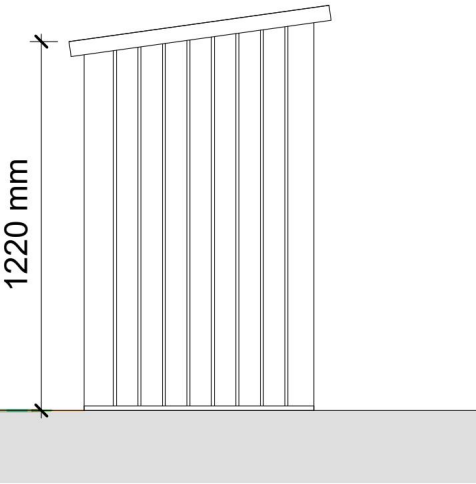
Site Address	Drawing Number
180-182 St. Marys Lane, Upminster, RM14 3BT	UPM001-PL065

Status	Drawing Revision
PLANNING	02

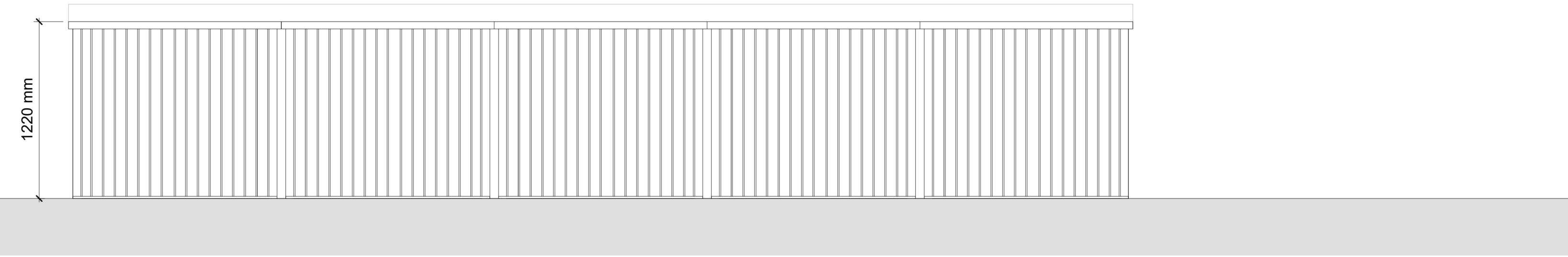
Scale	Origination Date
1:50@A1 / 1:100@A3	14.11.25



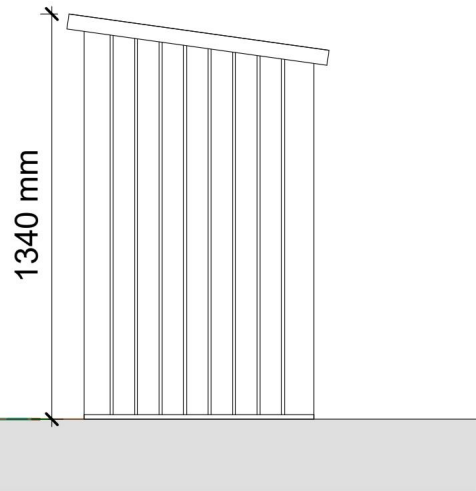
1 Buggy Storage - Front Elevation
1 : 25



2 Buggy Store - Side Elevation 2
1 : 25



3 Buggy Storage - Back Elevation
1 : 25



4 Buggy Store - Side Elevation 4
1 : 25



Reference photo for Buggy Store Enclosure

n family club

N Family Club
47-49 Charlotte Road
London
EC2A 3QT

Tel: 020 3865 7402

03	12.06.26	Planning Issue		LG	LG
02	23.04.26	Planning Issue		LG	LG
01	23.07.26	Planning Issue		LG	LG
REV	DATE	DESCRIPTION		DRAWN	CHKD

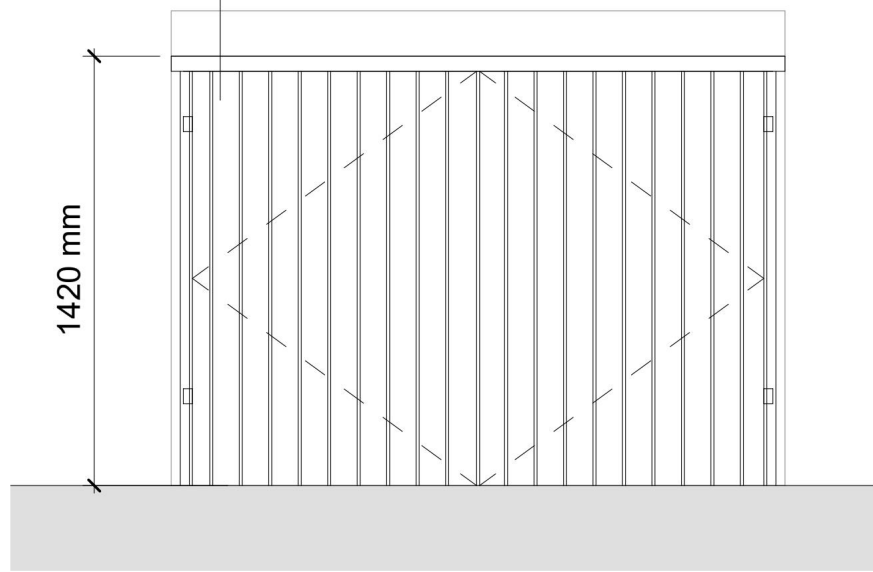
Drawing Title

BUGGY STORE ELEVATIONS

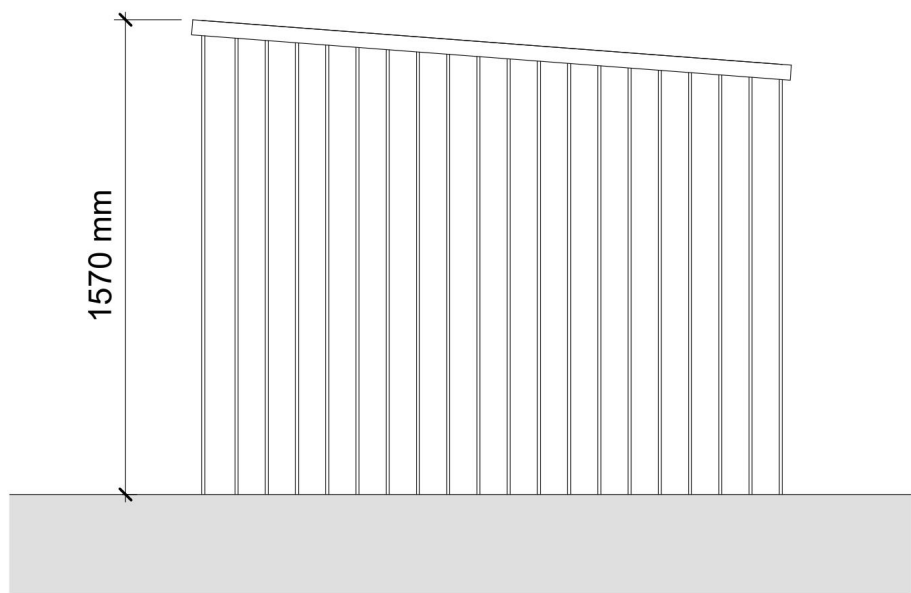
Site Address	Drawing Number
180-182 St. Marys Lane, Upminster, RM14 3BT	UPM001-PL066
Status	Drawing Revision
PLANNING	03

Scale	Origination Date
1:25@A1 / 1:50@A3	14.11.25

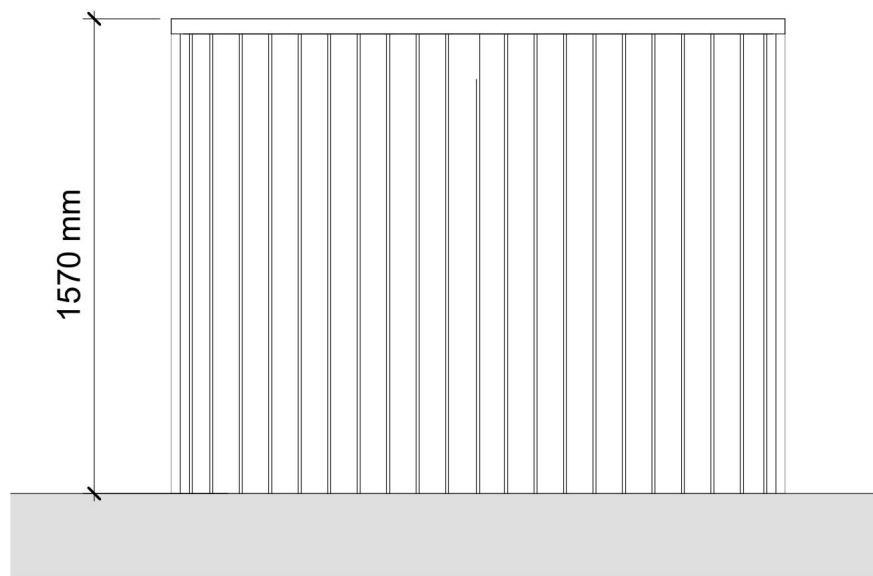
Lightweight, metal enclosure,
anthracite - refer to reference
image for product image.



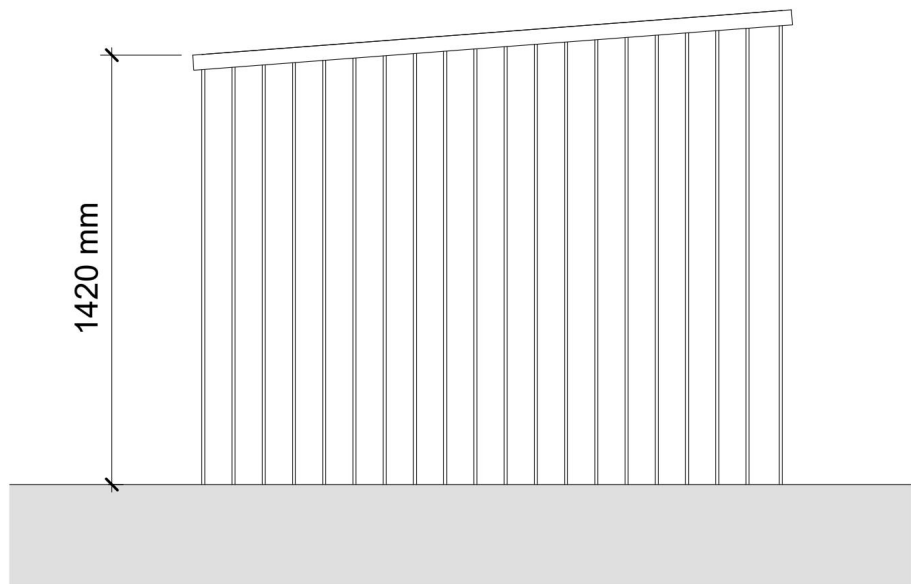
1 Cycle Store - Front Elevation
1 : 25



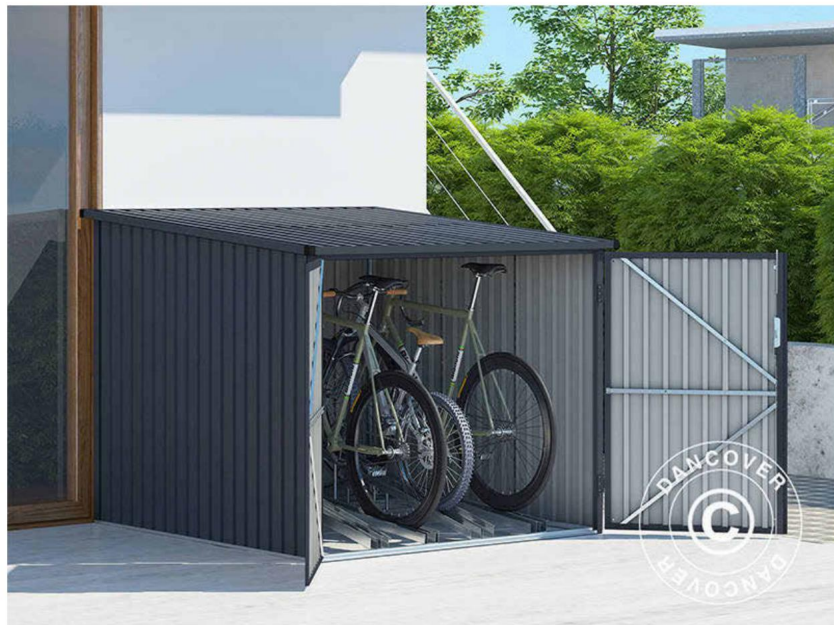
2 Cycle Store Side Elevation
1 : 25



3 Cycle Store - Rear Elevation
1 : 25



4 Cycle Store - Side Elevation
1 : 25

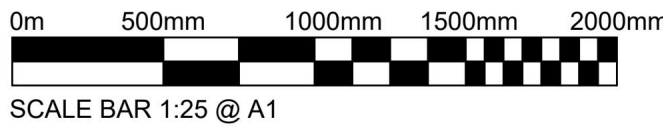


Reference image for Cycle Store

n family club

N Family Club
47-49 Charlotte Road
London
EC2A 3QT
Tel: 020 3865 7402

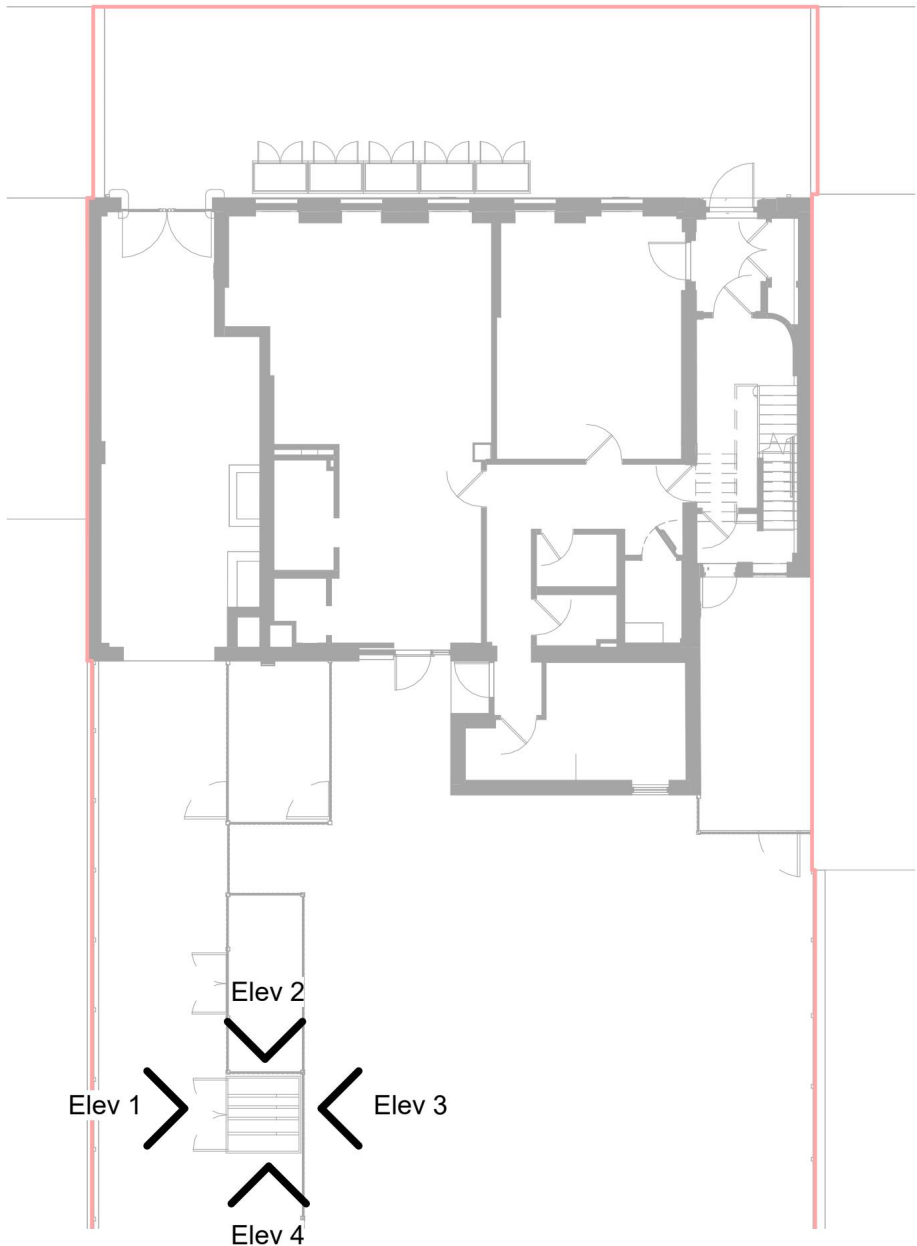
02	12.06.26	Planning Issue		LG	LG
01	23.01.26	Planning Issue		LG	LG
REV	DATE	DESCRIPTION		DRAWN	CHKD

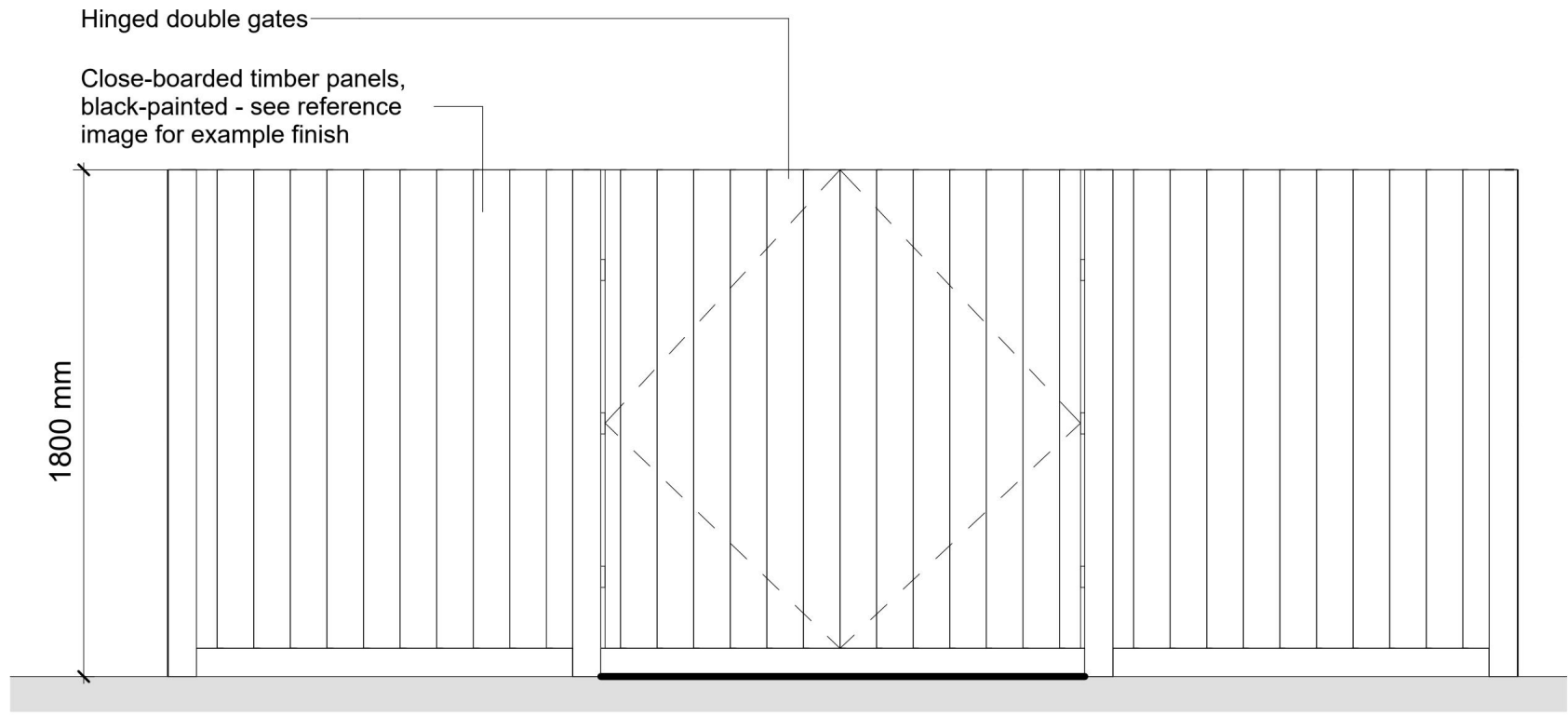


Drawing Title

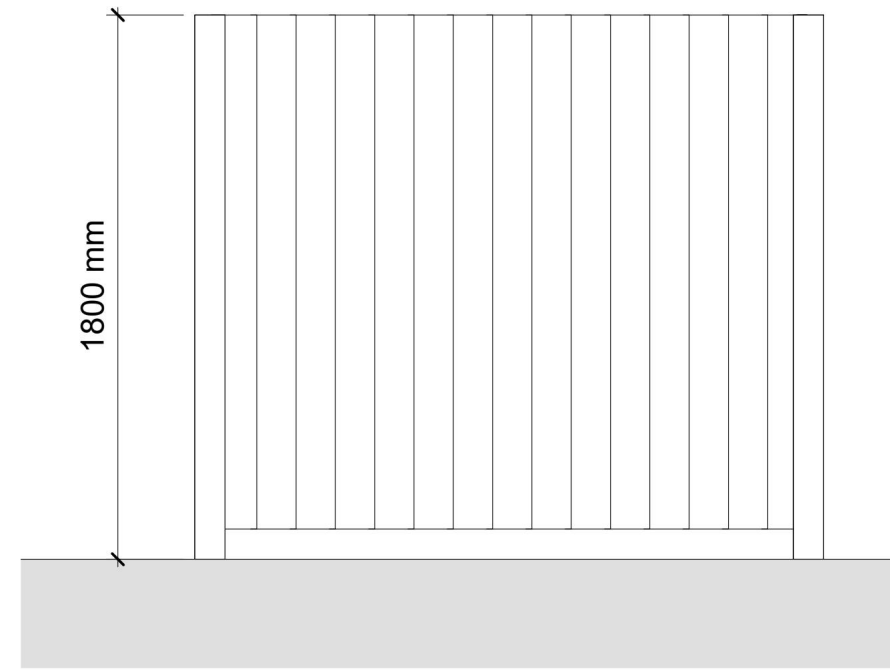
CYCLE STORE ELEVATIONS

Site Address	Drawing Number
180-182 St. Marys Lane, Upminster, RM14 3BT	UPM001-PL067
Status	Drawing Revision
PLANNING	02
Scale	Origination Date
1:25@A1 / 1:50@A3	14.11.25

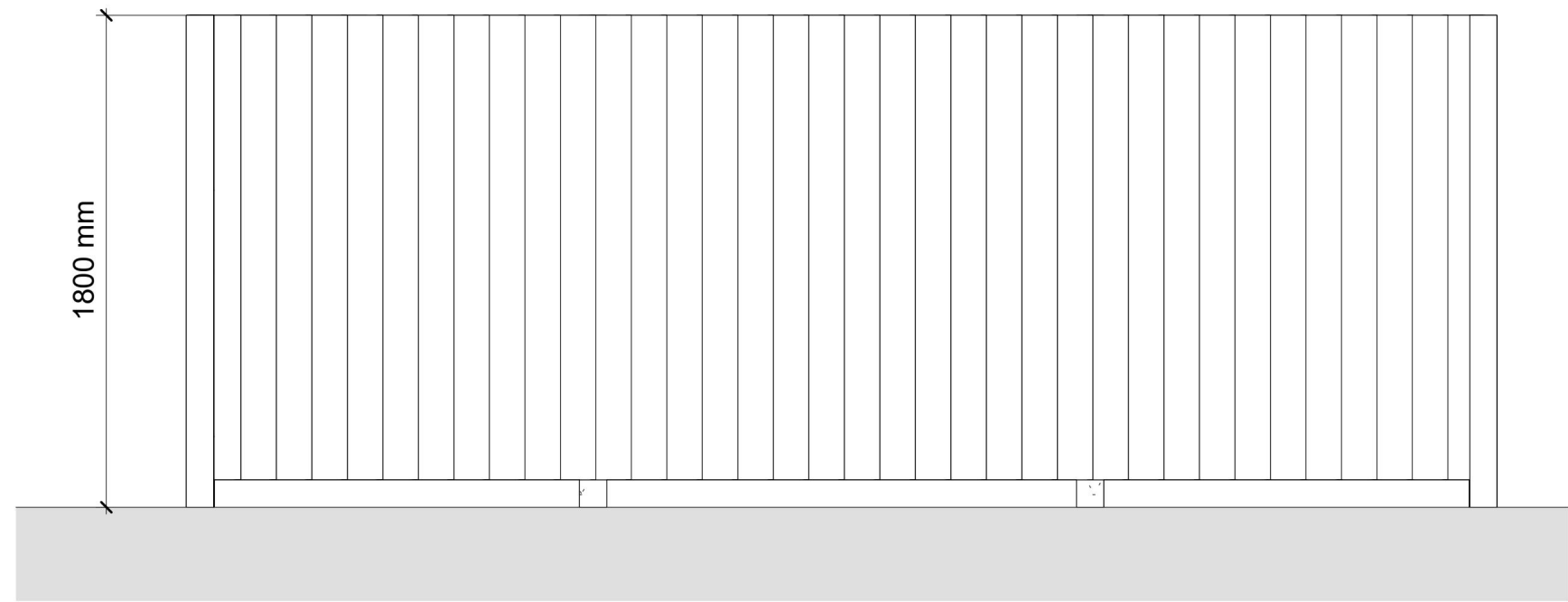




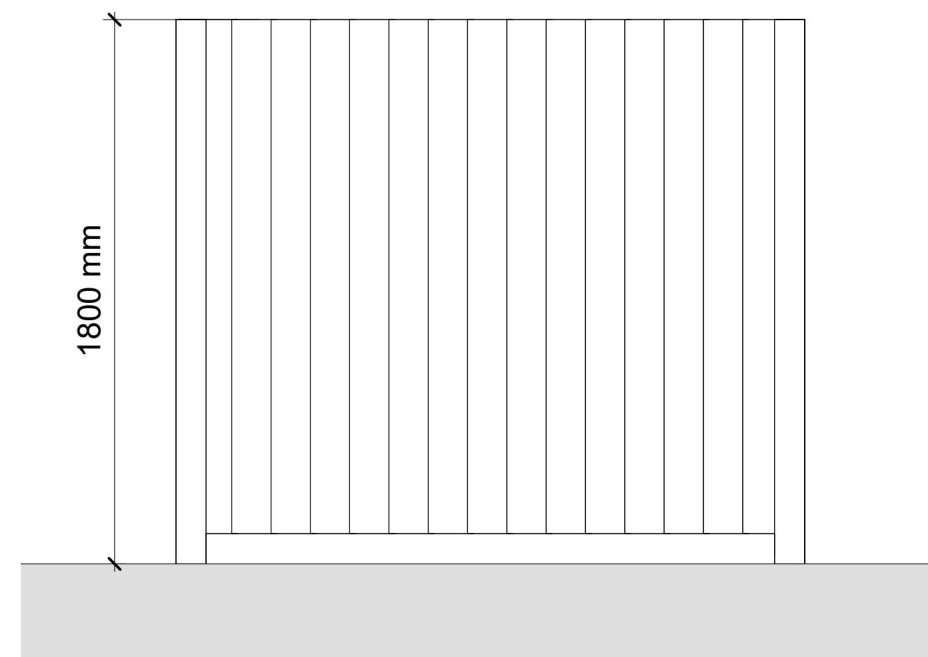
1 Refuse Store - Front Elevation
1 : 25



2 Refuse Store Side Elevation
1 : 25



3 Refuse Store - Rear Elevation
1 : 25



4 Refuse Store - Side Elevation
1 : 25

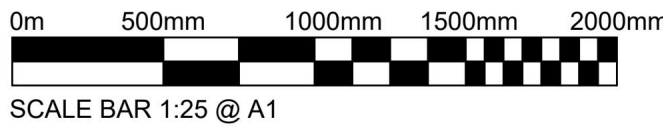
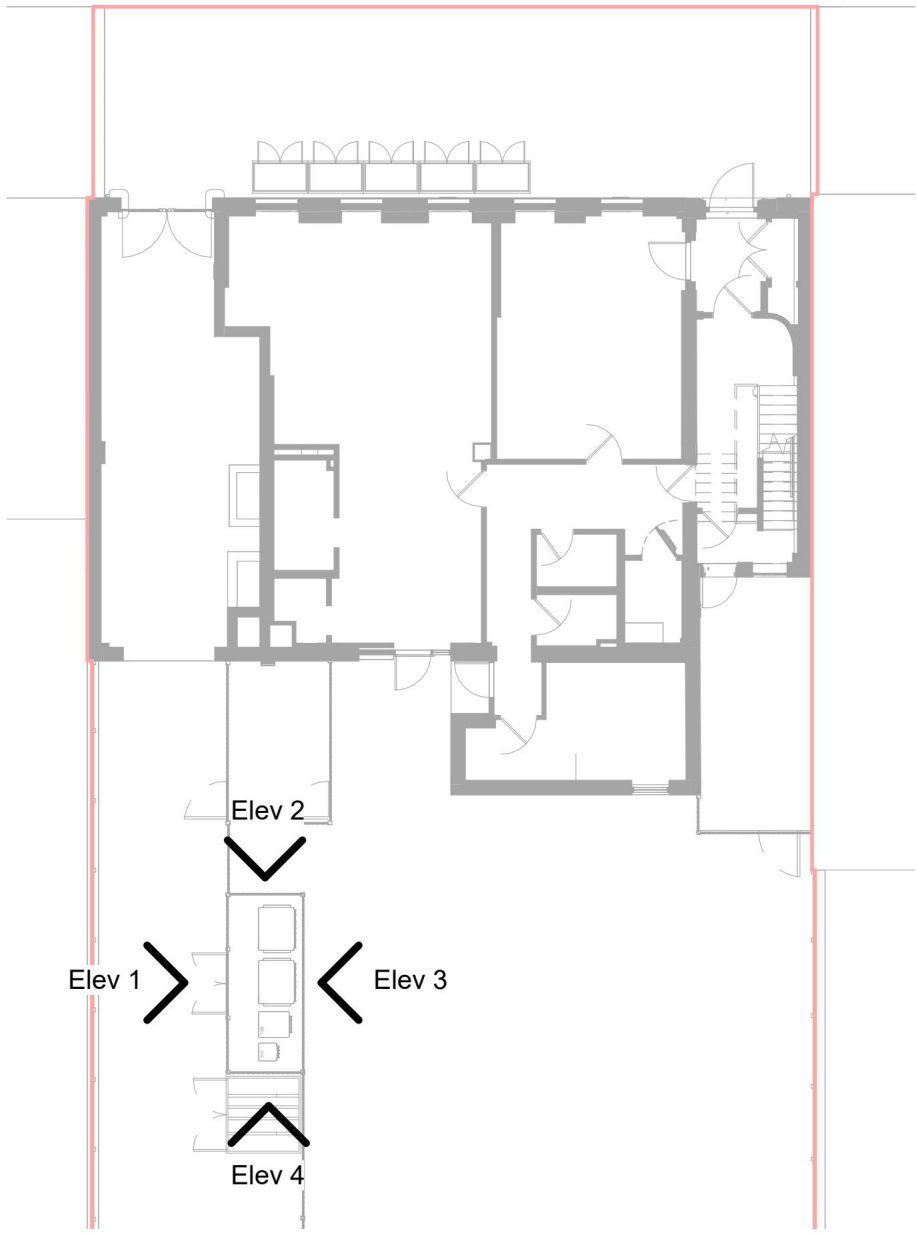


Reference photo for Bin Store Enclosure

n family club

N Family Club
47-49 Charlotte Road
London
EC2A 3QT
Tel: 020 3865 7402

02	12.06.26	Planning Issue		LG	LG
01	23.01.26	Planning Issue		LG	LG
REV	DATE	DESCRIPTION		DRAWN	CHKD



Drawing Title

REFUSE STORE ELEVATIONS

Site Address	Drawing Number
180-182 St. Marys Lane, Upminster, RM14 3BT	UPM001-PL068
Status	Drawing Revision
PLANNING	02

Scale	Origination Date
1:25@A1 / 1:50@A3	14.11.25