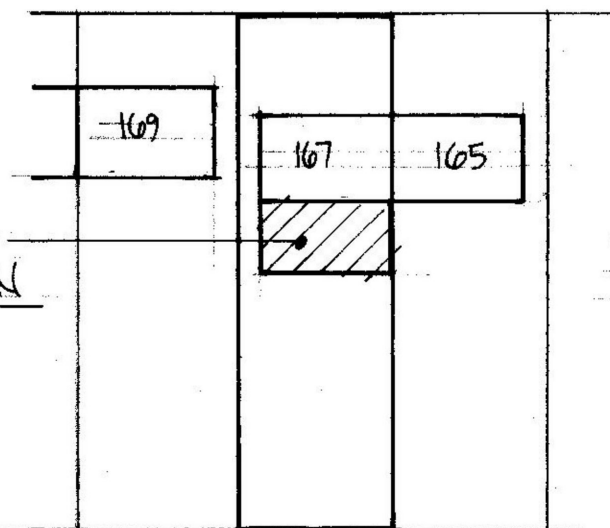




**SCALE BAR - 1:50**

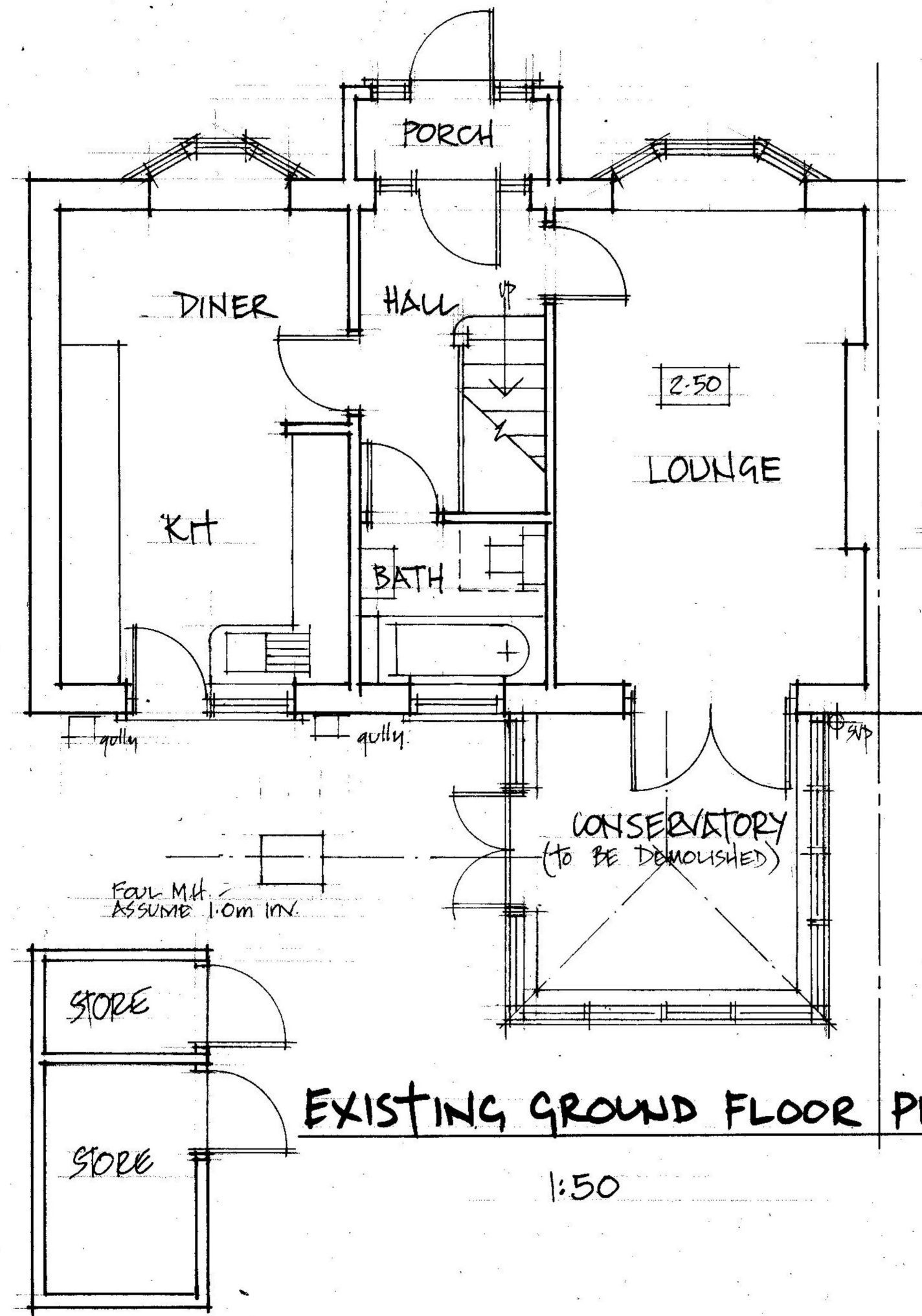
LYNTON AVENUE



PROPOSED  
EXTENSION



**BLOCK PLAN - 1:500**



**EXISTING GROUND FLOOR PLAN**

1:50

SURVEY AS EXISTING.

167 LYNTON AVENUE  
ROMFORD, RM7 8NX  
(HAVERING COUNCIL)

MR. MRS. JACKSON.

SCALE 1:50 JAN. 2026

DRG: 0201/1

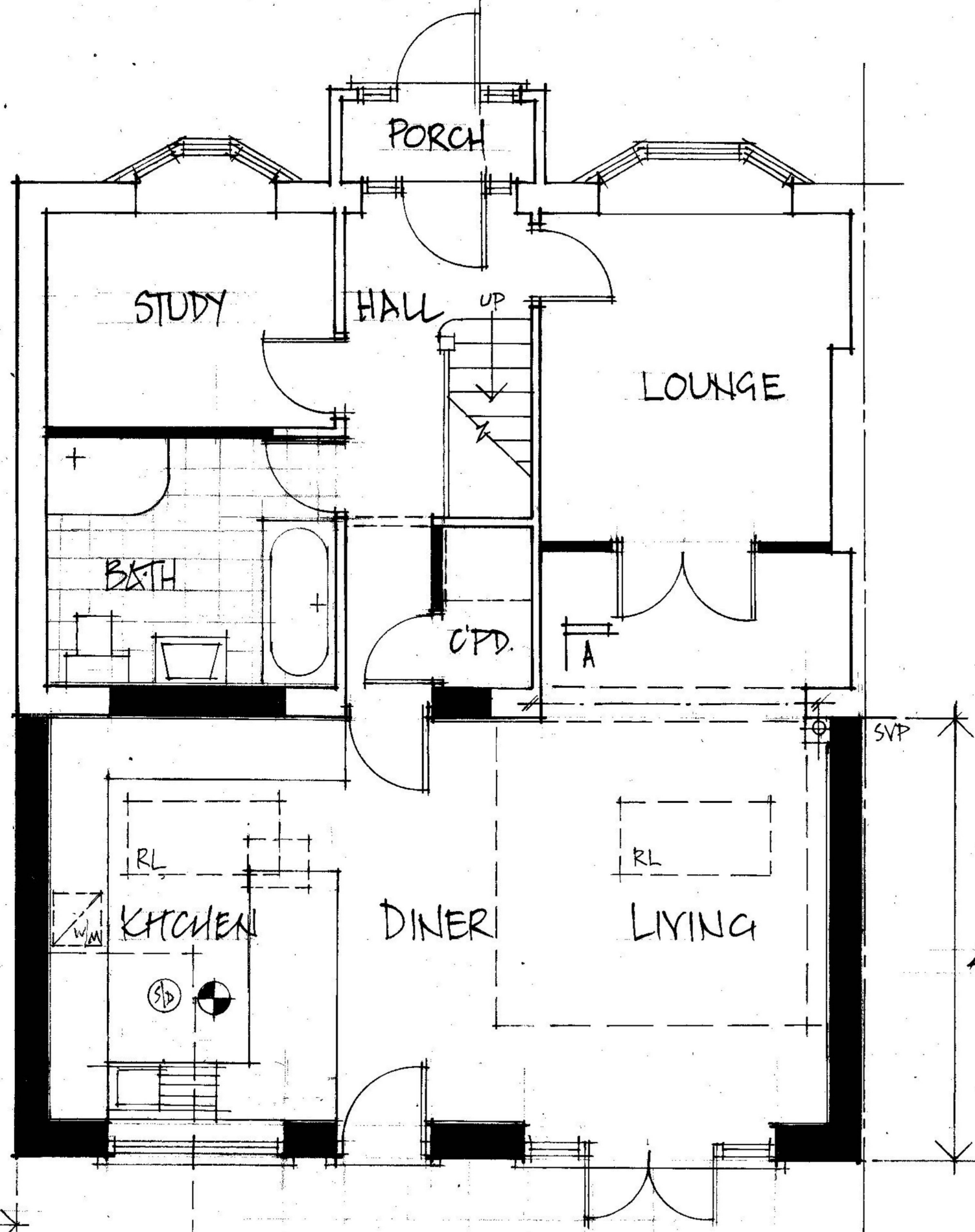
M. BURNAND.

TEL: 07430 115850

A3



**SCALE BAR - 1:50**



BATHROOM + KITCHEN  
BE PROVIDED WITH  
MECHANICAL VENT.  
DUCTED TO THE  
EXTERNAL AIR.

STEEL BEAMS, BEARINGS  
etc. TO STRUCTURAL  
ENGINEERS DESIGN/  
DETAILS.

TWA 'BUILD OVER'  
AGREEMENT WILL BE  
REQUIRED.

STEEL BEAMS BE  
COATED INTUMESCENT  
PAINT FOR 1/2 HOUR  
FIRE PROTECTION.

D/A ROOF LIGHTS TO  
CLIENTS CHOICE -  
TRIPLE JOIST  
TRIMMING ALL  
ROUND

ELECTRICAL WORK  
TO COMPLY B.RECS.  
PART 'P' - ENERGY  
EFFICIENT LIGHTING  
TO L.I. RECS.

⊙ ⊕ SMOKE DETECTOR  
TO BS.5446 PT.1 +  
HEAT DETECTOR TO  
KITCHEN.

**REAR EXTENSION +  
INTERNAL ALTERATIONS.**

167 LYNTON AVENUE,  
ROMFORD. RM7 8NA.

MR. MRS JACKSON.

SCALE: 1:50 JAN. 2026

DRG: 0201/2

M. BURNAND.

TEL: 07436 115850

A3

**PROPOSED GROUND FLOOR PLAN - 1:50**

OUTLINE OF EX. OUT-BUILDING  
BEING DEMOLISHED.



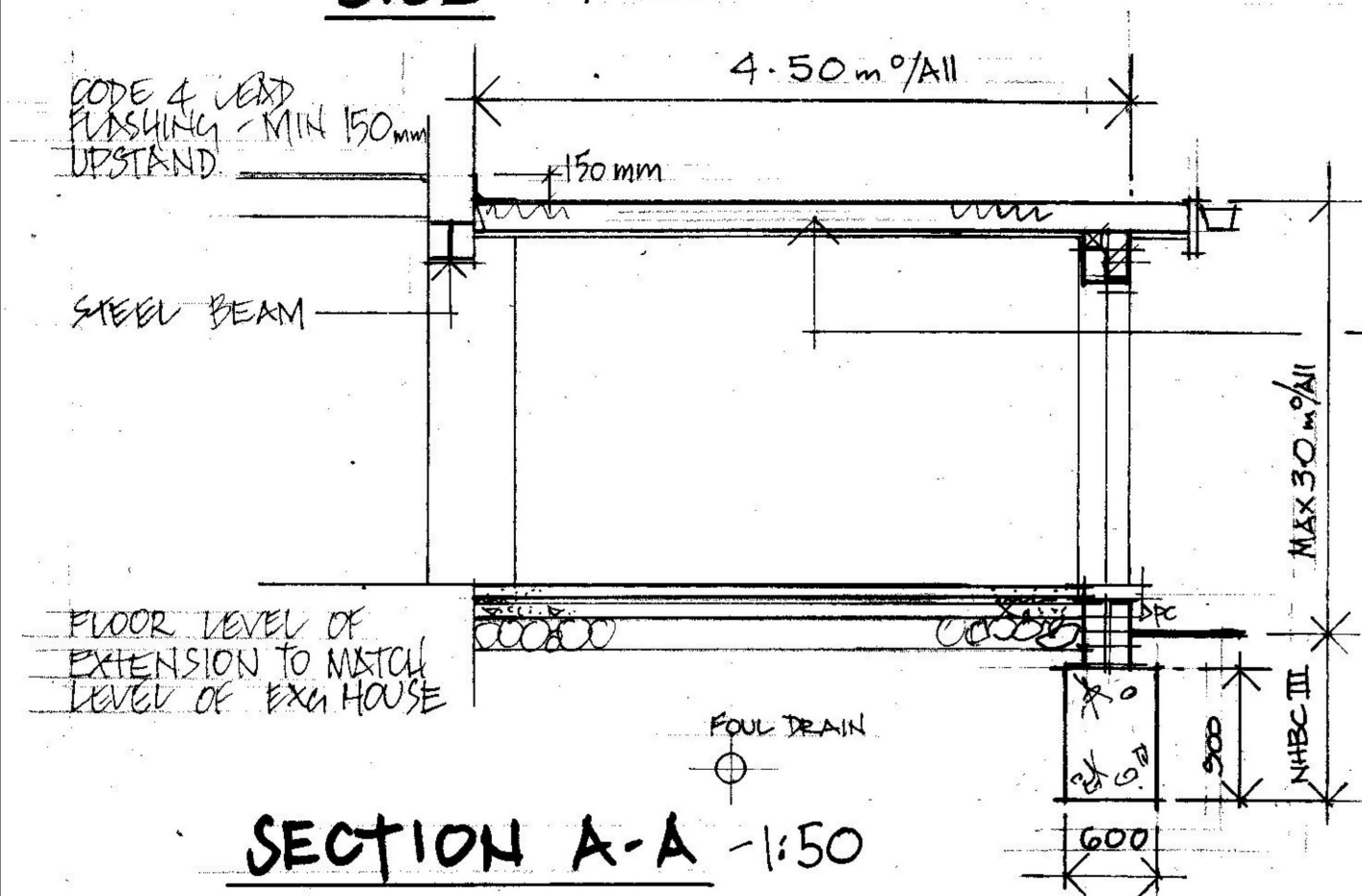
**SCALE BAR - 1:100**



**SIDE - 1:100**

**REAR - 1:100**

**SIDE - 1:100**



UPVC FASCIA + SOFFIT  
AS REQ'D.

FLAT ROOF JOISTS -  
200x50 C24 @ 400mm Cts.

FOUNDATIONS NOT TO  
ENCROACH SITE  
BOUNDARY.

**SECTION A-A - 1:50**

**REAR EXTENSION +  
INTERNAL ALTERATIONS.**

167 LYNTON AVENUE,  
ROMFORD, RM7 8NA.

MR. MRS JACKSON.

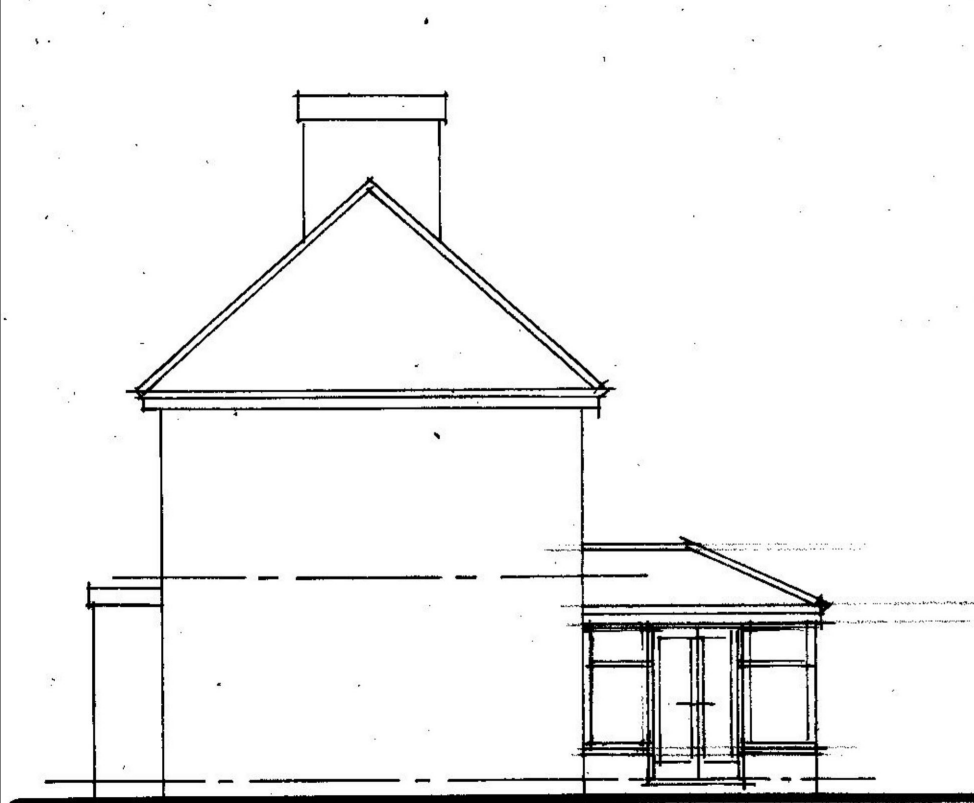
SCALE: 1:100 JAN. 2026

DRG: 0201/3

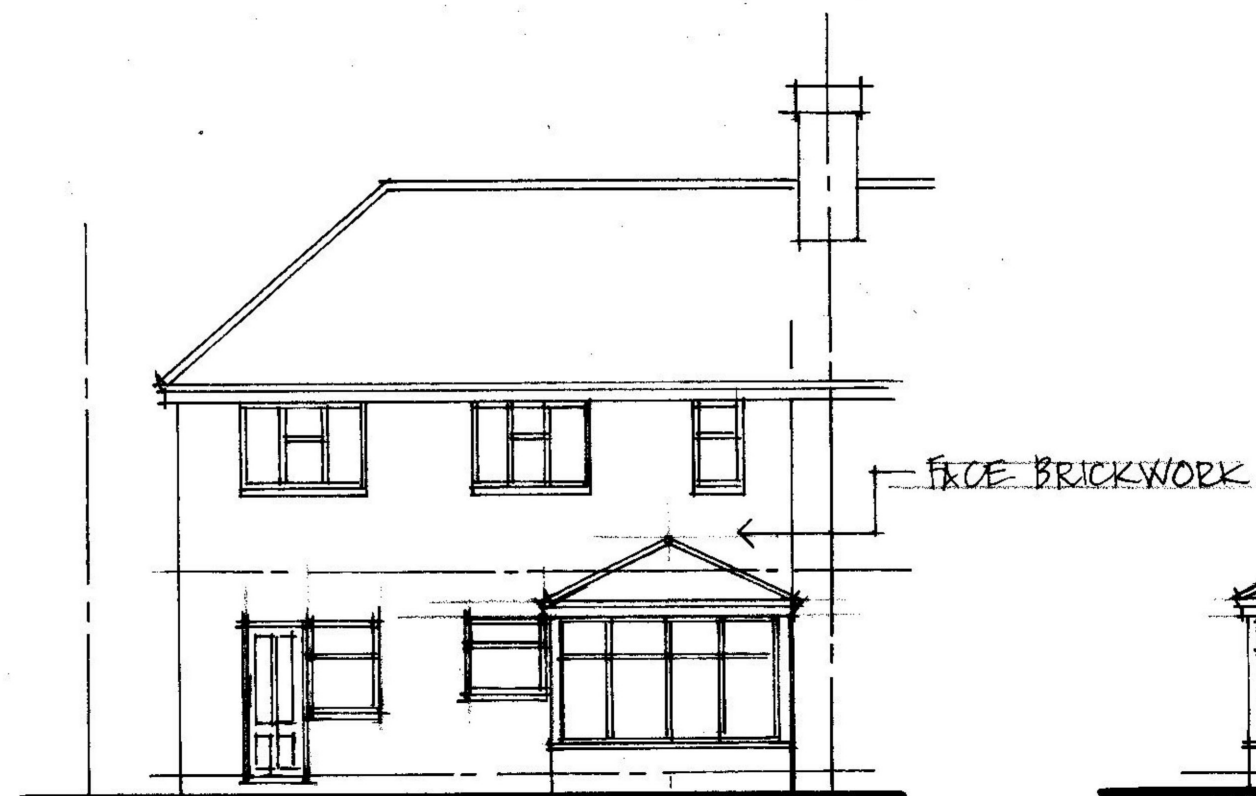
M. BURNAND.

TEL: 07436 115850

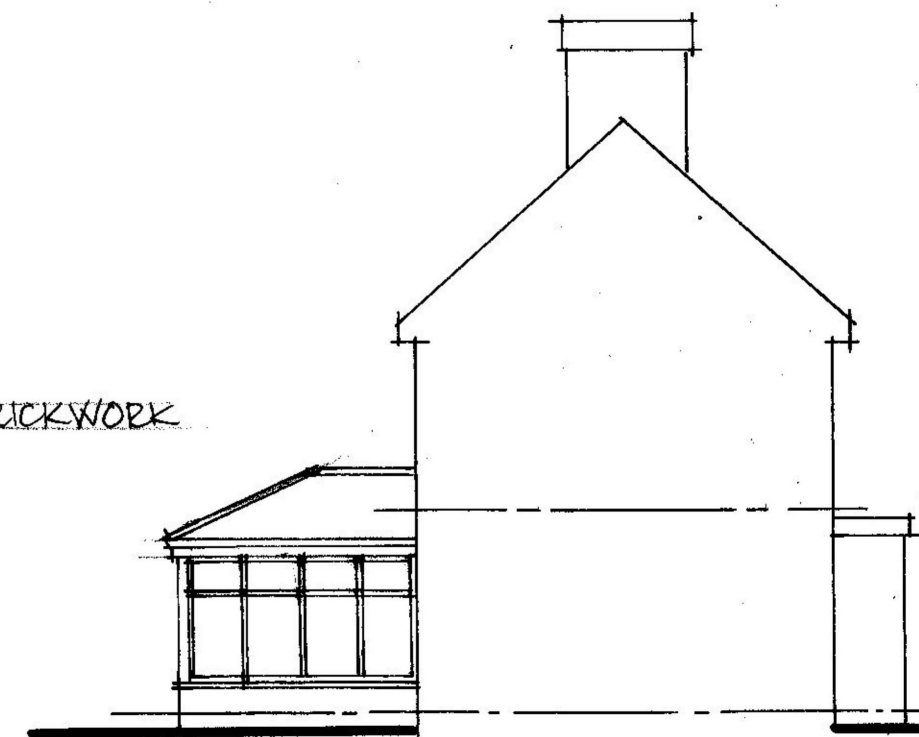
A3.



SIDE - 1:100



REAR - 1:100



SIDE - 1:100

EXISTING ELEVATIONS - 1:100



SCALE BAR - 1:100

REAR EXTENSION +  
INTERNAL ALTERATIONS

167 LYNTON AVENUE  
ROMFORD, RM7 8NA.

MR MRS JACKSON

SCALE 1:100 JAN 2016

DRG: 0201/4

M. BURNAND.

TEL: 07436 115850