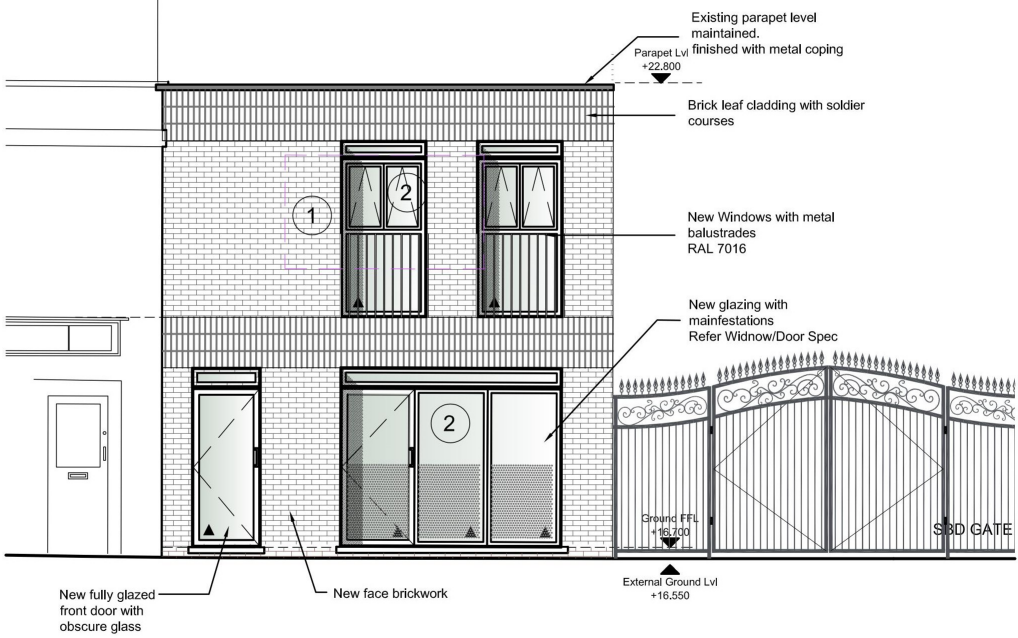


217
VINE COTTAGE

DO NOT SCALE FROM DRAWING

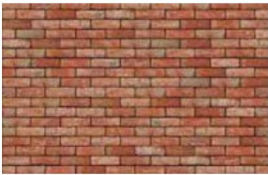
219



Proposed Front Elevation
1:100

EXTERNAL MATERIALS SCHEDULE

- ① Facing Red/Brown Brickwork - Red Multit by **Weinerberger** Mortar : Natural With Raked Joint



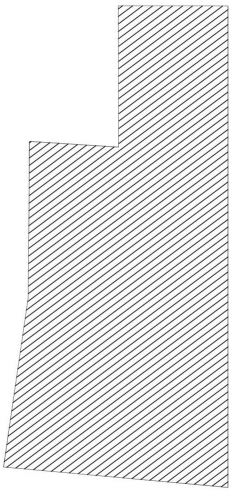
- ② Aluminium Frame Window RAL 7016 - Dark Grey



First floor windows



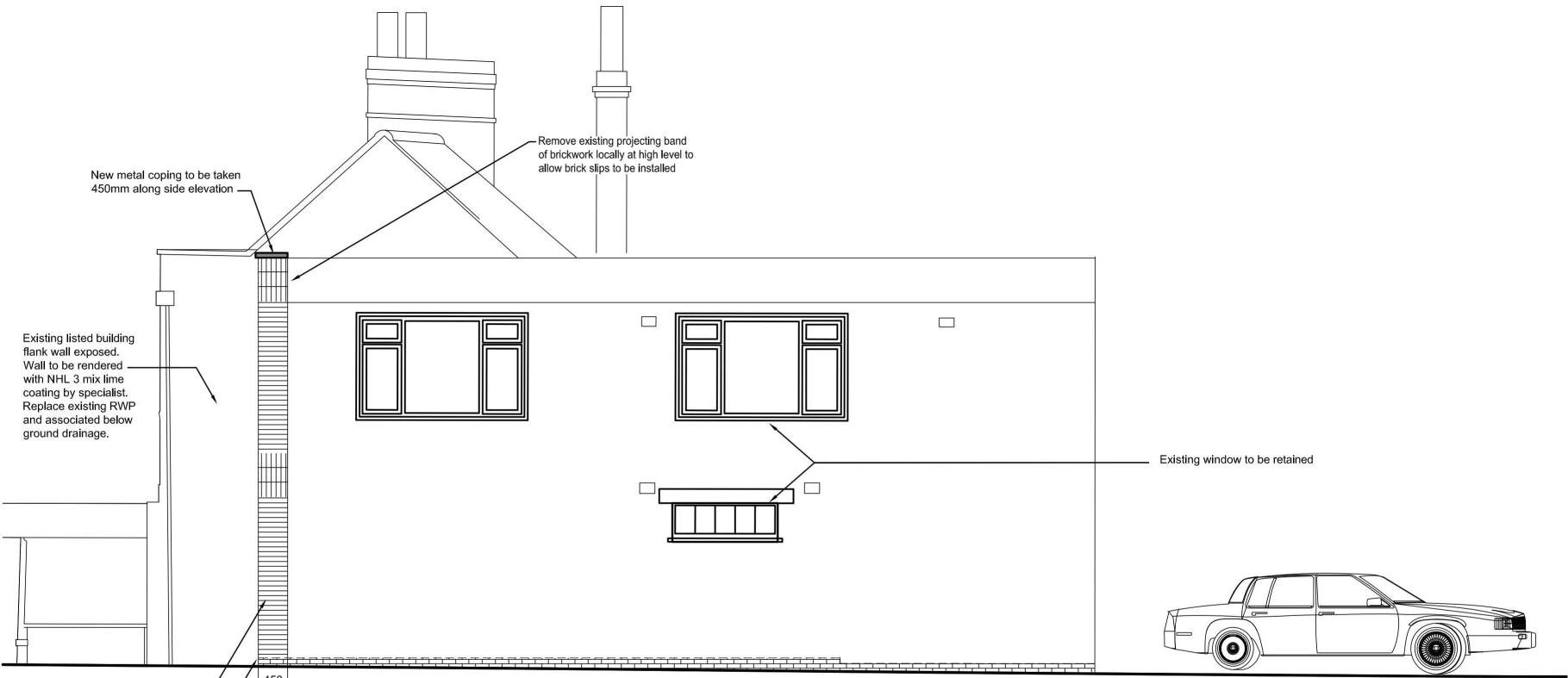
- ③ Dark Grey Balcony Metal Balustrade - 1100mm ht from FFL RAL 7016



SIDE ELEVATION

FRONT ELEVATION

KEY PLAN



Proposed Side Elevation
1:100

B.	26.02.26	SCALES CORRECTED
A.	16.11.25	ISSUED FOR BUILDING CONTROL APPROVAL
.	11.11.25	ISSUED FOR INFORMATION
Rev	Date	Comment



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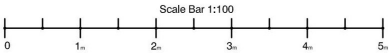
Project
**219 North Street
Romford
Essex RM1 4QA**

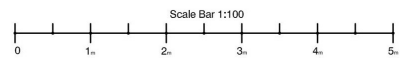
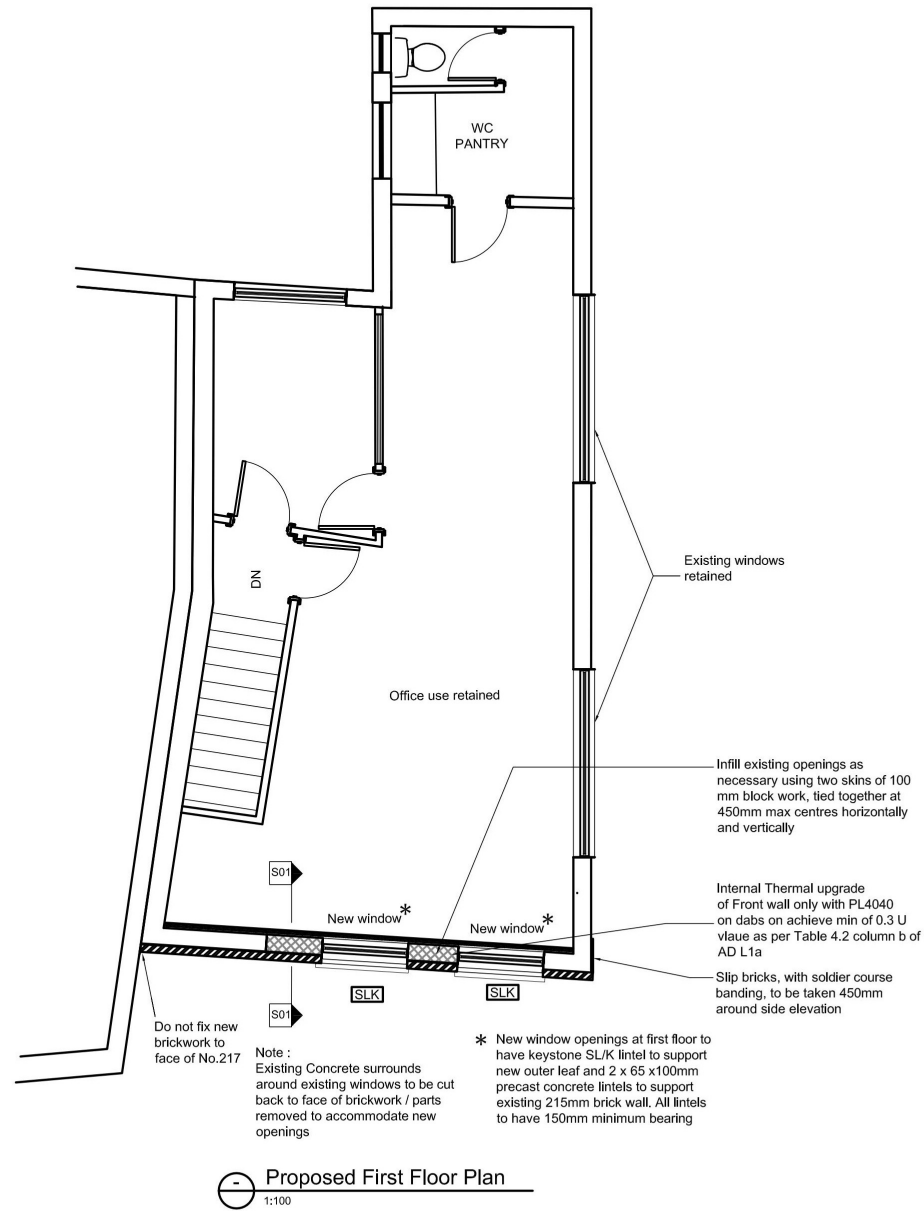
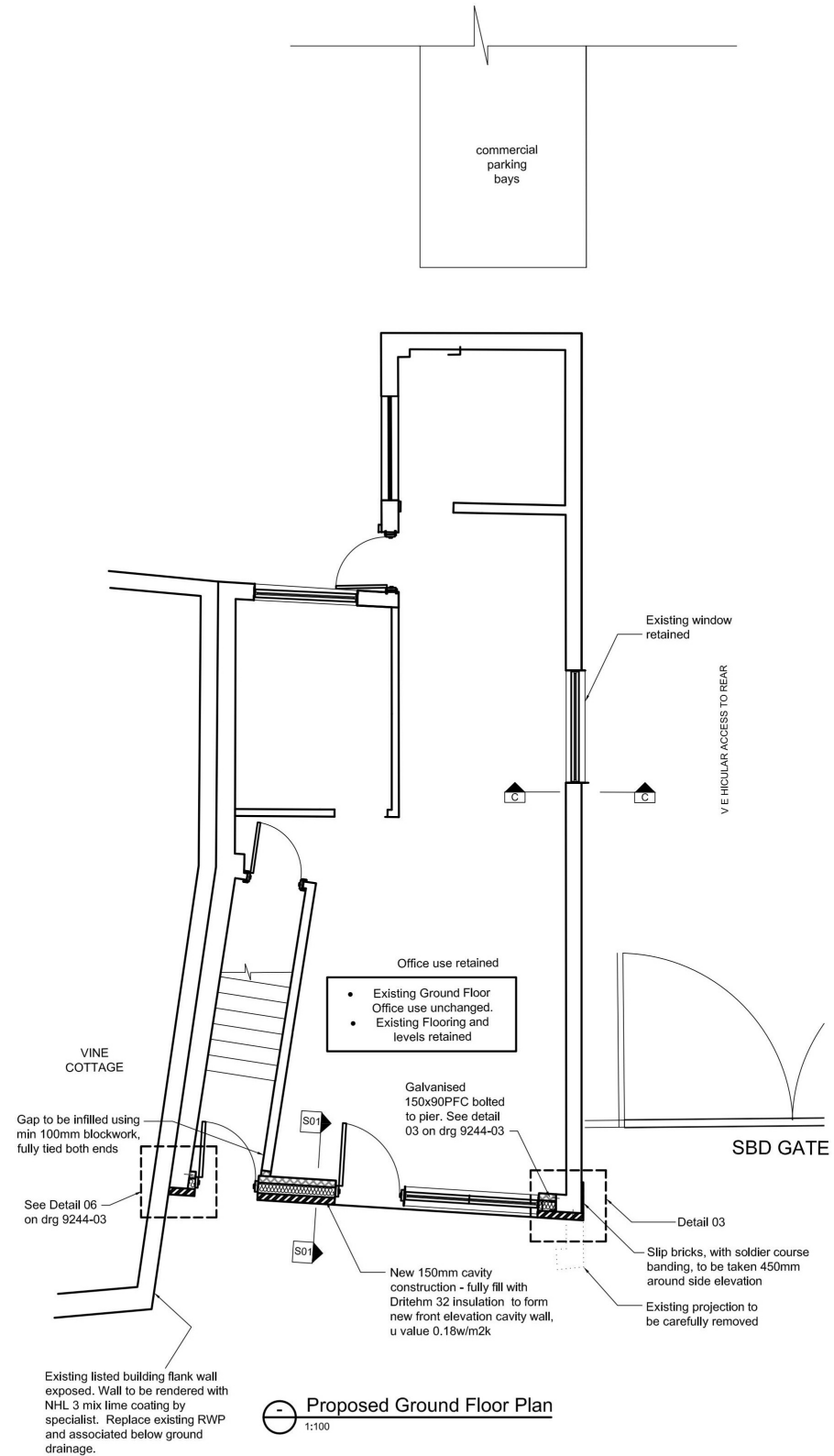
Title
Proposed Elevations

Drawn M.T.	Checked C.S.	Date Nov '25	Scale 1:100@A3
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Drawing No 9244-01	Rev B.
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Cad File: \\Network\\Drawings\\Swainland Construction\\219 North Street





B.	26.02.26	SCALES CORRECTED
A.	16.11.25	ISSUED FOR BUILDING CONTROL APPROVAL
.	11.11.25	ISSUED FOR INFORMATION
Rev	Date	Comment

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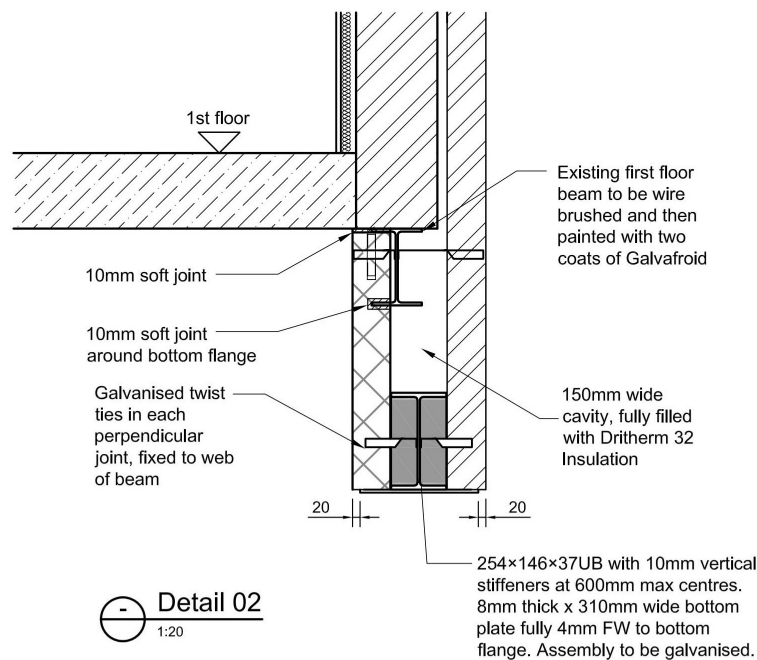
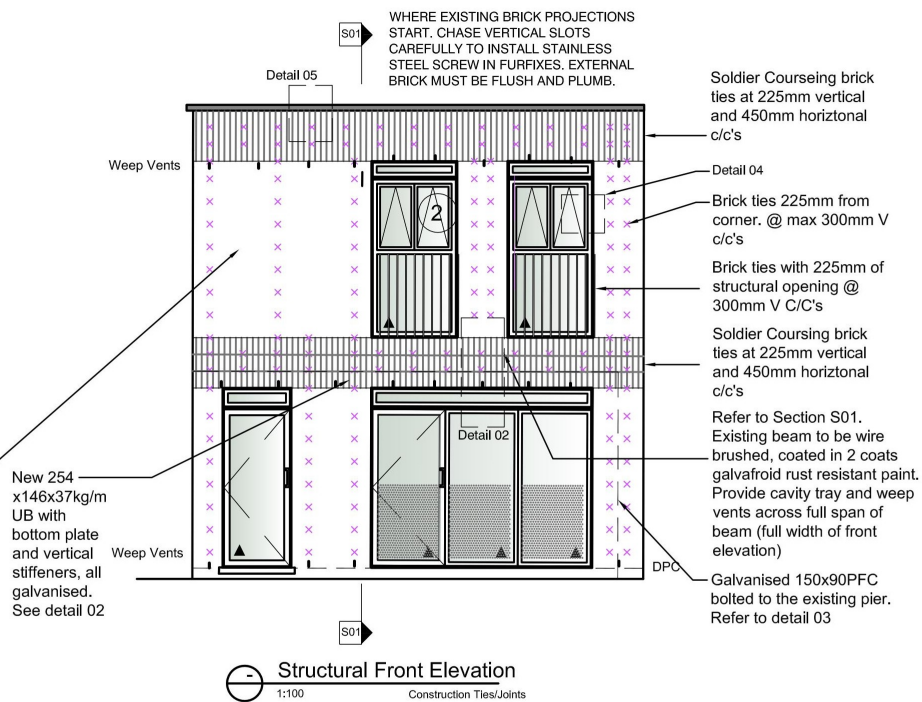
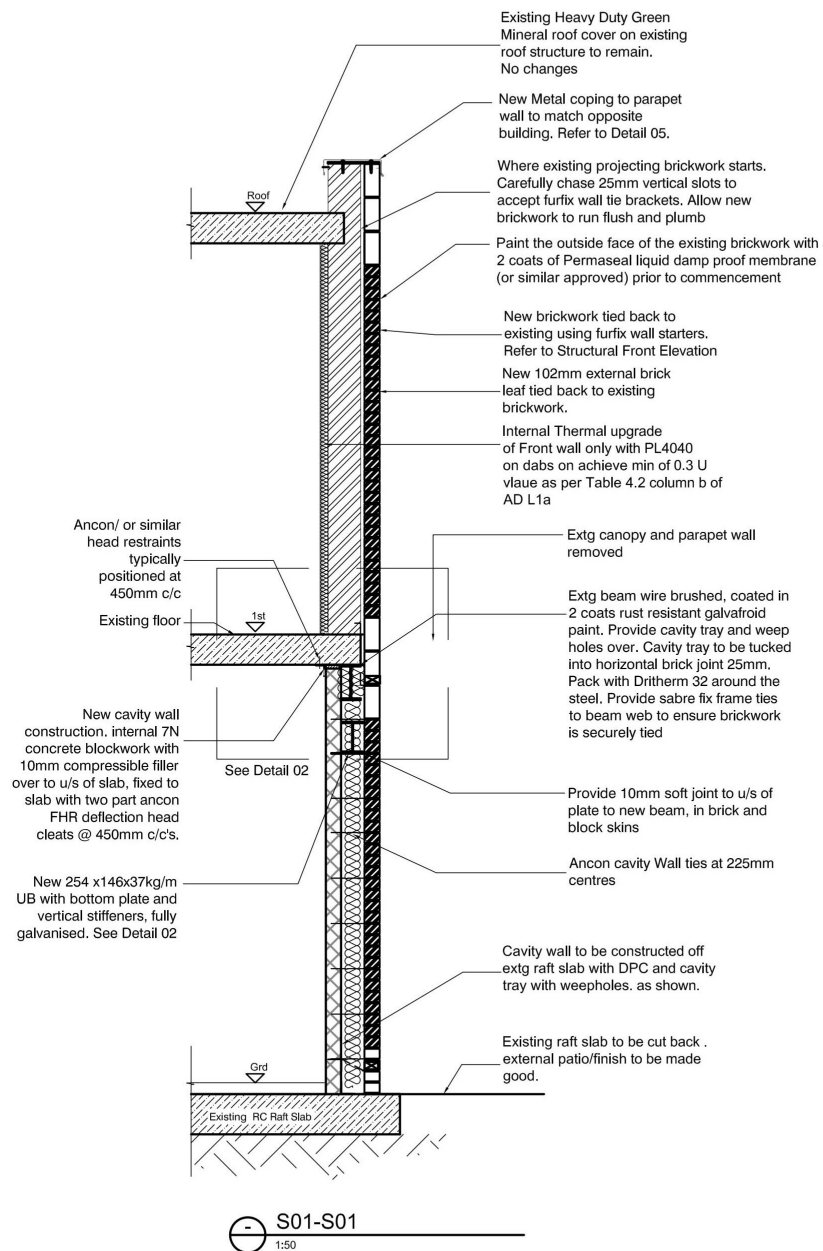
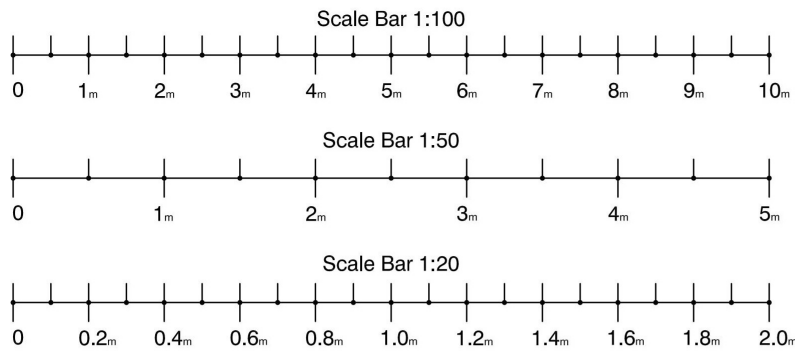
Title

*Proposed Ground and
First Floor Plans*

Drawn	Checked	Date	Scale
M.T.	C.S.	Nov '25	1:100@A3

Drawing No	Rev
9244-02	B.

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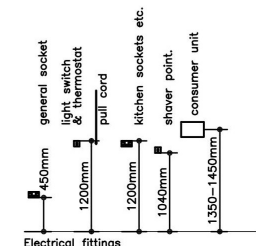
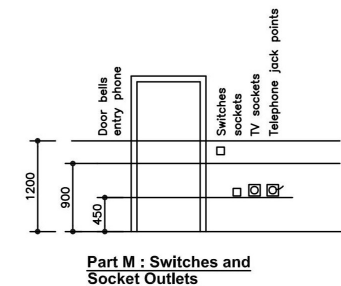
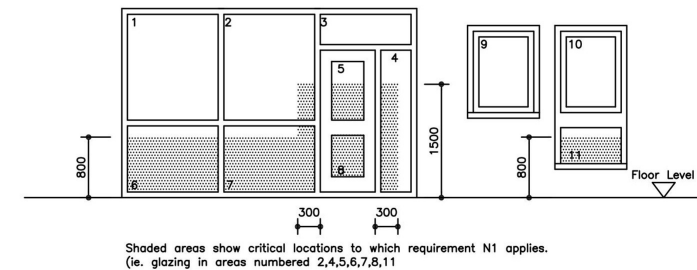
EXTERNAL WINDOWS & DOORS

Windows to provide natural daylight to habitable rooms of not less than 1/10th of the floor area. All new windows are to be double glazed thermally broken UPVC / aluminum or wood and comprising of sealed glazing units of 4/16/4mm with trickle vents providing 10,000mm² to habitable rooms and 3 x 10,000mm² for open plan kitchen /dining.

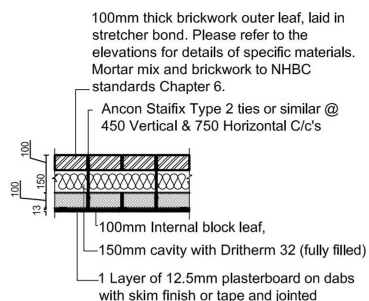
All in accordance with Table 1.7 of AD Part F.

Any glazing a) less than 800mm above floor level in windows b) 1500mm above floor level in any door c) within 300mm of any door shall be tempered safety glass to BS6206 in accord with B.Reg. schedule 1 NI. Windows to meet U value of 1.4 W/m²k with double glazed units 4/16/4 (min 16mm gap) argon filled with low E glass EN=0.1 Each assembly to bedroom to be provided with fully openable light with clear opening no less than 0.33m² and height and width no less than 450mm - no intrusions into this area. The sill level to be within 800mm and 1100mm above adjacent levels. No removable key locking device shall be fitted to the escape sash. Low modulus silicon mastic to be installed to perimeter of external frames.

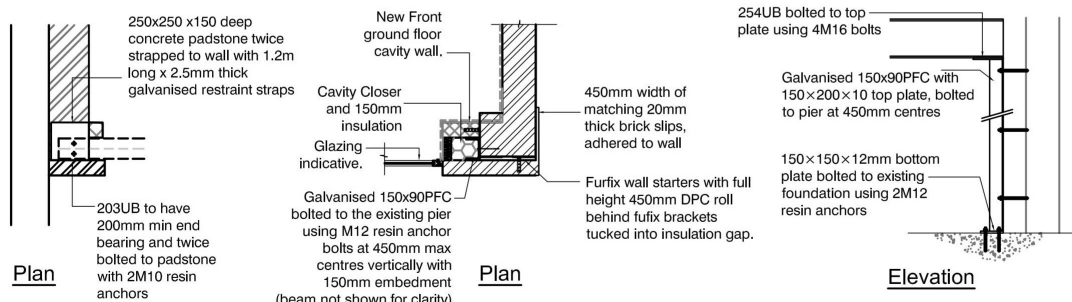
Large ground floor windows to have manifestation in accordance with ADK Section 7



All details to be agreed with Building Control prior to commencement



EXTERNAL CAVITY WALL DETAIL



Detail 06 - Padstone end

Detail 03b - Front/Flank wall construction Joint

Detail 04 - Window reveal

Detail 05 - Parapet Coping

B.	26.02.26	SCALES CORRECTED
A.	16.11.25	NEW BEAM UPGRADED TO 254x146UB37 ISSUED FOR BUILDING CONTROL APPROVAL
.	11.11.25	ISSUED FOR INFORMATION
Rev	Date	Comment

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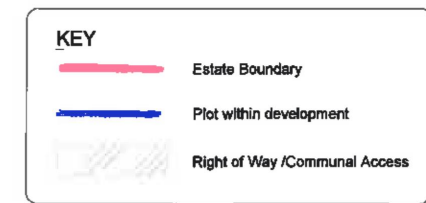
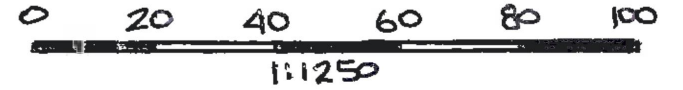
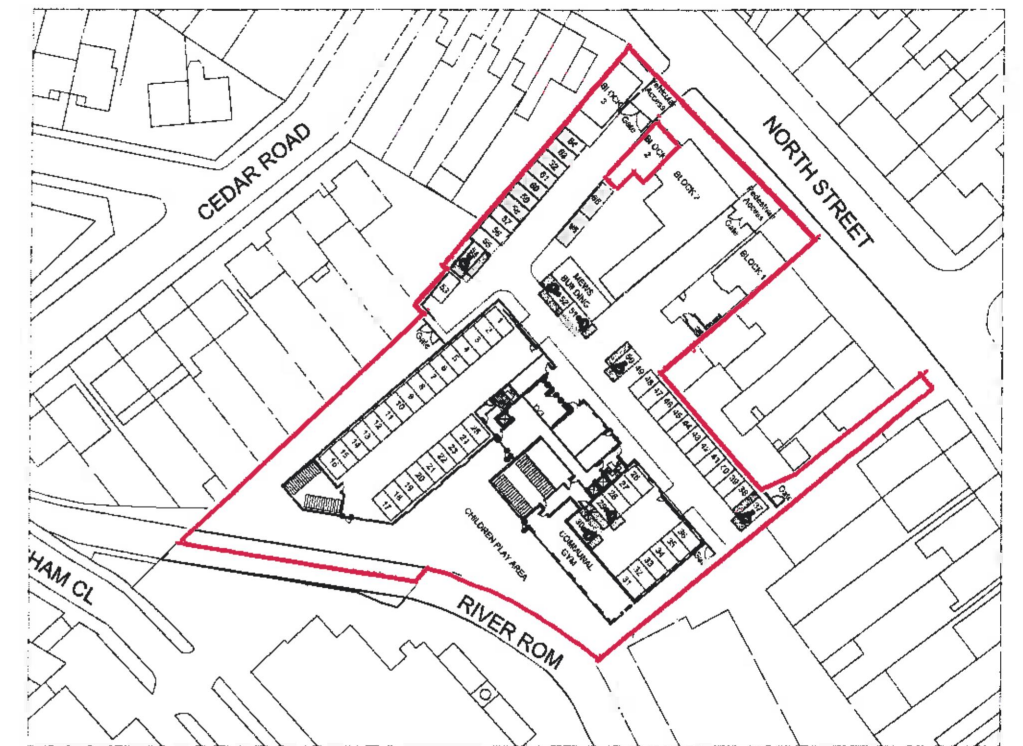
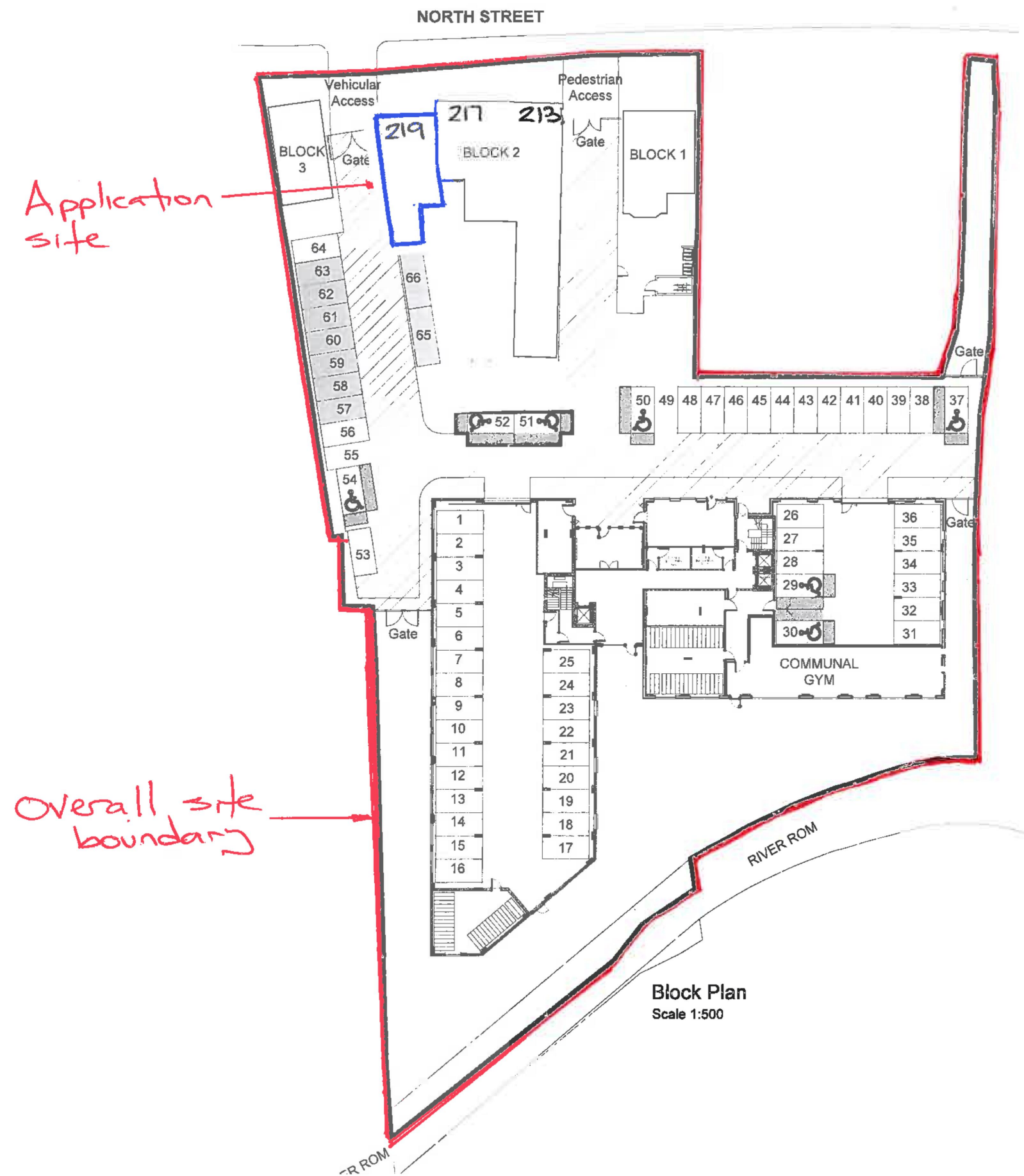
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Title

Details

Drawn	Checked	Date	Scale
M.T.	C.S.	Nov '25	As noted
Drawing No	9244-03		Rev
			B.

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Site Address	Drawing Title	Scale 1:1250/500 @ A3	Date May 2024	Drawn PKR	Checked RSS	Approved RSS
Z19 North Street , Romford, Essex RM14 4QA	Plan	Job/Drawing No. 9090_SK02				Revision
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