

PLANNING ISSUE

Revision P2 Drawn By - Checked By MM

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First Design Solution Ltd.

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Project - Land adjacent 209 Alma Avenue, Hornchurch, RM12 6BJ

Drawing Title - EXISTING BLOCK PLAN AND EXISTING ELEVATIONS

Scale - 1:200 & 1:100 @ A1
Status- For Information ☐ Planning Issue ☒ Revision ☐

Date Issued December 2024 Drawing No 420.01-02

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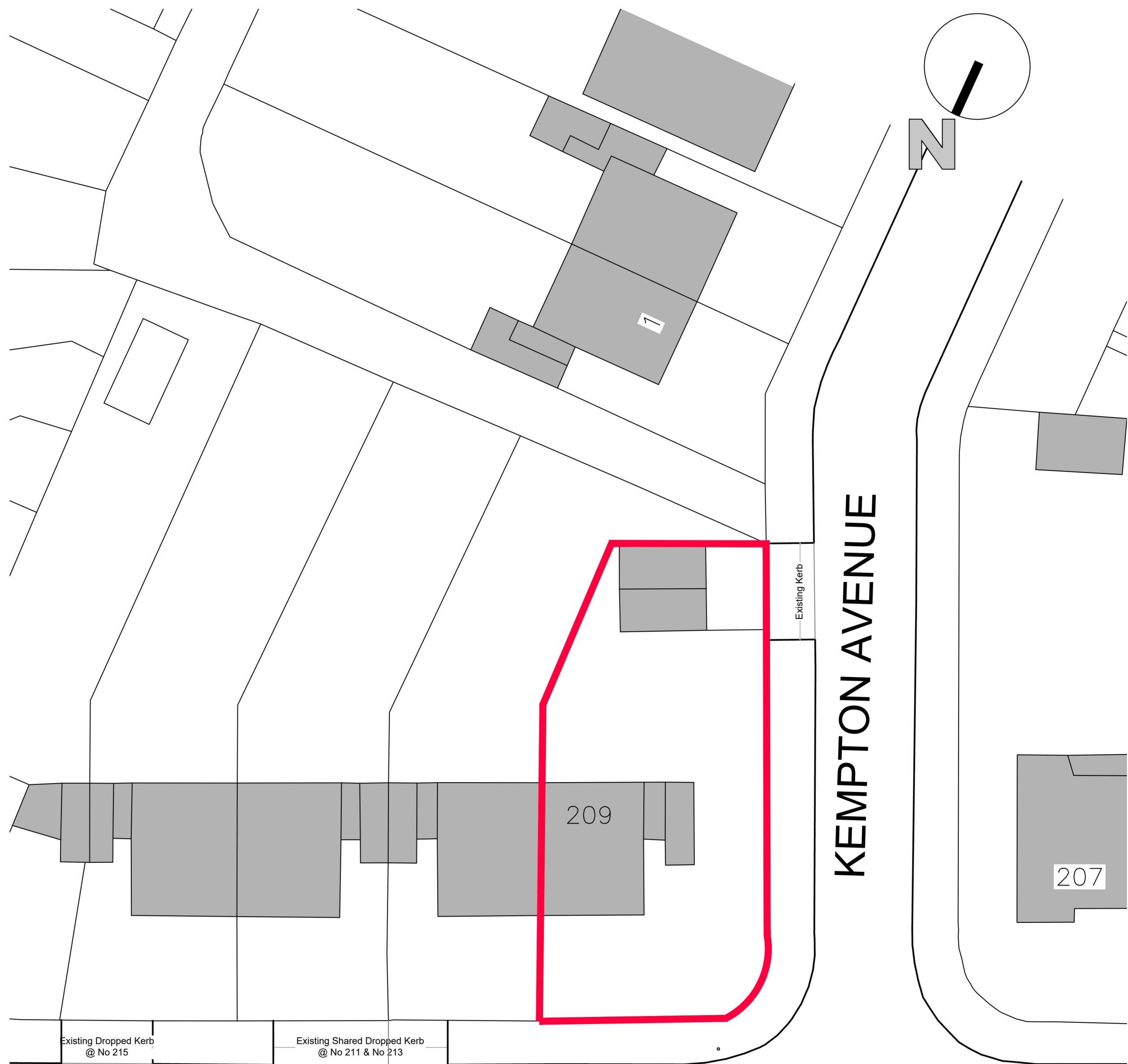
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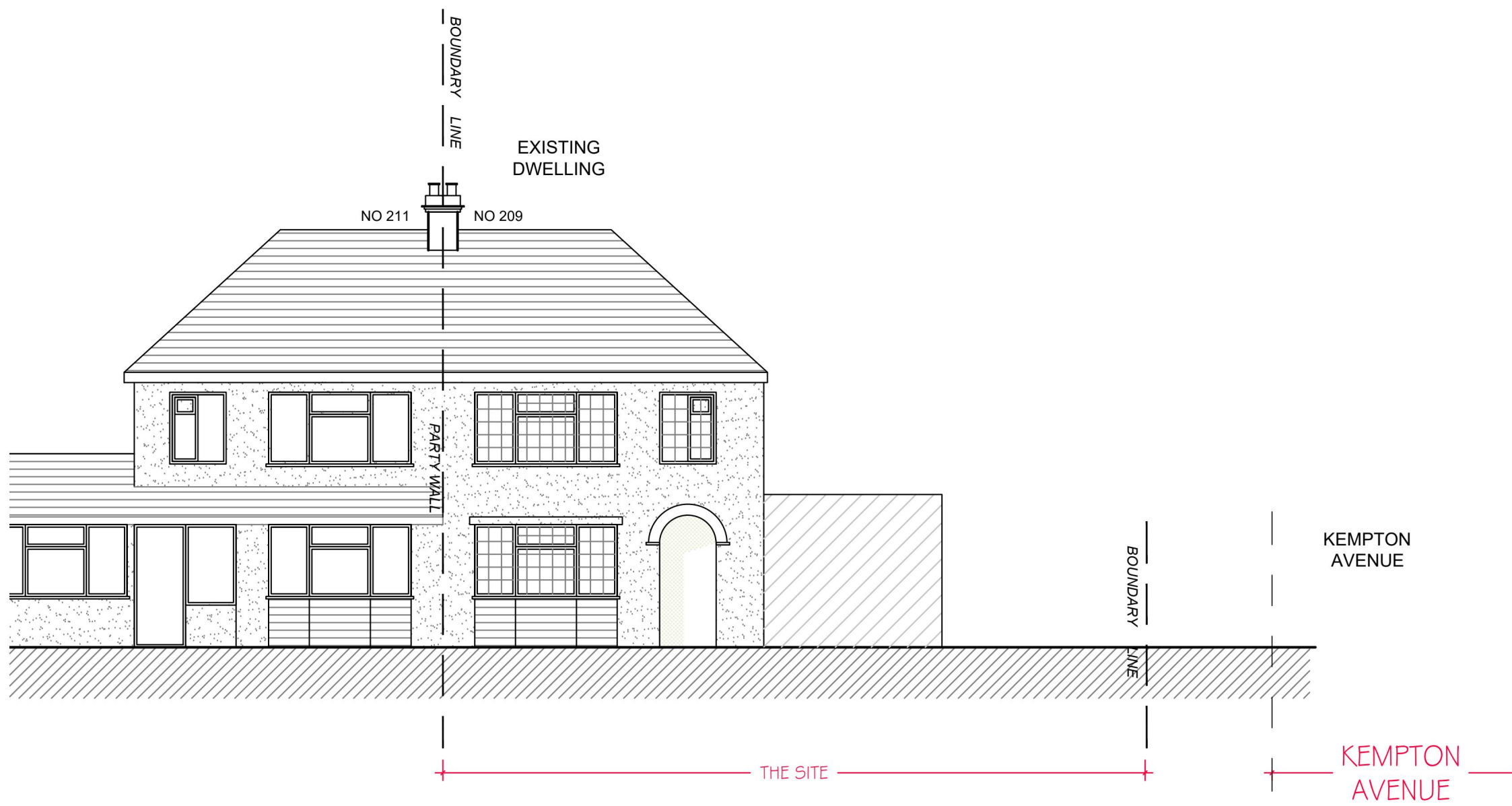
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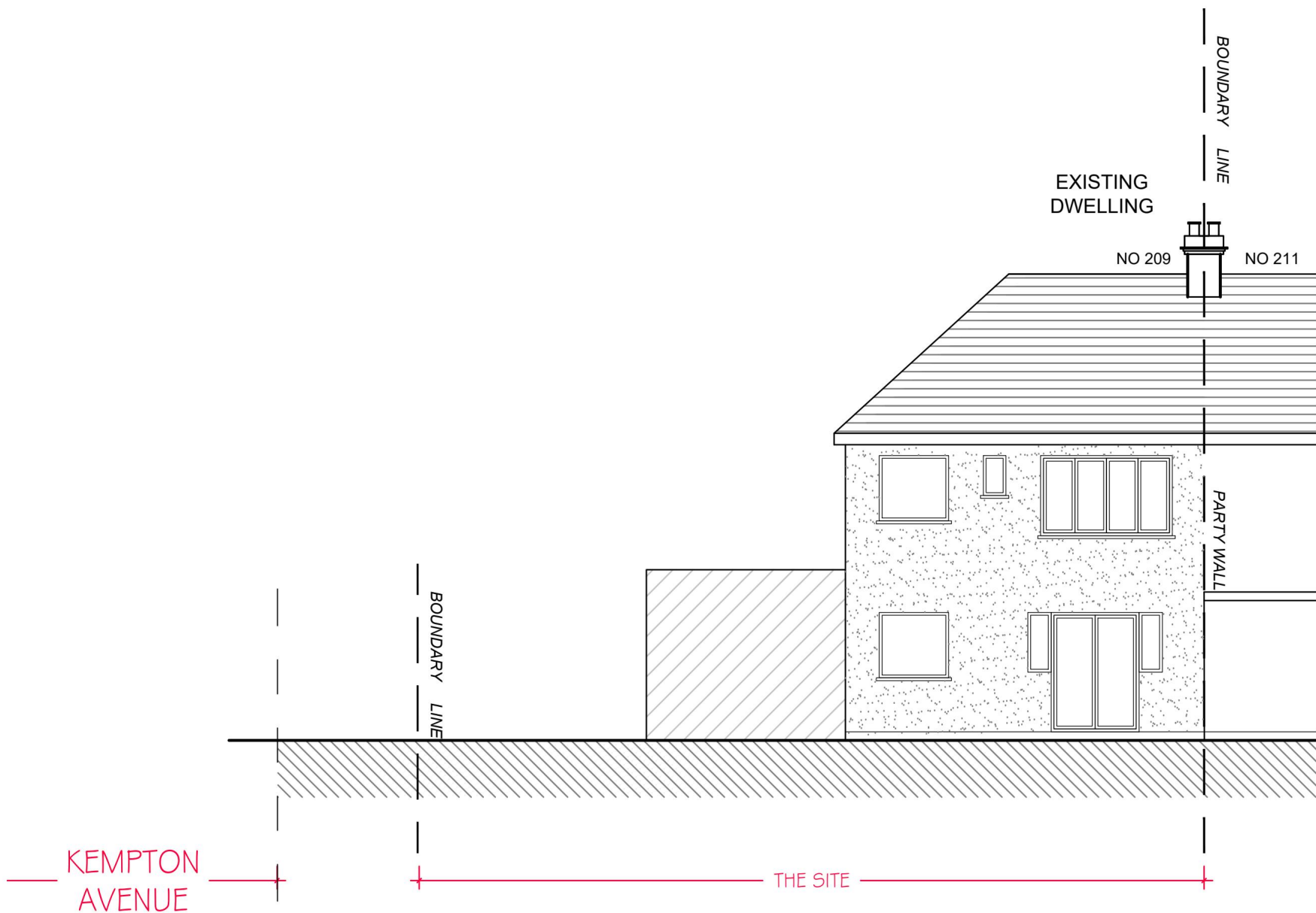


ALMA AVENUE

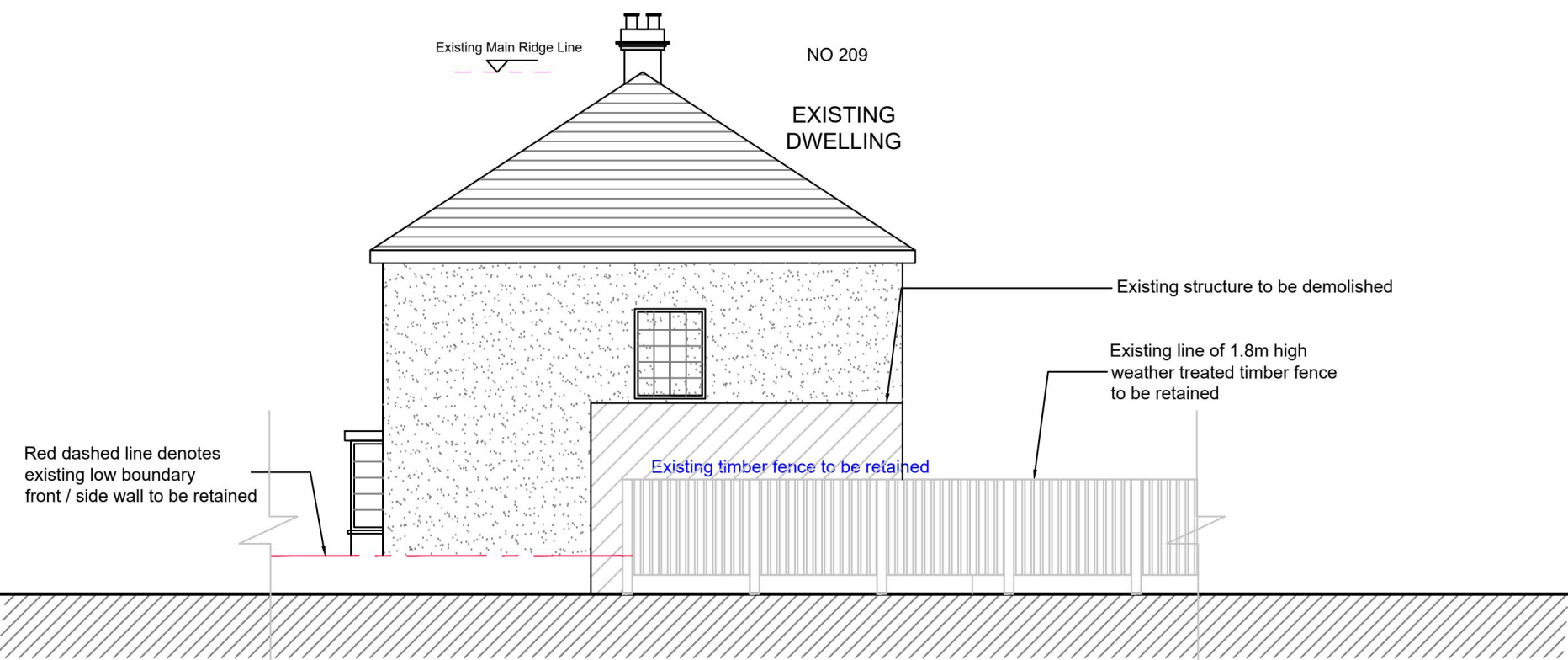
09 EXISTING BLOCK PLAN
1:200@ A1



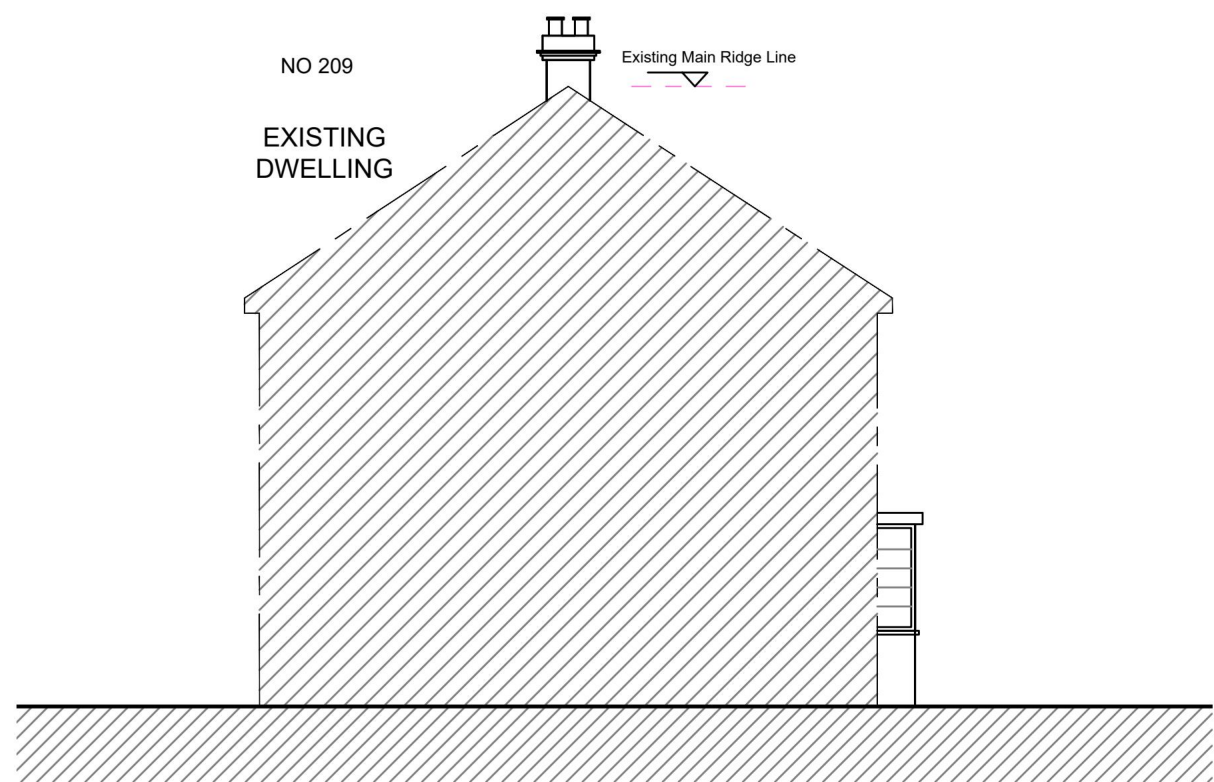
10 EXISTING FRONT ELEVATION
1:100@ A1



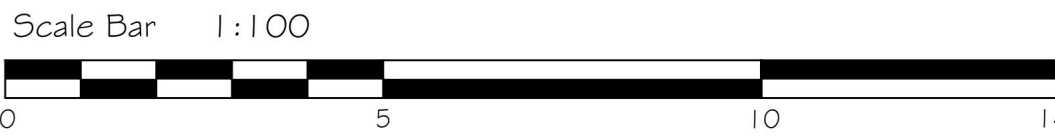
11 EXISTING REAR ELEVATION
1:100@ A1



12 EXISTING FLANK ELEVATION
1:100@ A1



13 EXISTING FLANK ELEVATION
1:100@ A1



PLANNING ISSUE

Revision	Drawn By	Checked By
P4	-	MM

Scale Bar 1:50

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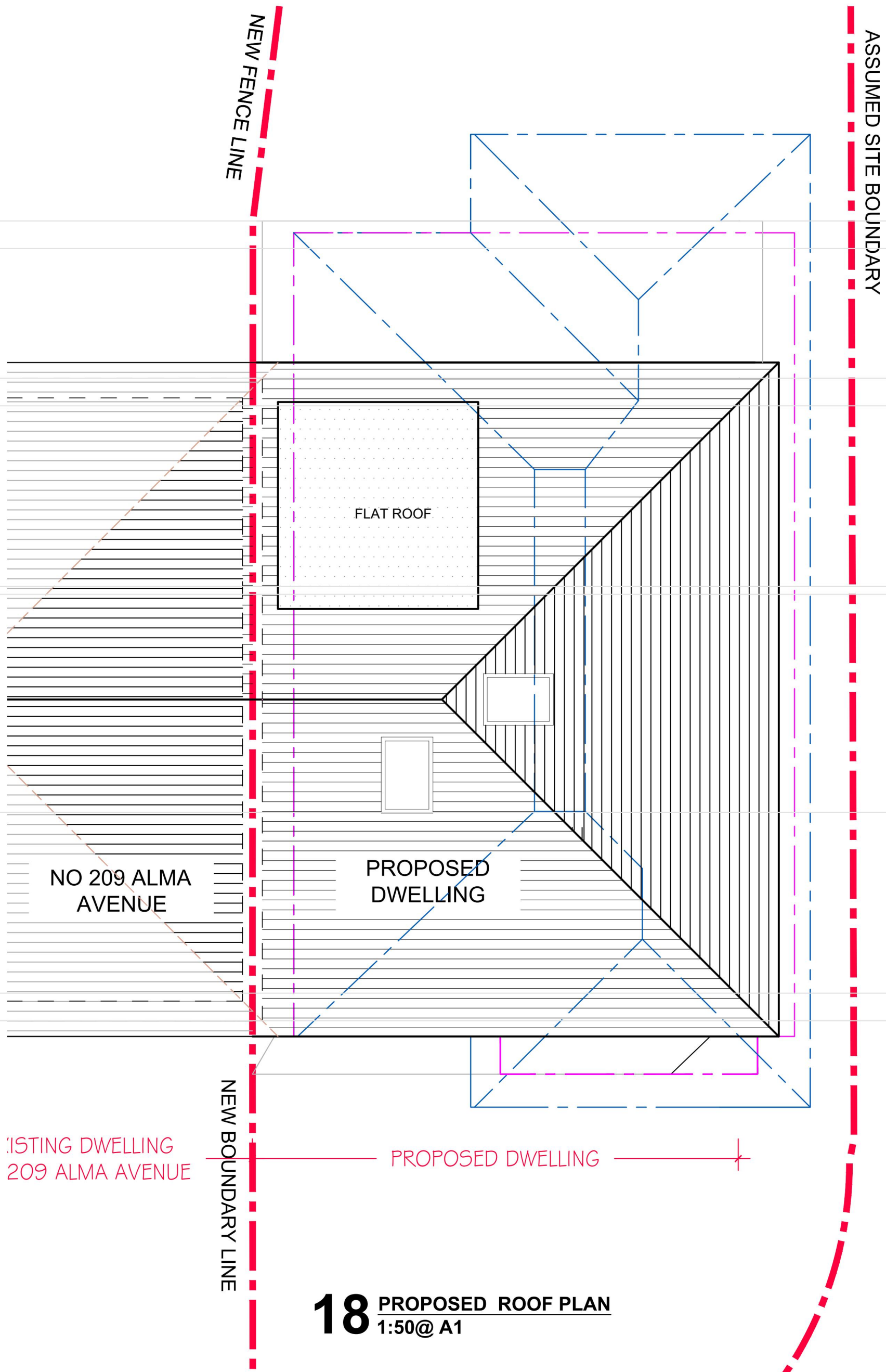
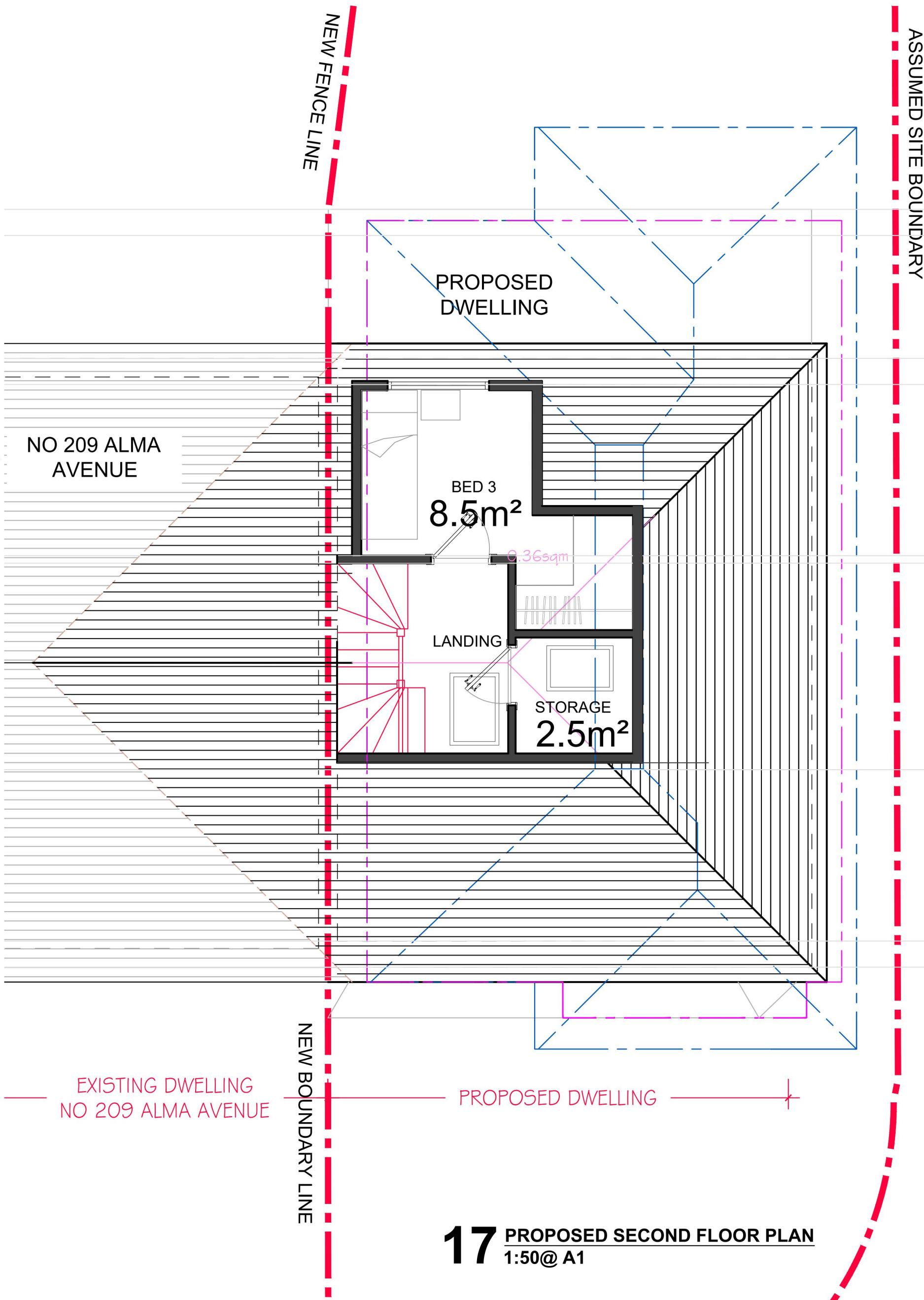
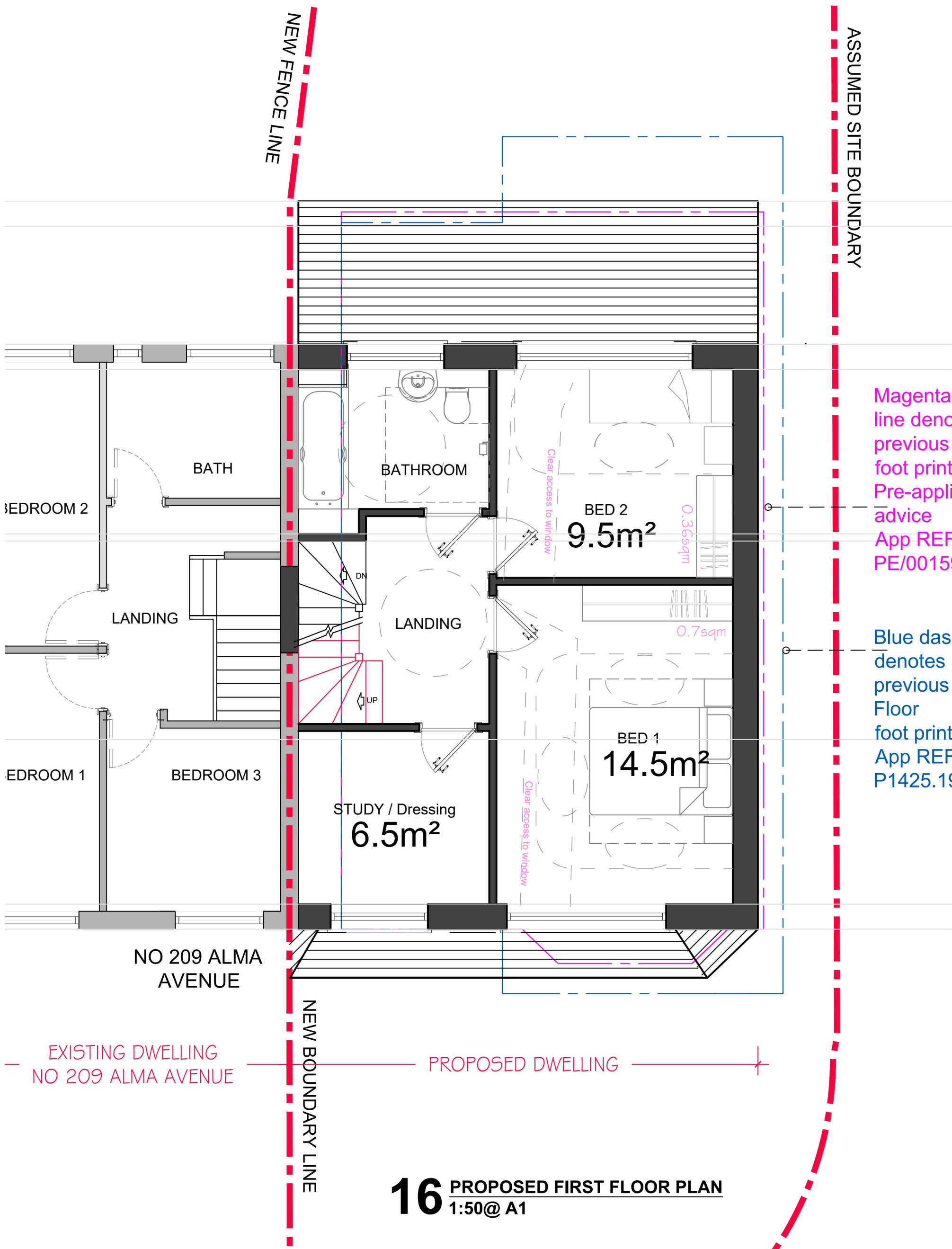
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Project - Land adjacent 209 Alma Avenue, Hornchuch, RM12 6BJ
Drawing Title - PROPOSED FLOOR PLANS - SHEET 02
Scale - 1:50 @ A1
Status- For Information ☐ Planning Issue ☒ Revision ☐
Date Issued December 2024
Drawing No 420.01-05

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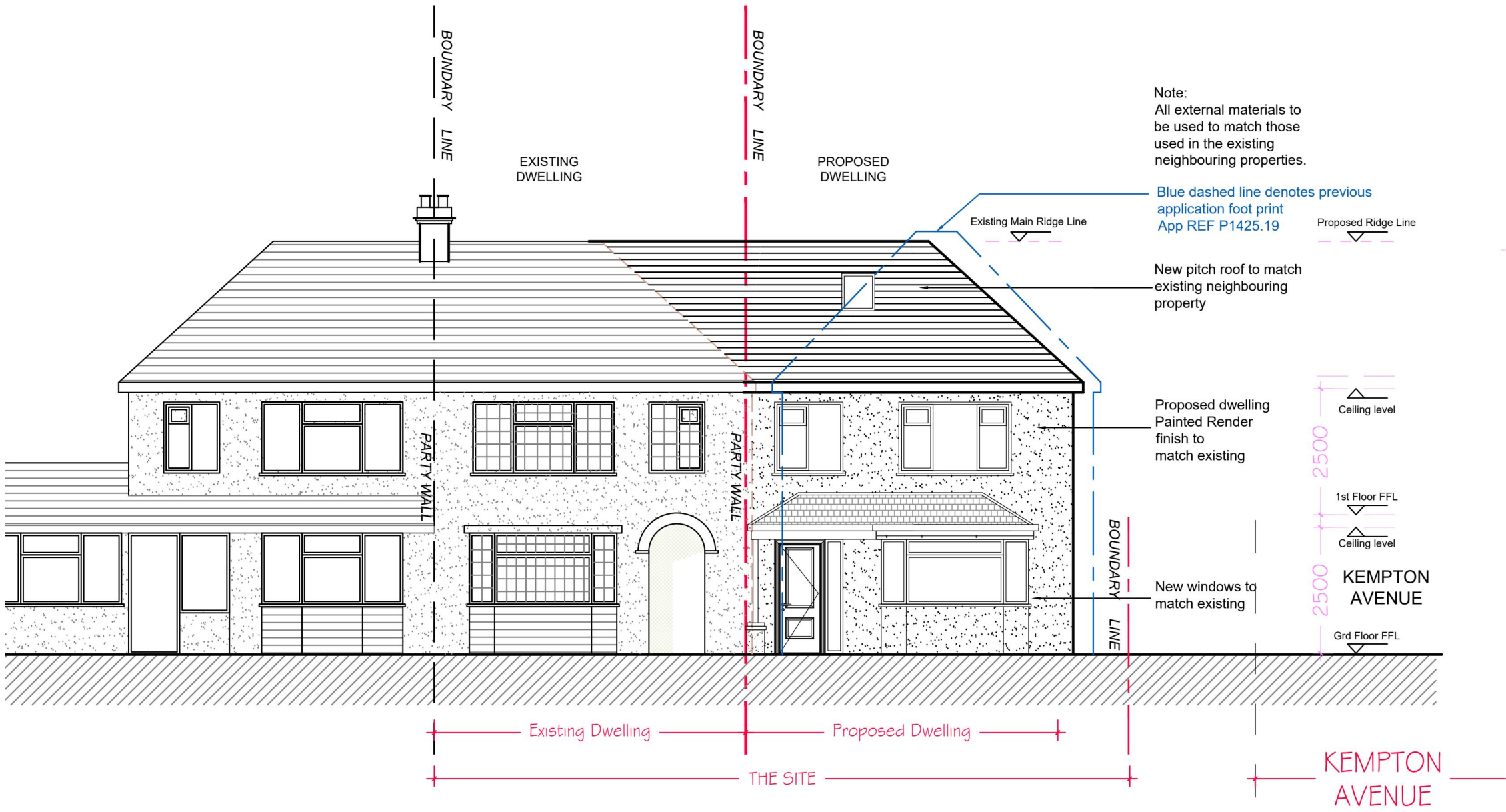
Drawing Title - PROPOSED ELEVATIONS

Scale - 1:100 & 1:50 @ A1

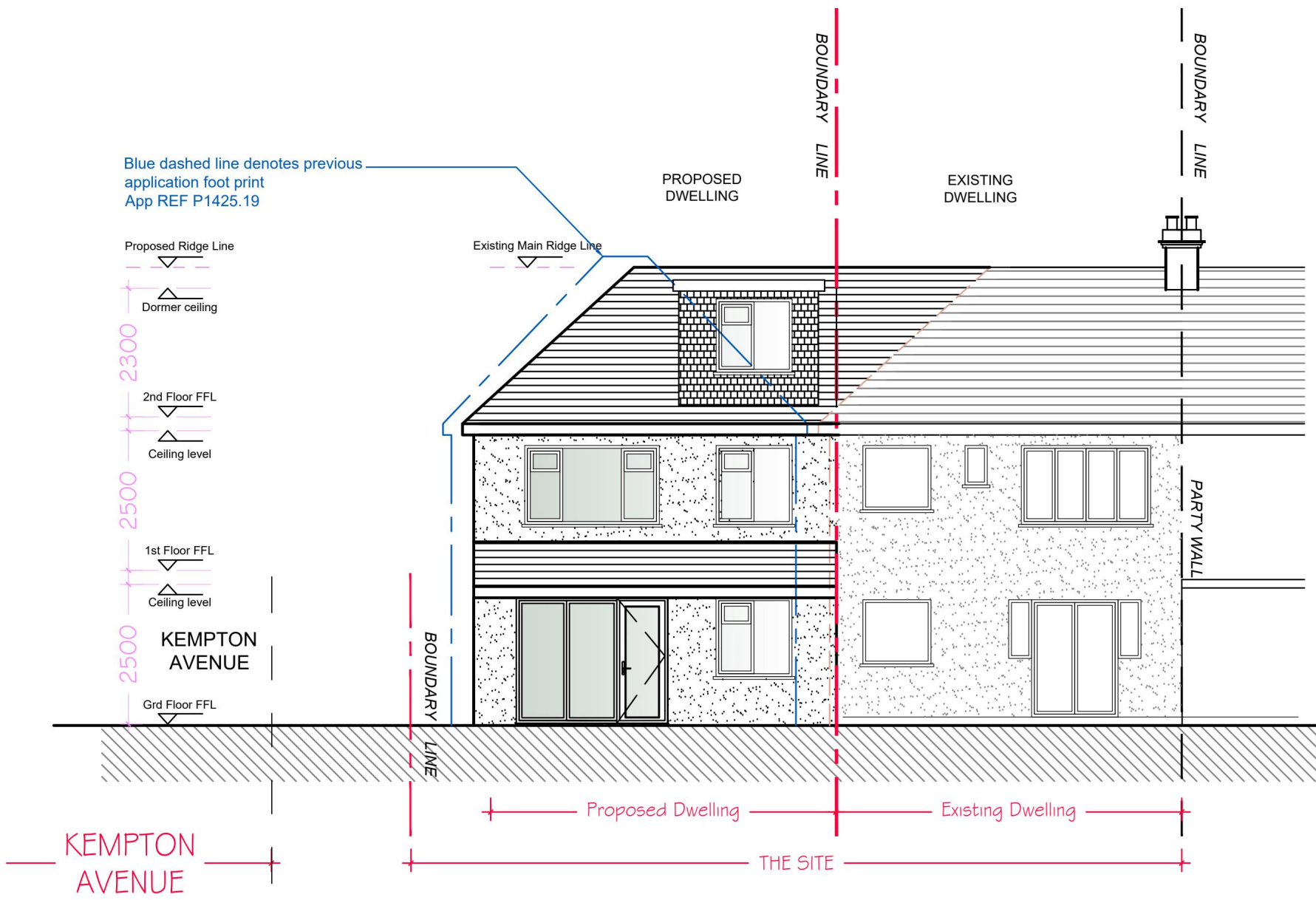
Status- For Information ☐ Planning Issue ☒ Revision ☐

Date Issued
December 2024

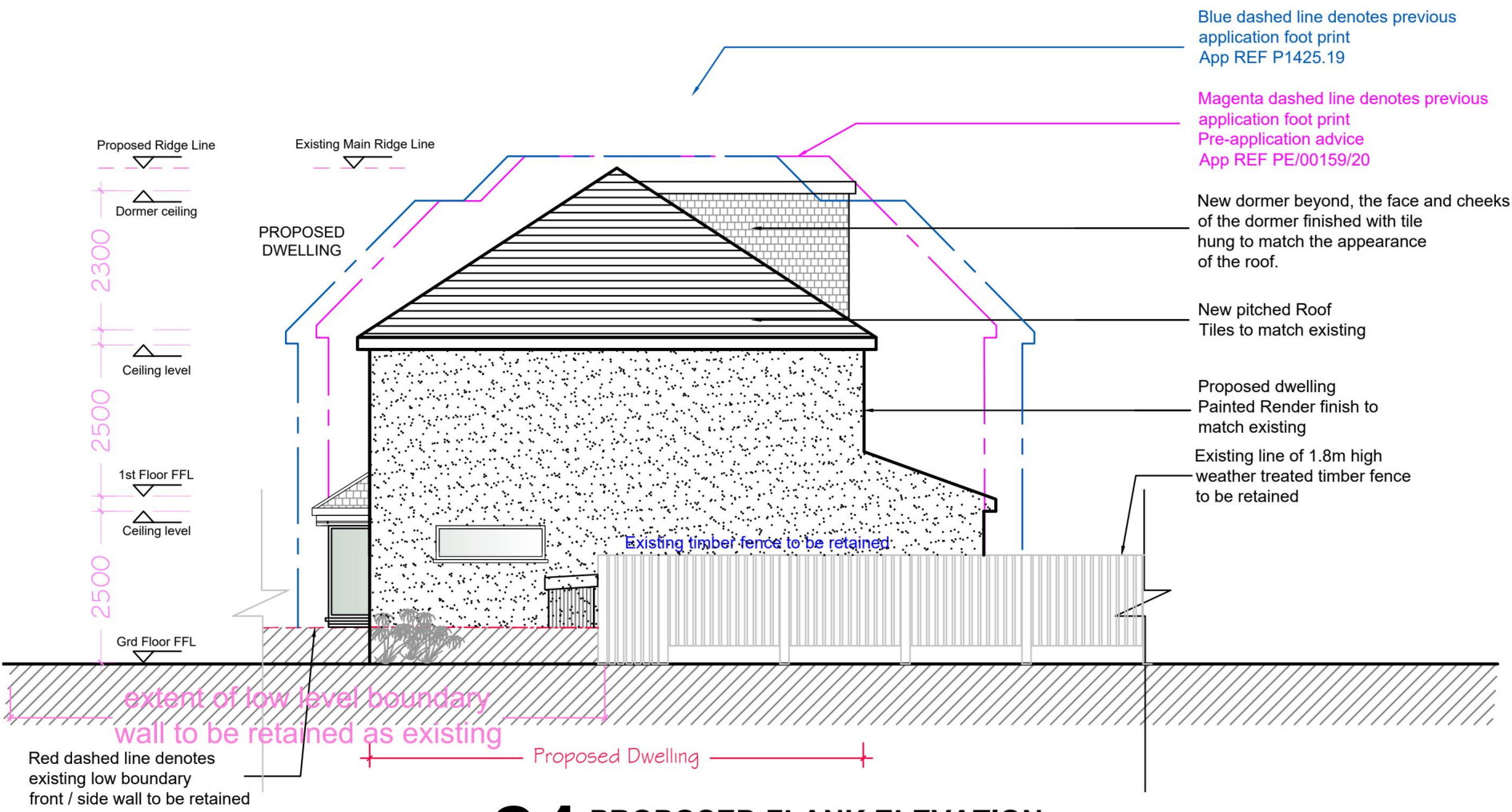
Drawing No
420.01-06



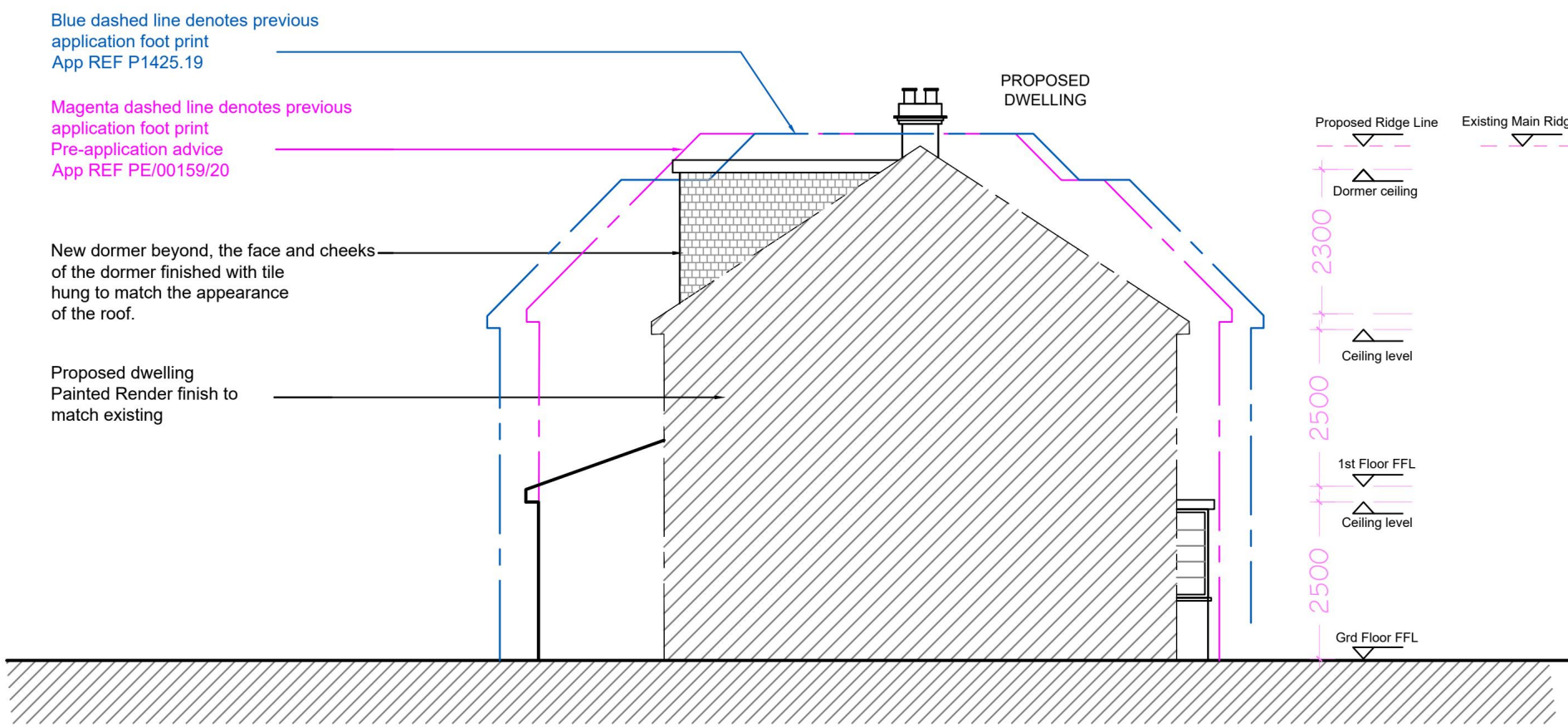
19 PROPOSED FRONT ELEVATION
1:100@ A1



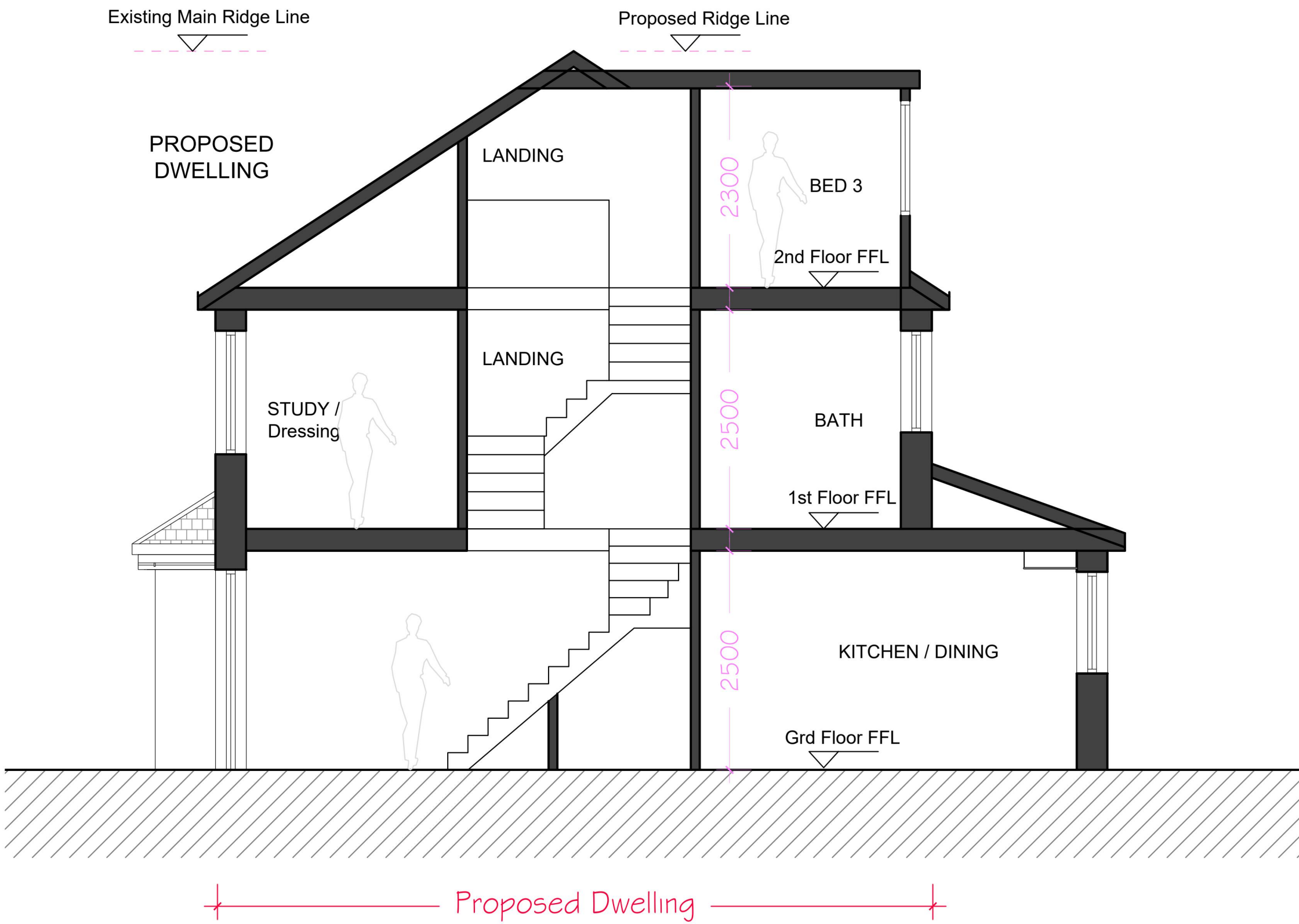
20 PROPOSED REAR ELEVATION
1:100@ A1



21 PROPOSED FLANK ELEVATION
1:100@ A1



22 PROPOSED FLANK ELEVATION
1:100@ A1



23 PROPOSED SECTION A-A
1:50 @ A1

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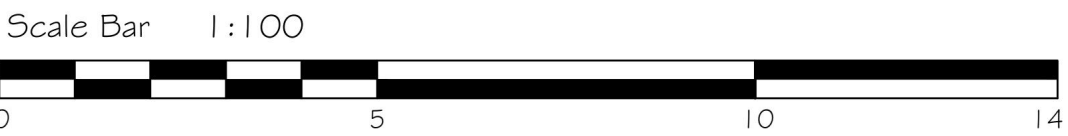
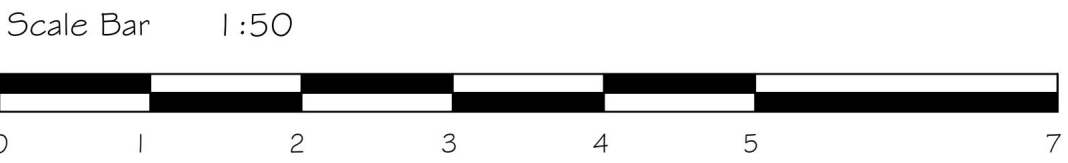
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- EXTERNAL MATERIALS:
- New windows and doors, to match existing Frame colour to Client's requirements.
 - Opaque glass on all bathroom windows.
 - New walls to be finished with painted render to match existing
 - Note: Window fenestration are shown indicative only, final window fenestration / spec and colour to client's requirements

Note: All external materials to be used are shown indicatively and subject to Client's requirements and confirmation.



PLANNING ISSUE

Revision	Drawn By	Checked By	NOTE	First Design Solution Ltd. 1 Ockendon Road, Corbets Tey Upminster, RM14 2DN T: 01708 60 69 60 W: www.firstdesignsolution.co.uk E: admin@firstdesignsolution.co.uk 
P2	-	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.	

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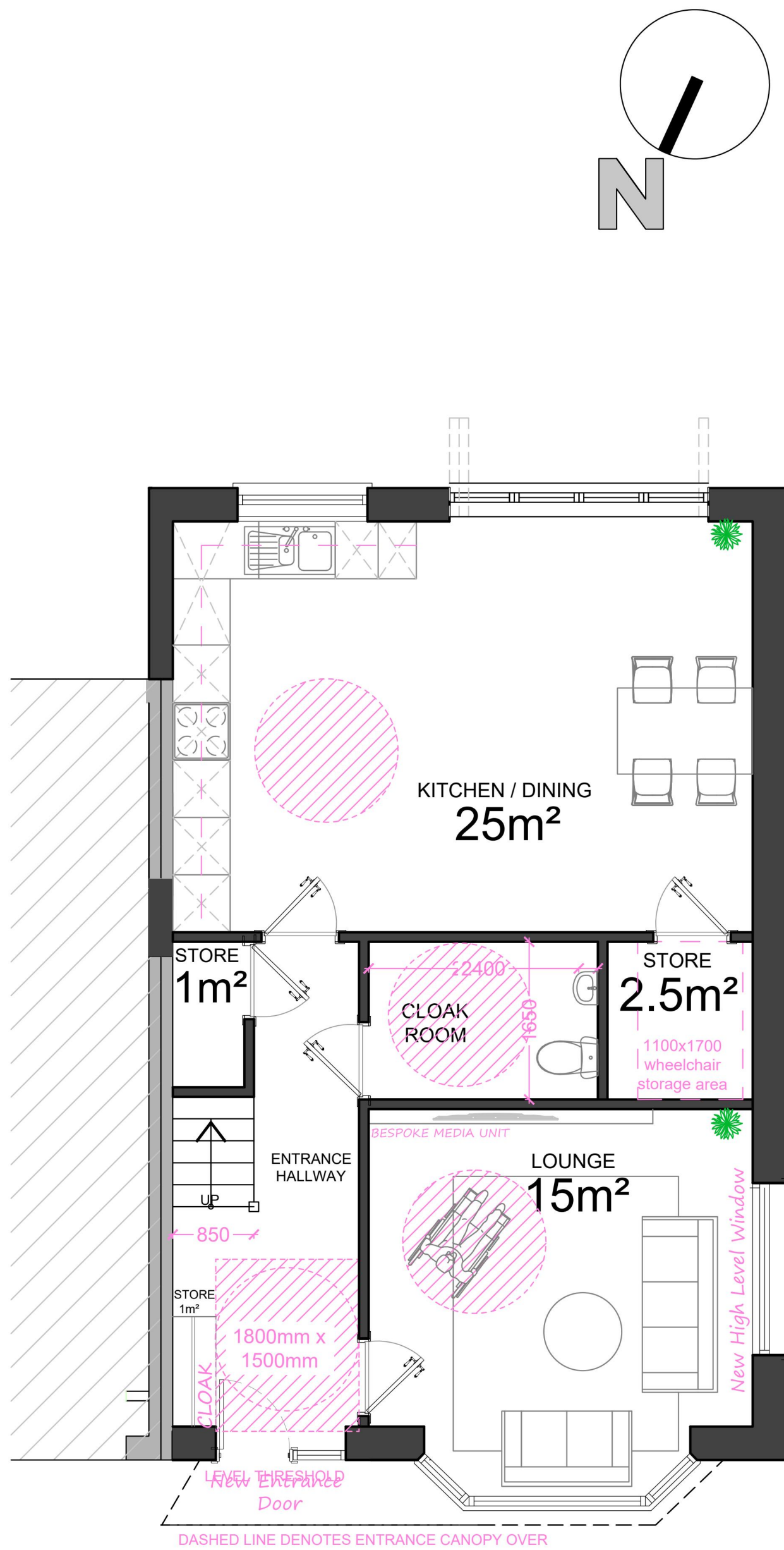
Drawing Title - **FLOOR PLANS - PART M4 COMPLIANCE PLANS**

Scale - 1:50 @ A1

Status- For Information ☐ Planning Issue ☒ Revision ☐

Date Issued Drawing No

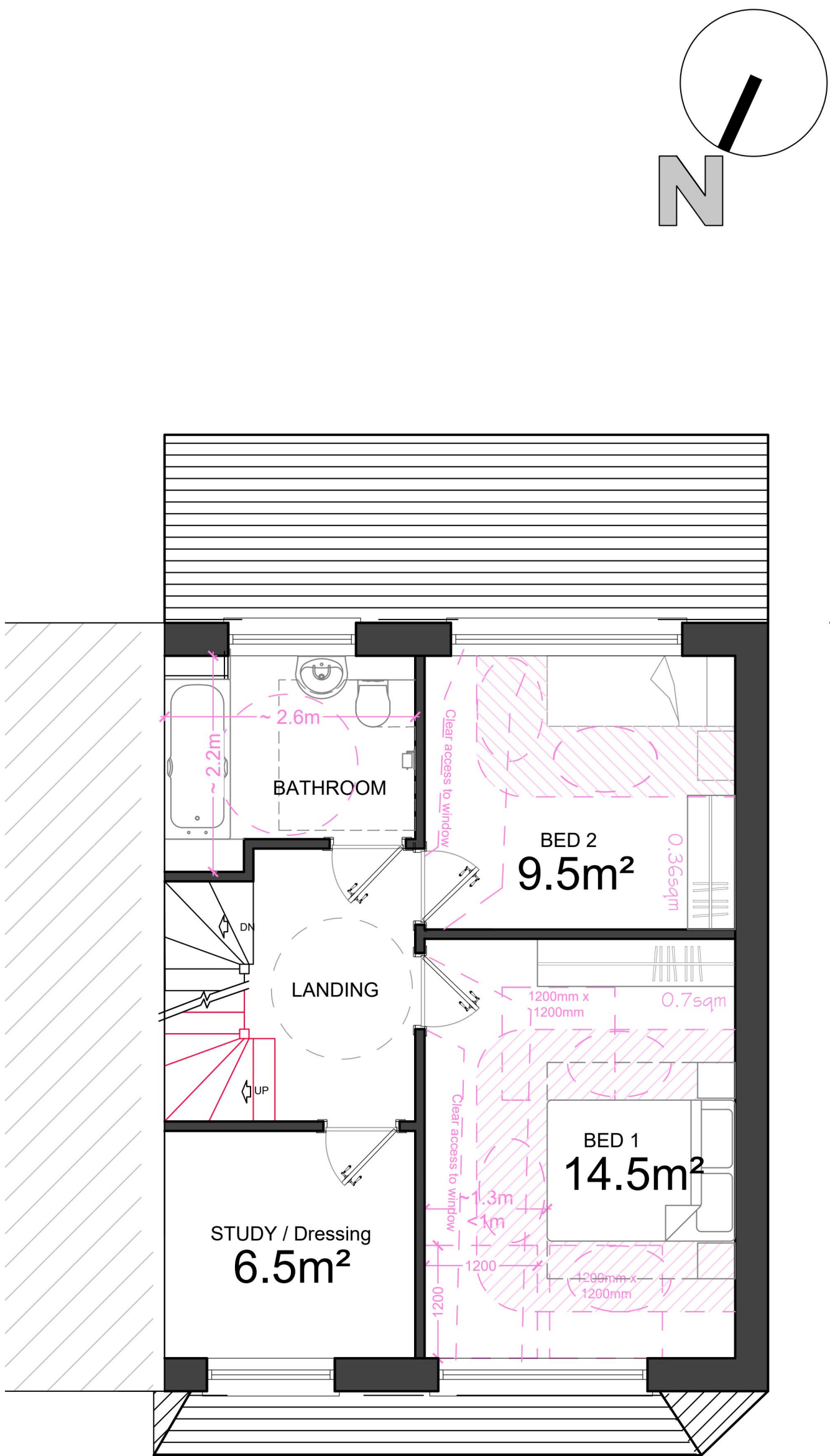
December 2024 **420.01-09**

[illegible]

27 GROUND FLOOR PLAN

PART M4 COMPLIANCE PLANS

1:50@ A1



28 FIRST FLOOR PLAN

PART M4 COMPLIANCE PLANS

1:50@ A1

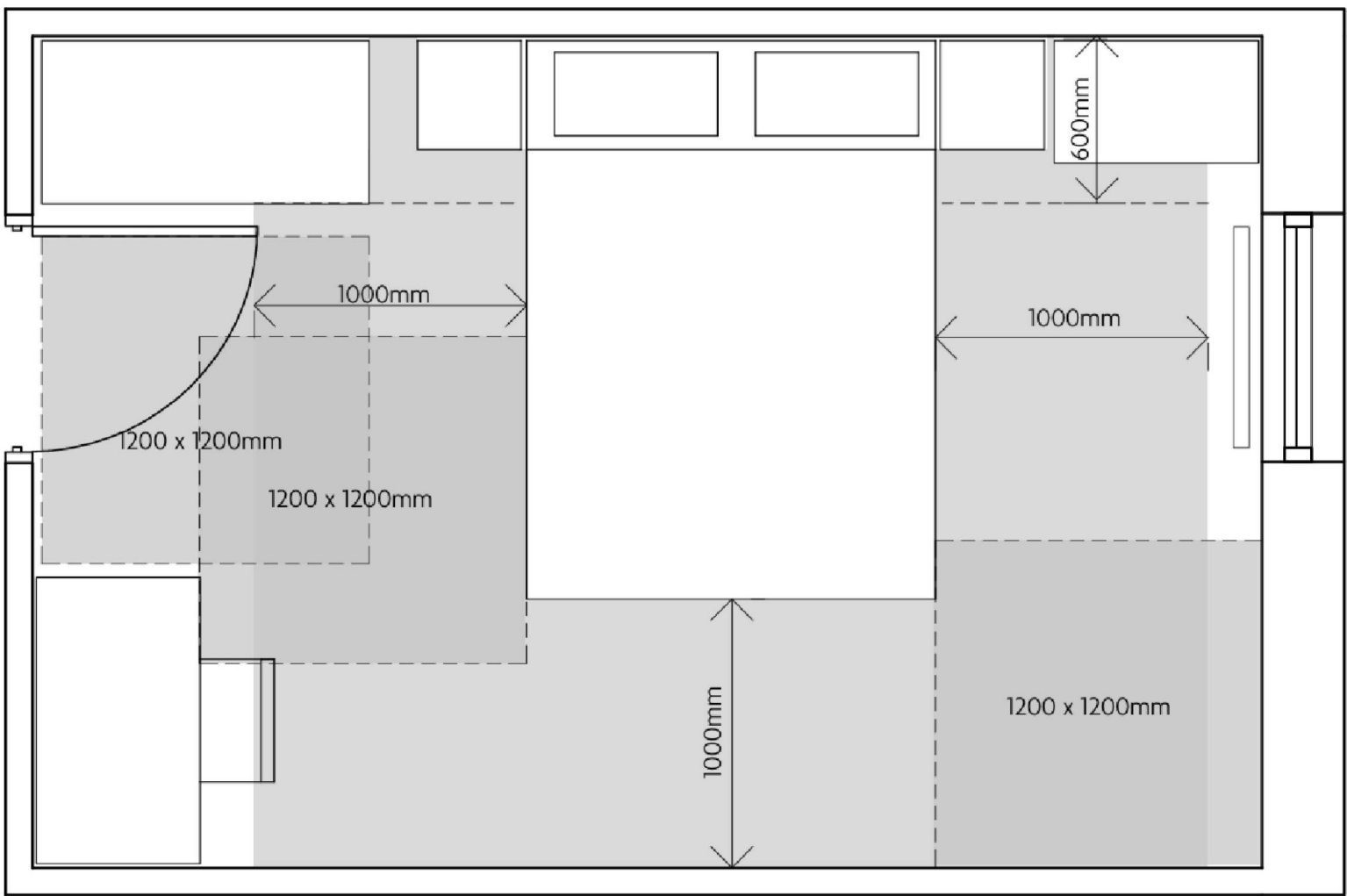


DIAGRAM 3.9
CLEAR ACCESS ZONES AND MANOEUVERING SPACES
TO PRINCIPAL BEDROOM

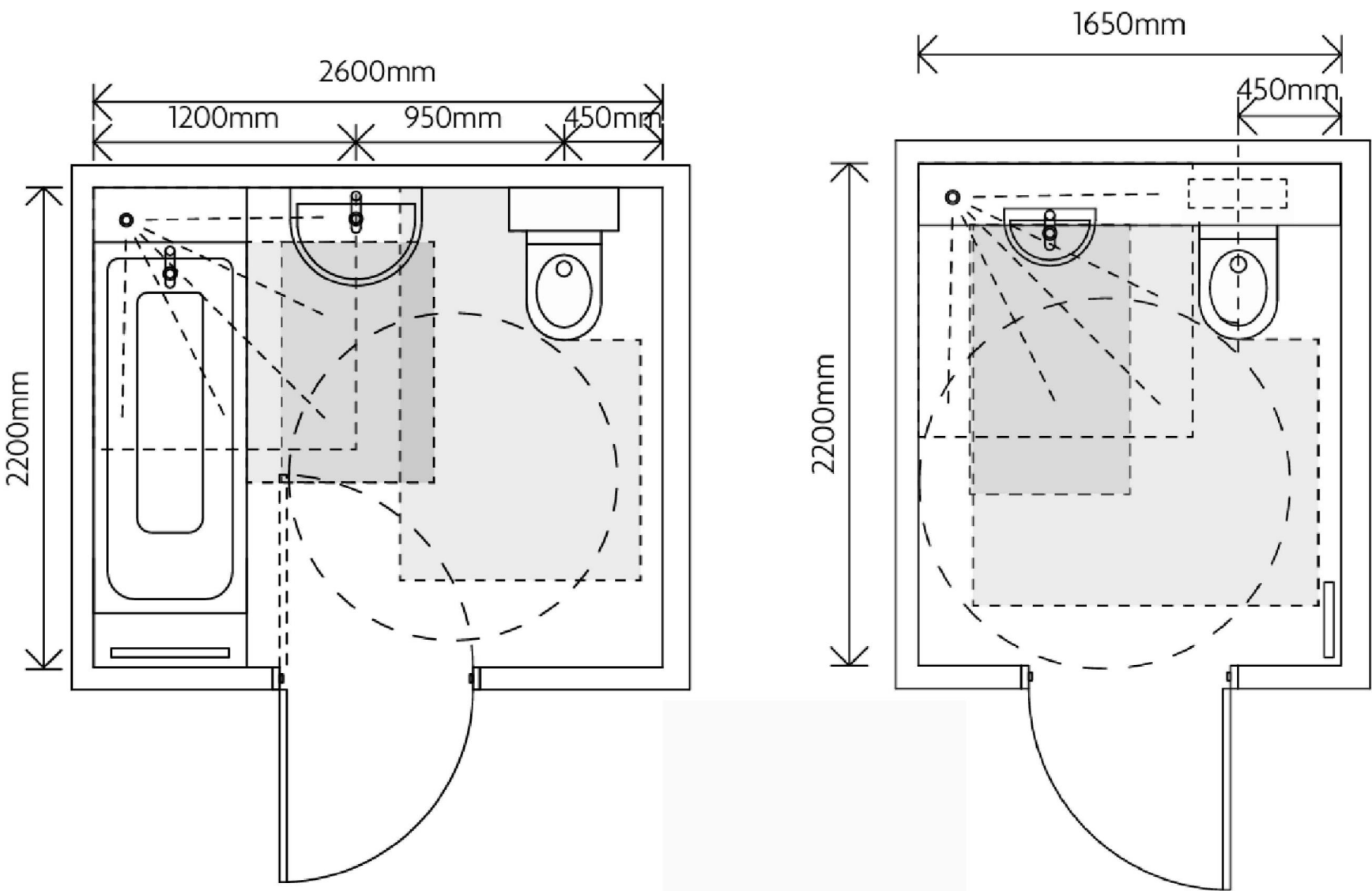


DIAGRAM 3.15 **EXAMPLE OF WHEELCHAIR ADAPTABLE** **BATHROOM LAYOUT**

DIAGRAM 3.12A
EXAMPLE OF WHEELCHAIR
ADAPTABLE WC/ CLOAKROOM LAYOUT

PLANNING ISSUE

Revision
P5

Drawn By
-

Checked By
MM

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Project -
Drawing Title -
Scale -
Status-
Date Issued

Land adjacent 209 Alma Avenue, Hornchurch, RM12 6BJ

PROPOSED BLOCK PLAN

1:100 @ A1

For Information ☐ Planning Issue ☒ Revision ☐

December 2024

Drawing No
420.01-03

Proposed Plot	No. of Rooms	Internal Floor Area(sqm)	Total Private Amenity Space provided	Total Built-in Storage Area provided	Off Street parking
Proposed Unit M4(2) #M4(3)	3 Bed 4 Person 3 Storey Dwelling	120m²	97sqm	6sqm	1 Off street parking space plus 2 Secure Cycle Racks

Site Area = ~383sqm

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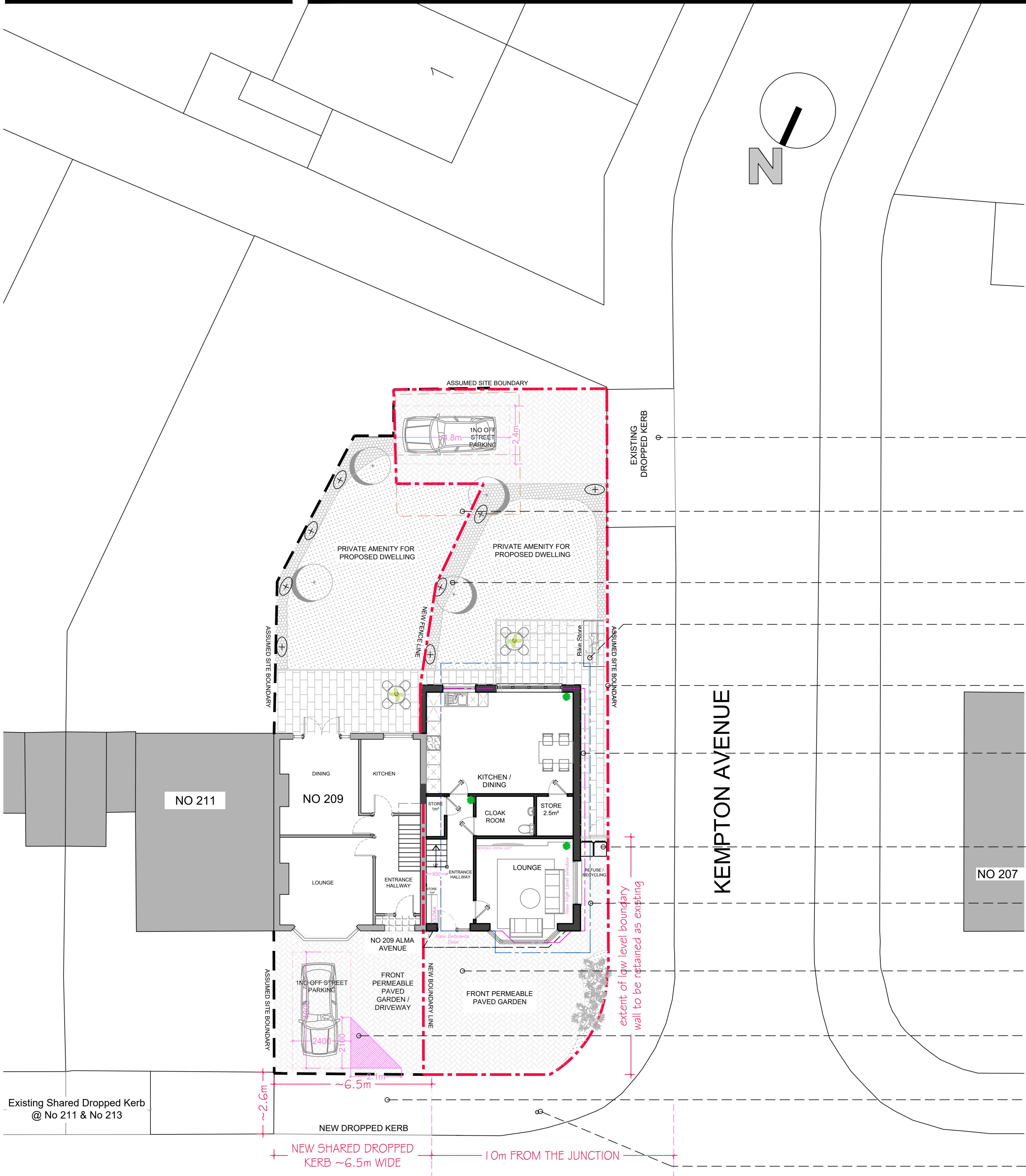
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Existing dropped kerb to be retained as exiting to accommodate the access for the off street parking space for the new dwelling

1 parking space for proposed house PARKING SPACE 2.4 x 4.8m

New 1.8m high close boarded weathard timber fence

2No secure covered cycle spaces Refer to figure 01 for information

Existing timber fence to be retained

Magenta dashed line denotes previous application foot print Pre-application advice App REF PE/00159/20

Refuse Store Refer to figure 02&03 for information

Blue dashed line denotes previous application foot print App REF P1425.19

1 parking space for donor house PARKING SPACE 2.4 x 4.8m

2.1m Pedestrian visibility splays to be kept free from obstructions over 0.6m in height above the level of the back of the footway

New Dropped Kerb, 10 m away form teh junction (measured from back-edge of highway lines).

Existing road sign to be retained

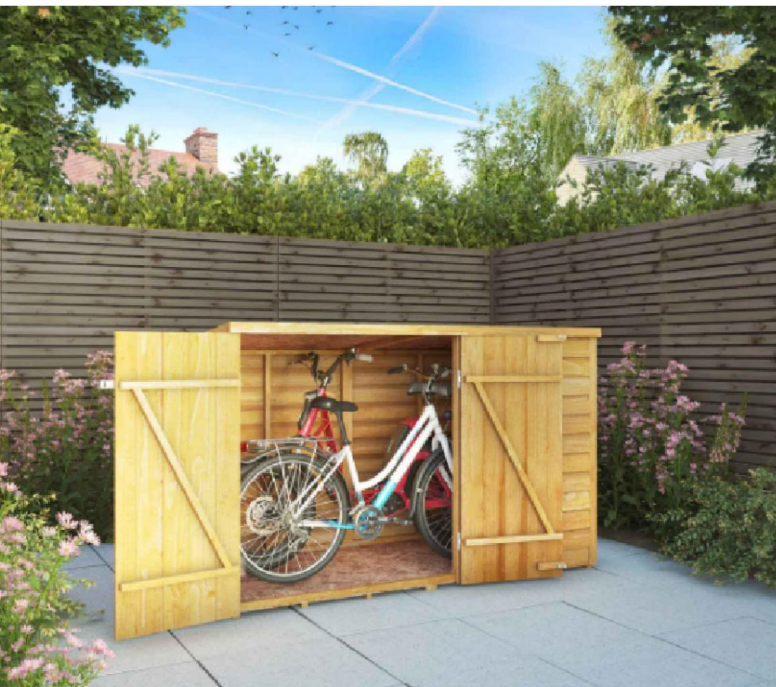


FIGURE 01 - INDICATIVE IMAGE TO ILLUSTRATE THE SECURED CYCLE STORE
Note: image is indicative only, final design to client's requirements & inline with manufactures guidance



FIGURE 02- INDICATIVE IMAGE TO ILLUSTRATE THE BIN STORE ENCLOSURE
Note: image is indicative only, final design to client's requirements & inline with manufactures guidance



FIGURE 03- INDICATIVE IMAGE TO ILLUSTRATE THE BIN STORE ENCLOSURE
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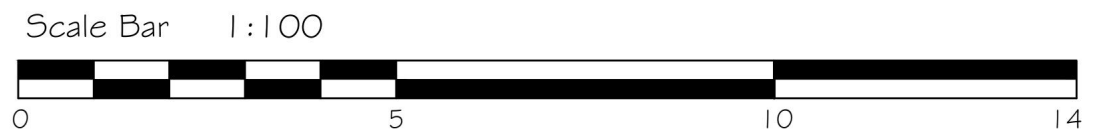
GROSS INTERNAL AREA BREAKDOWN

(I) floor space to be lost by demolition floor area	~29sq m
(II) proposed new dwelling ground floor	~56sq m
first floor	~47sq m
second floor	~17sq m
total	~120sq m >

London Plan Standards requirement for =90sqm for 3bed4person 3 storey dwelling

(III) Accommodation Schedule proposed 3bed4person dwelling

total area = 120 sqm
off street parking = 1 spaces
Plus 2 Secure Cycle Racks



PLANNING ISSUE

Revision
P3

Drawn By
-

Checked By
MM

Scale Bar
1:50

0 1 2 3 4 5 7

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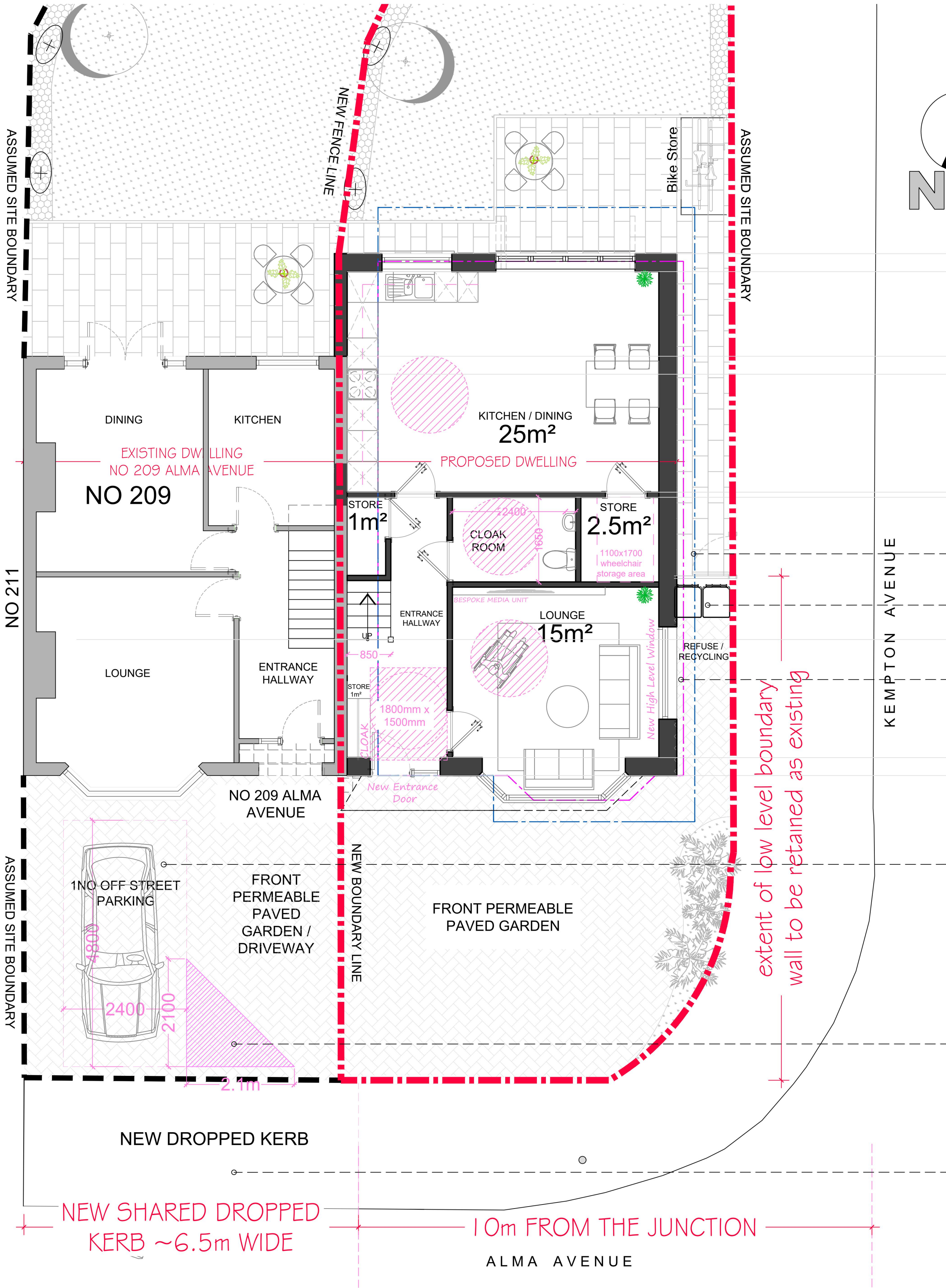
Drawing Title - PROPOSED FLOOR PLANS - SHEET 01

Scale - 1:50 @ A1

Status- For Information ☐ Planning Issue ☒ Revision ☐

Date Issued December 2024

Drawing No 420.01-04



Proposed Plot	No. of Rooms	Internal Floor Area(sq.m)	Total Built-in Storage Area provided	Off Street parking
Proposed Unit M4(2) M4(3)	3 Bed 4 Person 2 Storey Dwelling	120m²	8sqm	1 Off street parking space plus 2 Secure Cycle Racks

Site Area = ~383sqm

ROOM / DESCRIPTION	FLOOR	Internal Floor Area(sq.m) Required	Internal Floor Area(sq.m) Provided	Compliant
GIA 3BED 4 PERSON DWELLING	3 STOREY DWELLING	90m²	120m²	yes
COMBINED KITCHEN / LIVING / DINING	GROUND FLOOR	London Plan requirement = 27m² M4(3) REQUIREMENT = 29 m²	40m²	yes
BEDROOM 1 PRINCIPAL BEDROOM	FIRST FLOOR	London Plan requirement = 12.5m² M4(3) REQUIREMENT = 13.5 m²	14.5m²	yes
BEDROOM 2	FIRST FLOOR	London Plan requirement = 7.5m² M4(3) REQUIREMENT = 8.5 m²	9.5m²	yes
BEDROOM 3	FIRST FLOOR	London Plan requirement = 7.5m² M4(3) REQUIREMENT = 8.5 m²	8.5m²	yes
STORAGE	-	London Plan requirement = 2.5m² M4(3) REQUIREMENT = 2.5 m²	6m²	yes

Blue dashed line denotes previous application foot print App REF P1425.19

Refuse Store Refer to figure 02&03 for information

Magenta dashed line denotes previous application foot print Pre-application advice App REF PE/00159/20

NOTE:
1 parking space for proposed house
PARKING SPACE 2.4 x 4.8m
Accessed from the existing dropped kerb accessed from Kepton Avenue

1 parking space for donor house
PARKING SPACE 2.4 x 4.8m

2.1m Pedestrian visibility splays to be kept free from obstructions over 0.6m in height above the level of the back of the footway

New Dropped Kerb, 10 m away form teh junction (measured from back-edge of highway lines).

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GROSS INTERNAL AREA BREAKDOWN
(I) floor space to be lost by demolition floor area ~29sq m

(II) proposed new dwelling
ground floor ~56sq m
first floor ~47sq m
second floor ~17sq m
total ~120sq m >

London Plan Standards requirement for =90sqm
for 3bed4person 3 storey dwelling
NEW DWELLING PROPOSED GIA EXCEEDS THE MINIMUM FLOOR AREA REQUIRED

(III) Accommodation Schedule proposed 3bed4person dwelling

total area = 120 sqm
off street parking = 1 spaces
Plus 2 Secure Cycle Racks

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

PLANNING ISSUE

Revision
P I

Drawn By
-

Checked By
MM

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FDS

FIRST
DESIGN
SOLUTION

Project -

Land adjacent 209 Alma Avenue, Hornchurch, RM12 6BJ

Drawing Title -

Site photos / approved planning application details showing similar nearby new development

Scale -

N.T.S. @ A1

Status-

For Information ☐ Planning Issue ☒ Revision ☐

Date Issued

December 2024

Drawing No

420.01-07

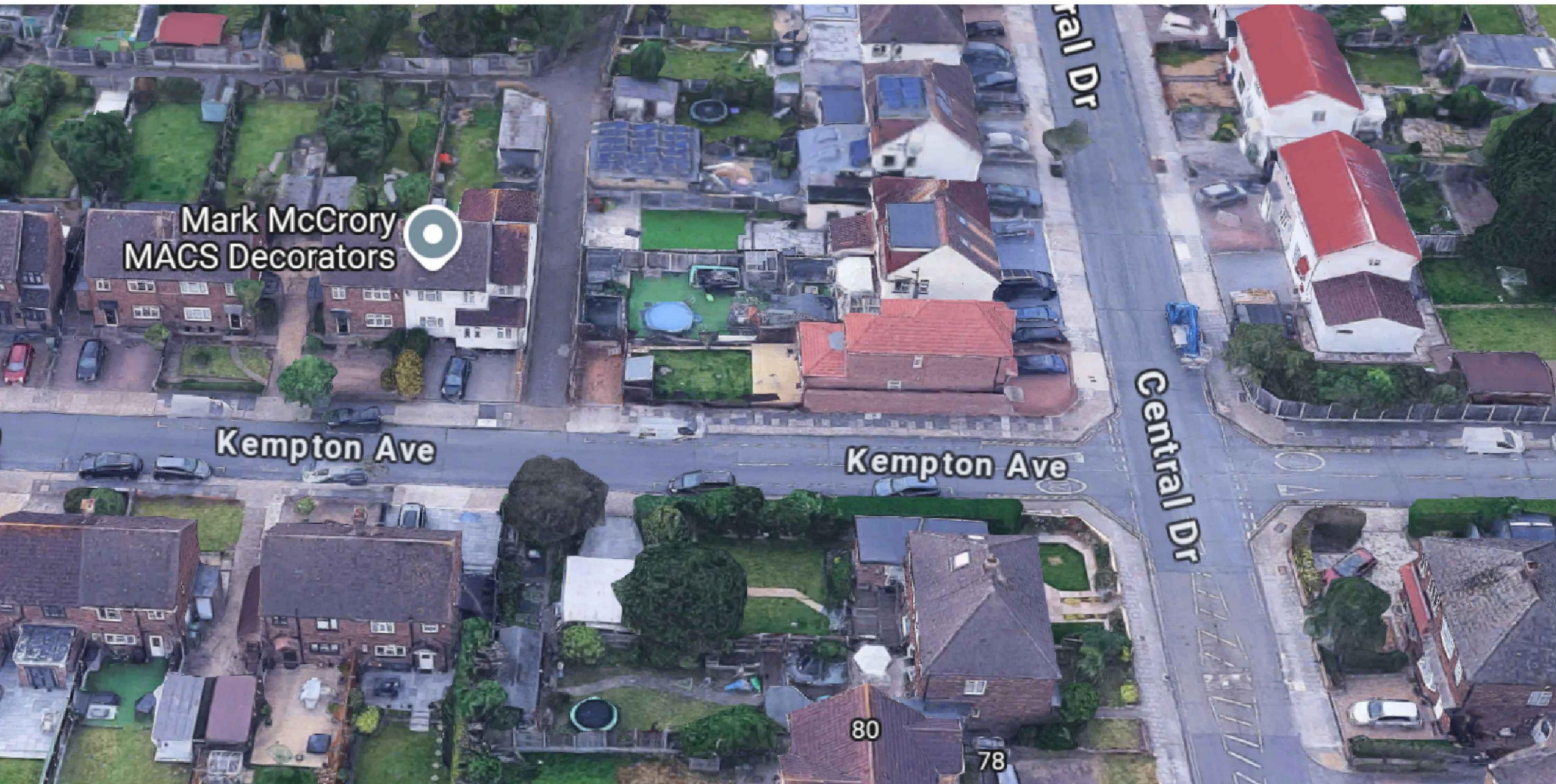
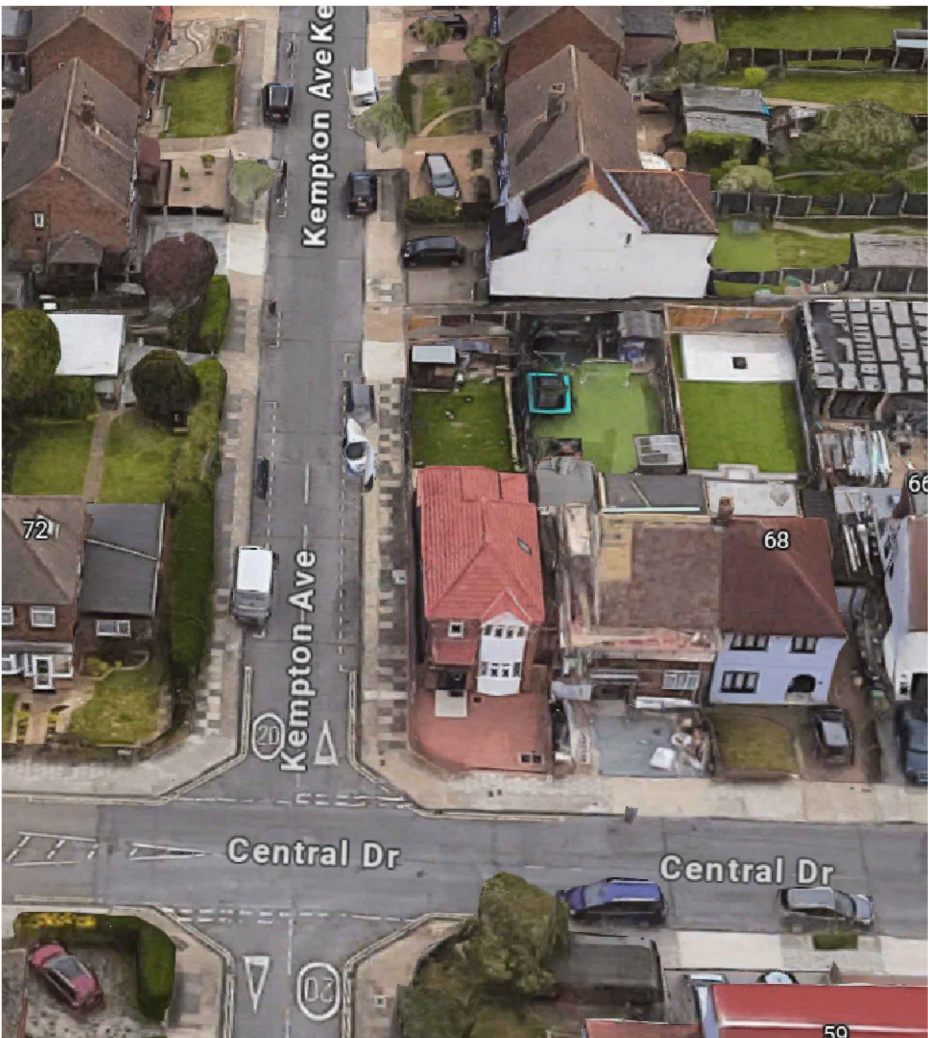
SIMILAR PREVIOUSLY APPROVED DEVELOPMENT

DEVELOPMENT 01

SIMILAR PREVIOUSLY APPROVED DEVELOPMENT

Construction of a detached dwelling at land adjacent to 70 Central Drive Hornchurch RM12 6BA

Application Ref: P1212.18

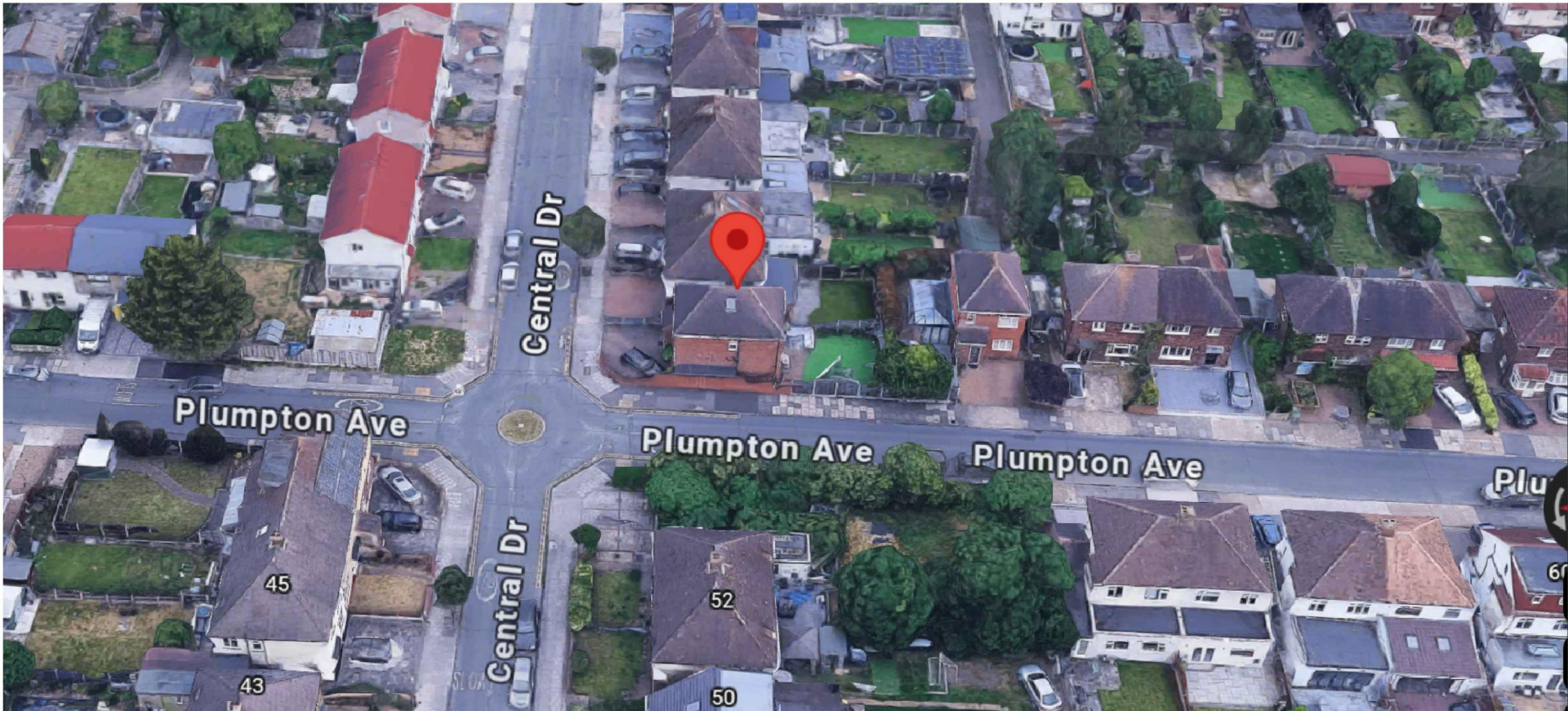


DEVELOPMENT 02

SIMILAR PREVIOUSLY APPROVED DEVELOPMENT

Construction of a detached dwelling at land adjacent to 56 Central Drive Hornchurch RM12 6BA

Application Ref: P0120.10

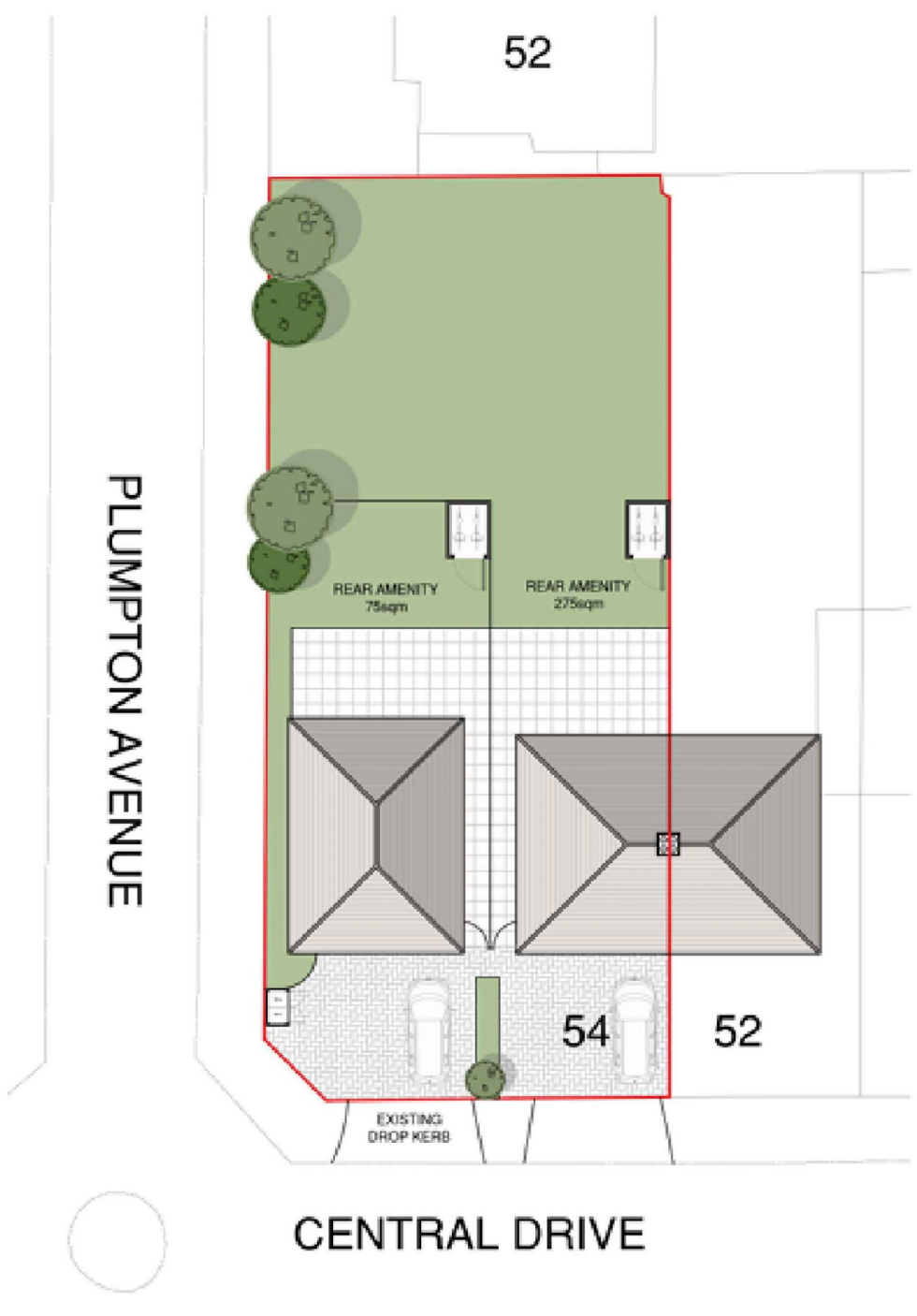


DEVELOPMENT 03

SIMILAR PREVIOUSLY APPROVED DEVELOPMENT

Construction of a detached dwelling at land adjacent to 54 Central Drive Hornchurch RM12 6BA

Application Ref: P0363.23



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SIMILAR PREVIOUSLY APPROVED DEVELOPMENT

Two storey, 3-bed, detached dwelling with associated parking and amenity space. at land adjacent to

54 CENTRAL DRIVE HORNCHURCH RM12 6BA

Application Ref: P0041.22

1 x two storey, 3-bed detached dwelling at land adjacent to

54 CENTRAL DRIVE HORNCHURCH RM12 6BA

Application Ref: P0363.23

Land to the rear of 54 Central Drive
Construction of a detached 3 bed 5 person chalet bungalow with associated amenity space, parking, cycle and bin stores

54 CENTRAL DRIVE HORNCHURCH RM12 6BA

Application Ref: P1679.23

Land R/O 54 CENTRAL DRIVE HORNCHURCH RM12 6BA
Construction of a detached 3 bed 5 person chalet bungalow with associated amenities and parking

54 CENTRAL DRIVE HORNCHURCH RM12 6BA

Application Ref: P1326.24

PLANNING ISSUE

Revision P4
Drawn By -
Checked By MM

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Project - Land adjacent 209 Alma Avenue, Hornchurch, RM12 6BJ

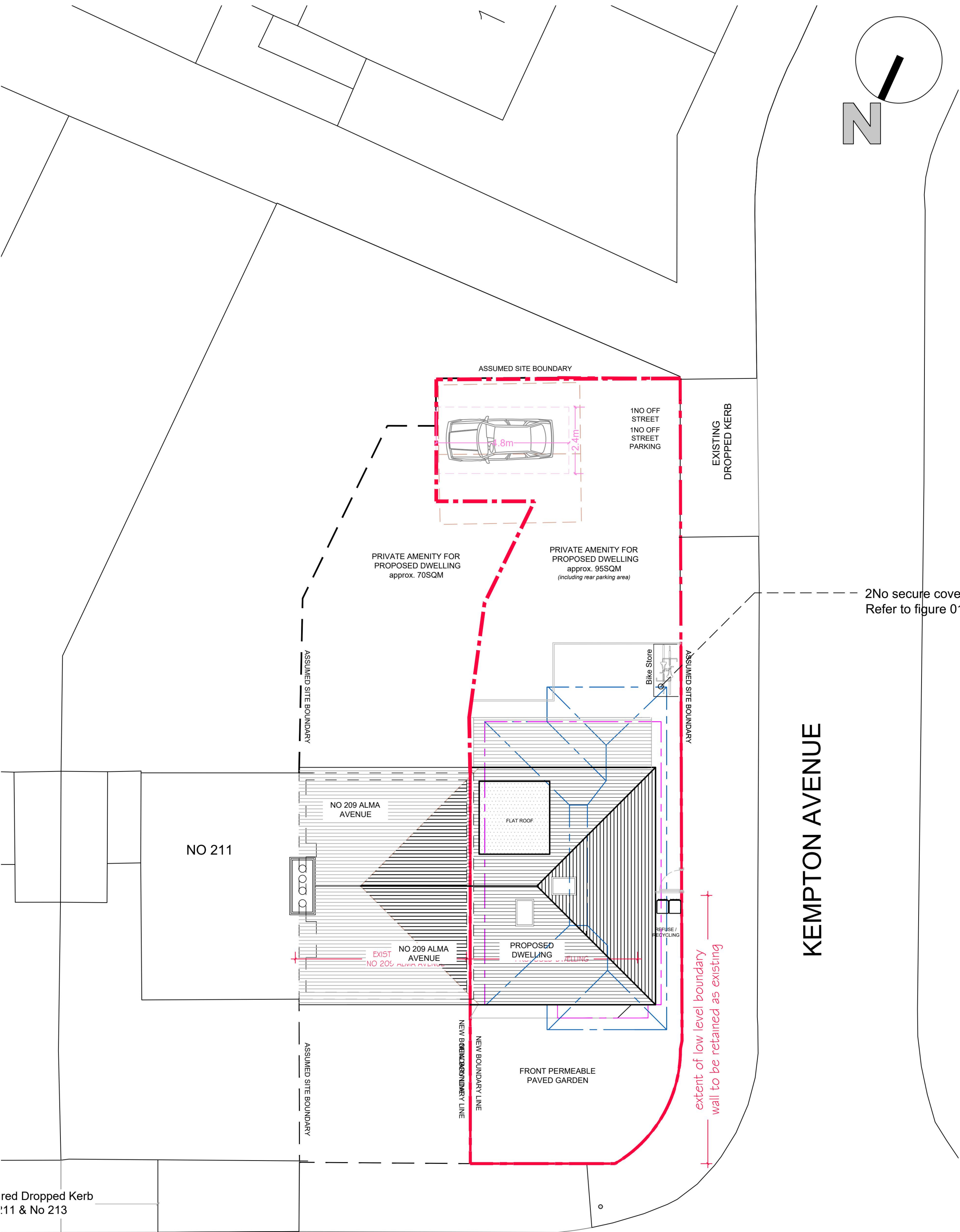
Drawing Title - Cycle Store & Garage Plans

Scale - 1:100, 1:50 1:20 @ A1

Status- For Information ☐ Planning Issue ☒ Revision ☐

Date Issued
December 2024

Drawing No
420.01-08



22 KEY PLAN - ROOF & SITE PLAN
1:100@ A1

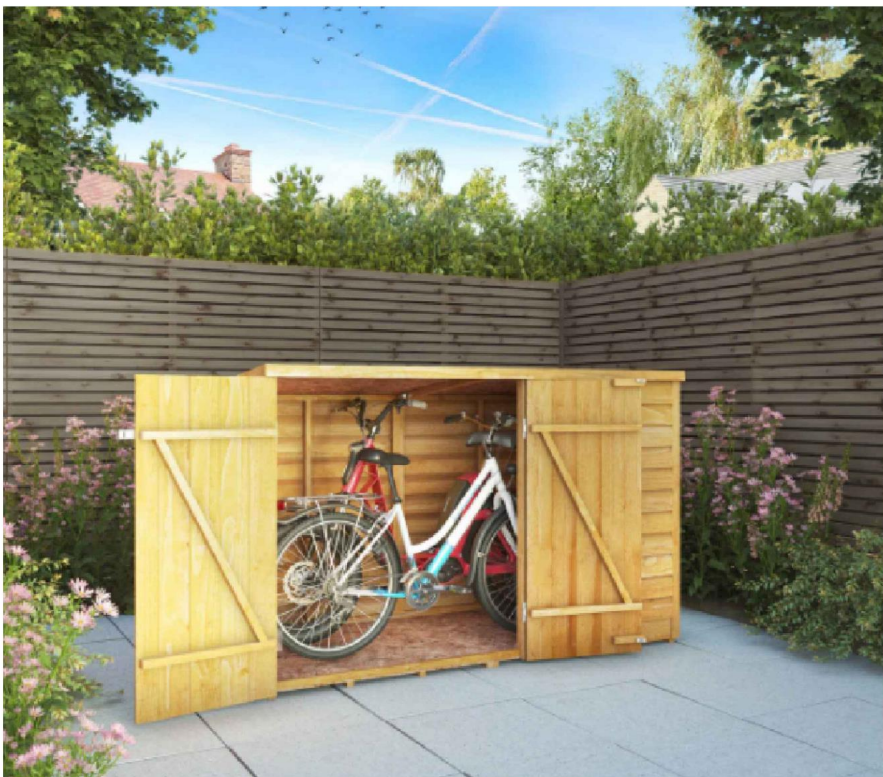
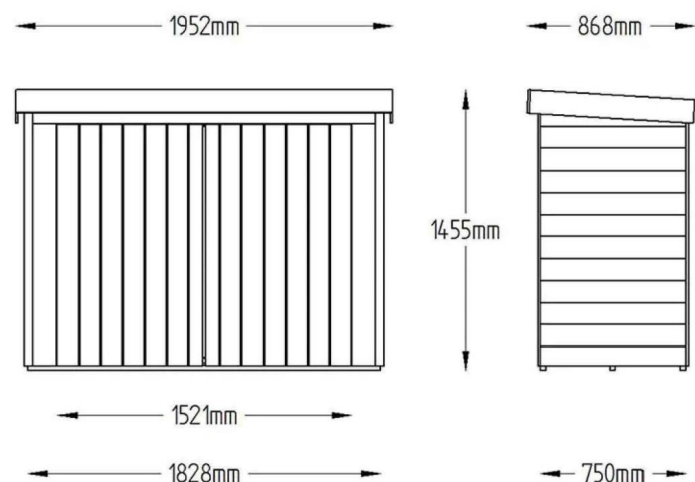


FIGURE 01 -
INDICATIVE IMAGE TO ILLUSTRATE THE SECURED CYCLE STORE
Note: image is indicative only, final design to client's requirements & inline with manufactures guidance

"PLEASE NOTE:"

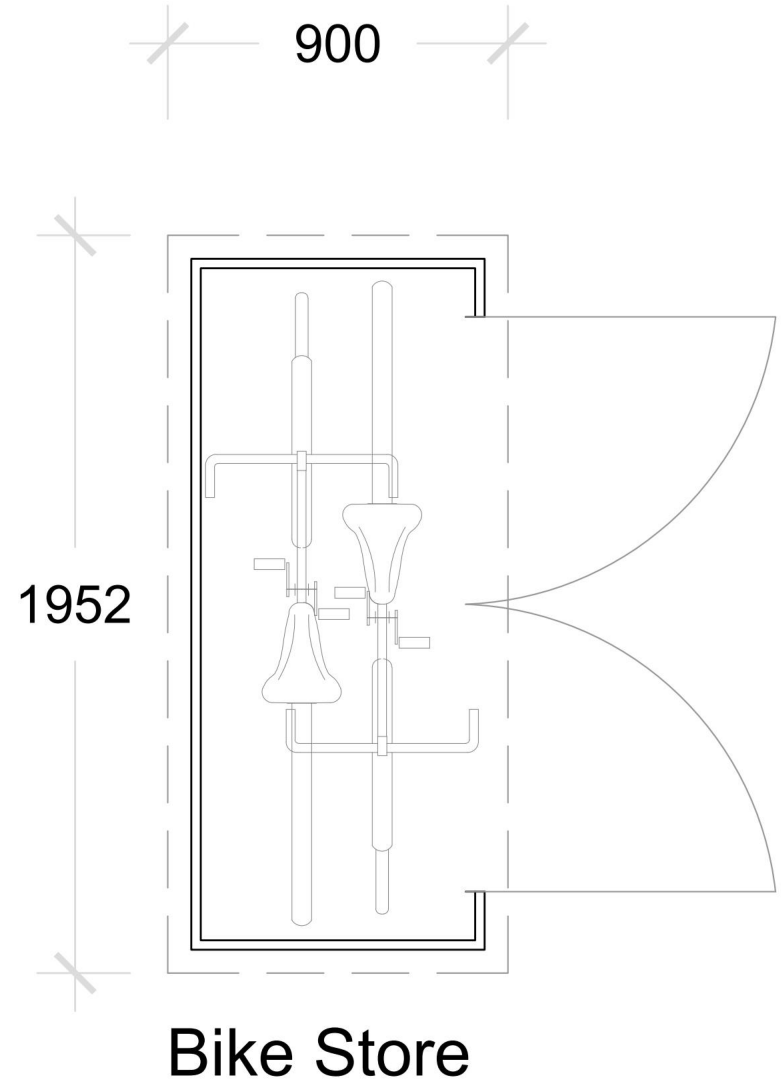
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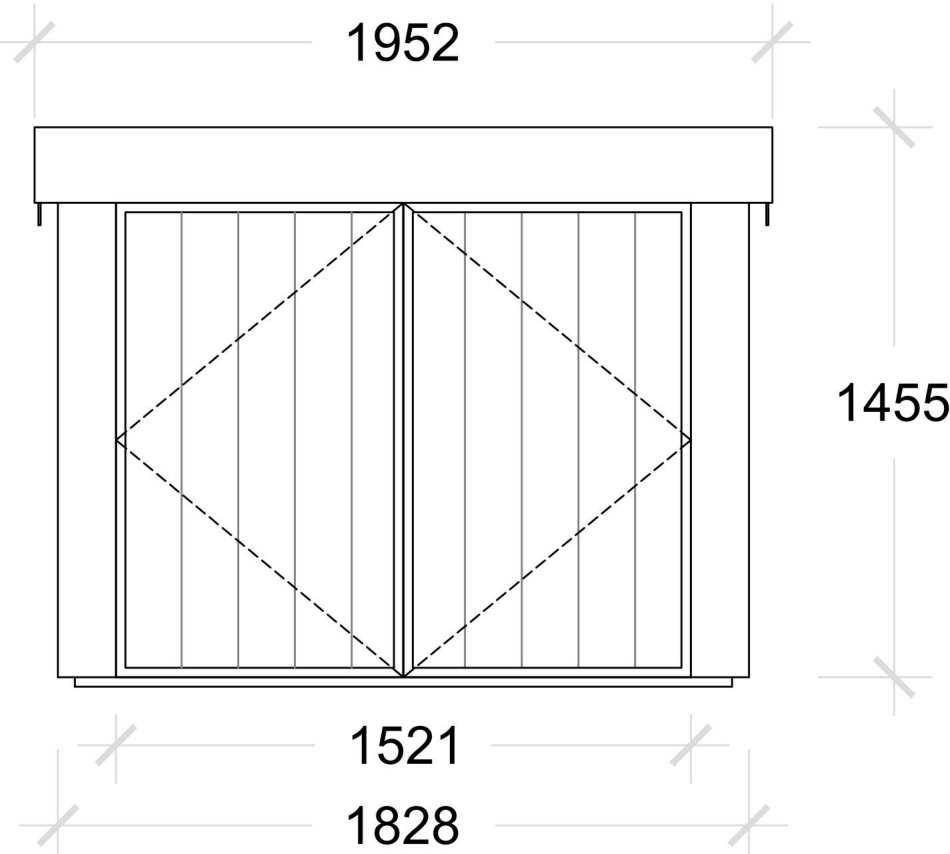
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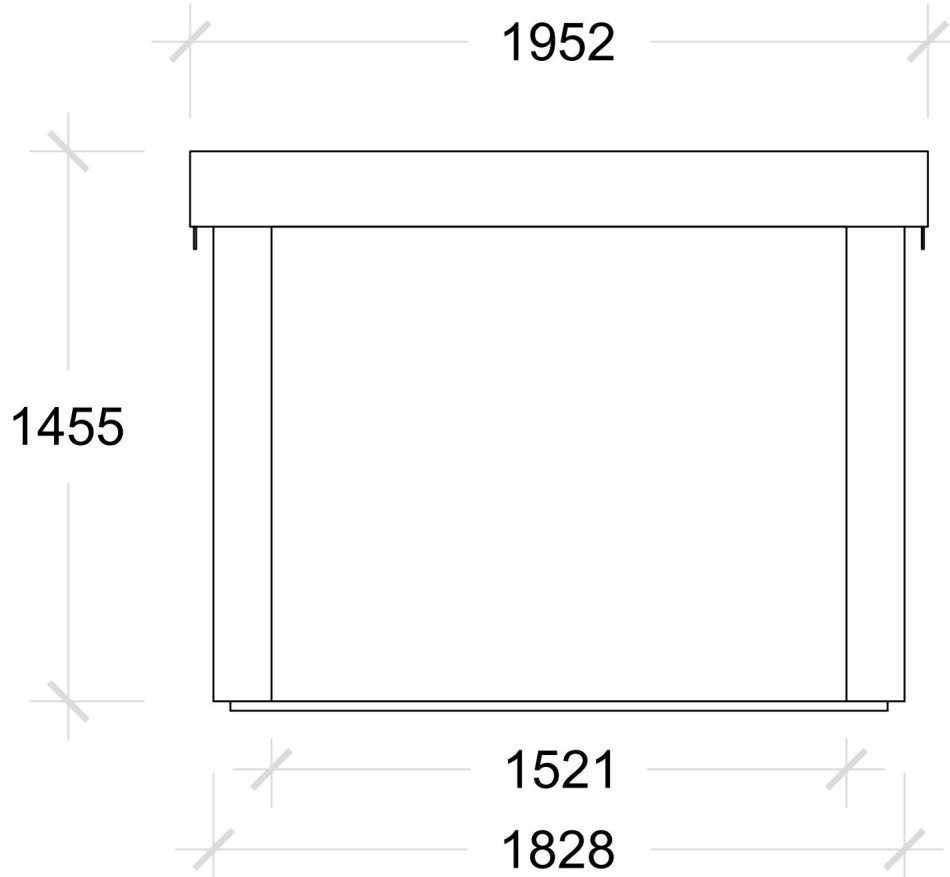
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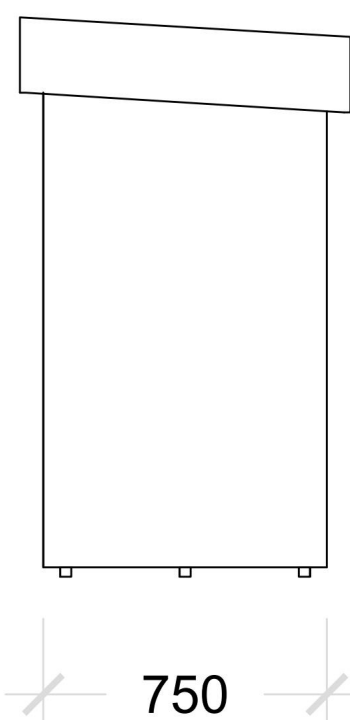
23 CYCLE STORE PLAN
1:20@ A1



24 CYCLE STORE FRONT ELEVATION
1:20@ A1



25 CYCLE STORE REAR ELEVATION
1:20@ A1



26 CYCLE STORE SIDE ELEVATION
1:20@ A1