

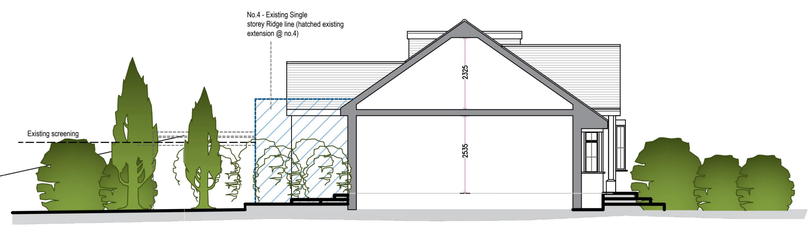
Existing Front Elevation 1.100 (A)



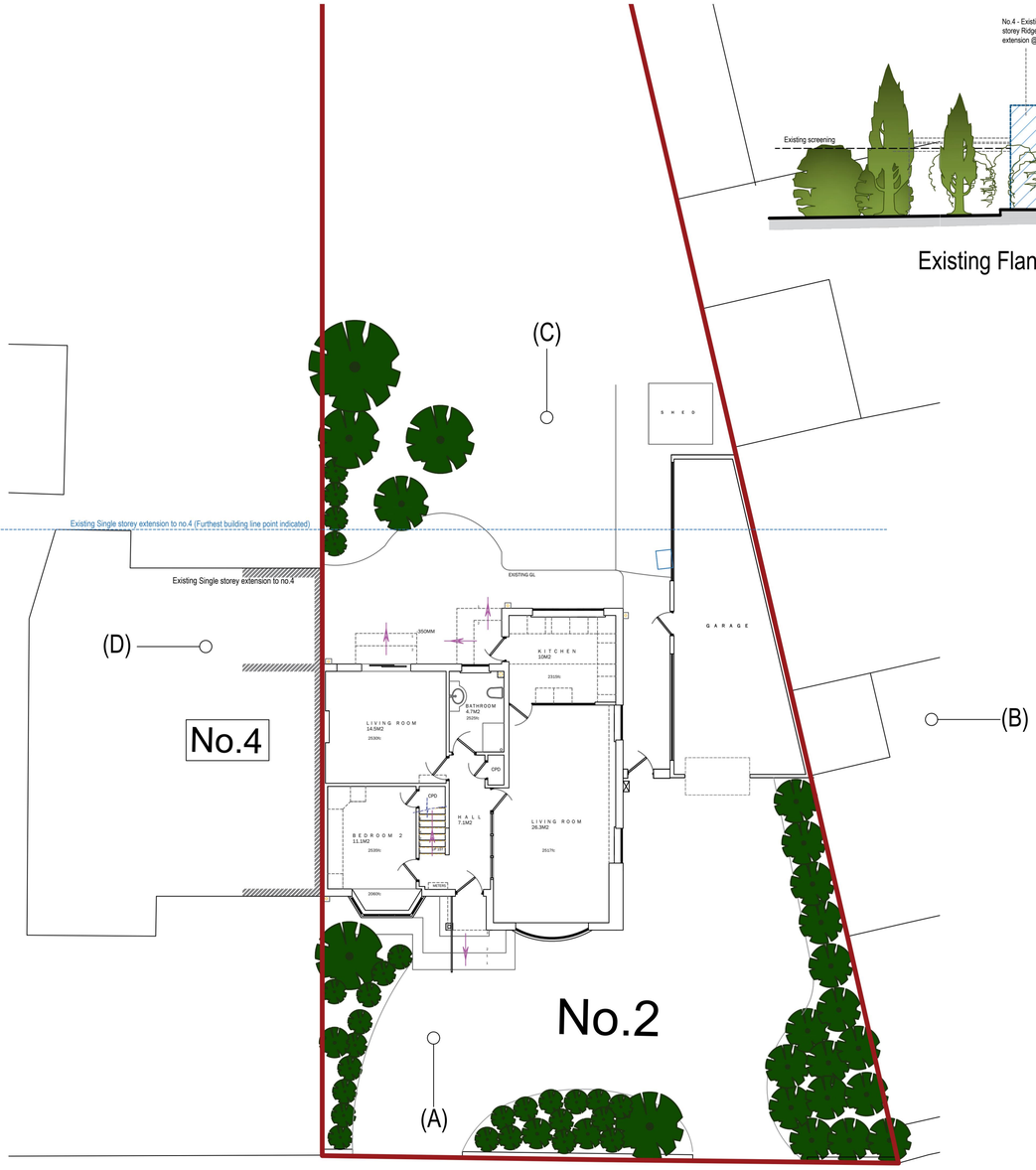
Existing Flank Elevation 1.100 (B)



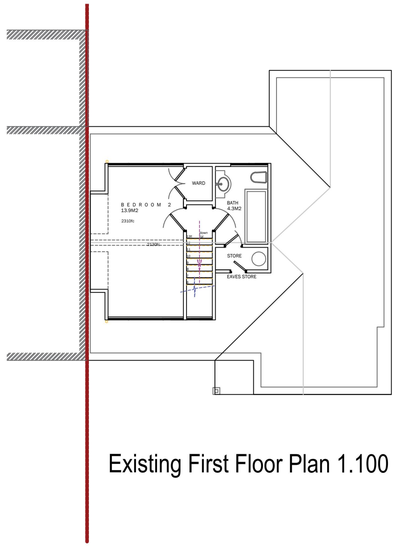
Existing Rear Elevation 1.100 (C)



Existing Flank Elevation 1.100 (D)



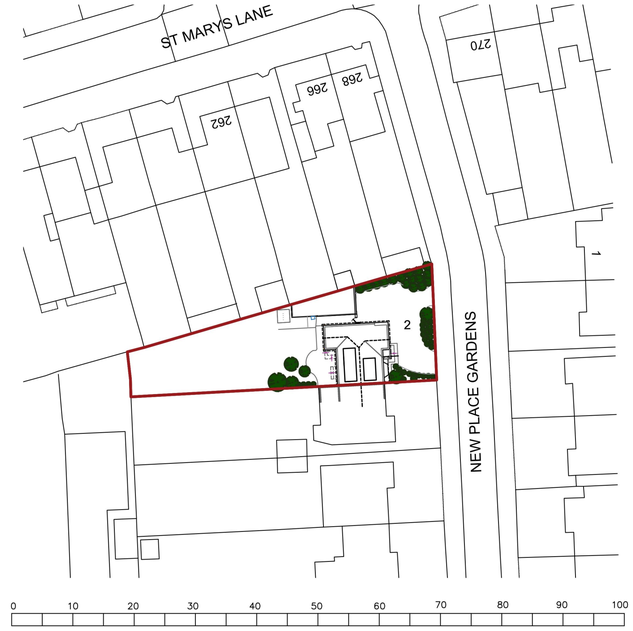
Existing Ground Floor Plan 1.100



Existing First Floor Plan 1.100



Existing Site Plan 1.1250



Existing Block Plan 1.500

NEW PLACE GARDENS

This drawing and the information provided is the property of Breden Ltd © and shall not be copied whole, in part, or used for any other purpose without written permission from the company.

This drawing must be read and checked against all other standard specifications and any structural drawings provided. This includes approved planning drawings. Any discrepancies are to be notified to Breden Ltd immediately prior to works progressing.

Principal/Contractor('s) to ensure all materials and workmanship complies with Regulation 7 of the Building Regulations whether or not specifically stated on these drawings. It is thePrincipal/Contractors('s) duty to ensure all works on site are approved by an appointed Building Control body.

Principal/Contractor('s) to ensure dimensions are taken on site before procurement of any materials/ works proceeding. Structural members are not to be ordered scaling from this drawing.

It is the duty of the Principal/Contractor('s) to ensure all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

Principal/Contractor('s)/Client to ensure full compliance with the amended CDM Regulations (2015) if the project requires.

This drawing unless noted does not represent compliance with the Party wall act 1996. If required all agreements are to be in place before works commence.

It is the Client & Principal/Contractor'(s) responsibility to ensure Planning / Building control approvals are in place prior to works commencing. Works started prior to relevant approvals are at the Client/Contractors own risk.

Do not scale from this drawing except from purpose of local authority planning department.

BREDEN

Breden Ltd
www.breden.group
@breden.design

Client:
c/O Breden Ltd

Project Address:
2 New place Gardens
Upminster
Essex
RM14 3DQ

Drawing Title:
Existing Plans

Scale: NOTED

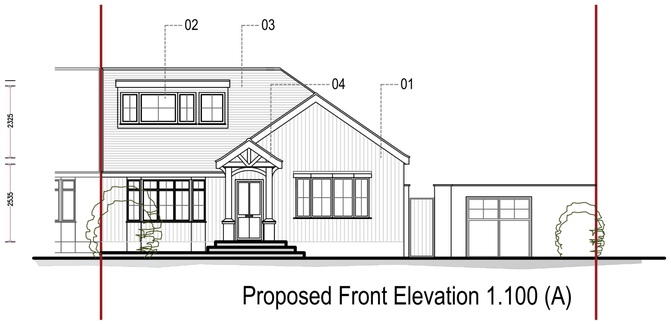
Date:

Drawn:

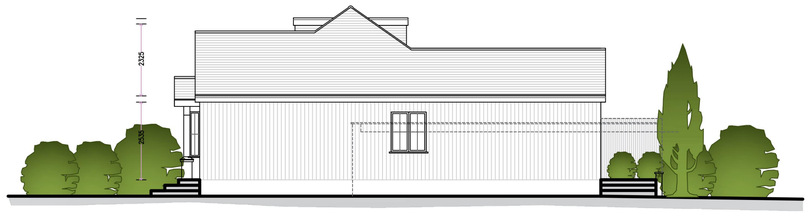
Drawing no: 2615-1A

Rev:

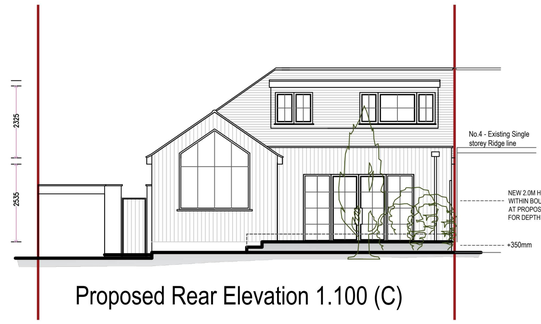
Drawing issue:
P L A N N I N G



Proposed Front Elevation 1.100 (A)



Proposed Flank Elevation 1.100 (B)



Proposed Rear Elevation 1.100 (C)

This drawing and the information provided is the property of Breden Ltd © and shall not be copied whole, in part, or used for any other purpose without written permission from the company.

This drawing must be read and checked against all other standard specifications and any structural drawings provided. This includes approved planning drawings. Any discrepancies are to be notified to Breden Ltd immediately prior to works progressing.

Principal/Contractor('s) to ensure all materials and workmanship complies with Regulation 7 of the Building Regulations whether or not specifically stated on these drawings. It is thePrincipal/Contractors('s) duty to ensure all works on site are approved by an appointed Building Control body.

Principal/Contractor('s) to ensure dimensions are taken on site before procurement of any materials/ works proceeding. Structural members are not to be ordered scaling from this drawing.

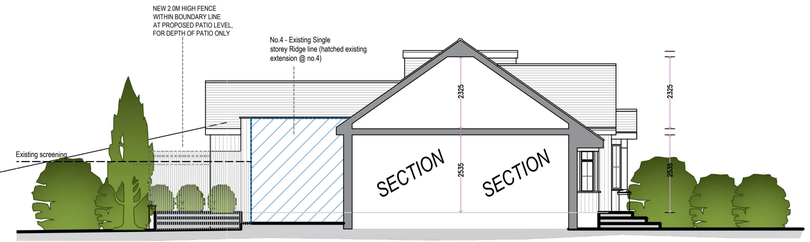
It is the duty of the Principal/Contractor('s) to ensure all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

Principal/Contractor('s)/Client to ensure full compliance with the amended CDM Regulations (2015) if the project requires.

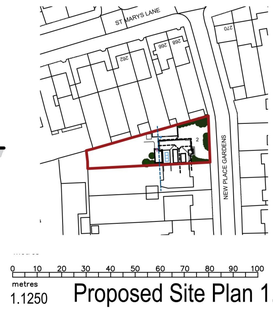
This drawing unless noted does not represent compliance with the Party wall act 1996. If required all agreements are to be in place before works commence.

It is the Client & Principal/Contractor('s) responsibility to ensure Planning / Building control approvals are in place prior to works commencing. Works started prior to relevant approvals are at the Client/Contractors own risk.

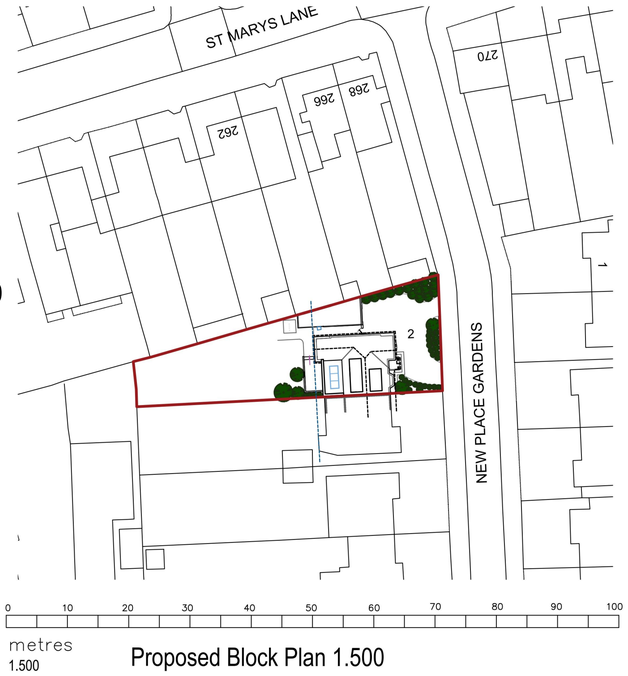
Do not scale from this drawing except from purpose of local authority planning department.



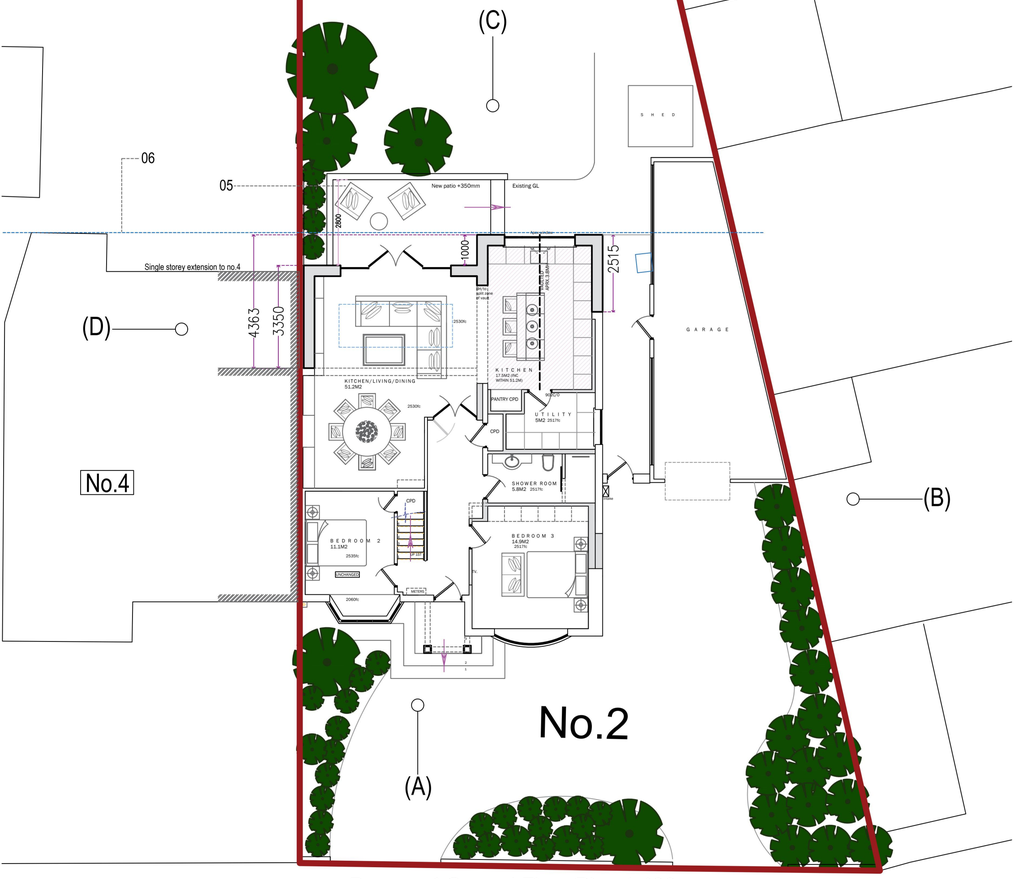
Proposed Flank Elevation 1.100 (D)



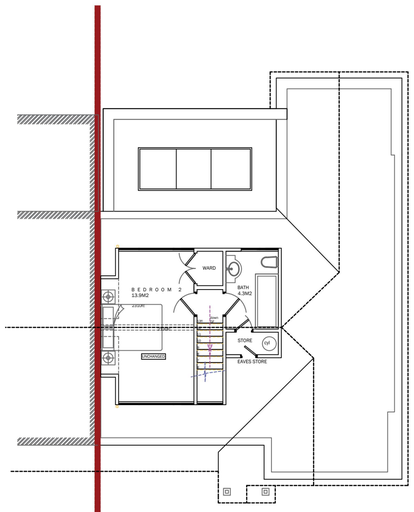
Proposed Site Plan 1.1250



Proposed Block Plan 1.500



Proposed Ground Floor Plan 1.100



Proposed First Floor Plan 1.100

PROPOSED EXTERNAL MATERIALS & REFERENCES

01 - VERTICAL COMPOSITE CLADDING
Composite woodgrain cladding, 174mm wide boards, installed vertically. Antique Sage finish. Cladding is present within the local vicinity at 265–267 St Mary's Lane and 10 New Place Gardens. (Replacing current stone cladding).

02 - WINDOWS & DOORS
High-quality uPVC or powder-coated aluminium windows and doors in Sage / Country Green finish, with slim-profile frames and double glazing.

03 - ROOF TILES
Marley natural clay plain roof tiles in a traditional warm red / heritage clay tone, complementary to the existing dwelling and surrounding character.

04 - PORTICO
Traditional solid oak entrance portico with exposed oak posts, beams and decorative brackets. Natural oak finish, allowed to weather naturally, providing a high-quality traditional feature complementary to the character and material palette of the dwelling.

05 - BOUNDARY FENCE / RAISED PATIO LEVEL
New 2.0m high timber boundary fence, positioned wholly within the boundary of No. 2, to run the length of the proposed patio. Patio raised by approximately 350mm to provide a level threshold and accessible approach from the dwelling, with the boundary fence providing additional privacy between Nos. 2 and 4 New Place Gardens.

06 - REAR BUILDING LINE
Furthest point of the proposed single-storey rear extension aligns with the established rear building line of No. 4 New Place Gardens, demonstrating consistency with the scale and pattern of adjoining development, as indicated on the Ordnance Survey mapping. (shown on plan above).

BREDEN

Breden Ltd
www.breden.group
@breden.design

Client: c/O Breden Ltd

Project Address: 2 New place Gardens, Upminster, Essex, RM14 3DQ

Drawing Title: Proposed Plans

Scale: NOTED | Date: | Drawn:

Drawing no: 2615-2A | Rev:

Drawing issue: P L A N N I N G

NEW PLACE GARDENS