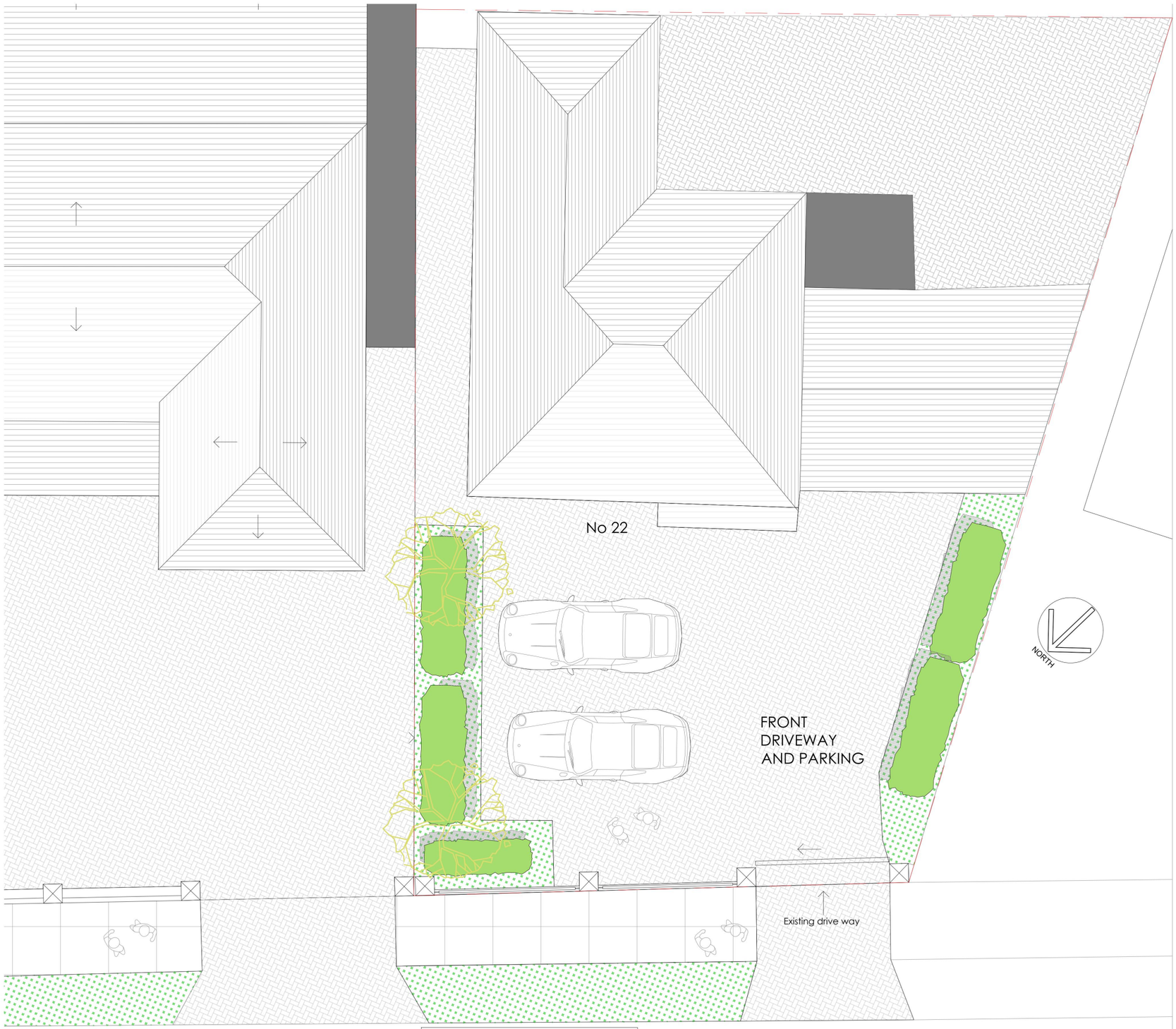


0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

Scale 1:100

EXISTING FLOOR PLAN
1 : 100 @ A3

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KSTUDIOS

SURVEY- DESIGN - PLANNING - BUILDING REGULATIONS

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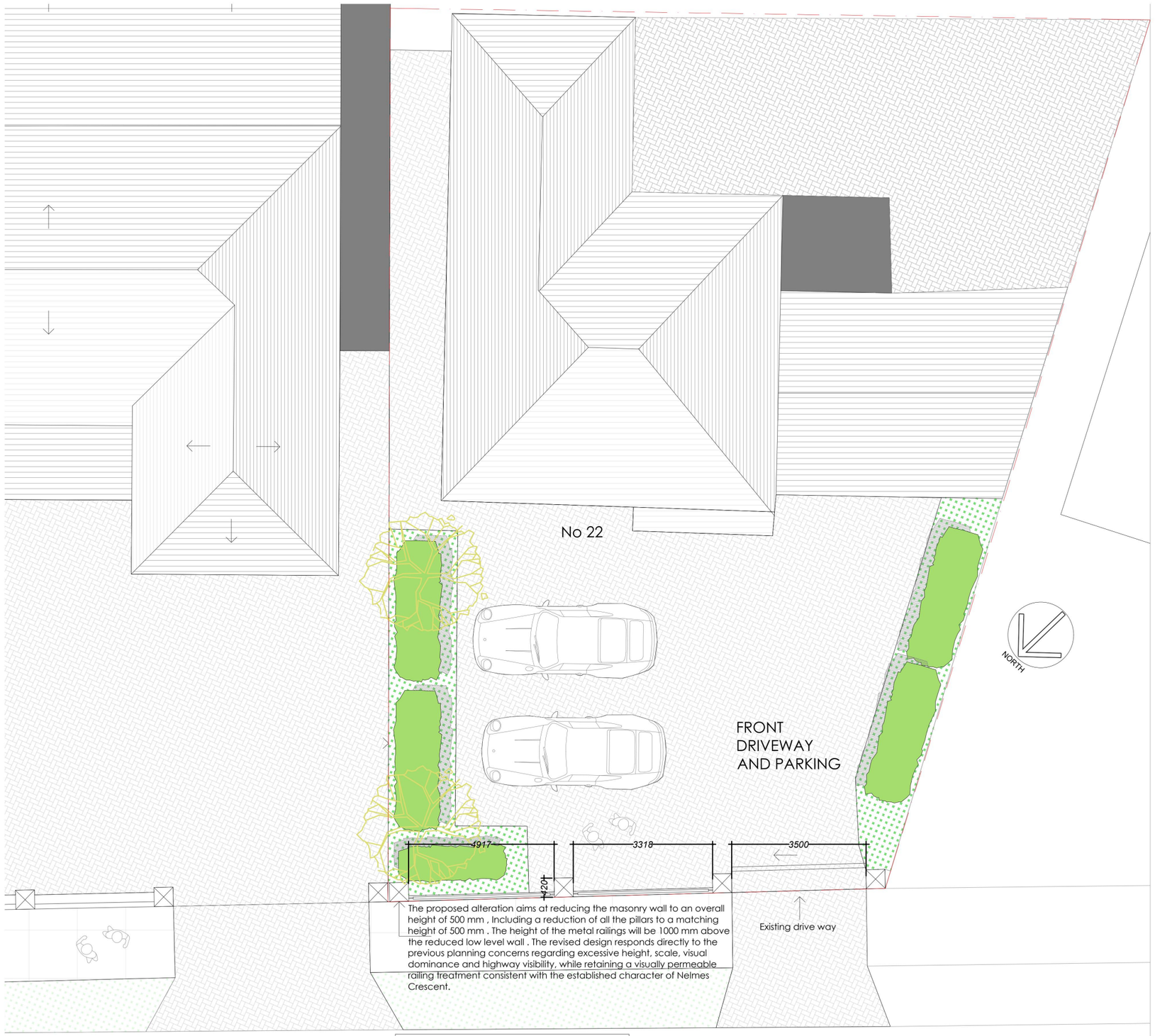
REVISION	REVISION	DATE
A	Prepared Proposal for Alteration of the Pre Planning Application	30/09/2026

PROJECT DESCRIPTION
Proposed Alteration to existing front Boundary walls and Metal railings

EXISTING FLOOR PLAN

REVISION: A

ADDRESS	22 Nelmes Crescent, Hornchurch RM11 2QB			DRAWING NO	PA 02		STATUS: PA
L / A	London Borough of Havering			SCALE	As Specified	PG SIZE: A3	CHECK: KO
APP TYPE	Householder App	CLIENT	Mehtab Iqbal	PROJECT REF	22 Nelmes	DATE: 30 / 09 / 26	DRAWN: MA



0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

Scale 1:100

PROPOSED FLOOR PLAN
1 : 100 @ A3

Nelmes Crescent

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PROJECT DESCRIPTION

Proposed Alteration to existing front Boundary walls and Metal railings

ADDRESS	22 Nelmes Crescent, Hornchurch RM11 2QB			DRAWING NO	PA 03			STATUS	PA
L / A	London Borough of Havering			SCALE	As Specified	PG SIZE	A3	CHECK	KO
APP TYPE	Householder App	CLIENT	Mehtab Iqbal	PROJECT REF	22 Nelmes	DATE	30 / 09 / 26	DRAWN	MA

PROPOSED FLOOR PLAN

REVISION A



EXISTING FRONT ELEVATION
1 : 100 @ A3

0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

Scale 1:100

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REVISION	REVISION	DATE
A	Prepared Proposal for Alteration of the Pre Planning Application	30/09/2026

PROJECT DESCRIPTION
Proposed Alteration to existing front Boundary walls and Metal railings

EXISTING FRONT ELEVATION

REVISION A

ADDRESS	22 Nelmes Crescent, Hornchurch RM11 2QB			DRAWING NO	PA 04		STATUS PA
L / A	London Borough of Havering			SCALE	As Specified	PG SIZE A3	CHECK KO
APP TYPE	Householder App	CLIENT	Mehtab Iqbal	PROJECT REF	22 Nelmes	DATE 30 / 09 / 26	DRAWN MA



PROPOSED FRONT ELEVATION
1 : 100 @ A3

The proposed alteration aims at reducing the masonry wall to an overall height of 500 mm , Including a reduction of all the pillars to a matching height of 500 mm . The height of the metal railings will be 1000 mm above the reduced low level wall . The revised design responds directly to the previous planning concerns regarding excessive height, scale, visual dominance and highway visibility, while retaining a visually permeable railing treatment consistent with the established character of Nelmes Crescent.

0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m
Scale 1:100

1 : 100 @ A1
0 1 2 3 4 5 Scale Bar (m) 10

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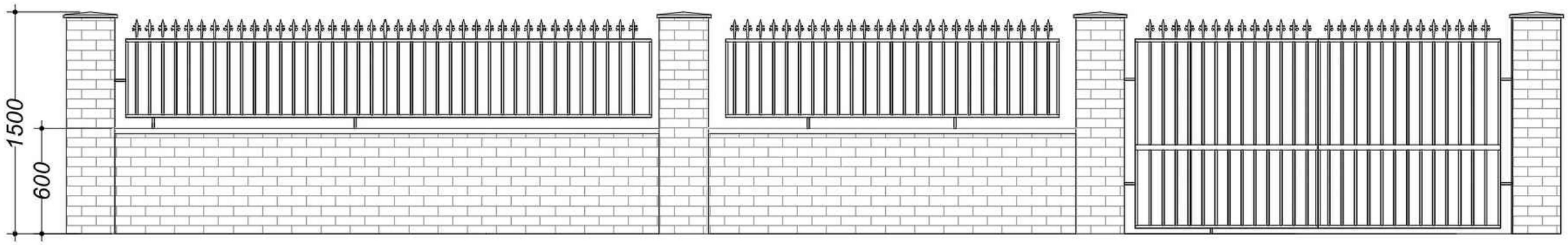
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PROPOSED FRONT ELEVATION — REVISION A

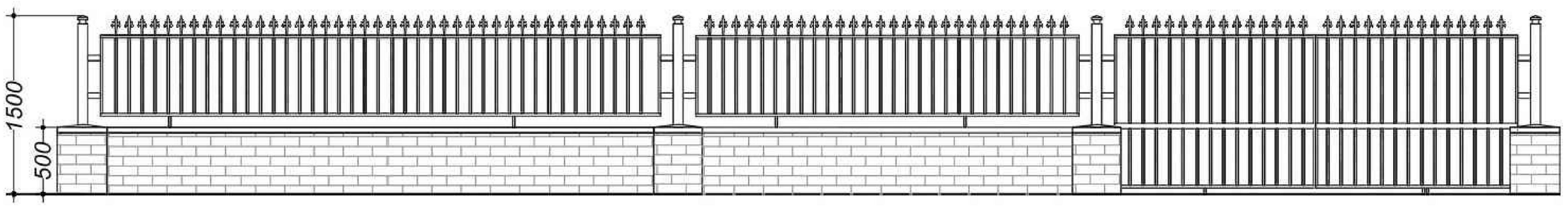
ADDRESS	22 Nelmes Crescent, Hornchurch RM11 2QB			DRAWING NO	PA 05		STATUS PA
L / A	London Borough of Havering			SCALE	As Specified	PG SIZE A3	CHECK KO
APP TYPE	Householder App	CLIENT	Mehtab Iqbal	PROJECT REF	22 Nelmes	DATE 30 / 09 / 26	DRAWN MA



REFUSED BOUNDARY TREATMENT (APPLICATION REF NO: P0455.24 & AS SHOWN DRAWING NUMBER 3447/01/46)

NOTE :

The Council refused it due to excessive height, scale and inconsistent with the established low rise form of development to boundaries of properties in the street scene



PROPOSED BOUNDARY WALL ELEVATION

NOTE :

The proposed alteration aims at reducing the masonry wall to an overall height of 500mm , including a reduction of all the pillars to a matching height of 500mm, an approximately 40% reduction in solid masonry. The metal railings will be 1000mm above the reduced low level wall . The revised design responds directly to the previous planning concerns regarding excessive height, scale, visual dominance and highway visibility, while retaining a visually permeable railing treatment consistent with the established character of Nelmes Crescent.

0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

Scale 1:100

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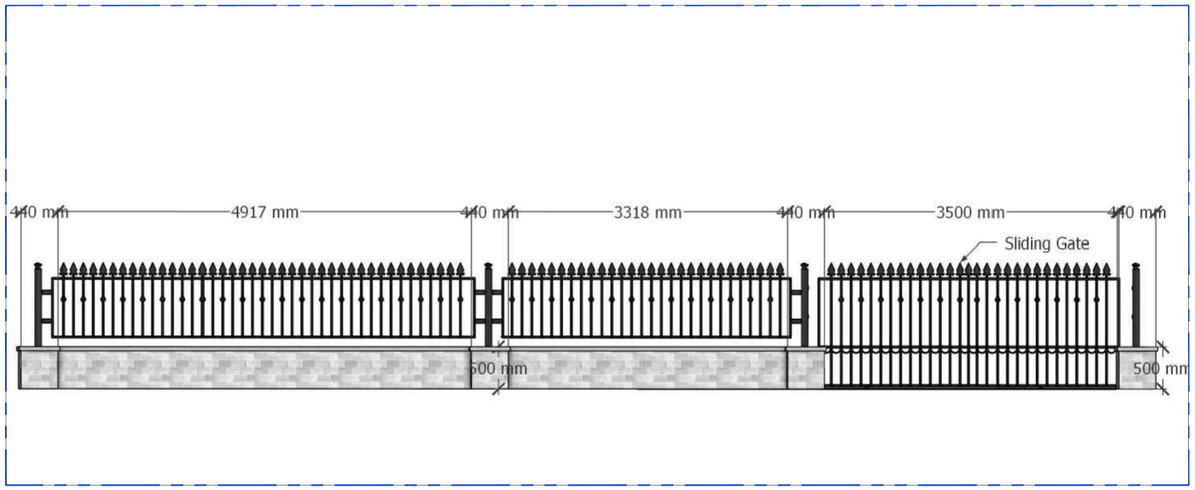
PROJECT DESCRIPTION

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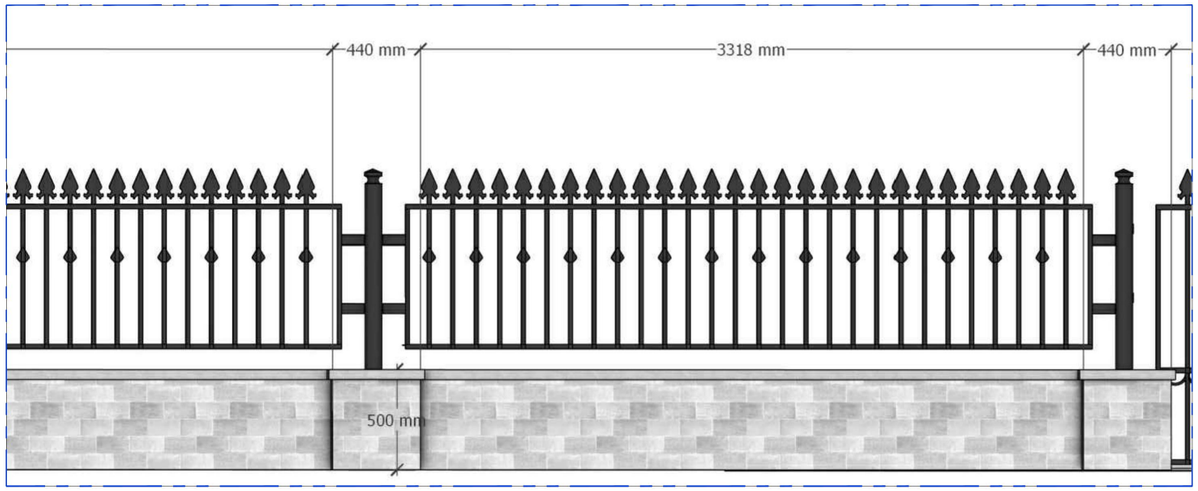
COMPARISON ELEVATION

REVISION A

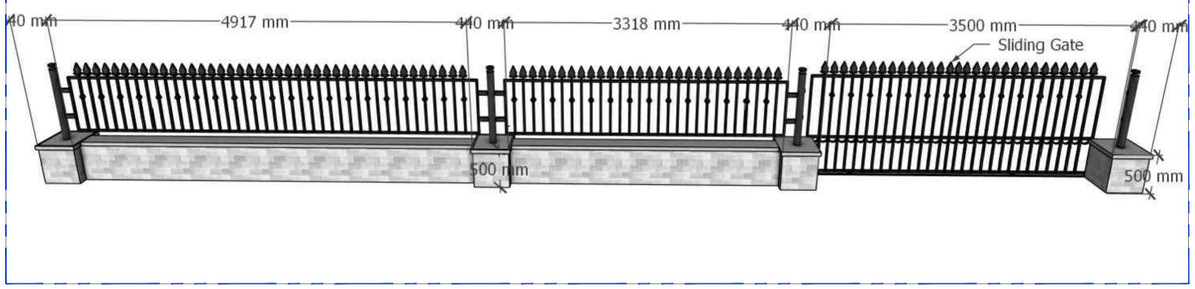
ADDRESS	22 Nelmes Crescent, Hornchurch RM11 2QB			DRAWING NO	PA 06		STATUS PA
L / A	London Borough of Havering			SCALE	N/A	PG SIZE A3	CHECK KO
APP TYPE	Householder App	CLIENT	Mehtab Iqbal	PROJECT REF	22 Nelmes	DATE 30 / 09 / 26	DRAWN MA



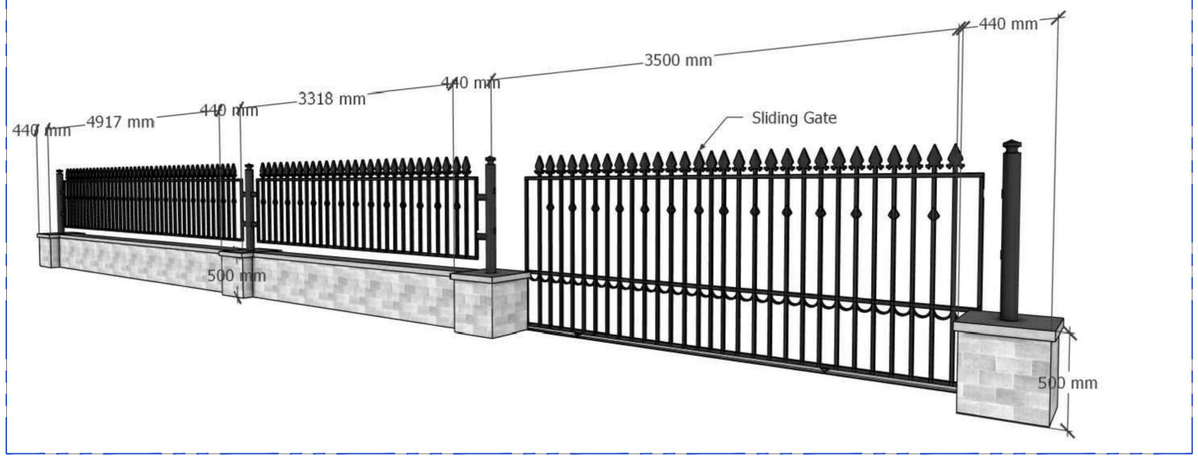
PROPOSED 3D VIEW 1



PROPOSED 3D VIEW 2



PROPOSED 3D VIEW 3



PROPOSED 3D VIEW 4

0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

Scale 1:100

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PROJECT DESCRIPTION

Proposed Alteration to existing front Boundary walls and Metal railings

PROPOSED SKETCH MODEL

REVISION: A

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APP TYPE	Householder App	CLIENT	Mehtab Iqbal	PROJECT REF	22 Nelmes	DATE: 30 / 09 / 26	DRAWN: MA

SUPPORTING STATEMENT (29 /09/ 2026)

PROPOSED ALTERATIONS TO EXISTING FRONT BOUNDARY TREATMENT

AT:

22 Nelmes Crescent,

Hornchurch

RM11 2QB,

LOCAL AUTHORITY:

London Borough of Havering



Existing Front View of Property