PLANNING ISSUE

| Revision | Drawn By | Checked By |
|---|---|---|
| A | - | MM |

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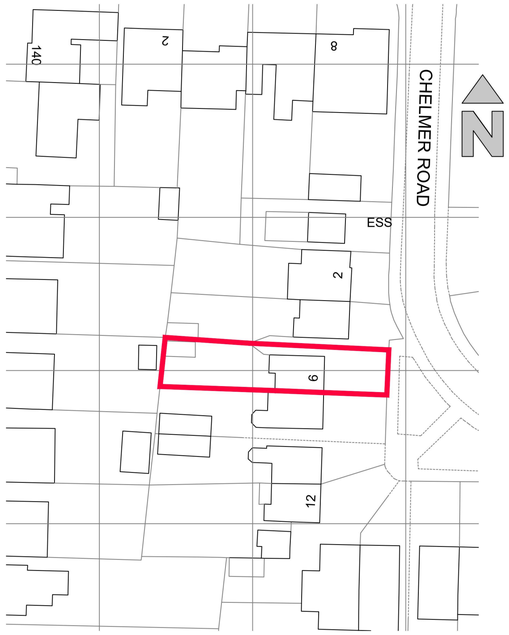

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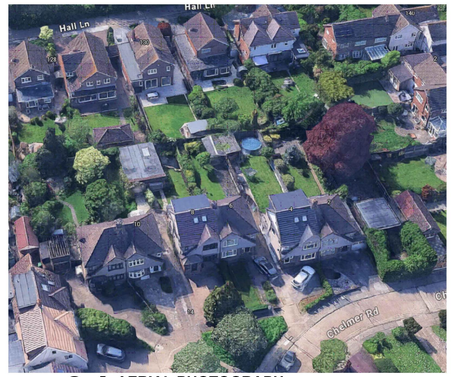

| | |
|---|---|
| Project - | **6 Chelmer Road, Upminster, RM14 1QT** |
| Drawing Title - | **Block Plan, Site Location Plan & Aerial views** |
| Scale - | 1:100 & 1:1250 @ A1 |
| Status- | For Information ■ Planning Issue □ Revision □ |
| Date Issued | Drawing No |
| September 2026 | 452.03-01 |




**01 SITE LOCATION PLAN**
**1:1250@ A1**




**03 BLOCK PLAN**
**1:500@ A1**




**04 AERIAL PHOTOGRAPH**
**N.T.S.**




**05 AERIAL PHOTOGRAPH**
**N.T.S.**

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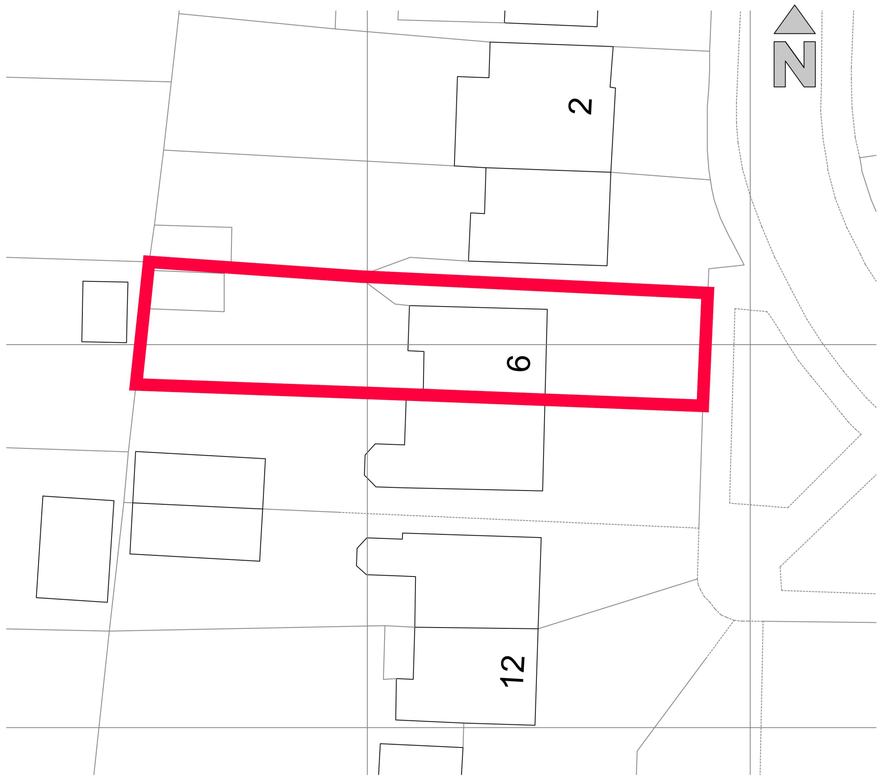
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8. BOUNDARY LINES ARE SHOWN INDICATIVELY ONLY. CONTRACTOR TO CONFIRM THE EXACT BOUNDARY LINE ON SITE

Scale Bar 1:200
0 10 20 28

Scale Bar 1:500
0 10 50 70

Scale Bar 1:1250
0 25 50 100 150 175




**02 EXISTING BLOCK PLAN**
**1:200@ A1**



**06 FRONT PHOTOGRAPH**
**N.T.S.**



**07 REAR PHOTOGRAPH**
**N.T.S.**

PLANNING ISSUE

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| | |
|---|---|
| Project - | **6 Chelmer Road, Upminster, RM14 1QT** |
| Drawing Title - | **FLOOR PLANS- SHEET 01** |
| Scale - | 1: 50 @ A1 |
| Status- | For Information ☐ Planning Issue ■ Revision ☐ |
| Date Issued | Drawing No |
| September 2026 | 452.03-02 |


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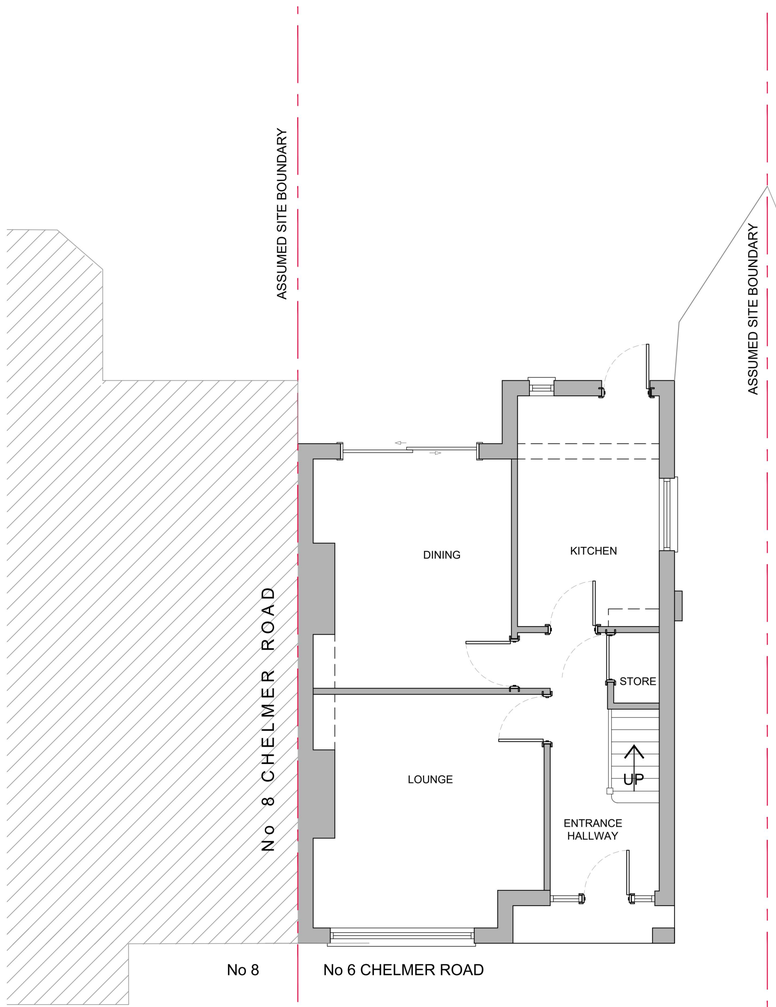
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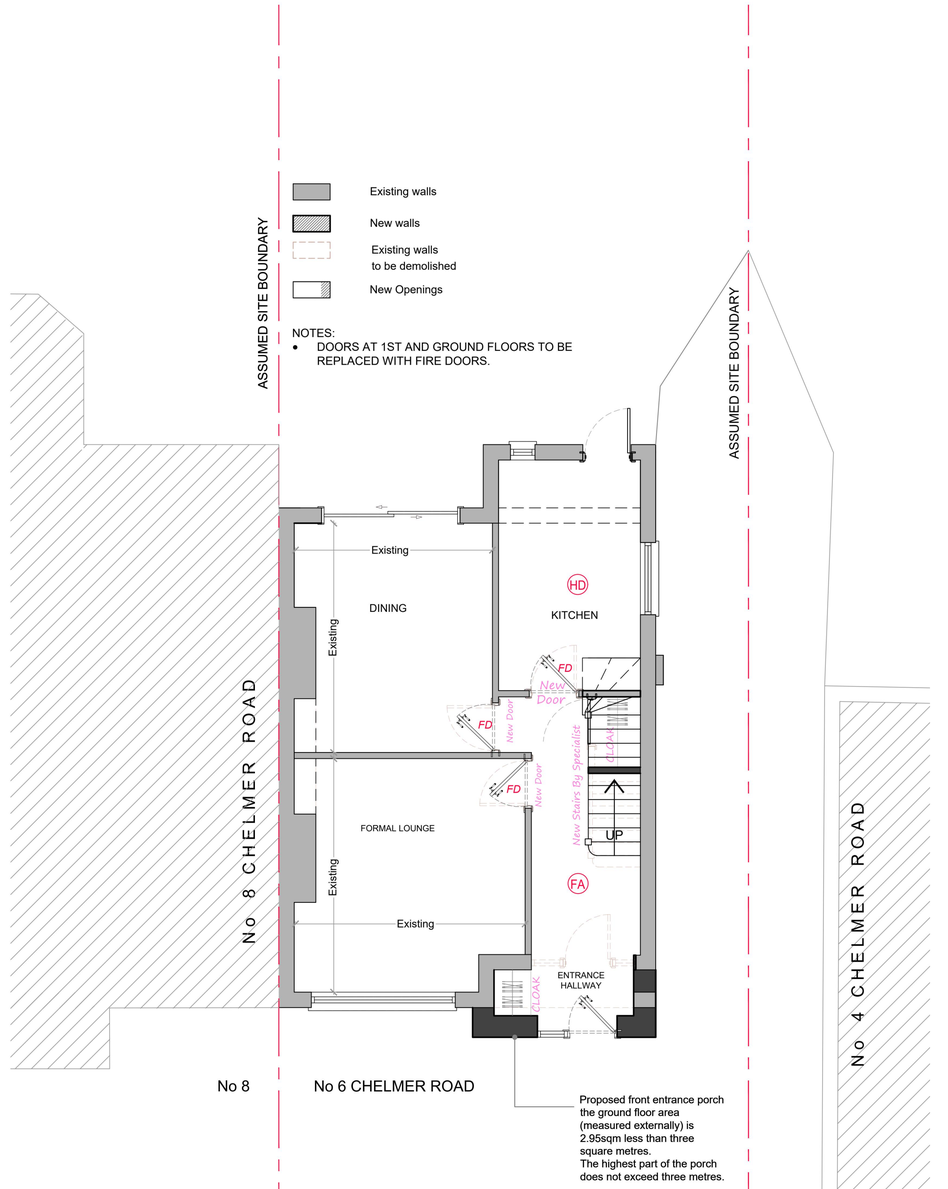
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**08** **EXISTING GROUND FLOOR**
**1:50@ A1**




**09** **PROPOSED GROUND FLOOR**
**1:50@ A1**

**IMPORTANT NOTE:**
FINAL LAYOUT SUBJECT TO ALL RELEVANT PLANNING APPROVALS

**IMPORTANT NOTE:**
FINAL LAYOUT SUBJECT TO STRUCTURAL WORKS CONFIRMATION AND TREE SURVEY AS APPLICABLE

**PERMITTED DEVELOPMENT NOTES:**

- Proposed porch to existing external entrance door.
- External ground floor area not to exceed 3.0m².
- Maximum overall height not to exceed 3.0m above ground level.
- No part of the porch to be within 2.0m of any boundary of the curtilage with a highway.
- Proposed works are intended to comply with Schedule 2, Part 1, Class D of the GPDO 2015 (as amended).

Scale Bar 1:50

0 1 2 3 4 5 7

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| Revision | Drawn By | Checked By |
|---|---|---|
| A | - | MM |

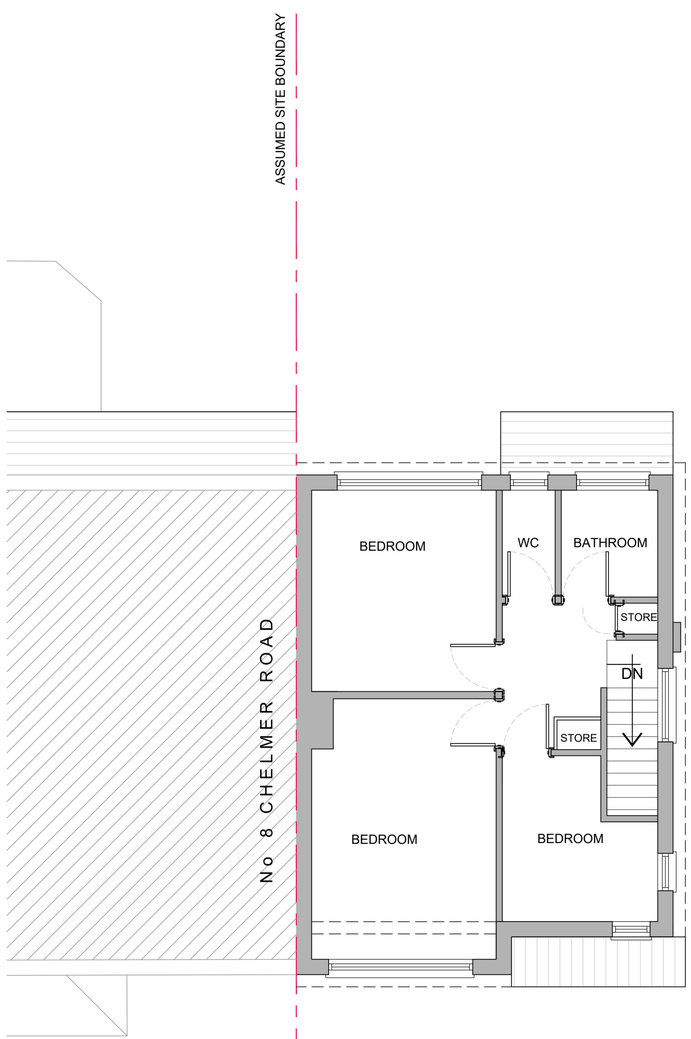
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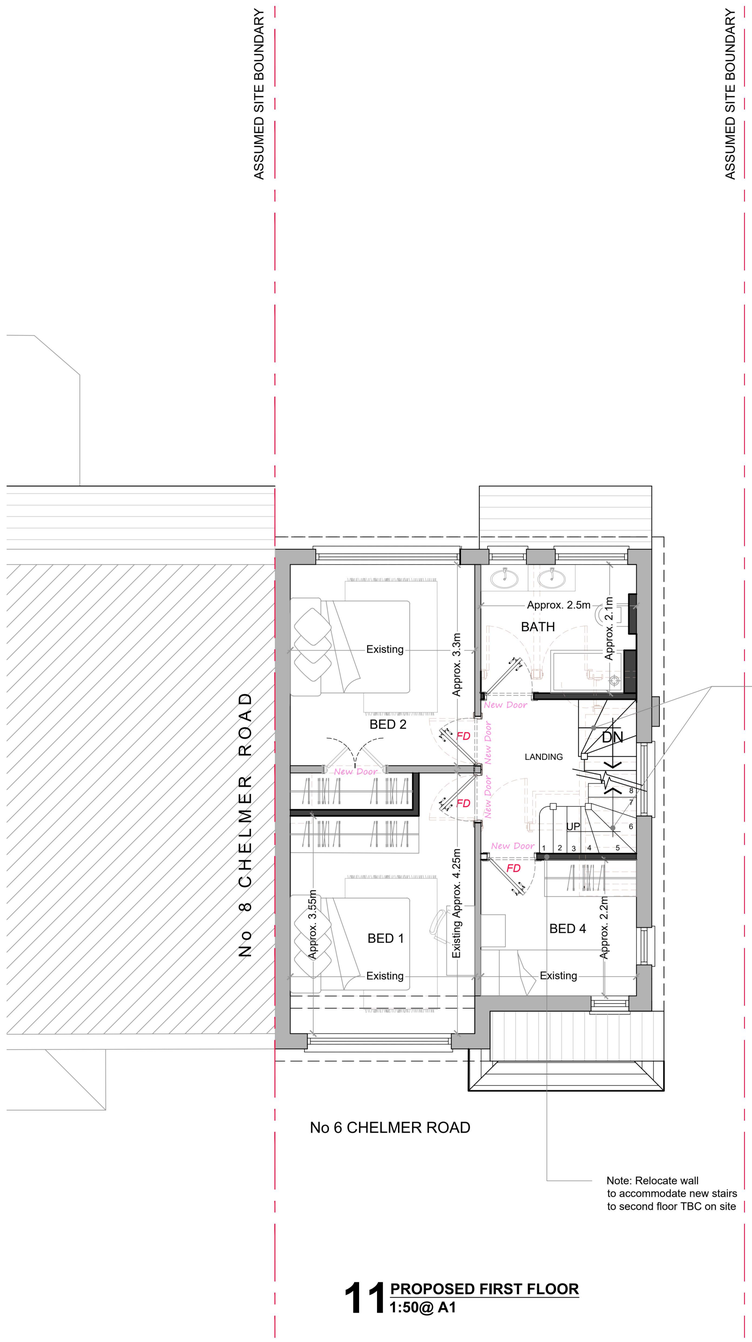
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| | |
|---|---|
| Project - | **6 Chelmer Road, Upminster, RM14 1QT** |
| Drawing Title - | **FLOOR PLANS- SHEET 02** |
| Scale - | 1:50 @ A1 |
| Status- | For Information ■ Planning Issue □ Revision □ |
| Date Issued | Drawing No |
| September 2026 | 452.03-03 |




**10** **EXISTING FIRST FLOOR**
**1:50@ A1**




**11** **PROPOSED FIRST FLOOR**
**1:50@ A1**

Existing walls

New walls

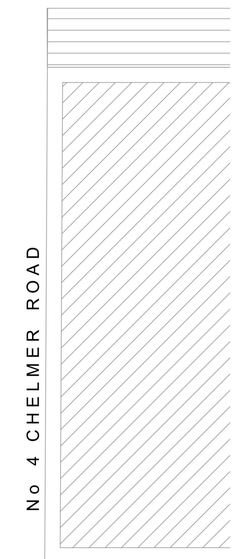
Existing walls
to be demolished

New Openings

Notes:

- Doors at 1st and ground floors to be replaced with fire doors.
- Relocate Box Room wall to accommodate new stairs to second floor as indicated, exact dim TBC on site
- New stair to second floor with equal risers by specialist

New stair to second
floor by specialist





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FINAL LAYOUT SUBJECT TO STRUCTURAL WORKS CONFIRMATION AND TREE SURVEY AS APPLICABLE

Scale Bar 1:50

0 1 2 3 4 5 7

PLANNING ISSUE

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| | |
|---|---|
| Project - | **6 Chelmer Road, Upminster, RM14 1QT** |
| Drawing Title - | **FLOOR PLANS- SHEET 03** |
| Scale - | 1:50 @ A1 |
| Status- | For Information ■ Planning Issue □ Revision □ |
| Date Issued | Drawing No |
| September 2026 | 452.03-04 |


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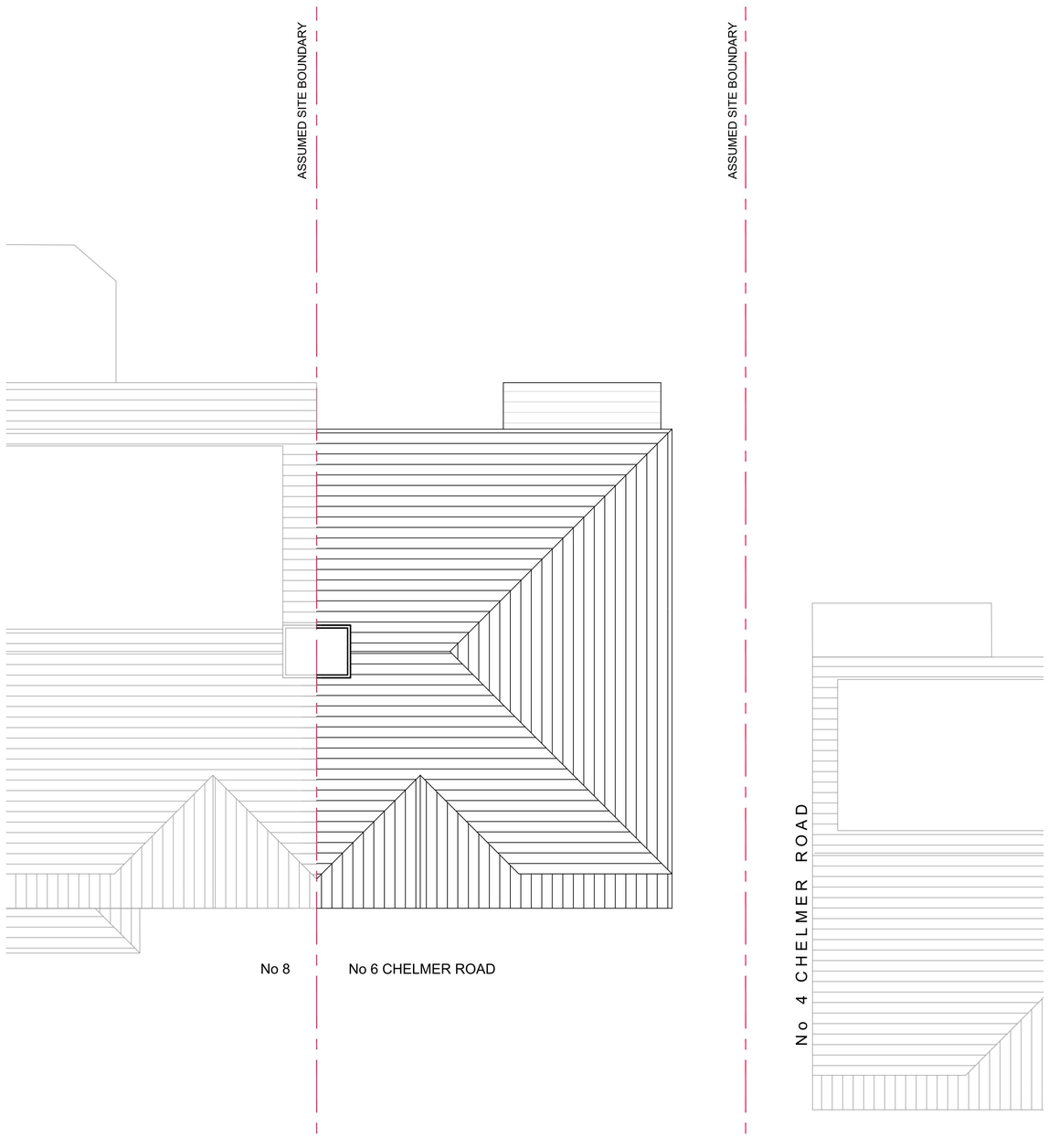
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**12 EXISTING ROOF PLAN**
**1:50@ A1**

Scale Bar 1:50

0 1 2 3 4 5 7

PLANNING ISSUE

| Revision | Drawn By | Checked By |
|---|---|---|
| A | - | MM |

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| | |
|---|---|
| Project - | **6 Chelmer Road, Upminster, RM14 1QT** |
| Drawing Title - | **FLOOR PLANS- SHEET 04** |
| Scale - | 1: 50 @ A1 |
| Status- | For Information ■ Planning Issue □ Revision □ |
| Date Issued | Drawing No |
| September 2026 | 452.03-05 |


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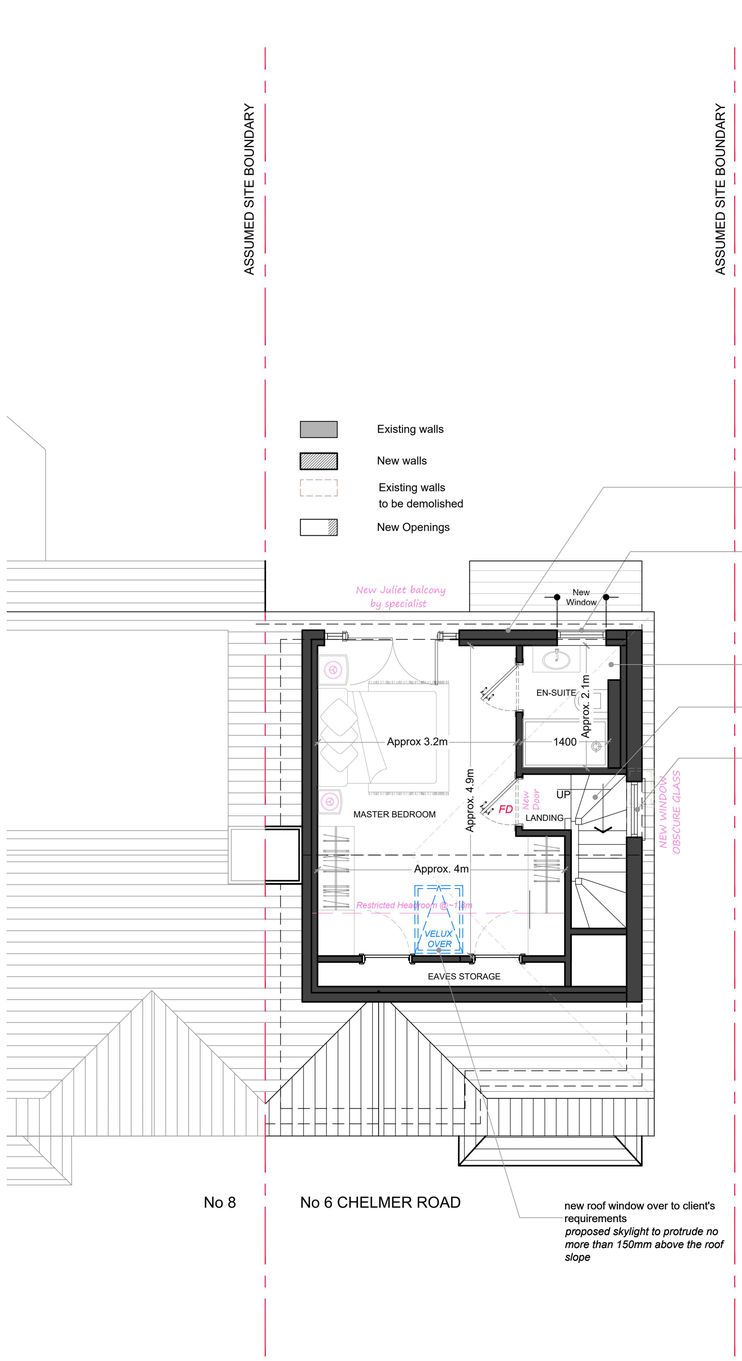
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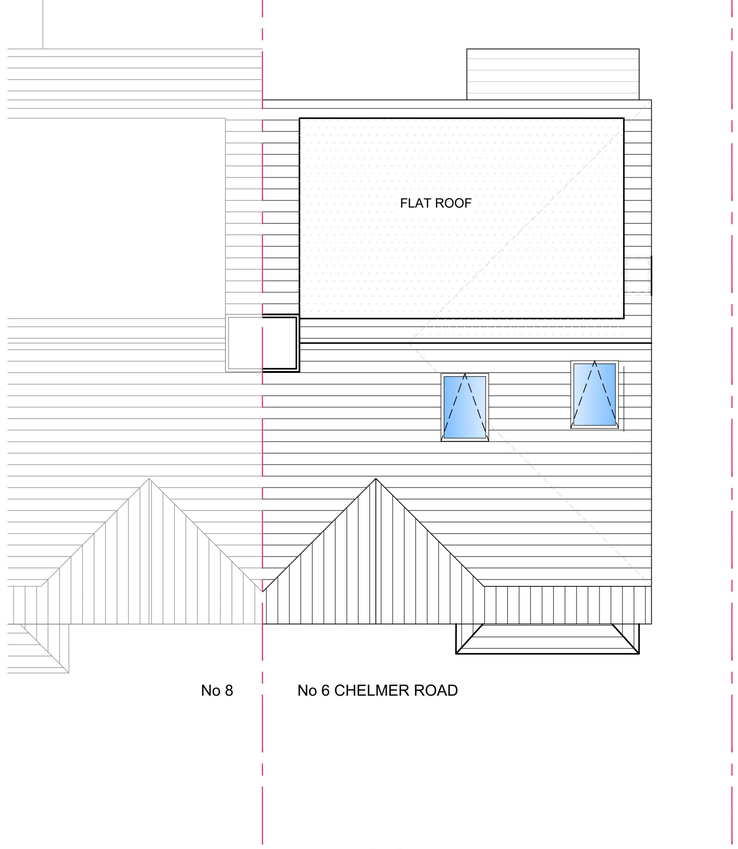
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**13 PROPOSED SECOND FLOOR PLAN**
**1:50@ A1**




**14 PROPOSED ROOF PLAN**
**1:50@ A1**

**NOTES**:

- VOLUME OF ENLARGEMENT (INCLUDING ANY PREVIOUS ENLARGEMENT) MUST NOT EXCEED THE ORIGINAL ROOF SPACE BY MORE THAN:
  - 40 CUBIC METRES FOR TERRACED HOUSES; OR
  - 50 CUBIC METRES OTHERWISE
- MUST NOT EXCEED THE HEIGHT OF THE EXISTING ROOF.
- SIDE-FACING WINDOWS MUST BE OBSCURE-GLAZED; AND, IF OPENING, TO BE 1.7 METRES ABOVE THE FLOOR OF THE ROOM IN WHICH THEY ARE INSTALLED.
- NEW DORMER FLAT ROOF NO HIGHER THAN EXISTING RIDGE LEVEL
- NEW DORMER WALL TO BE SET BACK BY AT LEAST 200MM (min) ALONG THE PLANE OF THE SLOPE
- PROPOSED SKYLIGHT TO PROTRUDE NO MORE THAN 150MM BEYOND THE ROOF SLOPE
- NEW TILED DORMER, CHEEKS OF PROPOSED REAR DORMER CLAD IN HUNG TILES TO MATCH EXISTING ROOF
- ALL DIMENSIONS SHOWN ON OUR DRAWINGS ARE APPROXIMATE AND ARE SUBJECT TO SITE TOLERANCES.
- ALL DIMENSIONS TO BE CROSS CHECKED ON SITE PRIOR TO WORKS.
- DIMENSIONS ON OUR DRAWINGS ARE NOT TO BE USED FOR THE FABRICATION OF STRUCTURAL STEELWORK.
- ALL LAYOUTS ARE SUBJECT TO STRUCTURAL WORKS CONFIRMATION

**IMPORTANT NOTE:**
FINAL LAYOUT SUBJECT TO ALL RELEVANT PLANNING APPROVALS

**IMPORTANT NOTE:**
FINAL LAYOUT SUBJECT TO STRUCTURAL WORKS CONFIRMATION AND TREE SURVEY AS APPLICABLE

Scale Bar 1:50

0 1 2 3 4 5 7

PLANNING ISSUE

| Revision | Drawn By | Checked By |
|---|---|---|
| - | - | MM |

*NOTE*

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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| | |
|---|---|
| Project - | **6 Chelmer Road, Upminster, RM14 1QT** |
| Drawing Title - | **EXISTING & PROPOSED ELEVATION** |
| Scale - | 1:100 @ A1 |
| Status- | For Information ■ Planning Issue □ Revision □ |
| Date Issued | Drawing No |
| September 2026 | 452.03-06 |

Scale Bar 1:100

0 5 10 14

## VOLUME CALS

**Rear Dormer**
**5.7m (w) x 2.7m (h) x 3.3(d) /2 = 25.39m³**

**Hip to Gable**
**4m (w) x 3.45m (h) x 7.54m (d) /6 = 17.34m³**

**TOTAL ADDITIONAL VOLUME = 42.73 < 50SQM OK**

**NOTES**:

- VOLUME OF ENLARGEMENT (INCLUDING ANY PREVIOUS ENLARGEMENT) MUST NOT EXCEED THE ORIGINAL ROOF SPACE BY MORE THAN:
  - 40 CUBIC METRES FOR TERRACED HOUSES; OR
  - 50 CUBIC METRES OTHERWISE
- MUST NOT EXCEED THE HEIGHT OF THE EXISTING ROOF.
- SIDE-FACING WINDOWS MUST BE OBSCURE-GLAZED; AND, IF OPENING, TO BE 1.7 METRES ABOVE THE FLOOR OF THE ROOM IN WHICH THEY ARE INSTALLED.
- NEW DORMER FLAT ROOF NO HIGHER THAN EXISTING RIDGE LEVEL
- NEW DORMER WALL TO BE SET BACK BY AT LEAST 200MM (min) ALONG THE PLANE OF THE SLOPE
- PROPOSED SKYLIGHT TO PROTRUDE NO MORE THAN 150MM BEYOND THE ROOF SLOPE
- NEW TILED DORMER, CHEEKS OF PROPOSED REAR DORMER CLAD IN HUNG TILES TO MATCH EXISTING ROOF
- ALL DIMENSIONS SHOWN ON OUR DRAWINGS ARE APPROXIMATE AND ARE SUBJECT TO SITE TOLERANCES.
- ALL DIMENSIONS TO BE CROSS CHECKED ON SITE PRIOR TO WORKS.
- DIMENSIONS ON OUR DRAWINGS ARE NOT TO BE USED FOR THE FABRICATION OF STRUCTURAL STEELWORK.
- ALL LAYOUTS ARE SUBJECT TO STRUCTURAL WORKS CONFIRMATION

**PLEASE NOTE:**
THE DIMENSIONS IN THESES DRAWINGS ARE INDICATIVE ONLY AND HAVE BEEN OBTAINED SOLELY FOR THE PURPOSES OF PLANING PERMISSION AND BUILDING CONTROL APPROVAL DESIGN, THEY ARE NOT INTENDED FOR USE AS SHOP DRAWINGS OR USE IN DESIGNING, MANUFACTURING OR INSTALLING ANY ELEMENT OF THE PROJECT ON SITE. DO NOT SCALE FROM THESE DRAWINGS, ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS. ACCURATE SITE DIMENSIONS MUST BE TAKEN BY THE CONTRACTOR FOR THE PURPOSES OF DESIGN AND FABRICATION OF ANY ELEMENT OF THE PROJECT, INCLUDING BUT NOT LIMITED TO STEELWORK, STAIRCASES, WINDOWS, DOORS, FLOOR MEMBERS, TRUSSES, LINTELS ETC. RESPONSIBILY IS NOT ACCEPTED FOR ERRORS MADE BY SCALING DIRECTLY FROM THIS DRAWINGS. WITH REGARDS TO EXISTING STRUCTURES, CONSIDERATION SHOULD BE GIVEN TO THE STRUCTURE BEING OUT OF SQUARE, OUT OF PLUMB OR OUT OF LINE AND LEVEL, AS THIS WILL NT NECESSARILY BE INDICATED IN THIS DRAWINGS.


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PRINT OUT TO ACTUAL SCALE.

FOR PLANNING PURPOSES ONLY.

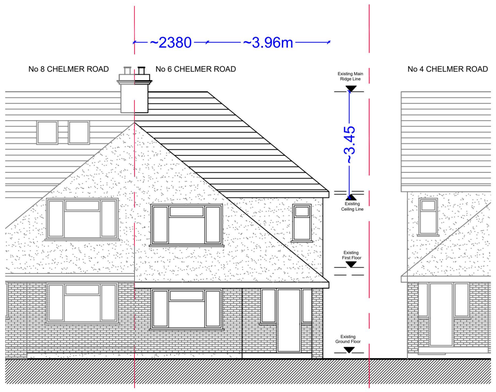
ALL DIMENSIONS TO BE CROSS-CHECKED ON-SITE PRIOR TO MANUFACTURE AND CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED TO FDS IMMEDIATELY.

**GENERAL NOTES :**

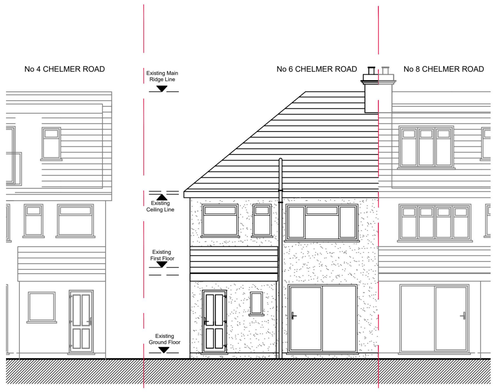
1. ALL DIMENSIONS TO BE CROSS CHECKED ON SITE PRIOR TO WORKS.ANY DISCREPANCIES ON THIS DRAWING TO BE REPORTED BACK.
2. PLEASE DO NOT SCALE - USE ONLY DIMENSIONS STATED ON THE DRAWING.
3. ALL LAYOUTS ARE SUBJECT TO STRUCTURAL WORKS CONFIRMATION
4. THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS STATED ON THE DRAWING,AND CROSS REFERENCE SAME WITH SITE CHECKS. FDS ARE TO BE INFORMED OF ANY CONTRADICTIONS AND DISCREPANCIES.
5. THE CONTRACTOR IS TO CHECK THE DRAWING AGAINST ALL OTHER RELEVANT DRAWINGS, SPECIFICATIONS AS ISSUED AND APPROPRIATE. FDS ARE TO BE INFORMED OF ANY CONTRADICTIONS AND DISCREPANCIES.
   IF IN DOUBT ASK!
6. ALL DIMENSIONS SHOWN ON OUR DRAWINGS ARE APPROXIMATE AND ARE SUBJECT TO SITE TOLERANCES.
7. DIMENSIONS ON OUR DRAWINGS ARE NOT TO BE USED FOR THE FABRICATION OF STRUCTURAL STEELWORK.
8. BOUNDARY LINES ARE SHOWN INDICATIVELY ONLY. CONTRACTOR TO CONFIRM THE EXACT BOUNDARY LINE ON SITE

**IMPORTANT NOTE:**
FINAL LAYOUT SUBJECT TO ALL RELEVANT PLANNING APPROVALS

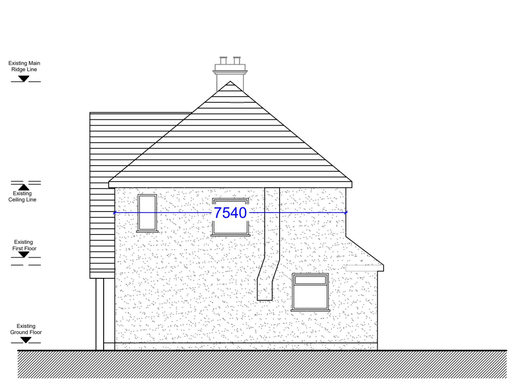
**IMPORTANT NOTE:**
FINAL LAYOUT SUBJECT TO STRUCTURAL WORKS CONFIRMATION AND TREE SURVEY AS APPLICABLE



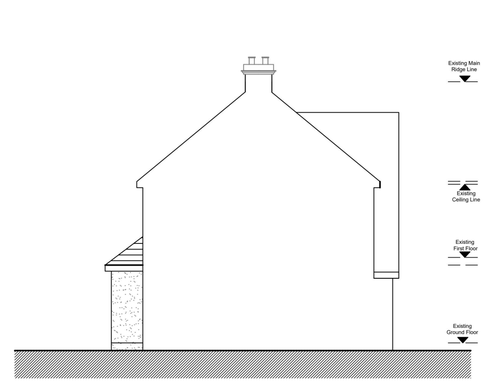

**15 EXISTING FRONT ELEVATION**
**1:100@ A1**



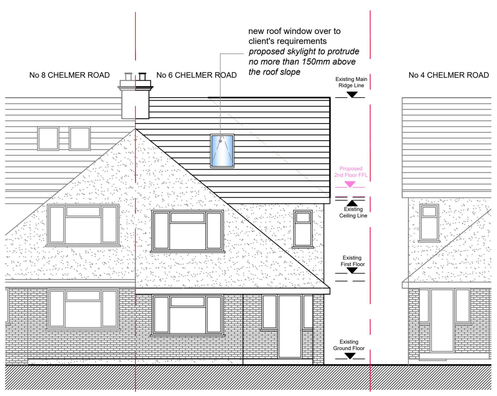

**16 EXISTING REAR ELEVATION**
**1:100@ A1**



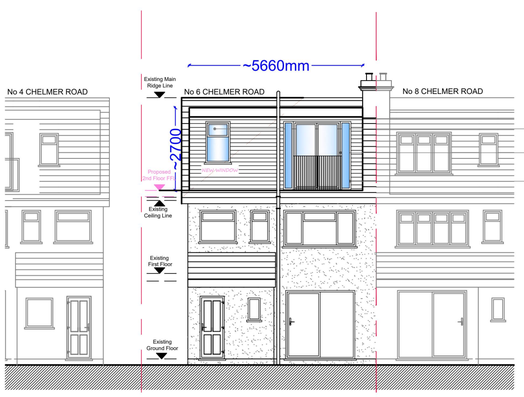

**17 EXISTING SIDE ELEVATION**
**1:100@ A1**




**18 EXISTING SIDE ELEVATION**
**1:100@ A1**




**19 PROPOSED FRONT ELEVATION**
**1:100@ A1**

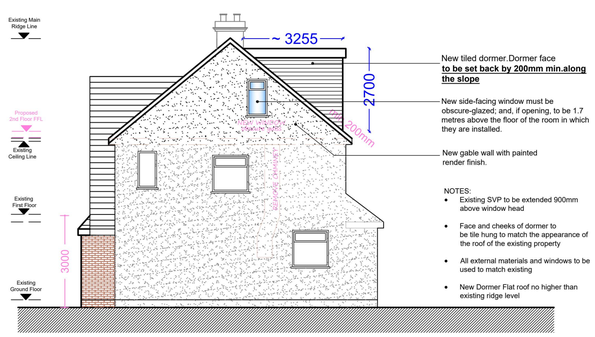



- New windows to match existing. Bathroom window with obscure glass
- Juliet balcony and glazed balustrade/metal railing, by specialist, to client's requirements.
- New tiled dormer.
  Dormer face
  **to be set back by 200mm min.along the slope**

NOTES:

- Existing SVP to be extended 900mm above window head
- Face and cheeks of dormer to be tile hung to match the appearance of the roof of the existing property
- All external materials and windows to be used to match existing
- New Dormer Flat roof no higher than existing ridge level

**20 PROPOSED REAR ELEVATION**
**1:100@ A1**

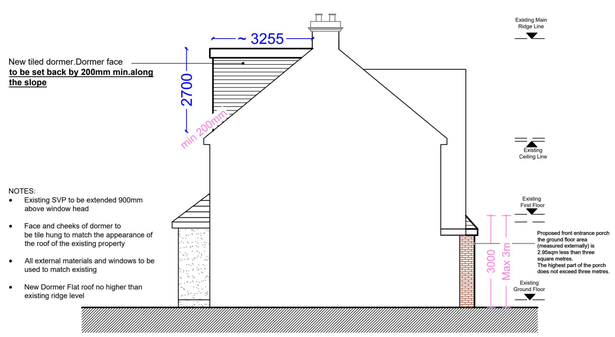



- New tiled dormer.Dormer face
  **to be set back by 200mm min.along the slope**
- New side-facing window must be obscure-glazed; and, if opening, to be 1.7 metres above the floor of the room in which they are installed.
- New gable wall with painted render finish.

NOTES:

- Existing SVP to be extended 900mm above window head
- Face and cheeks of dormer to be tile hung to match the appearance of the roof of the existing property
- All external materials and windows to be used to match existing
- New Dormer Flat roof no higher than existing ridge level

**21 PROPOSED SIDE ELEVATION**
**1:100@ A1**




New tiled dormer.Dormer face
**to be set back by 200mm min.along the slope**

NOTES:

- Existing SVP to be extended 900mm above window head
- Face and cheeks of dormer to be tile hung to match the appearance of the roof of the existing property
- All external materials and windows to be used to match existing
- New Dormer Flat roof no higher than existing ridge level

Proposed front entrance porch the ground floor area enclosed by the porch is 2.95sqm less than three square metres.
The highest part of the porch does not exceed three metres.

**22 PROPOSED SIDE ELEVATION**
**1:100@ A1**