PLANNING ISSUE

Revision	Drawn By	Checked By
-	-	MM

NOTE

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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 -	**35 Little Gaynes Lane, Upminster, RM14 2JR**
Drawing Title -	**Existing Elevations, 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	448.03-01



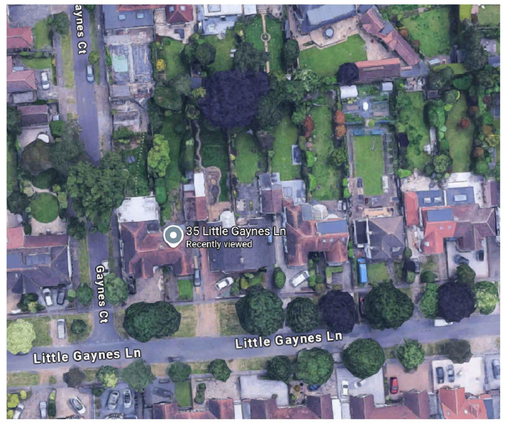
01 SITE LOCATION PLAN
1:1250@ A1



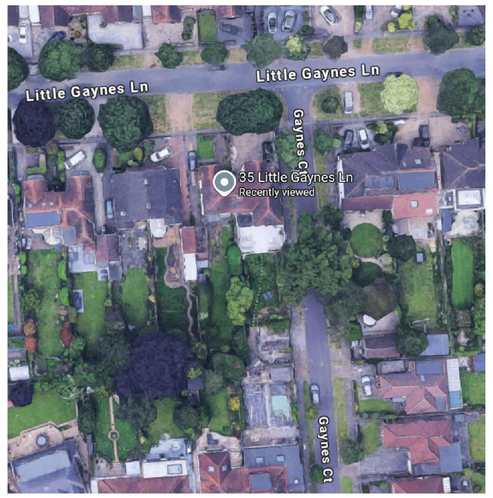
02 EXISTING BLOCK PLAN
1:200@ A1



03 BLOCK PLAN
1:500@ A1



04 AERIAL PHOTOGRAPH
N.T.S.



05 AERIAL PHOTOGRAPH
N.T.S.



06 FRONT PHOTOGRAPH
N.T.S.



07 REAR PHOTOGRAPH
N.T.S.

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

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

PLANNING ISSUE

Revision	Drawn By	Checked By
-	-	MM

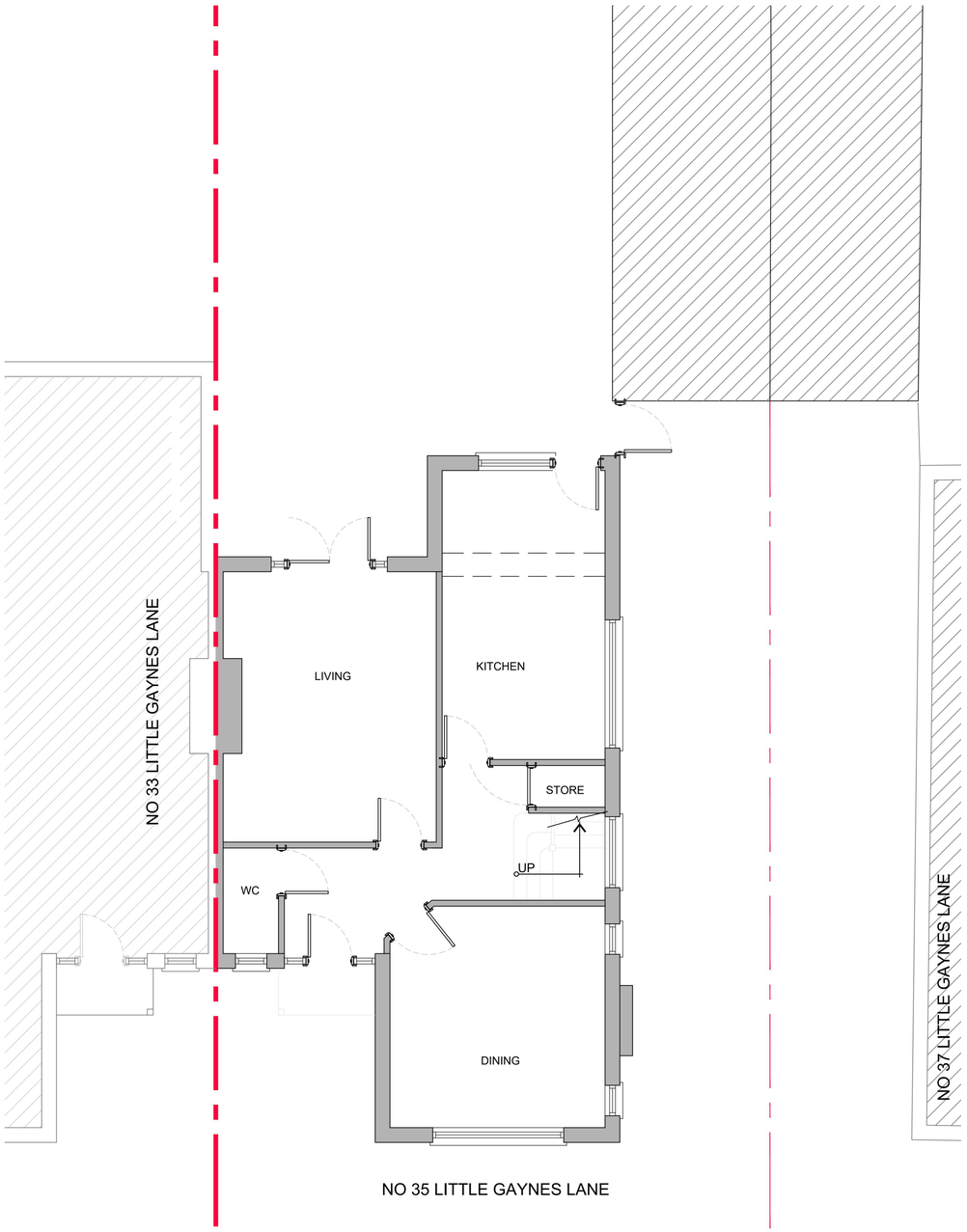
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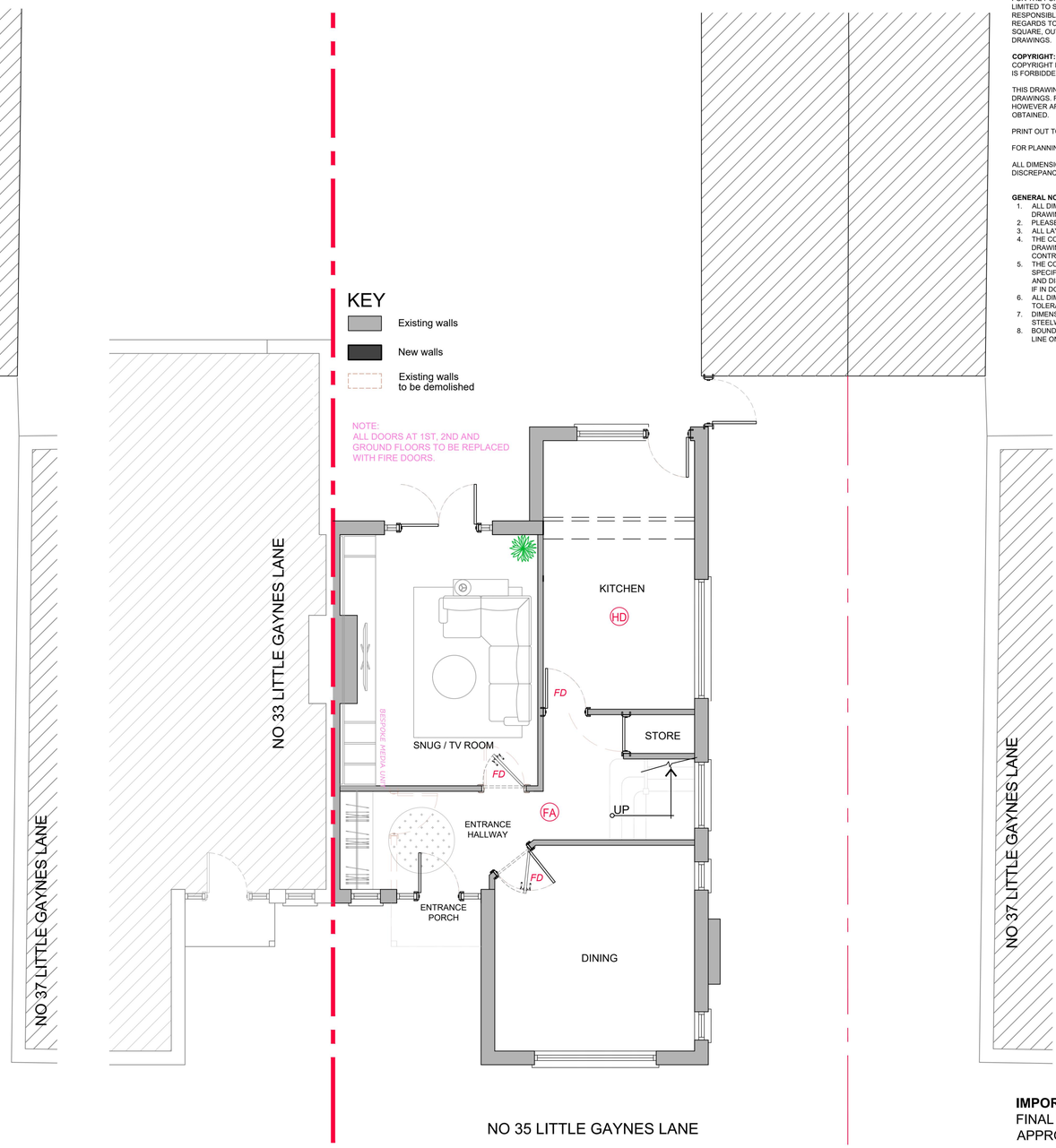
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Project -	**35 Little Gaynes Lane, Upminster, RM14 2JR**
Drawing Title -	**FLOOR PLANS- SHEET 01**
Scale -	1: 50 @ A1
Status-	For Information ☐ Planning Issue ■ Revision ☐
Date Issued	September 2026
Drawing No	448.03-02



08 EXISTING GROUND FLOOR
1:50@ A1



09 PROPOSED GROUND FLOOR
1:50@ A1

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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

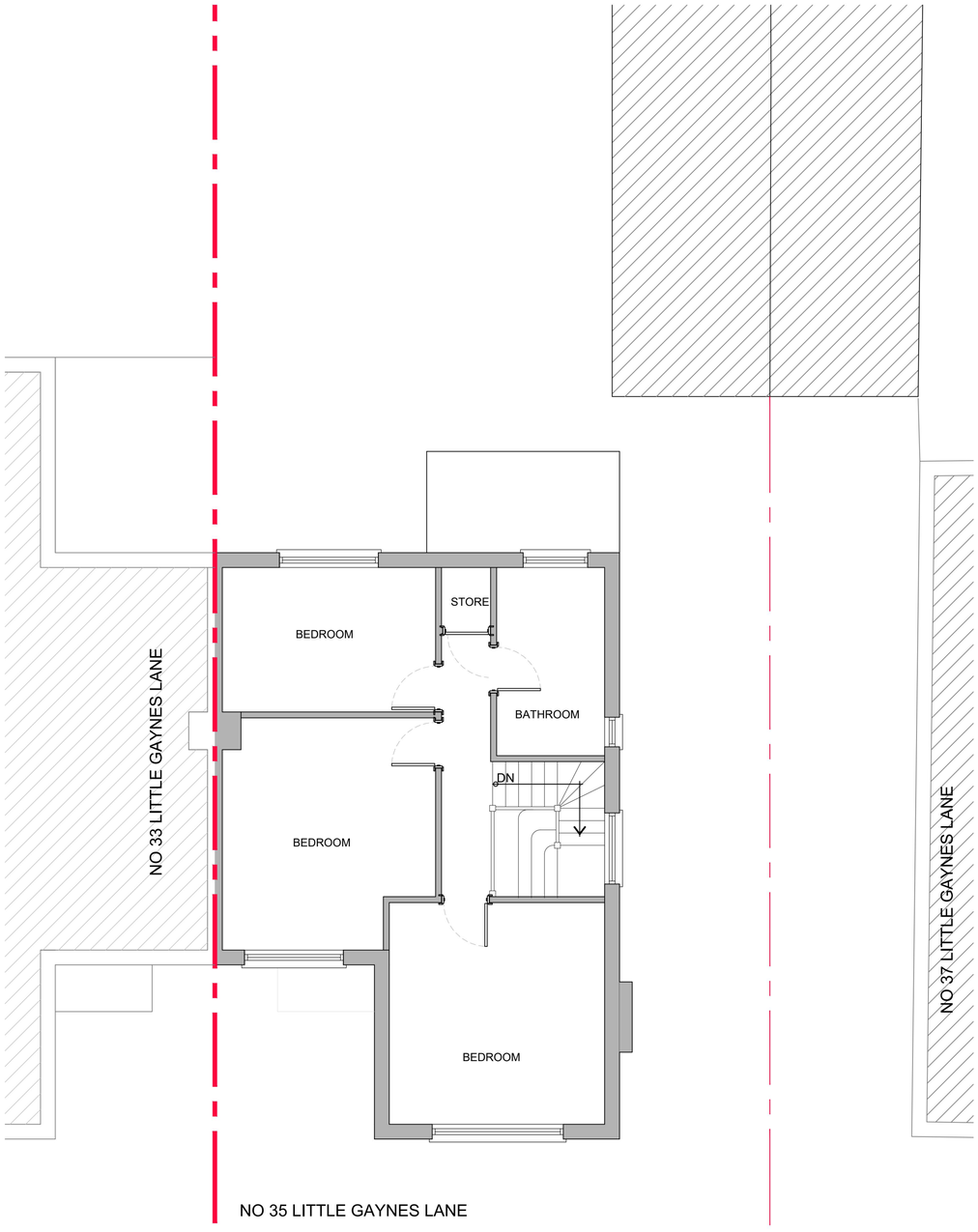
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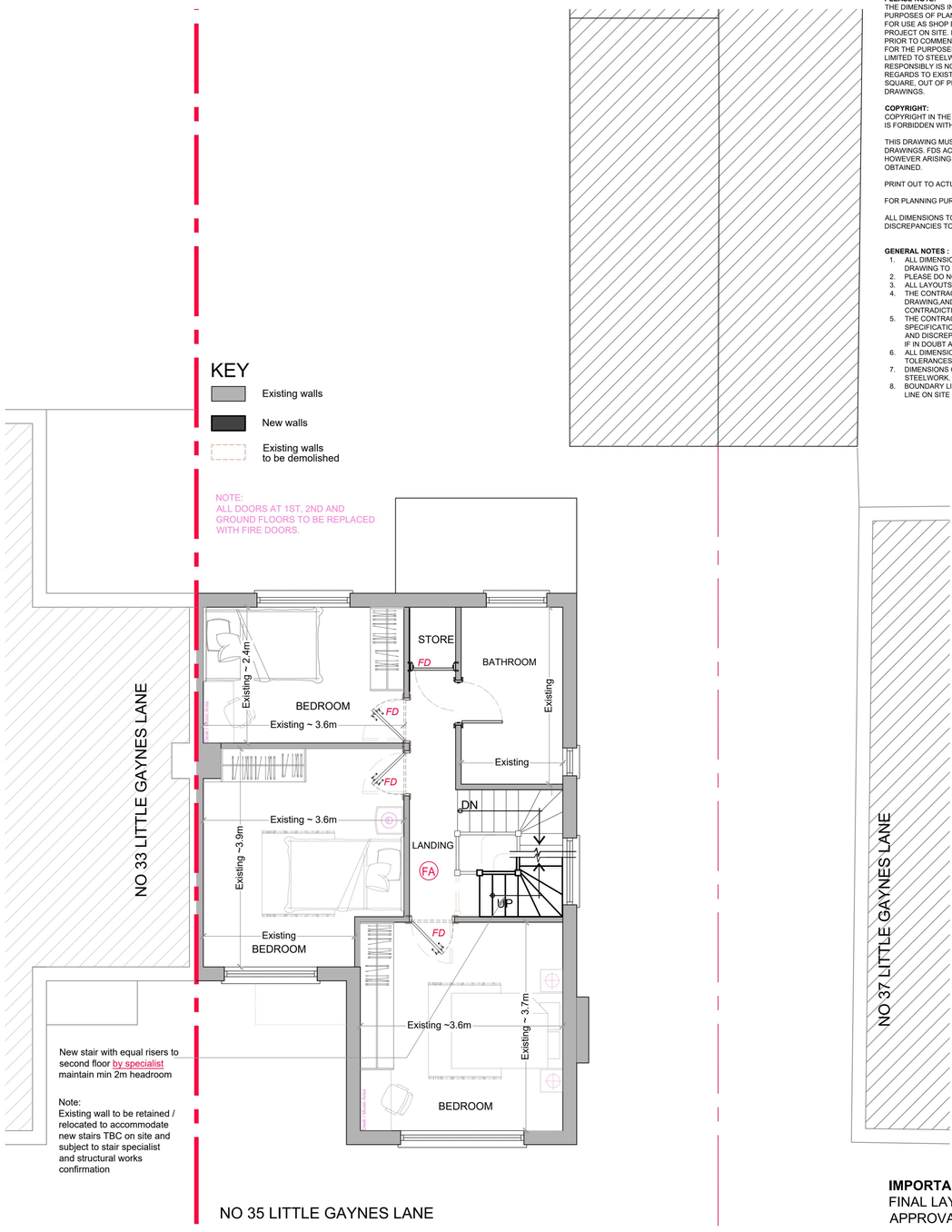
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Project -	**35 Little Gaynes Lane, Upminster, RM14 2JR**
Drawing Title -	**FLOOR PLANS- SHEET 02**
Scale -	1:50 @ A1
Status-	For Information ■ Planning Issue □ Revision □
Date Issued	September 2026
Drawing No	448.03-03



10 EXISTING FIRST FLOOR
1:50@ A1



11 PROPOSED FIRST FLOOR
1:50@ A1

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Scale Bar 1:50

0 1 2 3 4 5 7

PLANNING ISSUE

Revision	Drawn By	Checked By
-	-	MM

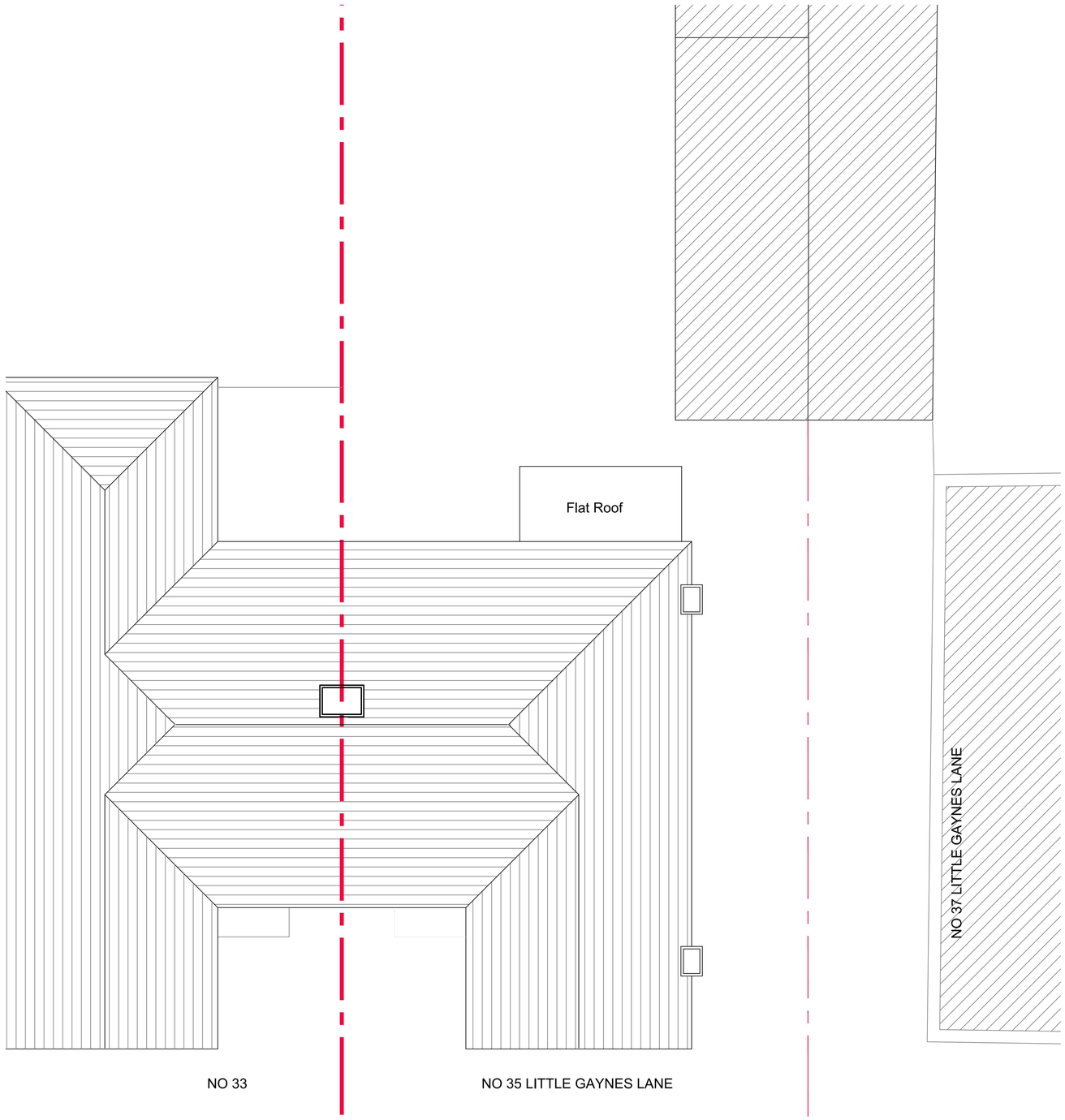
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Project - **35 Little Gaynes Lane, Upminster, RM14 2JR**
Drawing Title - **FLOOR PLANS- SHEET 03**
Scale -
Status- For Information ■ Planning Issue □ Revision □
Date Issued: September 2026
Drawing No: 448.03-04



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

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Scale Bar 1:50
0 1 2 3 4 5 7

PLANNING ISSUE

Revision	Drawn By	Checked By
B	-	MM

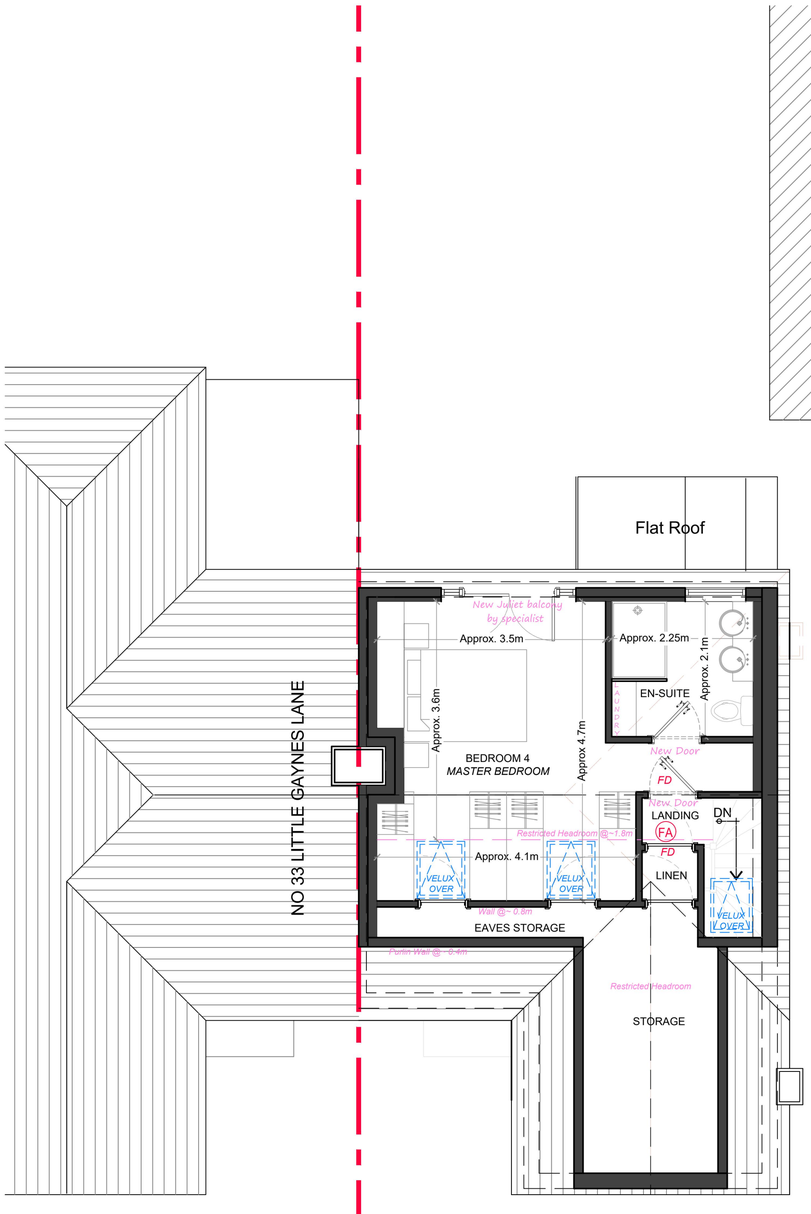
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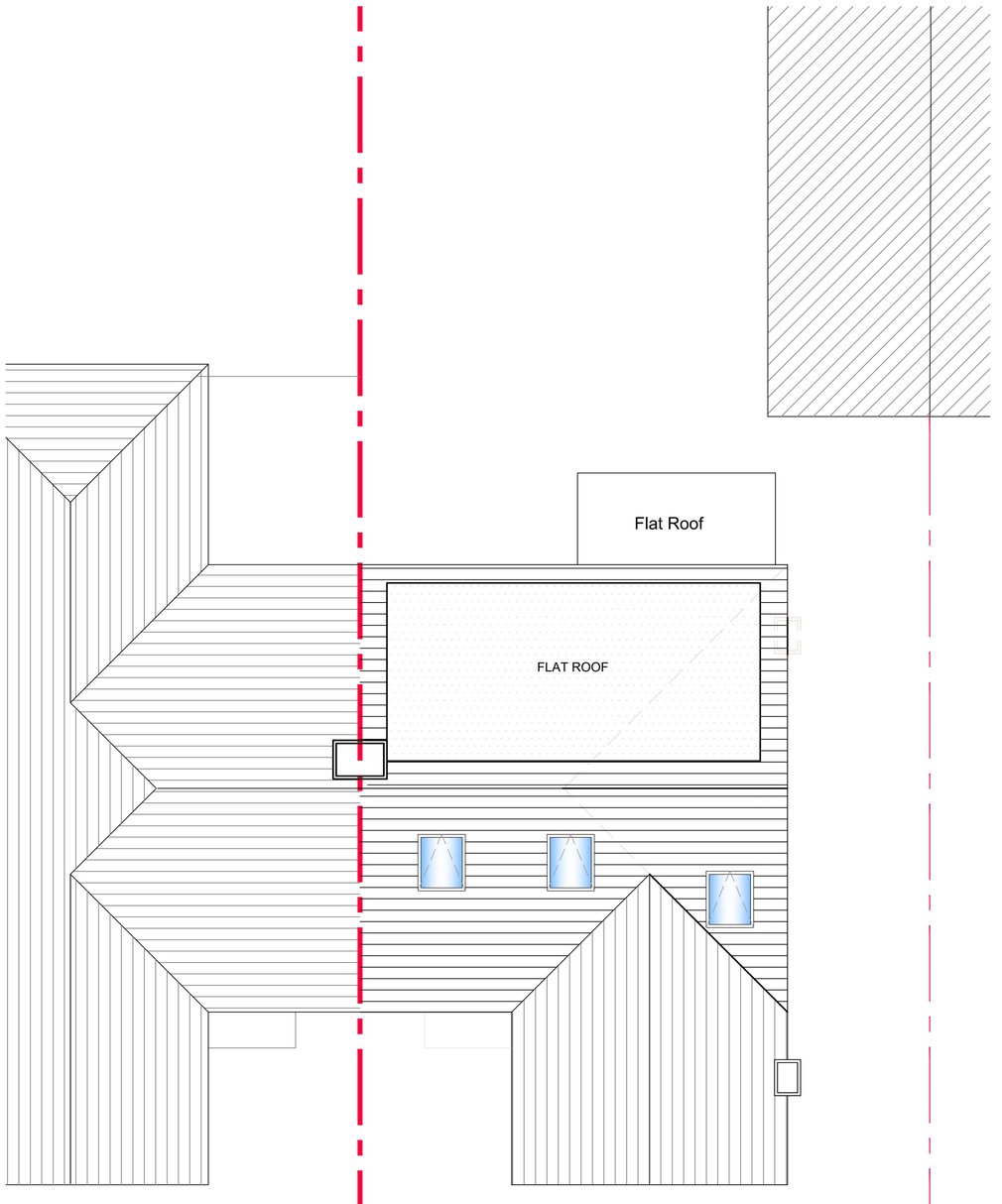
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Project -	**35 Little Gaynes Lane, Upminster, RM14 2JR**
Drawing Title -	**FLOOR PLANS- SHEET 04**
Scale -	1: 50 @ A1
Status-	For Information ■ Planning Issue □ Revision □
Date Issued	September 2026
Drawing No	448.03-05



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



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

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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
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Scale Bar 1:50
0 1 2 3 4 5 7

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B	-	MM

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Project -	**35 Little Gaynes Lane, Upminster, RM14 2JR**
Drawing Title -	**EXISTING & PROPOSED ELEVATION**
Scale -	1:100 @ A1
Status-	For Information ■ Planning Issue □ Revision □
Date Issued	Drawing No
September 2026	448.03-06

Scale Bar 1:100

0 5 10 14

VOLUME CALS

Rear Dormer
6.62m (w) x 2.76m (h) x 3.21(d) /2 = 29.33m³

Hip to Gable
3.3m (w) x 3.37m (h) x 7.1m (d) /6 = 13.16m³

TOTAL ADDITIONAL VOLUME = 42.49m³ < 50m³ 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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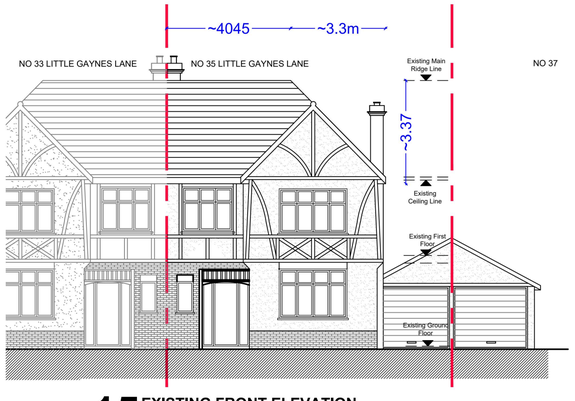
PRINT OUT TO ACTUAL SCALE.

FOR PLANNING PURPOSES ONLY.

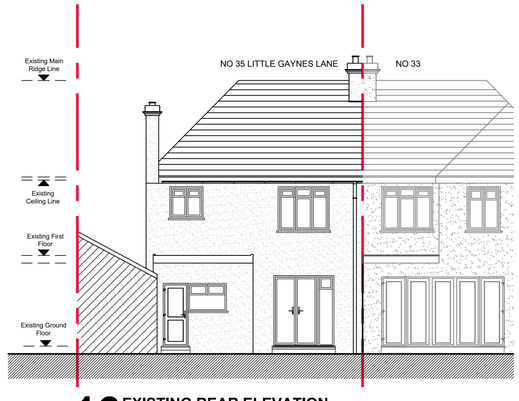
ALL DIMENSIONS TO BE CROSS-CHECKED ON-SITE PRIOR TO MANUFACTURE AND CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED TO FDS IMMEDIATELY.

GENERAL NOTES :

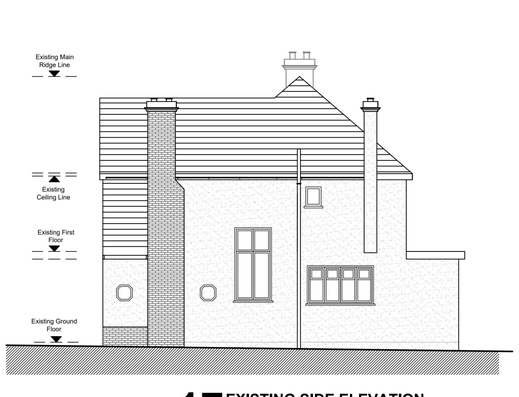
1. ALL DIMENSIONS TO BE CROSS CHECKED ON SITE PRIOR TO WORKS.ANY DISCREPANCIES ON THIS DRAWING TO BE REPORTED BACK.
2. PLEASE DO NOT SCALE - USE ONLY DIMENSIONS STATED ON THE DRAWING.
3. ALL LAYOUTS ARE SUBJECT TO STRUCTURAL WORKS CONFIRMATION
4. THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND 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



15 EXISTING FRONT ELEVATION
1:100@ A1



16 EXISTING REAR ELEVATION
1:100@ A1



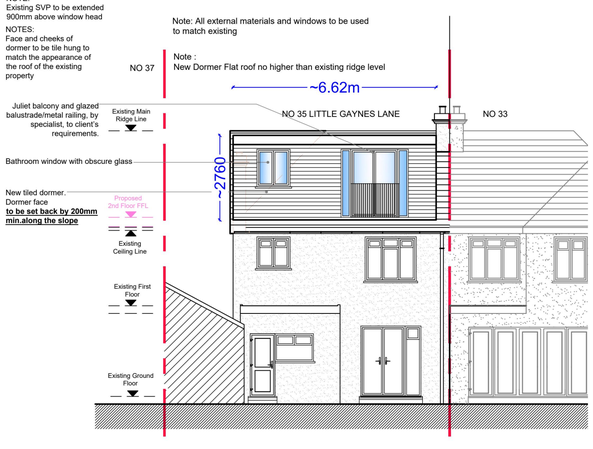
17 EXISTING SIDE ELEVATION
1:100@ A1



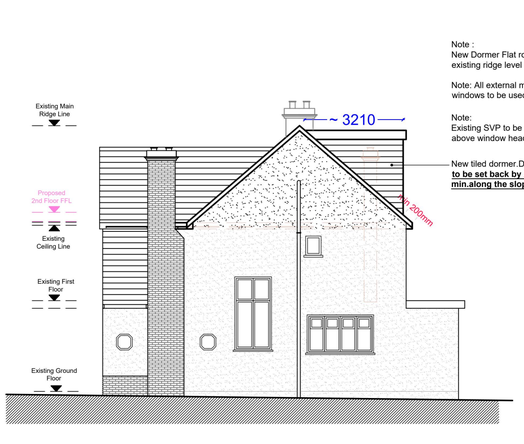
18 EXISTING SIDE ELEVATION
1:100@ A1



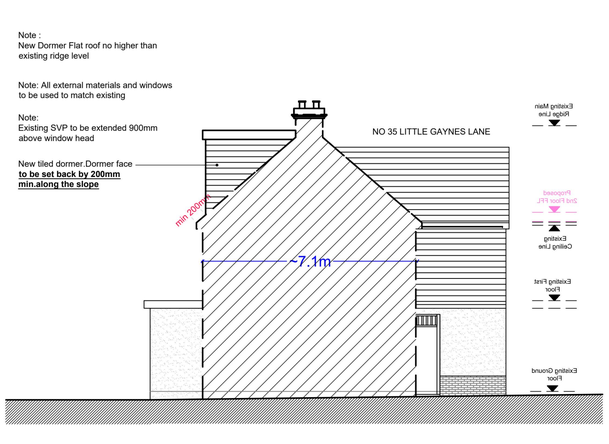
19 PROPOSED FRONT ELEVATION
1:100@ A1



20 PROPOSED REAR ELEVATION
1:100@ A1



21 PROPOSED SIDE ELEVATION
1:100@ A1



22 PROPOSED SIDE ELEVATION
1:100@ A1