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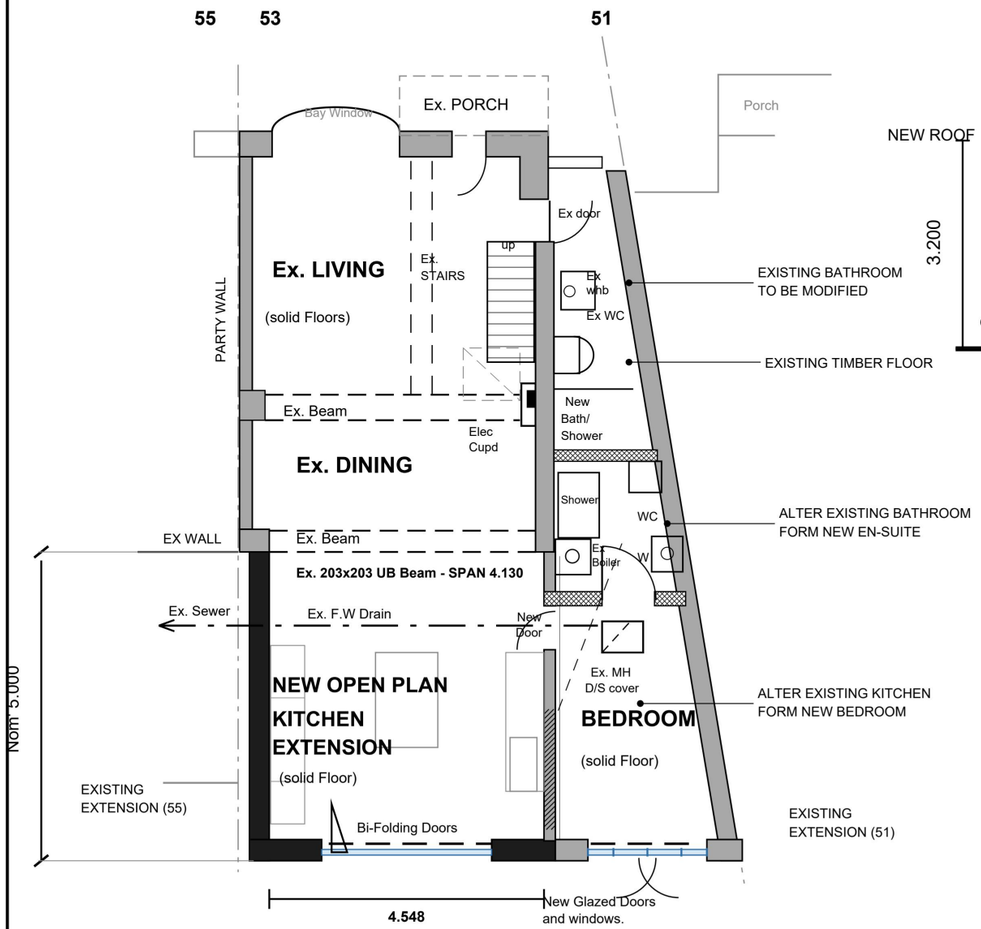
Plan Produced for: Planning

Date Produced: 04 Nov 2026

Plan Reference Number: TQRQM26308101925129

Scale: 1:500 @ A4

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PROPOSED PLAN

Scale 1:100

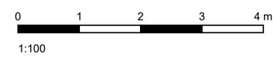


PROPOSED REAR ELEVATION

Scale 1:100

NOTES FROM THE ARCHITECT SKETCHES (PL01 / PL02)

Preliminary sketch plans from photos. All work subject to site survey; dimension and details to be confirmed; all subject to planning and Building Regulations approvals.
New extension: Nom. 5.000 max; 4.568 x 4.548; solid floor; proposed new D/G bi-folding doors 2.750 to opening; new 300 insulated cavity walls; existing window to be blocked up.
Ex. FW manhole - head of existing sewer, approx. 400 deep - and Ex. F.W drain as shown. Ex. 203x203 UB beam, span 4.130, existing.
Heights: 2.200 u/s beam; 2.800 u/s; 2.300 u/s joists; 3.000 top of roof joists; 3.200 overall high roof; 150 step; existing ceilings 2.400.



ISSUED BY

[Name / company]

[Address / telephone / email]

Applicant: [name]

PROJECT

53 Somerset Gardens, Hornchurch RM11 3QT

Proposed single storey rear extension

DRAWING

PROPOSED PLAN & REAR ELEVATION 1:100 (traced from architect sketch)

Based on preliminary sketch plans dated 11-12.11.2026. All dimensions subject to site survey. Do not scale.

JOB No.
53SG-01

DRAWING No.
53SG-01 / PL01

DRAWN BY
[initials]

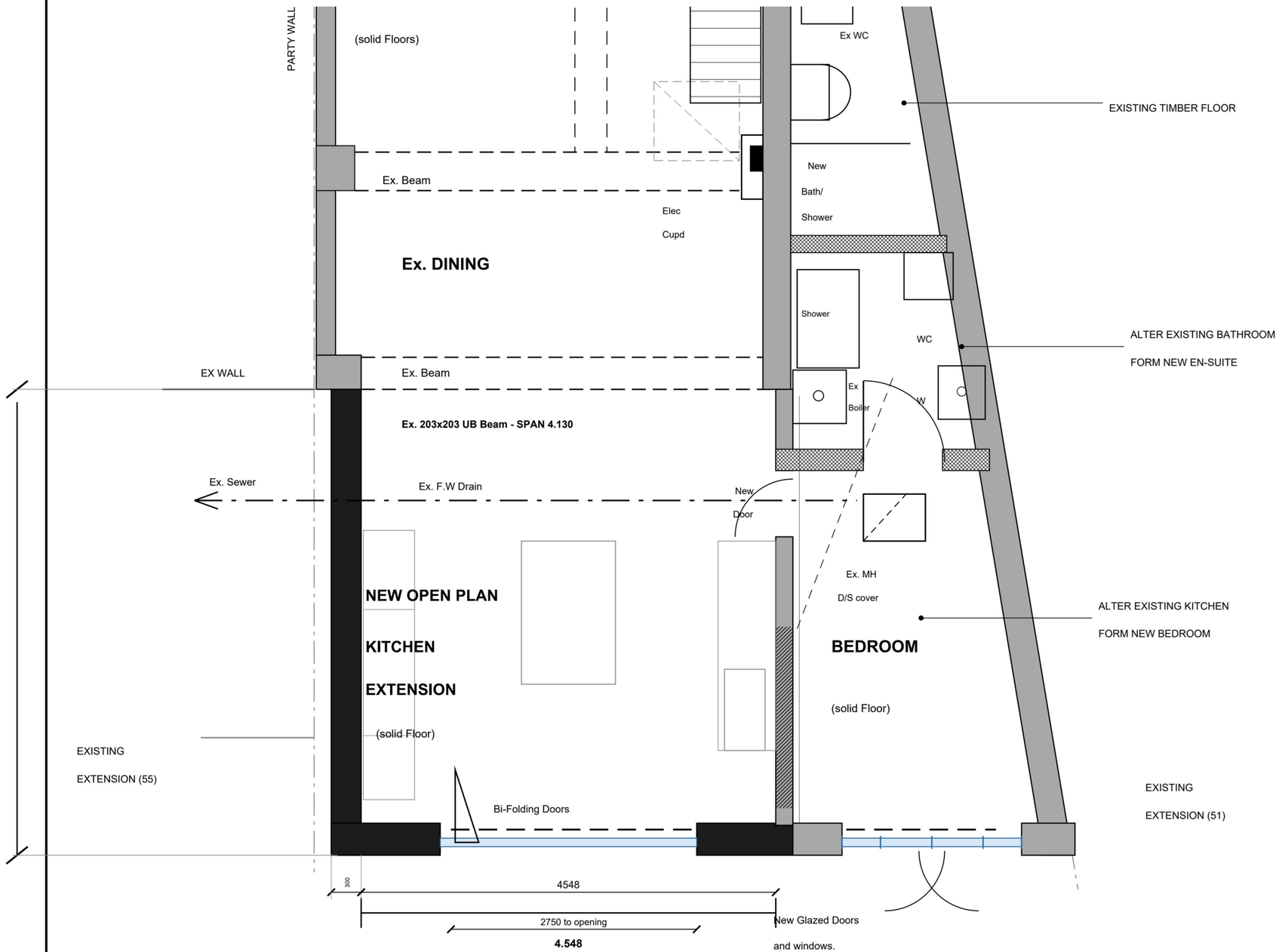
SCALE
1:100 @ A3

DATE
13.11.2026

REVISION
P2 - draft

STATUS
PLANNING / BUILDING REGULATIONS - DRAFT

Subject to measured survey, structural design and approval by the authorities.



SCHEDULE OF OPENINGS

Ref	Description	Size	Notes
D1	Proposed new D/G bi-folding doors to opening, 3 leaves + top lights	2750 wide	IG L1/S100 lintel; safety glazing
D2	New glazed doors and windows (bedroom)	about 1900 (TBC)	Escape door, 0.33 m2 openable
D3	Door, en-suite / bedroom	TBC	In existing wall; lintel
D4	"New Door" kitchen to bedroom	TBC	In existing wall; lintel
-	Ex. kitchen window to be blocked up	-	Match existing

GENERAL NOTES

1. Traced from the architect sketch plans (drawn at 1:100) and enlarged to 1:50. Preliminary: all work subject to site survey; dimension and details to be confirmed.
2. Ex. 203x203 UB steel beam (span 4.130) is existing. No new rear steel beam is proposed.
3. Ex. FW manhole (head of ex. sewer, approx. 400 deep) with D/S cover is inside the existing kitchen (new bedroom). Protect the drain across the new extension; Thames Water build-over agreement.
4. Existing bathroom (timber floor) altered to form new en-suite; existing kitchen altered to form new bedroom.
5. New 300 insulated cavity walls: 100 dense block, 100 DriTherm 37, 100 Thermalite Shield (see BR01).
6. Party Wall etc. Act 1996 notice for work at the boundary with No. 55.

KEY

- Existing wall / structure
- New wall (300 insulated cavity)
- New glazing

PROPOSED EXTENSION PLAN

Scale 1:50 (sketch at 1:100 enlarged)

0 1 2 3 4 m
1:50

ISSUED BY

[Name / company]

[Address / telephone / email]

Applicant: [name]

PROJECT
53 Somerset Gardens, Hornchurch RM11 3QT
Proposed single storey rear extension

DRAWING
PROPOSED EXTENSION PLAN 1:50

Based on preliminary sketch plans dated 11-12.11.2026. All dimensions subject to site survey. Do not scale.

JOB No.
53SG-01

DRAWING No.
53SG-01 / PL02

DRAWN BY
[initials]

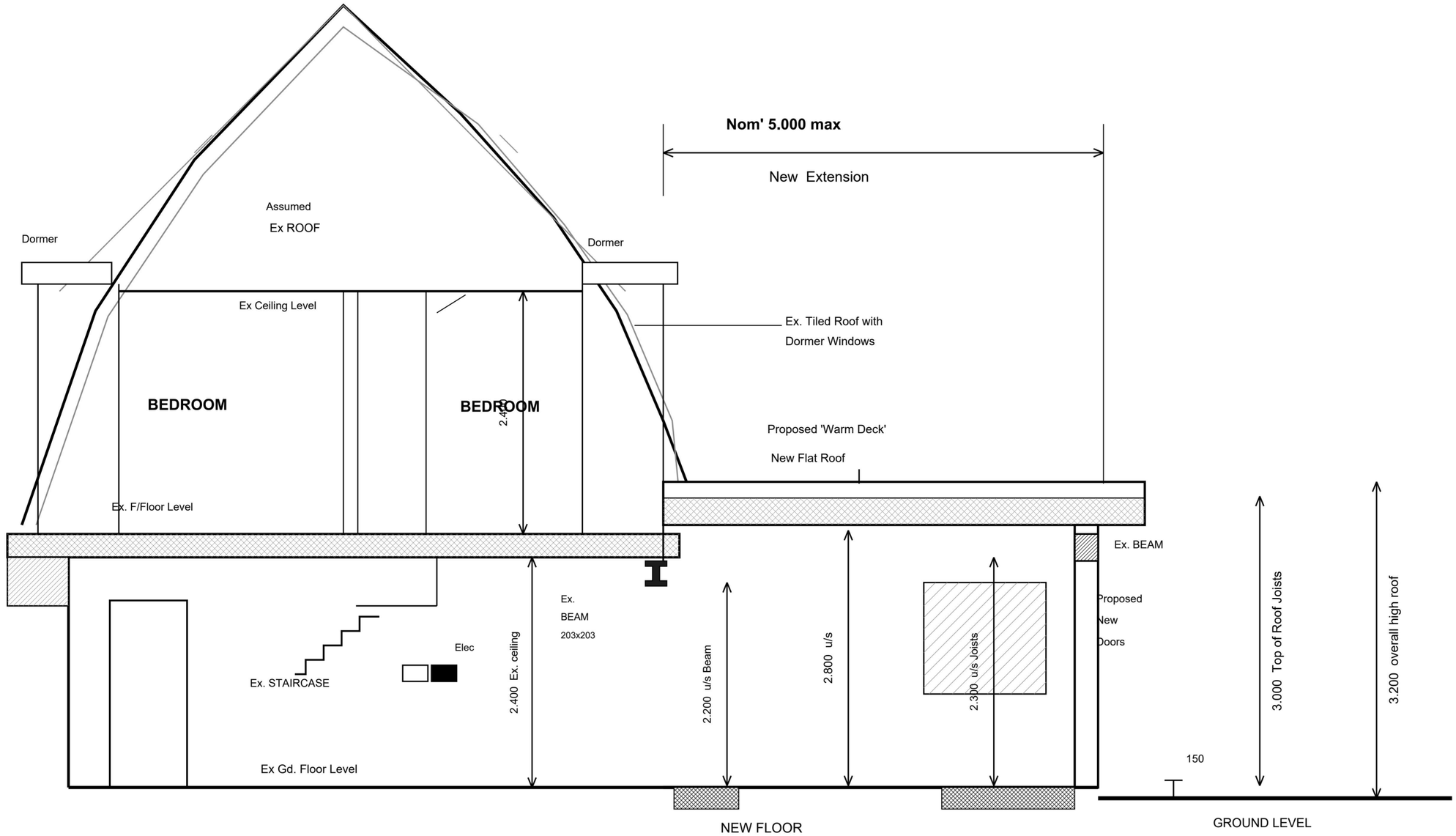
SCALE
1:50 @ A3

DATE
13.11.2026

REVISION
P2 - draft

STATUS
PLANNING / BUILDING REGULATIONS - DRAFT

Subject to measured survey, structural design and approval by the authorities.



Heights, dimensions and labels as drawn by the architect (PL01, 11.11.2026). Not to scale. See PL05 for the technical section.

ISSUED BY

[Name / company]

[Address / telephone / email]

Applicant: [name]

PROJECT

53 Somerset Gardens, Hornchurch RM11 3QT

Proposed single storey rear extension

DRAWING

SECTION - AS ARCHITECT SKETCH (N.T.S.)

Based on preliminary sketch plans dated 11-12.11.2026. All dimensions subject to site survey. Do not scale.

JOB No. **53SG-01**

DRAWING No. **53SG-01 / PL03**

DRAWN BY [initials]

SCALE **N.T.S.**

DATE **13.11.2026**

REVISION P2 - draft

STATUS **PLANNING / BUILDING REGULATIONS - DRAFT**

Subject to measured survey, structural design and approval by the authorities.

MATERIALS (as sketch / client)

Walls: render finish (stippled on sketch) on 100 dense block; 100 Knauf DriTherm 37; 100 Thermalite Shield.
D1 proposed new bi-folding doors with top lights; D2 new glazed doors and windows.
New flat warm-deck roof, 3.200 overall; existing lower roof to bedroom retained.
RWP at left; two external wall lights.

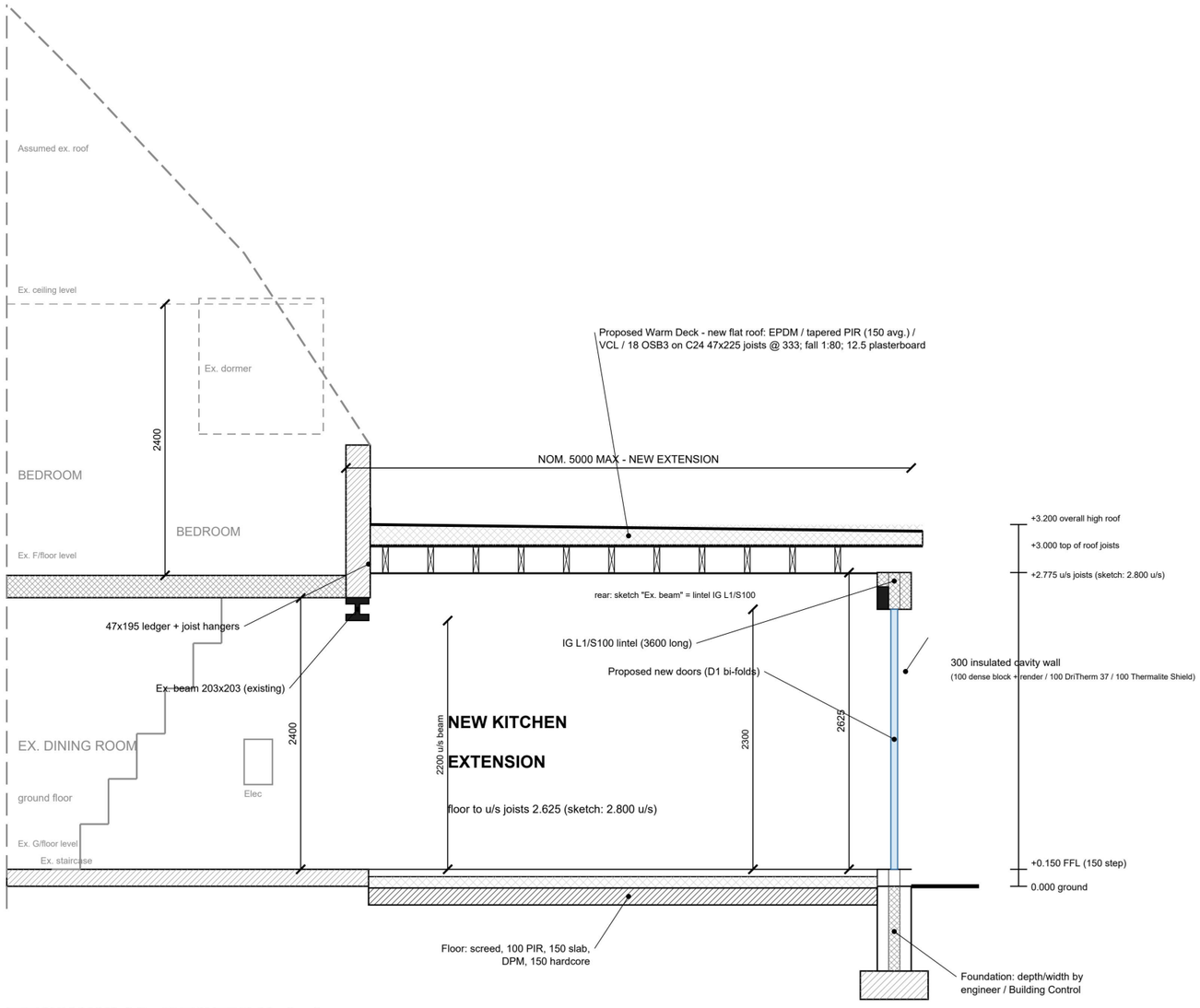


PROPOSED REAR ELEVATION

Scale 1:50

0 1 2 3 4 5 m
1:50

ISSUED BY [Name / company] [Address / telephone / email] Applicant: [name]	PROJECT **53 Somerset Gardens, Hornchurch RM11 3QT** Proposed single storey rear extension DRAWING **PROPOSED REAR ELEVATION 1:50** Based on preliminary sketch plans dated 11-12.11.2026. All dimensions subject to site survey. Do not scale.	JOB No. **53SG-01** DRAWING No. **53SG-01 / PL04** DRAWN BY [initials]	SCALE **1:50 @ A3** DATE **13.11.2026** REVISION P2 - draft	STATUS **PLANNING / BUILDING REGULATIONS - DRAFT** Subject to measured survey, structural design and approval by the authorities.



TECHNICAL SECTION A-A

Scale 1:50

ISSUED BY

[Name / company]

[Address / telephone / email]

Applicant: [name]

PROJECT

53 Somerset Gardens, Hornchurch RM11 3QT

Proposed single storey rear extension

DRAWING

TECHNICAL SECTION A-A 1:50 (build-up)

Based on preliminary sketch plans dated 11-12.11.2026. All dimensions subject to site survey. Do not scale.

JOB No.

53SG-01

DRAWING No.

53SG-01 / PL05

DRAWN BY

[initials]

SCALE

1:50 @ A3

DATE

13.11.2026

REVISION

P2 - draft

STATUS

PLANNING / BUILDING REGULATIONS - DRAFT

Subject to measured survey, structural design and approval by the authorities.

1. STRUCTURE (Part A)

Foundations (as built per client): about 1400 deep x 800 wide, 4.4 m3 GEN2 (C12/15) CEM I, 20 mm aggregate. Ground bearing of at least 75 kPa at 1.4 m, trees and the sewer to be confirmed - see calculation document.

Existing 203x203 steel beam (span 4.130) at the old rear wall line is EXISTING and retained; no new rear steel beam (structural brief). Added roof load on it to be checked - see calculations.

Lintel over D1: IG L1/S100, 3600 long, structural opening about 2900, 350 bearing each end; total UDL about 17 kN against 20 kN published (confirm load ratio and deflection).

Flat roof: C24 47x225 joists @ 333 c/c (16 No.), 4.70 m effective span, 18 OSB3 deck, hangers on a 47x195 ledger, restraint straps at 1.2 m c/c. Loads: dead 0.59, imposed 0.80 kN/m2.

2. FIRE SAFETY (Part B)

Mains-powered interlinked smoke alarms (LD2 min, BS 5839-6 / BS EN 14604) in circulation space of each storey; heat alarm in the open-plan kitchen. Alarms to be linked to existing system.

Bedroom has direct escape via French doors D2 to garden (openable area min. 0.33 m2, min. 450 wide x 750 high) - no protected route required, provided en-suite/bedroom do not become an inner room.

Flat roof: Class B(ROOF)(t4) covering or equivalent; min. 1.0 m from boundary unless non-combustible per Table 12.1 (AD B).

3. WALLS, FLOOR & ROOF (Parts C & L)

External wall: 300 mm cavity: 100 dense block (7N) outer leaf with render finish (as sketch); 100 Knauf DriTherm 37 full fill; 100 Thermalite Shield 3.6N inner leaf. Calculated U about 0.27 W/m2K - improve (insulated plasterboard lining) to reach 0.18.

Ground floor: 150 concrete slab on 1200g DPM / radon barrier if required, over 100 PIR insulation and 150 hardcore; floor screed 65. Target U-value 0.18 W/m2K or better.

Flat roof (warm deck): 18 OSB3 on joists, VCL, PIR 150 mm (U about 0.14), EPDM membrane, falls 1:80 by firrings, 12.5 plasterboard ceiling.

Damp-proofing: DPC at min. 150 above ground and linked to DPM; cavity trays over openings; abutment with existing wall via lead / proprietary flashing.

4. GLAZING, VENTILATION & ENERGY (Parts F, K, L, O)

D1 / D2: double or triple glazed low-e units, Uw 1.4 W/m2K target (limiting max. 1.6 doors/windows). Toughened / BS 6206 safety glazing in doors and within 300 mm of doors.

Glazing exceeds 25% of the extension floor area (approx. 29%). A compensation calculation (e.g. improved fabric U-values) or SAP-based notional building check is required for Part L; Part O overheating - provide shading / limit solar gain as required.

Part F: purge ventilation min. 1/20 of floor area (opening doors); background ventilation: trickle vents 8000 mm2 equivalent area to habitable rooms.

Extract: kitchen 60 l/s (30 l/s if adjacent to hob), en-suite 15 l/s - ducted to external air; provide 10 mm undercut to internal doors.

Part L: low-energy lighting 100% of fixed fittings; heating by extension of existing system with thermostatic controls (TRVs).

5. DRAINAGE (Part H)

Existing foul water manhole/sewer within or adjacent to footprint: carry out CCTV survey; Thames Water build-over agreement or consent required if building over / within 3 m of a public sewer.

New work over drains: encase / lintel where pipes pass through walls (50 mm clearance, 150 mm lintel). Provide access to manhole with sealed double-seal cover inside building if retained.

Surface water: new rainwater pipe (RWP) to existing gully or new soakaway, min. 5 m from foundations.

En-suite: shower trap 75 mm seal, WC branch 100 mm, WHB 32 mm waste; all to existing stack / drain run. Rodding eyes at changes of direction.

6. ELECTRICAL, GAS & OTHER

Electrical work (Part P): by a registered competent person, with certificate to Building Control. Existing consumer unit / electric cupboard to be checked for capacity.

Gas: existing boiler to be relocated/protected - flue clearance min. 300 mm from openings; Gas Safe registered engineer. Carbon monoxide alarm in each room with fuel-burning appliance.

Access (Part M): not applicable to extensions to dwellings generally; level threshold at D1 / D2 recommended.

Party Wall etc. Act 1996: serve notices on adjoining owners (No. 55 and No. 51) before work at the boundary.

7. WORKS COMPLETED TO DATE / AS-BUILT SPECIFICATION

Completed on site (per client, 13.11.2026): foundations, external blockwork, cavity insulation and joists to the new flat roof. Other works not yet confirmed.

Foundation concrete: GEN2 C12/15, CEM I, 20 mm aggregate, 4.4 m3; trench about 1400 x 800. Concrete thickness / level: _____

Blocks (Selco): outer 100 mm dense 7N, inner 100 mm Thermalite Shield 3.6N (product codes to confirm). Outer finish: _____

Cavity: 100 mm Knauf DriTherm 37 slab (Selco 715831), lambda 0.037, A1; 3 packs (19.7 m2). Wall ties: _____

Roof joists: C24 47x225 @ 333 c/c, 16 No.; deck 18 OSB3; PIR 120-150; EPDM; 12.5 plasterboard.

Floor slab concrete mix and thickness; floor insulation and DPM: _____

Lintel IG L1/S100, 3600 long (opening about 2900); no new rear steel beam. Other lintels (D2, D3): _____

Keep photos and delivery notes. Tell Building Control which stages are already built so they can advise on inspection / evidence.

8. PLANNING SUBMISSION CHECKLIST

Site location plan 1:1250 with site edged red (OS-based) - to be produced from OS mapping / planning portal.

Block plan 1:500 showing extension, boundaries, drainage position and north point.

Existing plans & elevations (1:50 / 1:100) - not yet produced; only proposed sheets PL01 & PL02 are included in this set.

Householder application form, ownership certificate and fee; confirm whether Prior Approval (Larger Home Extension) route is available for 5.0 m depth or full planning application is required.

ISSUED BY

[Name / company]

[Address / telephone / email]

Applicant: [name]

PROJECT

53 Somerset Gardens, Hornchurch RM11 3QT

Proposed single storey rear extension

DRAWING

BUILDING REGULATIONS - CONSTRUCTION NOTES

Based on preliminary sketch plans dated 11-12.11.2026. All dimensions subject to site survey. Do not scale.

JOB No. **53SG-01**

DRAWING No. **53SG-01 / BR01**

DRAWN BY [initials]

SCALE **N/A**

DATE **13.11.2026**

REVISION P2 - draft

STATUS **PLANNING / BUILDING REGULATIONS - DRAFT**

Subject to measured survey, structural design and approval by the authorities.



BAR SCALE (1:200)

AS2026.11.01 / PL04

BLOCK PLAN

53 Somerset Gardens,
Hornchurch,
Havering
RM11 3QT

OS MasterMap 1250/2500/10000 scale
Friday, November 13, 2026, ID: CM-01306463
www.centremapslive.co.uk

1:200 scale print at A4, Centre: 555320 E, 187225 N

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CENTRE MAPS LIVE.

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