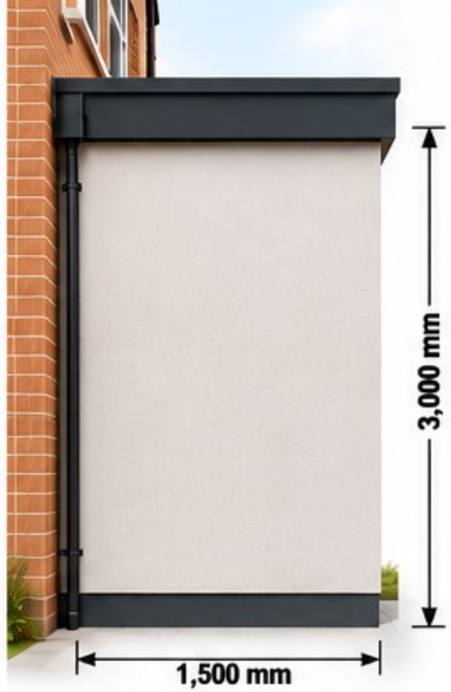


Proposed Front Elevation
(Single Door – 1,300 mm from Left Side)



Proposed Left Side Elevation
(Toilet Window)

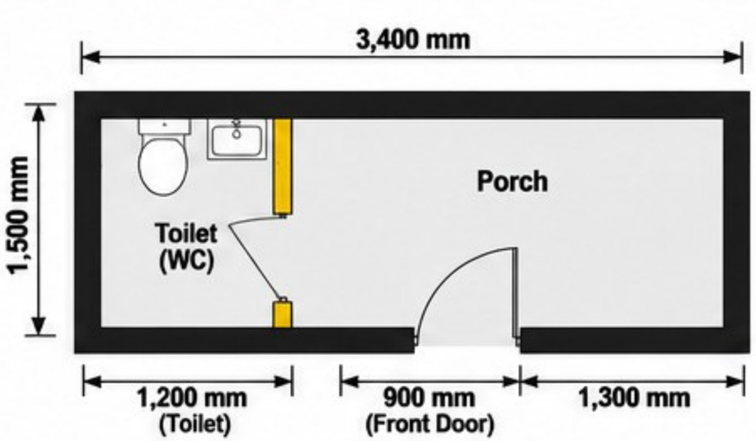


Proposed Right Side Elevation

Proposed Porch – Specification

Location	RM12 5QX
External size (W × D)	3,400 mm × 1,500 mm
Overall height	3,000 mm
Construction	140 mm concrete blockwork with internal timber stud frame
Insulation	Insulated cavity between blockwork and stud (e.g. 100 mm PIR/mineral wool)
External finish	Render finish
Roof	Flat roof (single ply or EPDM) with fall to rainwater outlet
Door	Single composite front door (900 mm wide) – 1,300 mm from left side
Window (toilet)	Left elevation window (approx. 1,200 mm (W) × 900 mm (H), obscure/frosted glass)
Internal partition	Timber stud wall with door to toilet (on the left when entering the porch)
Foundations	Concrete strip footing (600 mm wide × 250 mm thick, depth typically 750 mm below adjacent ground)
DPC	Engineering brickwork to DPC (min. 150 mm above ground level)

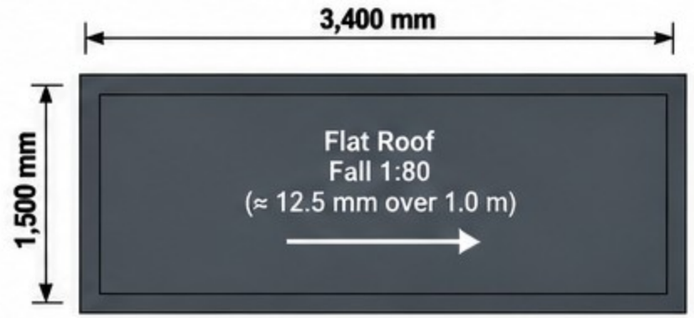
* Final foundation depth to be confirmed by Building Control based on ground conditions.



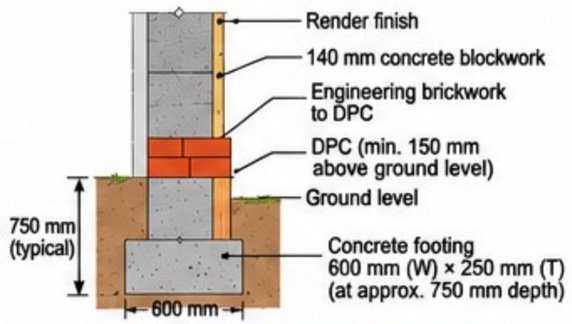
Proposed Floor Plan (Internal Layout)



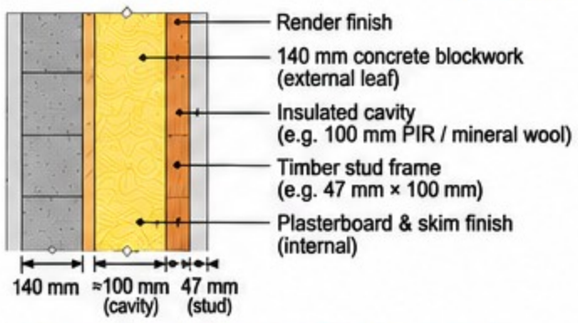
Indicative Internal View (From Entrance)



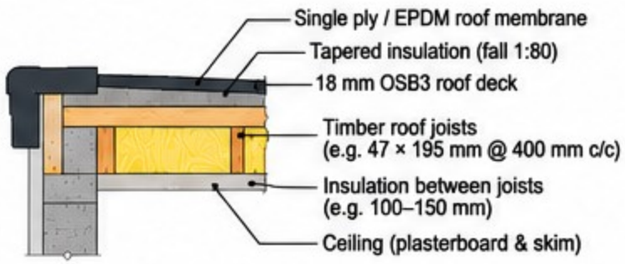
Proposed Roof Plan (Flat Roof)



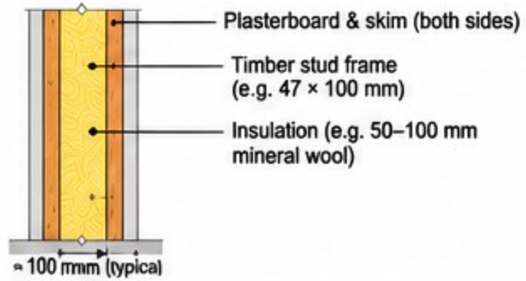
Foundation Detail (Section)



External Wall Construction (Section)

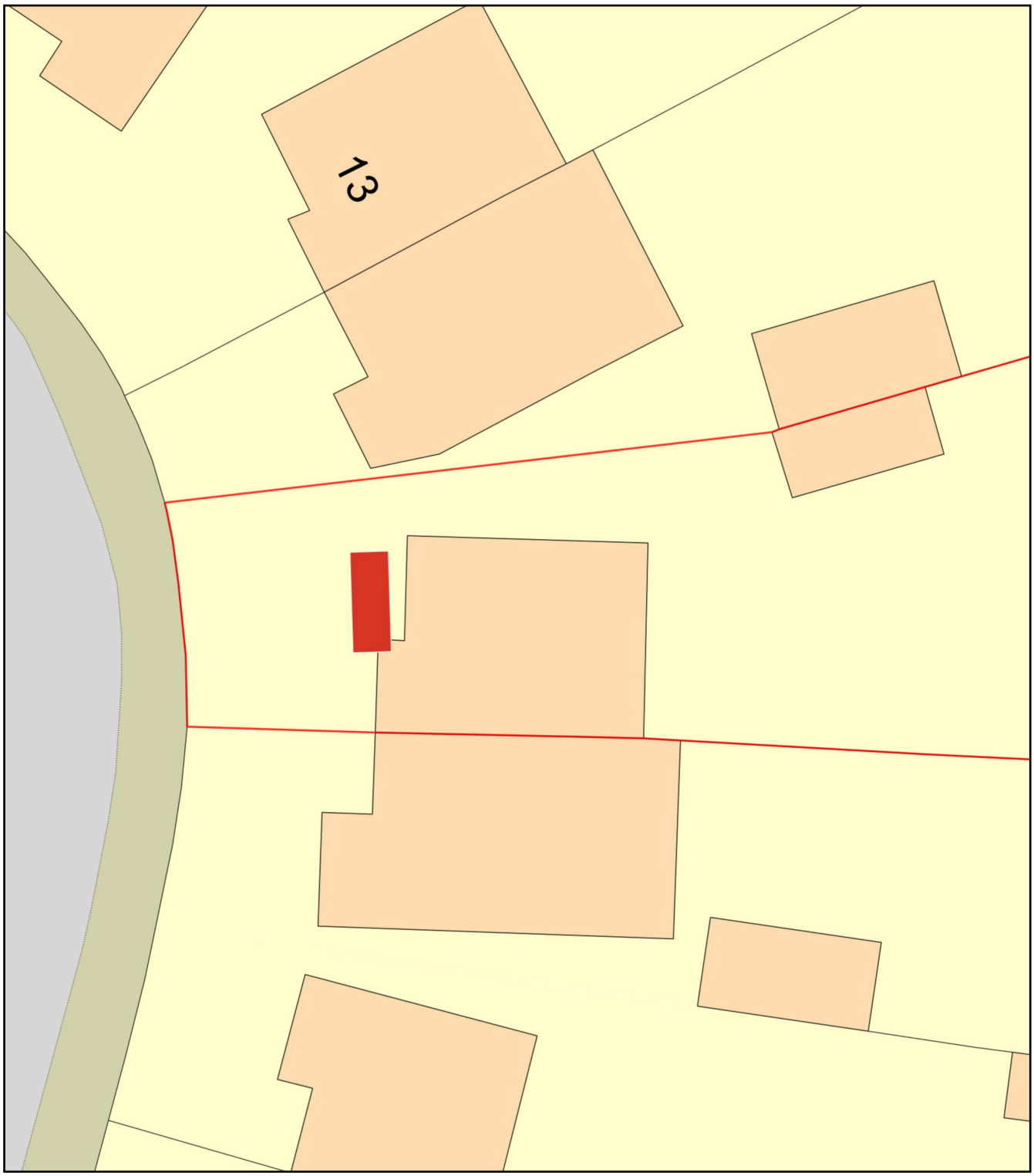


Flat Roof Detail (Section)



Internal Partition (Stud Wall) Detail
(Toilet)

17 Rosebank Avenue- site plan



0 10

Metres

N

ReQuestaPlan

Plan Produced for: Fahima Begum

Date Produced: 06 Nov 2026

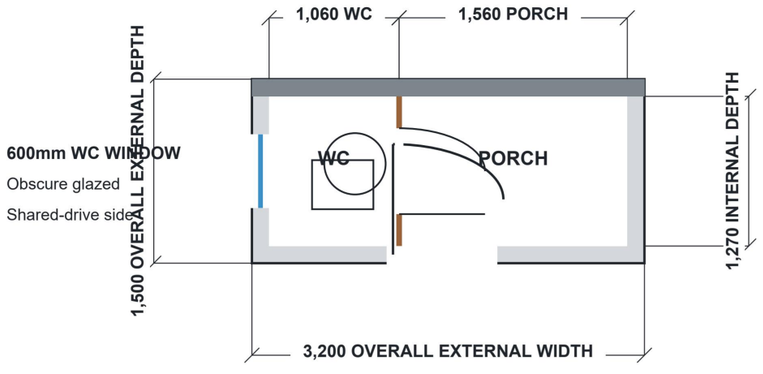
Plan Reference Number: TQRQM26310161746520

Scale: 1:200 @ A4

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P01 — PROPOSED FLOOR PLAN

17 Rosebank Avenue, Hornchurch | Scale 1:50 @ A3 | Dimensions in mm



900mm CENTRED COMPOSITE FRONT DOOR

No windows to front elevation; no window to bay side wall

0m 1m 2m

Dimension strings show clear internal dimensions to finished internal faces, as stated on P07.

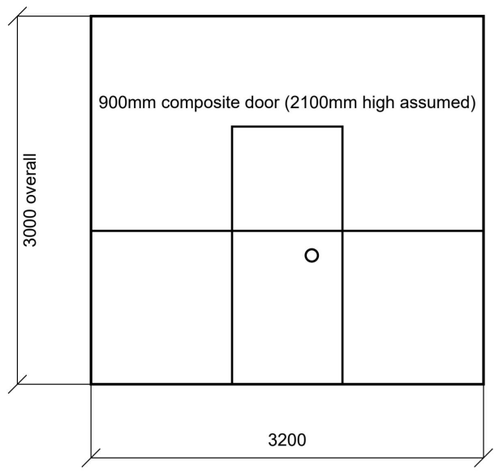
PROPOSED INTERNAL DIMENSIONS — MATCHED TO P07

- WC clear internal size: 1,060mm wide × 1,270mm deep.
- Porch clear internal size: 1,560mm wide × 1,270mm deep.
- Combined clear internal width: 2,620mm.
- Combined clear internal area: approx. 3.33m².
- External footprint: 3,200mm × 1,500mm = 4.80m².
- External walls: 140mm concrete blockwork.
- Internal lining to new block walls as detailed on P07.
- One 600mm obscure-glazed WC window on shared-drive side.
- No front windows; no window on bay-window side.

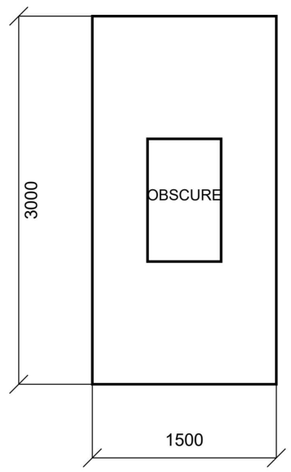
PROPOSED ELEVATIONS

Proposed front and side elevations | Scale 1:50

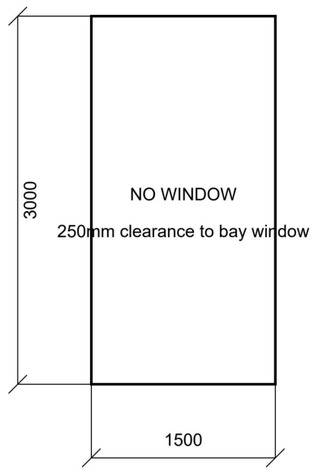
PROPOSED FRONT ELEVATION



PROPOSED LEFT SIDE — SHARED DRIVE



PROPOSED RIGHT SIDE — BAY SIDE



External finish: annotate to match selected finish; currently not specified.

0 1m 2m

Window 600mm wide × 1000mm high; sill 1000mm above FFL.

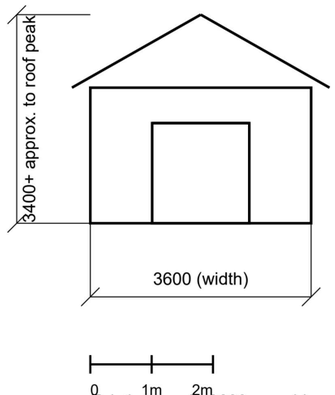
CONFIRMED EXTERNAL FINISH: Rendered to match the existing house.

ROOF DRAINAGE: Front gutter with downpipe; exact downpipe position to be coordinated on site.

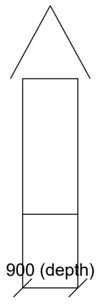
EXISTING PORCH — ELEVATION RECORD

Existing dimensions supplied by applicant; height approximate | Not a measured survey

EXISTING FRONT ELEVATION — SCHEMATIC, 1:100



EXISTING SIDE ELEVATION — SCHEMATIC, 1:100



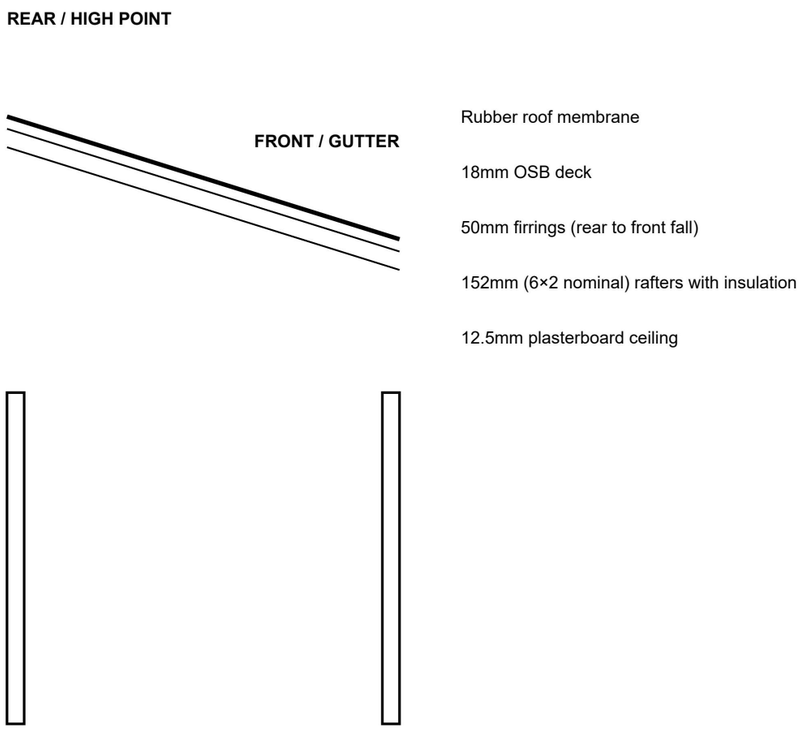
Existing porch: 3600mm wide × 900mm deep (as advised); roof peak stated as over 3400mm.

Photographs used for appearance only. Existing elevations are schematic pending measured survey.

EXISTING PORCH DIMENSIONS CONFIRMED AS EXTERNAL MEASUREMENTS: 3600mm wide × 900mm deep.

PROPOSED ROOF SECTION & CONSTRUCTION NOTES

Indicative section | dimensions to be checked against levels and chosen roof system



Wall construction: 140mm concrete blockwork with insulated internal timber-frame lining.

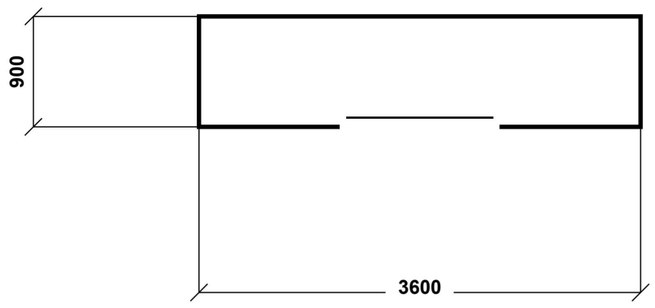
Floor build-up (previously specified): DPM, 100mm insulation, 100mm screed and final floor finish.

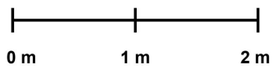
Roof build-up and 3000mm overall height require checking against actual FFL/external ground levels.

CONFIRMED: Rubber roof drains to front gutter and downpipe.

P05 — EXISTING FLOOR PLAN

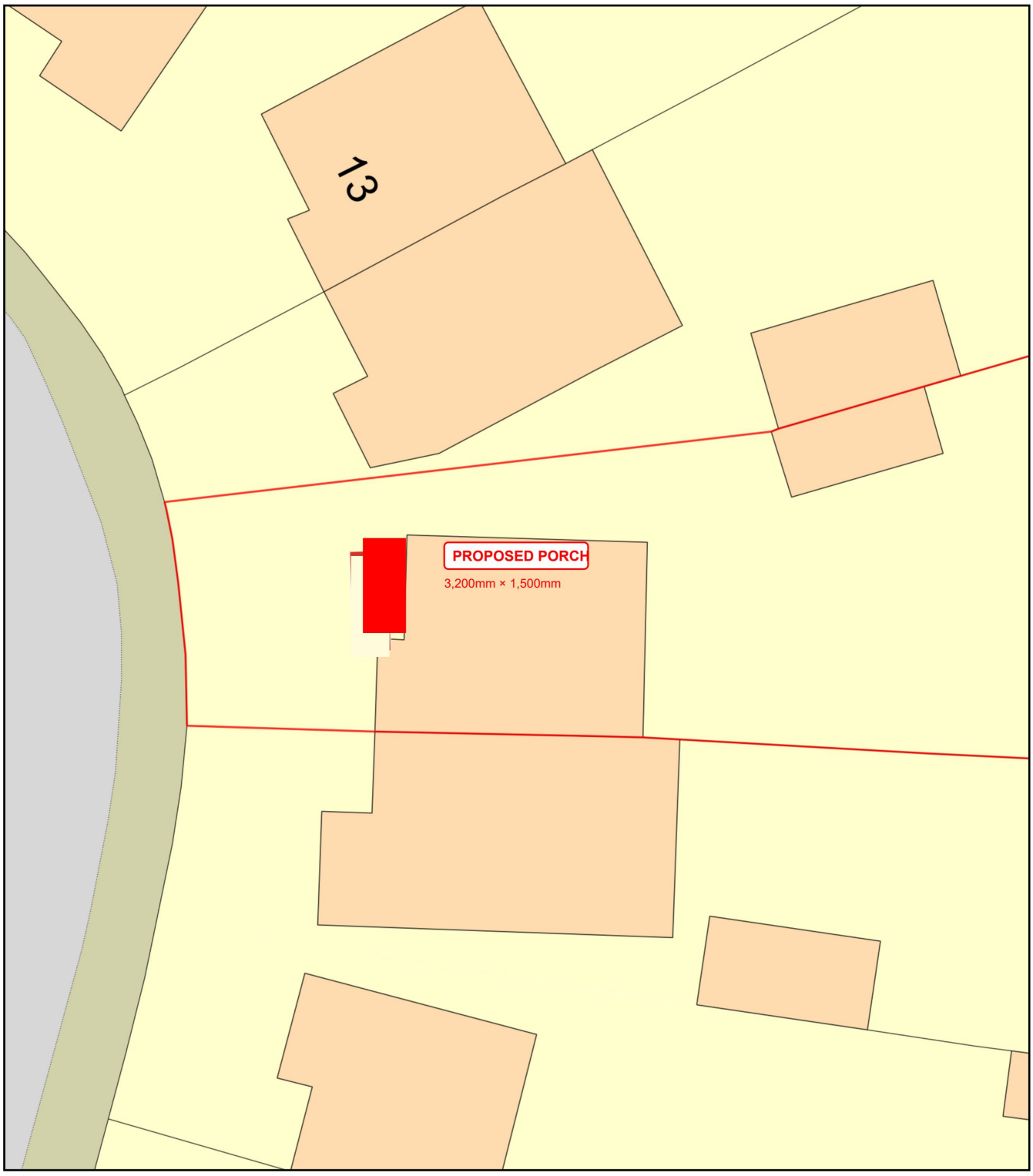
17 Rosebank Avenue, Hornchurch | Scale 1:50 @ A3 | Dimensions in mm





Existing external dimensions supplied by applicant. Openings and internal door details are schematic from photographs.

17 Rosebank Avenue- site plan



0 10
Metres

N

ReQuestaPlan

Plan Produced for: Fahima Begum

Date Produced: 06 Nov 2026

Plan Reference Number: TQRQM26310161746520

Scale: 1:200 @ A4

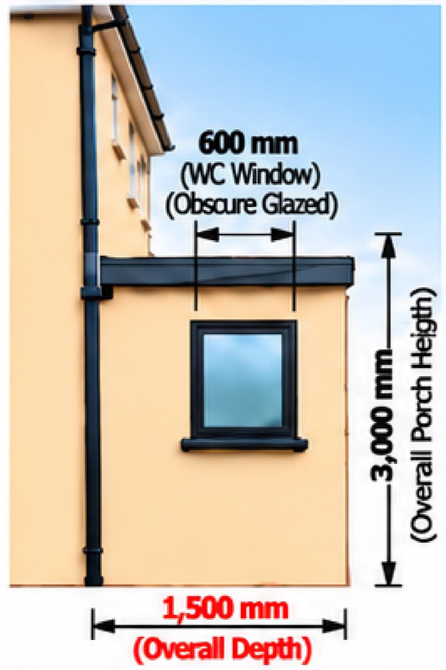
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Planning Drawing – Proposed Front Porch with Internal WC (Flat Roof)

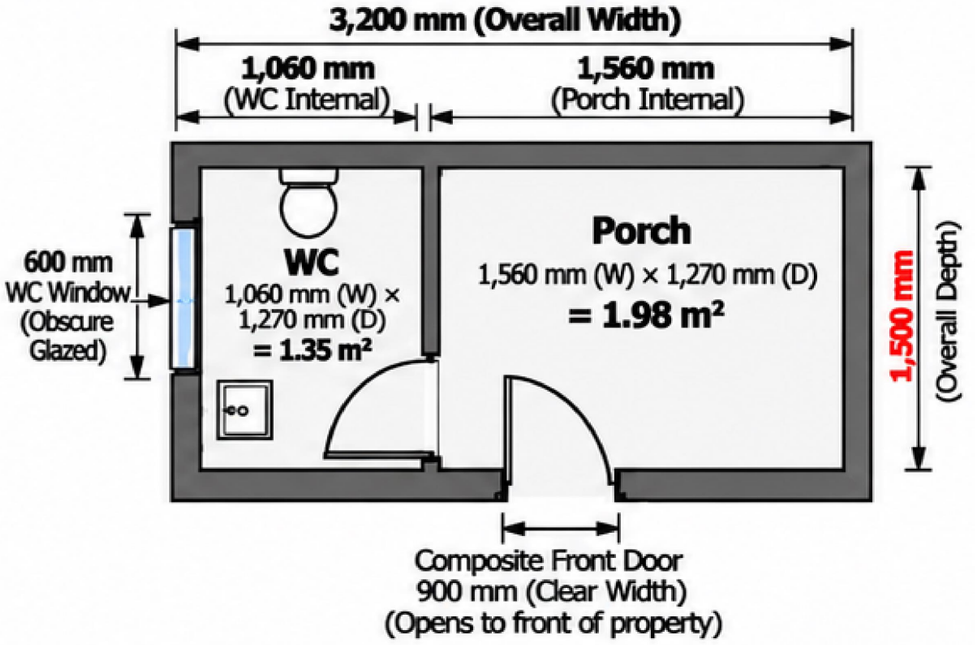
(3.2 m (W) × 1.5 m (D) External Footprint – 4.8 m², Insulated Walls, Insulated Roof with Firrings for Fall and Insulated Floor)



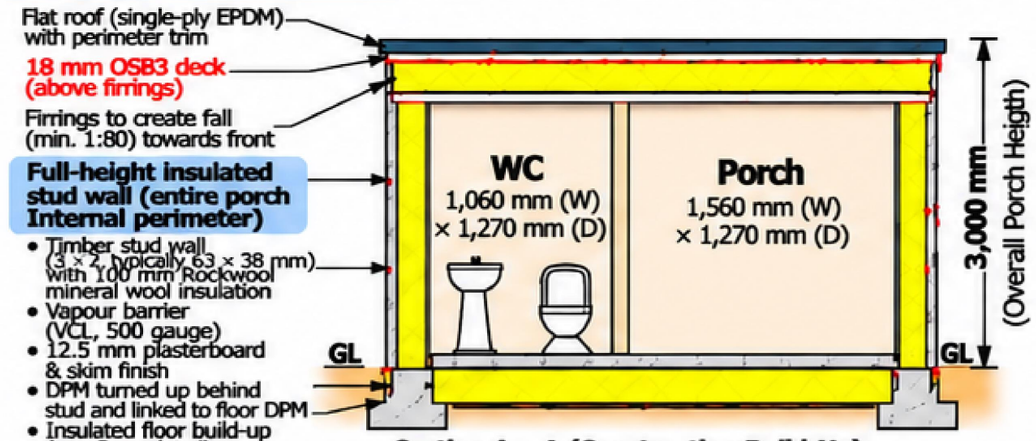
Front Elevation (Proposed)
Scale 1:50



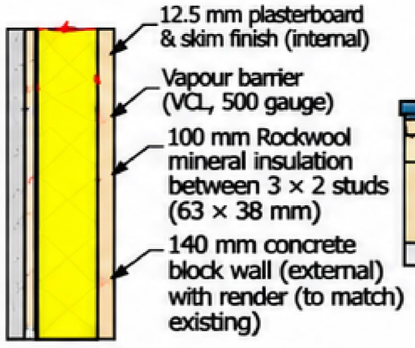
Side Elevation (Porch – Shared Drive Side with WC Window)
Scale 1:50



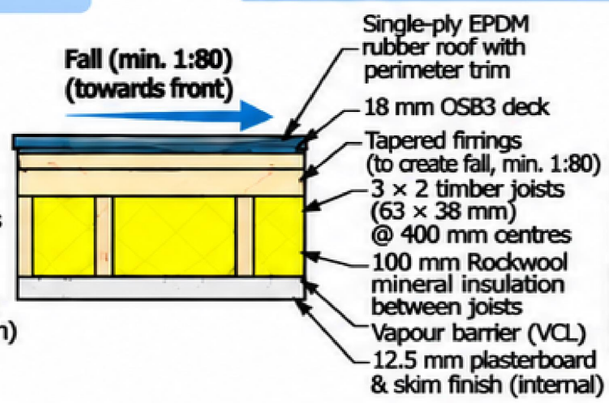
Ground Floor Plan – Porch
Scale 1:50



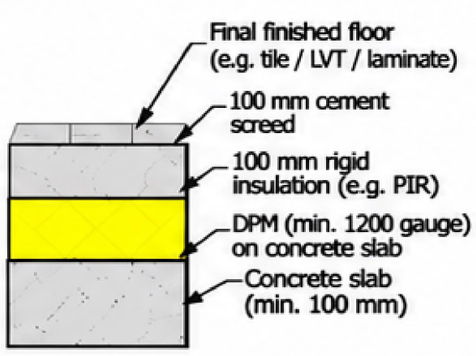
Section A – A (Construction Build-Up)
Scale 1:20



Wall Build-Up
(External Block Wall with Internal Insulated Stud)



Roof Build-Up (Flat Roof – Insulated with Fall)
(Not to Scale)

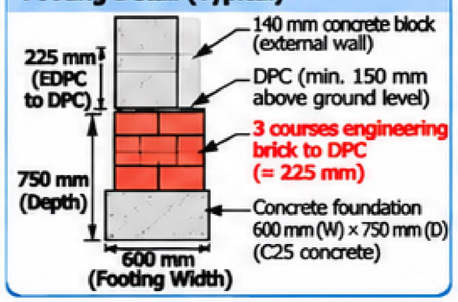


Floor Build-Up (Insulated)
(Not to Scale)

Materials / Specification (Key Build-Up)

- **External walls:** 140 mm concrete block (rendered).
- **Internal lining:** 3 × 2 timber stud (63 × 38 mm) with 100 mm Rockwool mineral wool insulation, vapour barrier (VCL), 12.5 mm plasterboard and plaster skim.
- **Roof:** Single-ply EPDM flat roof, 18 mm OSB3 deck, tapered firrings (min. 1:80), 3 × 2 joists @ 400 mm centres, 100 mm Rockwool mineral insulation, VCL and 12.5 mm plasterboard & skim.
- **Floor:** DPM (min. 1200 gauge), 100 mm rigid insulation (PIR), 100 mm cement screed and final finish.
- **Door:** Composite front door, 900 mm clear width.
- **Window (WC):** UPVC/aluminium, obscure glazed, 600 mm (W).
- **Drainage:** WC to existing foul drain (internal connection).

Footing Detail (Typical)



Key Dimensions & Areas

- Overall porch (external): 3,200 mm (W) × **1,500 mm** (D).
- External footprint area: **4.80 m².**
- WC (internal): 1,060 mm (W) × 1,270 mm (D) = 1.35 m².
- Porch (internal): 1,560 mm (W) × 1,270 mm (D) = 1.98 m².
- Internal width (total): 2,620 mm (1,060 + 1,560).
- Internal depth: 1,270 mm.
- Internal area (total): 2.62 m × 1.27 m = 3.33 m². (approx., after blockwork and lining).

Demolition & Notes to Planning Permission

- Demolish and remove existing porch (including roof, walls, base and any fixings) and dispose of materials in accordance with regulations.
- Construct new front porch (3.2 m × 1.5 m) with internal WC as shown.
- Walls, roof and floor to be fully insulated.
- Flat roof to fall (min. 1:80) towards the front.
- **Front door opens to the front of the property (not to a shared drive).**
- The porch is a standalone structure and is not joined to the existing property by a new opening.
- Materials and external appearance to match the existing dwelling.

Scale Bars

(1:50)

0 0.5 1.0 1.5 2.0 2.5 3.2 m

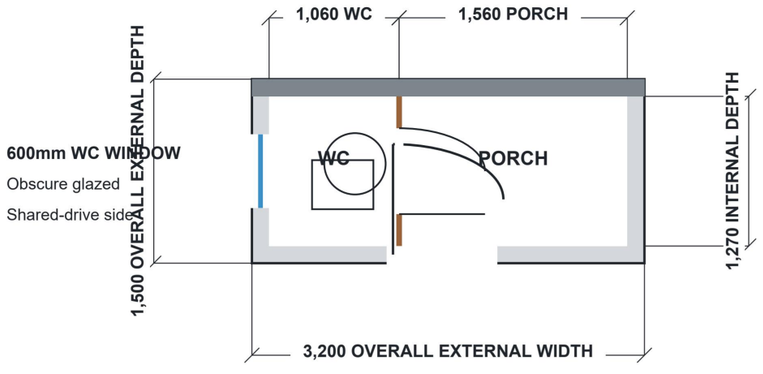
(1:20)

0 0.25 0.50 0.75 1.0 m

DRAWING REFERENCE: P07

P01 — PROPOSED FLOOR PLAN

17 Rosebank Avenue, Hornchurch | Scale 1:50 @ A3 | Dimensions in mm



900mm CENTRED COMPOSITE FRONT DOOR

No windows to front elevation; no window to bay side wall

0m 1m 2m

Dimension strings show clear internal dimensions to finished internal faces, as stated on P07.

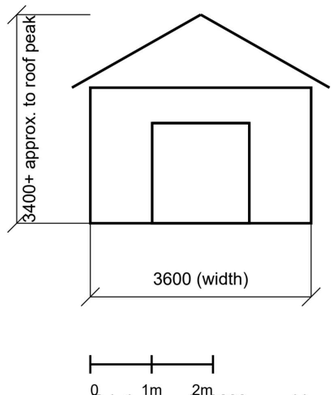
PROPOSED INTERNAL DIMENSIONS — MATCHED TO P07

- WC clear internal size: 1,060mm wide × 1,270mm deep.
- Porch clear internal size: 1,560mm wide × 1,270mm deep.
- Combined clear internal width: 2,620mm.
- Combined clear internal area: approx. 3.33m².
- External footprint: 3,200mm × 1,500mm = 4.80m².
- External walls: 140mm concrete blockwork.
- Internal lining to new block walls as detailed on P07.
- One 600mm obscure-glazed WC window on shared-drive side.
- No front windows; no window on bay-window side.

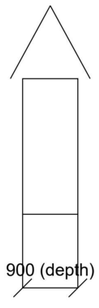
EXISTING PORCH — ELEVATION RECORD

Existing dimensions supplied by applicant; height approximate | Not a measured survey

EXISTING FRONT ELEVATION — SCHEMATIC, 1:100



EXISTING SIDE ELEVATION — SCHEMATIC, 1:100



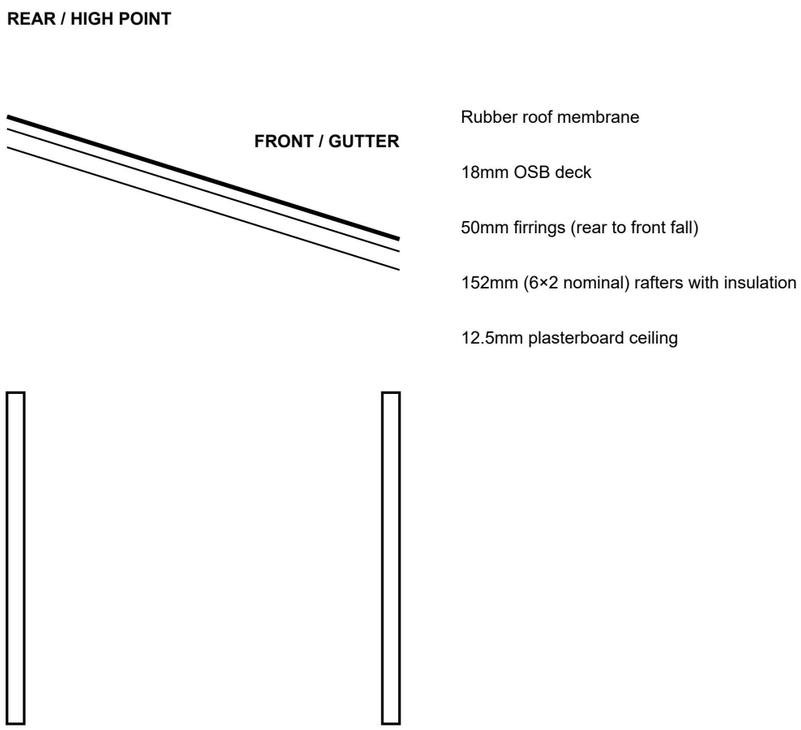
Existing porch: 3600mm wide × 900mm deep (as advised); roof peak stated as over 3400mm.

Photographs used for appearance only. Existing elevations are schematic pending measured survey.

EXISTING PORCH DIMENSIONS CONFIRMED AS EXTERNAL MEASUREMENTS: 3600mm wide × 900mm deep.

PROPOSED ROOF SECTION & CONSTRUCTION NOTES

Indicative section | dimensions to be checked against levels and chosen roof system



Wall construction: 140mm concrete blockwork with insulated internal timber-frame lining.

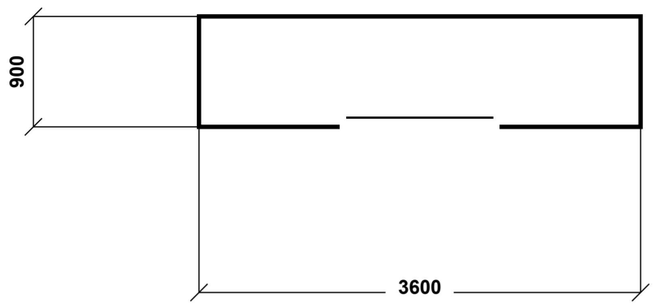
Floor build-up (previously specified): DPM, 100mm insulation, 100mm screed and final floor finish.

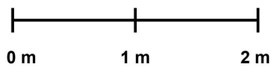
Roof build-up and 3000mm overall height require checking against actual FFL/external ground levels.

CONFIRMED: Rubber roof drains to front gutter and downpipe.

P05 — EXISTING FLOOR PLAN

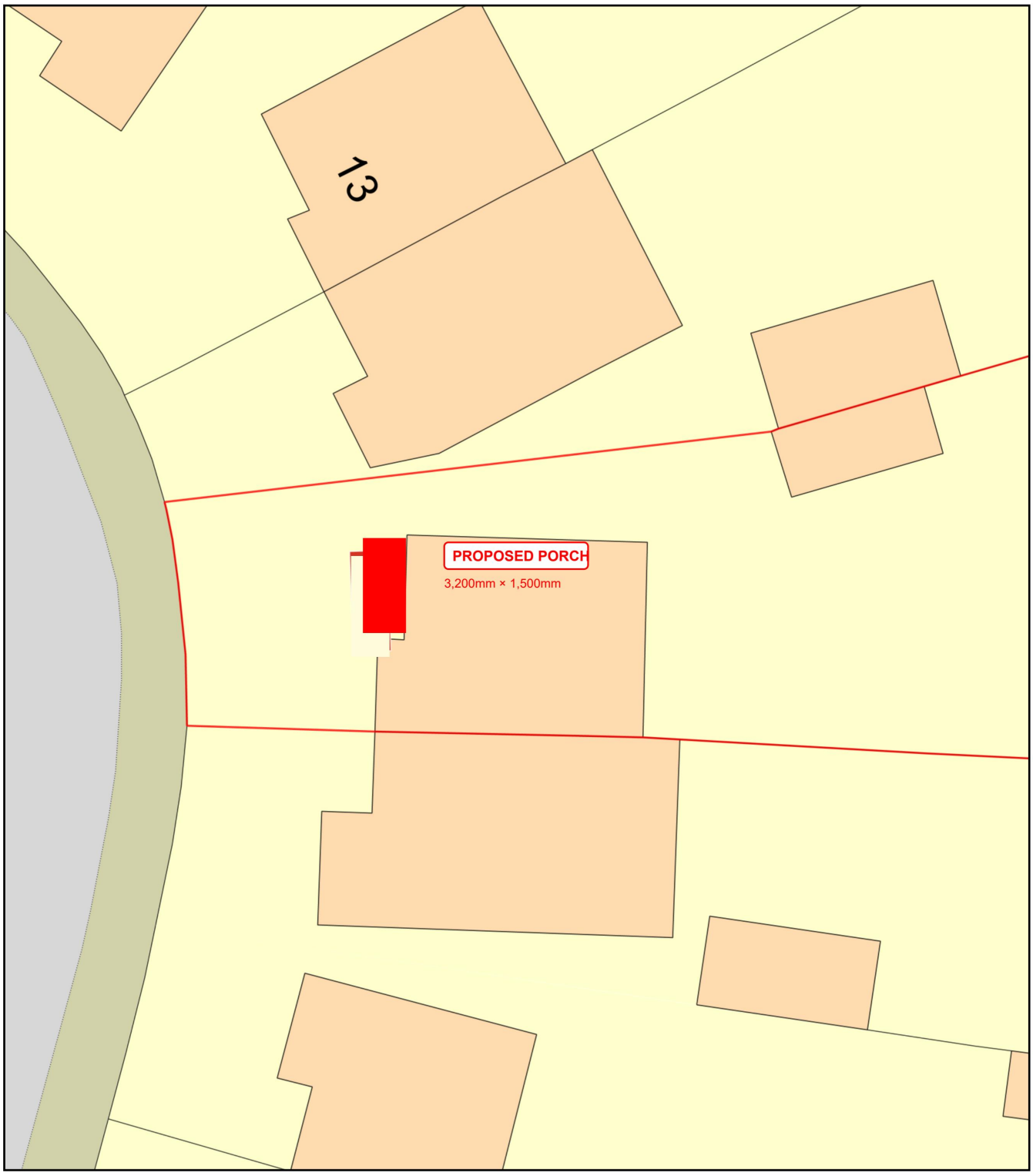
17 Rosebank Avenue, Hornchurch | Scale 1:50 @ A3 | Dimensions in mm





Existing external dimensions supplied by applicant. Openings and internal door details are schematic from photographs.

17 Rosebank Avenue- site plan



0 10
Metres

N

ReQuestaPlan

Plan Produced for: Fahima Begum

Date Produced: 06 Nov 2026

Plan Reference Number: TQRQM26310161746520

Scale: 1:200 @ A4

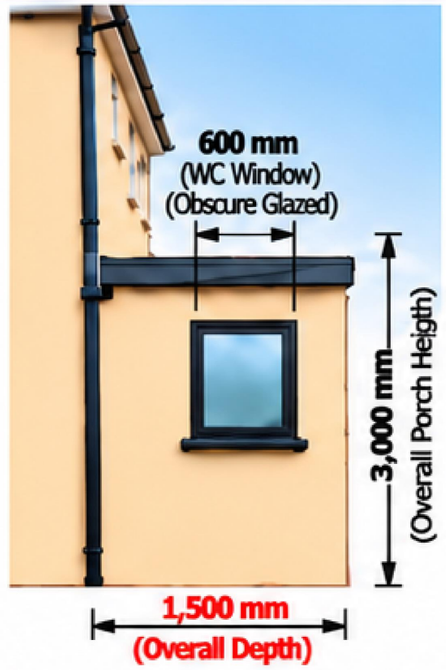
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Planning Drawing – Proposed Front Porch with Internal WC (Flat Roof)

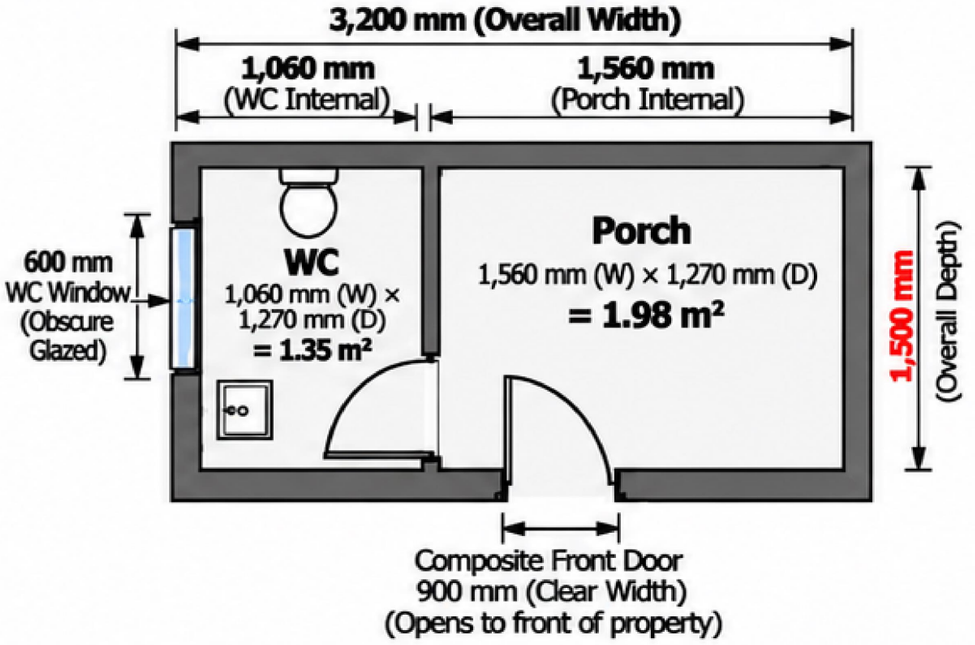
(3.2 m (W) × 1.5 m (D) External Footprint – 4.8 m², Insulated Walls, Insulated Roof with Firrings for Fall and Insulated Floor)



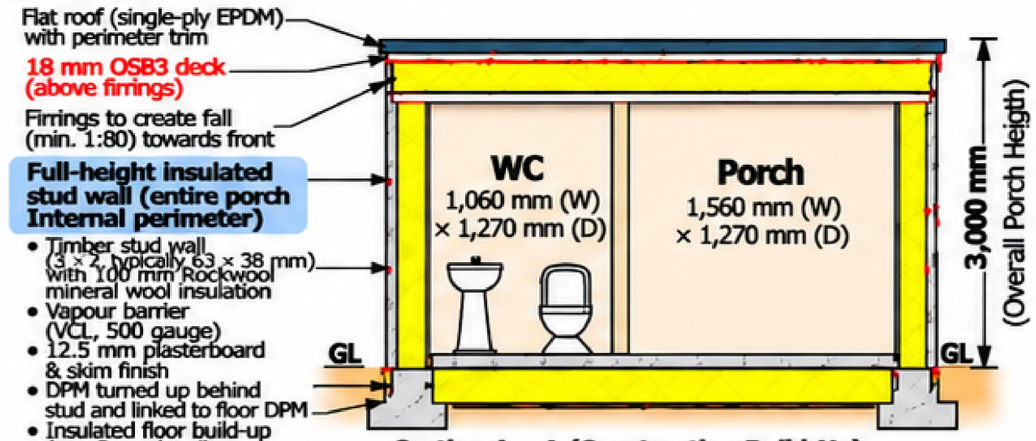
Front Elevation (Proposed)
Scale 1:50



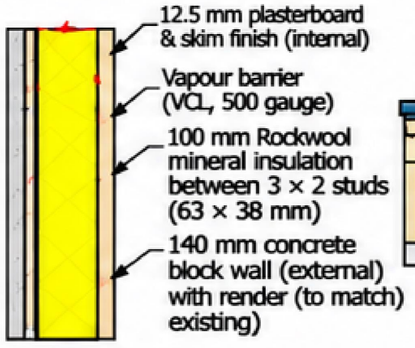
Side Elevation (Porch – Shared Drive Side with WC Window)
Scale 1:50



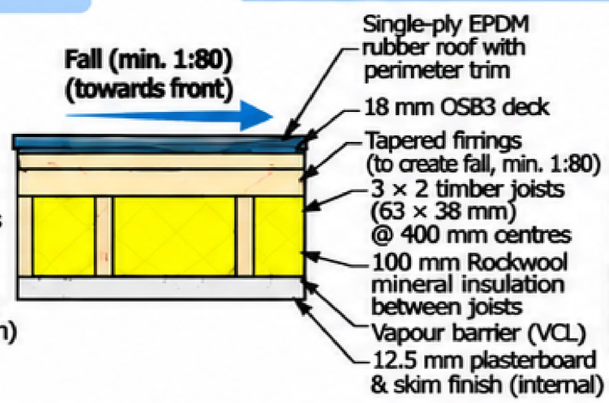
Ground Floor Plan – Porch
Scale 1:50



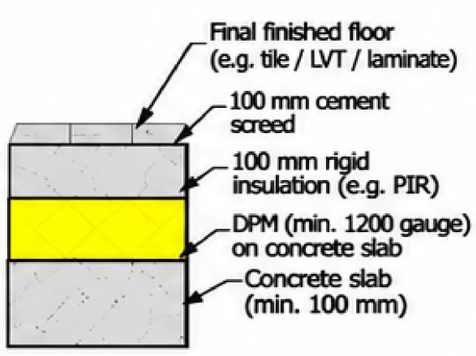
Section A – A (Construction Build-Up)
Scale 1:20



Wall Build-Up
(External Block Wall with Internal Insulated Stud)



Roof Build-Up (Flat Roof – Insulated with Fall)
(Not to Scale)

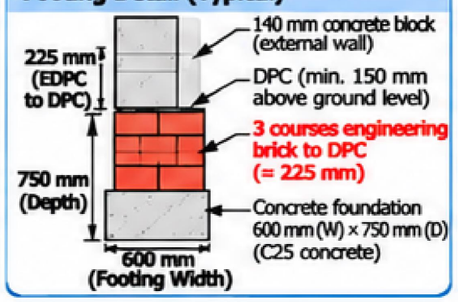


Floor Build-Up (Insulated)
(Not to Scale)

Materials / Specification (Key Build-Up)

- **External walls:** 140 mm concrete block (rendered).
- **Internal lining:** 3 × 2 timber stud (63 × 38 mm) with 100 mm Rockwool mineral wool insulation, vapour barrier (VCL), 12.5 mm plasterboard and plaster skim.
- **Roof:** Single-ply EPDM flat roof, 18 mm OSB3 deck, tapered firrings (min. 1:80), 3 × 2 joists @ 400 mm centres, 100 mm Rockwool mineral insulation, VCL and 12.5 mm plasterboard & skim.
- **Floor:** DPM (min. 1200 gauge), 100 mm rigid insulation (PIR), 100 mm cement screed and final finish.
- **Door:** Composite front door, 900 mm clear width.
- **Window (WC):** UPVC/aluminium, obscure glazed, 600 mm (W).
- **Drainage:** WC to existing foul drain (internal connection).

Footing Detail (Typical)



Key Dimensions & Areas

- Overall porch (external): 3,200 mm (W) × **1,500 mm** (D).
- External footprint area: **4.80 m².**
- WC (internal): 1,060 mm (W) × 1,270 mm (D) = 1.35 m².
- Porch (internal): 1,560 mm (W) × 1,270 mm (D) = 1.98 m².
- Internal width (total): 2,620 mm (1,060 + 1,560).
- Internal depth: 1,270 mm.
- Internal area (total): 2.62 m × 1.27 m = 3.33 m². (approx., after blockwork and lining).

Demolition & Notes to Planning Permission

- Demolish and remove existing porch (including roof, walls, base and any fixings) and dispose of materials in accordance with regulations.
- Construct new front porch (3.2 m × 1.5 m) with internal WC as shown.
- Walls, roof and floor to be fully insulated.
- Flat roof to fall (min. 1:80) towards the front.
- **Front door opens to the front of the property (not to a shared drive).**
- The porch is a standalone structure and is not joined to the existing property by a new opening.
- Materials and external appearance to match the existing dwelling.

Scale Bars

(1:50)

0 0.5 1.0 1.5 2.0 2.5 3.2 m

(1:20)

0 0.25 0.50 0.75 1.0 m

DRAWING REFERENCE: P07