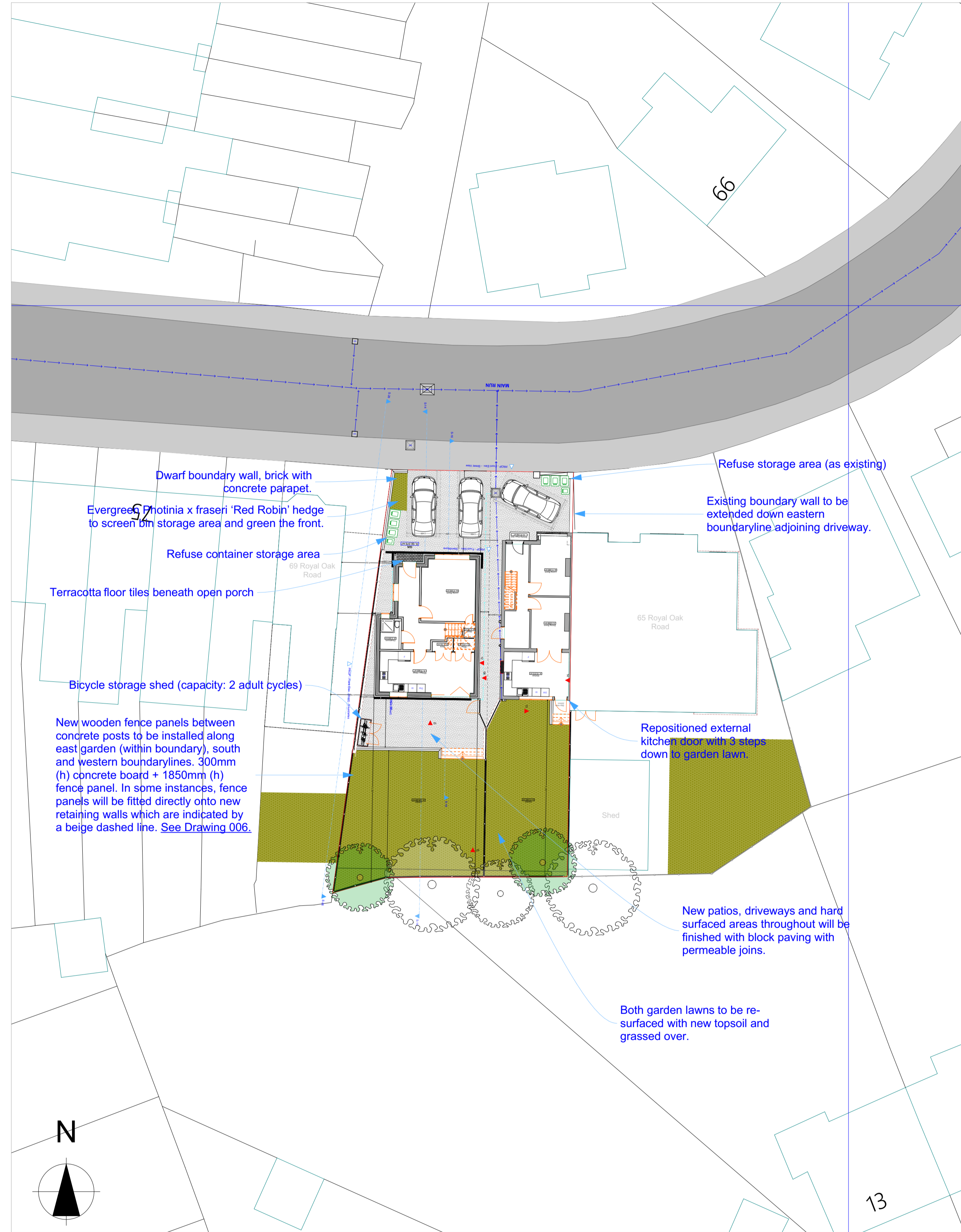


0. Block Plan - Existing 1:200



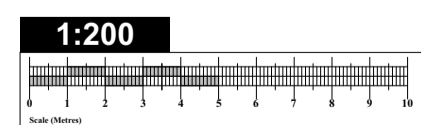
0. Block Plan - Proposed 1:200

PROVIDED HEREIN

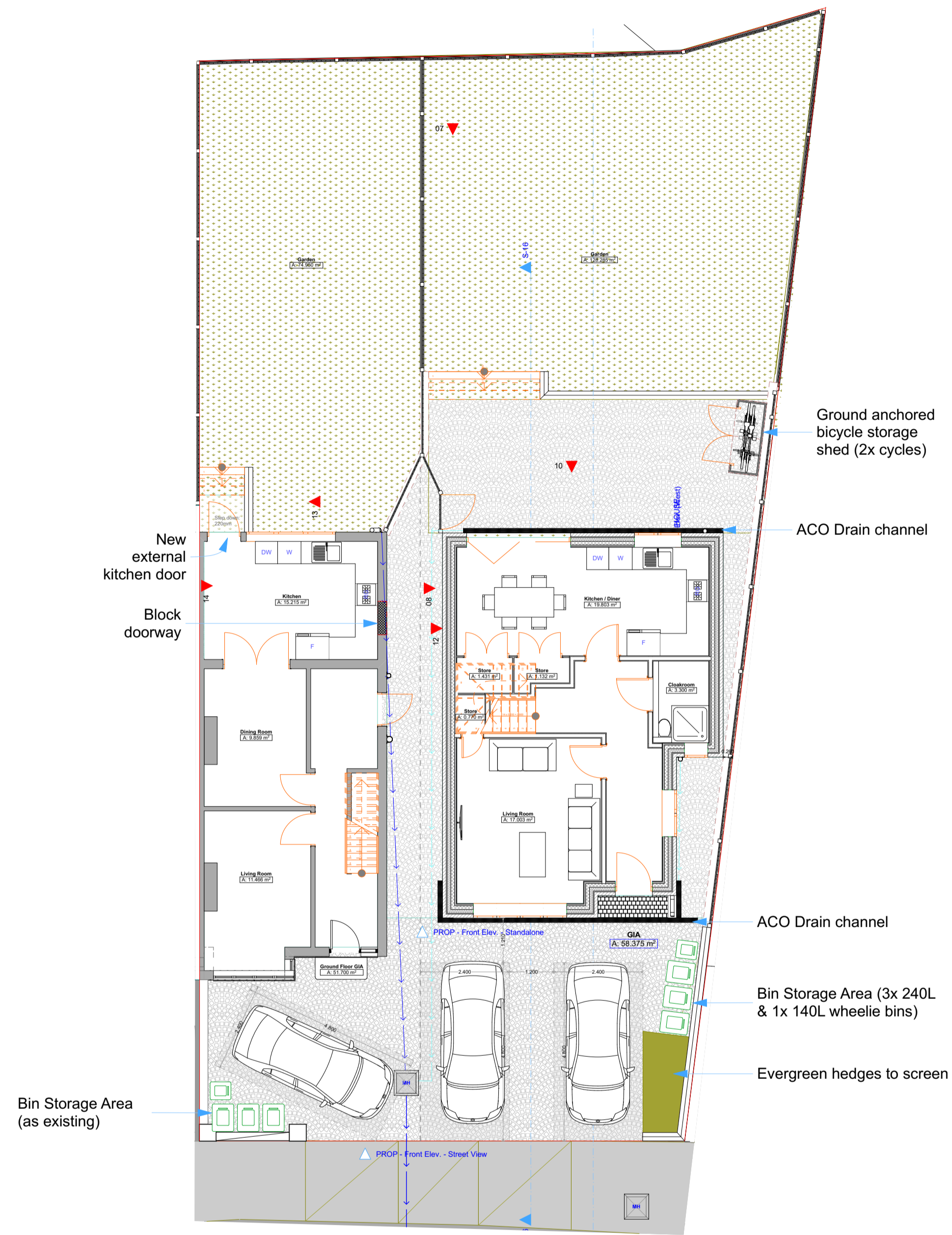
- 1) Both block plans are scaled at **1:200 @ A1**.
- 2) Both block plans show the direction of **North**.
- 3) Both block plans show **site boundaries** in solid red lines. The Existing Block Plan shows the proposed land division with a dashed red line.
- 4) Both block plans show other **existing buildings opposite and adjacent** to the application site.
- 5) The Proposed Block Plan provides **dimensions** between the proposed development (house) and site boundaries, and dimensions of the house itself.
- 6) Both block plans show **buildings, roads and footpaths** on land adjoining the site, including **access arrangements**.
- 7) Both block plans show **existing public rights of way crossing or adjoining the site** (there are none).
- 8) Both block plans show the position of **all trees on the site, and those on adjoining land** that could influence or be affected by the development. There are 2 mature trees onsite that are to be retained, and three mature in neighbouring gardens that are close to the development area. The proposed development is a significant distance from all of them and ground works will have no impact on these trees.
- 9) Both block plans show the extent and type of **hard surfacing** as existing and proposed. Existing and proposed grassed or greened portions of the application site and its' connecting neighbours (east and west) are shaded in green (see Legend).
- 10) Both block plans show the type and height of existing and proposed **boundary treatments**.

A **Drain Plan** is also provided on both drawings showing the existing and proposed new connections.

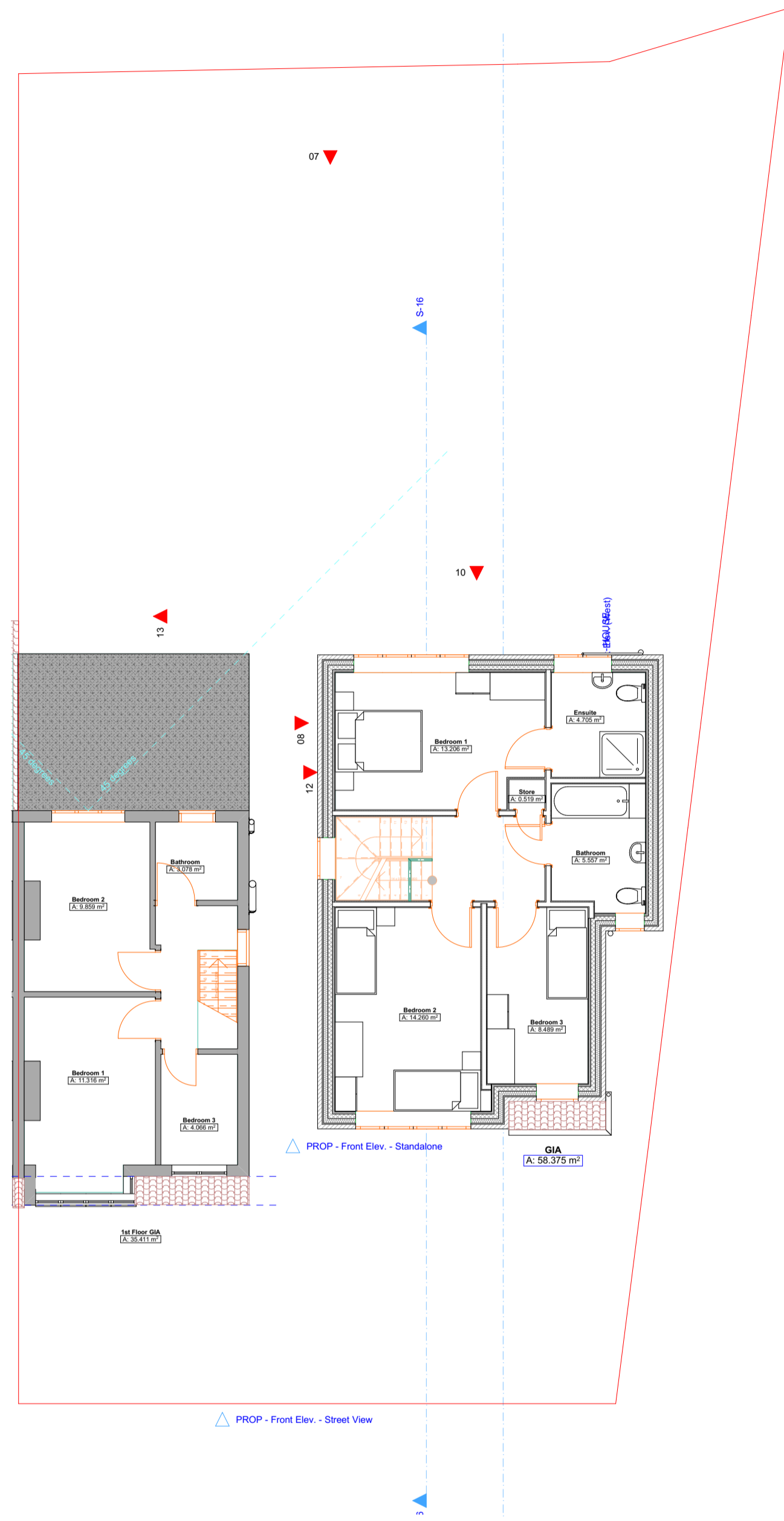
LEGEND	
Vegetation & Terrain	
	Mature tree within site boundary
	Mature tree outside of site boundary
	Earth overgrown with common weed
	Grassed/greened lawn
	Concrete
	Public pedestrian footpath
	Public roadway
LEGEND Drainage	
	Existing drain connections
	Proposed new drain connections
	Existing manhole
	Existing Storm Drain
	Proposed new ACO drain



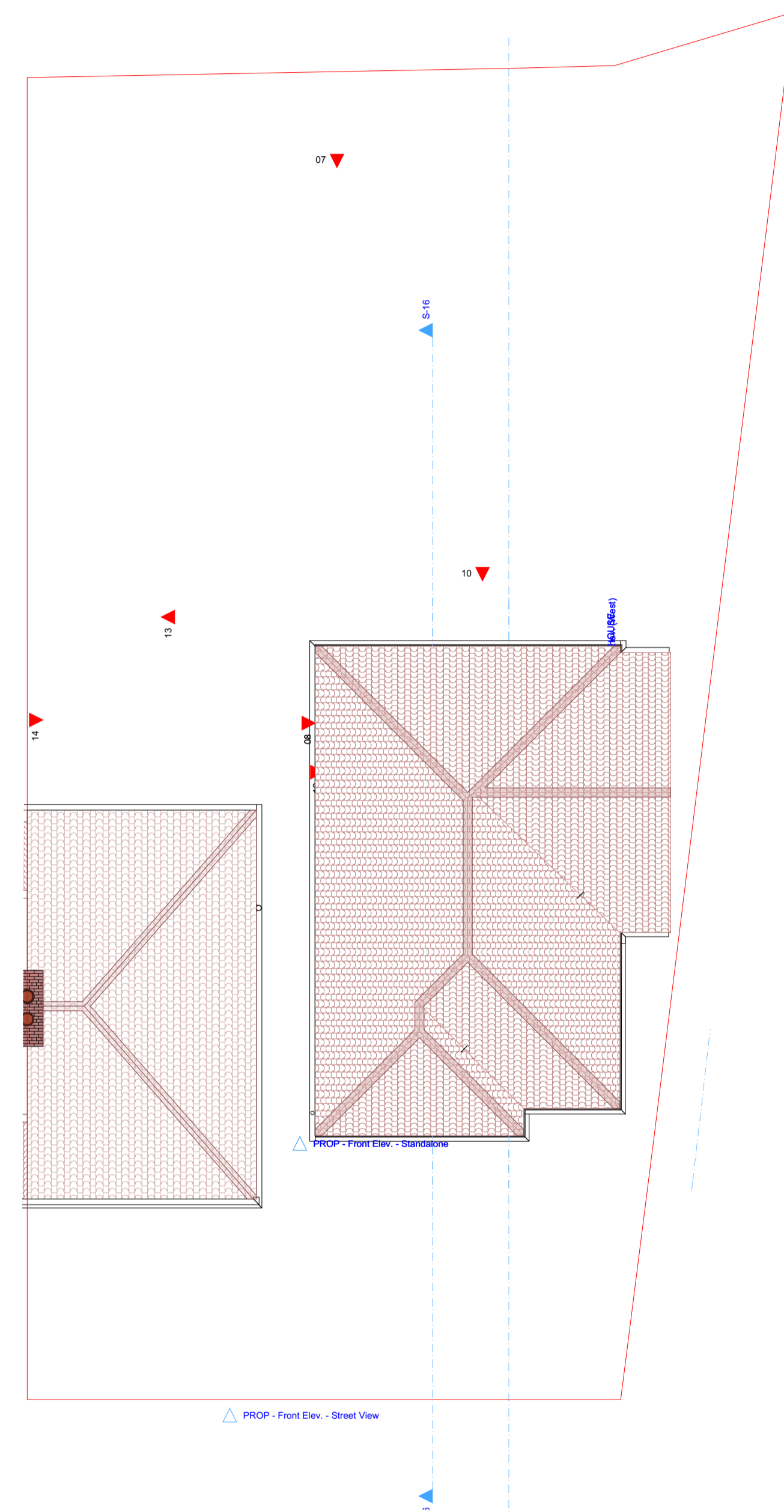
LANGLEY HOUSE, 249 BROADWAY, BEXLEYHEATH, KENT DA6 8DB Drawn By: Miss. Janine R. Mustafa BSc Hons janine@langleyscs.co.uk	Site Address 67 Royal Oak Road Bexleyheath, Bexley, Kent DA6 7HQ	Drawing Type PLANNING	Proposal Demolition of existing garage and outbuilding and erection of 3 bedroom / 5 person dwellinghouse on side garden, including improvements to the existing dwellinghouse, car and cycle parking provision, waste storage provisions and associated landscaping.	Drawing Description Existing and Proposed Block Plans, with Drain Plan	Revision Number N/A	For the Client: Vertical Sunrooms Limited	NOTES Site measurements taken by JRM of this office on 17th and 18th June 2021. Measurements of neighbouring buildings, where these have been found to be relevant for depiction, have been taken from publicly accessible drawings submitted to the Local Planning Authority within the past 10 years. These drawings were printed to scale and dimensioned by hand using a scale rule before being re-drawn. In these instances, elevational details are representational rather than exact.
	Project Reference DRAW / 67.ROR / 0721	Drawing Reference DRAW / 67.ROR / 0721 / 001	Scale 1:200 @ A1 Or as specified below each drawing	Date 06 / 07 / 2021	Revision Date N/A	Local Authority The London Borough of Bexley	



0. Proposed Ground Floor Plan 1:100



1. Proposed First Floor Plans 1:100



2. Proposed Roof Plans 1:100



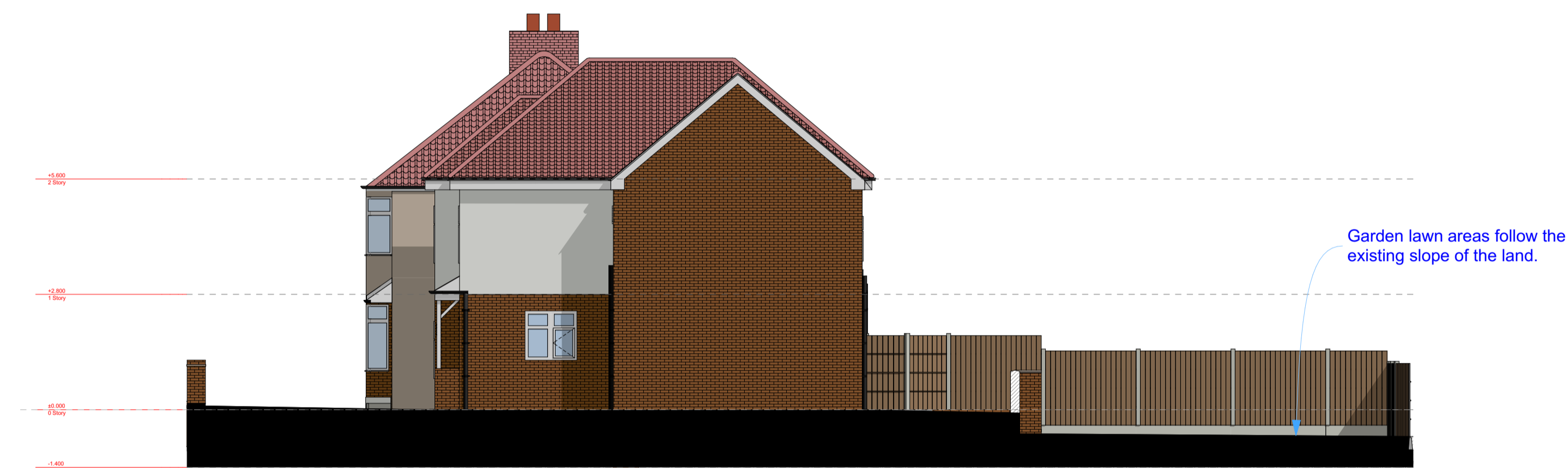
LANGLEY HOUSE, 249 BROADWAY, BEXLEYHEATH, KENT DA6 8DB Drawn By: Miss. Janine R. Mustafa BSc Hons janine@langleyscs.co.uk	Site Address 67 Royal Oak Road Bexleyheath, Bexley, Kent DA6 7HQ	Drawing Type PLANNING	Proposal Demolition of existing garage and outbuilding and erection of 3 bedroom / 5 person dwellinghouse on side garden, including improvements to the existing dwellinghouse, car and cycle parking provision, waste storage provisions and associated landscaping.	Drawing Description Proposed Floor Plans		Revision Number N/A	For the Client: Vertical Sunrooms Limited	NOTES Site measurements taken by JRM of this office on 17th and 18th June 2021. Measurements of neighbouring buildings, where these have been found to be relevant for depiction, have been taken from publicly accessible drawings submitted to the Local Planning Authority within the past 10 years. These drawings were printed to scale and dimensioned by hand using a scale rule before being re-drawn. In these instances, elevational details are representational rather than exact.
	Project Reference DRAW / 67.ROR / 0721	Drawing Reference DRAW / 67.ROR / 0721 / 003	Scale 1:100 @ A1 Or as specified below each drawing	Date 06 / 07 / 2021	Revision Date N/A	Local Authority The London Borough of Bexley		



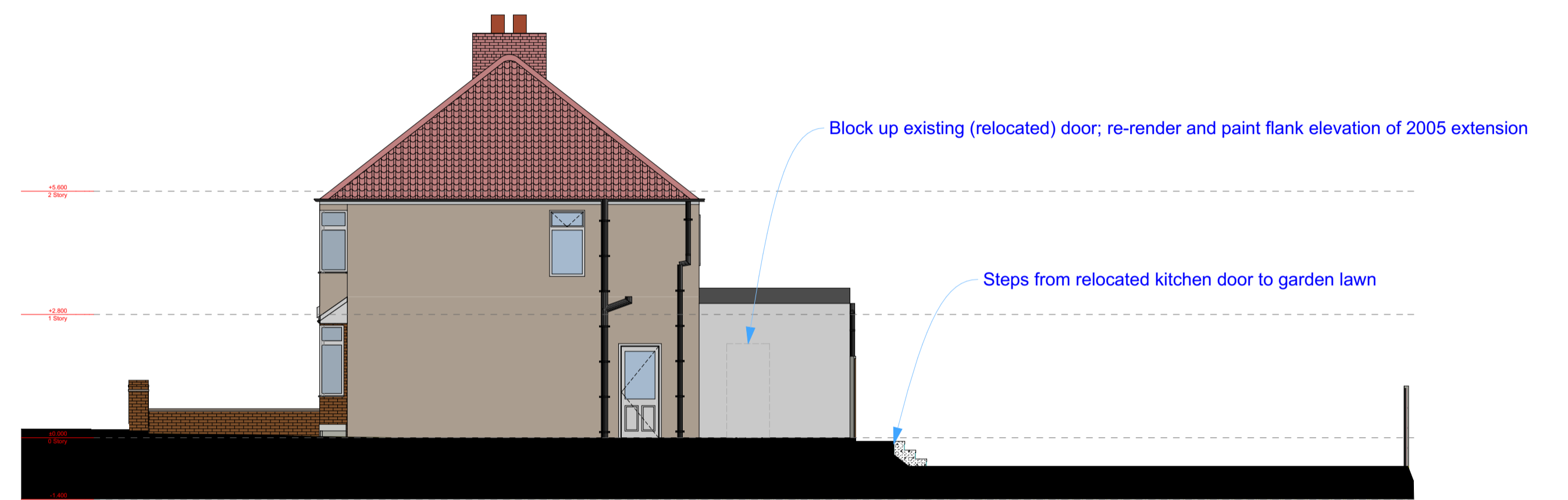
09 Proposed Front Elevation (North-Facing) - Street View 1:100



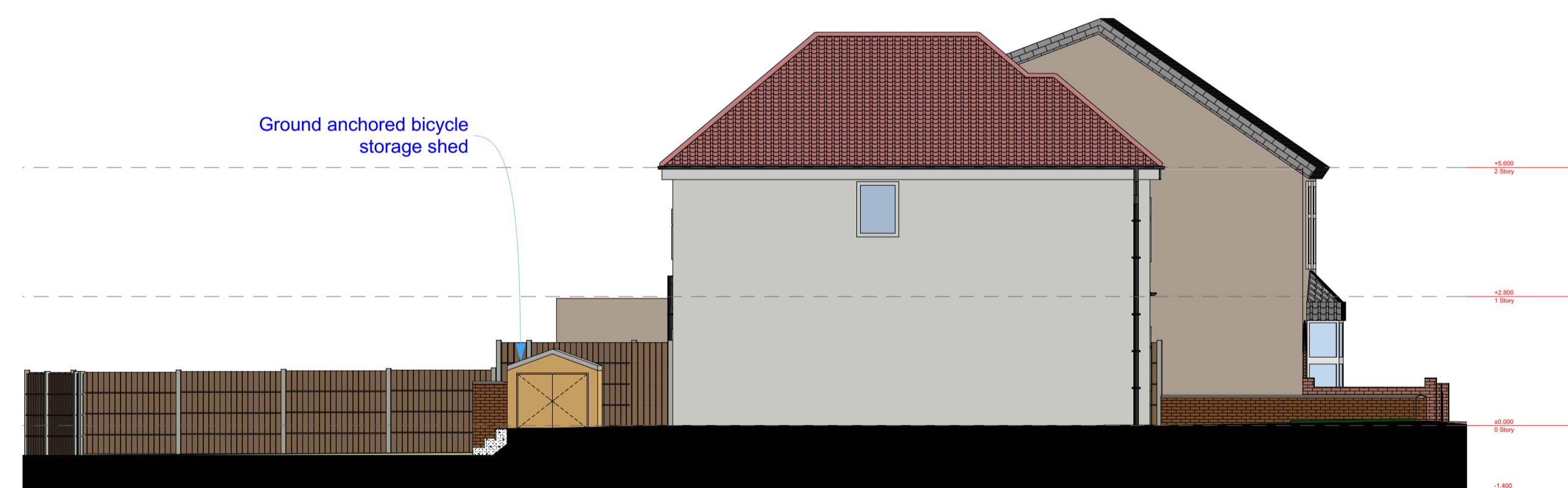
10 Proposed Rear Elevation (South-Facing) - patio level 1:100



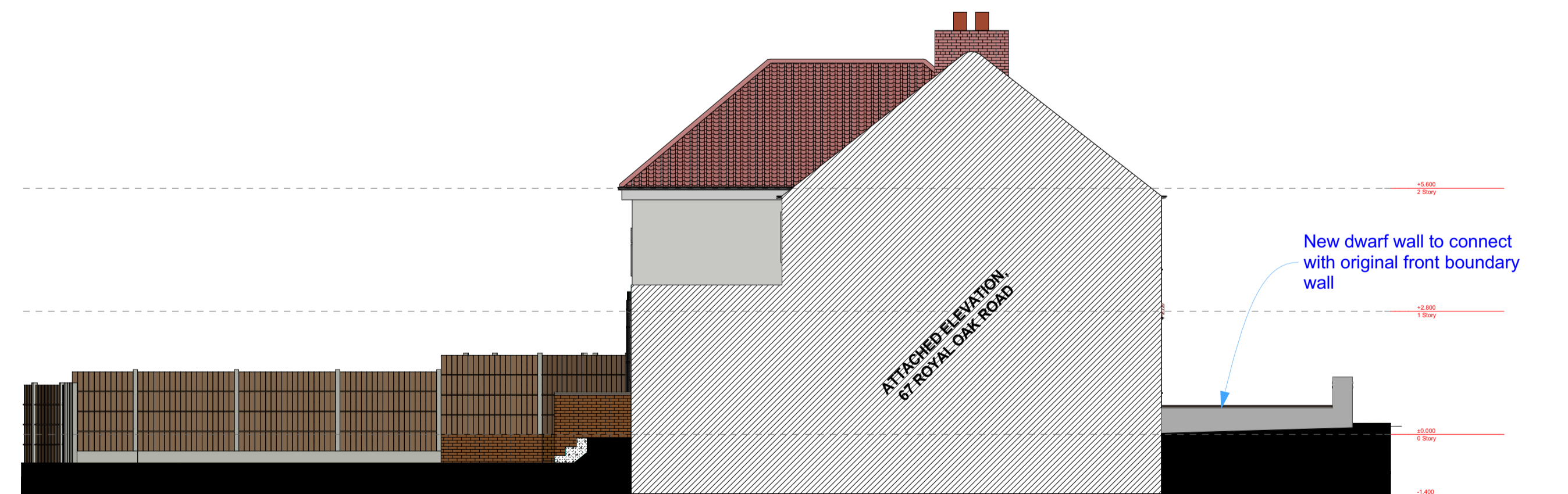
06 Proposed Flank Elevation (West-Facing) 1:100



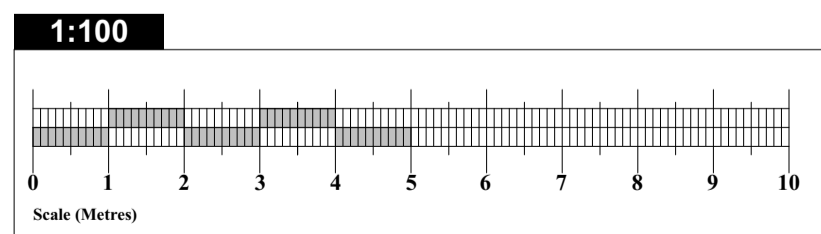
13 Proposed Flank Elevation of Original House (West-Facing) 1:100



08 Proposed Flank Elevation (East Facing) - Long View 1:100



14 Proposed Flank Elevation (West-Facing); Attached Side 1:100



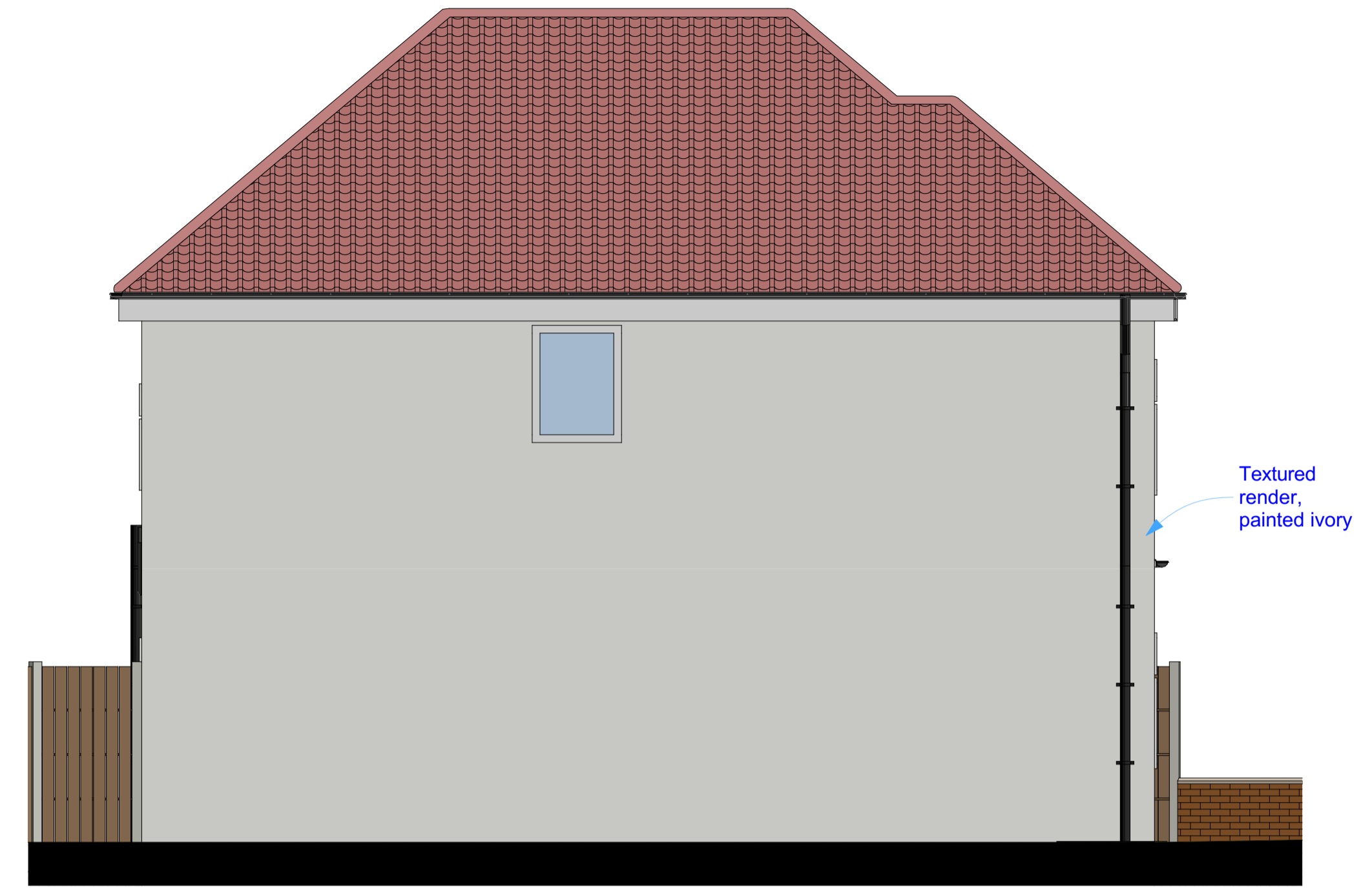
LANGLEY HOUSE, 249 BROADWAY, BEXLEYHEATH, KENT DA6 8DB Drawn By: Miss. Janine R. Mustafa BSc Hons janine@langleyscs.co.uk	Site Address 67 Royal Oak Road Bexleyheath, Bexley, Kent DA6 7HQ	Drawing Type PLANNING	Proposal Demolition of existing garage and outbuilding and erection of 3 bedroom / 5 person dwellinghouse on side garden, including improvements to the existing dwellinghouse, car and cycle parking provision, waste storage provisions and associated landscaping.	Drawing Description Proposed Elevations (Full Lengths & Street Views)		Revision Number N/A	For the Client: Vertical Sunrooms Limited	NOTES Site measurements taken by JRM of this office on 17th and 18th June 2021. Measurements of neighbouring buildings, where these have been found to be relevant for depiction, have been taken from publicly accessible drawings submitted to the Local Planning Authority within the past 10 years. These drawings were printed to scale and dimensioned by hand using a scale rule before being re-drawn. In these instances, elevational details are representational rather than exact.
	Project Reference DRAW / 67.ROR / 0721	Drawing Reference DRAW / 67.ROR / 0721 / 004	Scale 1:100 @ A1 Or as specified below each drawing	Date 25 / 06 / 2021	Revision Date N/A	Local Authority The London Borough of Bexley		



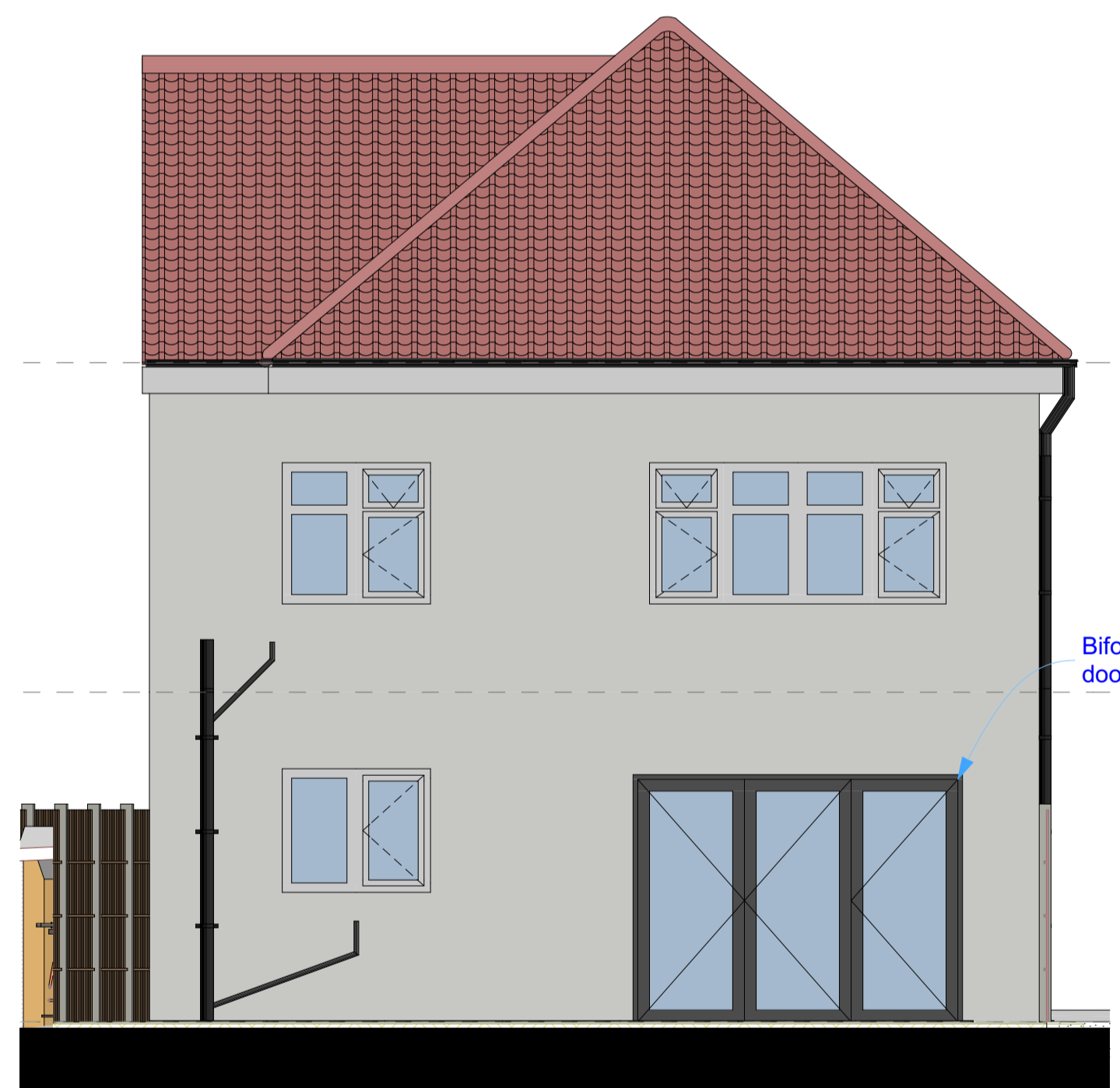
05 Principal Elevation (North-Facing) - Proposed House 1:50



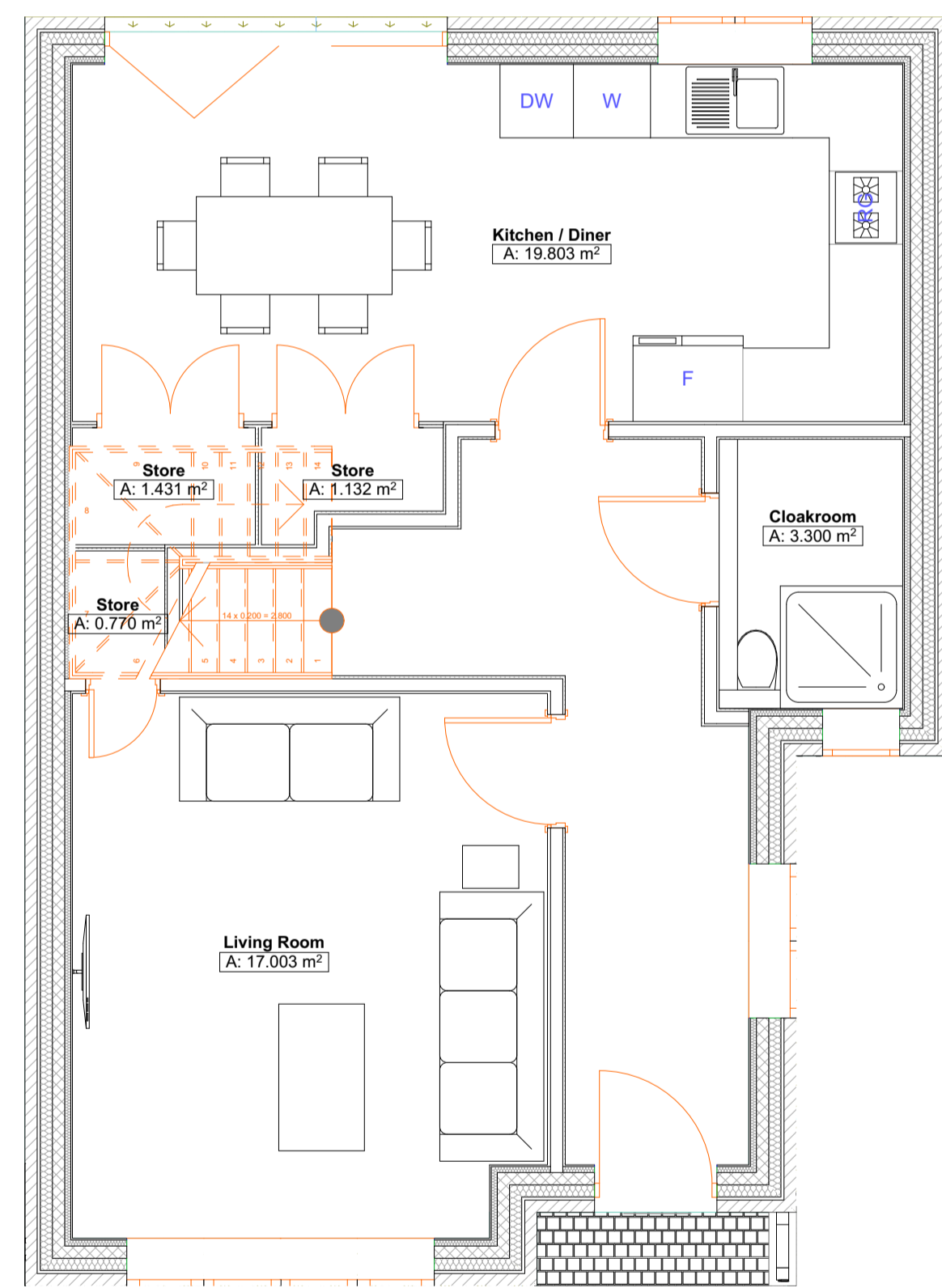
11 Flank Elevation (West-Facing) - Proposed House 1:50



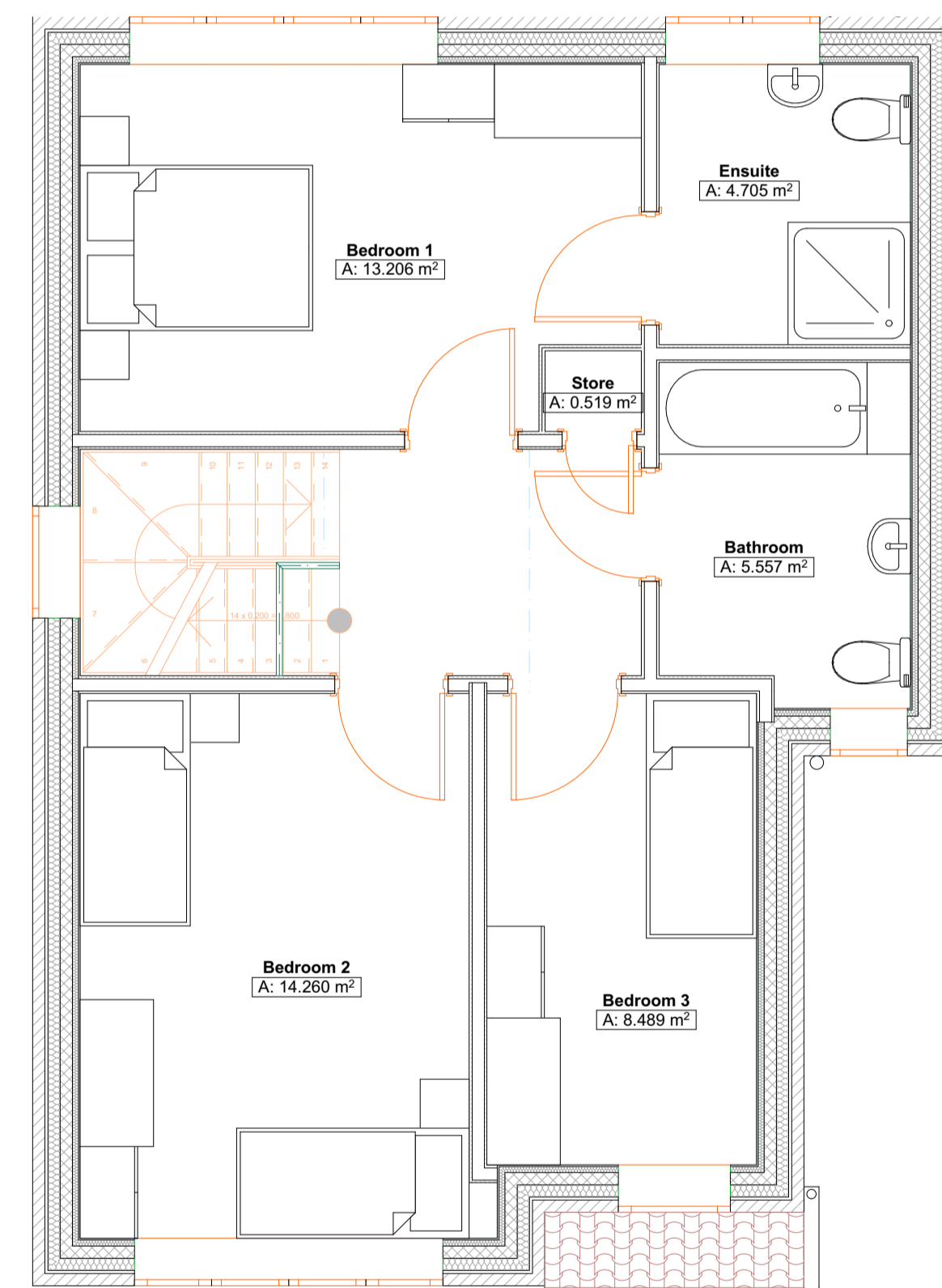
12 Flank Elevation (West-Facing) - Proposed House 1:50



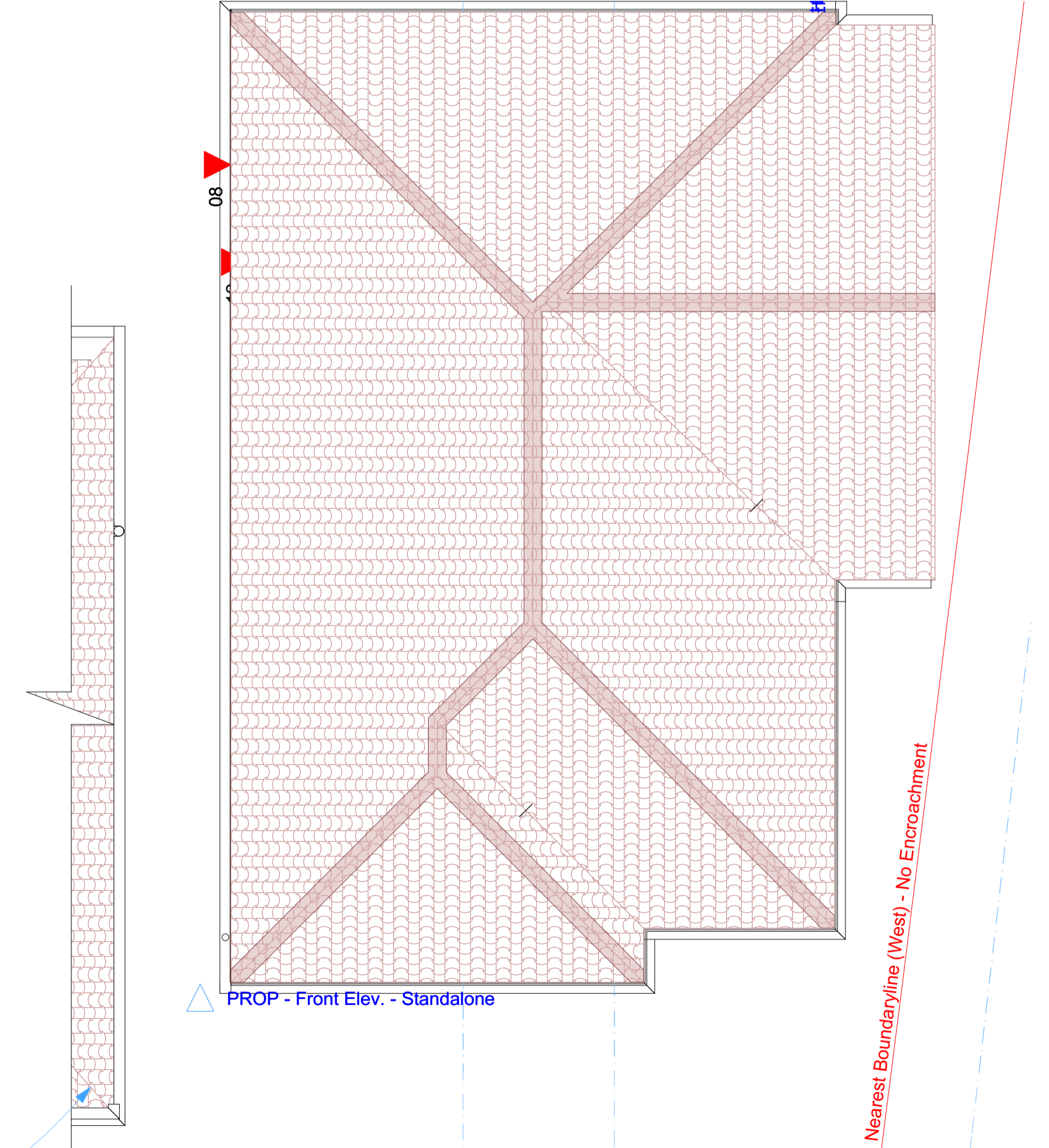
10 Rear Elevation (South-Facing) - Proposed House 1:50



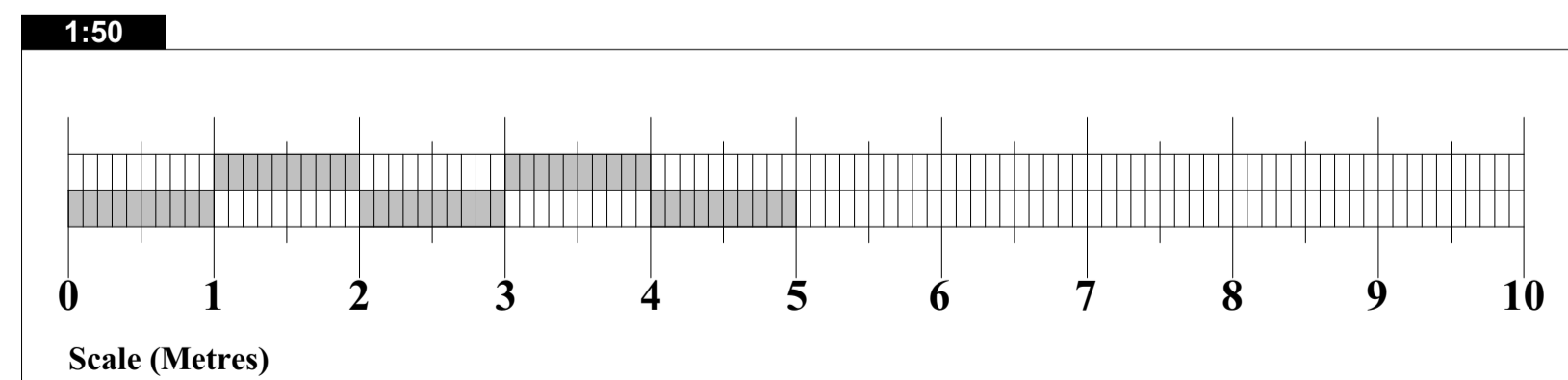
0. Proposed Ground Floor Plan 1:50



1. Proposed 1st Floor Plan 1:50



2. Proposed Roof Plan 1:50



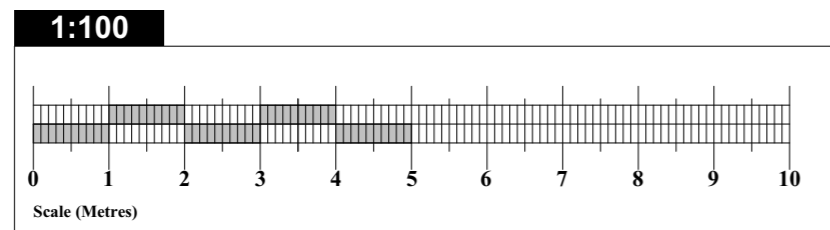
LANGLEY HOUSE, 249 BROADWAY, BEXLEYHEATH, KENT DA6 8DB Drawn By: Miss. Janine R. Mustafa BSc Hons janine@langleyscs.co.uk	Site Address 67 Royal Oak Road Bexleyheath, Bexley, Kent DA6 7HQ	Drawing Type PLANNING	Proposal Demolition of existing garage and outbuilding and erection of 3 bedroom / 5 person dwellinghouse on side garden, including improvements to the existing dwellinghouse, car and cycle parking provision, waste storage provisions and associated landscaping.	Drawing Description Proposed Plans and Elevations (The Proposed Building)	Revision Number Revision Date 	For the Client: Vertical Sunrooms Limited	NOTES Site measurements taken by JRM of this office on 17th and 18th June 2021. Measurements of neighbouring buildings, where these have been found to be relevant for depiction, have been taken from publicly accessible drawings submitted to the Local Planning Authority within the past 10 years. These drawings were printed to scale and dimensioned by hand using a scale rule before being re-drawn. In these instances, elevational details are representational rather than exact.
	Project Reference DRAW / 67.ROR / 0721	Drawing Reference DRAW / 67.ROR / 0721 / 005	Scale 1:50 @ A1 Or as specified below each drawing	Date 30 / 06 / 2021	Local Authority The London Borough of Bexley		



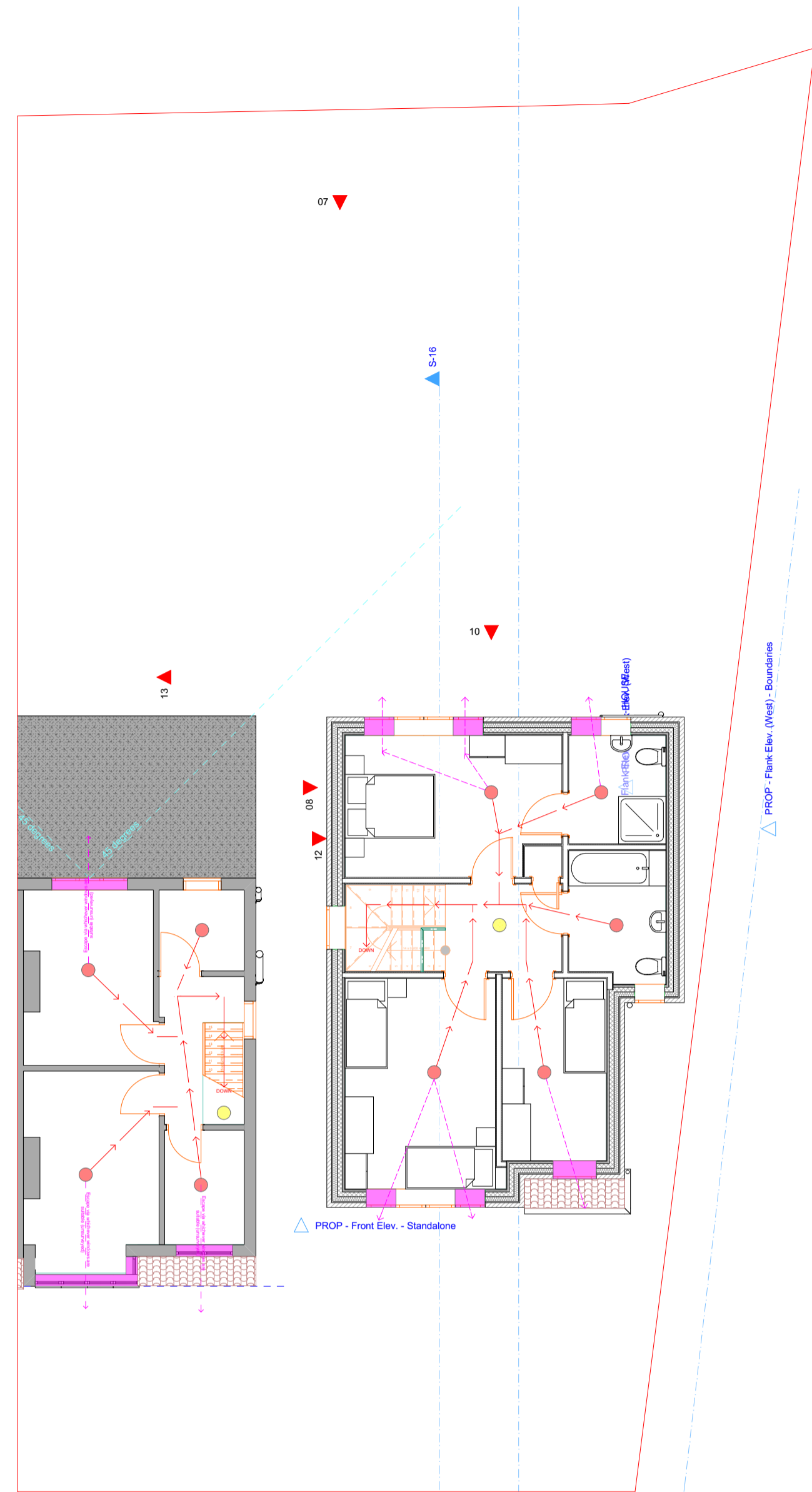
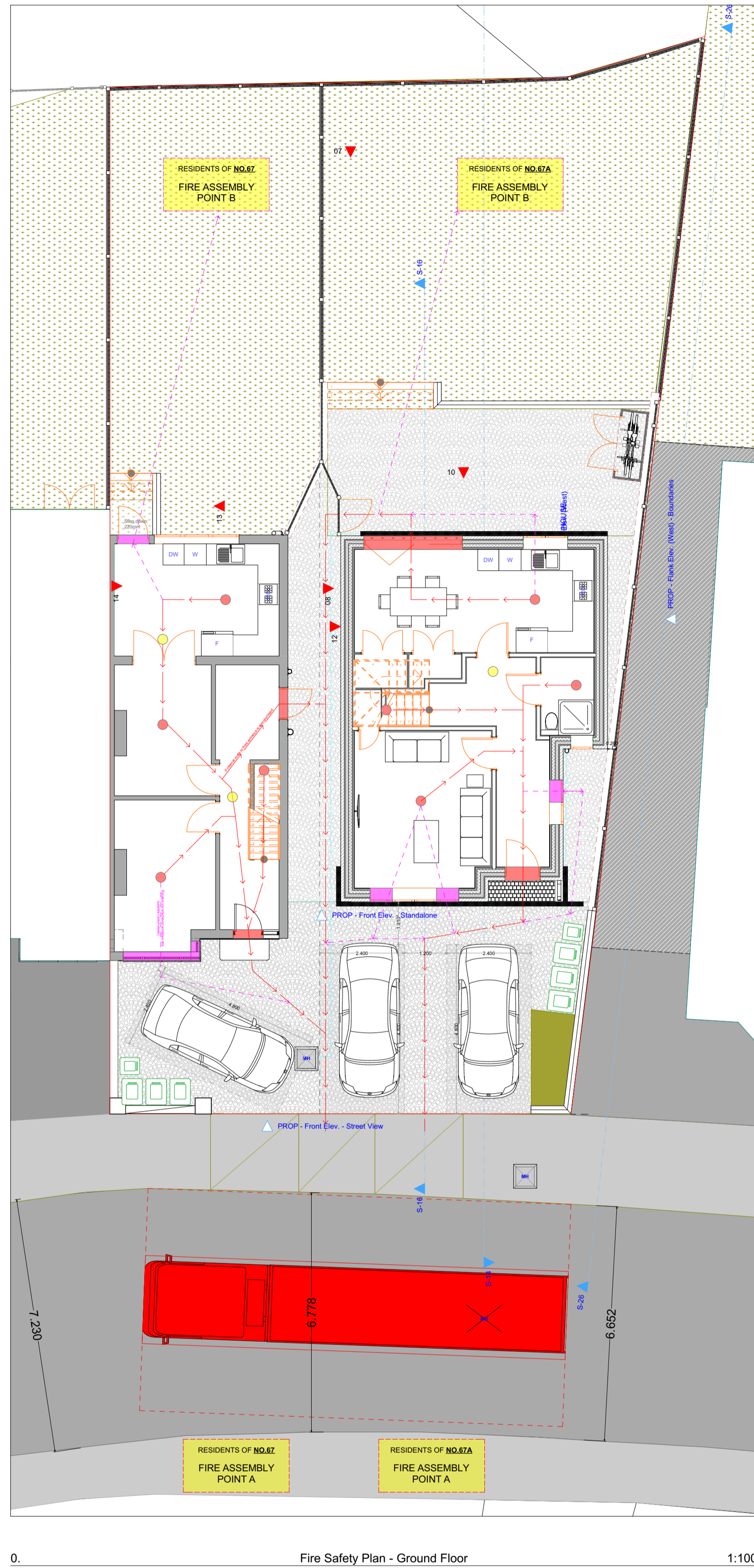
15

Proposed Flank Elevation (West-Facing), as viewed beyond boundary

1:100



LANGLEY HOUSE, 249 BROADWAY, BEXLEYHEATH, KENT DA6 8DB Drawn By: Miss. Janine R. Mustafa BSc Hons janine@langleyscs.co.uk	Site Address 67 Royal Oak Road Bexleyheath, Bexley, Kent DA6 7HQ	Drawing Type PLANNING	Proposal Demolition of existing garage and outbuilding and erection of 3 bedroom / 5 person dwellinghouse on side garden, including improvements to the existing dwellinghouse, car and cycle parking provision, waste storage provisions and associated landscaping.	Drawing Description Proposed elevation showing boundary treatments (west-facing)		Revision Number N/A	For the Client Vertical Sunrooms Limited	NOTES Site measurements taken by JRM of this office on 17th and 18th June 2021. Measurements of neighbouring buildings, where these have been found to be relevant for depiction, have been taken from publicly accessible drawings submitted to the Local Planning Authority within the past 10 years. These drawings were printed to scale and dimensioned by hand using a scale rule before being re-drawn. In these instances, elevational details are representational rather than exact.
	Project Reference DRAW / 67.ROR / 0721	Drawing Reference DRAW / 67.ROR / 0721 / 006	Scale 1:100 @ A3 Or as specified below each drawing	Date 06 / 07 / 2021	Revision Date N/A	Local Authority The London Borough of Bexley		



1. Fire Safety Plan - 1st Floor 1:100

LEGEND
 Fire Safety
 - Maximum dimensions for a Fire Appliance (FB)
 - Smoke Detector & Fire Alarm
 - Start Point (escapee)
 - Primary Escape Route
 - Secondary Escape Route
 - Primary Escape Point (doors)
 - Secondary Escape Point (doors & windows)
 - Primary Evacuation Assembly Points
 - Secondary Evacuation Assembly Points



06 67A: West-facing flank elevation - emergency escape window 1:100



05 67A: Proposed front elevation - emergency escape windows 1:100



10 67A: Proposed rear elevation - emergency escape windows 1:100

For minor developments such as this, London Plan Policy D12 'Fire Safety' states, in blue, that:

A In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:

- 1) identify suitably positioned unobstructed outside space: a) for fire appliances to be positioned on b) appropriate for use as an evacuation assembly point [Response, below]
Fire Appliance Positioning (a): The width of the roadway directly in front of the site measures more than 6m, thereby exceeding the London Fire Brigade's (LFB) requirements for road spaces that may be used by pumping appliances. The dimensions of the largest LFB pumping appliance, an engine with aerial platform, turntable ladders and special appliances, is shown positioned in the road, left (max. length: 12.0 m / max. height: 4.5 m / max. width 2.55m, increasing to 6.3m with jacks/outriggers out).
Evacuation Assembly Point (b): If sufficiently clear of vehicles or other obstructions (e.g. furniture) and safe, both front driveways and gardens are large enough to deliver an onsite evacuation assembly points for residents. Otherwise, two external fire evacuation points are provided on the opposite pavement, as shown in the plan, left.
- 2) are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures [Response, below]
 As part of the development, two new fire detectors and alarms will be fitted to each building, one on each landing, along with carbon monoxide alarms by boilers. Fire alarm positions are shown as yellow circles on the plan, left. 67A (the new dwelling) will be built in full accordance with current Building Regulations, with the structural frame, doors, windows etc. offering the required level of protection from, and resistance against, fire.
- 3) are constructed in an appropriate way to minimise the risk of fire spread [Response, below]
 See response to (2), above.
- 4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users [Response, below]
 For the new dwelling, appropriate first floor emergency escape windows are shown on the elevations below (front, flank (west-facing) & rear elevations). In accordance with Approved Document B Fire Safety of the Building Regulations 2010 (2019 edition incorporating 2020 amendments for use in England), Paragraph 2.10 'Emergency escape windows and external doors':
 a) (i) have an area greater than 0.33m².
 (ii) have a height greater than 450mm and a width greater than 450mm.
 b) People escaping from these windows will be able to reach a place free from danger in either the front driveway or back garden. Both of these comply with Diagram 2.5 of the abovementioned document.
 c) These windows will be fitted with locks and opening stays with child-resistant release catches, as is allowed.
 d) Windows will be capable of remaining open without being held.
- 5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in [Response, below]
 The evacuation strategy is shown on the plans, left. In the event of a fire emergency, residents should follow the primary escape routes out of building shown via the red arrows unless these routes are in some way compromised; in which case, they may follow the secondary escape routes shown via the magenta arrows.
- 6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development. [Response, below]
Access: Firefighters may access 67A Royal Oak Road (the new house) directly from the front of the site, or secondarily via the side gate and back door. They may access no.67 via the front or side doors as existing, the only difference being the loss of one of the side doors that has been repositioned along the rear elevation.
Equipment: As the development consists of just one new dwelling intended for private sale and its' accessibility to firefighters from the public highway, no specialist fire fighting equipment such as extinguisher points or riser systems will be provided. The building will be fitted with fire detectors and alarms in the positions shown left, prior to their first occupation which is typical and sufficient for a development of this scale.



Likely route that an emergency vehicle would take from the closest Fire Station (Bexley Fire Station, 172 Erith Rd, Bexleyheath DA7 6BY) to site.

NOT TO SCALE
 Base Map Source: Google Earth, 2021



LANGLEY HOUSE, 249 BROADWAY, BEXLEYHEATH, KENT DA6 8DB	Site Address 67 Royal Oak Road Bexleyheath, Bexley, Kent DA6 7HQ	Drawing Type PLANNING	Proposal Demolition of existing garage and outbuilding and erection of 3 bedroom / 5 person dwellinghouse on side garden, including improvements to the existing dwellinghouse, car and cycle parking provision, waste storage provisions and associated landscaping.	Drawing Description Fire Safety Plan	Revision Number N/A	For the Client: Vertical Sunrooms Limited	NOTES Site measurements taken by JRM of this office on 17th and 18th June 2021. Measurements of neighbouring buildings, where these have been found to be relevant for depiction, have been taken from publicly accessible drawings submitted to the Local Planning Authority within the past 10 years. These drawings were printed to scale and dimensioned by hand using a scale rule before being re-drawn. In these instances, elevational details are representational rather than exact.
Drawn By: Miss. Janine R. Mustafa BSc Hons janine@langleyscs.co.uk	Project Reference DRAW / 67.ROR / 0721	Drawing Reference DRAW / 67.ROR / 0721 / 007		Scale 1:100 @ A1 Or as specified below each drawing	Date 13 / 09 / 2021	Local Authority The London Borough of Bexley	

