



01
-

Location Plan
1:1250

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03	25/03/24	Planning consultant comments		SY
02	18/03/24	Client comments		SY
01	12/03/24	Client comments		SY
REV	DATE	DESCRIPTION		BY

Site Address:
Land Adjustment to 84 East Road West Drayton UB7 9HA

Drawing Title:
Location Plan

Status:
Plans Existing

Scale:
1:1250@A3

Client:
OSN Group

Project No:
1031

Date:
13/05/2025

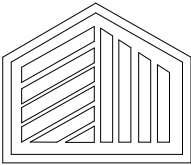
Drawing No:
1031-01

Drawn By:
SY

Rev:
11

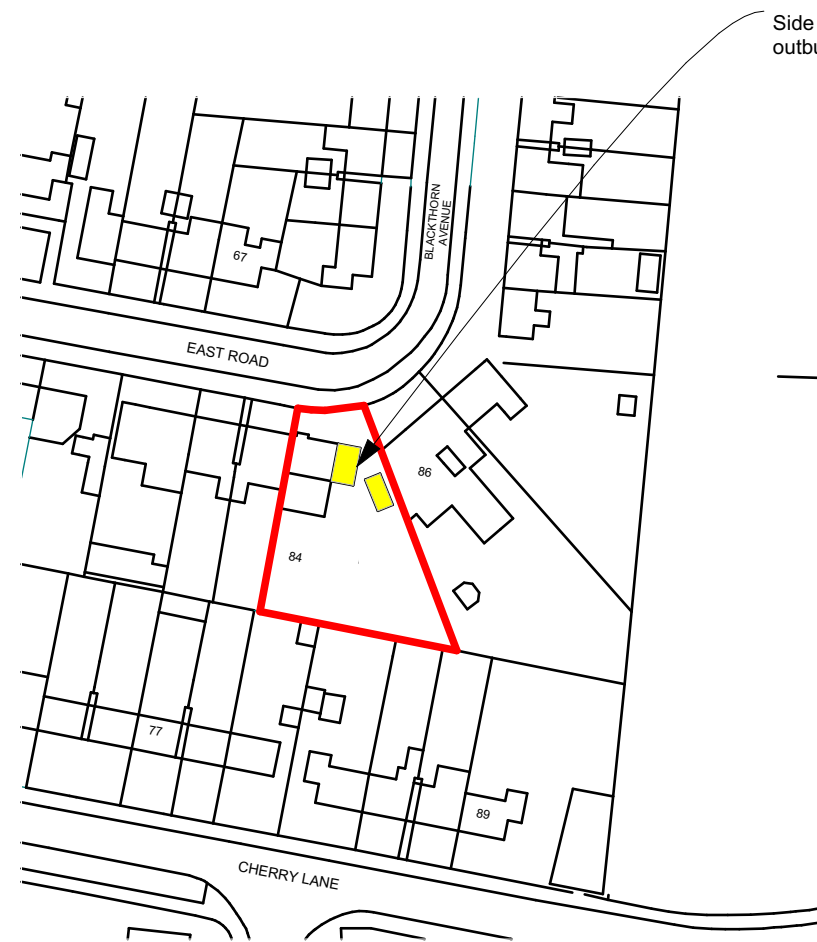
Wall Ledgend

- Existing Wall
- Proposed Wall
- Demolition Walls

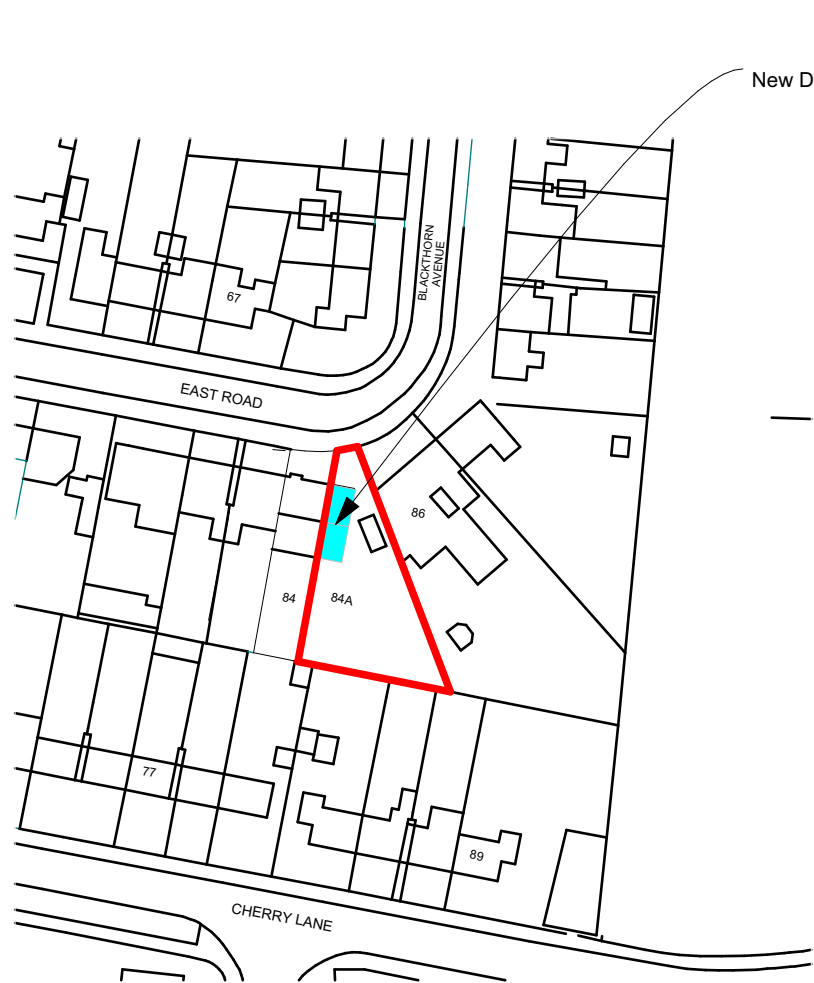


SY Design
Studio

Tel: 07859431227
Email: salmar@sydesignstudio.co.uk
Web: www.sydesignstudio.co.uk



01
-
Existing Block Plan
1:1250



01
-
Proposed Block Plan
1:1250

84A New Proposed Site Area : 525 Sqm
Total GIA New Build 84A : 120 Sqm

Wall Ledgend

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1:100



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Land Adjustment to 84 East Road West Drayton UB7 9HA

Drawing Title:
Block Plan

Status:
Plans Existing

Scale:
1:1250@A3

Client:
OSN Group

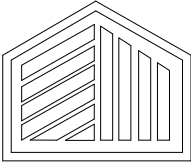
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Date:
13/05/2025

Drawing No:
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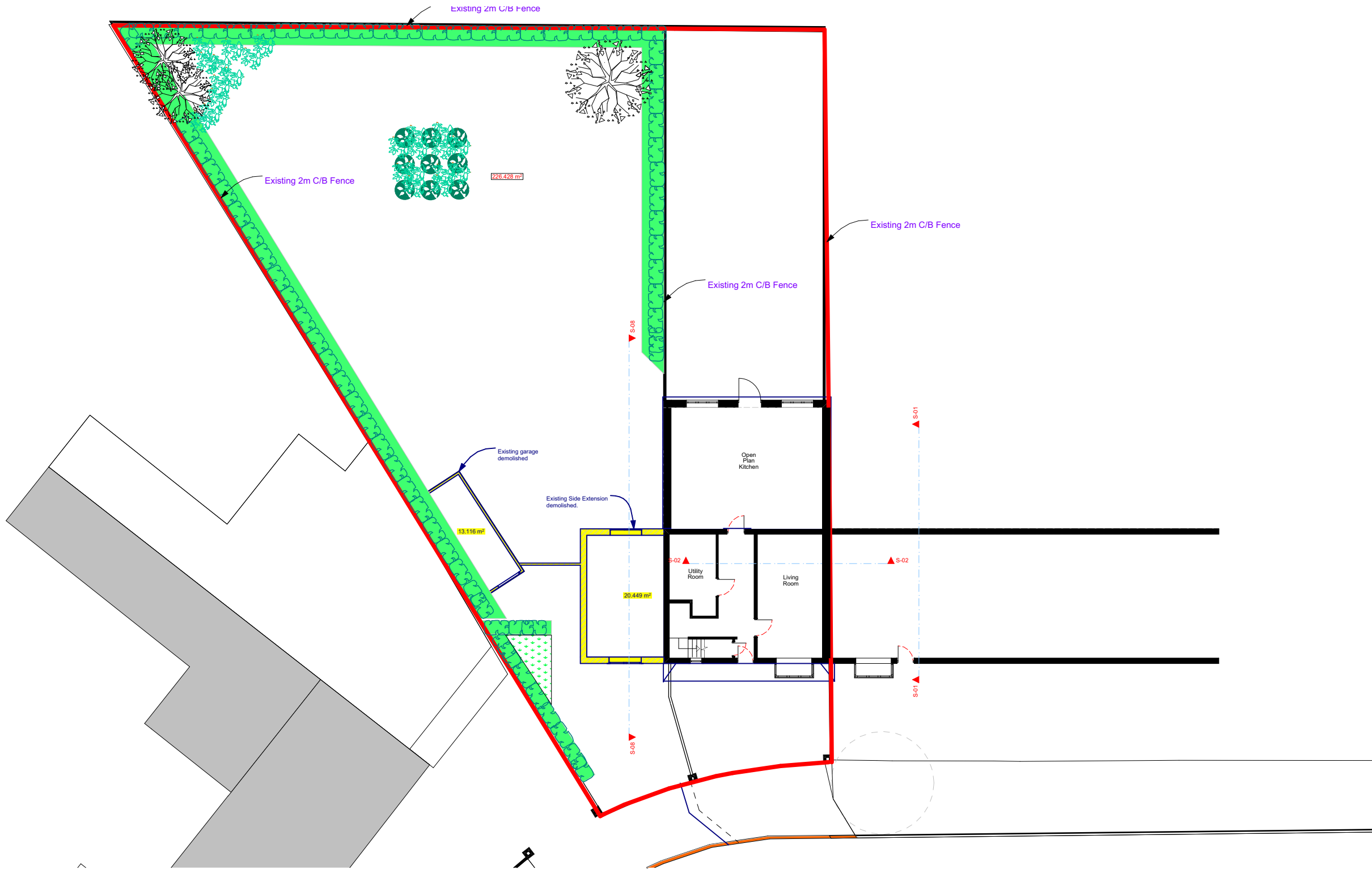
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SY Design
Studio

Tel: 07859431227
Email: salmar@sydesignstudio.co.uk
Web: www.sydesignstudio.co.uk



3
-

Existing Site-Ground Floor

Wall Ledgend

- Existing Wall
- Proposed Wall
- Demolition Walls

1:200



1:200
N



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Existing Site Plan

Status:
Plans Existing

Scale:
1:200@A3

Client:
OSN Group

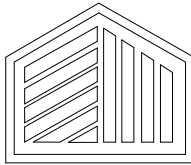
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13/05/2025

Drawing No:
1031-08

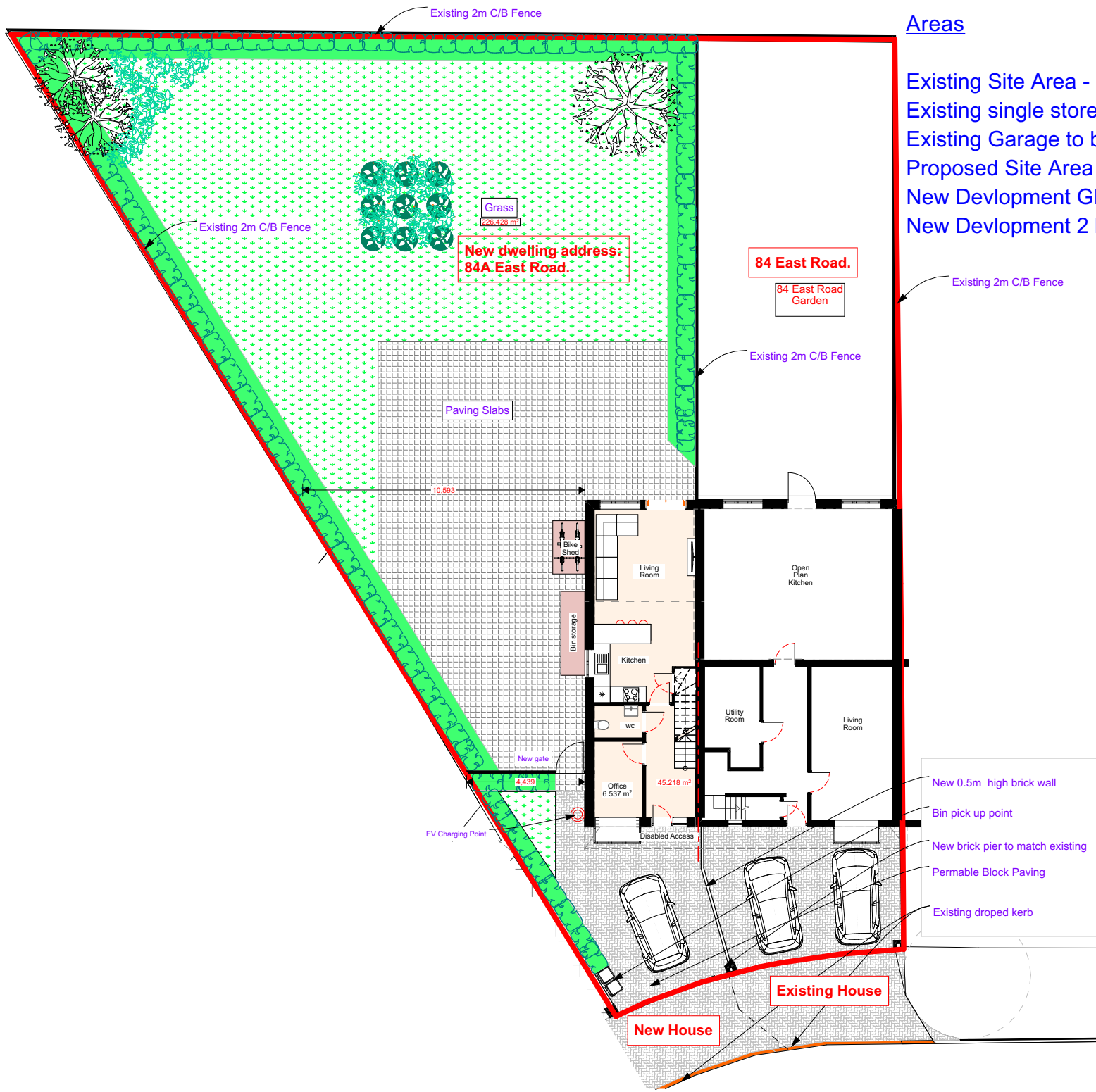
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Studio

Tel: 07859431227
Email: salmar@sydesignstudio.co.uk
Web: www.sydesignstudio.co.uk



Areas

- Existing Site Area - 792Sqm
- Existing single storey extension to be demolished GIA - 20.4Sqm
- Existing Garage to be demolished GIA - 13 Sqm
- Proposed Site Area of new development - 527Sqm
- New Development GIA - 79Sqm 2 bed / 3 person
- New Development 2 bed requirement is 70 Sqm

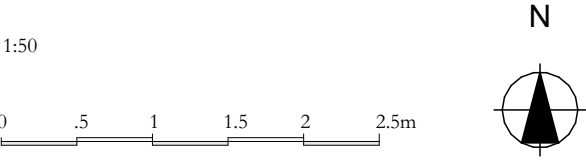
Actual Image	On Drawing	Description
		Alyssum Max Height: 0.5m Max Spread: 1M
		Grass: Rolawn Luxury Turf
		Cherry Tree (Bing)
		Sheffield secure cycle stand
		Wheelie Bin (Separate for recycable and non-recyclable waste)
		Permeable Paving Brett Alpha Flow Charcoal
		Patio Slabs
		EV Charging Point

1
-

Proposed Site-Ground Floor
1:200

Wall Ledgend

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Proposed Site Plan

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Plans Proposed

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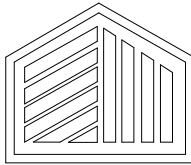
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Project No:
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Drawing No:
1031-11_

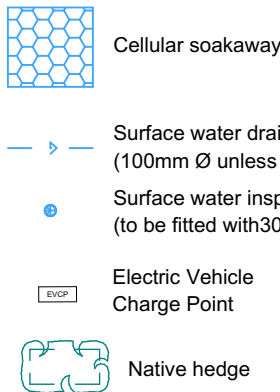
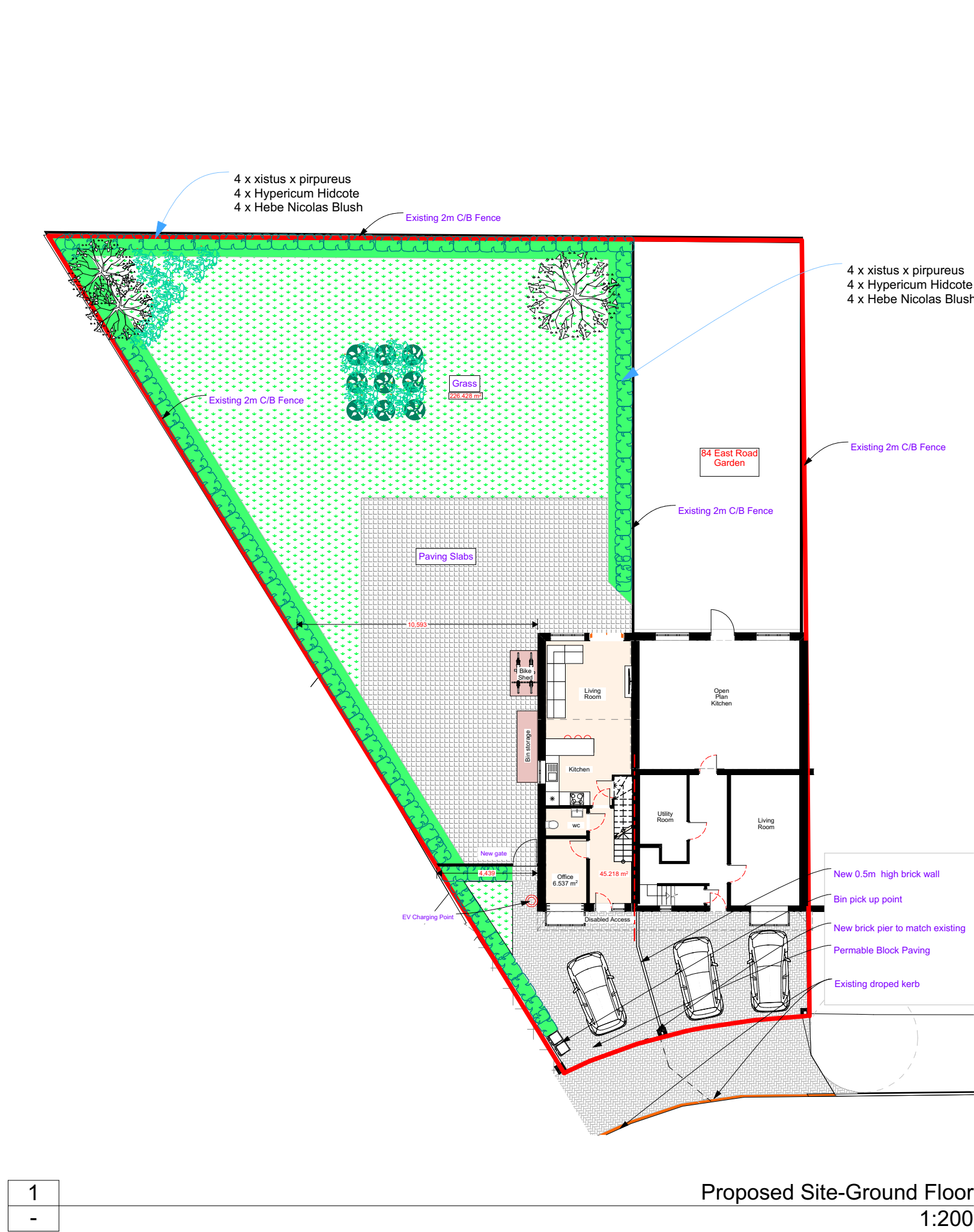
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SY Design
Studio

Tel: 07859431227
Email: salmar@sydesignstudio.co.uk
Web: www.sydesignstudio.co.uk



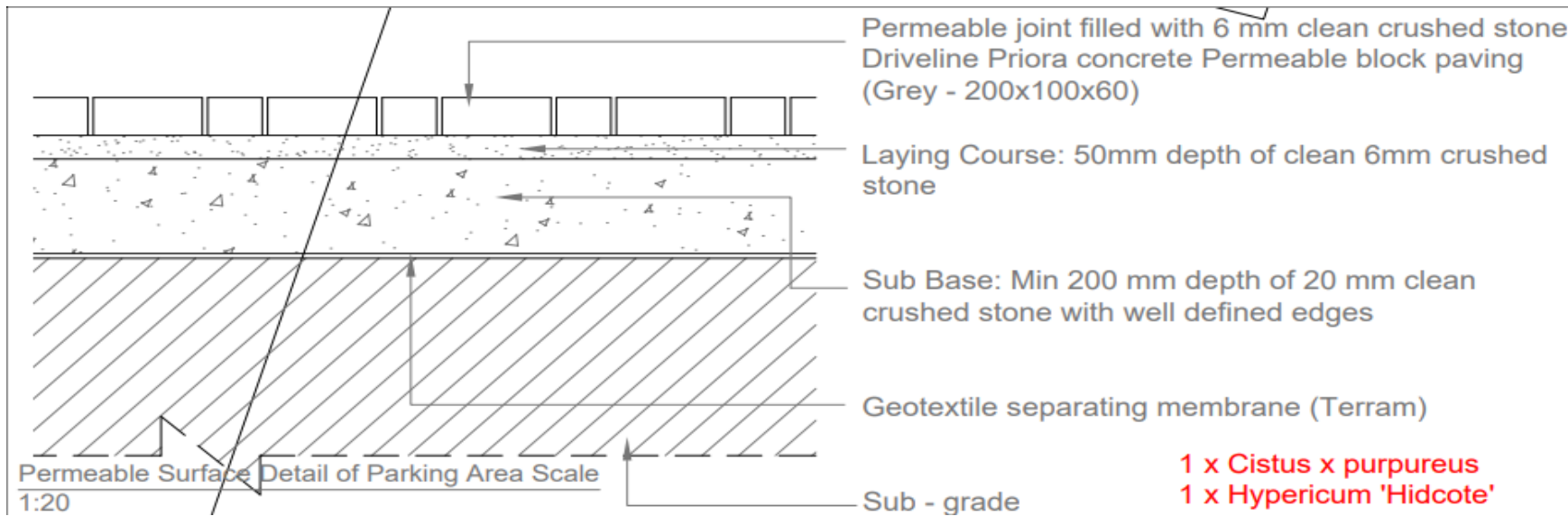
OUTLINE SPECIFICATION

General
All planting work shall be in accordance with approved horticultural standards and all relevant British Standards. Plants shall be supplied in accordance with the HTA Trade Certification Scheme and handled in accordance with the CPSE Handling and Establishment of Landscape Plants Guidelines. Herbicides, pesticides and other chemicals may only be used with approval of the contract administrator. Use of chemicals shall be in accordance with all relevant guidelines and the manufacturer's recommendations. Imported topsoil shall be a minimum specification of BS 3882:2007 Multipurpose Classification unless otherwise instructed. 1m³/20m² approved compost/organic material/soil ameliorant shall be cultivated into topsoil before planting. Peat shall not be used. Following planting all shrub beds shall be treated with an approved granular fertiliser at rates as recommended by the manufacturer. All planting beds shall be mulched with 50mm depth medium grade bark mulch.

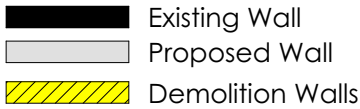
Maintenance
The Defects liability period for planting shall be 12 months from completion of the works. During this period any plant which is found to be dead, dying or otherwise defective shall be replaced during the next planting season. The contractor shall make maintenance visits as required to ensure the successful establishment of the planting and Ornamental Planting maintain all shrub areas in a weed free condition. Planted into 450 mm depth topsoil.

Species	Size(cm)	Pot Size(L)	No. / m²	Quantity					
Cistus x purpureus	30-40	30-40	3L	-	tbc	tbc	28	28	
Hebe 'Nicola's Blush'	30-40	3L	-	tbc	tbc		18		
Hypericum 'Hidcote'	30-40	3L	-	tbc	tbc				
Grass									
Lay onto a minimum 100mm depth topsoil reduced to a fine tilth 10mm down particles.									
Key	Mix		Quantity						
GT1	Rowlawn Medallion		Total Area to be calculated on site by landscape contractor.						

NOTES:
1. All proposals to be reviewed upon completion of final site layout and the on-site topographical survey.
2. All building drainage works shall be carried out in accordance with the current British/European standards BS EN 752, the current building regulations and the local authority building control specifications and requirements.
3. Exact location of rainwater downpipes (rwp) and all internal drainage points (i.e. sfp) to be confirmed by architect, rainwater pipe outlets to be rod-able.
4. All drainage works to be constructed from the outfall towards the head of run to ensure the outfall can be achieved.
5. Contractor to verify location & level of receiving drain prior to commencement.
6. Contractor to verify locations of all existing services prior to commencement and arrange for any necessary protection, diversion or lowering works as required.
7. Proposed finished levels to be designed by others, as a result all proposed finished levels shown are to be reviewed in line with the proposed external works plan produced by others.
8. This drawing is intended to assist with discharging planning conditions only, the contractor is to review all design proposals and make any required changes to ensure all proposals are coordinated and there is no conflicting information.
9. Prior to the commencement of any works all required agreement (i.e. s106 - direct or indirect connection) must be in place.



Wall Legend



1:100



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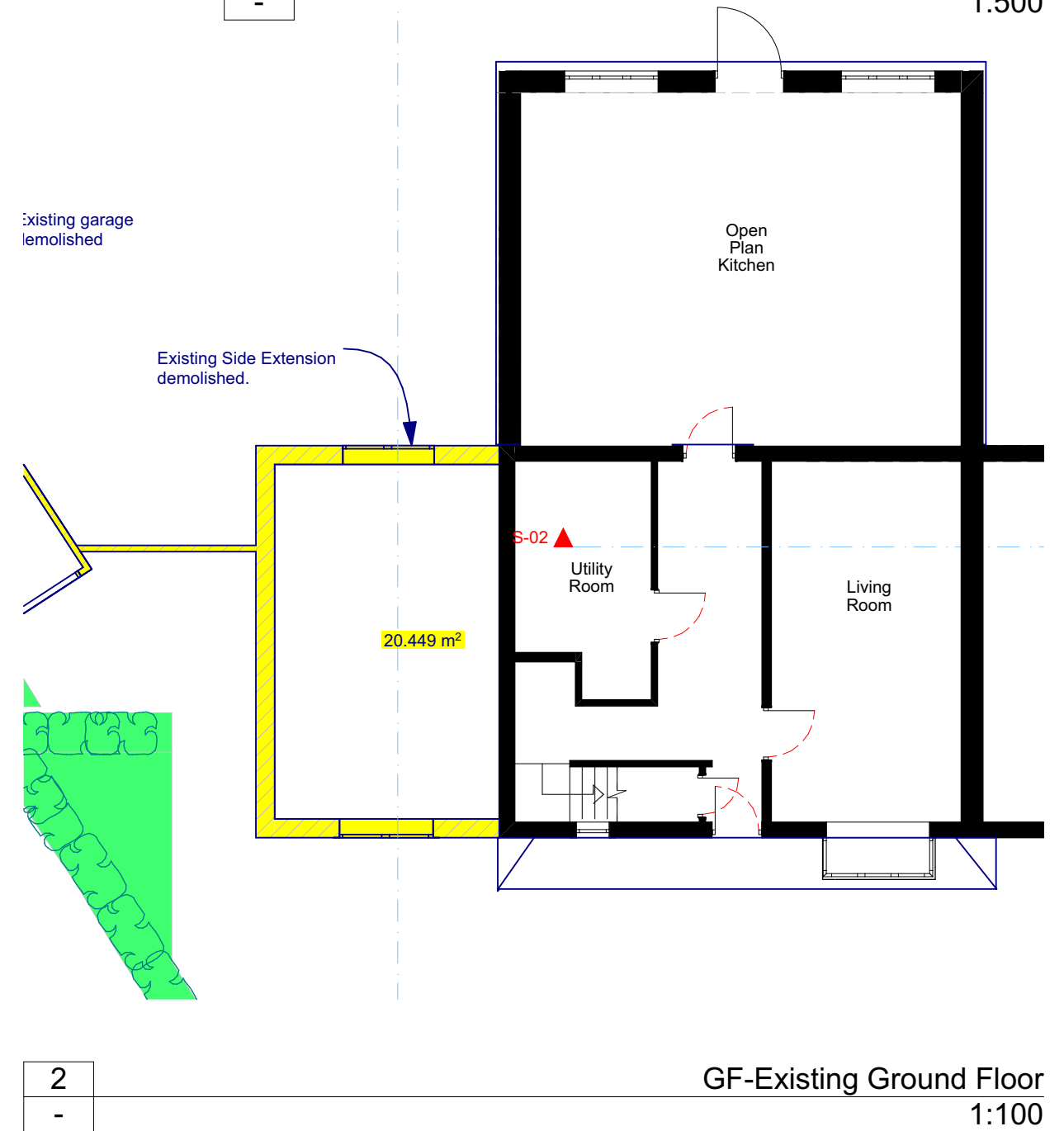
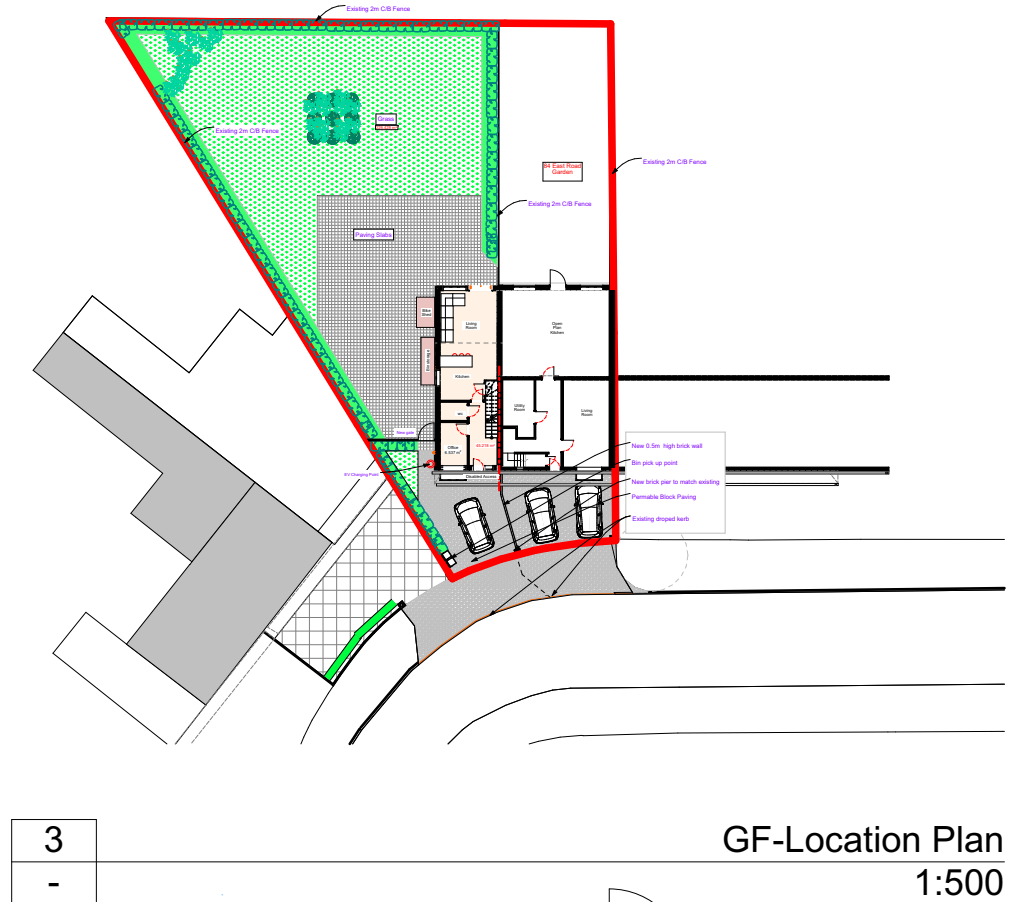
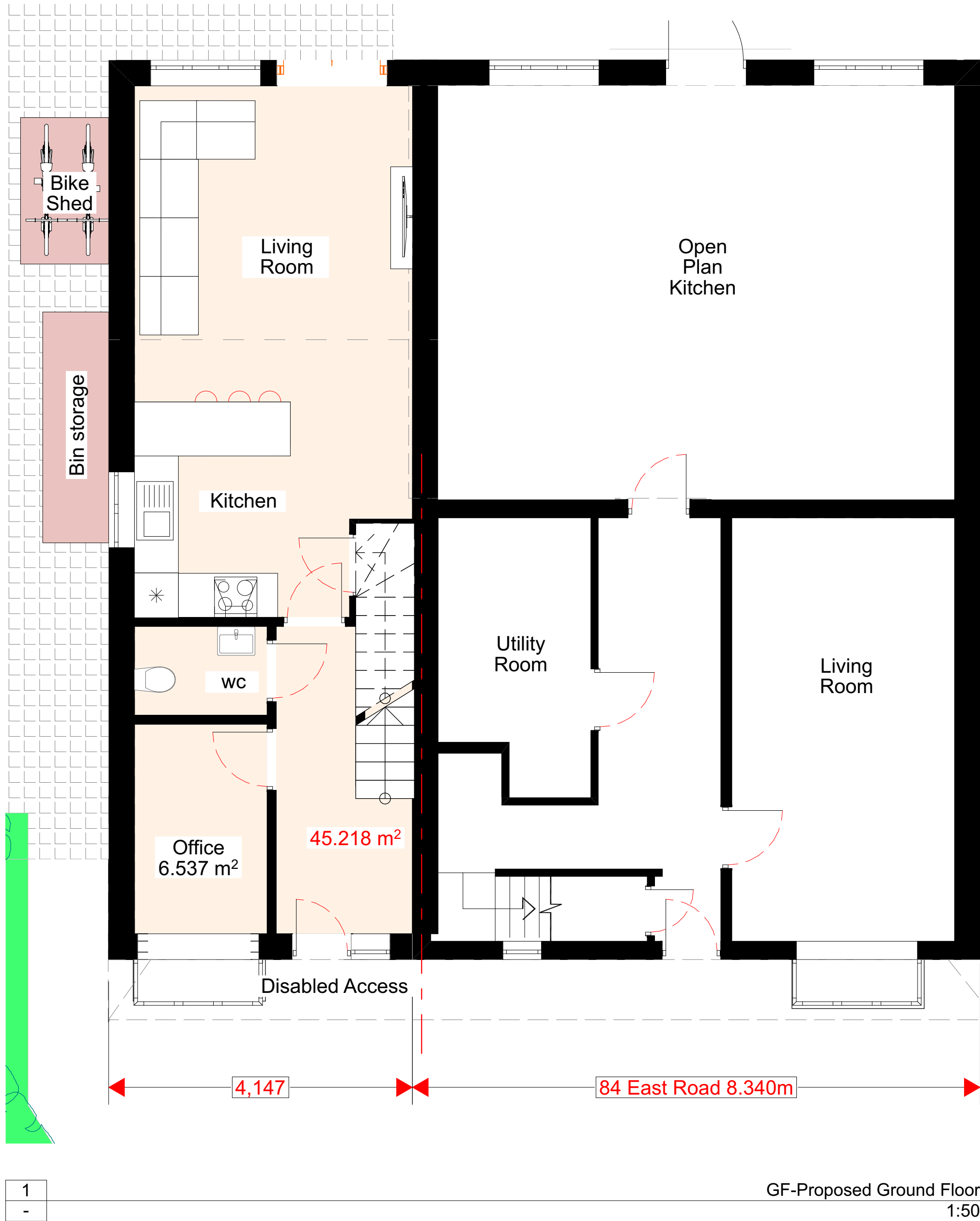
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Client: OSN Group
Date: 13/05/2025
Drawn By: SY

Status: Plans Proposed
Scale: 1:200, 1:100@A2
Project No: 1031
Drawing No: 1031-11A
Rev: 11



SY Design Studio

Tel: 07859431227
Email: salman@sydesignstudio.co.uk
Web: www.sydesignstudio.co.uk

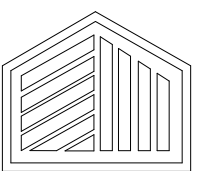


Wall Legend

- Existing Wall
- Proposed Wall
- Demolition Walls

1:50

0 .5 1 1.5 2 2.5m



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REV	DATE	DESCRIPTION	BY

Site Address:
Land Adjustment to 84 East Road West Drayton UB7 9HA

Drawing Title:
Proposed Ground Floor Plan

Status:
Plans Proposed

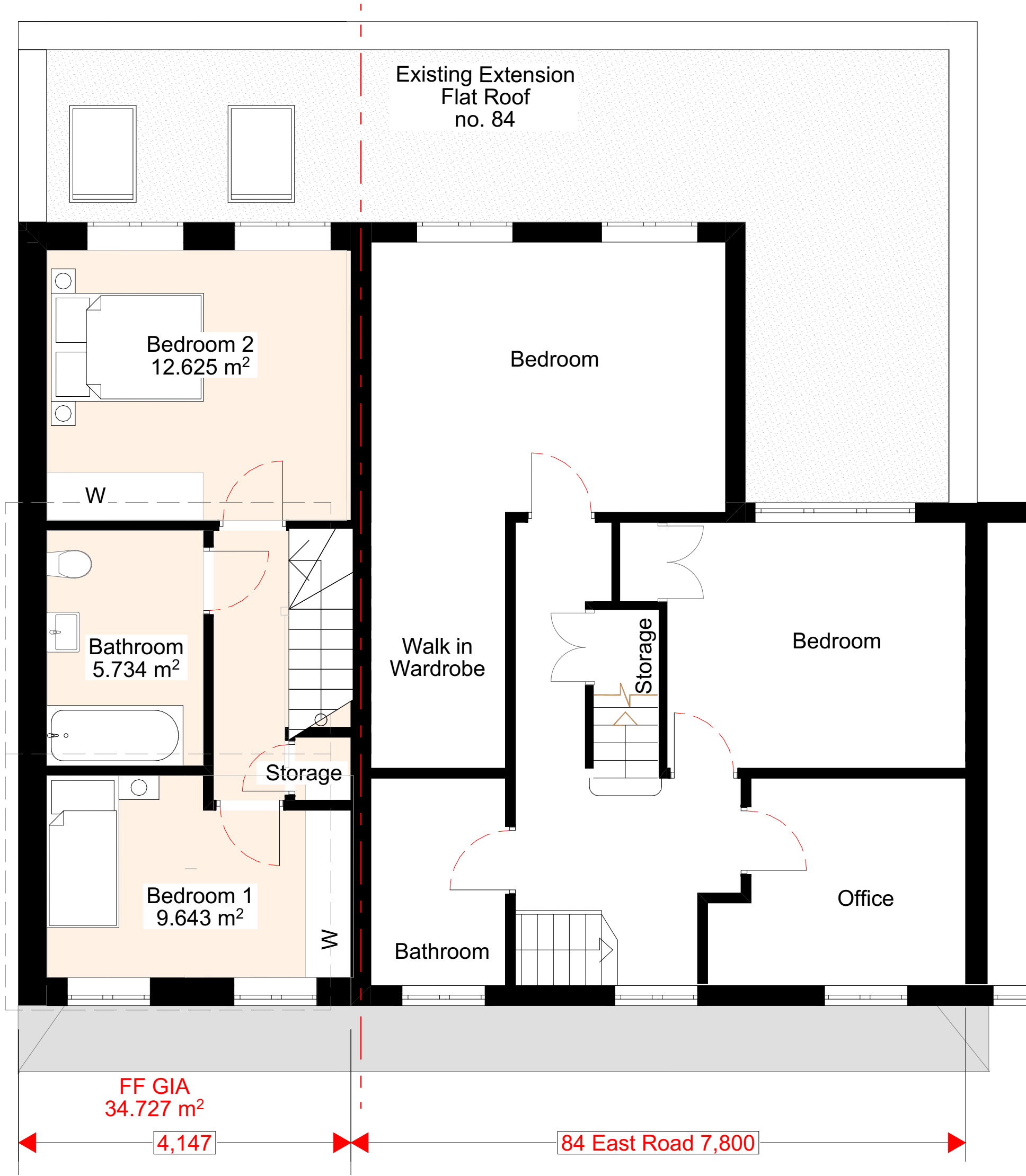
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Client:
OSN Group
Project No:
1031

Date:
13/05/2025
Drawing No:
1031-12

Drawn By:
SY
Rev:
11

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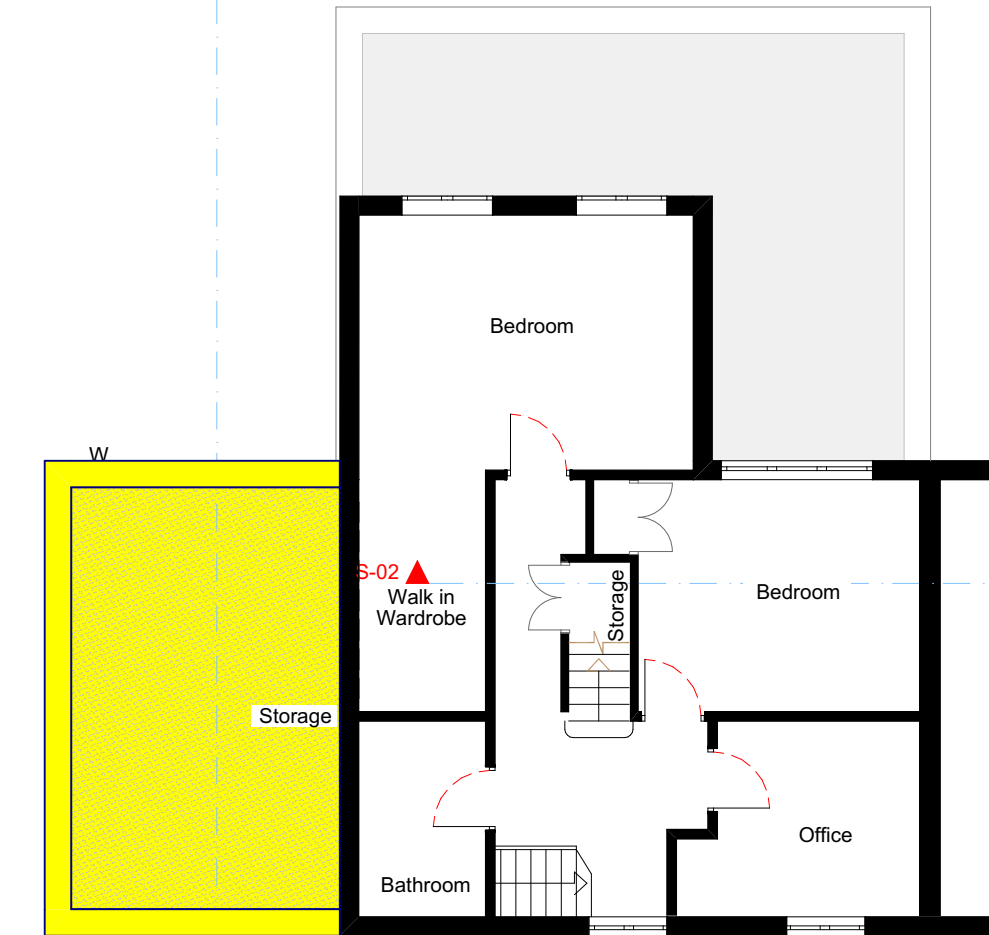


01-Proposed First Floor
1:50

3
-



GF-Location Plan
1:500



2
-

01-Existing First Floor
1:100

Wall Legend

- Existing Wall
Proposed Wall
Demolition Walls

1:50



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Drawing Title:
Proposed First Floor Plan

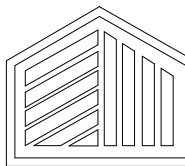
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Plans Proposed

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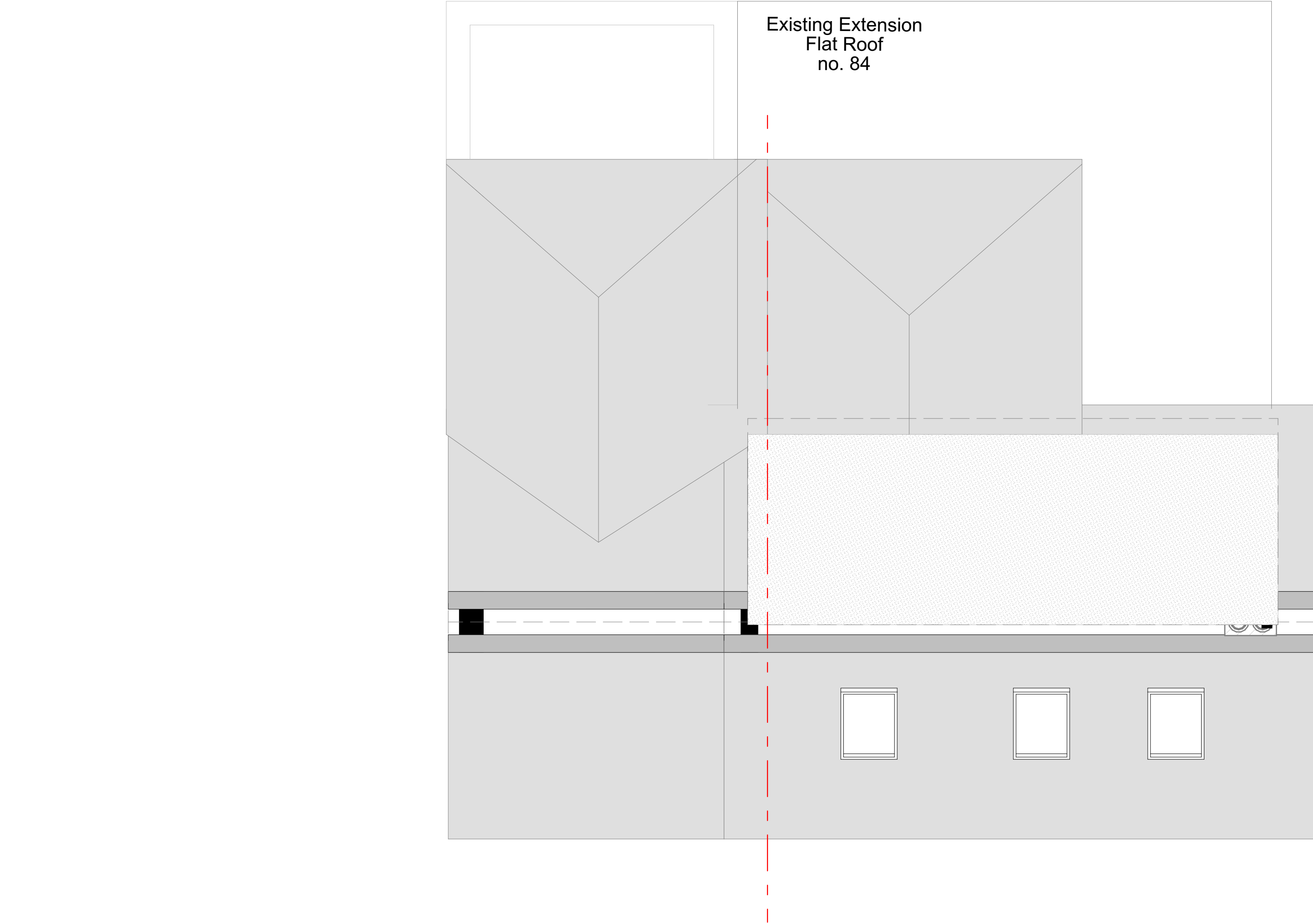
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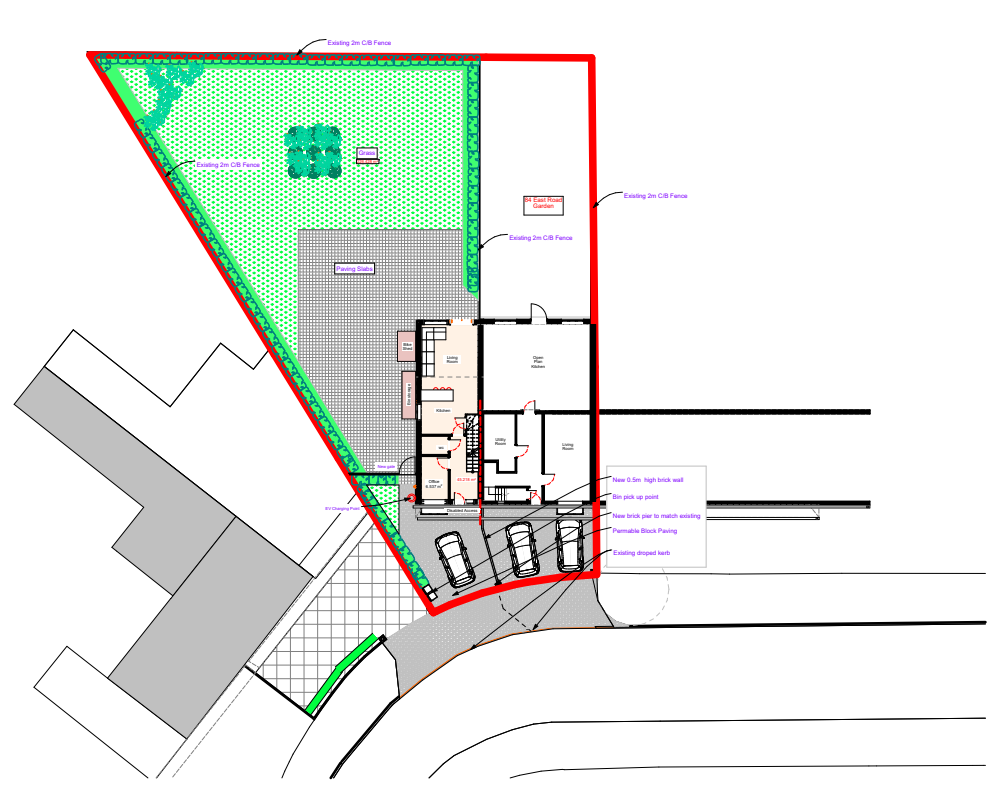
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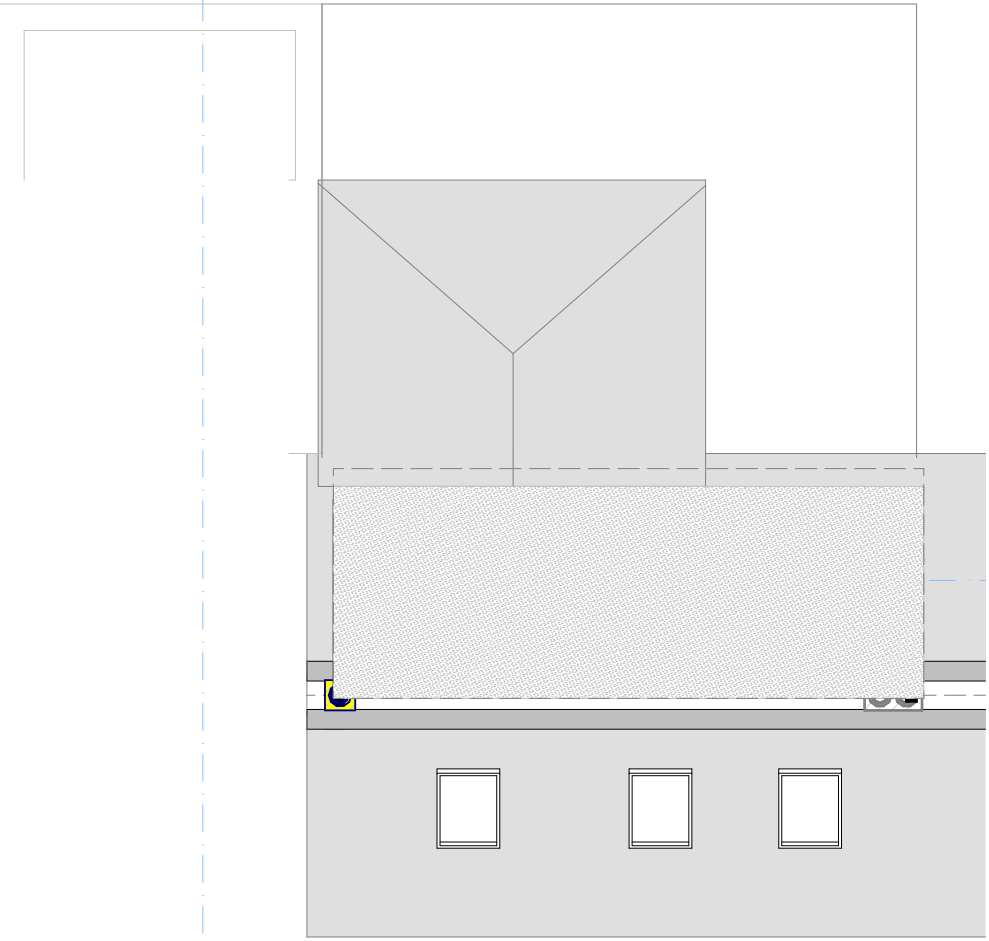
1
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RF-Proposed Roof
1:50



3
-

GF-Location Plan
1:500



2
-

RF-Existing Roof
1:100

Wall Legend

- Existing Wall
- Proposed Wall
- Demolition Walls

1:50



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REV	DATE	DESCRIPTION	BY
10	07/07/24	Planning officer (Hillington) Comments	SY
09	02/07/24	Planning officer (Hillington) Comments	SY
08	13/05/24	Planning consultant comments	SY
07	10/05/24	Planning consultant comments	SY
06	25/04/24	Client comments	SY
05	22/04/24	Planning consultant comments	SY
04	06/04/24	Client comments	SY
03	25/03/24	Planning consultant comments	SY
02	18/03/24	Client comments	SY
01	12/03/24	Client comments	SY
REV	DATE	DESCRIPTION	BY

Site Address:
Land Adjustment to 84 East Road West Drayton UB7 9HA

Drawing Title:
Proposed Roof Plan

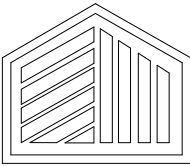
Status:
Plans Proposed

Scale:
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Client:
OSN Group
Project No:
1031

Date:
13/05/2025
Drawing No:
1031-14

Drawn By:
SY
Rev:
11



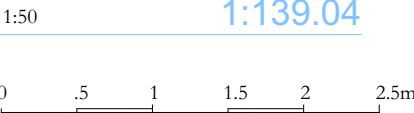
SY Design
Studio

Tel: 07859431227
Email: salman@sydesignstudio.co.uk
Web: www.sydesignstudio.co.uk



Wall Ledgend

- Existing Wall
- Proposed Wall
- Demolition Walls



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04	06/04/24	Client comments	SY
03	25/03/24	Planning consultant comments	SY
02	18/03/24	Client comments	SY
01	12/03/24	Client comments	SY

Site Address:
Land Adjustment to 84 East Road West Drayton UB7 9HA

Drawing Title:
3d Model

Status:
Plans Proposed

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Client:
OSN Group

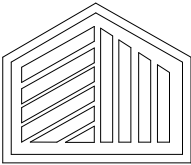
Project No:
1031

Date:
13/05/2025

Drawing No:
1031-15_

Drawn By:
SY

Rev:
11



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Tel: 07859431227
Email: salmar@sydesignstudio.co.uk
Web: www.sydesignstudio.co.uk



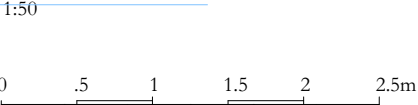
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Generic Perspective (12)

Wall Legend

- Existing Wall
- Proposed Wall
- Demolition Walls

1:142.04



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04	06/04/24	Client comments	SY
03	25/03/24	Planning consultant comments	SY
02	18/03/24	Client comments	SY
01	12/03/24	Client comments	SY

Site Address:
Land Adjustment to 84 East Road West Drayton UB7 9HA

Drawing Title:
3d Model Rear

Status:
Plans Proposed

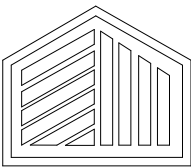
Scale:
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Client:
OSN Group

Project No:
1031

Date:
13/05/2025
Drawing No:
1031-17

Drawn By:
SY
Rev:
11



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Email: salmar@sydesignstudio.co.uk
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1

GROUND FLOOR

Wall Legend

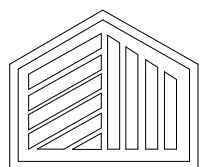
- Existing Wall
- Proposed Wall
- Demolition Walls

1:100

1:152.31

0 1 2 3 4 5 m

N



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03	25/03/24	Planning consultant comments	SY
02	18/03/24	Client comments	SY
01	12/03/24	Client comments	SY

Site Address:

Land Adjustment to 84 East Road West Drayton UB7 9HA

Drawing Title:

3D GROUND FLOOR

Status:

Plans Proposed

Scale:

1:152.31@A3

Client:

OSN Group

Date:

13/05/2025

Drawn By:

SY

Drawing No:

1031-18

Rev:

11



2

-

Elevation
1:100



3

-

Elevation
1:100

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First Floor Rear Extension
Approved Planning Ref:
31005/APP/2003/788

Signle Storey Extension
Approved Planning Ref:
31005/APP/2023/1607

REV	DATE	DESCRIPTION	BY
10	07/07/24	Planning officer (Hillington) Comments	SY
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04	06/04/24	Client comments	SY
03	25/03/24	Planning consultant comments	SY
02	18/03/24	Client comments	SY
01	12/03/24	Client comments	SY

Site Address:
Land Adjustment to 84 East Road West Drayton UB7 9HA

Drawing Title:
Existing Elevations

Status:
Elevations Existing

Scale:
1:100@A3

Client:
OSN Group

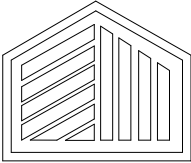
Project No:
1031

Date:
13/05/2025

Drawing No:
1031-30

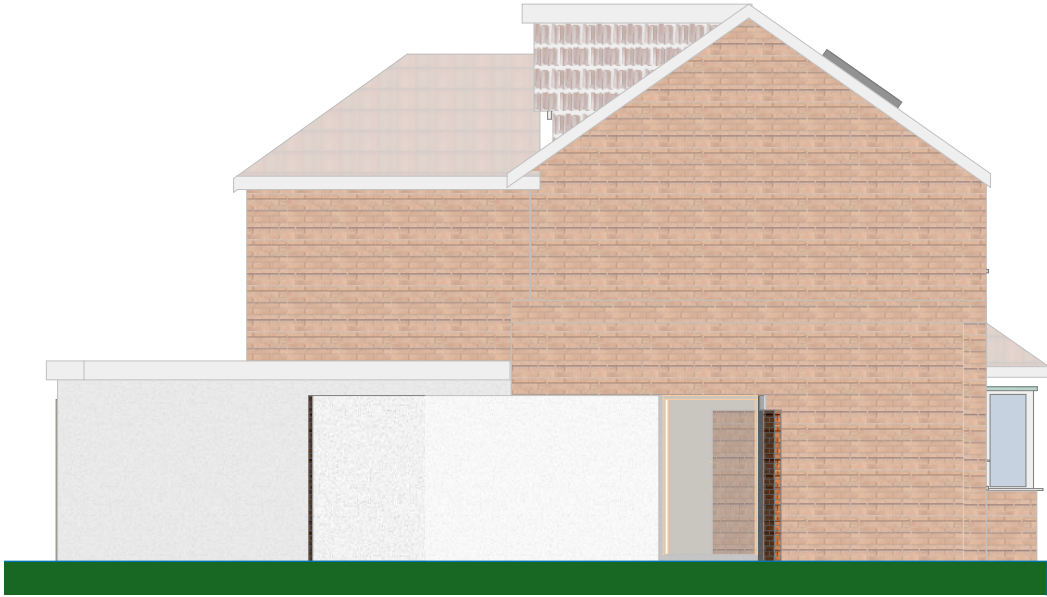
Drawn By:
SY

Rev:
11



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5

-

Elevation
1:100

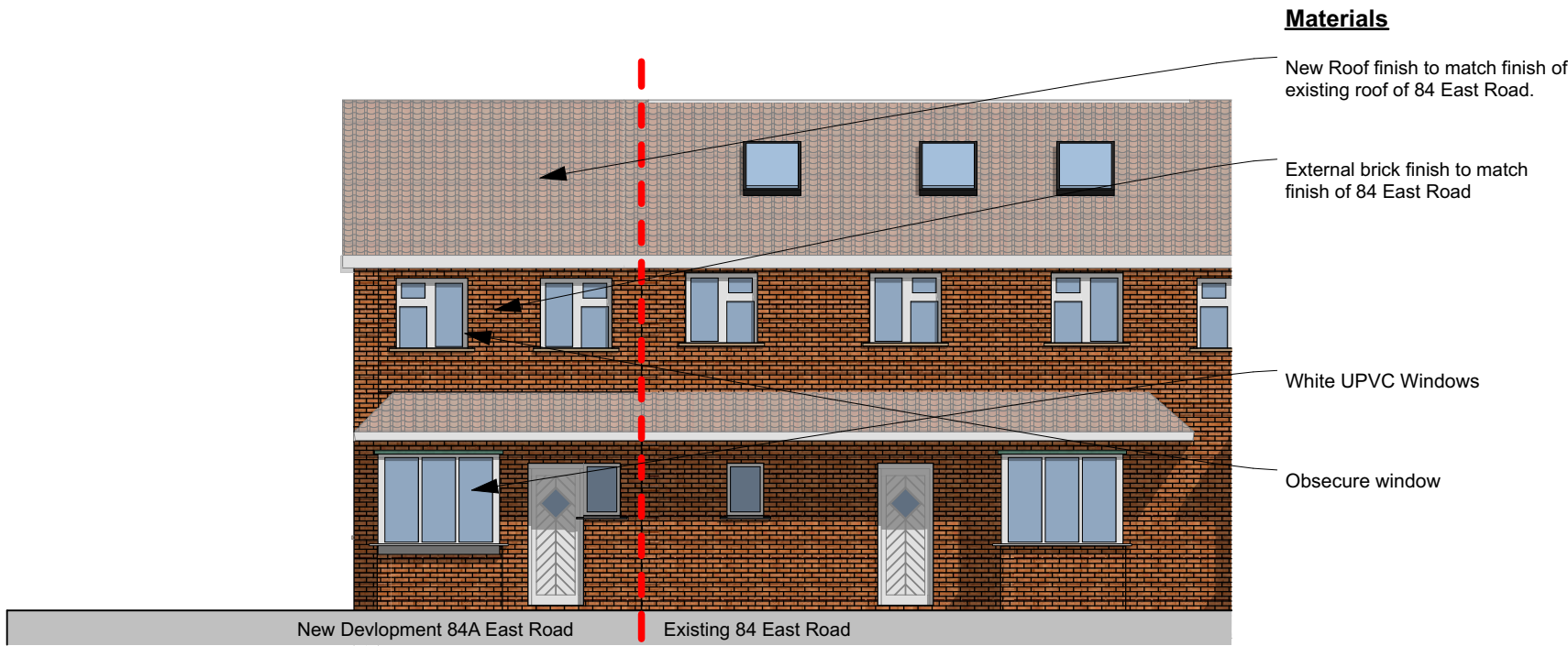
Wall Ledgend

- Existing Wall
- Proposed Wall
- Demolition Walls

1:100

0 1 2 3 4 5 m



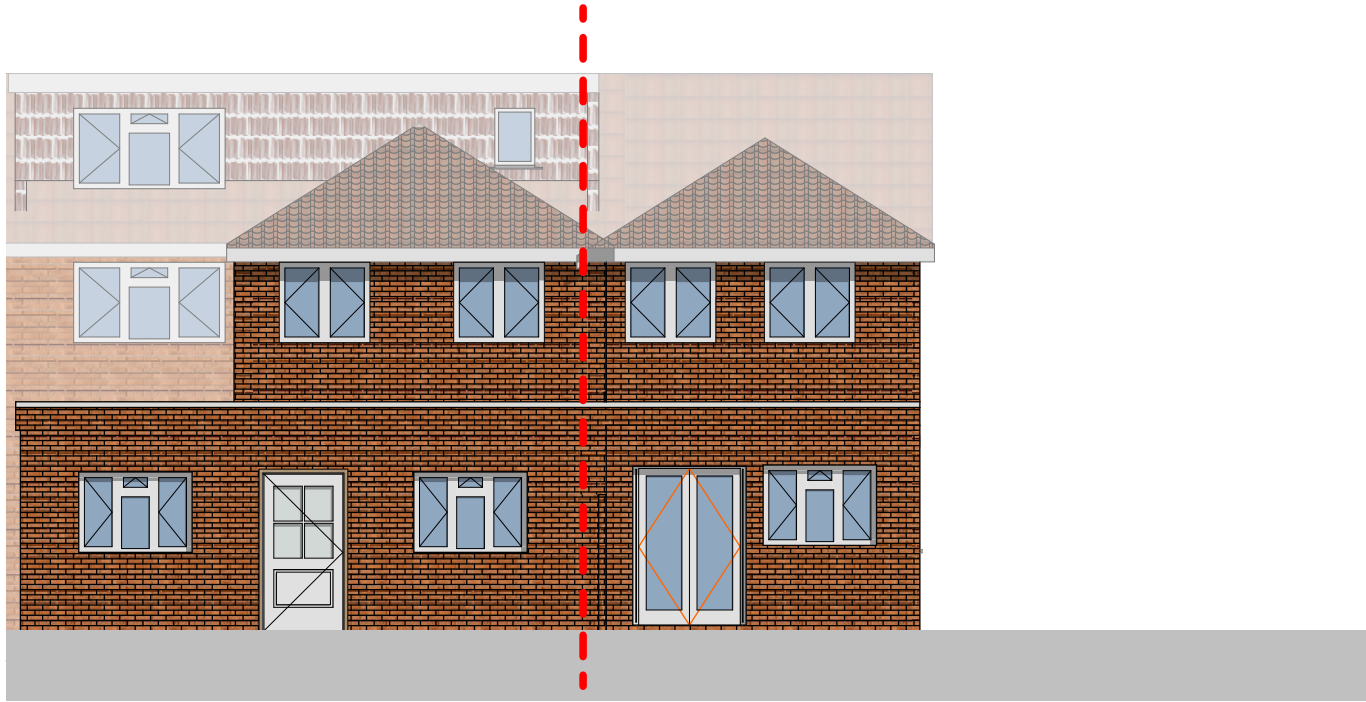


2

-

Proposed Front Elevation

1:100

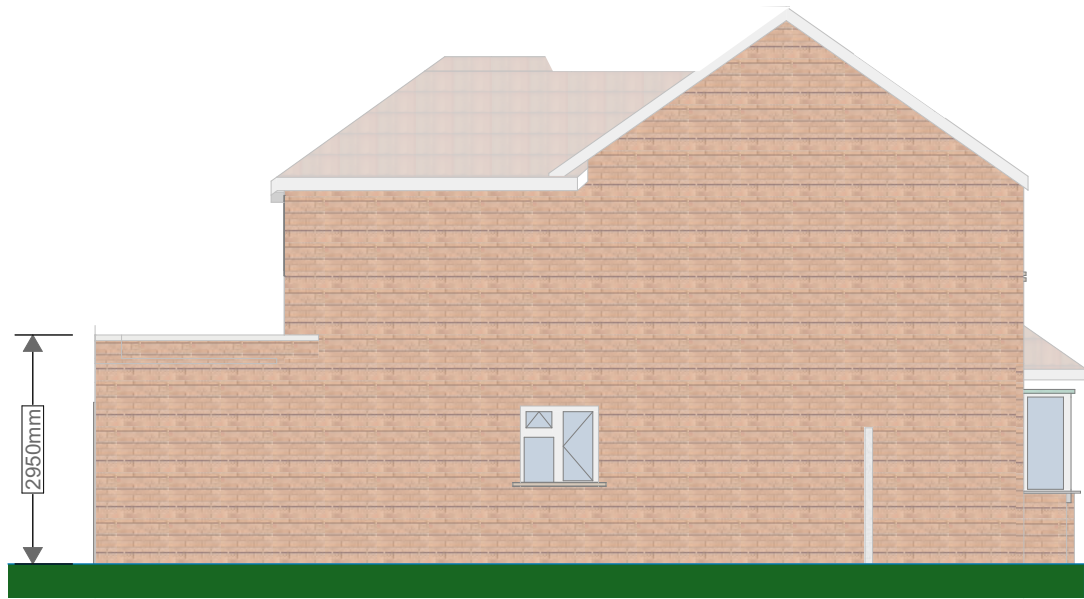


3

-

Proposed Rear Elevation

1:100



4

-

Proposed Left Side Elevation

1:100

Wall Ledgend

- Existing Wall
- Proposed Wall
- Demolition Walls

1:100

0 1 2 3 4 5 m



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01	12/03/24	Client comments	SY

Site Address:
Land Adjustment to 84 East Road West Drayton UB7 9HA

Drawing Title:
Proposed Elevations

Status:
Elevations Proposed

Scale:
1:100@A3

Client:
OSN Group

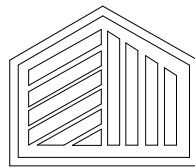
Date:
13/05/2025

Project No:
1031

Drawing No:
1031-35

Drawn By:
SY

Rev:
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