

01
-

Location Plan
1:1250

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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

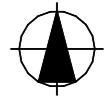
Wall Legend

	Existing Wall
	Proposed Wall
	Demolition Walls

1:100

0 1 2 3 4 5 m

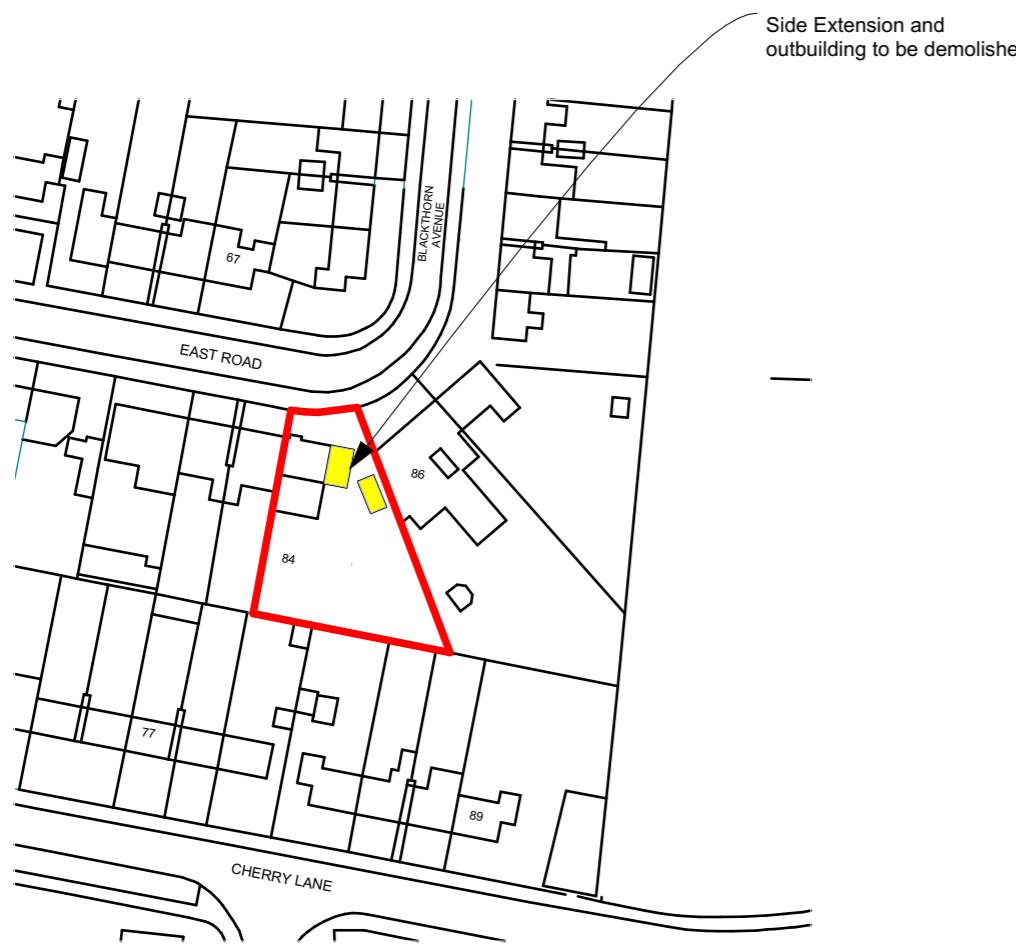
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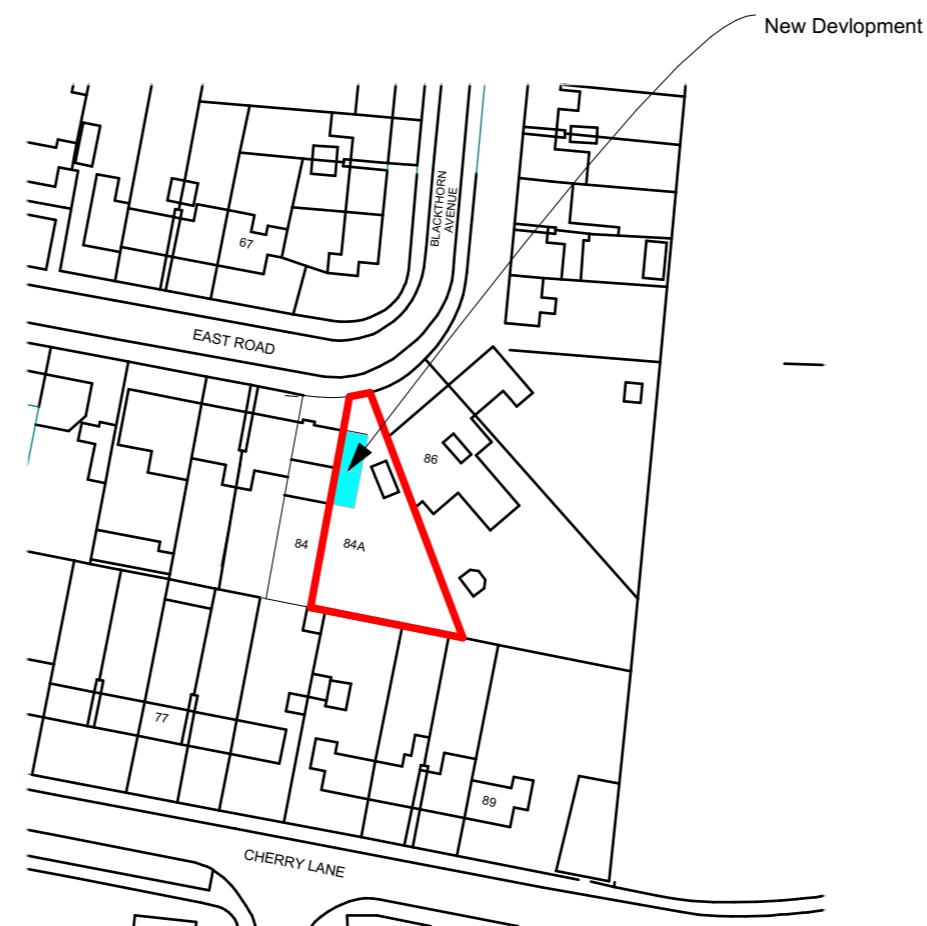
Status:	Scale:	Project No:	Drawing No:	Rev:
Plans Existing	1:1250@A3	1031	1031-01	11



**SY Design
Studio**



01
-
Existing Block Plan
1:1250

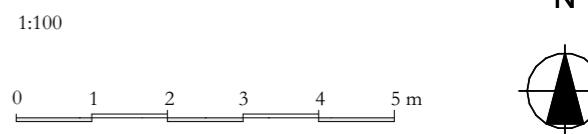


01
-
Proposed Block Plan
1:1250

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

Wall Legend

- Existing Wall
- Proposed Wall
- Demolition Walls



Notes:

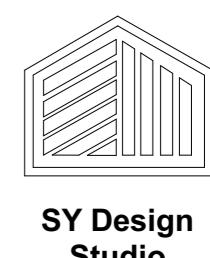
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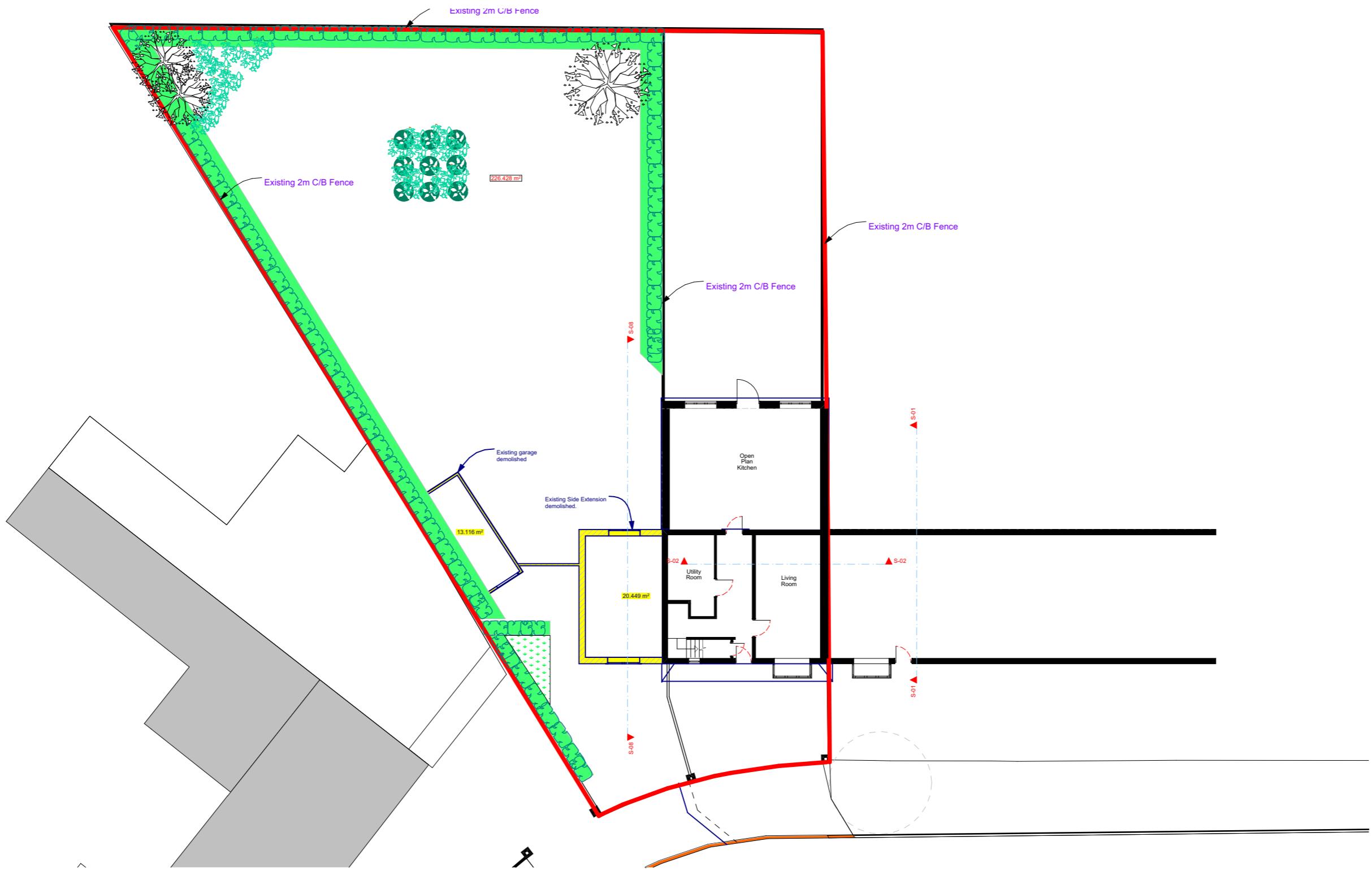
REV	DATE	DESCRIPTION	BY
01	12/03/24	Plans Existing	1031

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

Drawing Title: Client: Date: Drawn By:
Block Plan OSN Group 13/05/2025 SY

Status: Scale: Project No: Drawing No: Rev:
Plans Existing 1:1250@A3 1031 1031-02 11





3

Existing Site-Ground Floor

1:200
N

Wall Legend

1:200

- Existing Wall
- Proposed Wall
- Demolition Walls

0 2 4 6 8 10 m



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09	02/07/24	Planning officer (Hillington) Comments	SY
10	07/07/24	Planning officer (Hillington) Comments	SY

Site Address:

Land Adjustment to 84 East Road West Drayton UB7 9HA

Drawing Title:

Existing Site Plan

Client:

OSN Group

Date:

13/05/2025

Drawn By:

SY

Status:

Scale:

1:200@A3

Project No:

1031

Drawing No:

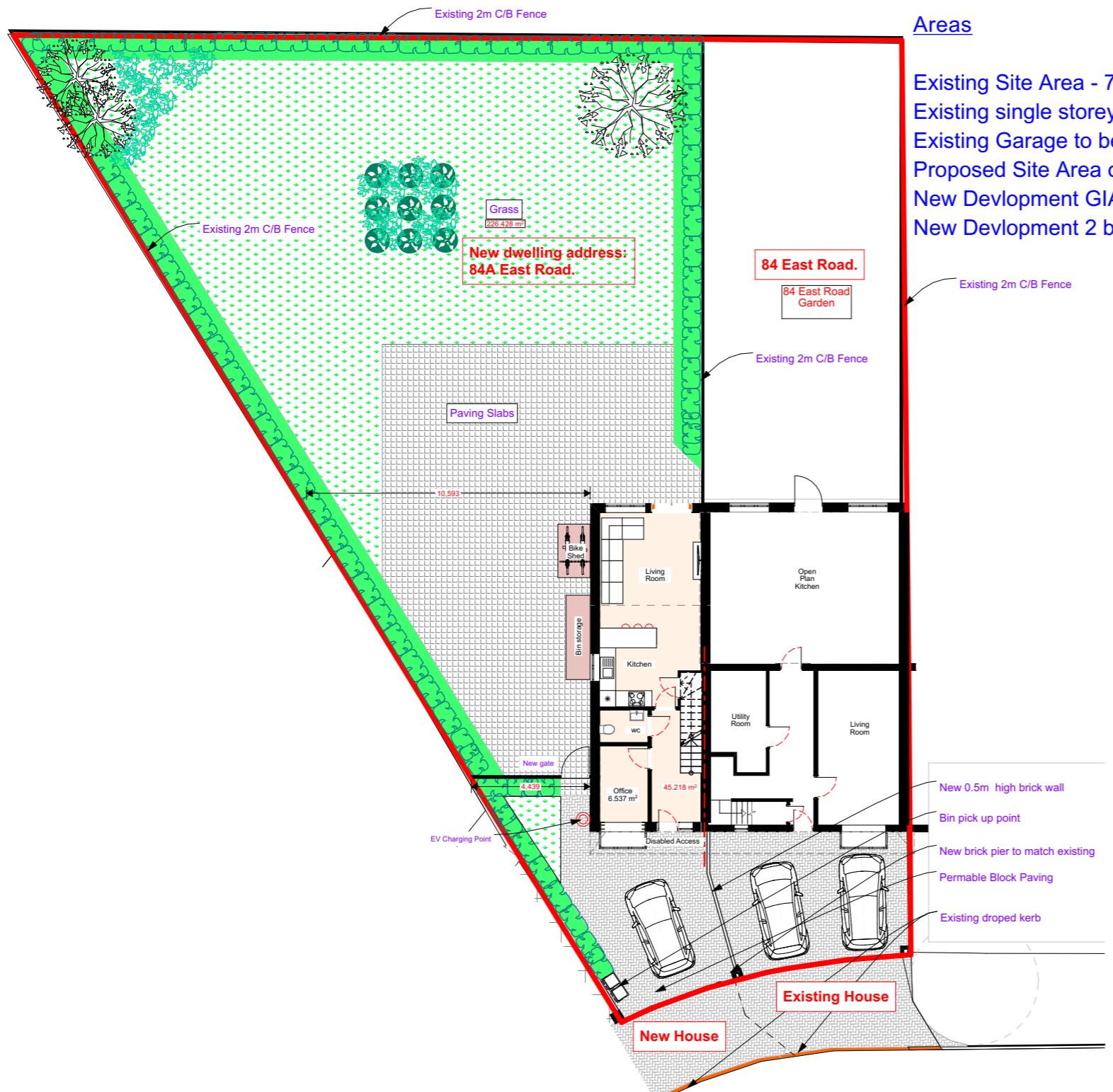
1031-08

Rev:

11



**SY Design
Studio**



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 recyclable and non-recyclable waste)
		Permeable Paving Brett Alpha Flow Charcoal
		Patio Slabs
		EV Charging Point

1
-

Proposed Site-Ground Floor
1:200

Wall Legend

- Existing Wall
- Proposed Wall
- Demolition Walls

1:50
0 .5 1 1.5 2 2.5m

N



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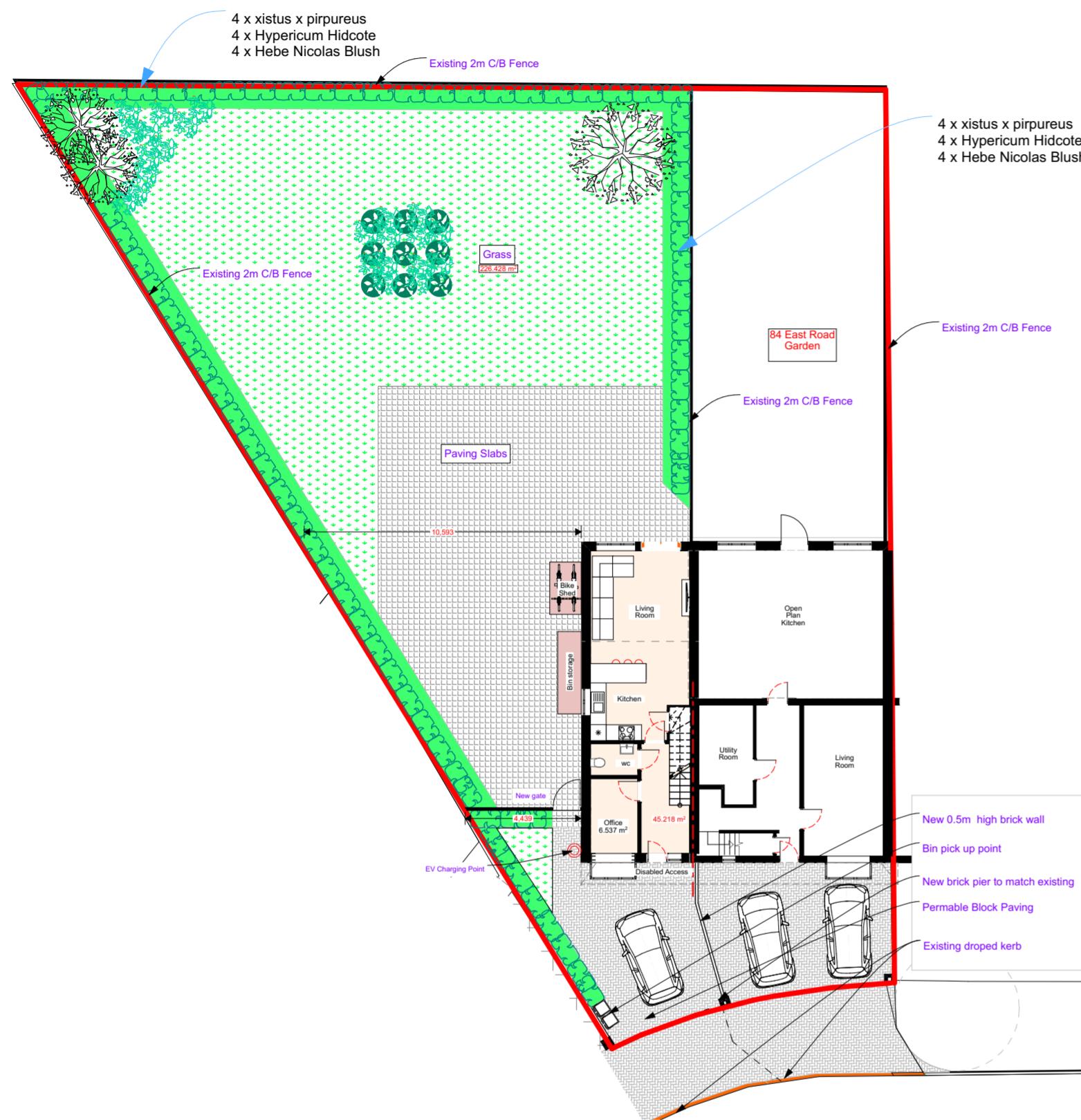
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01	12/03/24	Client comments	SY
REV DATE		DESCRIPTION	BY

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

Drawing Title: Proposed Site Plan **Client:** OSN Group **Date:** 13/05/2025 **Drawn By:** SY
Status: Plans Proposed **Scale:** 1:200@A3 **Project No:** 1031 **Drawing No:** 1031-11_11
Rev:



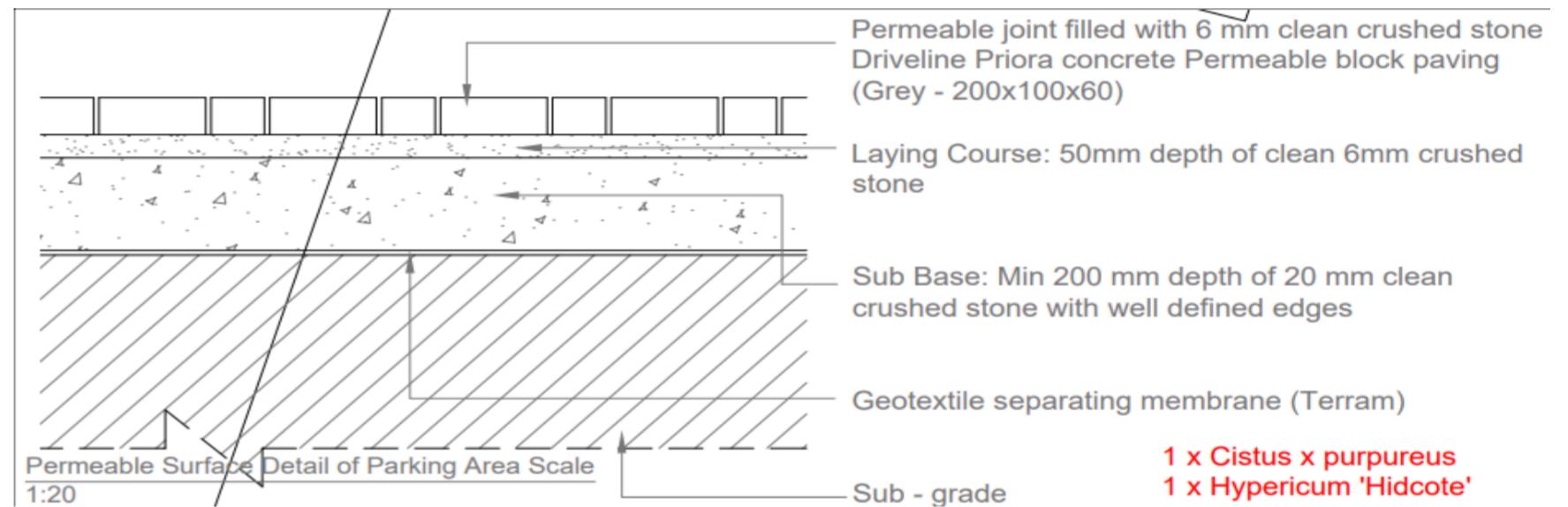
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OUTLINE SPECIFICATION						
General						
All planting work shall be in accordance with approved horticultural standards and all relevant British Standards. Plants shall be supplied in accordance with the HTA Trade Certification Scheme and handled 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. Imported topsoil with 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						
imported topsoil areas in a weed free condition.						
Planted into 450 mm depth topsoil.						
Species	Size(cm)		Pot Size(Lt)		No. / m ²	
Cistus x purpureus	30-40		3L		tbc	
Hebe 'Nicola's Blush'	30-40		3L		tbc	
Hypericum 'Hidcote'	30-40		3L		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:

- All proposals to be reviewed upon completion of, final site layout and the on-site topographical survey.
- All building drainage works shall be carried out in accordance with the current British/European standards bsm752, the current building regulations and the local authority building control specification and relevant.
- Exact location of rainwater downpipes (rwp) and all internal drainage points (e. svp) to be confirmed by architect. rainwater pipe outlets to be confirmed by architect.
- All drainage works to be constructed from the outfall towards the head of run to ensure the outfall can be achieved.
- Contractor to verify locations of all existing services prior to commencement.
- Contractor to verify location & level of receiving drain prior to commencement.
- Proposed finished levels to be designed by others, as a result all proposed finished levels shown are to be carried in line with the proposed works to be carried out by others.
- 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.
- Prior to the commencement of any works all required agreement (i.e. s106 - direct or indirect connection) must be in place.



1
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Proposed Site-Ground Floor
1:200

Wall Legend

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
REV DATE	DESCRIPTION	BY	

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

Drawing Title:
Proposed Site Plan Landscaping

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

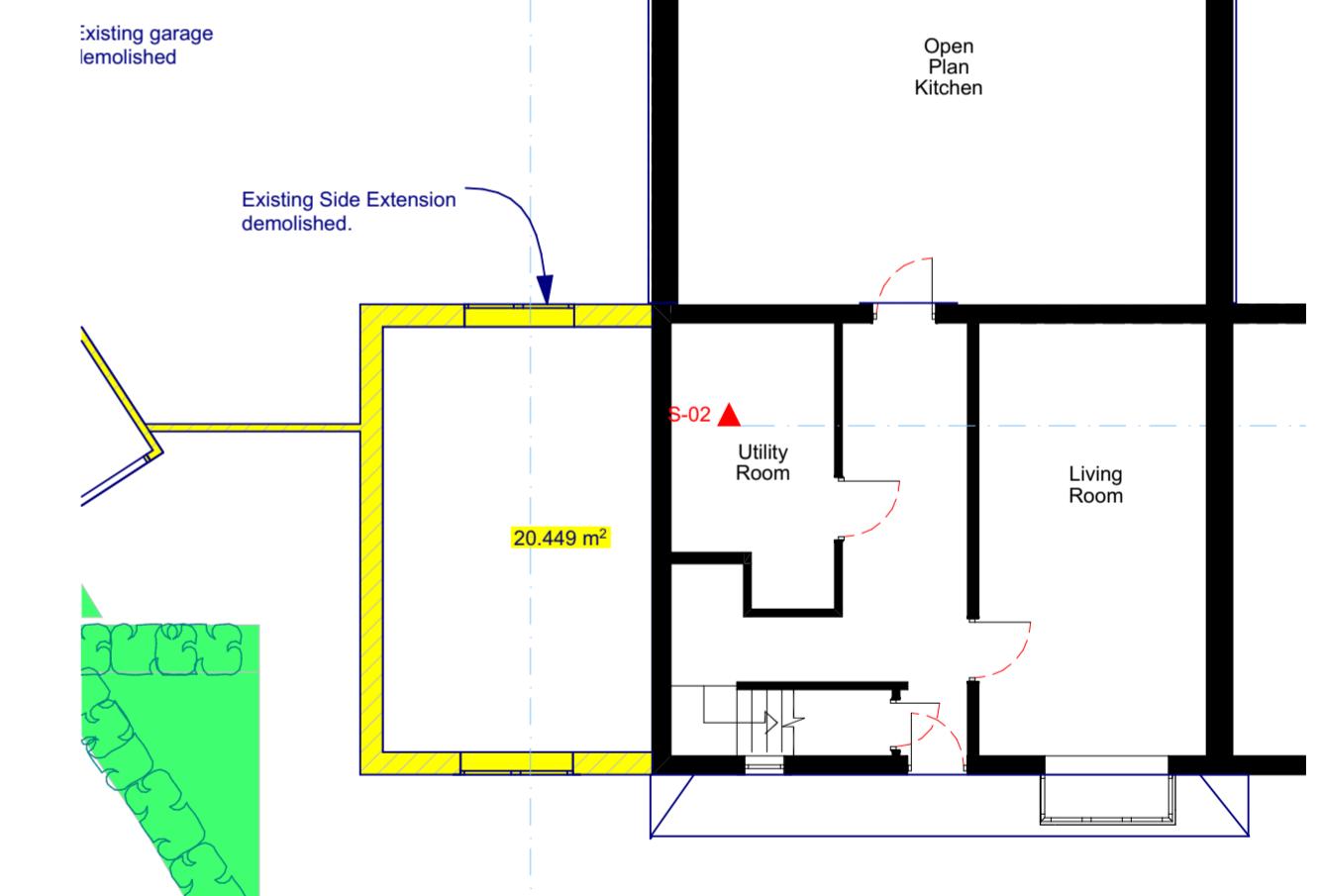
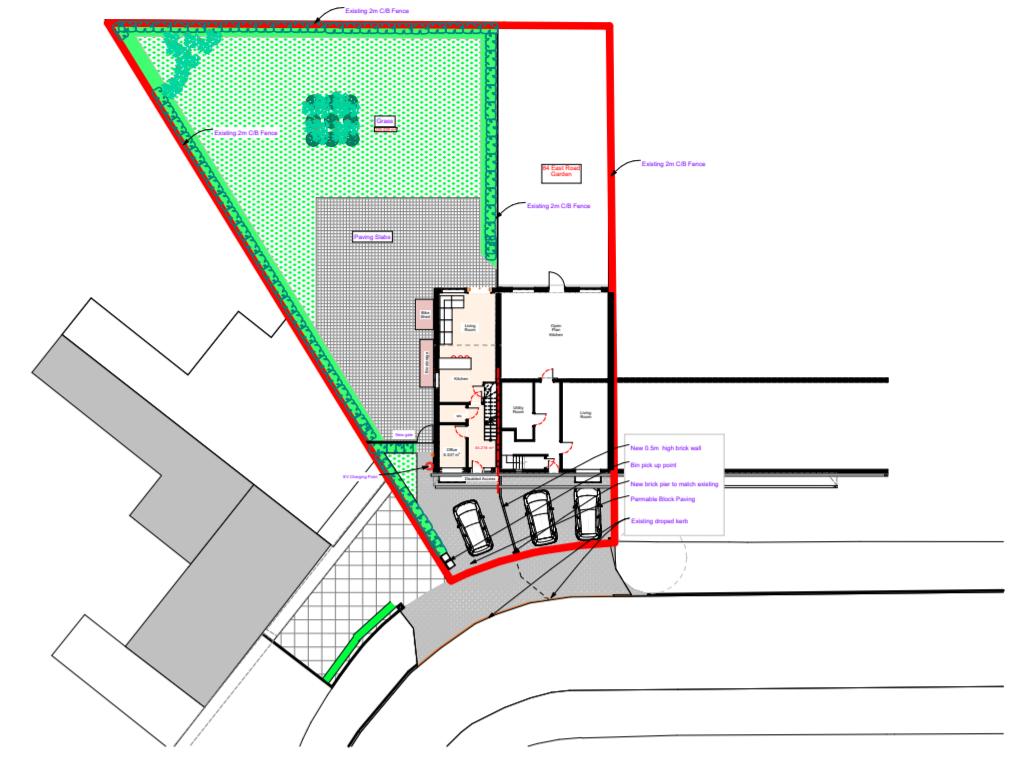
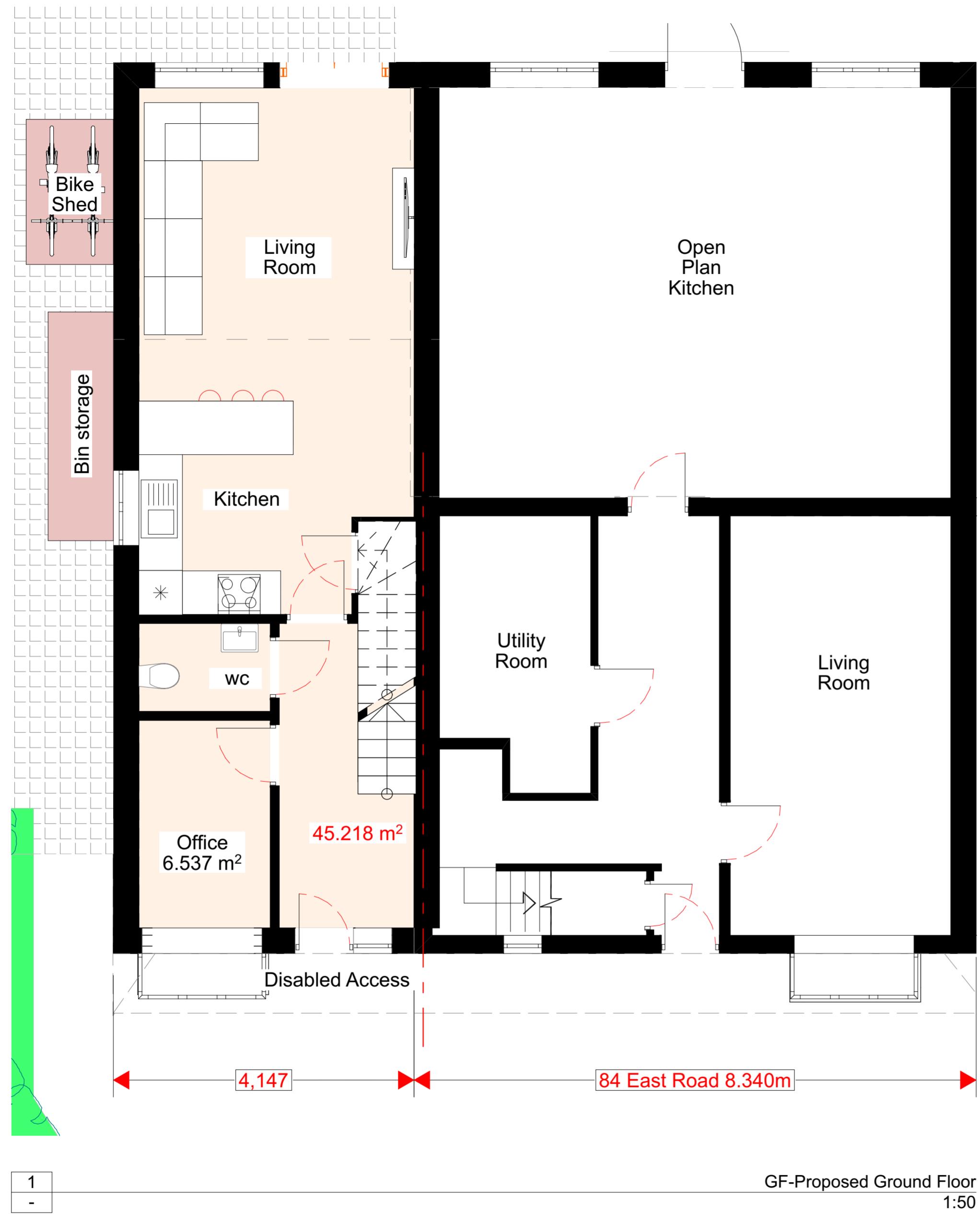
Status: Scale: Project No: Drawing No: Rev:

Plans Proposed 1:200, 1:100@A2 1031 1031-11A 11



SY Design
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Wall Legend

- Existing Wall
- Proposed Wall
- Demolition Walls



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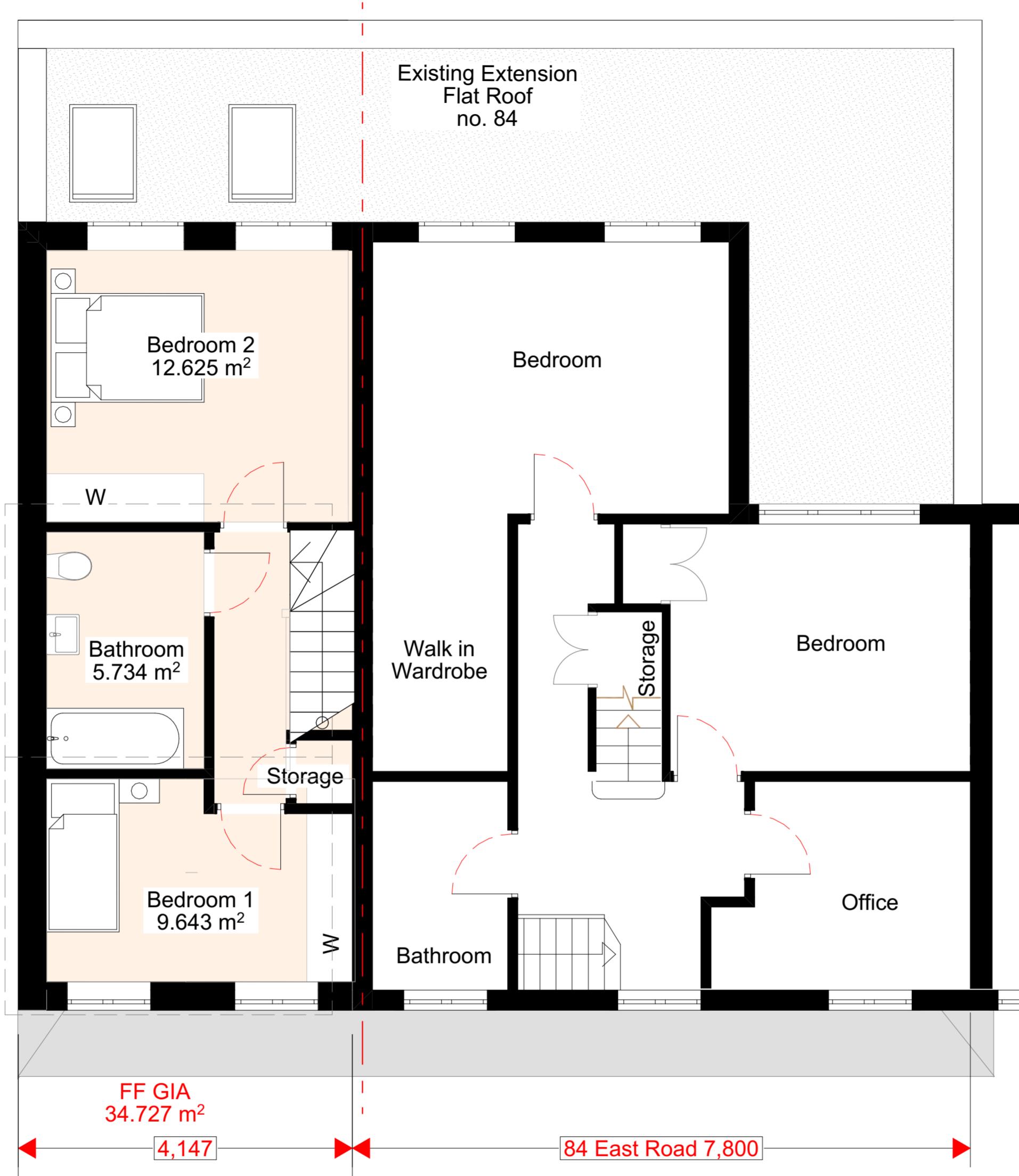
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03	25/03/24	Planning consultant comments	SY
02	18/03/24	Client comments	SY
01	12/03/24	Client comments	SY
		REV DATE	DESCRIPTION
		BY	

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

Drawing Title: Proposed Ground Floor Plan Client: OSN Group Date: 13/05/2025 Drawn By: SY
Status: Plans Proposed Scale: 1:50, 1:100, 1:500@A2 Project No: 1031 Drawing No: 1031-12 Rev: 11



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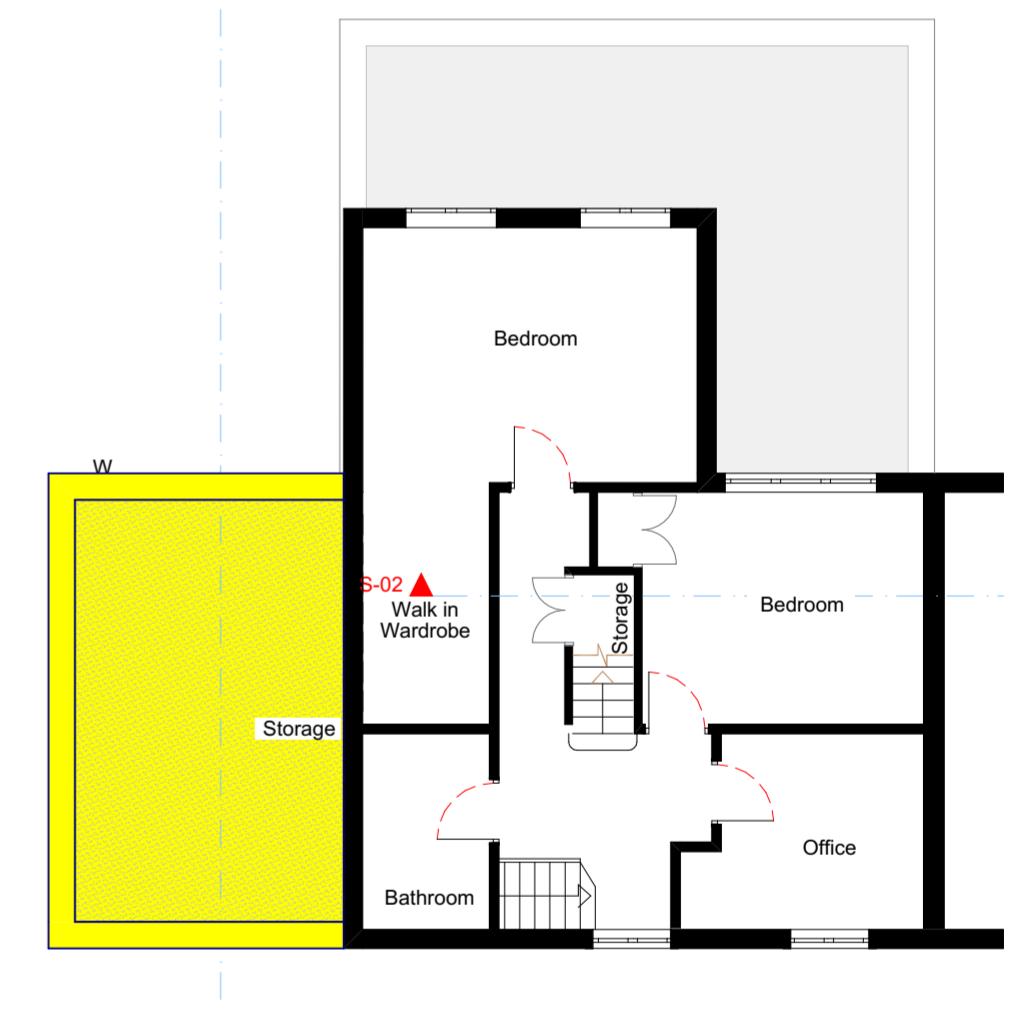


01-Proposed First Floor
1:50

1
-



GF-Location Plan 1:500



01-Existing First Floor
1:100

2
-

Wall Legend

- Existing Wall
- Proposed Wall
- Demolition Walls



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		REV DATE	BY

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

Drawing Title: Proposed First Floor Plan
Client: OSN Group
Date: 13/05/2025
Drawn By: SY
Status: Plans Proposed
Scale: 1:50, 1:100, 1:500@A2
Project No: 1031
Drawing No: 1031-13
Rev: 11



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



6

Generic Perspective (10)

Wall Legend

Existing Wall	1:50	1:139.04
Proposed Wall		
Demolition Walls	0 .5 1 1.5 2 2.5m	

N



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REV DATE		Plans Proposed	11

Site Address:

Land Adjustment to 84 East Road West Drayton UB7 9HA

Drawing Title:

3d Model

Client:

OSN Group

Date:

13/05/2025

Drawn By:

SY

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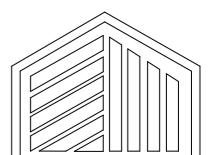
Project No:

Drawing No:

Rev:

1031

1031-15_





1

Generic Perspective (12)

Wall Legend

	Existing Wall
	Proposed Wall
	Demolition Walls

1:50

0 .5 1 1.5 2 2.5m

1:142.04

N



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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
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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:

3d Model Rear

Client:

OSN Group

Date:

13/05/2025

Drawn By:

SY

Status:

Scale:

Project No:

Drawing No:

Rev:

Plans Proposed

1:142.04@A3

1031

1031-17

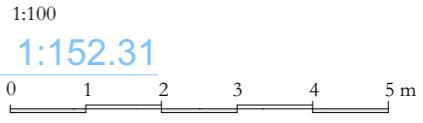
11



**SY Design
Studio**



Wall Legend



1

GROUND FLOOR

N



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		Plans Proposed	

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

Drawing Title: 3D GROUND FLOOR Client: OSN Group Date: 13/05/2025 Drawn By: SY
Status: Scale: Project No: Drawing No: Rev:
Plans Proposed 1:152.31@A3 1031 1031-18 11

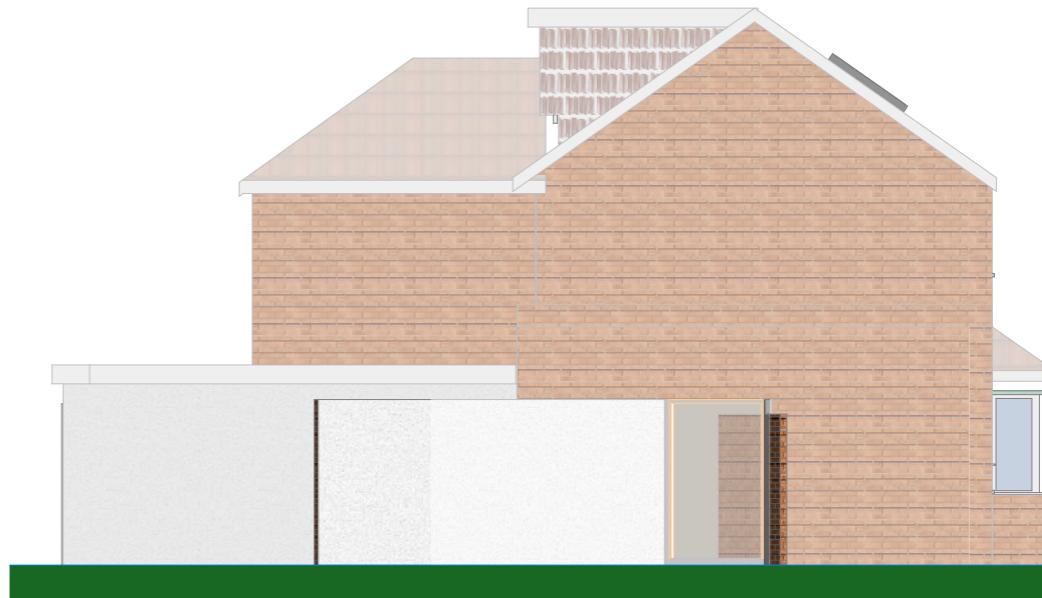


**SY Design
Studio**



2
-

Elevation
1:100



5
-

Elevation
1:100

Wall Legend

- 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
REV DATE		DESCRIPTION	BY

Site Address:

Land Adjustment to 84 East Road West Drayton UB7 9HA

Drawing Title:

Existing Elevations

Client:

OSN Group

Date:

13/05/2025

Drawn By:

SY

Status:

Scale:

Project No:

Drawing No:

Rev:

Elevations Existing

1:100@A3

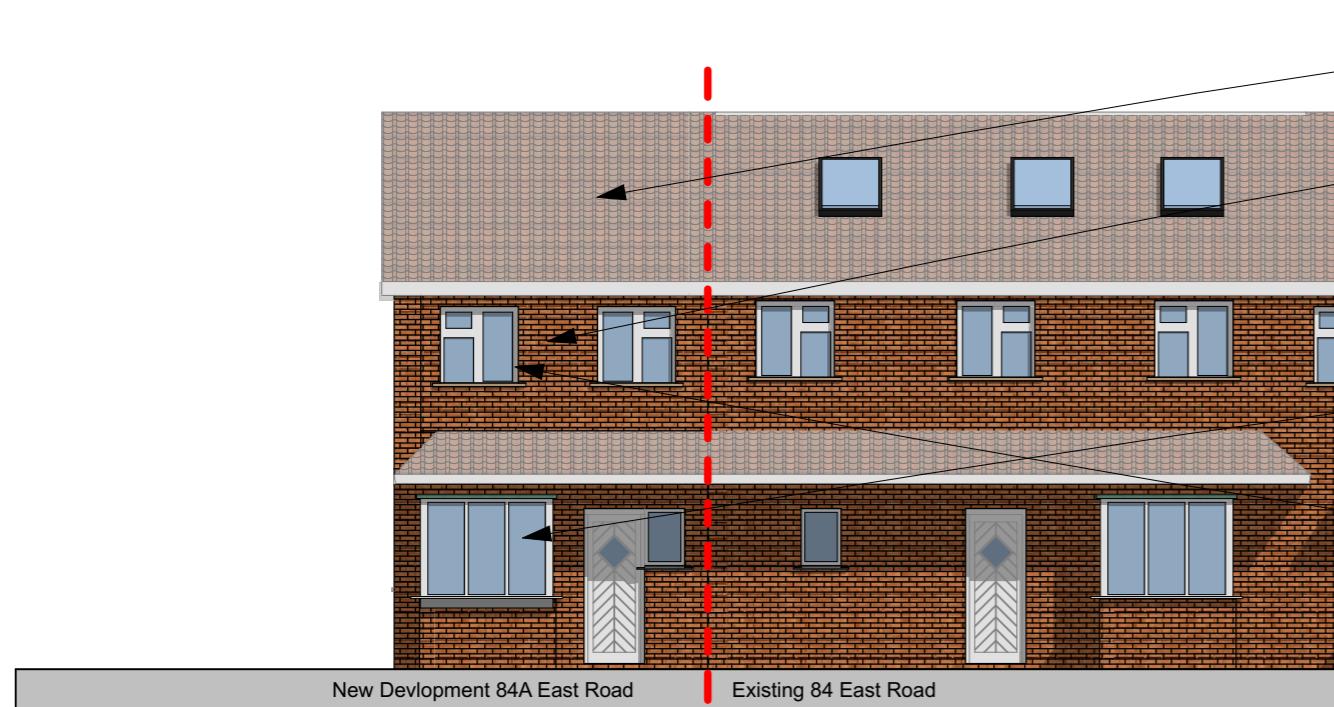
1031

1031-30

11



**SY Design
Studio**



Materials

New Roof finish to match finish of existing roof of 84 East Road.

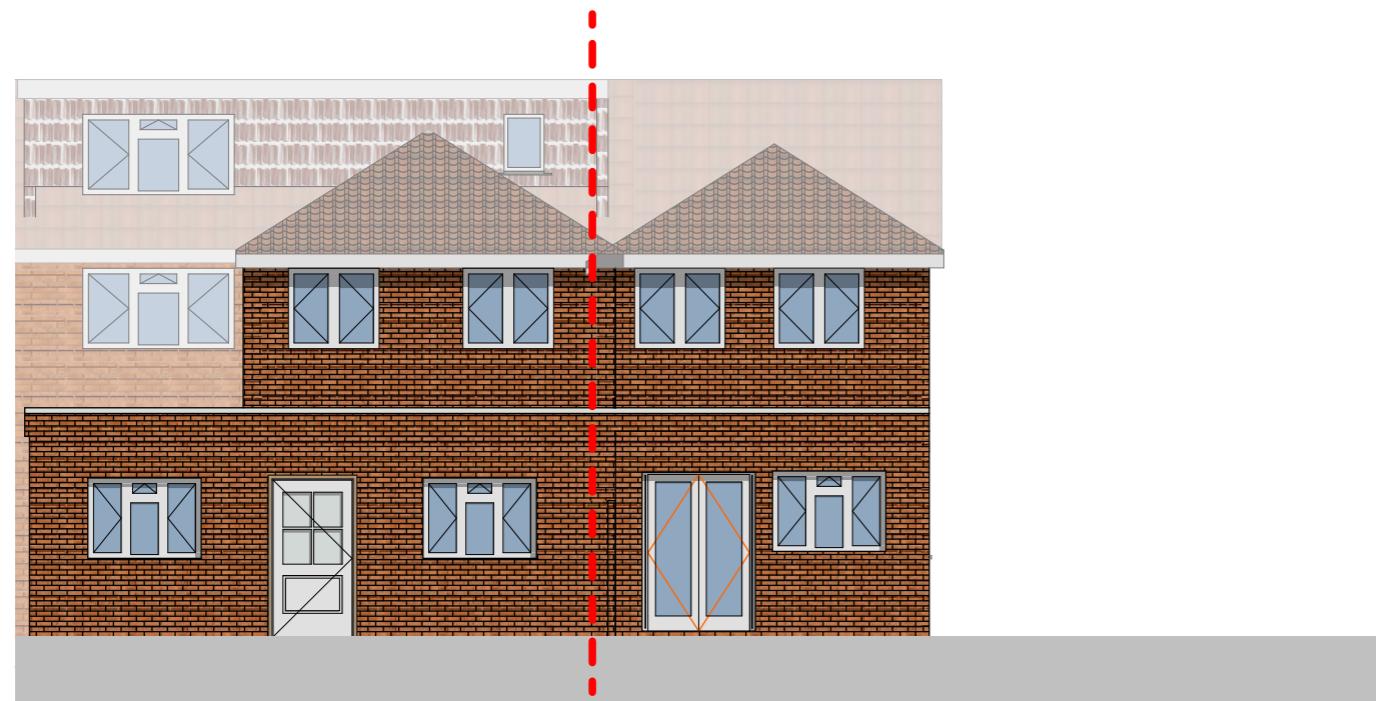
External brick finish to match finish of 84 East Road

White UPVC Windows

Obscure window

2
-

Proposed Front Elevation
1:100



3
-

Proposed Rear Elevation
1:100

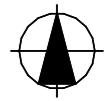
Wall Legend

- Existing Wall
- Proposed Wall
- Demolition Walls

1:100

0 1 2 3 4 5 m

N



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REV DATE		DESCRIPTION	BY

Site Address:

Land Adjustment to 84 East Road West Drayton UB7 9HA

Drawing Title:

Proposed Elevations

Client:

OSN Group

Date:

13/05/2025

Drawn By:

SY

Status:

Scale:

Project No:

1031

Drawing No:

1031-35

Rev:

11

Elevations Proposed

1:100@A3

