

COVER SHEET



LIST OF DRAWINGS (PLANNING)	
Sheet Number	Sheet Name
PL01	COVER SHEET
PL02	GENERAL NOTES
PL03	LOCATION PLAN
PL04	BLOCK PLAN
PL05	SITE PLAN
PL06	EXISTING PLANS
PL07	EXISTING PLANS
PL08	EXISTING ELEVATIONS
PL09	EXISTING ELEVATIONS
PL10	EXISTING SECTIONS
PL16	PROPOSED PLANS
PL17	PROPOSED PLANS
PL18	PROPOSED ELEVATIONS
PL19	PROPOSED ELEVATIONS
PL20	PROPOSED SECTIONS

Written dimensions to be taken in preference to scaled dimensions. The Contractor is responsible for checking all dimensions before work starts.

All work is to be carried out to the requirements, and to the satisfaction of the Local Authority. These drawings are for planning purposes only.

Any discrepancies to be brought to the attention of SY Design Studio immediately.

Location Plan

No.	Description	Date



DESIGN
STUDIO

Email:
Info@sydesignstudio.co.uk

Web:
www.sydesignstudio.co.uk

Project:
27 Dawlish Drive Ruislip HA4 9SF

Project No :
1116

Title :
COVER SHEET

Layout Size : A3

Rev :

Sheet No :
PL01

01/16/26

GENERAL NOTES

GENERAL NOTES

1. THE STRUCTURAL SPECIFICATION WITHIN THIS DOCUMENT IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL DRAWINGS, THE STANDARD NOTES THAT ARE CONTAINED ON THE DRAWINGS AND ANY OTHER RELEVANT PROJECT INFORMATION.
2. THE DRAWINGS WITHIN THIS DOCUMENT ARE INDICATIVE ONLY, AND REPRESENT DESIGN INTENT ONLY. NO DIMENSIONS ARE TO BE SCALED FROM DRAWINGS CONTAINED WITHIN THIS DOCUMENT. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS. ALL DIMENSIONS SHOULD BE CHECKED ON SITE BY THE CONTRACTOR BEFORE FABRICATION AND ORDERING OF MATERIALS.
3. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN MILLIMETRES AND ALL LEVELS ARE IN METRES FROM THE SITE DATUM.
4. THE INFORMATION WITHIN THIS DOCUMENT CANNOT BE GUARANTEED AS DIMENSIONALLY EXACT. FIGURED DIMENSIONS MUST BE USED FOR SETTING OUT AND DETAILING.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF ALL TEMPORARY WORKS, AND IS ALSO RESPONSIBLE FOR THE SAFE MAINTENANCE AND STABILITY OF THE EXISTING BUILDING/S AT ALL TIMES.
6. ALL PARTY WALL AWARDS ARE ENTIRELY THE RESPONSIBILITY OF THE CLIENT
7. THE CONTRACTOR (OR CLIENT) MUST REPORT ANY DIFFERENCES BETWEEN THE STRUCTURAL DRAWINGS AND SITE CONDITIONS TO THE STRUCTURAL ENGINEER.
8. THE CONTRACTOR (OR CLIENT) MUST NOTIFY THE STRUCTURAL ENGINEER OF ANY DESIGN CHANGES THAT COULD AFFECT THE STRUCTURAL SPECIFICATION BEFORE WORK COMMENCES.
9. THE CONTRACTOR SHALL AT THE OUTSET, ESTABLISH WITH THE LOCAL AUTHORITY THEIR REQUIREMENTS FOR INSPECTING THE WORKS, AND ADHERE TO THESE.
10. ALL DIMENSIONS AND LEVELS SHOWN ON THE DRAWINGS ARE BASED ON SURVEY DRAWINGS AND THE CONTRACTOR IS TO SATISFY HIMSELF THAT DIMENSIONS, LEVELS, ETC., ARE SUFFICIENTLY ACCURATE AND COMPLETE FOR FABRICATION WITHIN THE SPECIFIED TOLERANCES OF ALL PREFABRICATED ELEMENTS.
11. IF IN DOUBT ABOUT THE INFORMATION SHOWN OT THIS DRAWING OR ANY RELATED DRAWINGS - PLEASE ASK.
12. THE CONTRACTOR HAS SOLE RESPONSIBILITY FOR THE DESIGN OF ALL TEMPORARY WORKS.
13. ALL LINTELS TO HAVE A MINIMUM 150mm END BEARING INTO NEW/EXISTING WALL.
14. ALL EXISTING LINTELS ARE TO BE INSPECTED AND REPLACED IF THEY SHOW SIGNS OF DETERIORATION, CRACKING OR DISTRESS. THE MATERIAL NATURE OF ANY REPLACEMENT IS TO BE APPROVED BY THE LOCAL AUTHORITY PRIOR TO INSTALLATION.
15. ALL EXISTING WALLS TO BE EXAMINED BY THE CONTRACTOR FOR LACK OF BOND/DELAMINATION, ETC. IF SUCH AREAS ARE NOTED, THE CLIENT'S ENGINEER IS TO BE INFORMED IMMEDIATELY. THE CONTRACTOR SHALL ARRANGE FOR THE DESIGN AND INSTALLATION OF A SUITABLE REMEDIAL TIE SYSTEM.
16. SHOULD ANY EXISTING WALL PROVE TO BE INADEQUATELY RESTRAINED, THE CONTRACTOR ALLOW FOR THE DESIGN AND INSTALLATION OF SUITABLE REMEDIAL WORKS TO PROVIDE ADEQUATE LATERAL RESTRAINT AND SUBMIT THE DESIGN TO THE LOCAL AUTHORITY FOR APPROVAL.
17. THE CONTRACTOR IS TO PROVIDE TEMPORARY WORKS TO PROVIDE LATERAL AND VERTICAL RESTRAINT TO EXISTING WALLS PRIOR TO DEMOLITION OF ANY PART OF THE EXISTING BUILDING COMMENCING.
18. IN ALL CASES THE EXISTING WALLS WILL REQUIRE THE FOLLOWING REMEDIAL WORKS: i) ALL EXISTING STEELWORK AND TIMBERS REQUIRED TO BE CAREFULLY REMOVED. THE CONTRACTOR SHOULD OBTAIN THE APPROVAL OF THE RELEVANT LOCAL AUTHORITIES PRIOR TO THIS WORK BEING CARRIED OUT.
- ii) ALL MINOR CRACKS TO BE REPAIRED USING 1:1:6 MORTAR.
- iii) ANY MORTAR/BRICKWORK THAT IS JUDGED BY THE CONTRACTOR OR THE CLIENT'S ENGINEER OR THE LOCAL AUTHORITY REPRESENTATIVE TO BE CRUMBLY, SOFT, DETERIORATED, ETC., IS TO BE REMOVED AND REBUILT IN BONDED ENGINEERING BRICK, FACING BRICK OR BLOCK AS APPROPRIATE.
- iv) ALL EXISTING INTERNAL MASONRY WALL OPENINGS NO LONGER REQUIRED ARE TO BE IN-FILLED IN BONDED BRICK/BLOCK AS APPROPRIATE.
- v) ALL STRAIGHT JOINTS ARE TO BE TIED ACROSS BY MEANS OF PROPRIETARY GALVANIZED STEEL STRAPPING.
- vi) IF CRACKS WITH AN APERTURE GREATER THAN 2mm ARE UNCOVERED, THE CONTRACTOR SHALL PROVIDE STITCHING USING 900mm LONG x 100mm WIDE x 65mm DEEP PRE-CAST CONCRETE LINTELS AT 900mm CENTRES VERTICALLY. THE LINTELS ARE TO BE INSERTED ON A 1:1:6 MORTAR BED AND PACKED WITH A 1:1:6 SEMI-DRY MORTAR WELL RAMMED.
19. JOISTS ARE TO BE DOUBLED-UP BELOW ALL STUD PARTITIONS. THE JOISTS TO BE BOLTED TOGETHER AT 600mm CENTRES USING M12 GR. 4.6 BOLTS WITH 50mm SQUARE PLATE WASHERS EACH SIDE AND DOUBLE SIDED TOOTHED PLATE CONNECTORS.

STEELWORK NOTES:

1. STRUCTURAL STEELWORK DESIGN TO BS5950-1:2000.
2. DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEELWORK TO COMPLY WITH THE LATEST EDITION OF THE NATIONAL STRUCTURAL STEELWORK SPECIFICATION (N.S.S.S.).
3. THE ENDS OF ALL BEAMS ARE TO BE PROPERLY SAWN/MACHINED, IN THE FABRICATION WORKSHOP, TO ENSURE A CLOSE BEARING FIT BETWEEN FLANGES AND END PLATES.
4. ALL HOT ROLLED STRUCTURAL STEELWORK TO BE MILD STEEL TO GRADE S275JR TO BS EN 10025:1993, AND HOLLOW SECTIONS GRADE S355J2H TO BS EN 10210-1.
5. INTERNAL STEELWORK - TO BE BLAST CLEANED TO SA21
- EXTERNAL STEELWORK - TO BE EITHER BLAST CLEANED TO SA21
- HOT DIPPED GALVANISED (85 MICRONS).
6. THE STEELWORK FABRICATOR IS TO CONDUCT AN ACCURATE SITE SURVEY TO DETERMINE FINAL DIMENSIONS FOR ALL NEW STEELWORK PRIOR TO FABRICATION. THE SURVEY SHOULD HIGHLIGHT ANY EXISTING OBSTRUCTIONS, SERVICES, ETC. THAT NEED TO BE ALTERED/RELOCATED TO AVOID CLASH.
7. ALL BOLTS TO BE BE GRADE 8.8 IN ACCORDANCE WITH EN ISO 1461 UNLESS NOTED OTHERWISE ON THE DRAWINGS.
8. WELD TESTS TO BE CARRIED OUT TO COMPLY WITH THE LATEST EDITION OF 'THE NATIONAL STRUCTURAL STEELWORK SPECIFICATION FOR BUILDING CONSTRUCTION'. 'FLUID' IS TO BE PROVIDED WITH COPIES OF ALL WELD TEST RESULTS.
9. ALL STEEL BEAMS AND COLUMNS ARE TO BE FIRE PROTECTED IN ACCORDANCE WITH THE SURVEYORS DETAILS AND CURRENT BUILDING REGULATIONS. ALLOW MINIMUM 60 MINUTES, UNLESS NOTED OTHERWISE.
- Y.

FOUNDATION AND GROUND FLOOR NOTES:

1. THE MAIN CONTRACTOR TO ENSURE THAT THE GROUND BEARING STRATA, MINIMUM BEARING DEPTHS AND GENERAL RECOMMENDATIONS OF THE SOIL INVESTIGATION ARE ADHERED TO.
2. THE MAIN CONTRACTOR TO UNDERTAKE EXPLORATORY EXCAVATIONS ADJACENT TO ANY EXISTING BUILDINGS AND SERVICES TO DETERMINE NATURE AND DEPTH OF EXISTING FOOTINGS ETC. CONTRACTOR TO ENSURE THAT ALL FOUNDATIONS TO EXISTING BUILDINGS AND UNDERGROUND SERVICES ARE NOT UNDERMINED OR DISTURBED IN ANY WAY DURING THE CONSTRUCTION WORKS.
3. CONTRACTOR TO BE RESPONSIBLE FOR ALL TEMPORARY WORKS DURING CONSTRUCTION OF THE SUPERSTRUCTURE AND FOUNDATIONS TO ENSURE THAT ALL ADJACENT BUILDINGS, ROADS, FOOTPATHS AND SERVICES ETC. REMAIN STABLE AND FREE FROM DAMAGE.
4. FOUNDATIONS ARE TO BE TAKEN DOWN TO THE DEPTHS SHOWN ON THIS DRAWING. TO BE CHECKED ON-SITE BY BUILDING CONTROL OFFICER/ENGINEER PRIOR TO CONSTRUCTION.
5. UNLESS NOTED OTHERWISE THUS: (600) ALL FOUNDATIONS TO BE A MINIMUM 600MM WIDE, CENTRED ON THE GRID LOCATION OVER.
6. ALL FORMATION LEVELS, SHUTTERS AND REINFORCEMENT TO BE CHECKED ON-SITE BY THE BUILDING CONTROL OFFICER PRIOR TO CONSTRUCTION.
7. ANY EXCAVATIONS LIALE TO REMAIN EXPOSED TO THE ELEMENTS IN EXCESS OF 24 HOURS PRIOR TO CONCRETING (OR LESS IN INCLEMENT WEATHER) ARE TO RECEIVE 50MM PROTECTIVE BLINDING CONCRETE.
8. IN COHESIVE SOILS THE VERTICAL FACES OF ALL EXCAVATIONS MUST BE SUFFICIENTLY SMOOTH TO ALLOW MOVEMENT OF THE SOIL TO TAKE PLACE WITHOUT DISTURBING THE FOUNDATION.
9. FOUNDATIONS MAY BE TRENCH FILLED BUT THE TOP LEVEL OF CONCRETE MUST SUIT BRICK COURSING AND FINAL GROUND LEVELS.
10. NO SERVICE MAY BE BUILT THROUGH OR CAST INTO FOUNDATIONS WITHOUT THE ENGINEERS APPROVAL.
11. WHERE BLOCKWORK WALLING BELOW GROUND LEVEL IS IN EXCESS OF 900MM HIGH THEN 215MM THICK BLOCK WORK IS TO BE ADOPTED (BLOCKS LAID FLAT AND COURSED TO 225MM VERTICAL CENTERS). BACK FILLING IS TO BE CARRIED OUT EQUALLY EITHER SIDE OF WALLING AND TO BE OF AN APPROVED, WELL GRADED GRANULAR MATERIAL.
12. FOR EXISTING MANHOLES/DRAINRUNS/SERVICES REFERENCE IS TO BE MADE TO THE ARCHITECTURAL DRAWINGS. THE DEPTH AND POSITIONS OF ALL EXISTING SERVICES ARE TO BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCING WORK AND ANY VARIATION WITH THE ARCHITECTURAL DRAWINGS IS TO BE REPORTED TO THEM PRIOR TO PROCEEDING. IF ANY DAMAGE IS CAUSED TO THE EXISTING RUNS/SERVICES DURING THESE WORKS BY THE CONTRACTOR ANY MAKING GOOD WILL BE AT THE CONTRACTORS OWN COST

MASONRY NOTES:

1. ALL MASONRY IS DESIGNED, AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH BS 5628-1:2005 PLUS ALL LATEST AMENDMENTS, INCLUDING ADEQUATE RESTRAINT AS DETAILED IN ANNEX 'D'
2. BRICK AND BLOCK STRENGTHS SHOWN ARE MINIMUM REQUIRED AND SHOULD BE INCREASED AS NECESSARY TO SUIT COURSING. CUT BRICKS/BLOCKS BELOW PADSTONE'S WILL NOT BE ACCEPTED.
3. TEST CERTIFICATES CONFIRMING BRICK AND BLOCK CRUSHING STRENGTHS WILL BE REQUIRED FOR ENGINEERS APPROVAL.
4. WALLS BELOW GROUND LEVEL ARE TO BE BUILT UP IN DENSE CONCRETE BLOCKWORK (MINIMUM 7.0KN/MM²) INNER AND OUTER LEAVES IN 1:14:3 MORTAR. WITH LEAN MIX CONCRETE CAVITY FILL UP TO 150MM BELOW GROUND LEVEL.
5. WALLS ABOVE GROUND LEVEL TO BE BUILT UP IN 1:1:6 MORTAR (CEMENT:LIME:SAND) OR EQUIVALENT UNLESS SHOWN OTHERWISE.
6. WHERE BLOCKWORK WALLING BELOW GROUND IS IN EXCESS OF 900MM HIGH, THEN 215MM THICK BLOCKWORK IS TO BE ADOPTED, USING BLOCK LAID FLAT AND COURSED AT 225MM VERTICAL CENTERS. BACKFILLING IS TO BE CARRIED OUT EQUALLY EITHER SIDE OF THE WALLING AND IS TO BE OF AN APPROVED, WELL GRADED, GRANULAR MATERIAL.
7. MINIMUM BLOCKWORK STRENGTH TO BE 7.0N/MM², UNLESS STATED OTHERWISE.
8. CONTRACTOR TO OBTAIN CONFIRMATION FROM MANUFACTURERS CONCERNING SUITABILITY OF BLOCKS AND BRICKS FOR USE BELOW DPC.
9. WALL TIES TO BE STAINLESS STEEL STAFIX RT2 AT 450CRS VERTICALLY AND 900CRS HORIZONTALLY (STAGGERED). TIES TO BE POSITIONED AT 225CRS VERTICALLY AROUND ALL OPENINGS.

TIMBER NOTES:

1. GALVANISED STEEL STRAPS TO BE PROVIDED AT NOT GREATER THAN 1000MM CENTERS BETWEEN TIMBER AND WALLS AND OR STEELWORK, COMPLETE WITH SOLID BLOCKING.
2. ALL TIMBER TO BE MINIMUM STRENGTH CLASS C16 UNLESS NOTED OTHERWISE.
3. ALL TIMBERS PROJECTING INTO CAVITY OF CAVITY WALL CONSTRUCTION TO HAVE ENDS LIBERALLY COATED IN 'WOLMANOL' OR SIMILAR APPROVED GRAIN PRESERVATIVE.
4. ALL TIMBER TO BE REGULARISED AND SUPPLIED AT A MOISTURE CONTENT AVERAGE NOT EXCEEDING 18%.
5. ALL CONNECTORS, BOLTS AND WASHERS TO BE GALVANISED.
6. ALL DIMENSIONS AND BEARING POINTS OF THE TRUSSES ARE TO BE CHECKED PRIOR TO FABRICATION.
7. ALL ROOF BRACING IS TO THE DESIGN OF THE SPECIALIST SUPPLIER. HOWEVER, ALL ROOF BRACING MEMBERS ARE TO BE AT LEAST 97X22, GRADE C16 AND ARE TO BE NAILED TO EVERY TRUSSED RAFTER THEY CROSS WITH 2NO. 3.35MM Ø X 65MM LONG GALVANISED ROUND WIRE NAILS. WHERE BRACING MEMBERS ARE PROVIDED IN TWO PIECES THE ARE TO BE LAP JOINTED OVER AT LEAST TWO TRUSSED RAFTERS AND NAILED AS ABOVE.

TIMBER LINTEL SCHEDULE:

- OPENINGS UP TO 1100mm - 150x100mm C16 LINTEL
- OPENINGS UP TO 1900mm - 200x100mm C16 LINTEL
- CONSULT WITH STRUCTURAL ENGINEER IF LARGER OPENINGS REQUIRED IN STUD WALL.
- CONSTRUCTION (DESIGN AND MANAGEMENT REGULATIONS NOTES
- ALL WORKS AND SITE PROCEDURES MUST BE IN KEEPING WITH THE LATEST VERSION OF THE 'CDM REGULATIONS 2015' AND A PRINCIPAL DESIGNER IS TO BE APPOINTED BY THE CLIENT TO MANAGE AND COORDINATE HEALTH AND SAFETY MATTERS ACCORDINGLY
- TEMPORARY WORKS - AS APPLICABLE
- THE CONTRACTOR IS ENTIRELY RESPONSIBLE FOR MAINTAINING THE STABILITY OF ALL EXISTING BUILDINGS AND STRUCTURES WITHIN, AND ADJACENT TO, THE WORKS, FROM THE DATE OF POSSESSION OF THE SITE UNTIL PRACTICAL COMPLETION OF THE WORKS. THE DESIGN,

INSTALLATION (INCLUDING SEQUENCE), MAINTENANCE AND REMOVAL (INCLUDING SEQUENCE) OF THE TEMPORARY WORKS IS ENTIRELY THE RESPONSIBILITY OF THE CONTRACTOR. IN ADDITION TO THE SUPPORT OF THE VERTICAL LOADS, DUE REGARD SHALL BE GIVEN TO THE OVERALL LATERAL STABILITY OF THE STRUCTURES, AND THE LATERAL STABILITY OF WALLS COLUMNS AND PIERS, ESPECIALLY WHERE ADJACENT EXISTING FLOORS AND ROOFS ARE TO BE DEMOLISHED. THE TEMPORARY SUPPORT SYSTEMS ARE TO BE ERECTED OFF A FOUNDATION/SPREADER SYSTEM ADEQUATE FOR THE VERTICAL AND HORIZONTAL LOADS REQUIRED TO BE SUPPORTED. THE DESIGN OF THE TEMPORARY WORKS IS TO BE UNDERTAKEN BY A COMPETENT PERSON. THE CONTRACTOR IS TO ENSURE THAT ALL EXISTING CONSTRUCTION IS ADEQUATELY SUPPORTED PRIOR TO COMMENCING DEMOLITION WORKS. IF IN DOUBT ENGINEER TO BE CONSULTED PRIOR TO COMMENCING DEMOLITION. BEFORE COMMENCING REMOVAL OF TEMPORARY SUPPORTS THE CONTRACTOR IS TO COMPLETE ERECTION AND CONNECTION OF THE NEW PERMANENT SUPPORTING STRUCTURE. THE CONTRACTOR IS TO ENSURE THAT THE TEMPORARILY PROPPED STRUCTURE IS ADEQUATELY SUPPORTED ON THE NEW PERMANENT WORKS PRIOR TO REMOVAL OF ANY TEMPORARY SUPPORTS. THE CONTRACTOR IS TO ENSURE THAT ALL PARTS OF THE NEW SUPPORTING STRUCTURE HAVE GAINED ADEQUATE STRENGTH PRIOR TO REMOVING TEMPORARY SUPPORTS. THE LOADINGS FOR THE TEMPORARY WORKS DESIGN ARE GIVEN BELOW, AND ON THE DRAWINGS AS APPROPRIATE. NOTE: ALL LOADS ARE UNFACTORED. THE TEMPORARY WORKS DESIGNER MUST MULTIPLY THESE LOADS BY THE APPROPRIATE ULTIMATE LOAD FACTORS AS GIVEN IN THE RELEVANT DESIGN STANDARD. STEEL BEAMS DEAD LOAD = 40 kN/m STEEL BEAMS IMPOSED LOAD = 15 kN/m

DEMOLITION

THE DEMOLITION WORKS ARE TO BE CARRIED OUT WITH GREAT CARE. IF AT ANY TIME THE CONTRACTOR IS UNSURE IF UNPROPPED STRUCTURAL MEMBERS ARE TAKING SUPPORT OFF CONSTRUCTION PROPOSED TO BE DEMOLISHED, DEMOLITION WORK MUST CEASE IMMEDIATELY AND THE CONTRACTOR IS TO OBTAIN FURTHER ADVICE FROM ENGINEER PRIOR TO CONTINUING. DEMOLITION WORK OTHER THAN THAT INDICATED ON ENGINEERING/THE ARCHITECTS' DRAWINGS IS NOT PERMITTED. IF THE CONTRACTOR BELIEVES THAT ADDITIONAL DEMOLITION TO THAT SHOWN ON ENGINEERING/THE ARCHITECTS' DRAWINGS IS NECESSARY, THEN FURTHER INSTRUCTIONS ARE TO BE SOUGHT FROM ENGINEER AND THE ARCHITECT PRIOR TO COMMENCING THIS ADDITIONAL DEMOLITION WORK. THE CONTRACTOR IS TO PRODUCE A METHOD STATEMENT FOR DEMOLITION WORKS AND THIS METHOD STATEMENT IS TO BE SUBMITTED TO THE PRINCIPAL DESIGNER FOR COMMENT NOT LESS THAN 2 WEEKS PRIOR TO COMMENCING THE DEMOLITION WORKS. EXISTING SERVICES FOR THE INDICATIVE POSITIONS OF EXISTING BURIED SERVICES REFERENCE IS TO BE MADE TO THE ARCHITECTS DRAWINGS. THE ACCURACY OF THIS INFORMATION CANNOT BE GUARANTEED, AND THEREFORE IT IS THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH THE POSITIONS AND DEPTHS OF ALL UNDERGROUND SERVICES (INCLUDING THOSE NOT SHOWN ON ENGINEERING DRAWINGS) PRIOR TO THE WORKS COMMENCING. THE CONTRACTOR IS TO ALSO NOTE ANY OVERHEAD CABLES ETC. THAT MAY PRESENT A HAZARD DURING THE WORKS. SOIL CONDITIONS EXCAVATION IS TO PROCEED WITH GREAT CARE. AS EXCAVATION PROCEEDS THE CONTRACTOR IS TO MAINTAIN VIGILANCE FOR GROUND CONDITIONS WHICH MAY AFFECT THE STABILITY OF THE EXCAVATIONS, AND THE SAFETY OF OPERATIVES. (E.G WEAK/SOFT SOILS, WATER TABLE, TOXIC SUBSTANCES/GASES BURIED SERVICES ETC.) ADEQUATE SUPPORT TO BE PROVIDED TO SIDES OF EXCAVATIONS AS NECESSAR

Written dimensions to be taken in preference to scaled dimensions. The Contractor is responsible for checking all dimensions before work starts.

All work is to be carried out to the requirements, and to the satisfaction of the Local Authority. These drawings are for planning purposes only.

Any discrepancies to be brought to the attention of SY Design Studio immediately.

Location
Plan

No.	Description	Date



Email:
Info@sydesignstudio.co.uk

Web:
www.sydesignstudio.co.uk
27 Dawlish Drive Ruislip HA4 9SF

Project No : 1116
Title : GENERAL NOTES
Layout Size : A3
Rev :

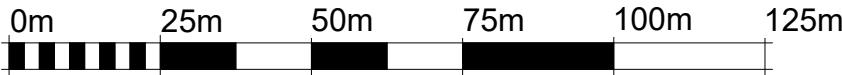
Sheet No :

PL02

LOCATION PLAN



Ordnance Survey, (c) Crown Copyright 2026. All rights reserved. Licence number 100022432



GRAPHIC SCALE 1:1250

1

LOCATION PLAN

1 : 1250

Written dimensions to be taken in preference to scaled dimensions. The Contractor is responsible for checking all dimensions before work starts.

All work is to be carried out to the requirements, and to the satisfaction of the Local Authority. These drawings are for planning purposes only.

Any discrepancies to be brought to the attention of SY Design Studio immediately.

Location Plan

No.	Description	Date



DESIGN STUDIO

Email: Info@sydesignstudio.co.uk

Web: www.sydesignstudio.co.uk

Project: 27 Dawlish Drive Ruislip HA4 9SF

Project No : 1116

Title : LOCATION PLAN

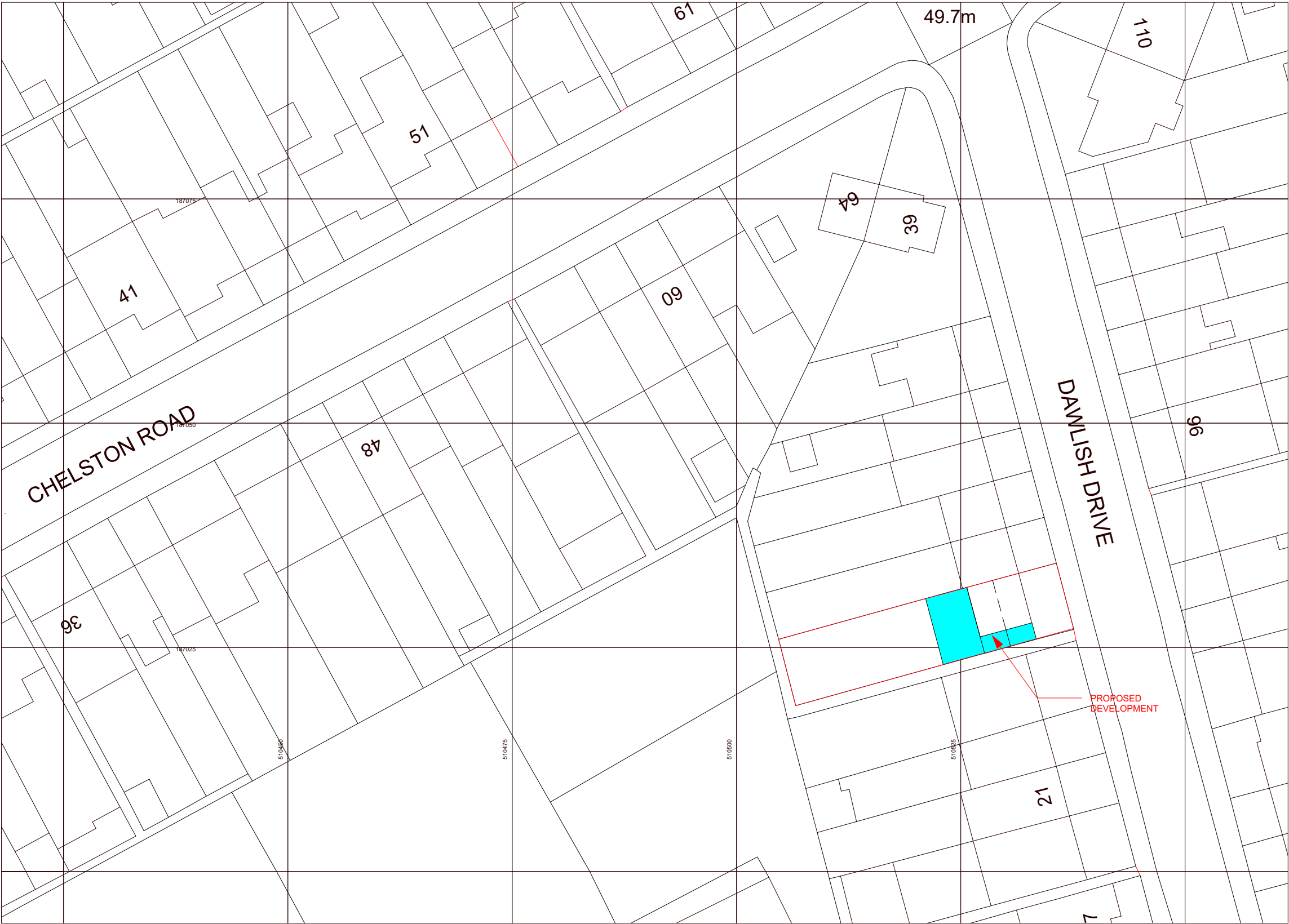
Layout Size : A3 1 : 1250

Rev :

Sheet No : PL03

09/04/25

BLOCK PLAN



Ordnance Survey, (c) Crown Copyright 2026. All rights reserved. Licence number 100022432



1

BLOCK PLAN

1 : 500

Written dimensions to be taken in preference to scaled dimensions. The Contractor is responsible for checking all dimensions before work starts.

All work is to be carried out to the requirements, and to the satisfaction of the Local Authority. These drawings are for planning purposes only.

Any discrepancies to be brought to the attention of SY Design Studio immediately.

Location
Plan

EXISTING SITE AREA - 275 Sqm

EXISTING HOUSE GIA - 90 Sqm

PROPOSED HOUSE GIA - 158 Sqm

PROPOSED ONLY GIA - 68 Sqm

No.	Description	Date



DESIGN
STUDIO

Email:
Info@sydesignstudio.co.uk

Web:
www.sydesignstudio.co.uk

Project:
27 Dawlish Drive Ruislip HA4 9SF

Project No : 1116
Title : BLOCK PLAN
Layout Size : A3 1 : 500
Rev :

Sheet No :

PL04

10/16/2025

SITE PLAN

Written dimensions to be taken in preference to scaled dimensions. The Contractor is responsible for checking all dimensions before work starts.

All work is to be carried out to the requirements, and to the satisfaction of the Local Authority. These drawings are for planning purposes only.

Any discrepancies to be brought to the attention of SY Design Studio immediately.

Location
Plan

No.	Description	Date



DESIGN
STUDIO

Email:
Info@sydesignstudio.co.uk

Web:
www.sydesignstudio.co.uk

Project:
27 Dawlish Drive Ruislip HA4 9SF

Project No :
1116

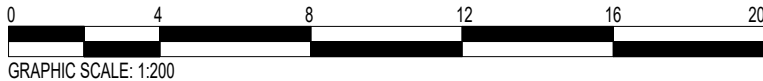
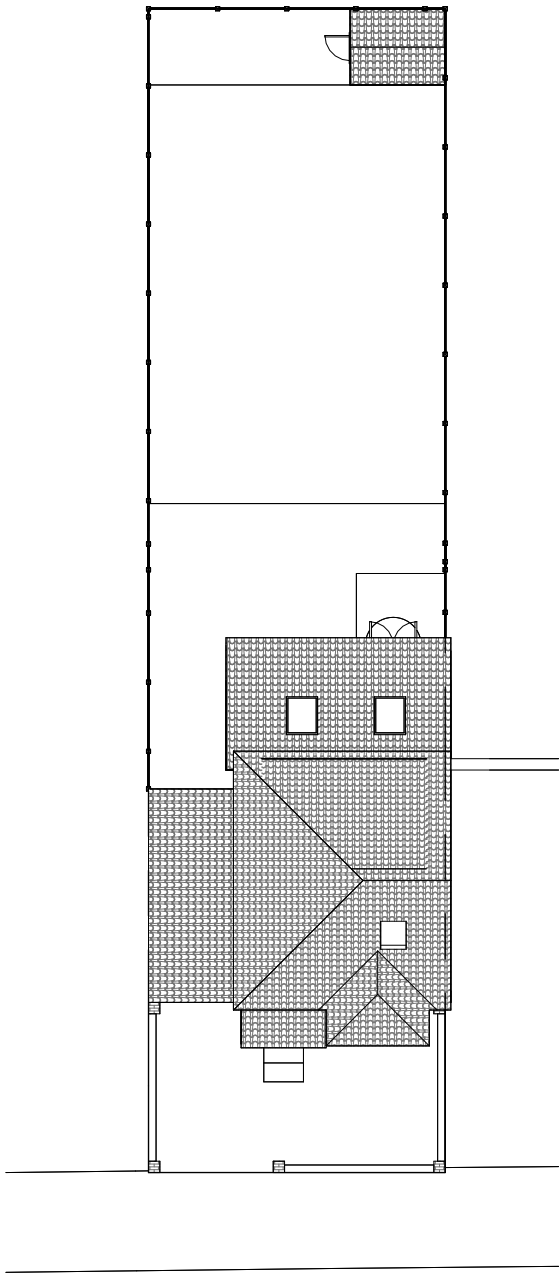
Title :
SITE PLAN

Layout Size : A3 1 : 200

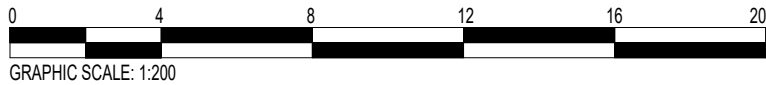
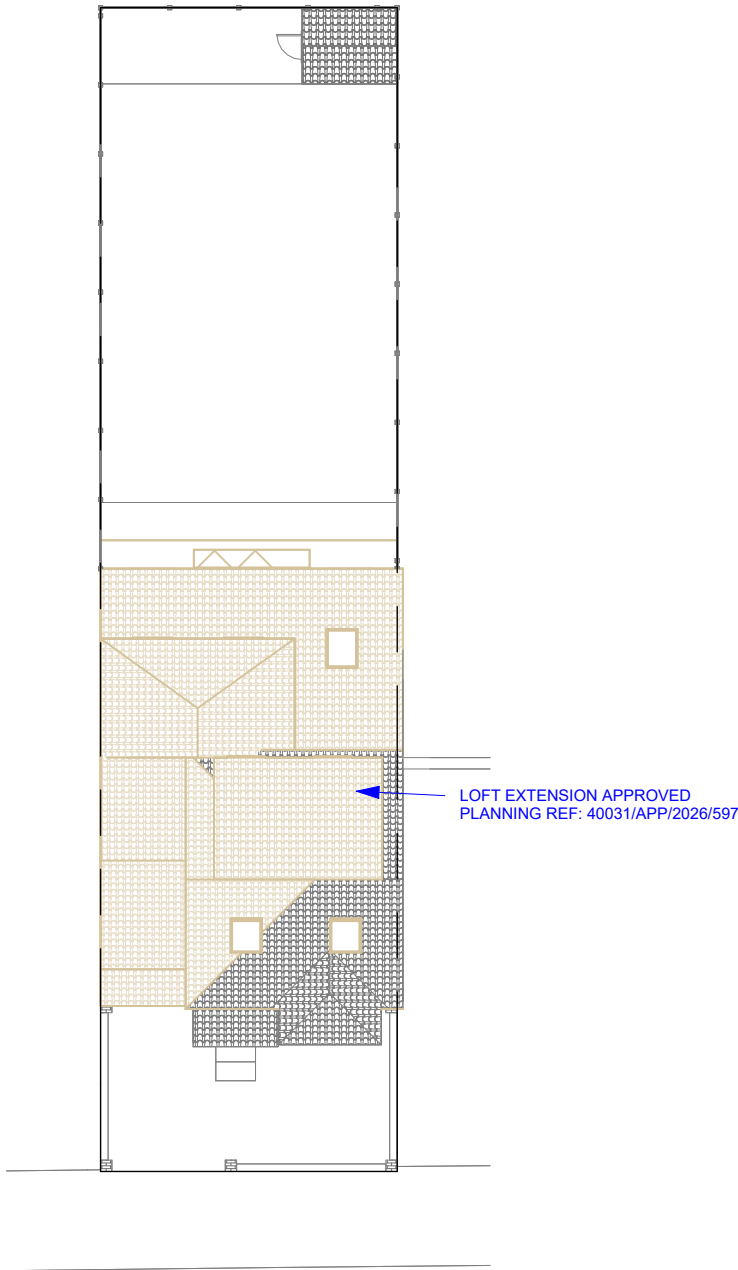
Rev :

Sheet No :

PL05

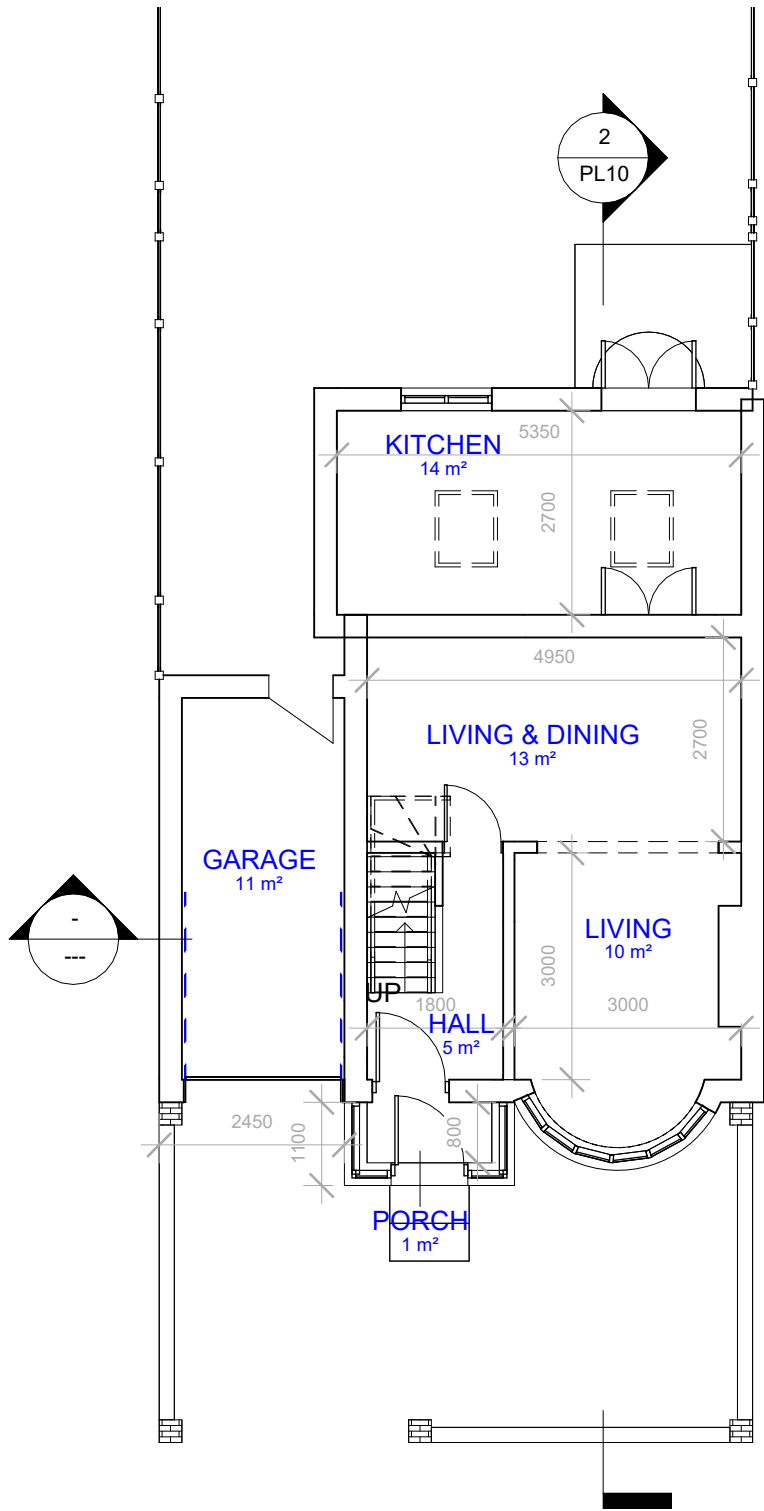


1 Existing Site Plan
1 : 200

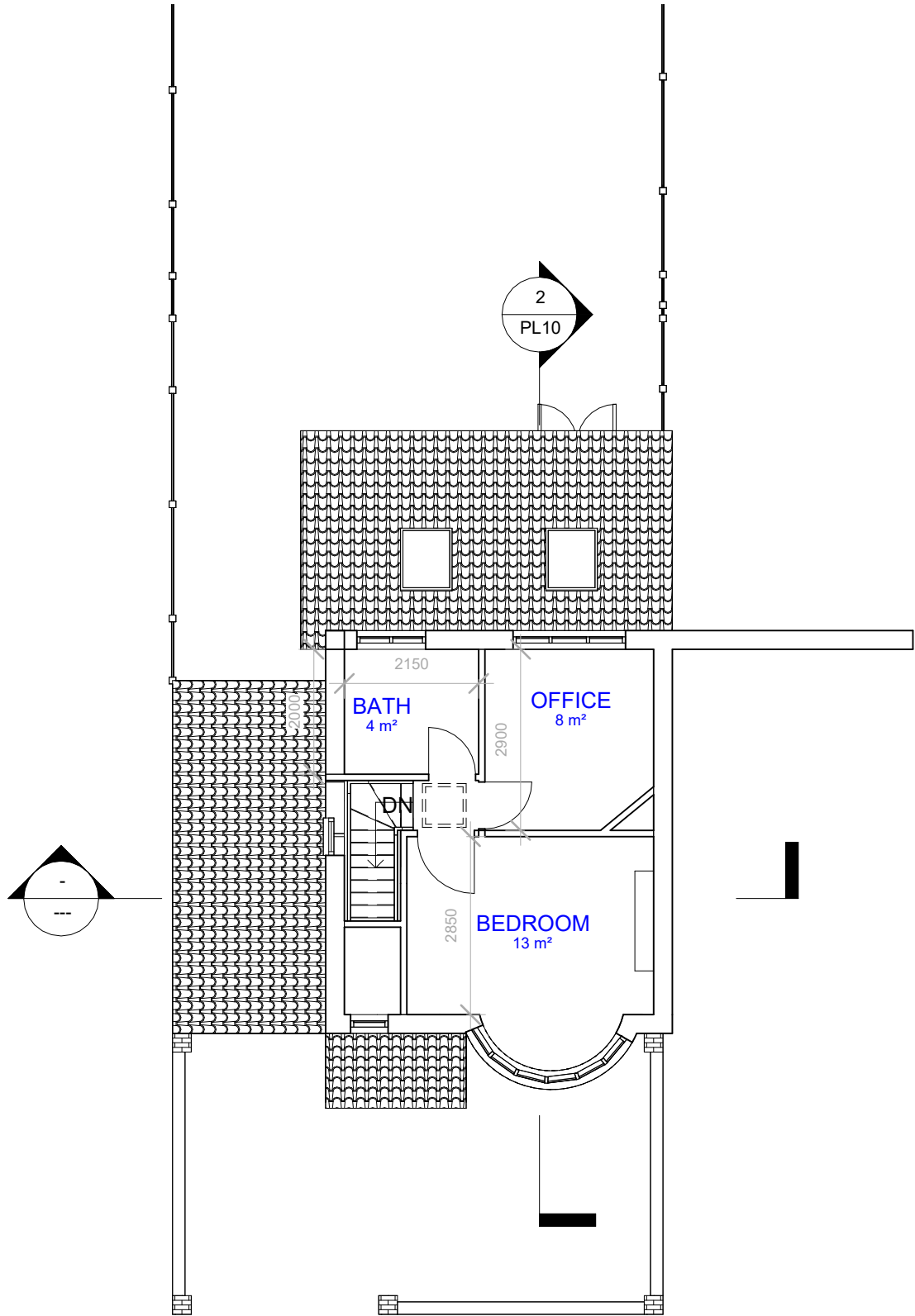


2 Proposed Site Plan
1 : 200

EXISTING PLANS



1 EXISTING GROUND FLOOR PLAN
1 : 100



2 EXISTING FIRST FLOOR PLAN
1 : 100

Written dimensions to be taken in preference to scaled dimensions. The Contractor is responsible for checking all dimensions before work starts.

All work is to be carried out to the requirements, and to the satisfaction of the Local Authority. These drawings are for planning purposes only.

Any discrepancies to be brought to the attention of SY Design Studio immediately.

Location Plan

- Existing Walls
- Demolition Walls
- Proposed Walls
- Line of 2m Head Height
- Line of 1.5m Head Height

No.	Description	Date



DESIGN
STUDIO

Email:
Info@sydesignstudio.co.uk

Web:
www.sydesignstudio.co.uk
Project:
27 Dawlish Drive Ruislip HA4 9SF

Project No :
1116

Title :
EXISTING PLANS

Layout Size : A3 As indicated

Rev :

Sheet No :

PL06

EXISTING PLANS

Written dimensions to be taken in preference to scaled dimensions. The Contractor is responsible for checking all dimensions before work starts.

All work is to be carried out to the requirements, and to the satisfaction of the Local Authority. These drawings are for planning purposes only.

Any discrepancies to be brought to the attention of SY Design Studio immediately.

Location
Plan

No.	Description	Date



DESIGN
STUDIO

Email:
Info@sydesignstudio.co.uk

Web:
www.sydesignstudio.co.uk

Project:
27 Dawlish Drive Ruislip HA4 9SF

Project No :
1116

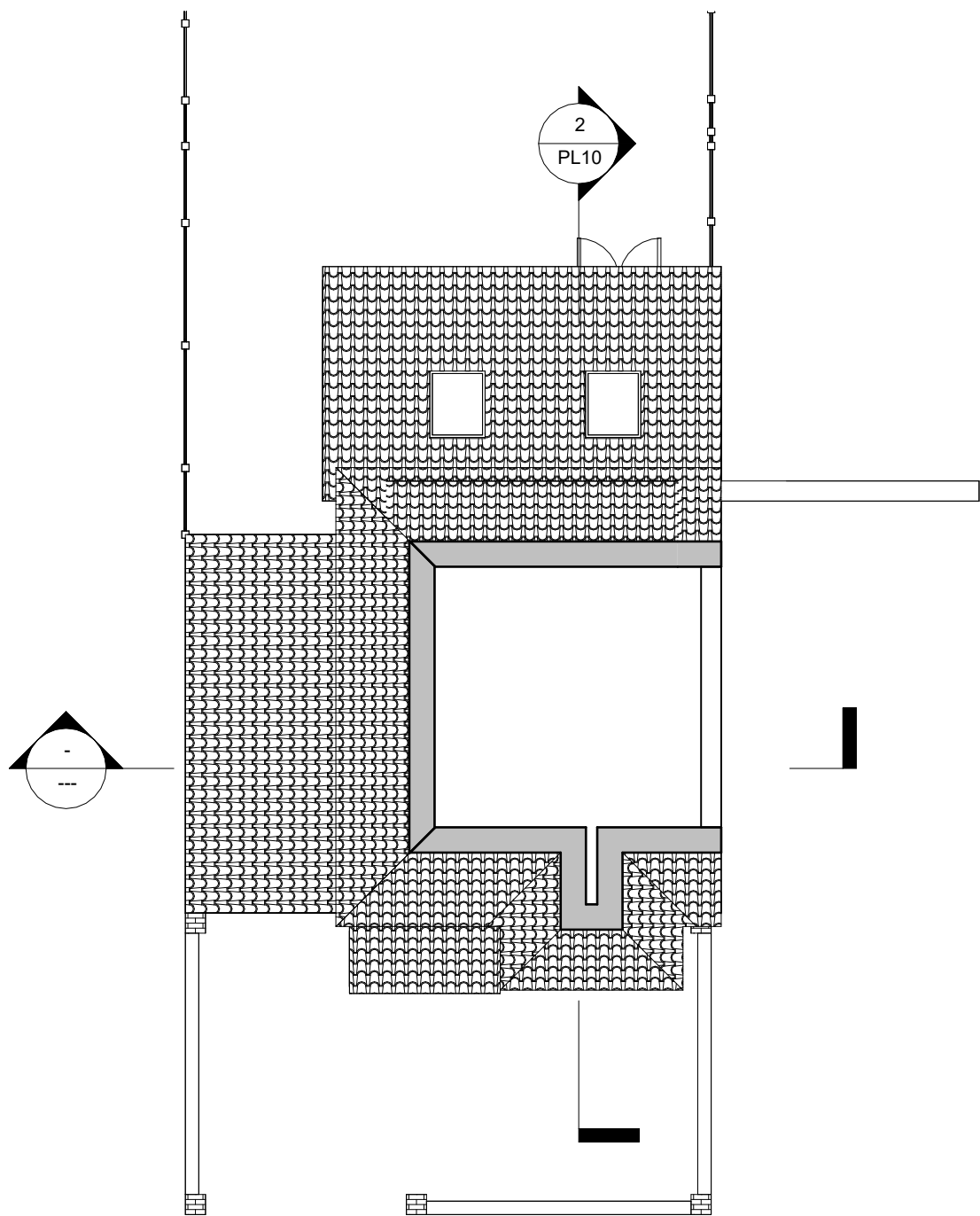
Title :
EXISTING PLANS

Layout Size : A3 1 : 100

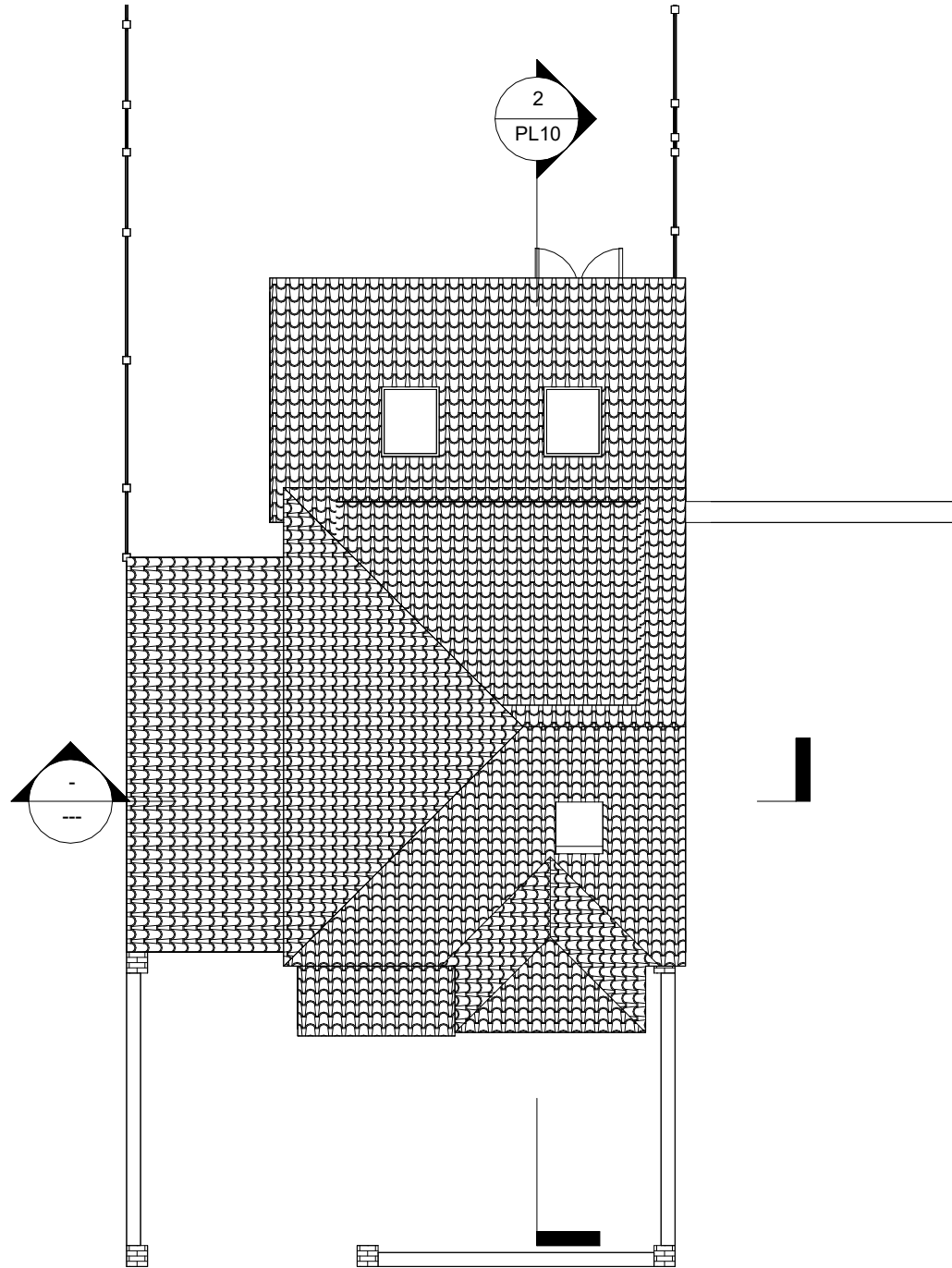
Rev :

Sheet No :

PL07



0 1 2 3 4 5 10
GRAPHIC SCALE: 1:100

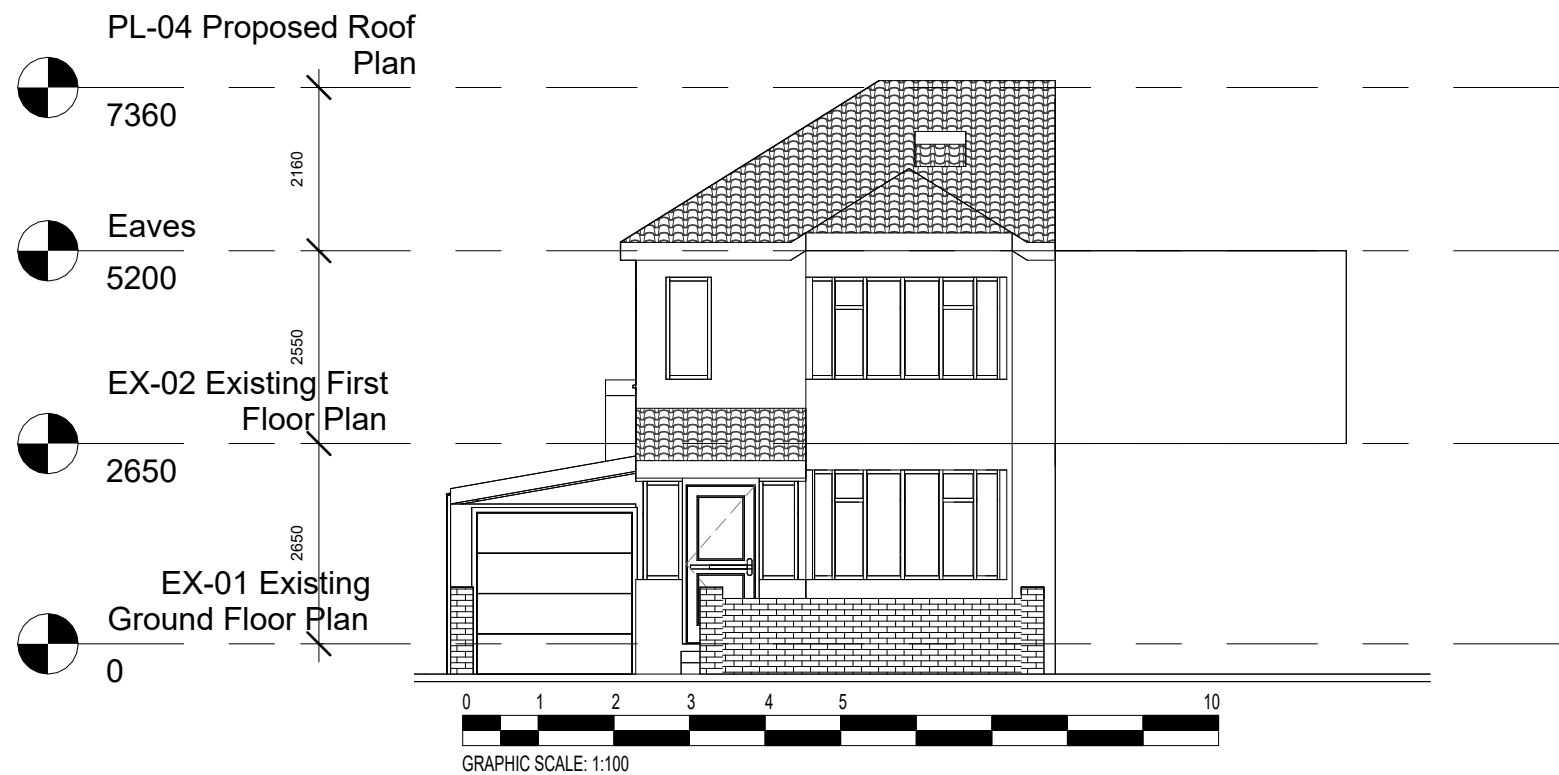


0 1 2 3 4 5 10
GRAPHIC SCALE: 1:100

1 EX-03 Existing Loft Plan
1 : 100

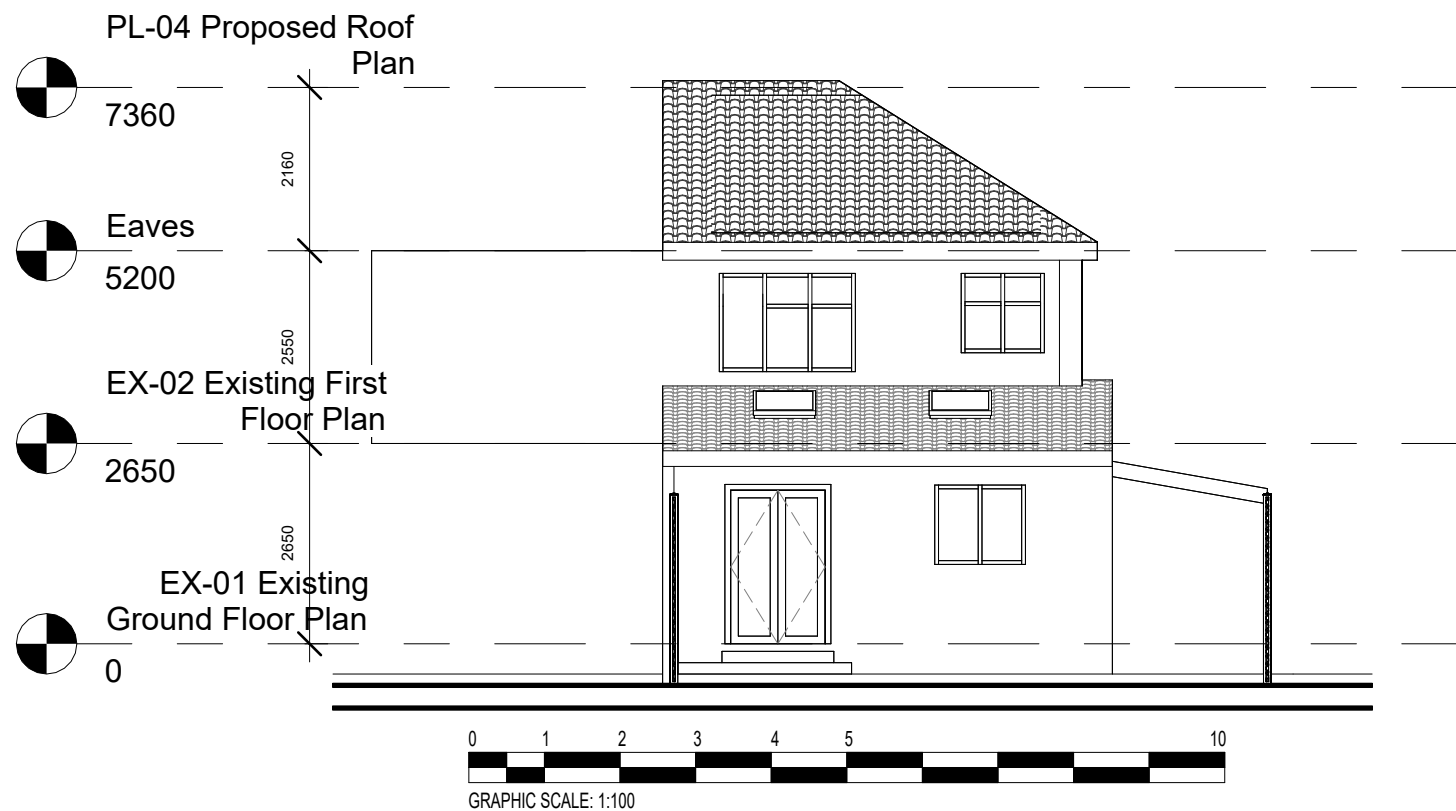
2 EX-04 Existing Roof Plan
1 : 100

EXISTING ELEVATIONS



1 EXISTING FRONT ELEVATION

1 : 100



2 EXISTING REAR ELEVATION

1 : 100

Written dimensions to be taken in preference to scaled dimensions. The Contractor is responsible for checking all dimensions before work starts.

All work is to be carried out to the requirements, and to the satisfaction of the Local Authority. These drawings are for planning purposes only.

Any discrepancies to be brought to the attention of SY Design Studio immediately.

Location Plan

No.	Description	Date



DESIGN
STUDIO

Email:
Info@sydesignstudio.co.uk

Web:
www.sydesignstudio.co.uk

Project:
27 Dawlish Drive Ruislip HA4 9SF

Project No :
1116

Title :
EXISTING ELEVATIONS

Layout Size : A3 1 : 100

Rev :

Sheet No :

PL08

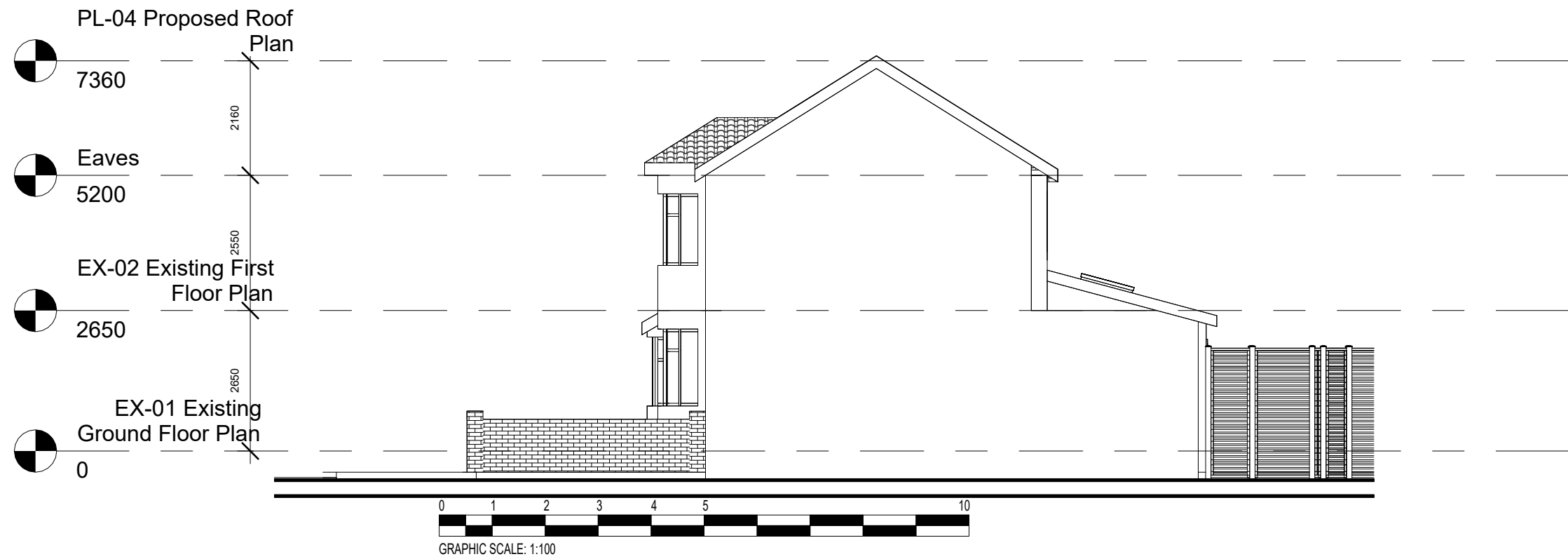
EXISTING ELEVATIONS

Written dimensions to be taken in preference to scaled dimensions. The Contractor is responsible for checking all dimensions before work starts.

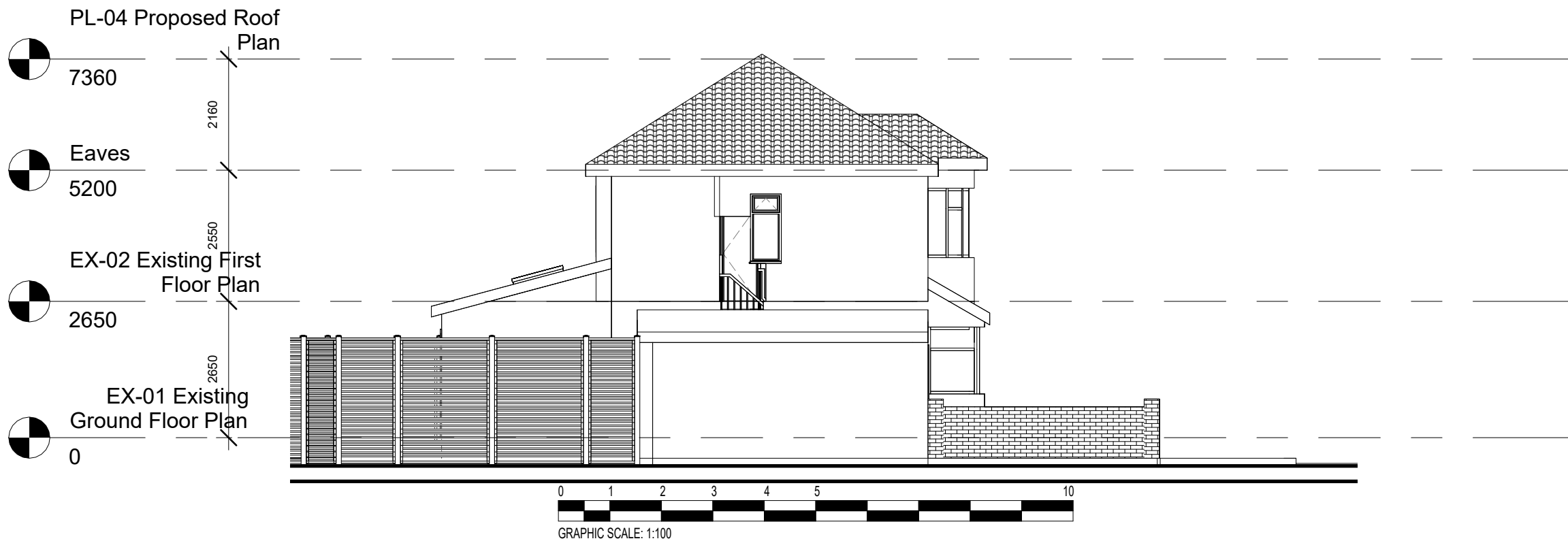
All work is to be carried out to the requirements, and to the satisfaction of the Local Authority. These drawings are for planning purposes only.

Any discrepancies to be brought to the attention of SY Design Studio immediately.

Location
Plan



1 EXISTING SIDE ELEVATION
1 : 100



2 EXISTING SIDE ELEVATION
1 : 100

No.	Description	Date



DESIGN
STUDIO

Email:
Info@sydesignstudio.co.uk

Web:
www.sydesignstudio.co.uk

Project:
27 Dawlish Drive Ruislip HA4 9SF

Project No :
1116

Title :
EXISTING ELEVATIONS

Layout Size : A3 1 : 100

Rev :

Sheet No :

PL09

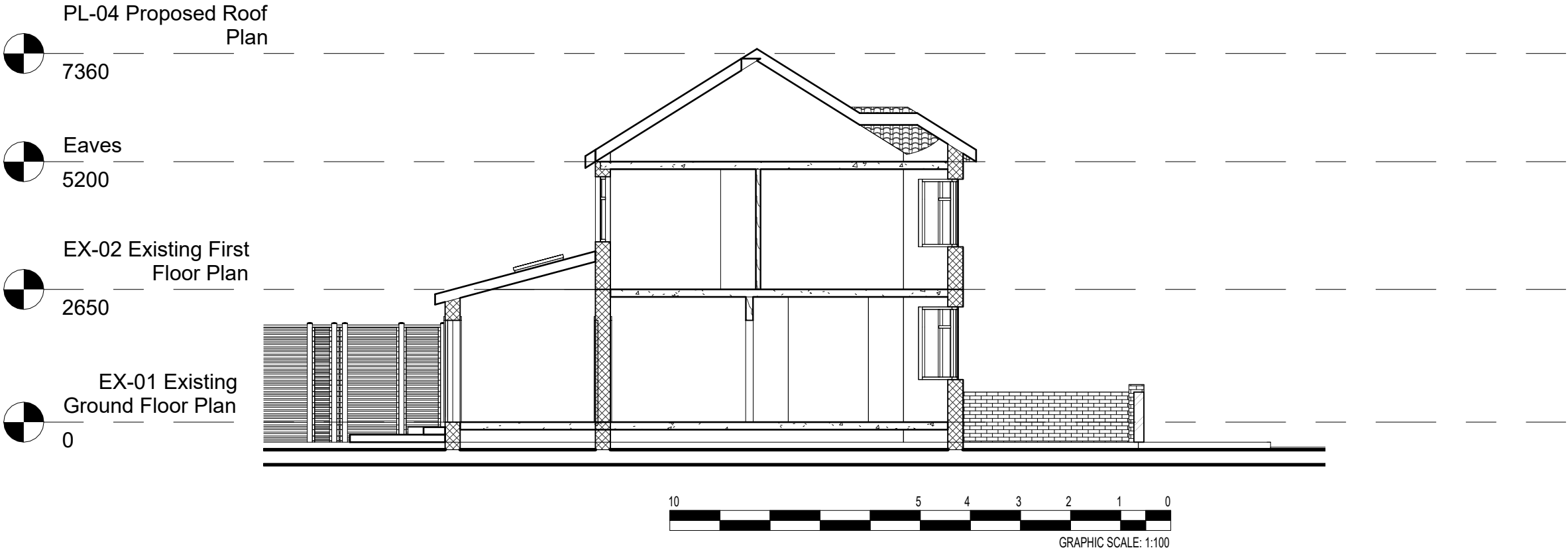
EXISTING SECTIONS

Written dimensions to be taken in preference to scaled dimensions. The Contractor is responsible for checking all dimensions before work starts.

All work is to be carried out to the requirements, and to the satisfaction of the Local Authority. These drawings are for planning purposes only.

Any discrepancies to be brought to the attention of SY Design Studio immediately.

Location
Plan



2 Section 2
1 : 100

No.	Description	Date



DESIGN
STUDIO

Email:
Info@sydesignstudio.co.uk

Web:
www.sydesignstudio.co.uk

Project:
27 Dawlish Drive Ruislip HA4 9SF

Project No :
1116

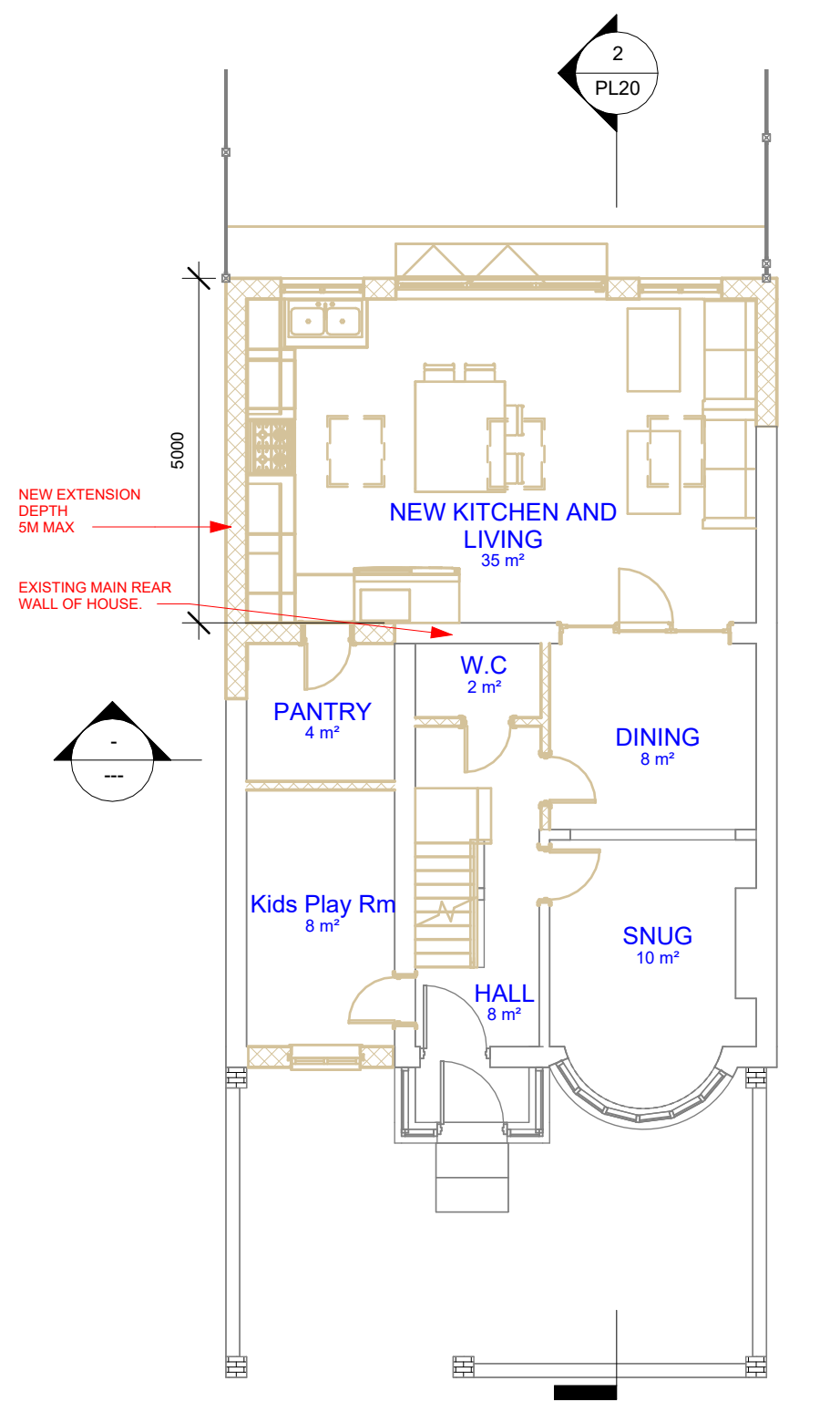
Title :
EXISTING SECTIONS

Layout Size : A3 1 : 100

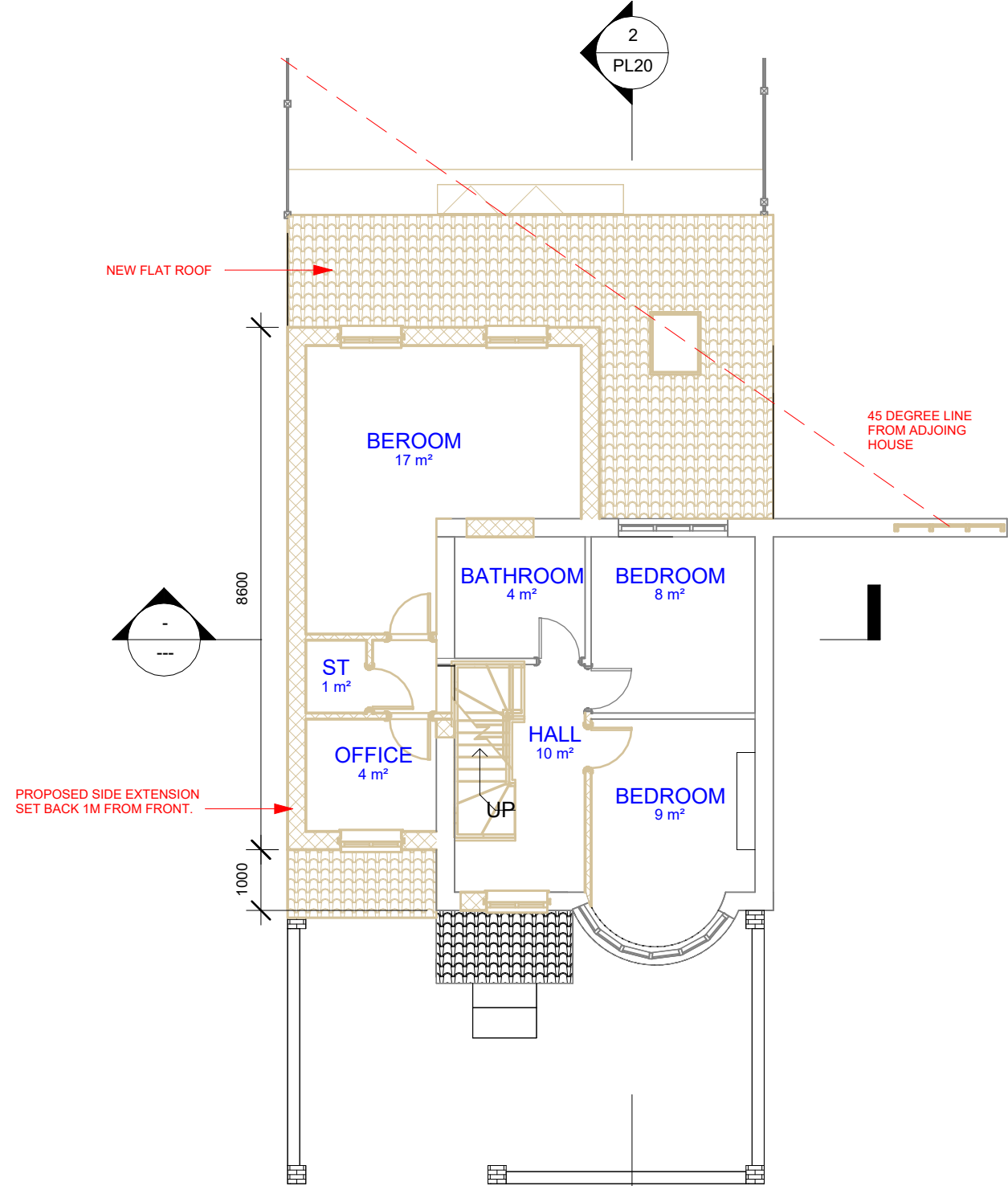
Rev :

Sheet No :
PL10

PROPOSED PLANS



1 PROPOSED GROUND FLOOR PLAN
1 : 100



2 PROPOSED FIRST FLOOR PLAN
1 : 100

Written dimensions to be taken in preference to scaled dimensions. The Contractor is responsible for checking all dimensions before work starts.

All work is to be carried out to the requirements, and to the satisfaction of the Local Authority. These drawings are for planning purposes only.

Any discrepancies to be brought to the attention of SY Design Studio immediately.

Location Plan

— Existing Walls

— Demolition Walls

— Proposed Walls

— Line of 2m Head Height

— Line of 1.5m Head Height

Ledgend

SD - Smoke Detector

HD - Heat Detector

MV - Mechanical Vent

SVP - Soil Vent Pipe

RWP - Rain Water Pipe

No.	Description	Date


DESIGN
STUDIO

Email:
Info@sydesignstudio.co.uk

Web:
www.sydesignstudio.co.uk

Project:
27 Dawlish Drive Ruislip HA4 9SF

Project No :
1116

Title :
PROPOSED PLANS

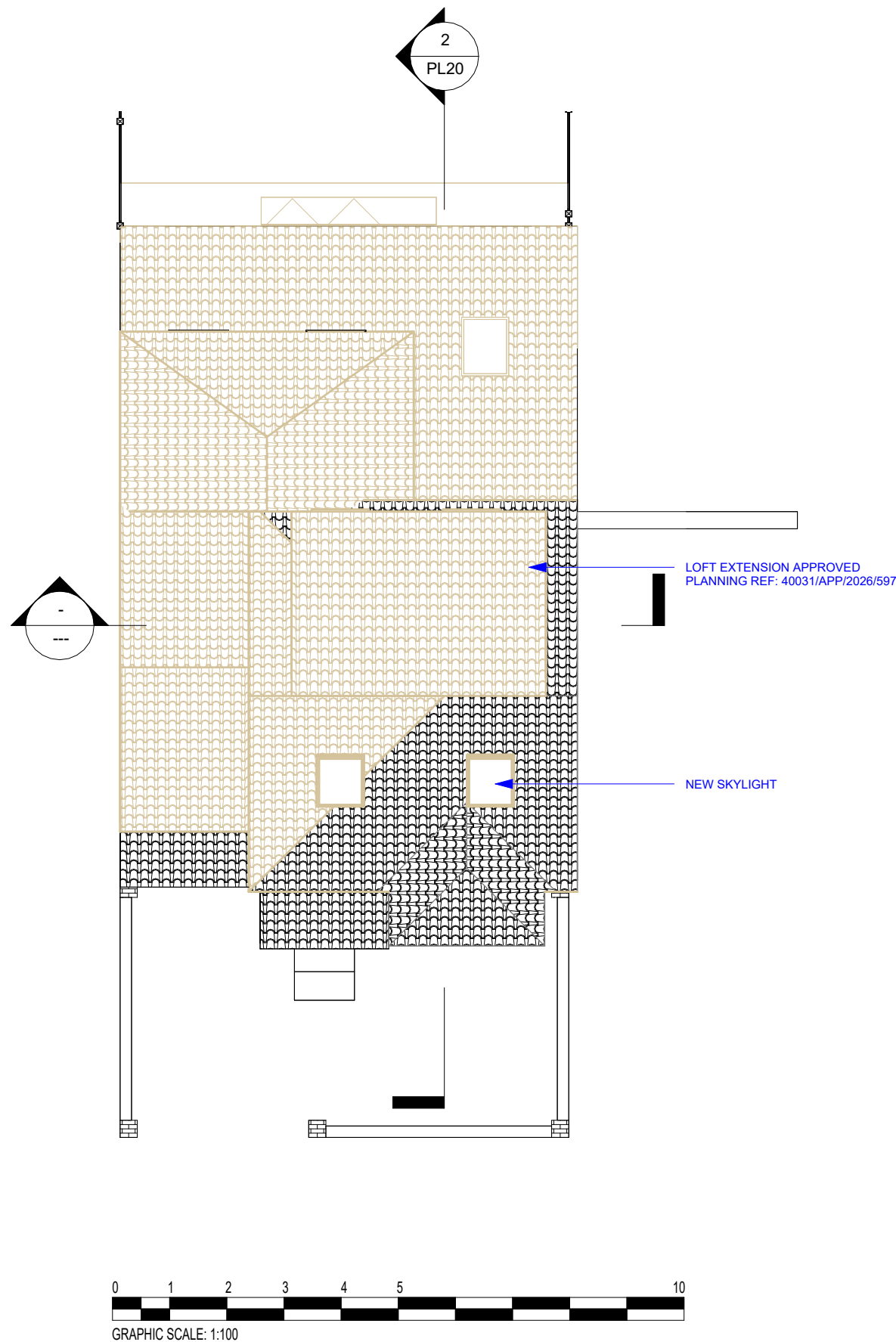
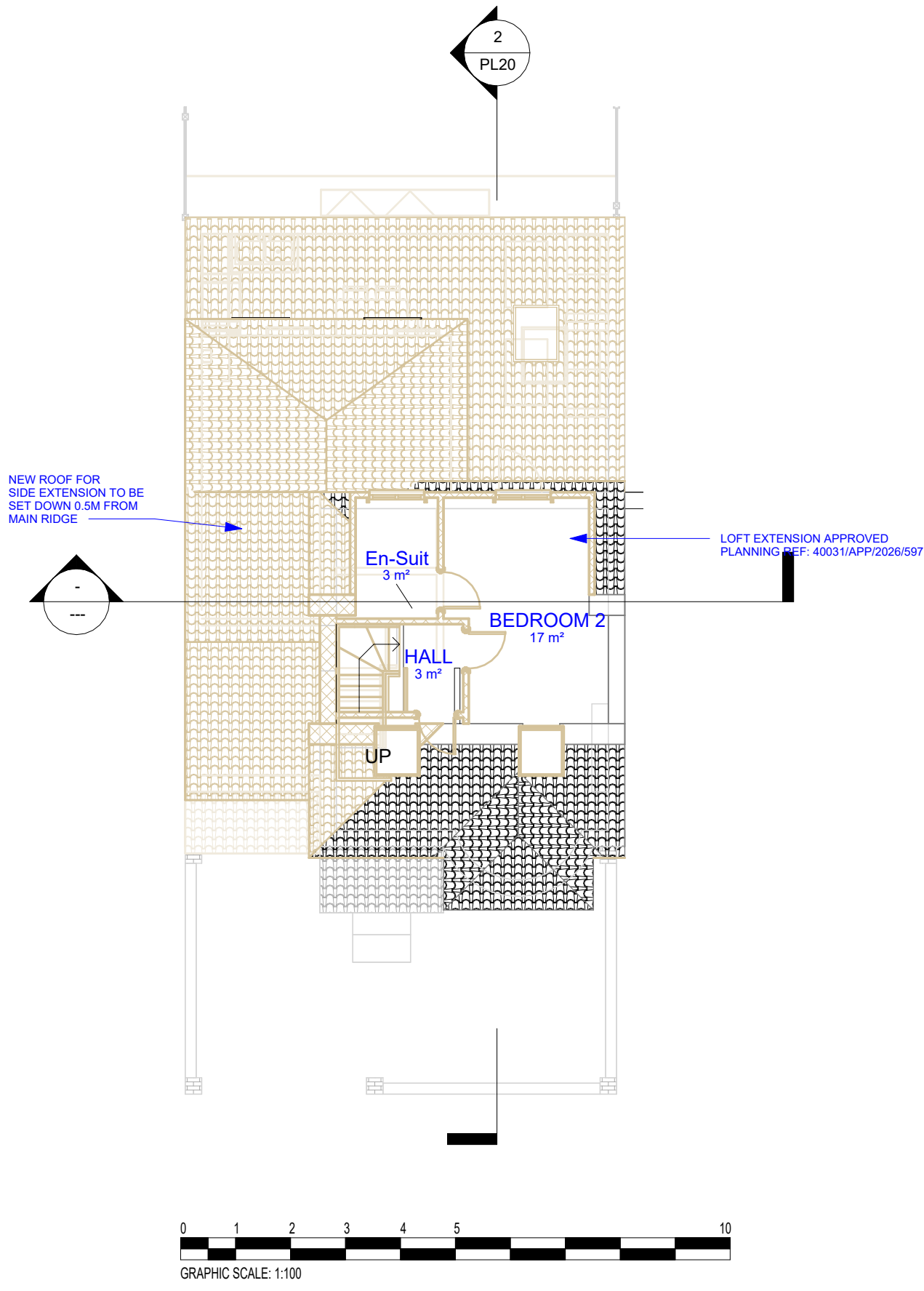
Layout Size : A3 As indicated

Rev :

Sheet No :
PL16

09/04/25

PROPOSED PLANS



1 PL-03 Proposed Loft Plan
1 : 100

2 PROPOSED ROOF PLAN
1 : 100

Written dimensions to be taken in preference to scaled dimensions. The Contractor is responsible for checking all dimensions before work starts.

All work is to be carried out to the requirements, and to the satisfaction of the Local Authority. These drawings are for planning purposes only.

Any discrepancies to be brought to the attention of SY Design Studio immediately.

Location Plan

No.	Description	Date



DESIGN
STUDIO

Email:
Info@sydesignstudio.co.uk

Web:
www.sydesignstudio.co.uk

Project:
27 Dawlish Drive Ruislip HA4 9SF

Project No :
1116

Title :
PROPOSED PLANS

Layout Size : A3 1 : 100

Rev :

Sheet No :
PL17

09/04/25

PROPOSED ELEVATIONS



1 PROPOSED FRONT ELEVATION
1 : 100



2 PROPOSED REAR ELEVATION
1 : 100

Written dimensions to be taken in preference to scaled dimensions. The Contractor is responsible for checking all dimensions before work starts.
All work is to be carried out to the requirements, and to the satisfaction of the Local Authority. These drawings are for planning purposes only.
Any discrepancies to be brought to the attention of SY Design Studio immediately.

Location Plan

No.	Description	Date



DESIGN STUDIO

Email:
Info@sydesignstudio.co.uk

Web:
www.sydesignstudio.co.uk

Project:
27 Dawlish Drive Ruislip HA4 9SF

Project No :
1116

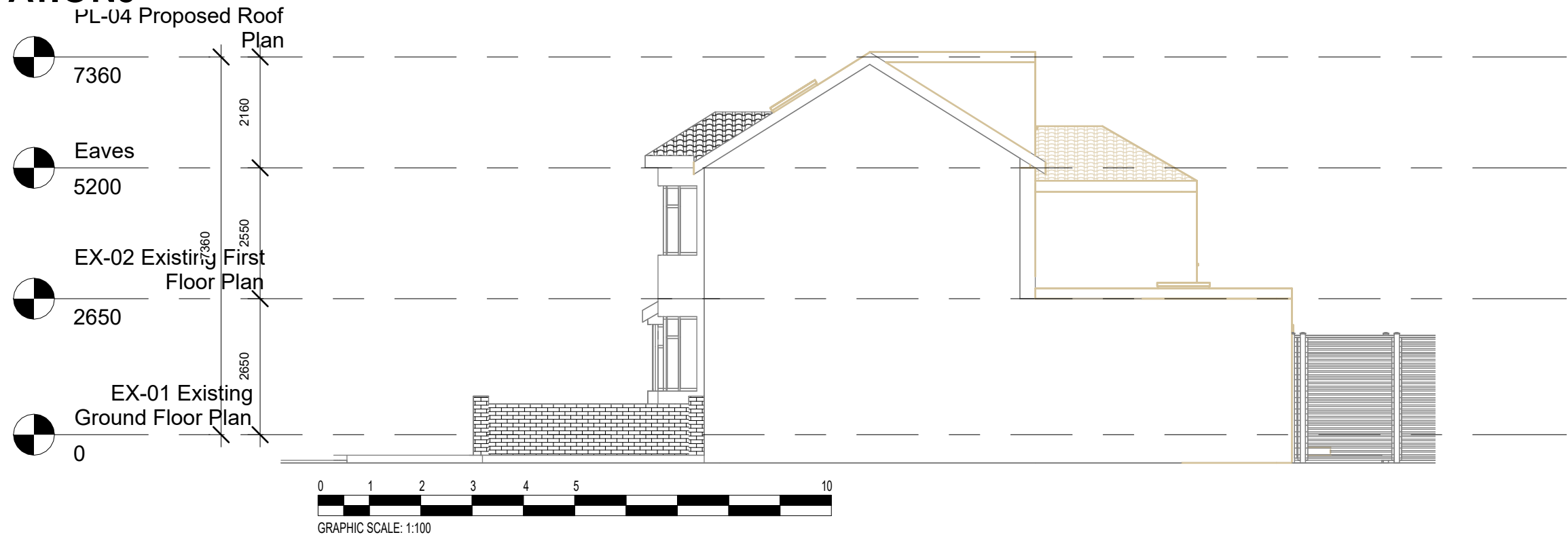
Title :
PROPOSED ELEVATIONS

Layout Size : A3 1 : 100

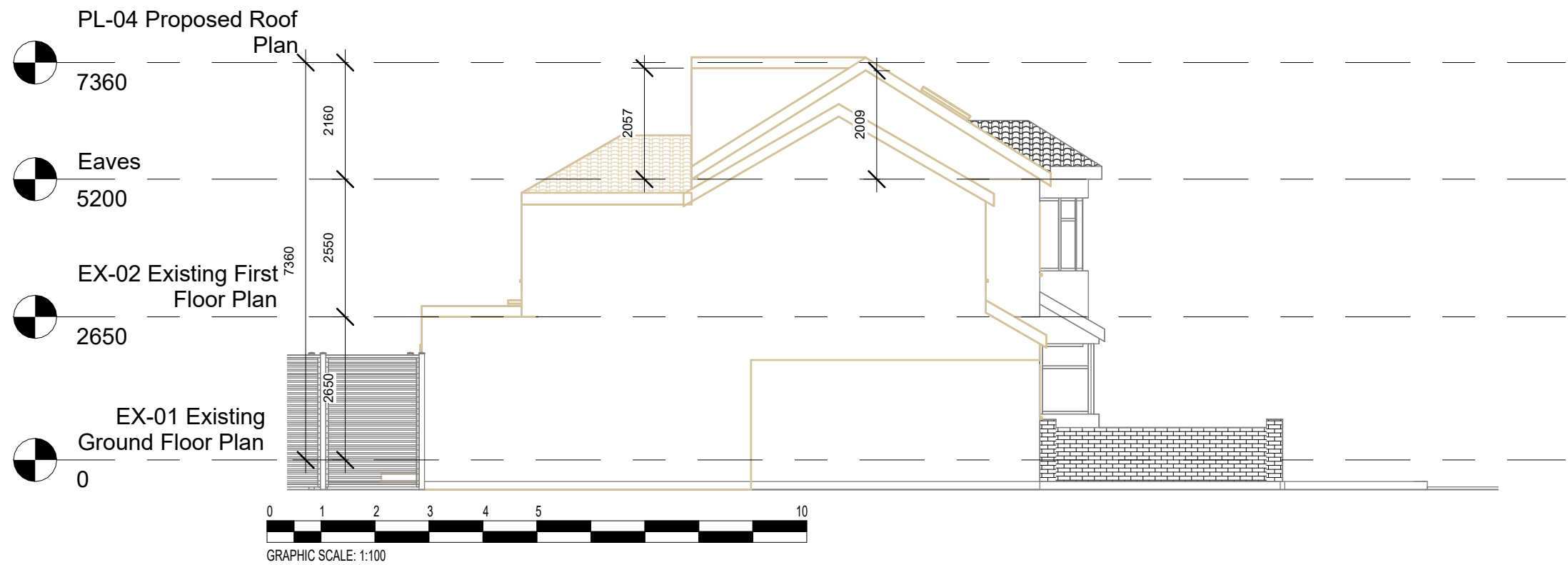
Rev :

Sheet No :
PL18

PROPOSED ELEVATIONS



1 PROPOSED SIDE ELEVATION
1 : 100



2 PROPOSED SIDE ELEVATION
1 : 100

Written dimensions to be taken in preference to scaled dimensions. The Contractor is responsible for checking all dimensions before work starts.

All work is to be carried out to the requirements, and to the satisfaction of the Local Authority. These drawings are for planning purposes only.

Any discrepancies to be brought to the attention of SY Design Studio immediately.

Location Plan

No.	Description	Date



DESIGN
STUDIO

Email:
Info@sydesignstudio.co.uk

Web:
www.sydesignstudio.co.uk

Project:
27 Dawlish Drive Ruislip HA4 9SF

Project No :
1116

Title :
PROPOSED ELEVATIONS

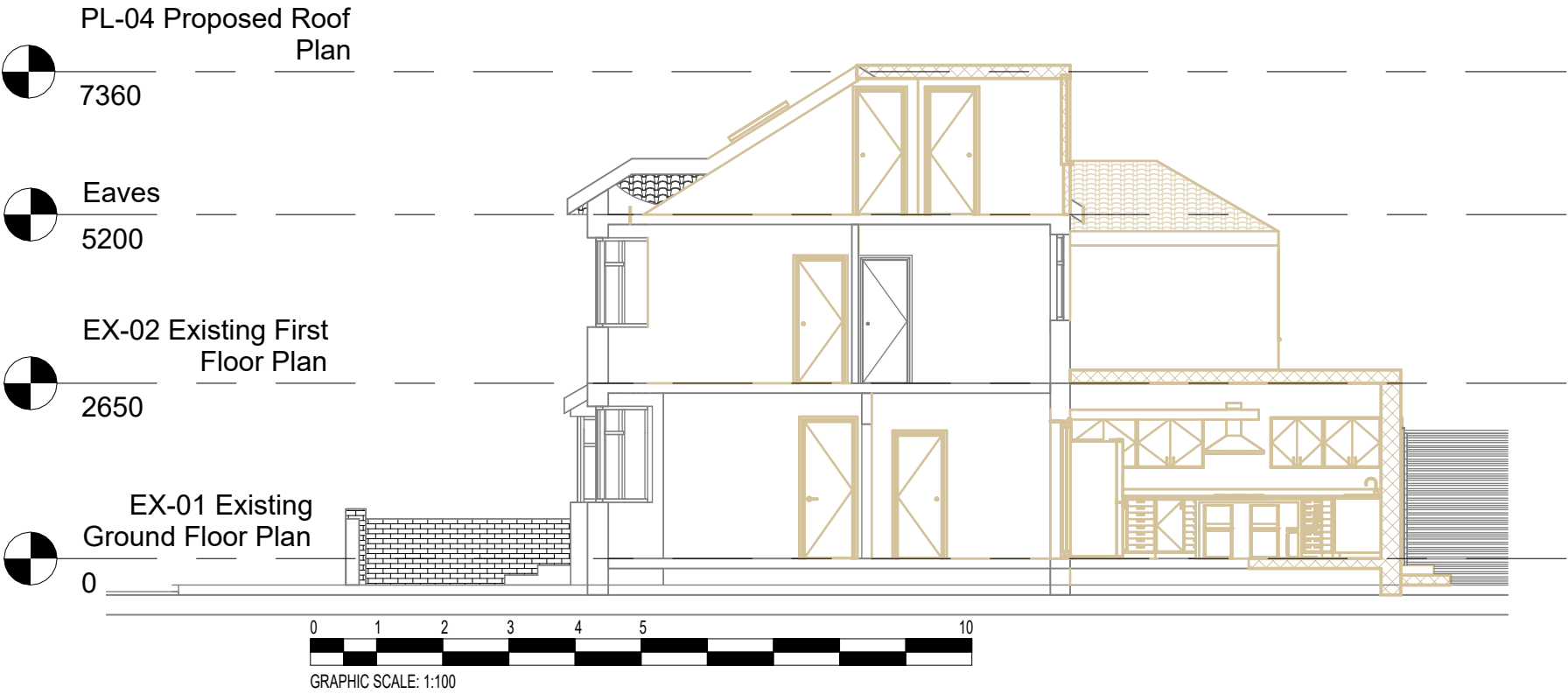
Layout Size : A3 1 : 100

Rev :

Sheet No :

PL19

PROPOSED SECTIONS



2 **PROPOSED SECTION 2**
1 : 100

Written dimensions to be taken in preference to scaled dimensions. The Contractor is responsible for checking all dimensions before work starts.

All work is to be carried out to the requirements, and to the satisfaction of the Local Authority. These drawings are for planning purposes only.

Any discrepancies to be brought to the attention of SY Design Studio immediately.

Location
Plan

No.	Description	Date



**DESIGN
STUDIO**

Email:
Info@sydesignstudio.co.uk

Web:
www.sydesignstudio.co.uk

Project:
27 Dawlish Drive Ruislip HA4 9SF

Project No : 1116
Title : PROPOSED SECTIONS
Layout Size : A3 1 : 100
Rev :

Sheet No :
PL20

09/04/25