

Hampton Road House
Approved New Build
in Rear Garden

Woodgrange Estate E7
Rare Development Opportunity

Spring 2026



Forest Gate House Newham

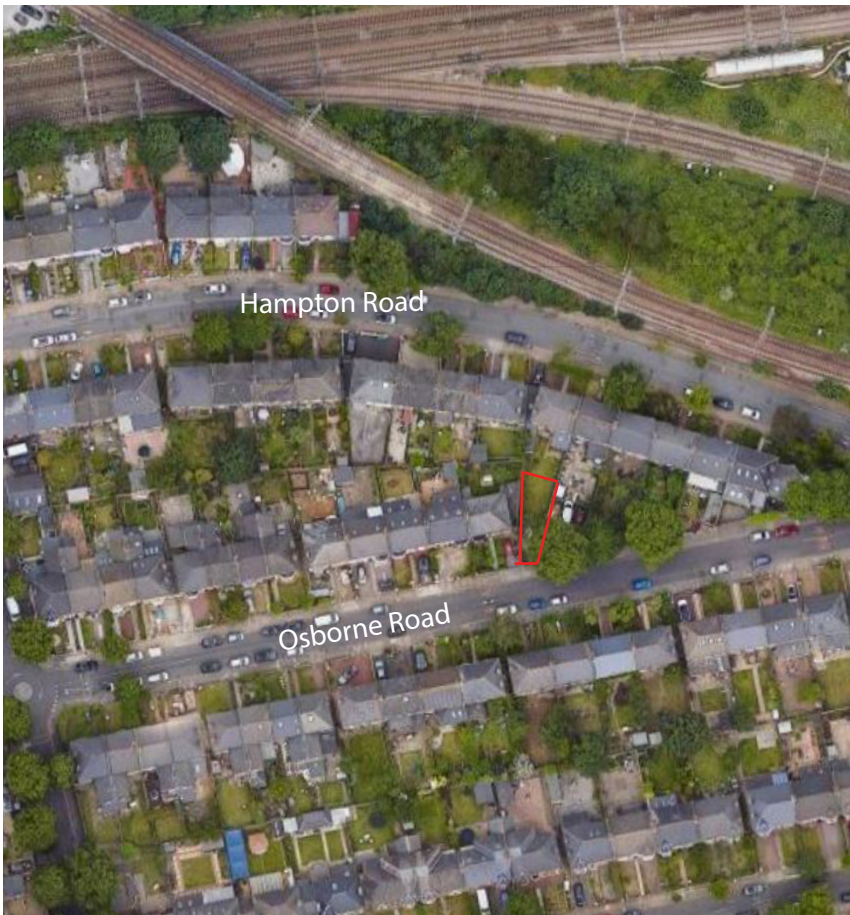
A rare opportunity to build a contemporary two-bedroom family home in the heart of the Woodgrange Conservation Area, East London — set to become Forest Gate's first certified Passive House.

Positioned on a secluded garden plot with its own street access of Osborne Road, the site is surrounded by mature lime trees and the characterful late-Victorian villas and terraces of the sought-after Woodgrange Estate.

Designed as a high-performance, low-energy home, the scheme combines generous living spaces, exceptional acoustics and private outdoor areas with outstanding environmental credentials.

The architecture responds sensitively to its historic setting, carefully aligned with the neighbouring extension to sit naturally within the established streetscape.

The expansive upper ground floor is dedicated to open-plan living and entertaining, while south-facing bedrooms below provide calm, light-filled accommodation.



Street view of development with Woodgrange Estate



Papercrete model of proposal



Papercrete model of proposal street view

Historic view of Woodgrange Estate Conservation Area

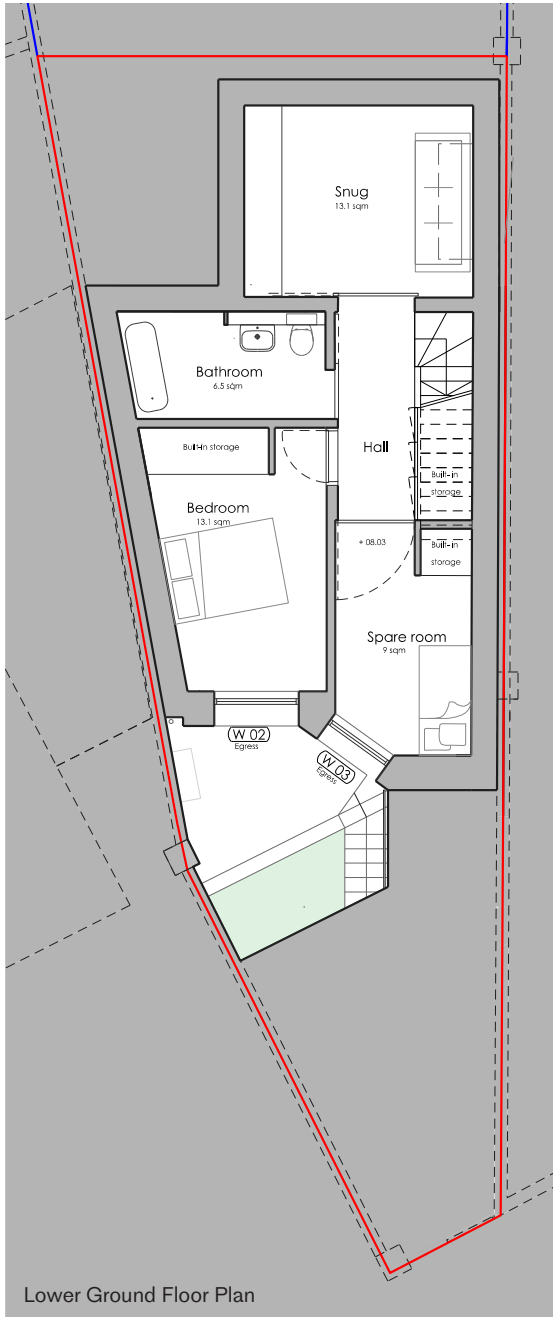


Hampton Road, Forest Gate

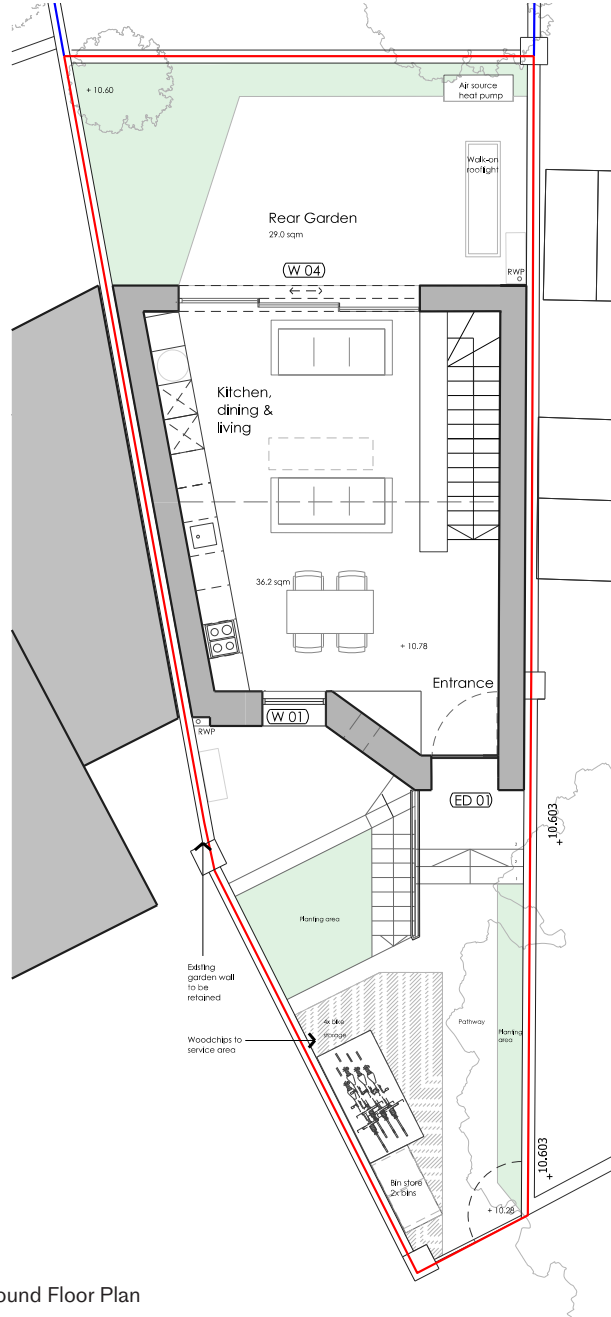


Street entrance visualisation

Proposed plans



Lower Ground Floor Plan



Ground Floor Plan



Roof Plan



Visualisation of front garden entrance to new build home







Appendix I

Planning Approval



APPLICATION FOR PLANNING PERMISSION

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015**

APPLICANT:
Ms Camilla Parsons Whittaker Parsons Ltd
140 Hampton Road
Forest Gate
London
Newham
E7 0NT

AGENT:
Ms Camilla Parsons Whittaker Parsons Ltd.
St Hildas
18 Club Row
London
E2 7EY
United Kingdom

Part I - Particulars of Application

APPLICATION NO:	24/00635/FUL	DATE OF APPLICATION:	25th March 2024
PROPOSAL:	Proposed construction of a new build, two-storey, 2 bedroom single-family dwelling within the garden of 140 Hampton Road (Application site is located within Woodgrange Estate Conservation Area).		
LOCATION:	140 Hampton Road Forest Gate London E7 0NT		

Part II - Particulars of Decision

The London Borough of Newham hereby gives notice that PLANNING PERMISSION has been **GRANTED** for the carrying out of the development referred to in Part I hereof and as described and shown on the plans and documents submitted with the application, subject to conditions and reasons listed below:

Conditions and Reasons

1. Statutory Time Limit - Planning Permission

The development hereby permitted shall be commenced before the expiration of THREE YEARS from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Development in accordance with Approved Plans

The development hereby approved shall only be carried out in accordance with the approved plans and documents listed below:

- Drawing Title: Proposed Site Plan (Drawing No.: S3 E010 P1) – Dated: 21.03.2024, Date Received: 25.04.2024
- Drawing Title: Proposed Site Plan (Drawing No.: S3 P101 P1) – Dated: 21.03.2024, Date Received: 25.04.2024
- Drawing Title: Proposed Plans (Drawing No.: S3 P105 P1) – Dated: 21.03.2024, Date Received: 25.04.2024
- Drawing Title: Landscape Plan (Drawing No.: S3 P110 P1) – Dated: 21.03.2024, Date Received: 25.04.2024
- Drawing Title: Proposed Section AA & BB (Drawing No.: S3 P125 P1) – Dated: 21.03.2024, Date Received: 25.04.2024
- Drawing Title: Proposed Section CC and Elevations (Drawing No.: S3 P126 P1) – Dated: 21.03.2024, Date Received: 25.04.2024
- Drawing Title: Foul Water Drainage Connection Sketch (Drawing No.: S3 P128 P1) – Date Received: 25.04.2024
- Document: Arboricultural Survey – BS5837:2012 – Dated: 12.03.2024, Date Received: 25.04.2024
- Document: Design, Access and Heritage Statement – Date Received: 25.04.2024

No other drawings or documents apply.

Reasons: To ensure that the development is undertaken in accordance with the approved drawings and documents to ensure that the finished appearance of the development will enhance the character and visual amenities of the area and to satisfactorily protect the residential amenities of nearby occupiers.

Reason: To ensure that the finished appearance of the development will respect the character and visual amenities of the local area.

Prior the commencement of above ground work3. Detailed design drawings

No above ground works shall commence until detailed drawings (plan/section/elevation at scale 1:20) of the following elements for each plot have been submitted to and approved by the Local Planning Authority:

- Window reveal depth, frames, cill and header detail
- Parapet/coping detail
- Entrance canopies

Development shall be carried out in accordance with the approved details and permanently retained thereafter.

Reason: To ensure that the finished appearance of the development will respect the character and visual amenities of the local area.

4. Refuse Storage & Recycling

No above ground works shall commence until details of the provisions for the storage and recycling of refuse have been submitted to and approved in writing by the Local Planning Authority. Such provisions shall be made/constructed prior to the first occupation of the building(s) and shall thereafter be made permanently available for the occupants of the building(s).

Reason: To ensure the efficient management of waste and promote the uptake of recycling waste.

5. Cycle Parking Facilities

No above ground works shall commence until details for the provision of secure, integrated, and accessible cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. Such provisions shall be made/constructed prior to the first occupation of the building(s) and shall thereafter be made permanently available for the occupants of the building(s).

Reason: To ensure reasonable provision of cycle spaces is made within the site for the parking of bicycles and to encourage sustainable modes of transport.

Prior to occupation6. Hard & Soft Landscaping

Notwithstanding the requirements of condition 2 of this permission and what is shown on the approved plans and documents, prior to first occupation/operation of the building/buildings/new residential units hereby permitted, a scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include the following details:

- a full soft landscaping plan including planting schedule
- a full hard landscaping plan including details of the hard landscaping including car parking layout
- boundary treatments

- exterior lighting
- maintenance schedule

The hard landscaping shall be implemented as approved prior to first occupation of the new residential unit and the soft landscaping shall be carried out by no later than the first planting season following the first occupation/operation of the building/buildings/new residential units. Any trees, shrubs or plants that die within a period of five years from the completion of development or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species. The approved maintenance schedule shall be adhered to for the lifetime of the development.

Reason: To ensure a high quality landscape treatment of the site is achieved which will enhance the character, appearance and biodiversity of the site and local area.

Compliance conditions7. Materiality

The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in line with the submitted documents unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the finished appearance of the development will respect the character and visual amenities of the local area.

8. Items Fixed to the Façade

No items other than those shown on the approved plans (including, but not limited to, rainwater pipes, flues, grills, vents, CCTV units, lighting, alarms, or cable run boxes) to be installed on any public facing elevation without written consent from the LPA.

Reason: To ensure that the finished appearance of the development will respect the character and visual amenities of the local area.

9. DC2 Control of Dust, Emissions and Noise from Construction and Demolition

The demolition and construction approved by this planning consent shall be undertaken in accordance with the Greater London Authority 'Control of Dust and Emissions from Construction and Demolition' SPG.

Hours of work on the site shall be 08:00-18:00 Monday to Friday; 08:00-13:00 Saturday and at no time on Sundays or Public Holidays.

Best practice, as defined in BS 5228 'Code of practice for noise and vibration control on construction and open sites' shall be used for the control of noise.

No burning shall be carried out on site.

Reason: To protect the environment.

10. Single Air Source Heat Pumps

The heat pump installed as part of this development shall comply with the standards set out in the Microgeneration Certification Scheme (planning standards) MC20 <https://mcs-certified.com/wp-content/uploads/2021/10/MCS-020.pdf>

Regard shall be had to guidance set out in <https://www.cieh.org/media/7538/heat-pumps-briefing-note-professional-advice-note.pdf>

Reason: To prevent loss of amenity to neighbouring residential premises due to noise generated from an air source heat pump

Informatives

In forwarding the decision for this application, the applicant is advised of the following:

1. Working with the Applicant

In dealing with this application, the Local Planning Authority (LPA) has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) to work with the Applicant in a positive and proactive manner. As with all applicants, the LPA has made available detailed advice in the form of our statutory policies in the relevant constituent parts of the Local Plan and London Plan, Supplementary Planning documents, and all other Council guidance, as well as offering a full pre-application advice service, so as to ensure that the Applicant has been given every opportunity to submit an application which is likely to be considered favourably.

2. Community Infrastructure Levy (CIL)

Development in Newham may be subject to the Community Infrastructure Levy Regulations 2010 (as amended). There are two charging schedules in effect where the Council is the local planning authority, the Mayor of London's CIL charging schedule (MCIL2) and the borough's own CIL charging schedule. The collecting authority will confirm the levy due on any development following the grant of planning permission and liaise with the relevant parties to ensure payment and the processing of any claims for relief or exemption. You can find further information in respect of CIL by searching 'Community Infrastructure Levy' on the Newham and GLA websites – www.newham.gov.uk and www.london.gov.uk

3. II03A Contamination Advice

The Local Planning Authority is unaware of any ground contamination on this site. However, during ground works should you find any unexpected materials such as buried barrels or containers, soil or water with an unusual colour or odour, or other evidence of contamination, for example iridescent sheens (like oil or diesel) on soil or water - stop work until the materials have been identified. Do not attempt to take samples yourself unless you have suitable expertise - use a specialist consultant or contractor who can take samples and arrange for them to be tested and provide you with appropriate expert advice.

The actual or suspected presence of contaminants in soil and water has implications for the Health and Safety during construction works. Contact the Health and Safety Executive Infoline Tel: 08701 545500 or Health and Safety Executive London Division Tel: 020 7556 2100 for further information. In addition professional advice should also be sought regarding possible

requirements within the Building Regulations 2000 APPROVED DOCUMENT C: C1 Site preparation and resistance to contaminants.

The Environment Agency also has a number of relevant duties at sites where contamination may be an issue; these include waste management and the protection of water quality and resources. The Environment Agency General Enquiry Line is 0845 9333111.

If ground contamination is suspected it is recommended that the developer contacts Environmental Control, Housing & Public Protection, First Floor, West Wing, Newham Docks, Dockside Road, London E16 2QU Tel 020 3373 0643 for advice and information. It is in the developer's interests to ensure that appropriate works are undertaken to make the site suitable for its use and that development will not result in designation of the site as 'contaminated land' under Part IIA of the Environmental Protection Act 1990 and thus become liable to a remediation notice under the contaminated land regime.

4. IT02 Ventilation to Habitable Room

The plans supplied appear to show a lack of natural ventilation to the Snug/Office habitable room. Your attention is drawn to the requirements of the Building Regulations 2010 Approved Document F1 Sections 5 and 7.

5. Housing Ventilation

The mechanical ventilation to the bathrooms should comply with Part F of the Building Regulations 2010. (This also works for utility rooms)

Where the kitchen areas form part of a living room they should be provided with mechanical extract ventilation (or other approved alternative to a window opening) to prevent transmission of water vapour and odours to the living areas.

Kitchens without windows should have mechanical ventilation to comply with the latest Building Regulations.

6. Property Licensing

The Applicant should be advised that if the proposed dwelling is to be rented out they will need to contact the Property Licensing team 020 3373 1950 or propertylicensing@newham.gov.uk in this regard.

Summary of Policies and Reasons

In deciding to grant planning permission in this instance, the Local Planning Authority (LPA) found the development to be acceptable following careful consideration of the relevant provisions of the National Planning Policy Framework, the Development Plan and all other relevant material considerations. The LPA is satisfied that any potential material harm in terms of the proposal's impact on the surrounding area would reasonably be mitigated through compliance with the listed conditions.

The following policies are of particular relevance to this decision and for the imposition of the abovementioned conditions:

National Planning Policy Framework (DLUHC, December 2023)

The London Plan (GLA, March 2021)

Policy GG1 Building strong and inclusive communities

Policy GG3 Creating a healthy city
 Policy GG4 Delivering the Homes Londoners Need
 Policy SD1 Opportunity Areas
 Policy D1 London's Form, Characteristics and capacity for growth
 Policy D3 Optimising site capacity through the design-led approach
 Policy D4 Delivering Good Design
 Policy D5 Inclusive Design
 Policy D6 Housing Quality and Standards
 Policy D8 Public Realm
 Policy D11 Safety, security and resilience to emergency
 Policy D14 Noise
 Policy H1 Increasing Housing Supply
 Policy H2 Small sites
 Policy H10 Housing size mix
 Policy S17 Reducing waste and supporting the circular economy
 Policy S18 Waste capacity and net waste self-sufficiency
 Policy S112 Flood risk management
 Policy S113 Sustainable drainage
 Policy T1 Strategic approach to transport
 Policy T5 Cycling
 Policy T6 Car Parking
 Policy T6.1 Residential Parking
 Policy G6 Biodiversity and access to nature

Newham Local Plan (December 2018)

Policy S1 Spatial Strategy and Strategic Framework
 Policy S6 Urban Newham
 Policy SP1 Borough-wide Place-Making
 Policy SP2 Healthy Neighbourhoods
 Policy SP3 Quality Urban Design within Places
 Policy SP8 Ensuring Neighbourly Development
 Policy SP9 Cumulative Impact
 Policy J2 Providing for Efficient Use of Employment Land
 Policy H1 Delivering Sustainable Mixed Communities
 Policy INF2 Sustainable Transport
 Policy INF3 Waste and Recycling
 Policy SC1 Environmental Resilience
 Policy SC2 Energy and Zero Carbon
 Policy SC3 Flood Risk and Drainage
 Policy SC4 Biodiversity
 Policy SC5 Air Quality

Supplementary Planning Documents

DCLG Technical Housing Standards (nationally described space standard) (DCLG, March 2015) (as amended)
 Housing Supplementary Planning Guidance (GLA, March 2016, Updated August 2017)
 Housing Design Standards (GLA, June 2023)
 The London Borough of Newham 'Interim Habitats Funding Statement' (April 2019)
 Woodgrange Conservation Area Design Guide (October 2022)

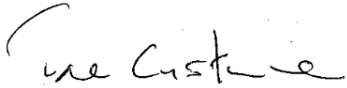
The Draft Newham Local Plan (Regulation 18) was approved at Cabinet on 6 December 2022 for consultation. Statutory public consultation under regulation 18 commenced on 9 January 2023. The weight which should be accorded to draft policies is guided by paragraph 48 of the National Planning Policy Framework (NPPF) 2021 and paragraph 049 of the Planning Practice Guidance (Local Plans). These state that a new Local Plan may be given weight according to the stage of preparation of the

emerging local plan, the extent to which there are unresolved objections to the relevant policies, and the degree of consistency between the relevant policies in the draft plan and the policies in the NPPF. As the draft Local Plan is at an early stage of development and has not yet been through statutory consultation, very limited weight can be placed on the policies in the Draft Local Plan, and the adopted Newham Local Plan 2018 and London Plan 2021 remain the key Development Plan documents used to determine applications.

The above policies can be viewed online via the respective government websites ie. the Council's website www.newham.gov.uk, the GLA's website www.london.gov.uk and the www.gov.uk website.

Dated: 21.06.2024

Signed:



Jane Custance
Director of Planning and Development
 London Borough of Newham
 Newham Dockside, 1000 Dockside Road, London, E16 2QU

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Additional Information

1. Appeals to the Secretary of State

Should you (an applicant/agent) feel aggrieved by the decision of the Local Planning Authority to either refuse permission or to grant permission subject to conditions, you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 / Sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990. Any such appeal must be made within the relevant timescale for the application types noted below, beginning from the date of the decision notice:

- **Six months:** Full (excluding Householder and Minor Commercial applications), listed building, conservation area consent, Section 73 'variation/removal', Section 73 'minor-material amendment', extension of time, and prior approval applications.
- **12 weeks:** Householder planning, Householder prior approval and Minor Commercial applications.
- **8 weeks:** Advertisement consent applications.
- **No timescale:** Certificate of lawful development (existing/proposed) applications.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are exceptional/special circumstances.

The Secretary of State can refuse to consider an appeal if the council could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements and provisions of the Development Order and to any direction given under the Order. In practice, it is uncommon for the Secretary of State to refuse to consider appeals solely because the council based its decision on a 'direction given by the Secretary of State'.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on [GOV.UK](https://www.gov.uk)

2. Other responsibilities

This permission relates solely to approval under the planning legislation. The grant of this planning permission/consent does not relieve the applicant/developer of the necessity of complying with any Acts, Regulations, Building By-laws, private legislation, and general statutory provisions in force in the area or modify or affect any personal or restrictive covenants, easements etc., applying to or affecting either the land to which the permission relates or any other land or the rights or any person(s) or authority(s) entitled to benefit.

3. Purchase Notices

Should either the Council or the Secretary of State refuse permission or to grant permission subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state nor through carrying out of any development which has been or could be permitted. In such a case, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Part IV of the Town and Country Planning Act 1990 and Section 32 of the Planning (Listed Buildings Conservation Areas) Act 1990.

The London Borough of Newham

Building Control



The London Borough of Newham Building Control Team can offer you a fast, reliable and good value service to meet all your building control needs.

- Residential, Commercial, Schools, Householder and Infrastructure projects
- All surveyors are highly knowledgeable and provide a multi-lingual service
- Same day inspection service available
- Pre-submission consultation advice service offered
- Expertise in fire engineering



Building Notice

Multiple visits carried out at key stages of your development to ensure compliance to Building Regulations.

Full Plans

In depth look into plans to check for approval against the Building Regulations, thereafter offering multiple site visits ensuring all works comply.

Partnership Scheme

Offering a comprehensive plan check service for sites outside the London Borough of Newham.

On-Line Submission

Visit us at www.newham.gov.uk for further information.

Engineering Design Service

If you need a Structural Design carried out please contact us.



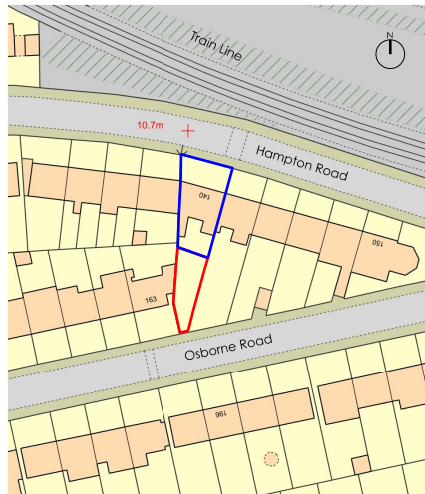
Contacting the Team and making your application

- 020 3373 8200 – 09:00 – 10:30 weekdays
- reception.bco@newham.gov.uk
- Building Control Team, 1000 Dockside Road, London E16 2QU
- Apply online at www.iapply.co.uk



Appendix II

Approved Planning Drawings



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Location Plan

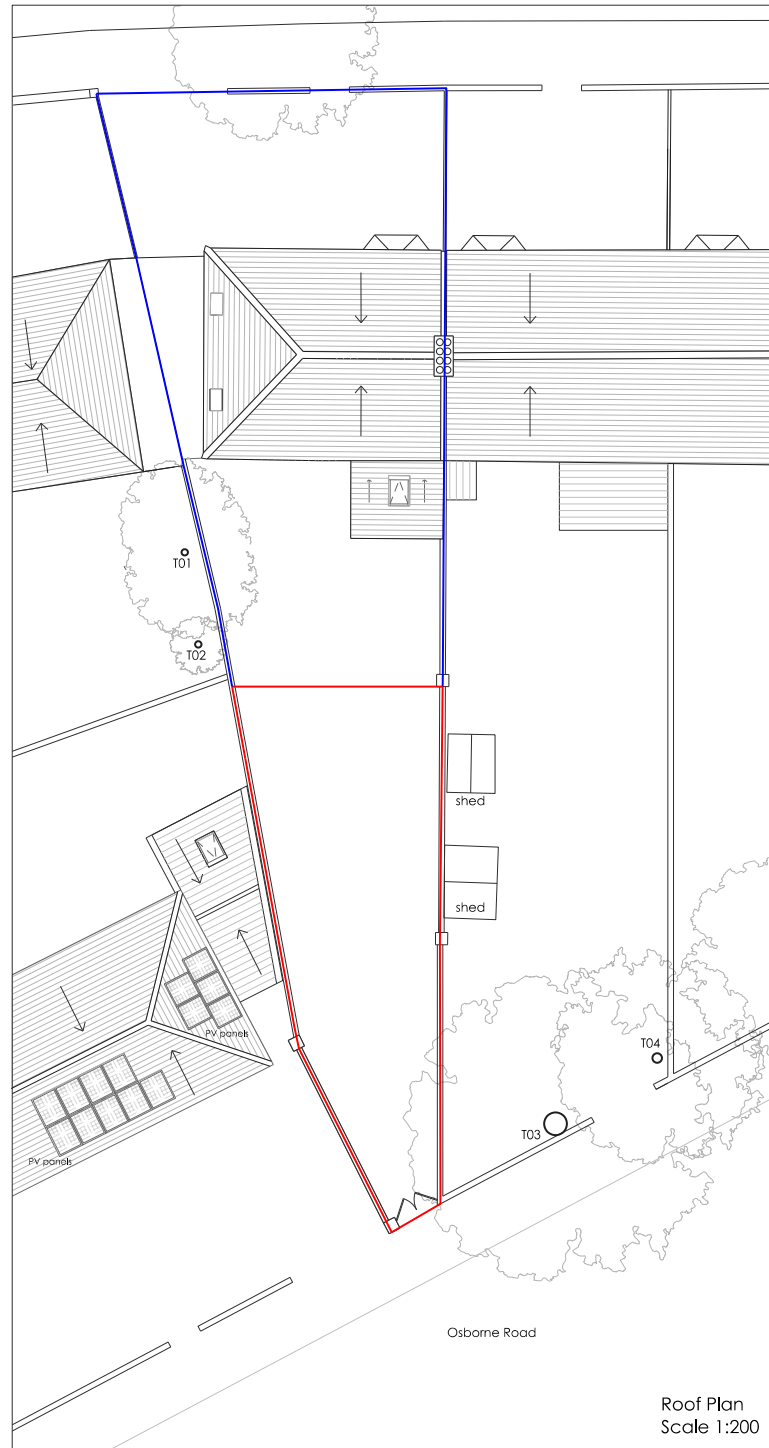
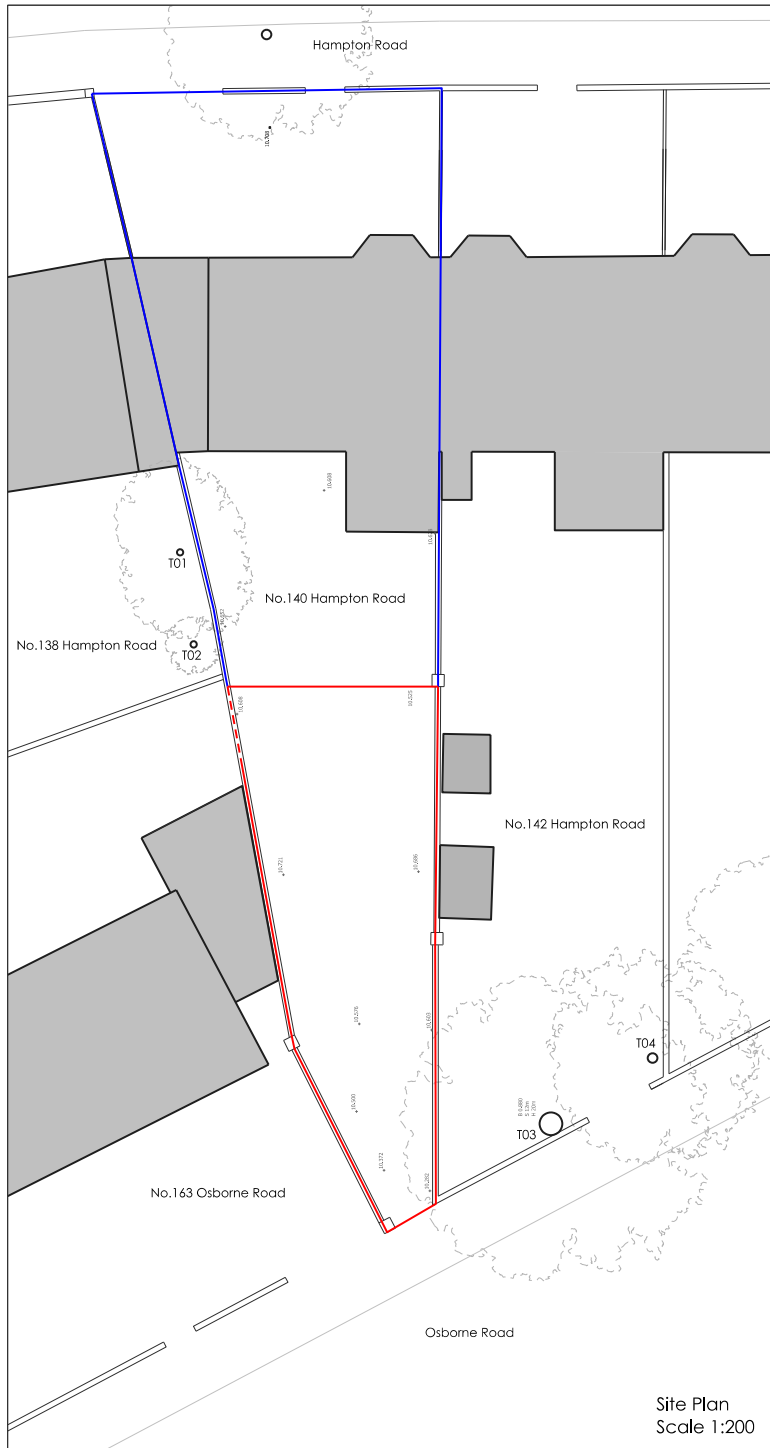


- Adjacent land owned by applicant
- Application Site owned by applicant

WHITTAKER PARSONS LTD 21 Indica, 18 Club Row, London, E2 7EF Email: itc@whittakerparsons.com		
Project	228+ 165 Osborne Road	
Subject	Location Plan	
Scale	1:1250	
Original Size	A3	
Date	31.03.2022	
Drawing No.	S3 E001	
Issue/Revision	Date	Rev
Issued for Pre-application advice	24.08.22	PA1
Issued for planning approval	21.03.24	P1

PLANNING

Unless indicated, this drawing is for information only. Do not scale.
 Use figured dimensions only. All dimensions to be checked on site.

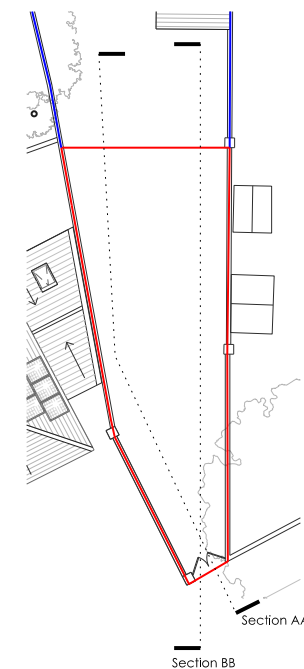
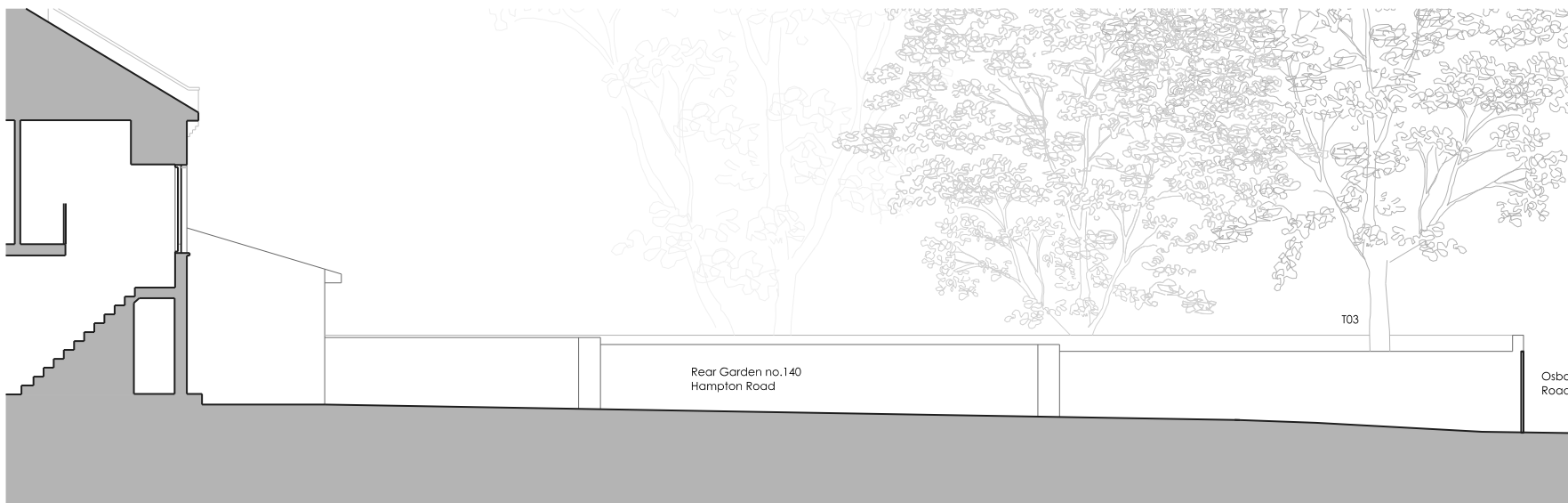


— Application owned by applicant
 — Application Site owned by applicant

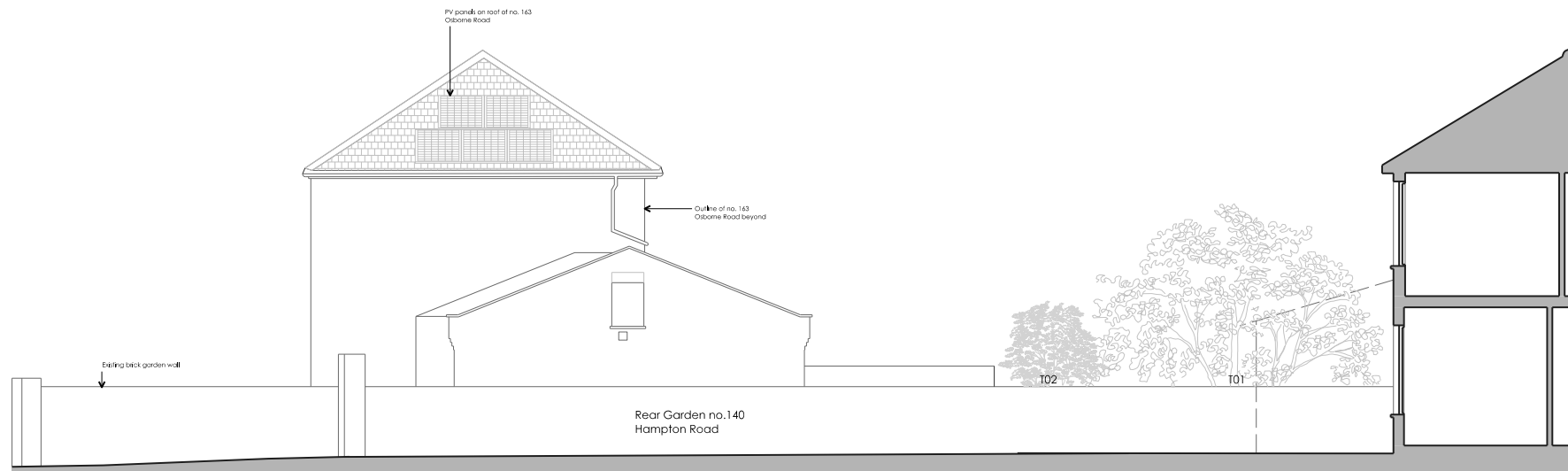
WHITTAKER PARSONS LTD 51/Floors, 18 Club Row, London, E2 7EY Email: studio@whittakerparsons.com		
Project	2284 - 163 Osborne Road	
Subject	Existing Site Plan	
Scale	1:200	
Original Size	A3	
Date	26.08.22	
Drawing No.	53 F010	
Issue/Revision	Date	Rev
Issued for Daylight Study	10.10.23	-
Issued for planning approval	21.03.24	P1

PLANNING

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Existing Section AA



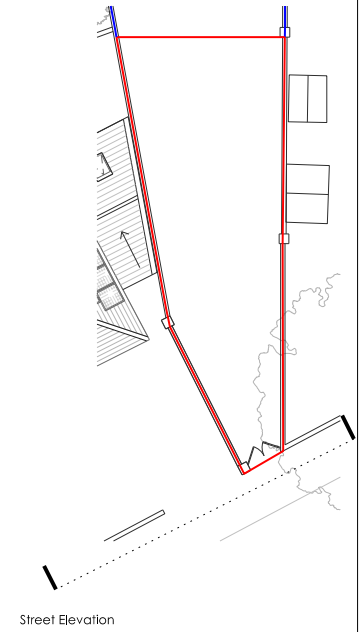
Existing Section BB

WHITTAKER PARSONS LTD 51/Floors, 18 Club Row, London, E2 7EY Email: studio@whittakerparsons.com		
Project	2284 - 163 Osborne Road	
Subject	Existing Section AA & BB	
Scale	1:100	
Original Size	A3	
Date	28.08.22	
Drawing No.	53 EG25	
Issue/Revision	Date	Rev
Issued for Daylight Study	10.10.23	-
Issued for planning approval	21.03.24	P1
PLANNING		
<small>Unless indicated, this drawing is for information only. Do not scale. Use figured dimensions only. All dimensions to be checked on site.</small>		





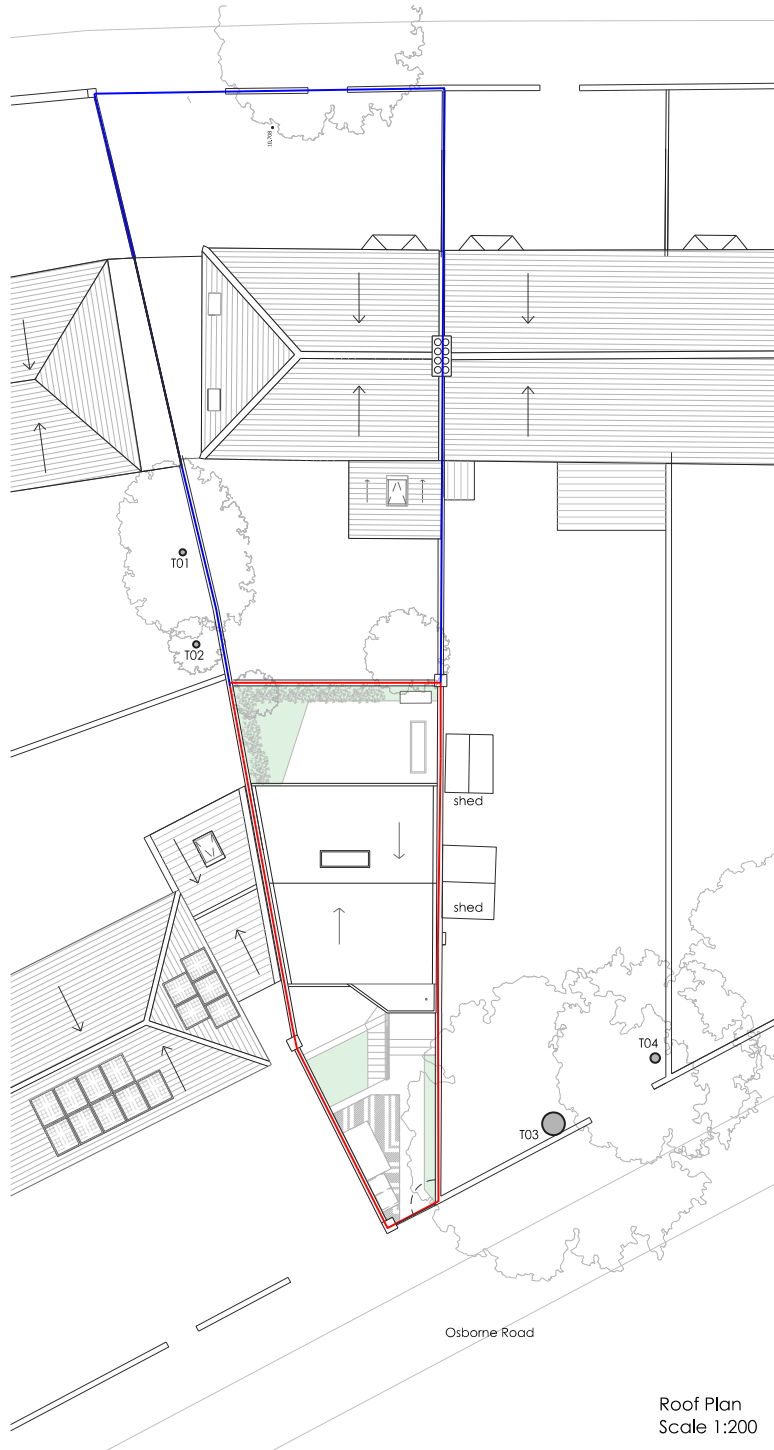
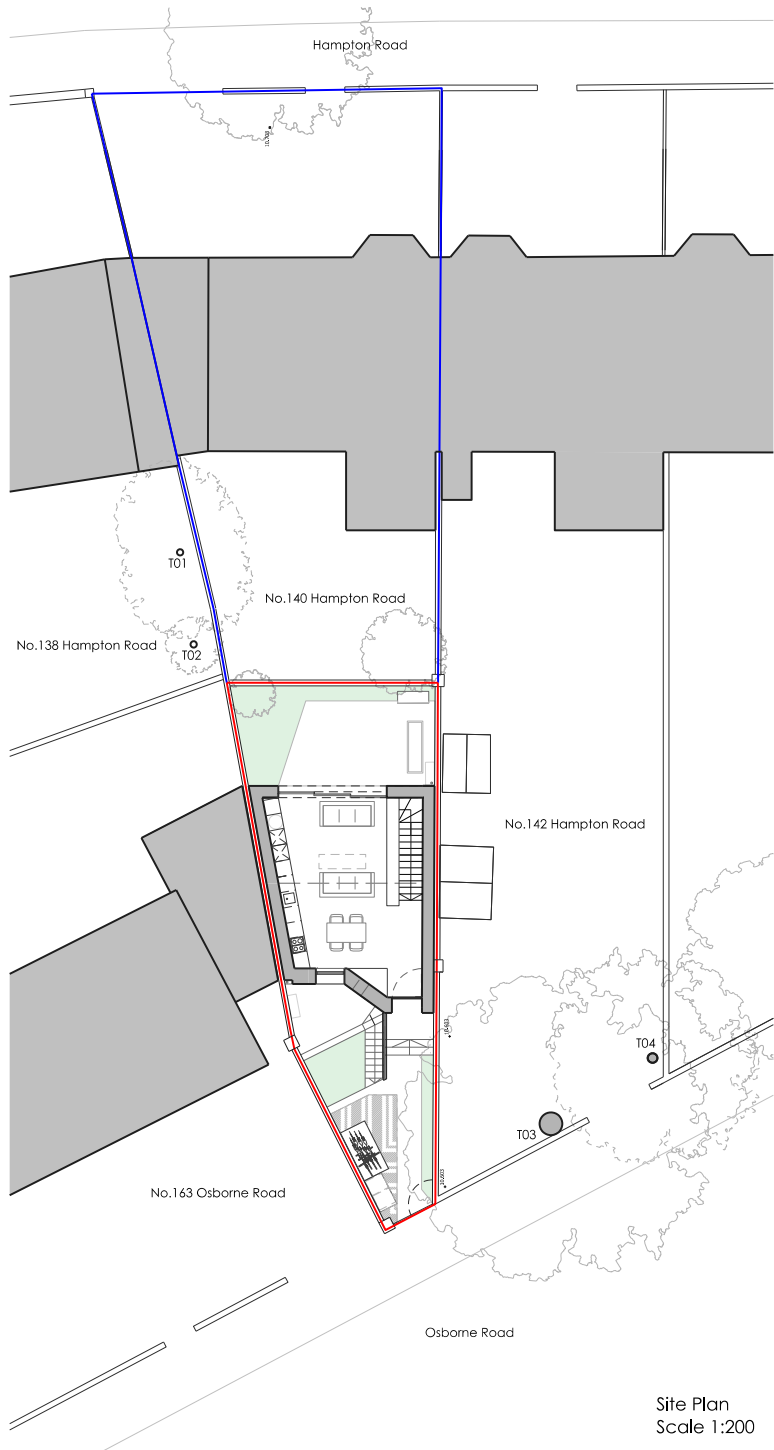
Existing Street Elevation



Street Elevation

WHITTAKER-PARSONS LTD Studio 18, Club Row, London, E2 7EY Email: studio@whittakerparsons.com		
Project	2284 - 163 Osborne Road	
Subject	Existing Street Elevation	
Scale	1:100	
Original Size	A3	
Date	28.08.22	
Drawing No.	53 E050	
Issue/Revision	Date	Rev
Issued for Daylight Study	10.10.23	-
Issued for planning approval	21.03.24	P1
PLANNING		
<small>Unless indicated, this drawing is for information only. Do not scale. Use figured dimensions only. All dimensions to be checked on site.</small>		





Application owned by applicant
Application Site owned by applicant

WHITTAKER PARSONS LTD S1/HQ/25, 18 Club Row, London, E2 7EY Email: studio@whittakerparsons.com		
Project	2284 - 163 Osborne Road	
Subject	Proposed Site Plan	
Scale	1:200	
Original Site	A3	
Date	26.08.22	
Drawing No.	S3 E010	
Issue/Revision	Date	Rev
Issued for Daylight Study	10.10.23	-
Issued to architect/consultant	06.03.24	A
Issued for planning approval	21.03.24	PI

PLANNING

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- Application owned by applicant
- Application Site owned by applicant

WHITAKER PARSONS LTD
 51 Kingsway, 18 Colindale Avenue, London, E2 7EY
 Email: studio@whitakerparsons.com

Project	2284 + 165 Osborne Road
Subject	Proposed Site Plan
Scale	1:100
Original Size	A3
Date	26.08.22

Drawing No.	S3 P101	
Issue/Revision	Date	Rev
Issued to architectural	04.03.24	A
Issued for planning approval	21.03.24	P1

PLANNING

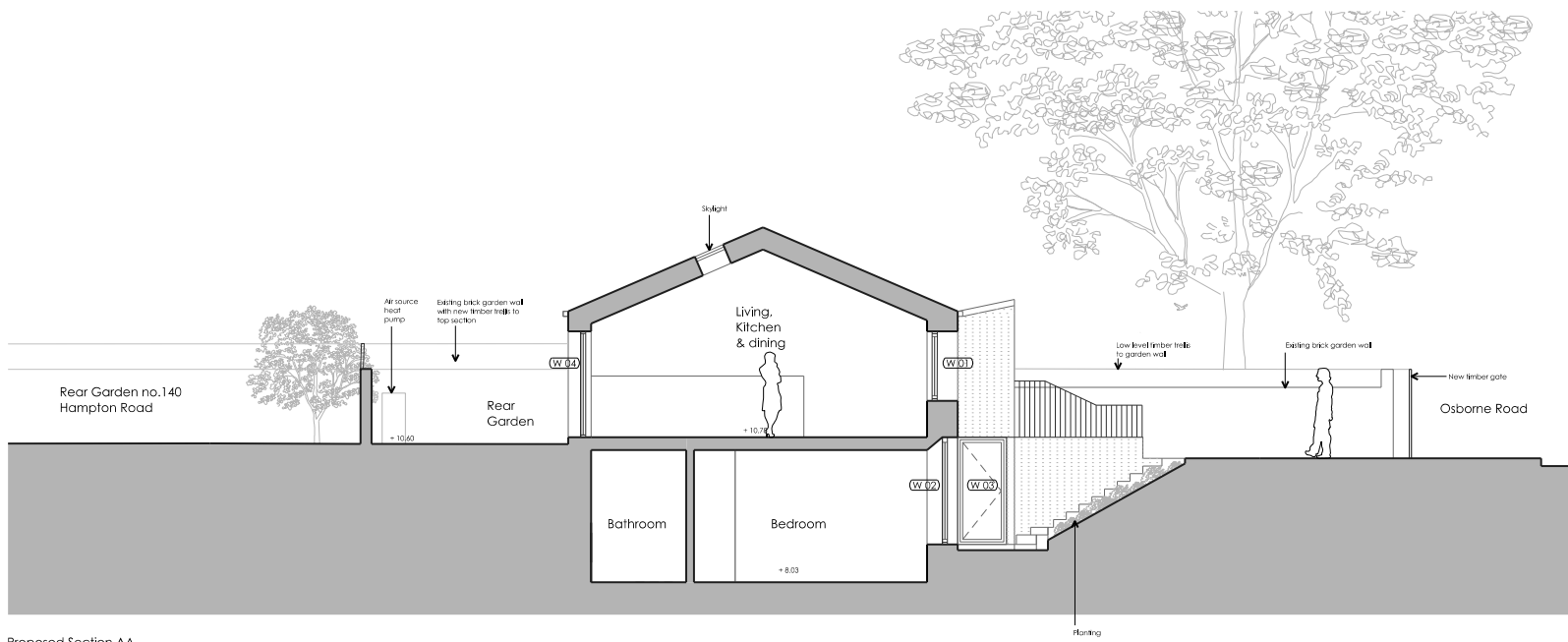
Unless indicated, this drawing is for information only. Do not scale. Use figured dimensions only. All dimensions to be checked on site.

Site Plan
 Scale 1:100

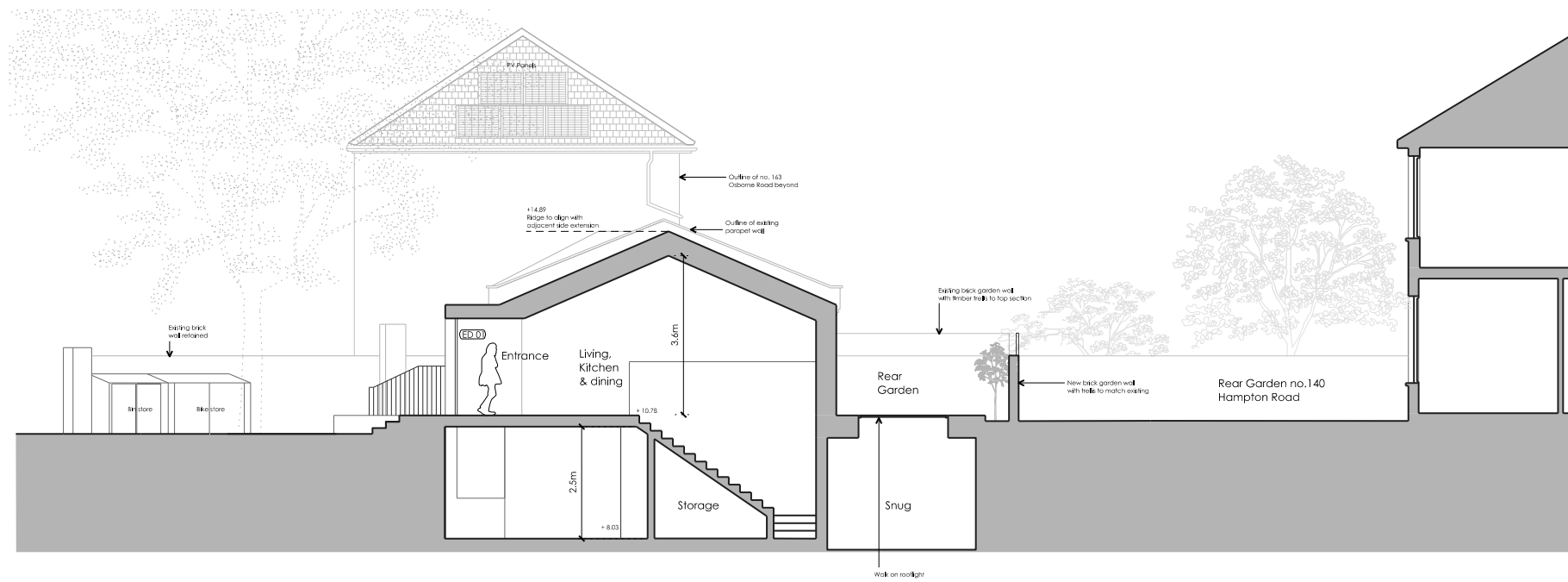
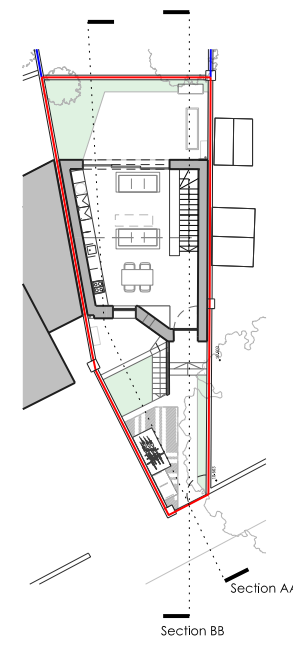




WHITAKER PARSONS LTD 18 Clapton Row, London, E2 7EY Email: studio@whitakerparsons.com		
Project	228+ 165 Osborne Road	
Subject	Landscape Plan	
Scale	1:100	
Original Size	A3	
Date	02.02.23	
Drawing No.	S3 P110	
Issue/Revision	Date	Rev
Issued for planning approval	21.03.24	P1
PLANNING		
<small>Unless indicated, this drawing is for information only. Do not scale. Use figured dimensions only. All dimensions to be checked on site.</small>		



Proposed Section AA



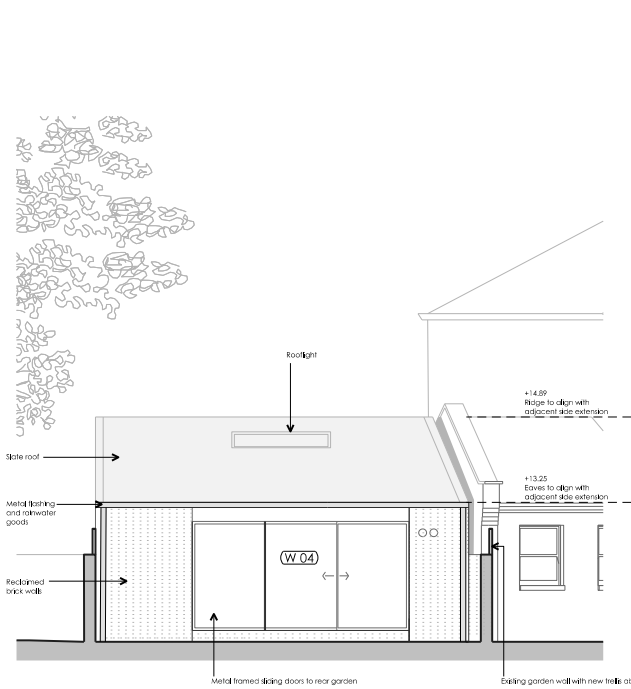
Proposed Section BB



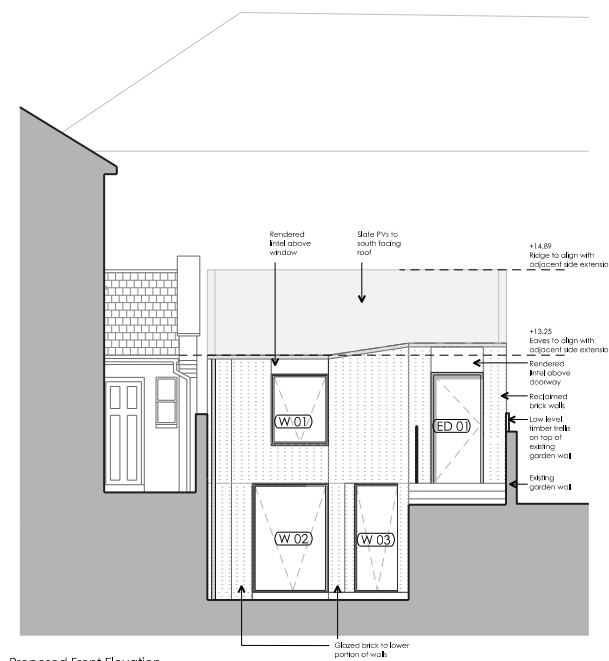
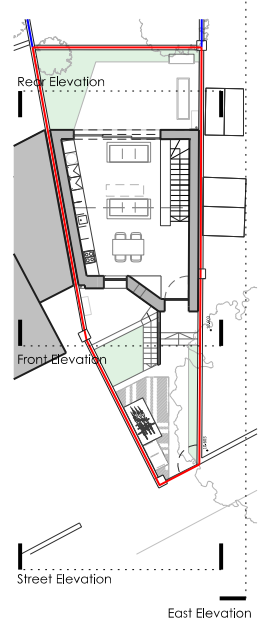
WHITTAKER PARSONS LTD 51 HICKS, 18 CLIVE ROW, LONDON, E2 7EY Email: studio@whittakerparsons.com		
Project	2284 - 143 Osborne Road	
Subject	Proposed Section AA & BB	
Scale	1:100	
Original Size	A3	
Date	28.08.22	
Drawing No.	S3 P125	
Issue/Revision	Date	Rev
Issued for Daylight Study	10.10.23	-
Issued for Daylight Study (revised)	11.12.23	A
Issued for Daylight Study (revised)	10.01.24	B
Issued for planning approval	21.03.24	P1
PLANNING		
Unless indicated, this drawing is for information only. Do not scale. Use figured dimensions only. All dimensions to be checked on site.		



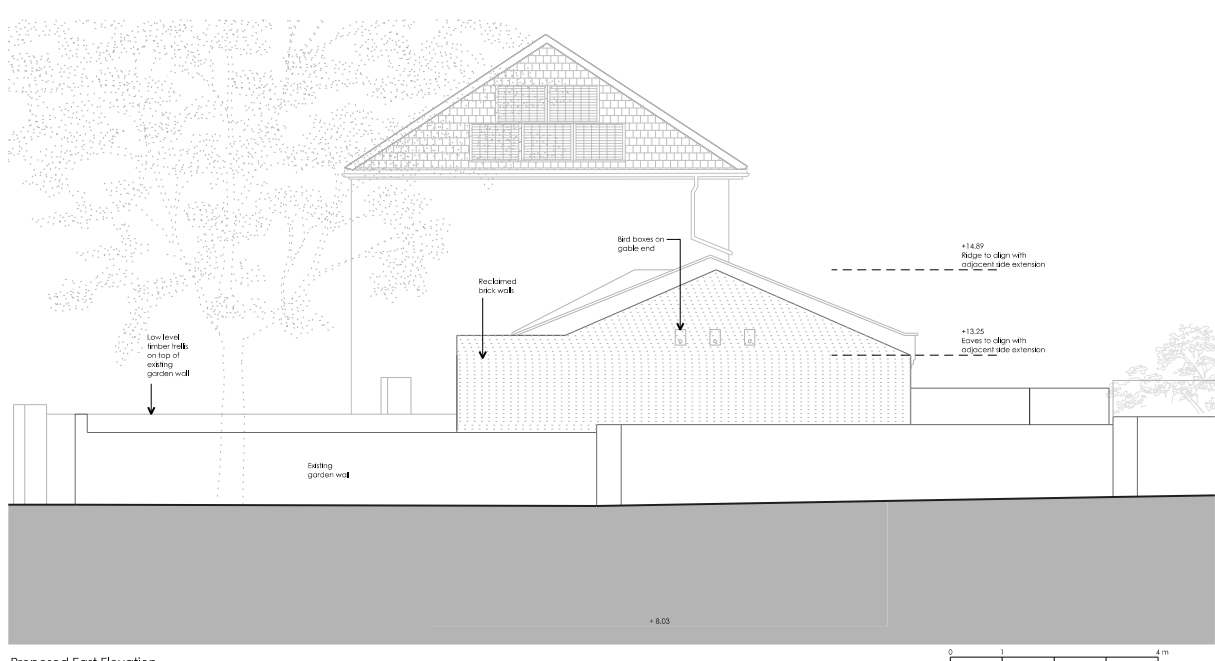
Proposed Street Elevation



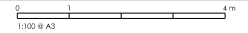
Proposed Rear Elevation



Proposed Front Elevation



Proposed East Elevation



WHITTAKER PARSONS LTD S1/H/02/18 Clidu Row, London, E2 7EY Email: studio@whittakerparsons.com		
Project	2284 - 163 Osborne Road	
Subject	Proposed Sections C.C and elevations	
Scale	1:100	
Original Size	A3	
Date	26.08.22	
Drawing No.	S3/P126	
Issue/Revision	Date	Rev
Issued for Daylight Study	10.10.23	-
Issued for Daylight Study (revised)	11.12.23	A
Issued for Daylight Study (revised)	11.01.24	B
Issued for planning approval	21.03.24	P1
PLANNING		
Unless indicated, this drawing is for information only. Do not scale. Use figured dimensions only. All dimensions to be checked on site.		

2284 - S3 P128 - Foul Water Drainage Connection Sketch - P1

