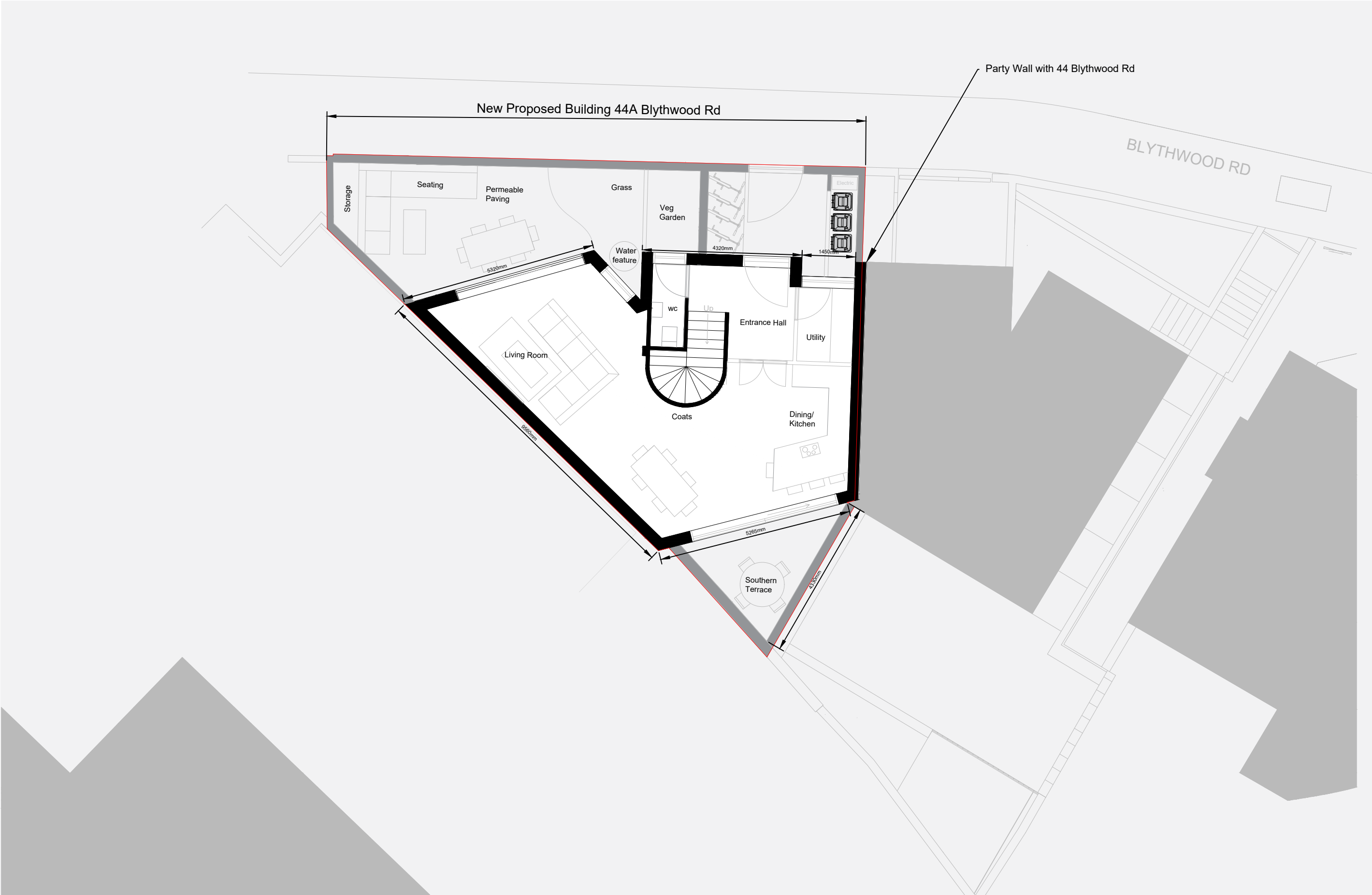
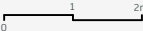
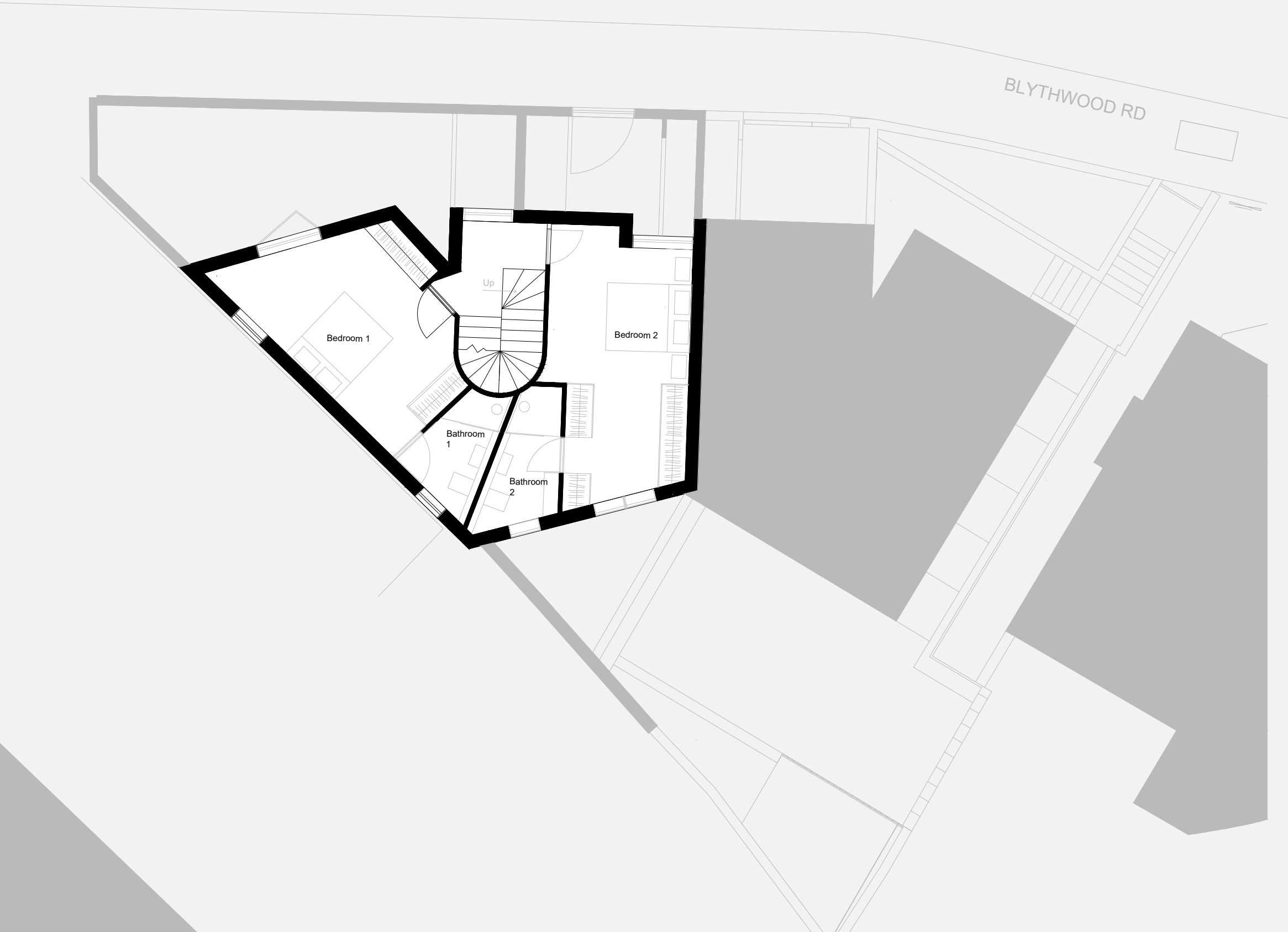
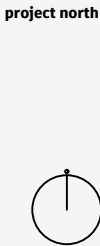




OSHI	project north 	revisions	client details Oshi Group Ltd Nightingale House, 46-48 East Street, Epsom, Surrey, United Kingdom, KT17 1HQ	notes	scale 1:100 @ A3 	title Proposed Ground Floor Plan drawn by: CA approved by: SA date: 17.06.25	drawing no. BR44A-P02	44A Blythwood Road
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OSHI



project north

revisions

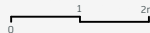
client details

Oshi Group Ltd
Nightingale House,
46-48 East Street,
Epsom, Surrey,
United Kingdom,
KT17 1HQ

notes

scale

1:100 @ A3



title

**Proposed First
Floor Plan**

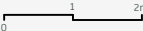
drawn by: CA
approved by: SA
date: 18.06.25

drawing no.

BR44A-P03

**44A Blythwood
Road**



OSHI	project north 	revisions	client details Oshi Group Ltd Nightingale House, 46-48 East Street, Epsom, Surrey, United Kingdom, KT17 1HQ	notes	scale 1:100 @ A3 	title Proposed Second Floor Plan drawn by: CA approved by: SA date: 12.08.24	drawing no. BR44A-P04	44A Blythwood Road
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OSHI

project north



revisions

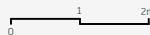
client details

Oshi Group Ltd
Nightingale House,
46-48 East Street,
Epsom, Surrey,
United Kingdom,
KT17 1HQ

notes

scale

1:100 @ A3



title

**Proposed Roof
Plan**

drawn by:

CA

approved by:

SA

date:

12.06.25

drawing no.

BR44A-P05

**44A Blythwood
Road**

Proposed material specification

External Walls and Boundary Walls

- Brick to be TBS 65mm Mystique to match the neighbouring building at 44
- Windows to be aluminium double glazed factory painted in a light grey satin (RAL 7044)

Brickwork features all to match the neighbouring building at 44

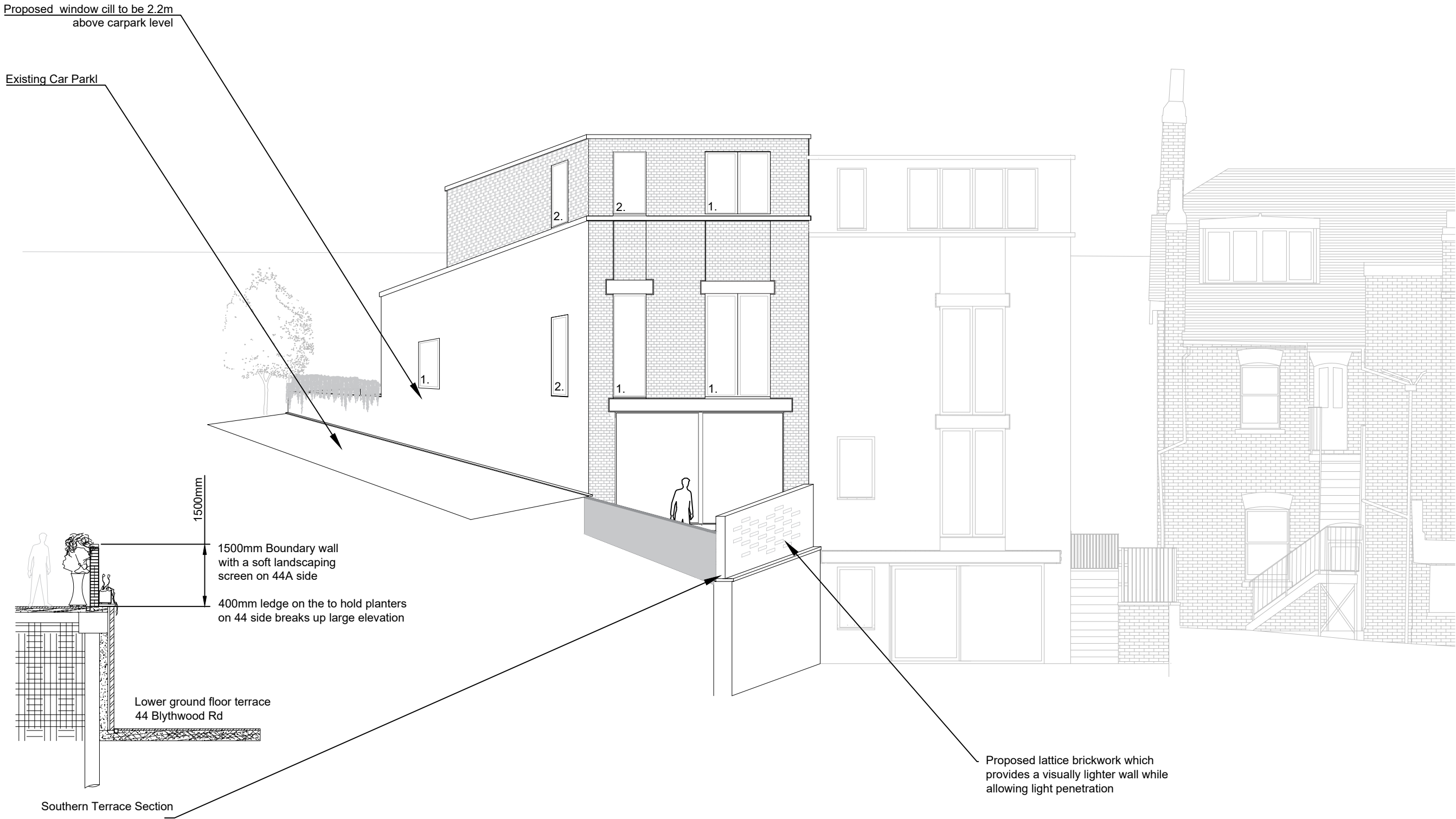
- Projecting brickwork pattern
- Open lattice brickwork pattern
- Brick on edge coping for boundary walls
- Reconstituted stone copings for boundary walls
- Front gates to be mild steel with matching factory painted finish RAL 7044



OSHI	project north	revisions	client details Oshi Group Ltd Nightingale House, 46-48 East Street, Epsom, Surrey, United Kingdom, KT17 1HQ	notes	scale	title	drawing no.
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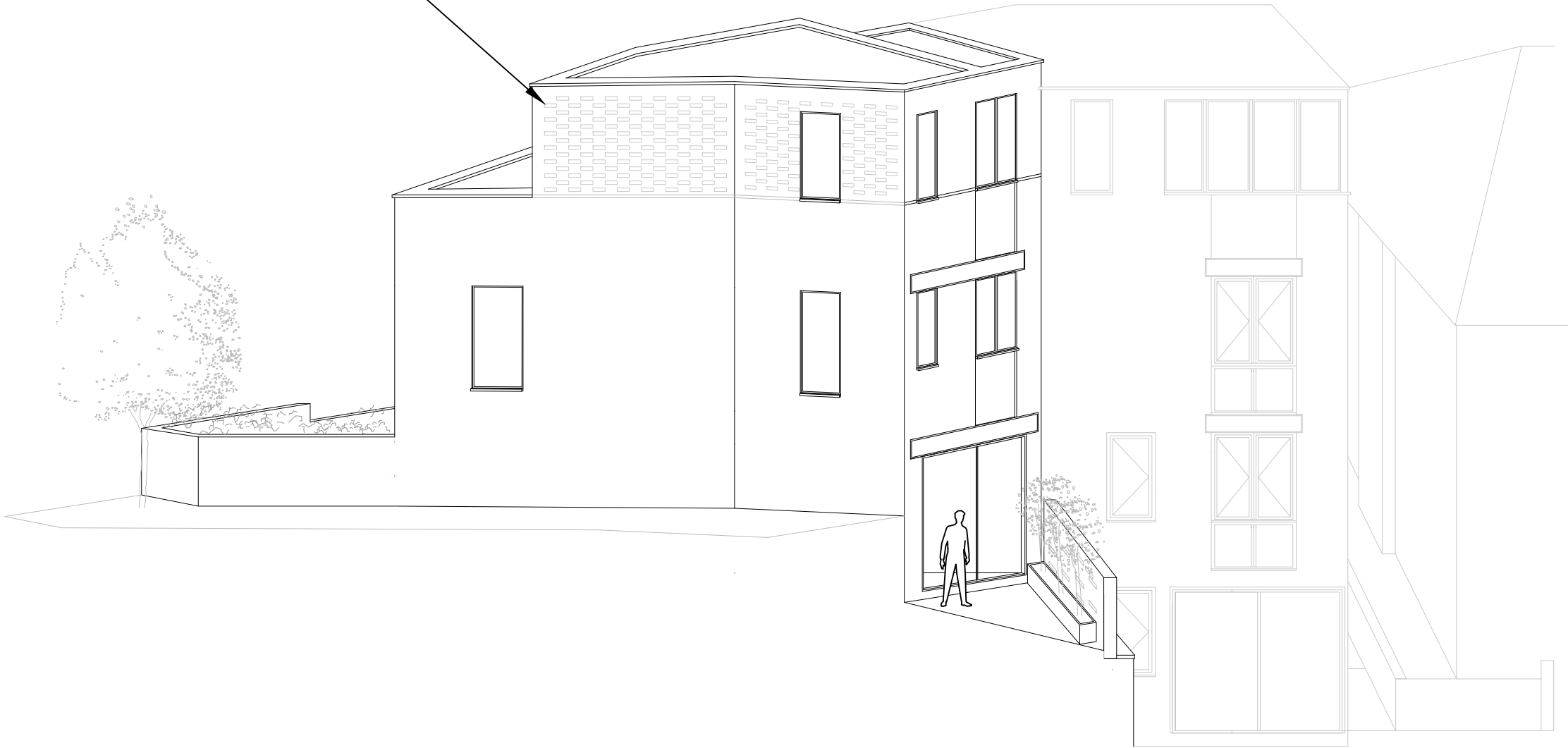
Proposed material specification to match the neighbouring building at 44 Blythwood Rd

- 1. Clear glass
- 2. Opaque Glass

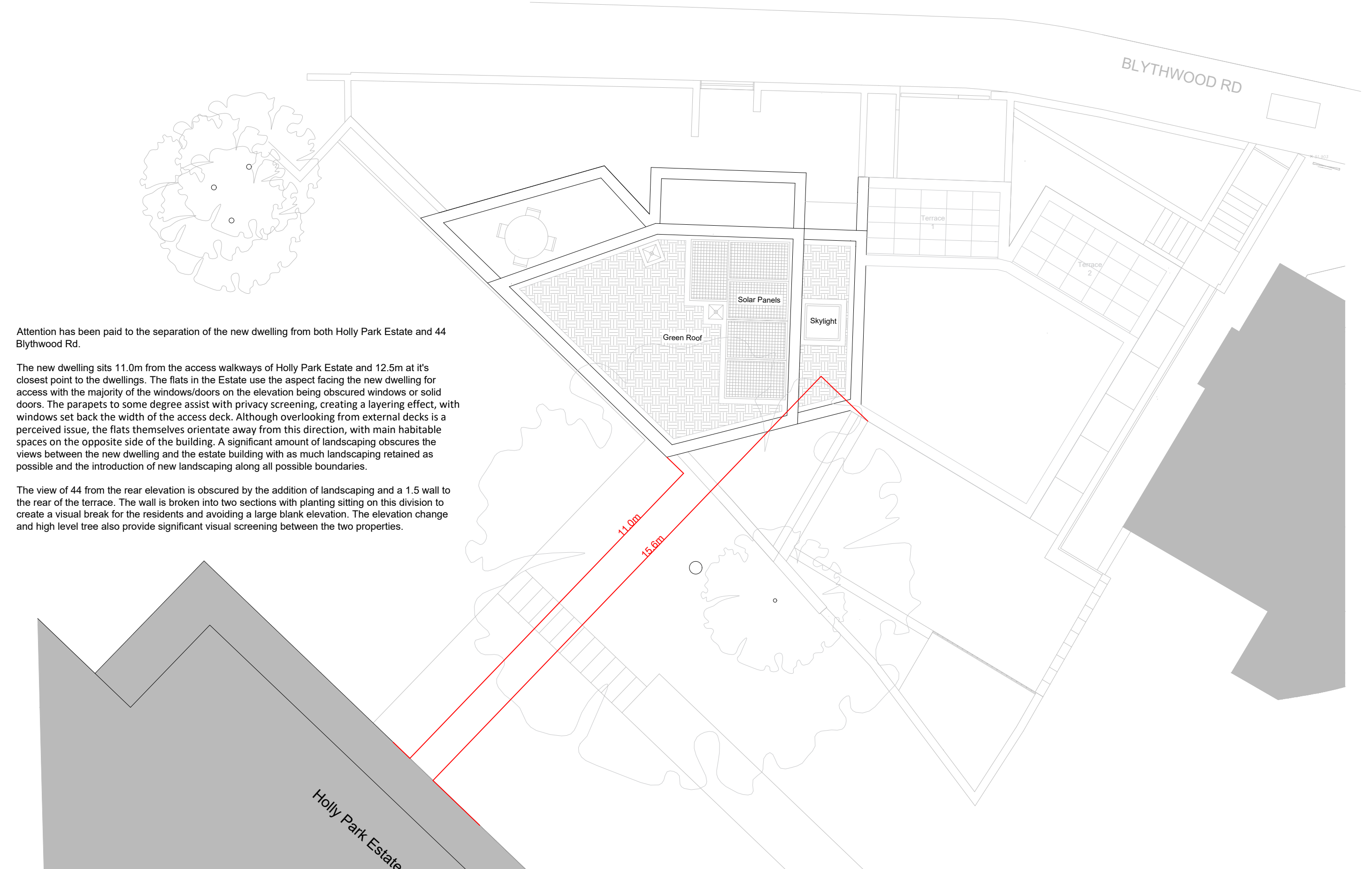


	project north	revisions	client details	notes	scale	title	drawing no.	44A Blythwood Road
			Oshi Group Ltd		1:100 @ A3	Proposed Rear Elevation		
			Nightingale House, 46-48 East Street, Epsom, Surrey, United Kingdom, KT17 1HQ			drawn by: CA approved by: SA date: 12.06.25	BR44A-P07	

Projecting brickwork detail to match 44 Blythwood Rd



OSHI	project north	revisions	client details Oshi Group Ltd Nightingale House, 46-48 East Street, Epsom, Surrey, United Kingdom, KT17 1HQ	notes	scale 1:100 @ A3 0 1 2m	title	drawing no.	44A Blythwood Road
						Proposed Side Elevation drawn by: CA approved by: SA date: 18.06.25		



Attention has been paid to the separation of the new dwelling from both Holly Park Estate and 44 Blythwood Rd.

The new dwelling sits 11.0m from the access walkways of Holly Park Estate and 12.5m at it's closest point to the dwellings. The flats in the Estate use the aspect facing the new dwelling for access with the majority of the windows/doors on the elevation being obscured windows or solid doors. The parapets to some degree assist with privacy screening, creating a layering effect, with windows set back the width of the access deck. Although overlooking from external decks is a perceived issue, the flats themselves orientate away from this direction, with main habitable spaces on the opposite side of the building. A significant amount of landscaping obscures the views between the new dwelling and the estate building with as much landscaping retained as possible and the introduction of new landscaping along all possible boundaries.

The view of 44 from the rear elevation is obscured by the addition of landscaping and a 1.5 wall to the rear of the terrace. The wall is broken into two sections with planting sitting on this division to create a visual break for the residents and avoiding a large blank elevation. The elevation change and high level tree also provide significant visual screening between the two properties.

OSHI	project north	revisions	client details	notes	scale	title	drawing no.	44A Blythwood Road
			Oshi Group Ltd Nightingale House, 46-48 East Street, Epsom, Surrey, United Kingdom, KT17 1HQ		1:100 @ A3 	Distances from neighbours drawn by: CA approved by: SA date: 12.06.25	BR44A-P12	