

MICHAEL OAKES ARCHITECTS LTD.

Michael Oakes (Director) B.A. Hons Arch, Dipl. Arch, Registered Architect
Liam Whitfield B.A. Hons Arch, M.A. Arch PgDip, Registered Architect

REGISTERED ARCHITECTS, DESIGNERS + ILLUSTRATORS

Telephone: 01895 235089 - E-mail: michaeloakesarchitect@googlemail.com

'Postscript' [re; appeal at 1A Barnard Gardens]

Whilst we recognise that no two planning applications can be treated exactly the same, we enclose the following scheme information (land at N°1, the Oaks, Hayes, UB4 8QD, application reference 39969/APP/2016/3579)

We include this information, to show that this council DOES approve attached new-build houses, to 'semi-detached pairs of houses' without requiring ridge set-downs or front-wall set-backs.

[eg, a methodology that the council have queried at 1A Barnard Gardens, Hayes, re; new-build flats..]

'as-was, c. 2016'



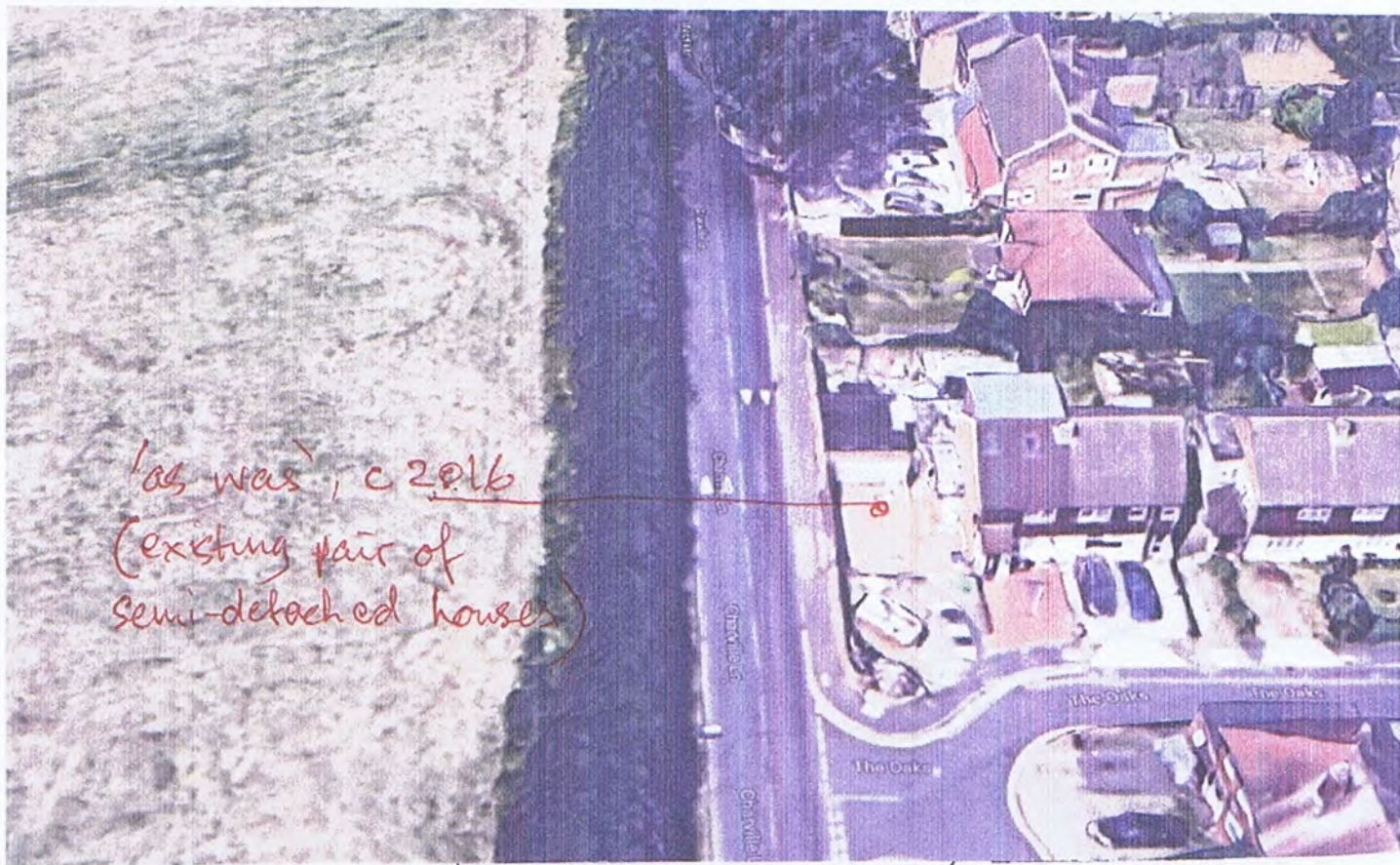
new attached property with no subservient ridge..



AS NOW....

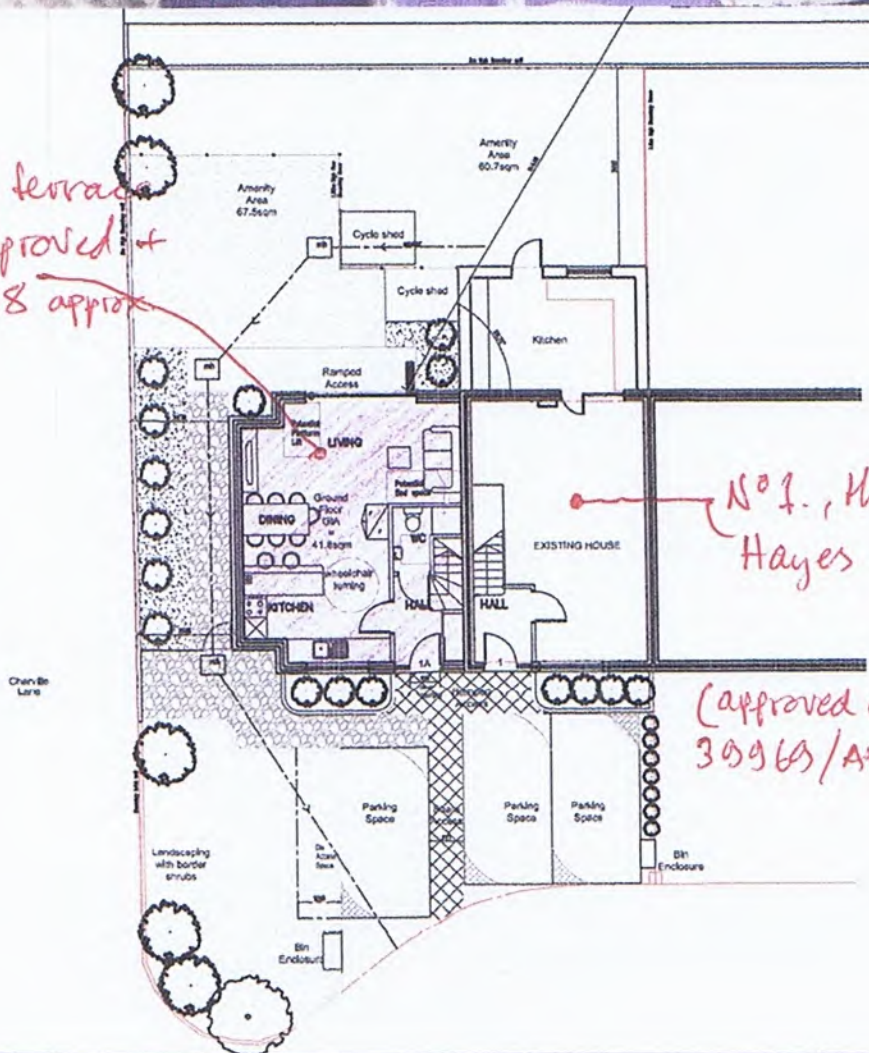
new property granted, turning a semi-detached pair of properties, into a 'terrace' [no setbacks or subservient ridge requirement here...]

Post script ! Whilst we recognise each application is treated 'on its own merits', this is evidence that Hillingdon's planning policies do not 'slavishly' require set-down subservient ridges + set-back front walls..



new end-of-terrace house, as approved + built in 2018 approx

-  Paving slab
-  Loose gravel
-  Driveline permeable block paviours
-  Bark covering
-  Lawn
-  Shrubs
-  Site Boundary



Nº 1., The Oaks,
Hayes UB4 8QD.

(approved application
30965/APP/2016/3579)