

Address

40 Breakspear Road
South, Ickenham,
UB10 8HE

Client

Mr Sukh Singh

Date

April 2025



1:100 @ A3

0 1 2 3 4 5 10m

Drawing Title

As Proposed
Floor Plans

Project no./ Stage/

0454- PLA-

Drawing no./ Revision

50_A

Revision notes:

A - First Issue

Drawn by: RA

MICHAEL OAKES ARCHITECTS LTD.

Michael Oakes (Director) B.A. Hons Arch, Dipl. Arch, Registered Architect

REGISTERED ARCHITECTS, DESIGNERS + ILLUSTRATORS

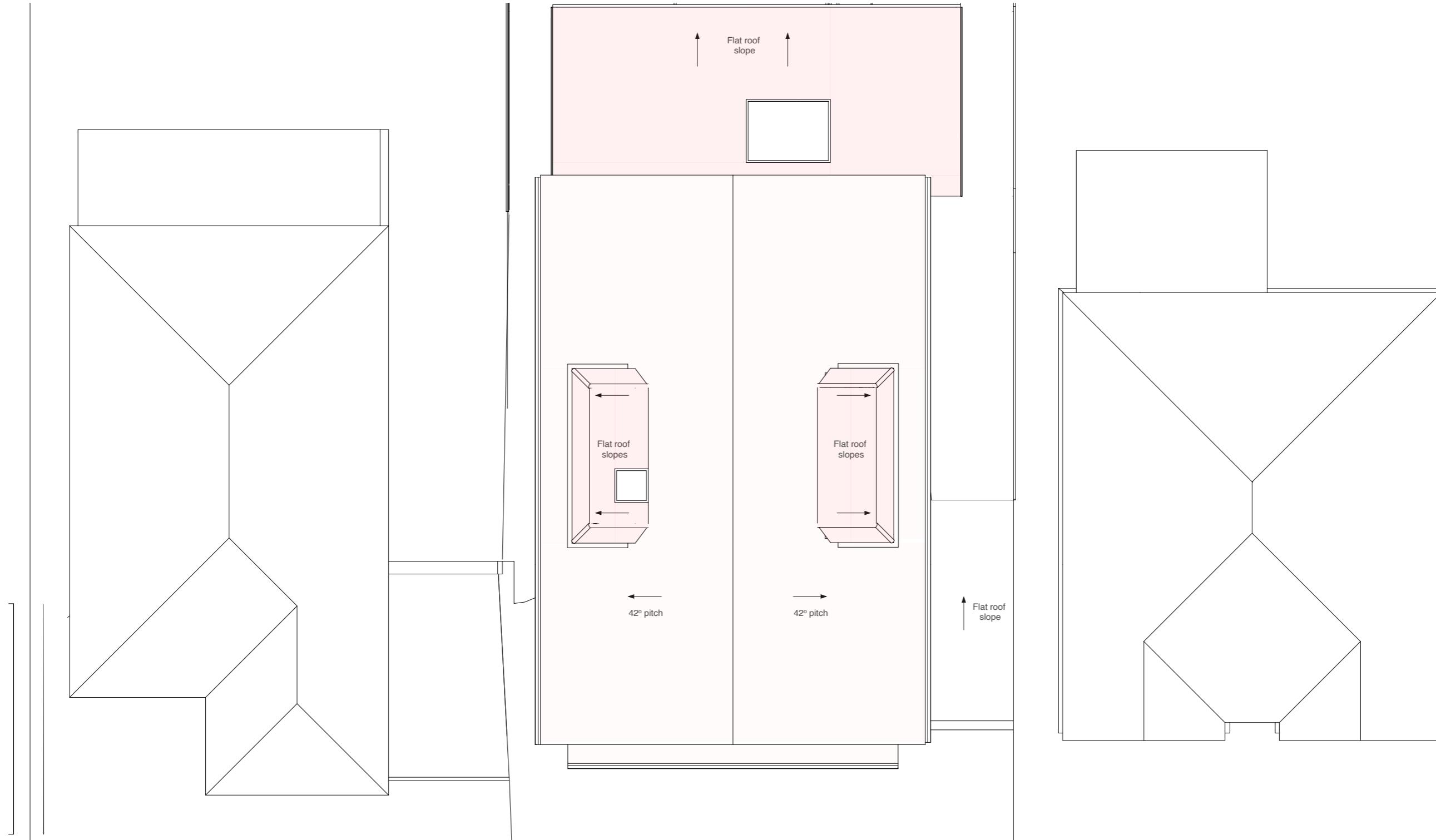
Telephone: 01895 235089 - E-mail: michaeloakesarchitect@googlemail.com

KEY

 = Obscured glazing to windows
(minimum Pilkington scale 4)

 = Proposed structure

 = Existing structure to be removed



Roof Plan

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51_A

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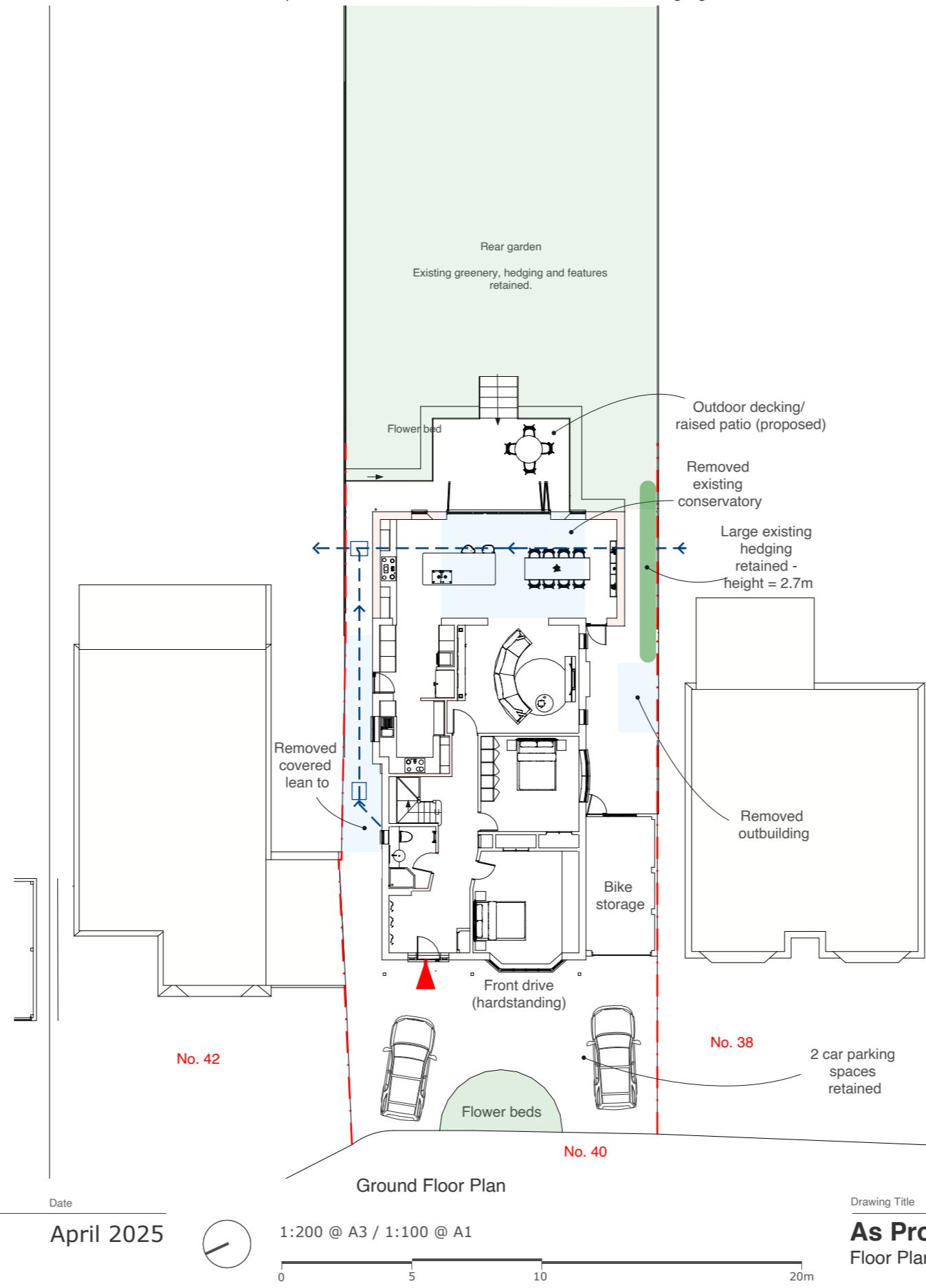
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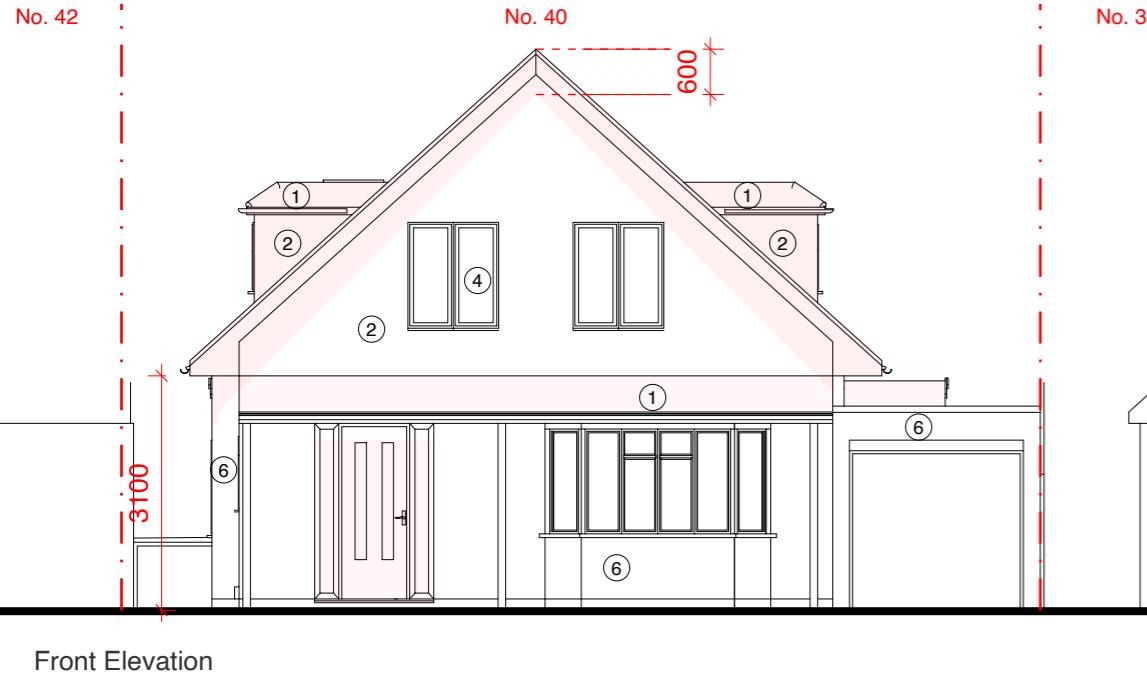
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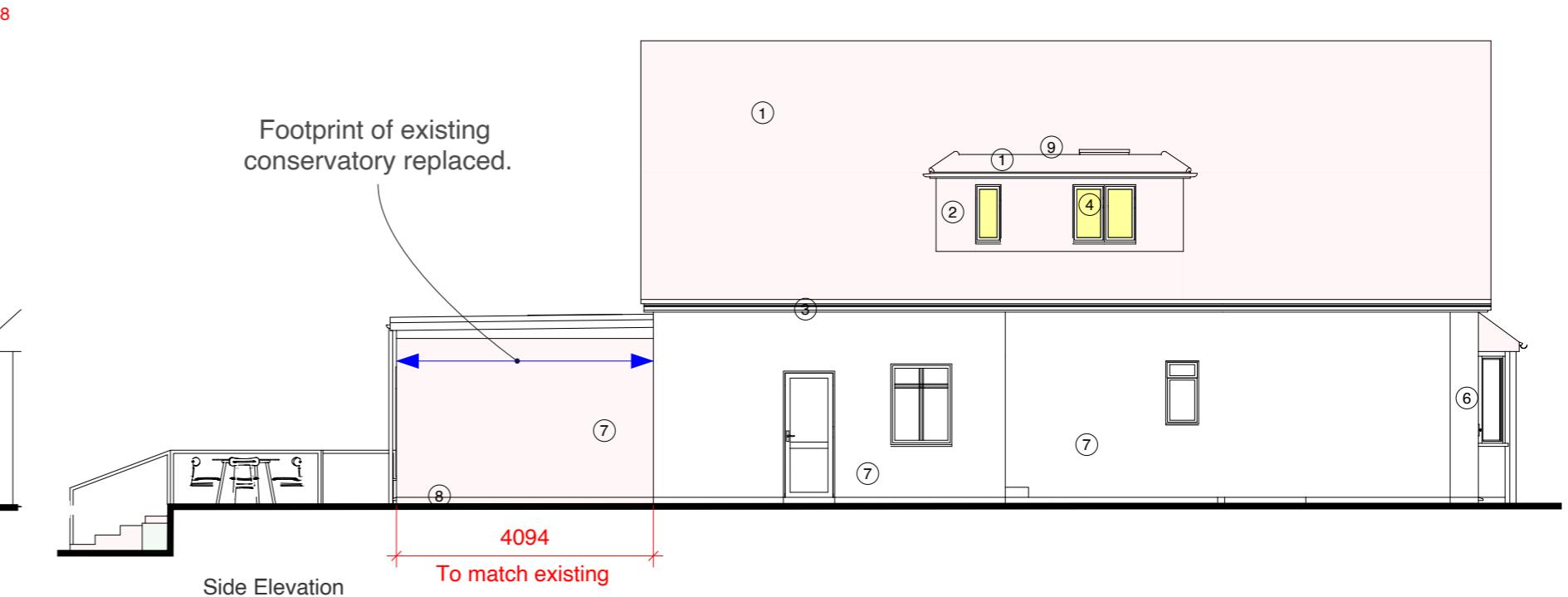
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MATERIALS KEY:

- ① Grey/ brown clay roof tiles and texture 42° roof pitch
- ② Facing brickwork to be orange/ grey
- ③ Vertical hanging tiles to front to match existing in colour and size, i.e. grey/ red clay
- ④ Soffit and fascia to match existing
- ⑤ Windows to match existing in colour and material
- ⑥ Doors and windows to rear to be black/ dark grey frame
- ⑦ White render proprietary 2 coat waterproof render system to match the existing in colour and texture
- ⑧ Dpc - Brickwork below dpc to be frost resisting engineering brick
- ⑨ Grey proprietary GRP flat roof system



Front Elevation



Side Elevation



Rear Elevation

Large existing hedging retained - height = 2.7m



Side Elevation

GREEN: Large existing hedging retained - height = 2.7m

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Front Elevation



Rear Elevation

Large existing
hedging
retained

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1:200 @ A3 / 1:100 @ A1

0 5 10 20m

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As Proposed
Elevations

Project no./ Stage/

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Drawing no./ Revision

54_A

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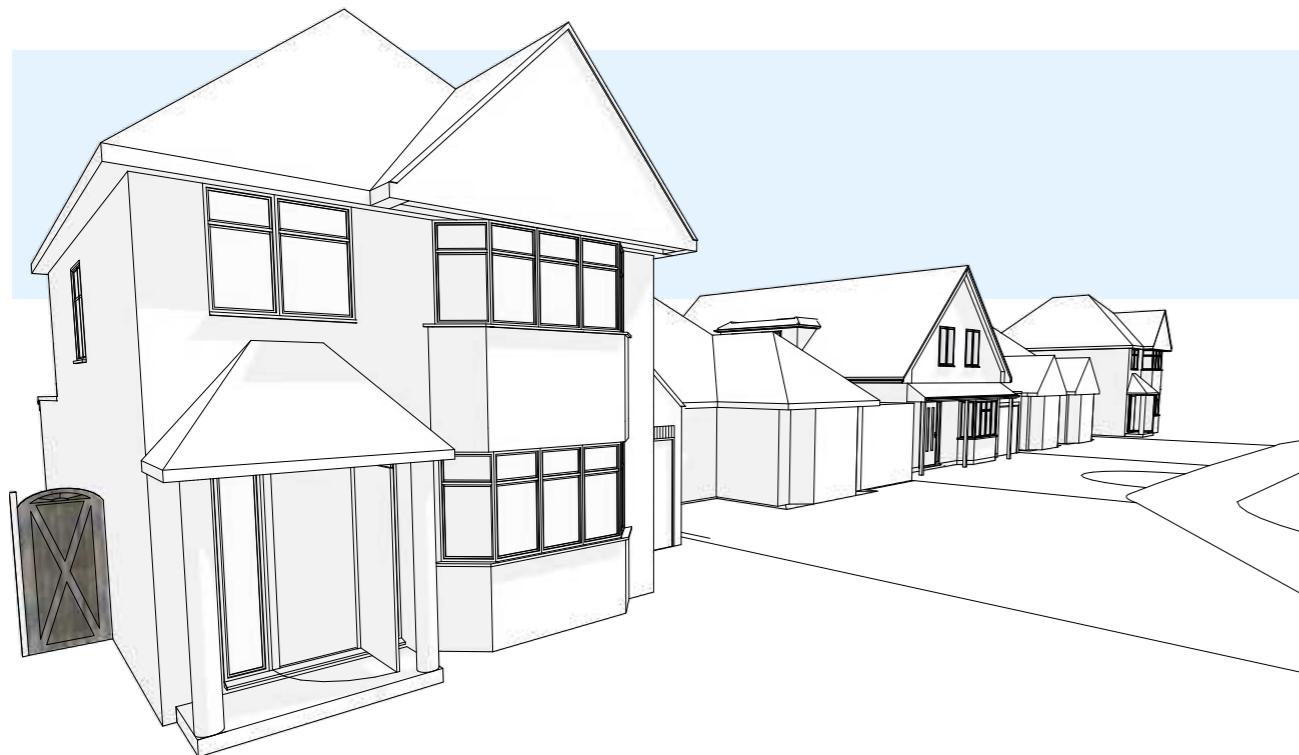
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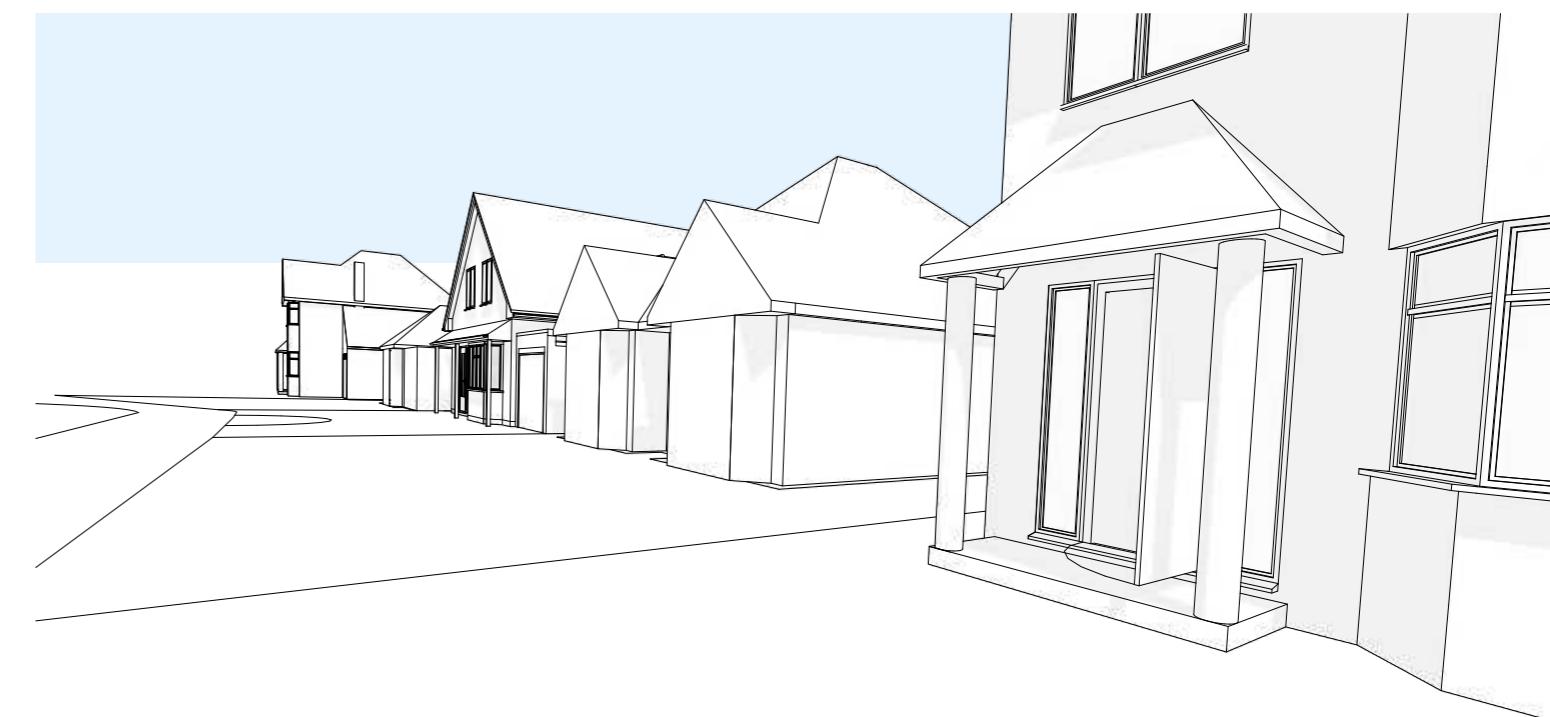
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View from No.42 Breakspear Road South



View from No.38 Breakspear Road South

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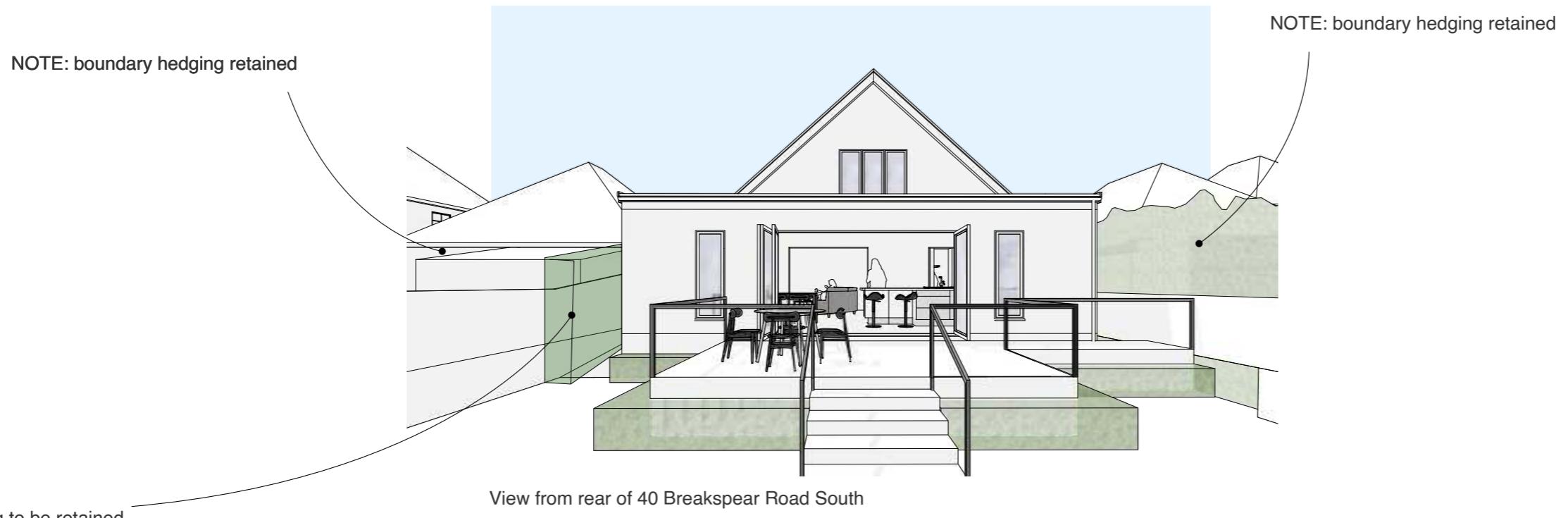
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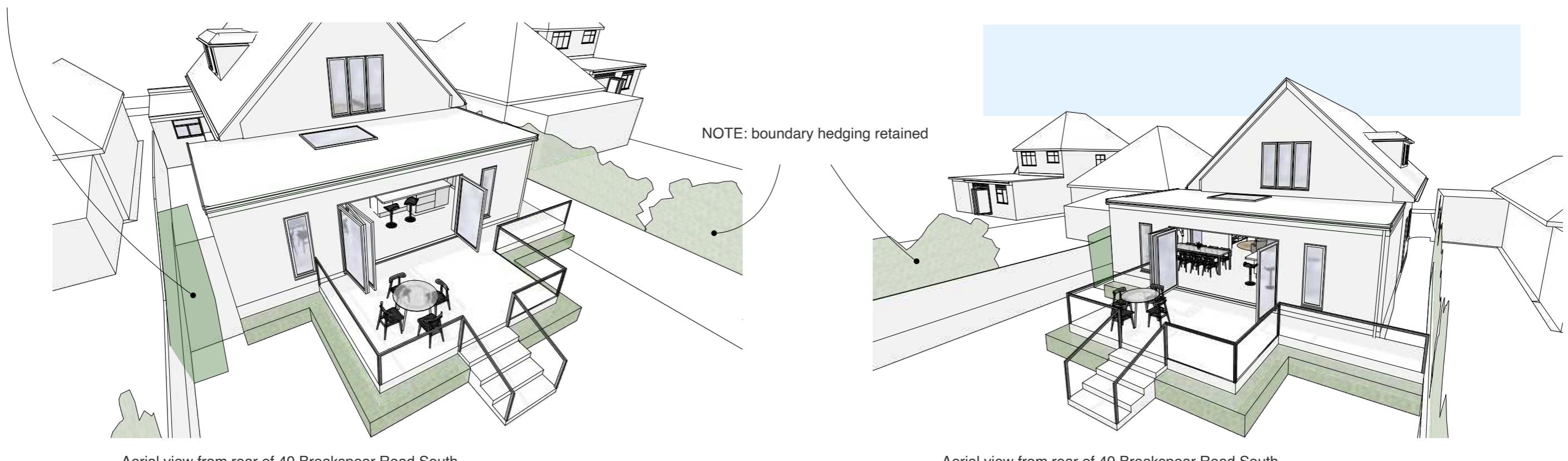
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Existing 2.7m high hedging to be retained



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View to the living room



View from living room threshold to dining



View from dining to kitchen



View from kitchen to dining

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Perspective Views

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57_A

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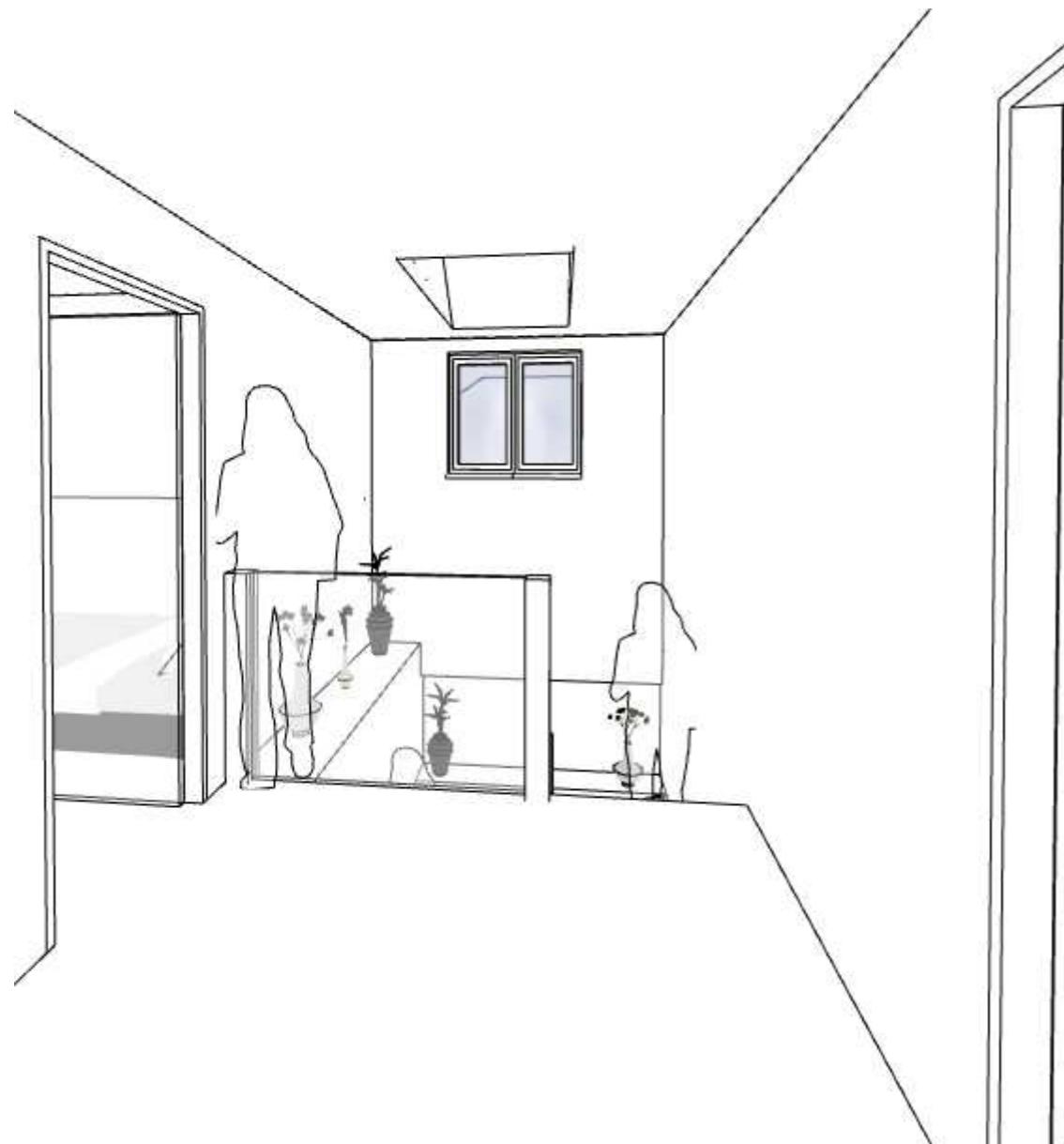
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View from landing



View from master bedroom



View from master bedroom

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