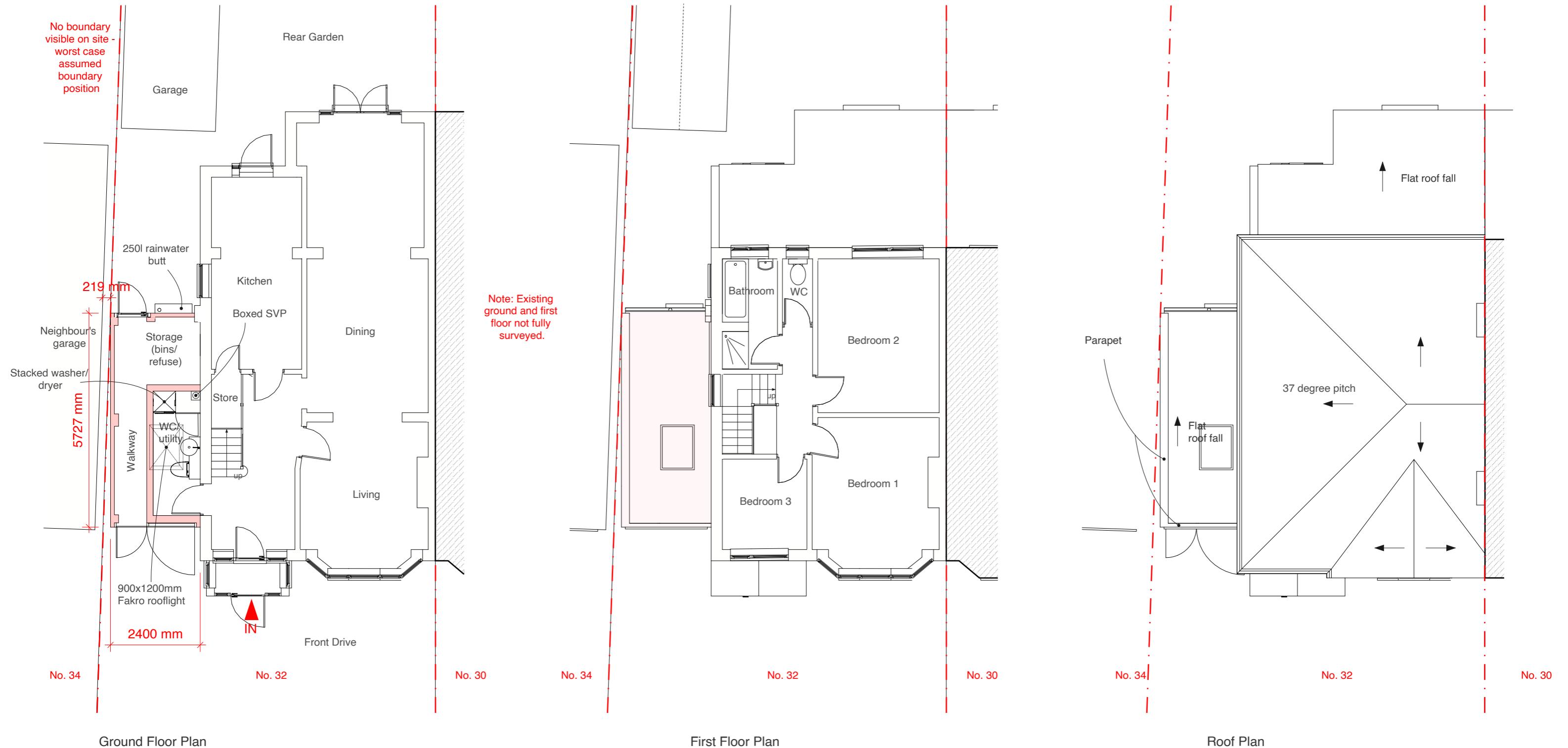


MICHAEL OAKES ARCHITECTS LTD.

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

REGISTERED ARCHITECTS, DESIGNERS + ILLUSTRATORS

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



Address

32 Greenacres Avenue,
Ickenham, UB10 8HQ

Client

Matthew Gregory

Date

January
2025



1:100 @ A3

0 1 2 3 4 5 10m

Drawing Title

As Proposed
Floor Plans

Project no./ Stage/

0450- PLA-

Drawing no./ Revision

50_B

Revision notes:

A - First Issue
B - Extended rear design

MATERIALS KEY:

- ① Soffit and fascia to match existing
- ② Facing brickwork to be red and to match brick material in existing streetscape
- ③ Dpc - Brickwork below dpc to be frost resisting engineering brick

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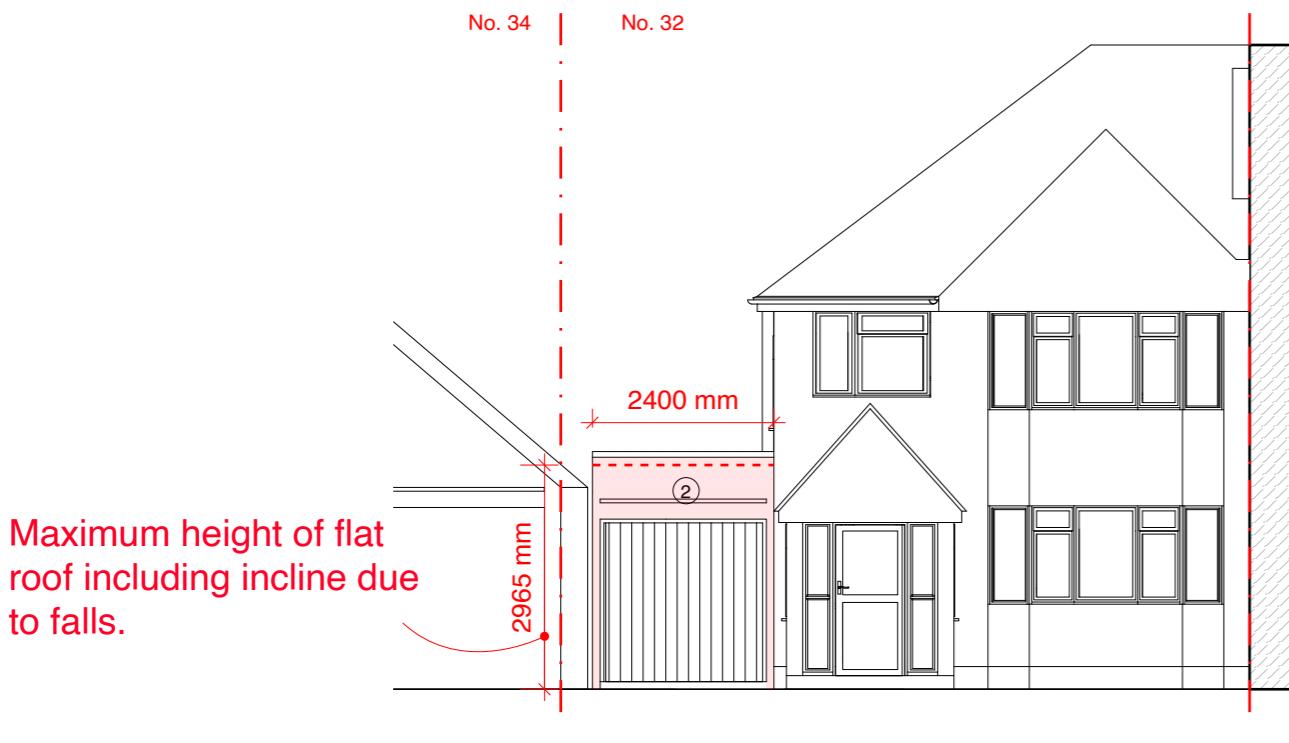
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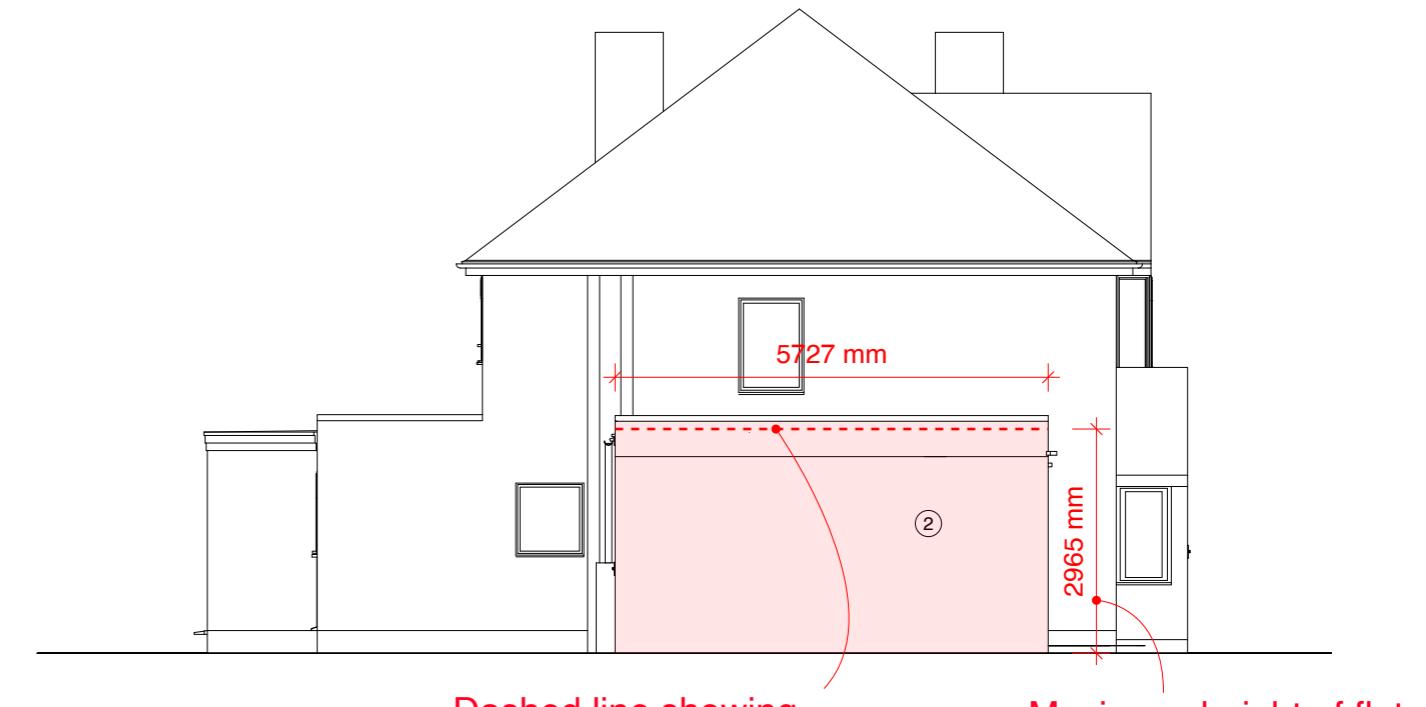
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KEY

- = Proposed structure
 = Existing structure to be removed

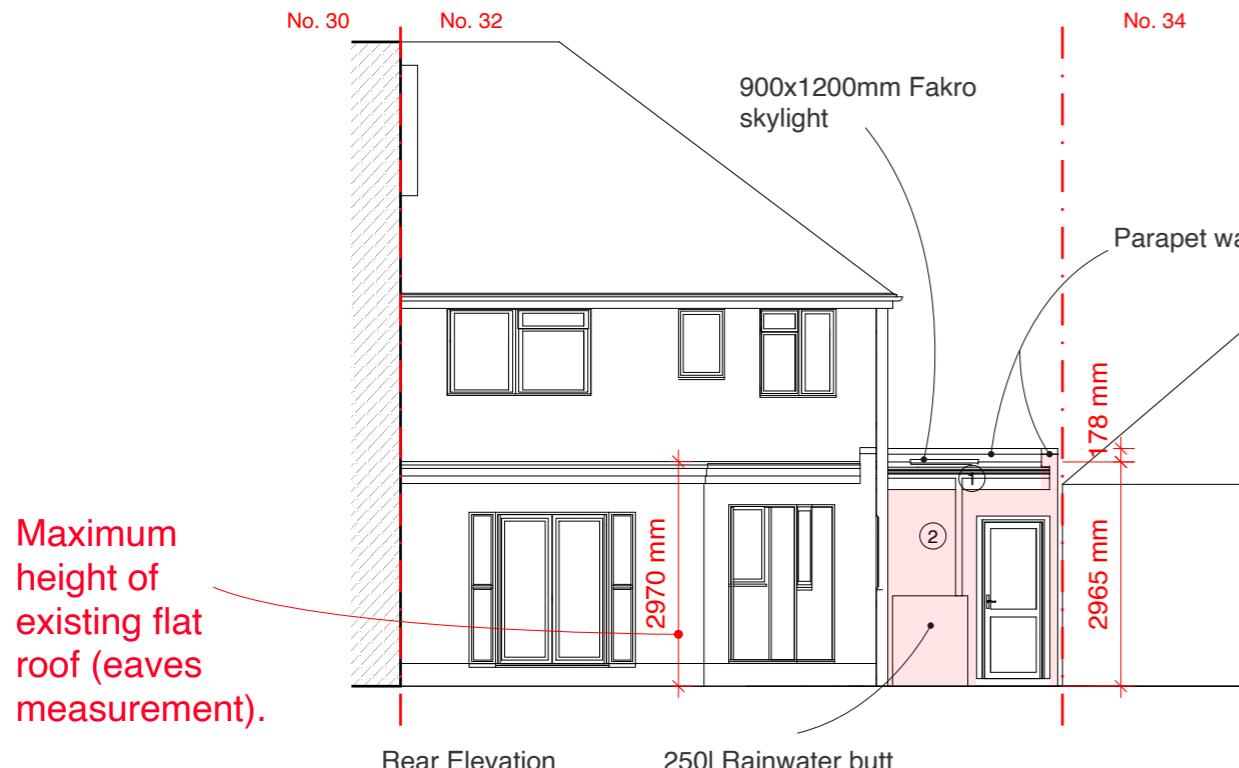


Front Elevation



Side Elevation

Maximum height of flat roof including incline due to falls.



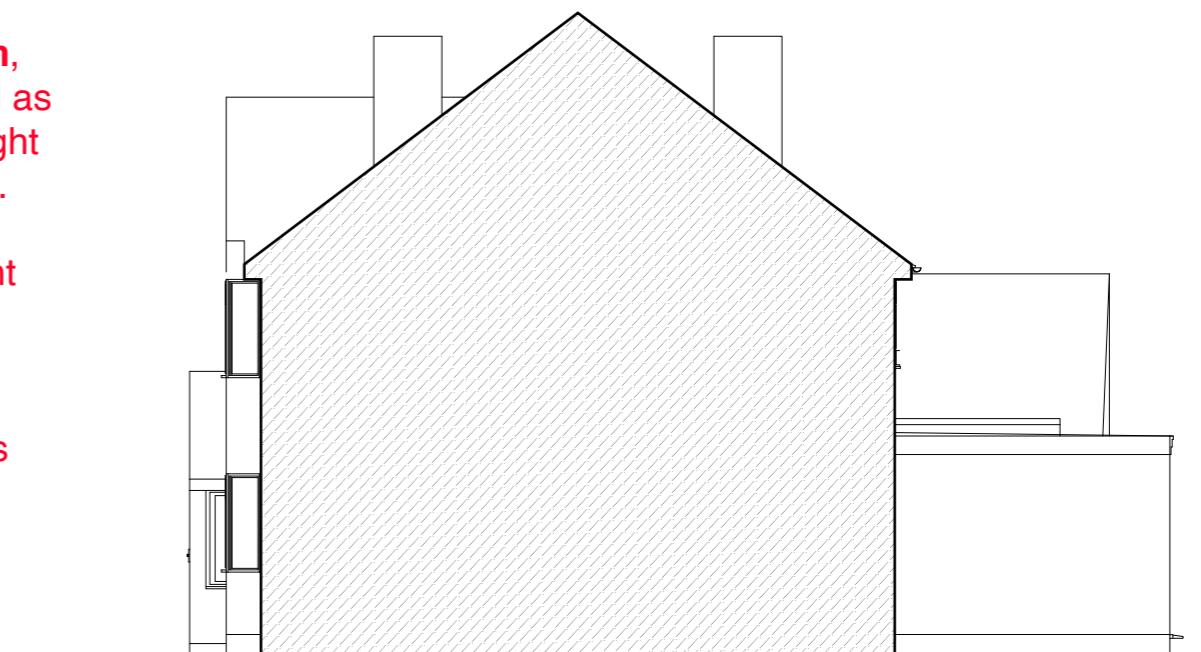
Rear Elevation

250l Rainwater butt

NOTE!

Flat roof eaves height **2965mm at maximum**, i.e. **below 3m**. As well as not exceeding the height of the existing flat roof.

Permitted development technical guidance: Class A section C permits **parapets to be "ignored"** in eaves calculation as long as they do not exceed 4 meters in height.



Side Elevation (Sectional) -
Unchanged

Address

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Ickenham, UB10 8HQ

Client

Matthew Gregory

Date

January
2025

1:100 @ A3

0 1 2 3 4 5 10m

Drawing Title

As Proposed
Elevations

Project no./ Stage/

0450- PLA-

Drawing no./ Revision

51_B

Revision notes:

A - First Issue
B - Extended rear design

Drawn by: RA

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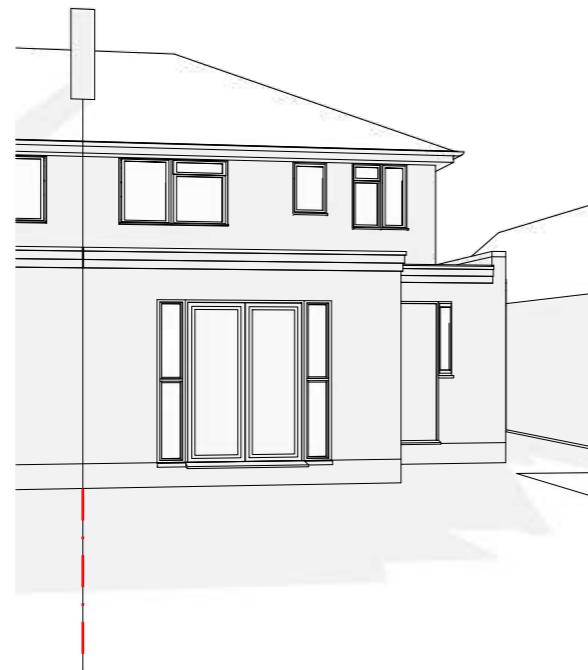
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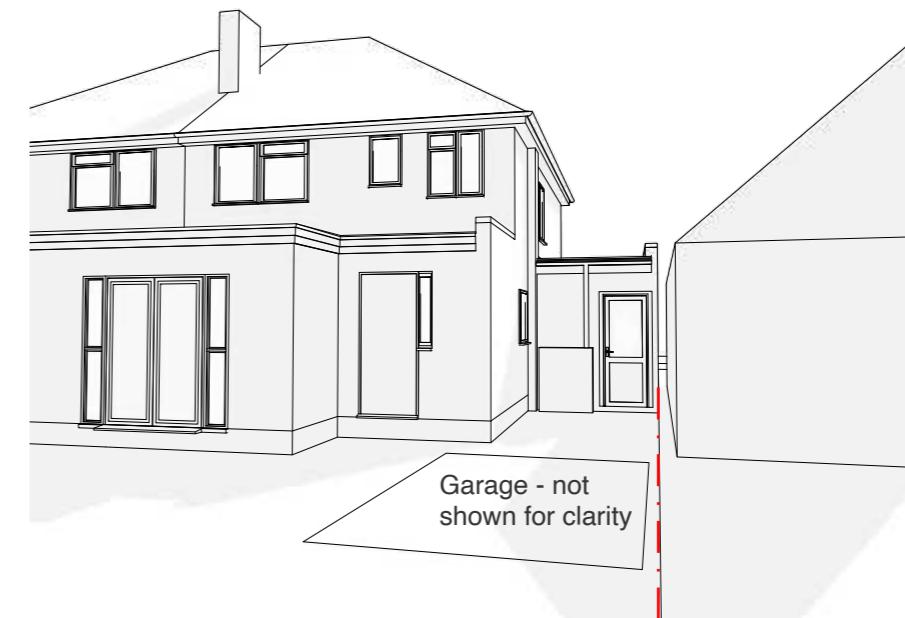
Front view from street.



Rear view from rear garden.



Front view from street.



Rear view from rear garden.

Address

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Ickenham, UB10 8HQ

Client

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Date

January
2025

Drawing Title

As Proposed
3D Views

Project no./ Stage/

0450- PLA-

Drawing no./ Revision

52_B

Revision notes:

A - First Issue
B - Extended rear design