

# MICHAEL OAKES ARCHITECTS LTD.

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

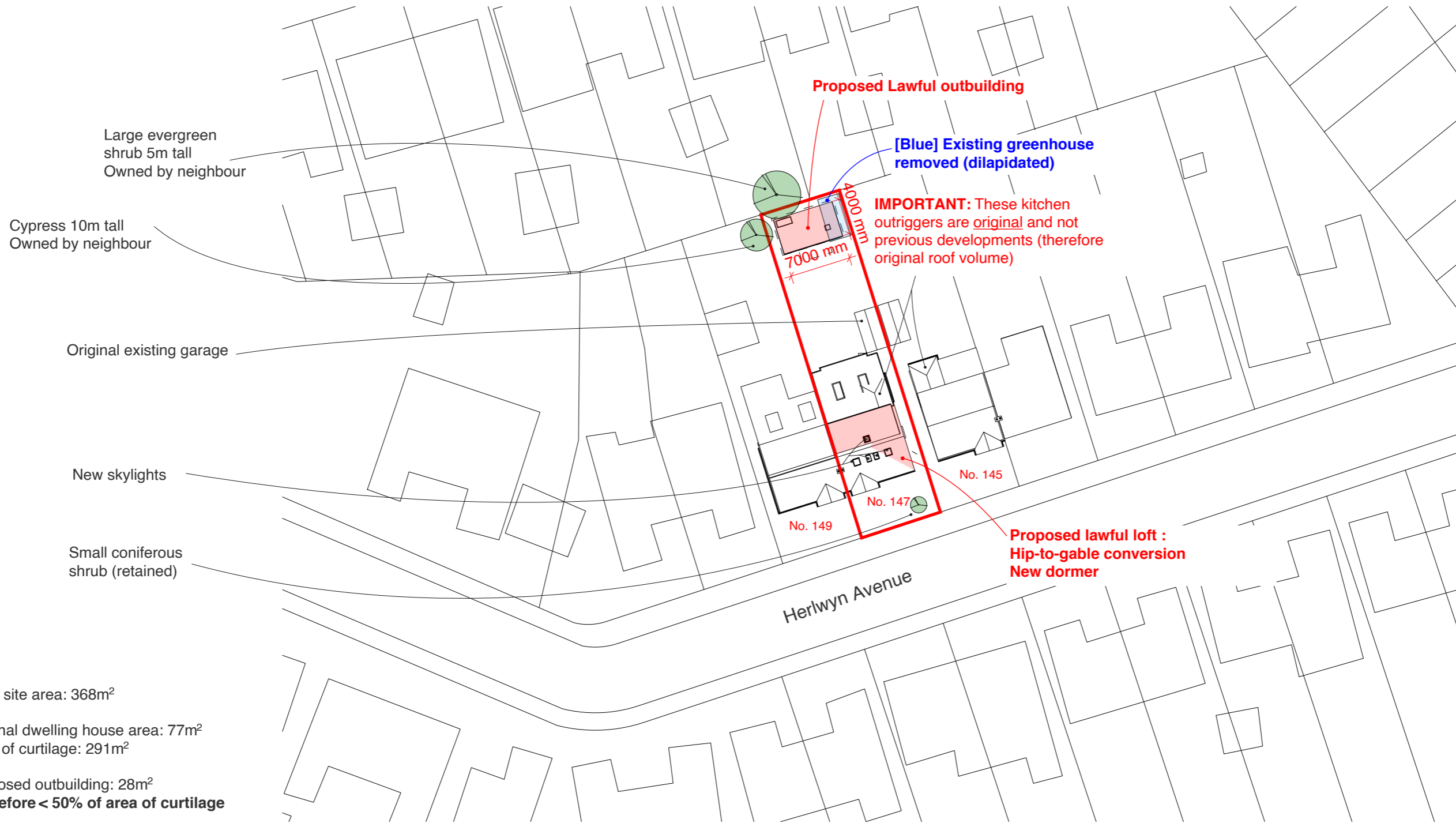
REGISTERED ARCHITECTS, DESIGNERS + ILLUSTRATORS

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

## KEY

[Pink] = Proposed structure [Pink]

[Blue] = Existing structure to be removed [Blue]



Total site area: 368m<sup>2</sup>  
 Original dwelling house area: 77m<sup>2</sup>  
 Area of curtilage: 291m<sup>2</sup>  
 Proposed outbuilding: 28m<sup>2</sup>  
**Therefore < 50% of area of curtilage**

**Proposed Lawful development:**  
**1. Lawful loft**  
**2. Lawful Outbuilding**

Block Plan



1:500 @ A3



Address	Client	Date
147 Herlwyn Avenue, Ruislip, HA4 6HS	Dani Augheliuc and Alexandra	March 2026

Drawing Title  
**Location + Block Plan**

Project no./ Stage/	Drawing no./ Revision
0467- PLA-	60_B
Revision notes:	Drawn by: RA
A - First Issue	
B - Outbuilding 20.03.2026	

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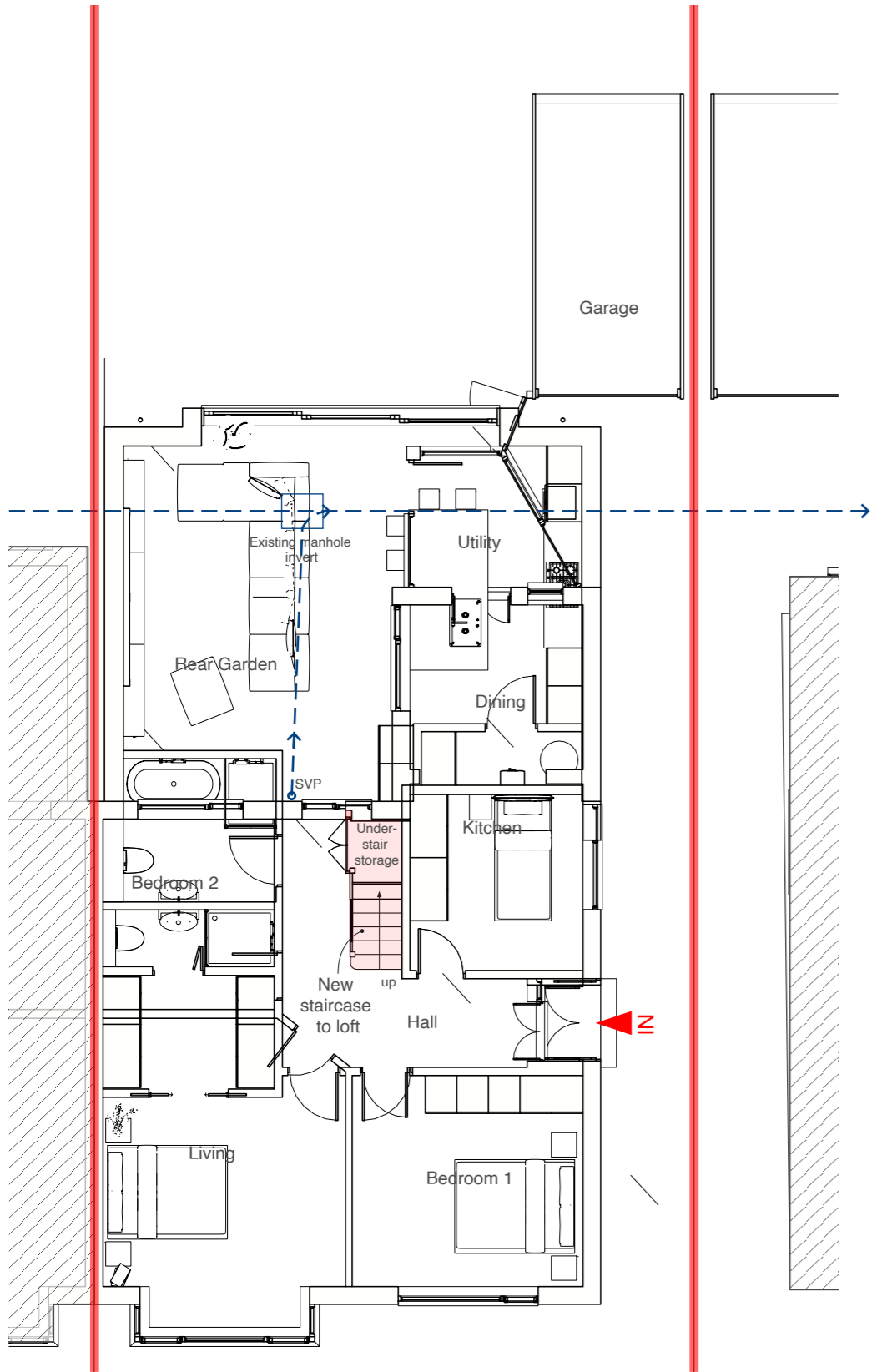
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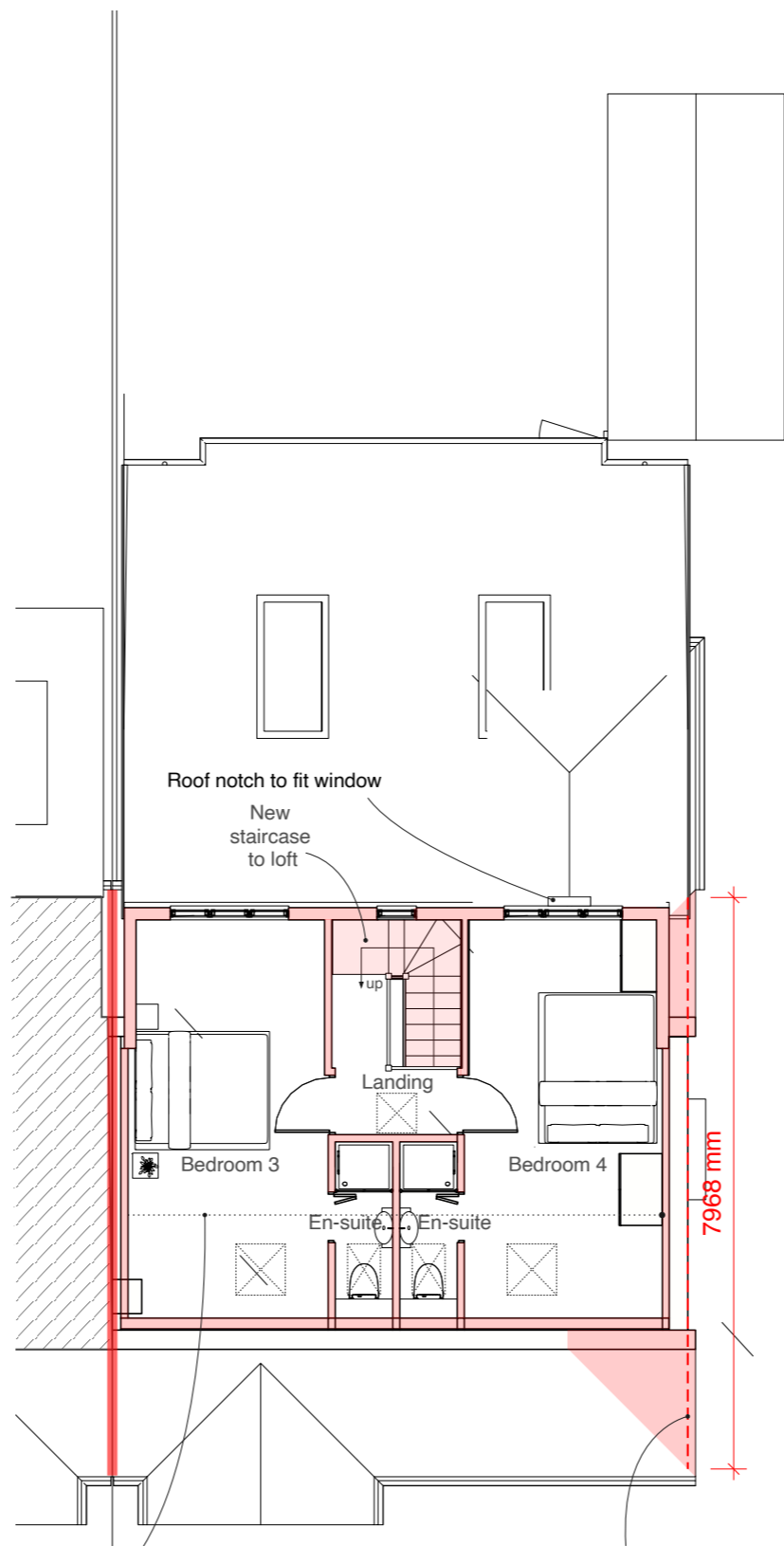
= Skylight above [Fine Dash]

= Proposed structure [Pink]

= Existing structure to be removed [Blue]



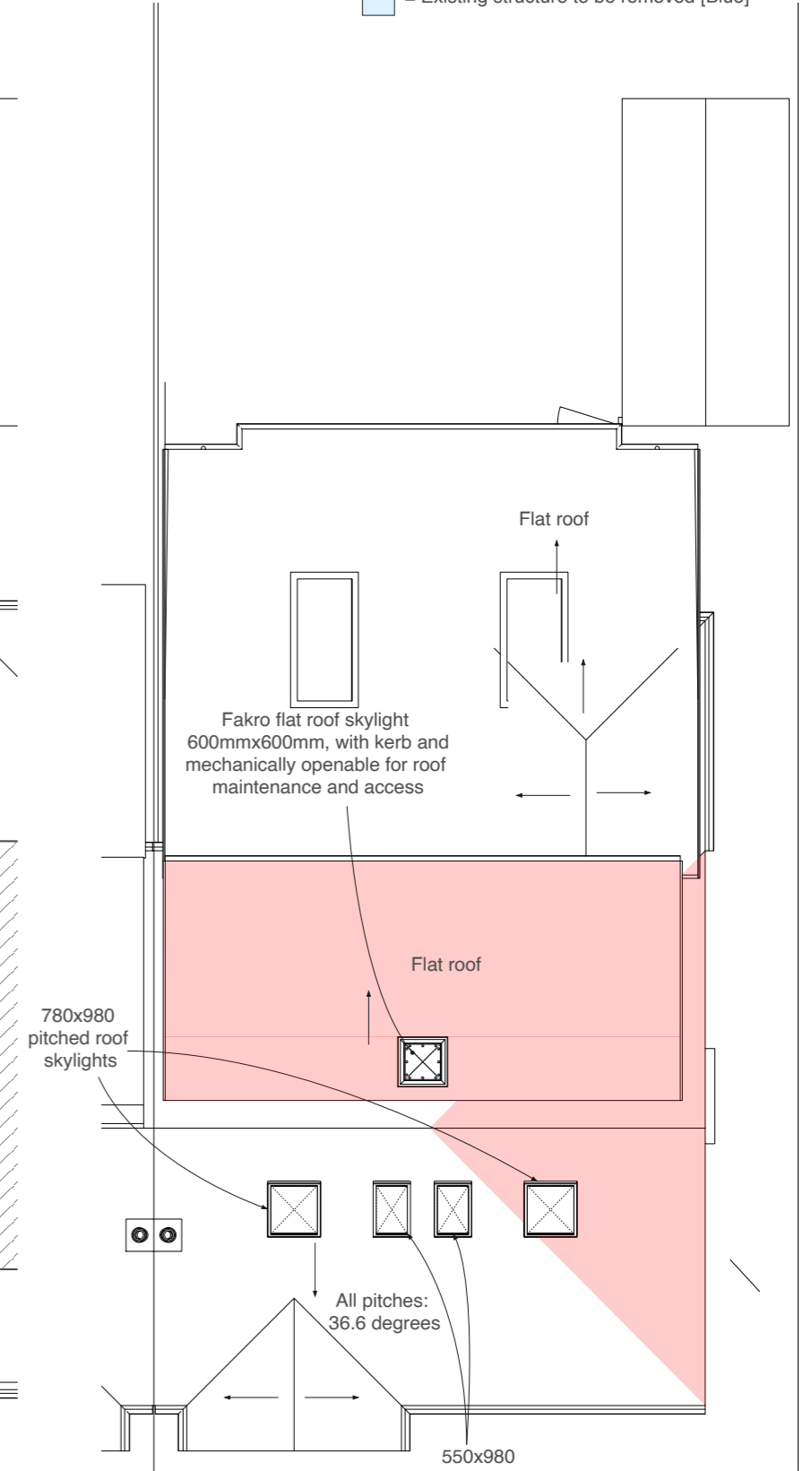
Ground Floor Plan



First Floor Plan

[Dotted line] Ceiling crease at 2100mm height

[Red dash] Exterior wall line, i.e. no volume outwards (roof overhang only)

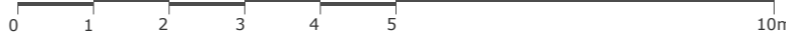


Roof Plan

Address: 147 Herlwyn Avenue, Ruislip, HA4 6HS  
 Client: Dani Augheliuc and Alexandra  
 Date: March 2026



1:100 @ A3



Drawing Title

**As Proposed Loft**  
 Floor Plans

Project no./ Stage/

0467- PLA-

Drawing no./ Revision

61\_B

Revision notes:

Drawn by: RA

A - First Issue  
 B - Outbuilding 20.03.2026

MATERIALS KEY:

- ① Roof tiles to match existing in material, colour and texture
- ② Vertical hanging tiles to match existing in colour and size
- ③ Soffit and fascia to match existing
- ④ Windows to match existing in colour and material
- ⑤ Rough-mix render proprietary waterproof system to match the existing in colour and texture

**MICHAEL OAKES ARCHITECTS LTD.**

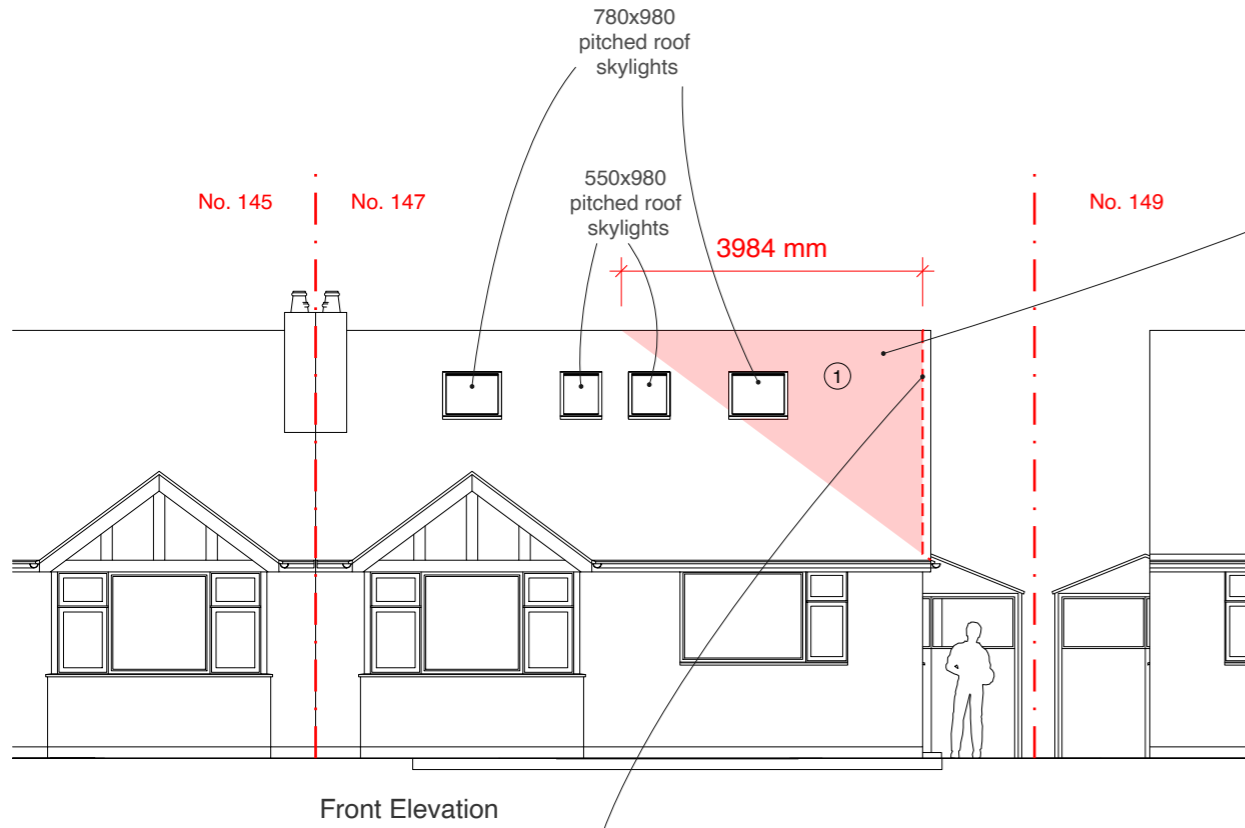
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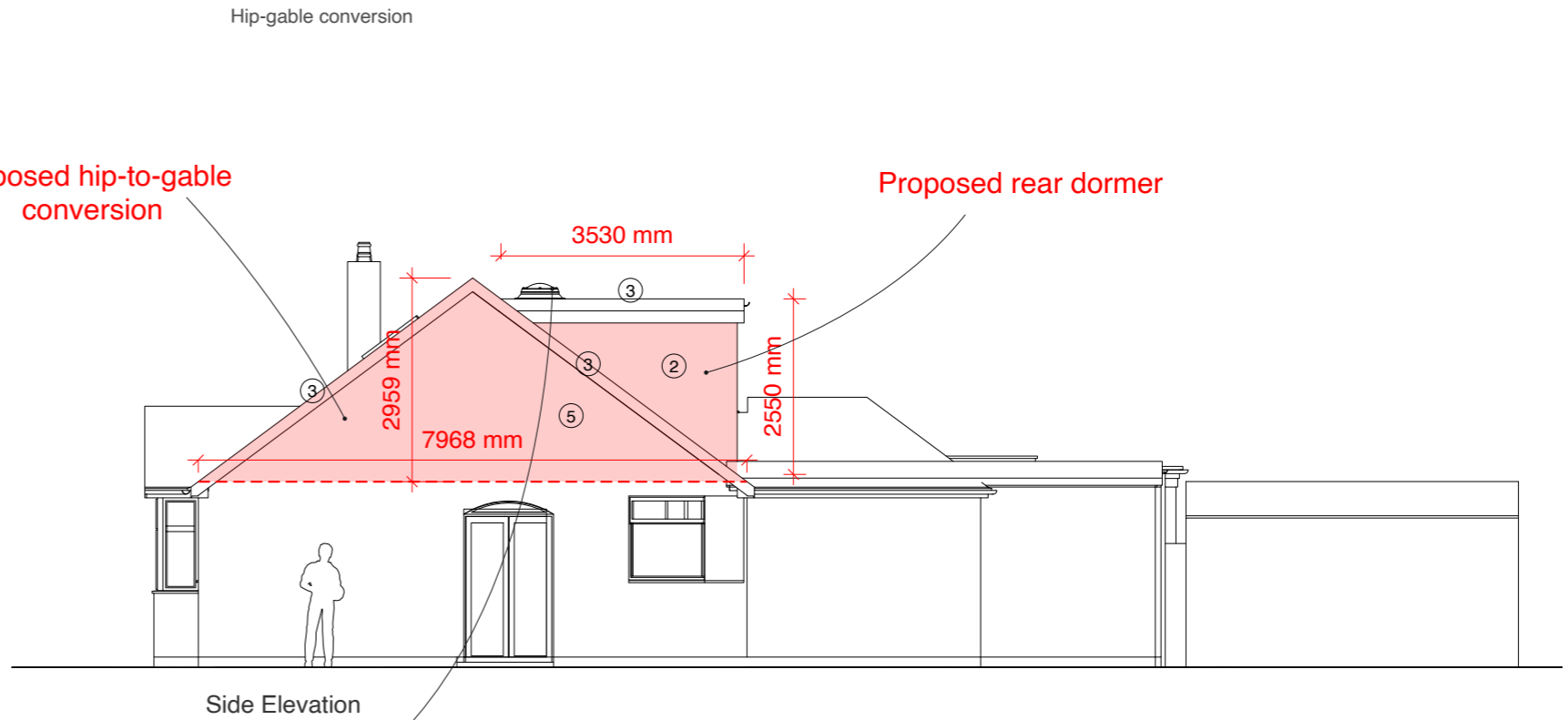
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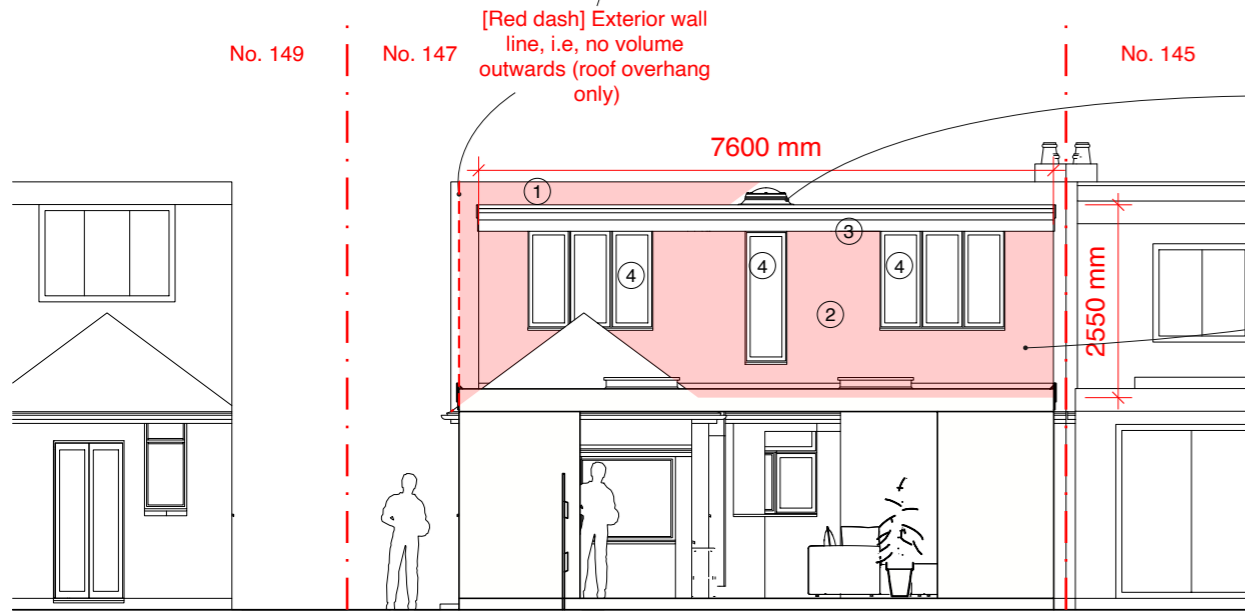
- = Obscured glazing to windows (minimum Pilkington scale 4)
- = Proposed structure
- = Existing structure to be removed



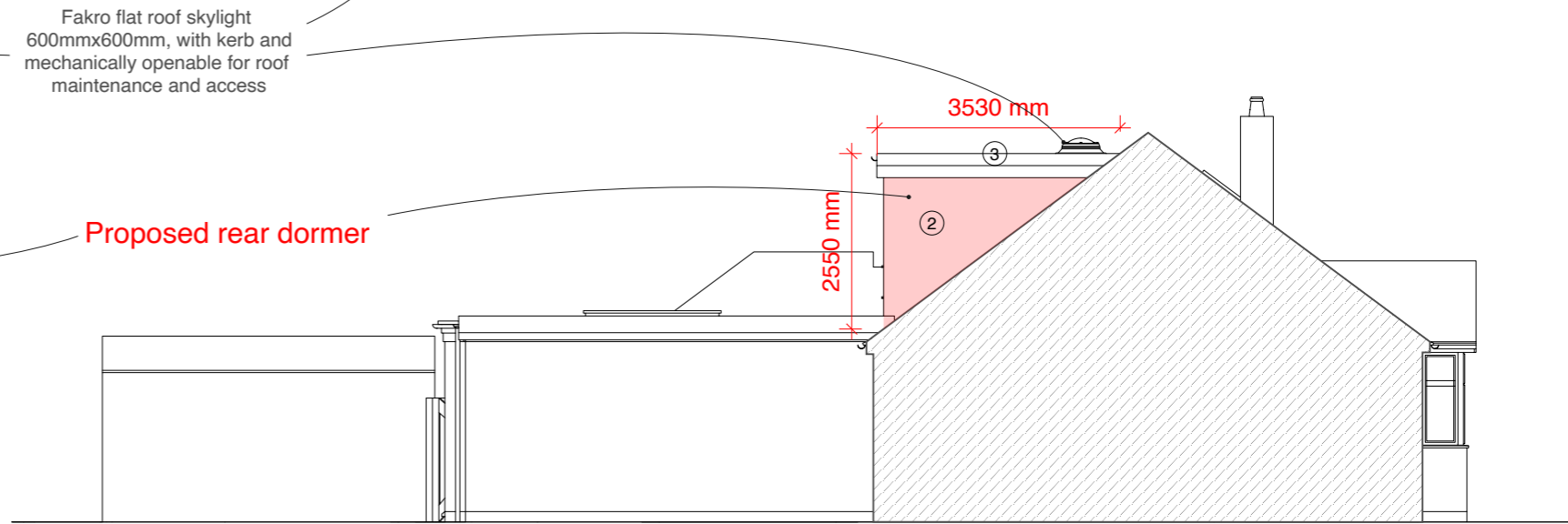
Front Elevation



Side Elevation

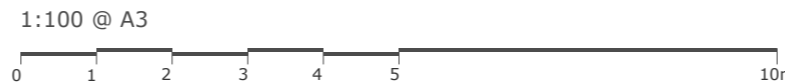


Rear Elevation



Side Elevation (Sectional)

Address: 147 Herlwyn Avenue, Ruislip, HA4 6HS  
 Client: Dani Augheliuc and Alexandra  
 Date: March 2026



Drawing Title: **As Proposed Loft Elevations**

Project no./ Stage/ Drawing no./ Revision: 0467- PLA- 62\_B  
 Revision notes: A - First Issue, B - Outbuilding 20.03.2026  
 Drawn by: RA

MATERIALS KEY:

- ① Soffit and fascia to match existing
- ② Windows and doors to match existing in colour and material
- ③ White render proprietary 2 coat waterproof system to match the existing in colour and texture

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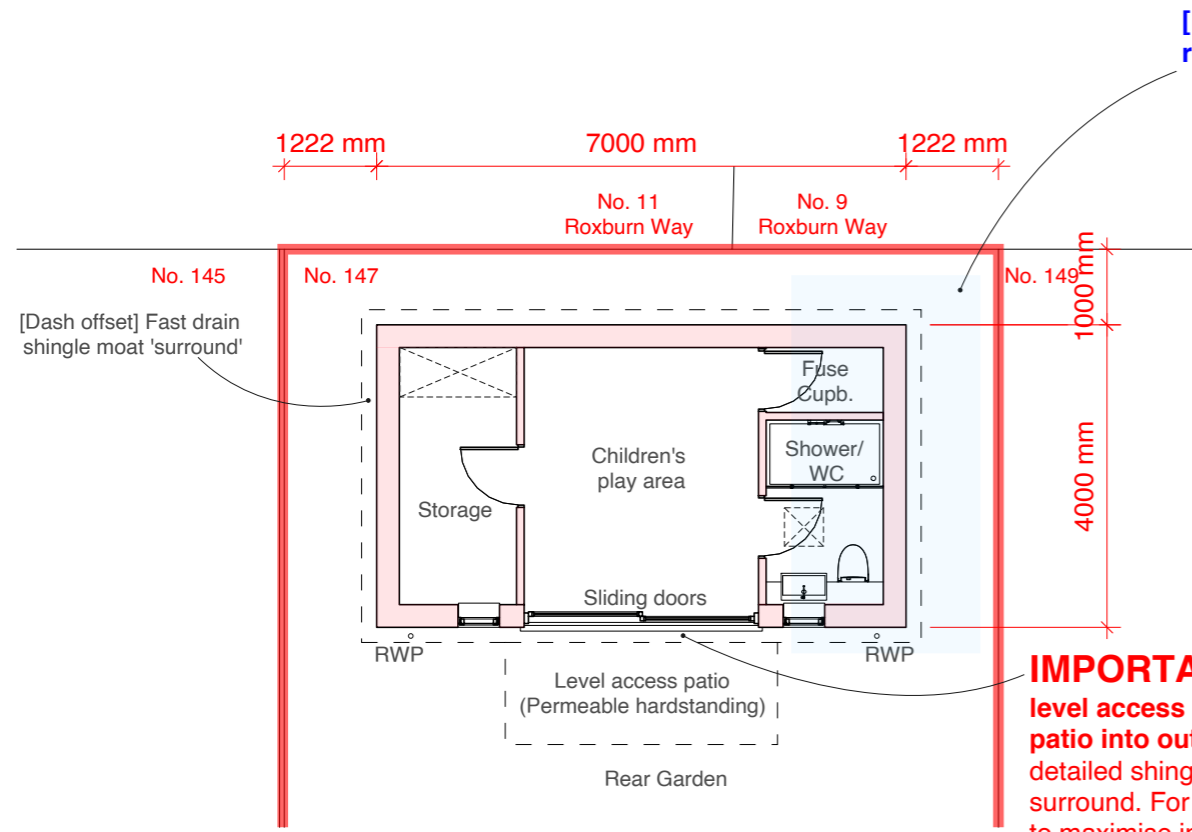
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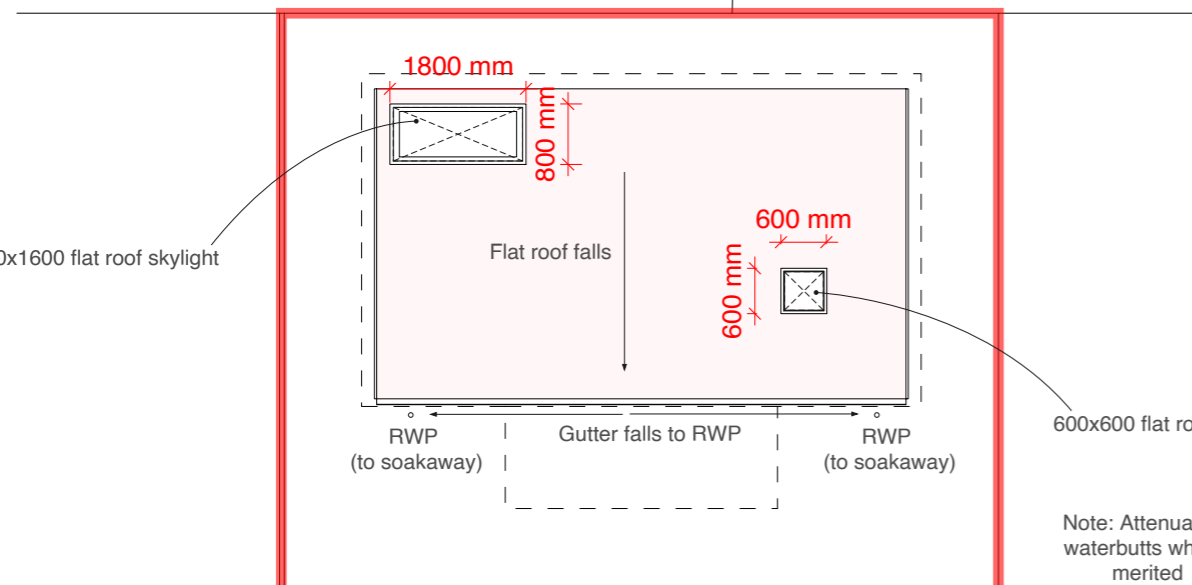
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KEY

- = Obscured glazing to windows (minimum Pilkington scale 4)
- = Proposed structure
- = Existing structure to be removed
- = Skylight above [Fine Dash]



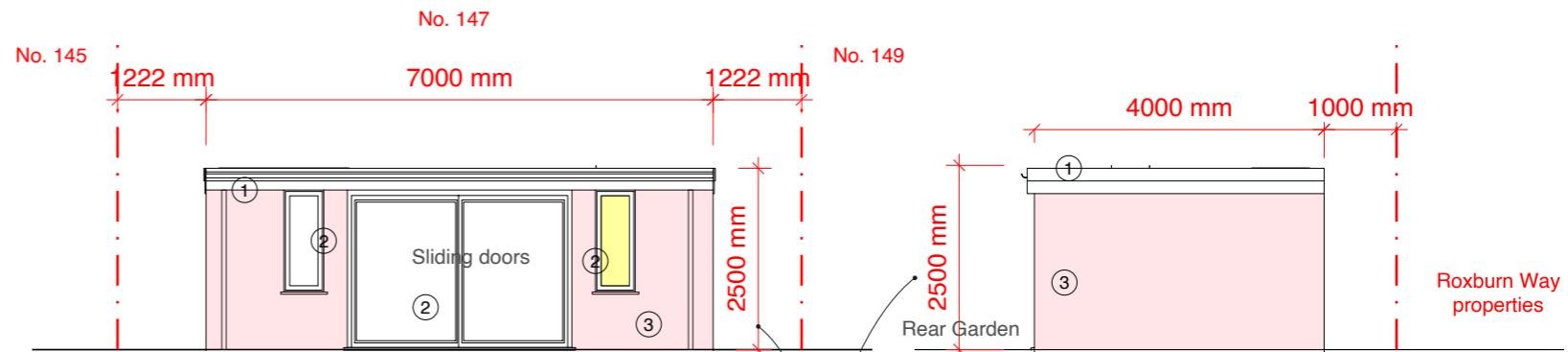
Outbuilding ground floor plan



Outbuilding roof plan

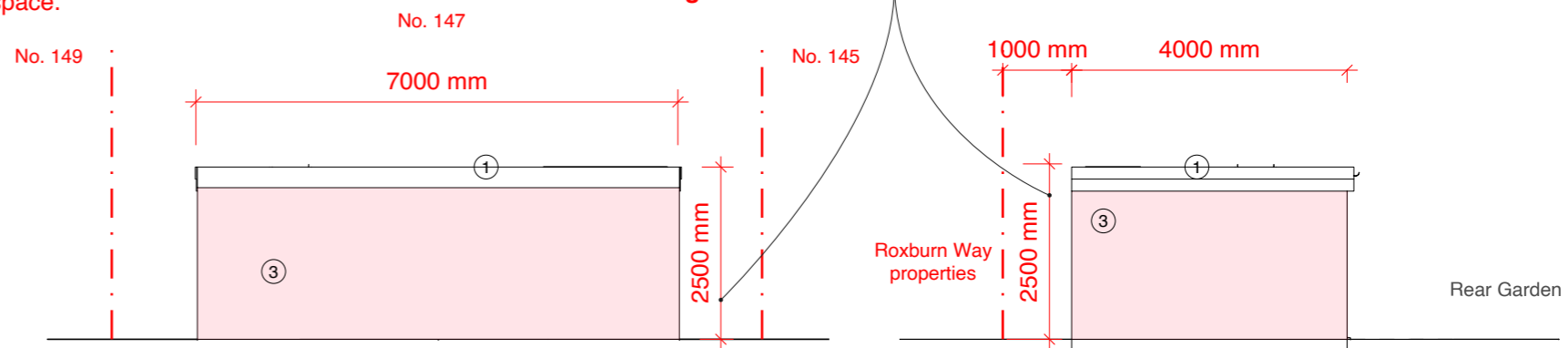
[Blue] existing greenhouse removed (dilapidated)

**IMPORTANT:**  
level access from ground level/ patio into outbuilding with detailed shingle drainage moat surround. For accessible entry and to maximise interior space.



Front Elevation

Side Elevation



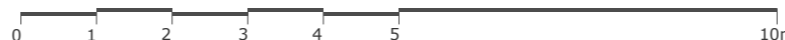
Rear Elevation

Side Elevation (Sectional)

Maximum height at 2.5m from ground level

Address: 147 Herlwyn Avenue, Ruislip, HA4 6HS  
 Client: Dani Augheliuc and Alexandra  
 Date: March 2026

1:100 @ A3



Drawing Title: **As Proposed Outbuilding**  
 Combined plans and elevations

Project no./ Stage/ Drawing no./ Revision: 0467- PLA- 63\_B  
 Revision notes: A - First Issue, B - Outbuilding 20.03.2026  
 Drawn by: RA