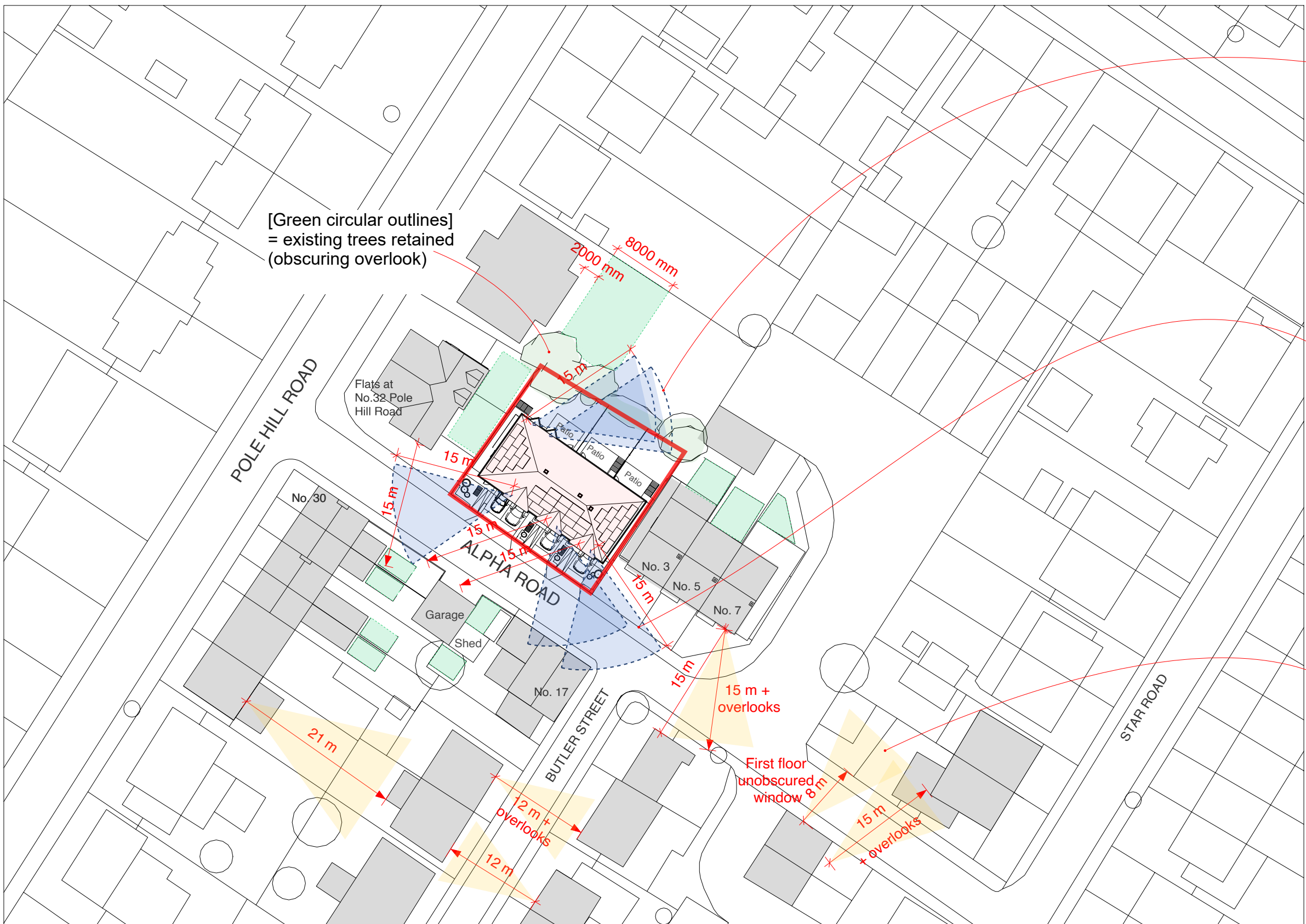


**IMPORTANT: ALL POINTS ADDRESS APPEAL COMMENTS FROM INSPECTOR N. BOWDEN, APPEAL REFERENCE: APP/R5510/W/25/3363649**

**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
- = Neighbour Private Amenity Space
  - = Views from side windows in proposed first-floor bedrooms
  - = Proposed footprint
  - = Relevant building footprints

READ IN REFERENCE TO PLANS ASSOCIATED WITH APPLICATION THAT SHOW WINDOW POSITIONS AND ORIENTATIONS, IN TERMS OF OVERLOOKING.



[BLUE SPLAY] Point 16: "Rear facing bedrooms... would offer reasonable light and outlook". Therefore, satisfactory and unchanged.

[BLUE SPLAY] Point 15: Previously deemed "satisfactory" level of occupant outlook and minimal overlooking to amenity space. New proposal (similar to previous) does not overlook any non-obscured window or amenity spaces with 15m.

[YELLOW SPLAY]: 15m overlooking splay within the existing street from non-obscured windows.

KEY

Diagrammatic position for lifetime home lift position possible, knockout panel

EV Electric Vehicle Charging Active Point + Front Passive Charging Points Will be available

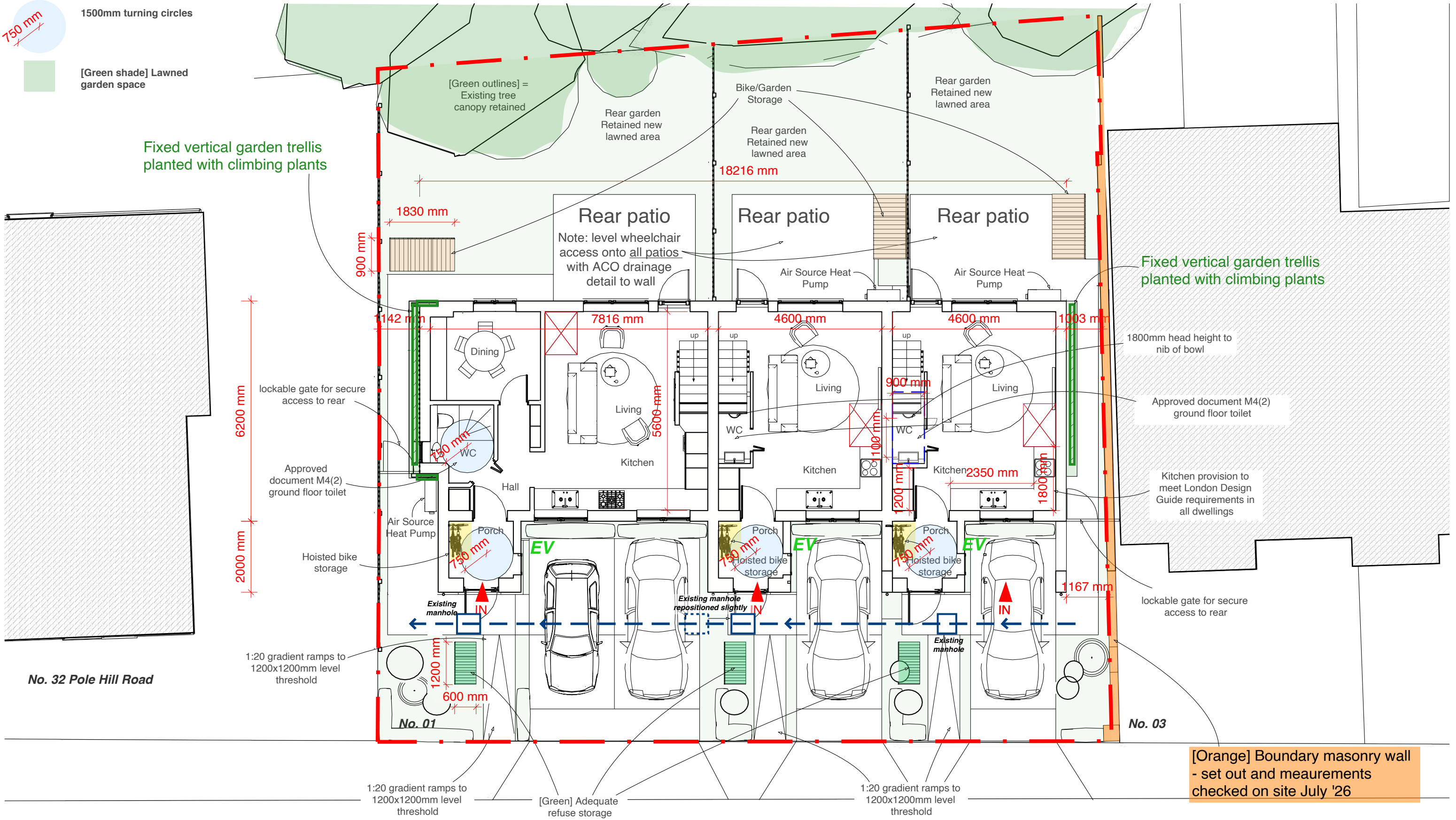
1500mm turning circles  
750 mm  
[Green shade] Lawned garden space

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1 Alpha Rd, Uxbridge  
UB10 0QP

Michael Oakes  
(Agent)

June  
2024



1:100 @ A3



As Proposed  
Ground floor plan

0432- PLA-

51\_E

Revision notes:

Drawn by: RA

10 Parkfield Avenue, Hillingdon, Middlesex, UB10 0DF, Great Britain

A - First Issue  
B - Changes Client Requested 16/07/2024  
C - Second Application Oct 25  
D - Revisions during second planning May '26  
E - July revisions roof changed to 25 degrees and No.3 boundary wall checked on site  
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KEY

Diagrammatic position for lifetime home lift position possible, knockout panel

750 mm

1500mm turning circles

Ceiling fixture of Keylite 450mm Sunlite Light Tube Rigid System

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

Agrees with M4(2) requirement: level access shower; spare room for grab rails, for AD Part M4(2).

[YELLOW SPLAY] Point 16: "Rear facing bedrooms... would offer reasonable light and outlook". Therefore, satisfactory and unchanged.

[Blue] 1500mm dia. turning circle. Available when a level-access shower is installed here (dash shows standard bath, if merited)

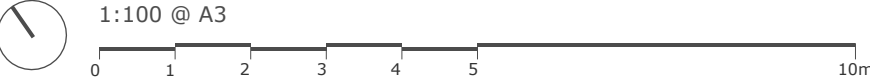
**IMPORTANT: ALL POINTS ADDRESS APPEAL COMMENTS FROM INSPECTOR N. BOWDEN, APPEAL REFERENCE: APP/R5510/W/25/3363649**

[6x YELLOW SPLAYS] Point 15: Previously deemed "satisfactory" level of occupant outlook and minimal overlooking to amenity space, also reduced by blinds and curtains.

[Purple] Middle splay: no direct overlook from bedroom, view onto roofs and sky only.

[Grey] 750mm circulation from door to window, and around bed

|                               |                       |           |
|-------------------------------|-----------------------|-----------|
| Address                       | Client                | Date      |
| 1 Alpha Rd, Uxbridge UB10 0QP | Michael Oakes (Agent) | June 2024 |



|                                        |
|----------------------------------------|
| Drawing Title                          |
| <b>As Proposed</b><br>First floor Plan |

|                     |                       |
|---------------------|-----------------------|
| Project no./ Stage/ | Drawing no./ Revision |
| 0432- PLA-          | 52_E                  |
| Revision notes:     | Drawn by: RA          |



Reference images of  
Evergreen Honeysuckle &  
Passionflower.

17.5m<sup>2</sup> + 12.6m<sup>2</sup> + 2.8m<sup>2</sup>  
+ 2.8m<sup>2</sup> + 2.25m<sup>2</sup> =  
**37.95m<sup>2</sup> Total**

[Green outlines] =  
tree canopy

**MICHAEL OAKES ARCHITECTS LTD.**

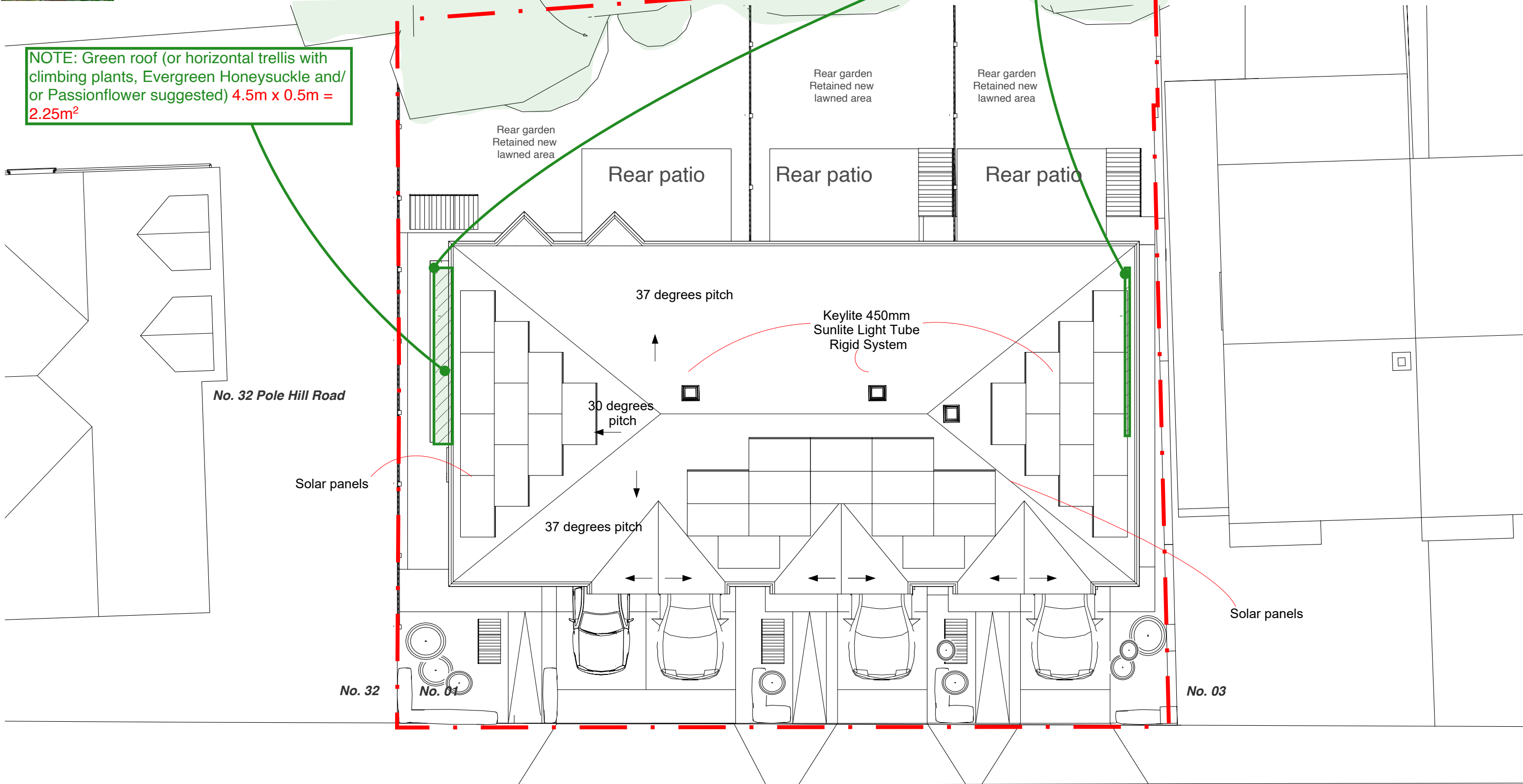
Michael Oakes (Director) B.A. Hons Arch, Dipl. Arch, Registered Architect

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Fixed vertical garden trellis  
planted with climbing plants  
**combined 32.9m<sup>2</sup> area,**  
suggested:  
Evergreen Honeysuckle  
Passionflower  
**SEE ELEVATIONS**

**NOTE:** Green roof (or horizontal trellis with  
climbing plants, Evergreen Honeysuckle and/  
or Passionflower suggested) 4.5m x 0.5m =  
**2.25m<sup>2</sup>**



Address Client Date  
1 Alpha Rd, Uxbridge Michael Oakes  
UB10 0QP (Agent)  
June  
2024



1:100 @ A3

0 1 2 3 4 5 6m

Drawing Title  
**As Proposed**  
Roof Plan (+ biodiversity diagram)

Project no./ Stage/ Drawing no./ Revision  
**0432- PLA- 53\_E**  
Revision notes: Drawn by: RA

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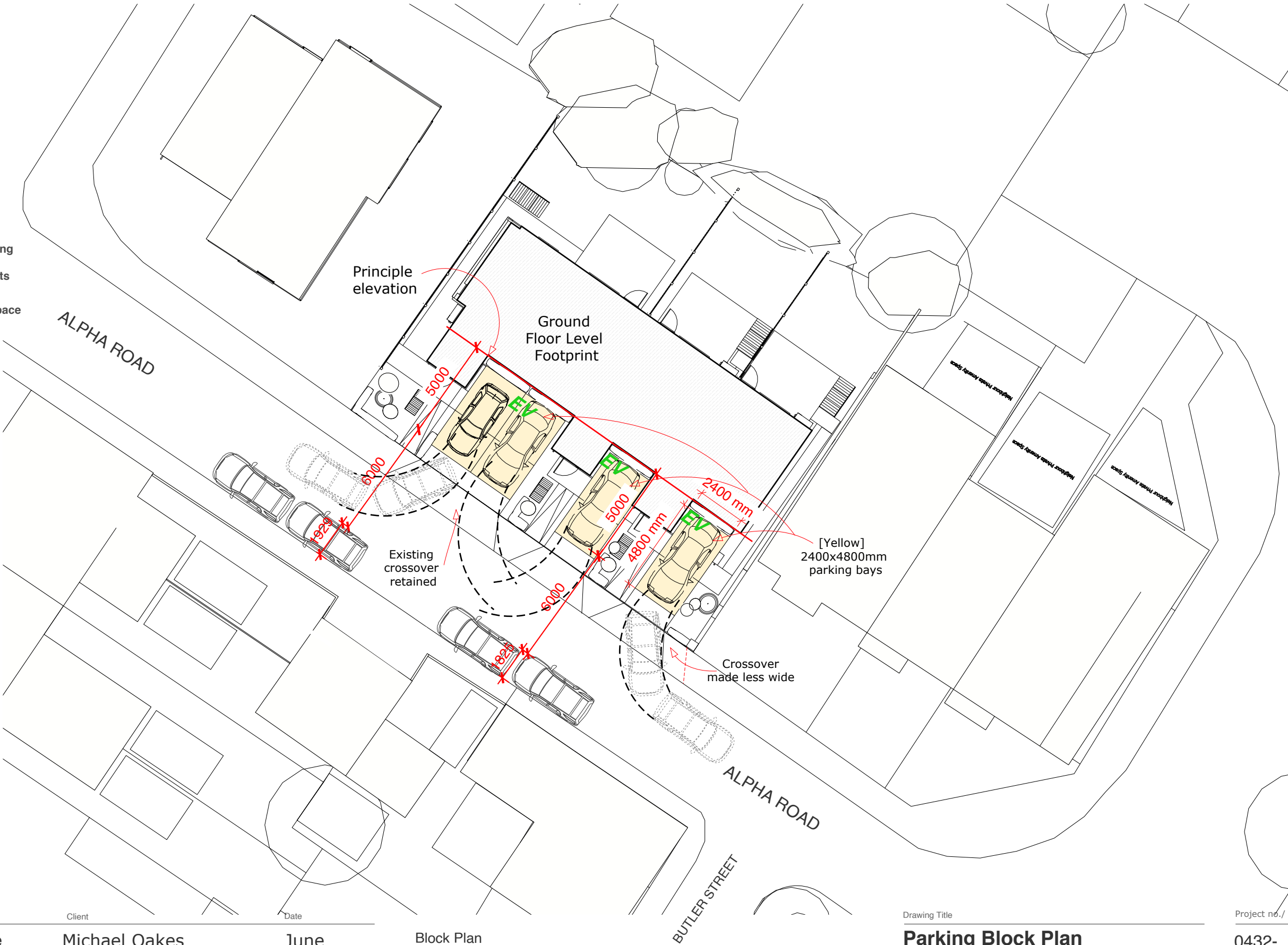
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Telephone: 01895 235089 - E-mail: michaeloakesarchitect@googlemail.com

**KEY**

**EV** Electric Vehicle Charging  
Active Point + Front  
Passive Charging Points  
Will be available

Neighbours amenity space



Address  
1 Alpha Rd, Uxbridge  
UB10 0QP

Client  
Michael Oakes  
(Agent)

Date  
June  
2024

10 Parkfield Avenue, Hillingdon, Middlesex, UB10 0DF, Great Britain

Block Plan

1:200 @ A3

0 5 10 20m

Drawing Title  
**Parking Block Plan**

Diagram, showing that the street parking requirement is met ( one of the reasons for the previous planning application refusal)

Project no./ Stage/  
0432- PLA-

Drawing no./ Revision  
54\_E

Revision notes:  
E - July revisions roof changed to 25 degrees and No.3 boundary wall checked on site  
B - Changes Client Requested 16/07/2024  
C - Second Application Oct 25  
D - Revisions during second planning May '26

Drawn by: RA

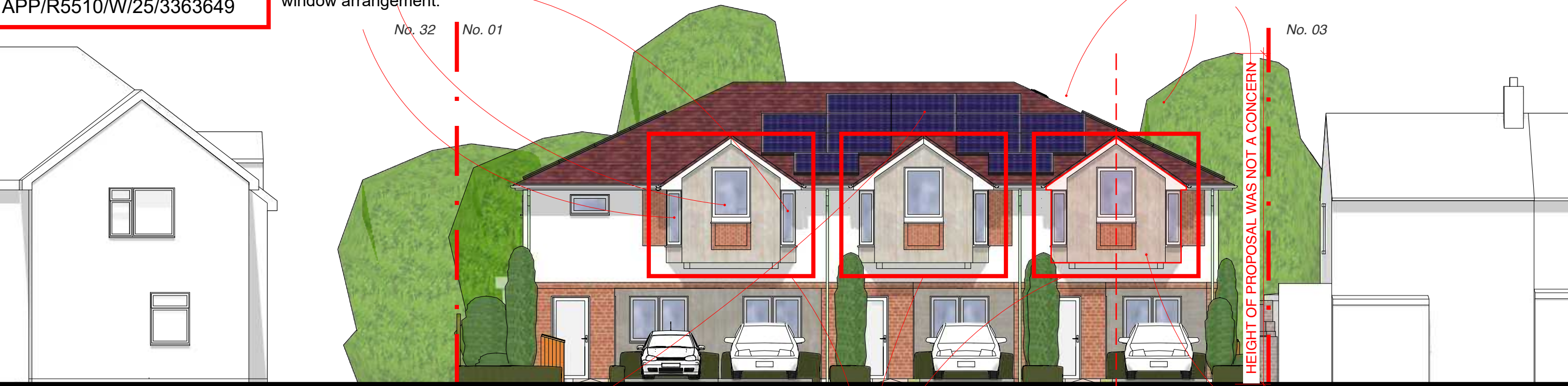
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**IMPORTANT: ALL POINTS ADDRESS APPEAL COMMENTS FROM INSPECTOR N. BOWDEN, APPEAL REFERENCE: APP/R5510/W/25/3363649**

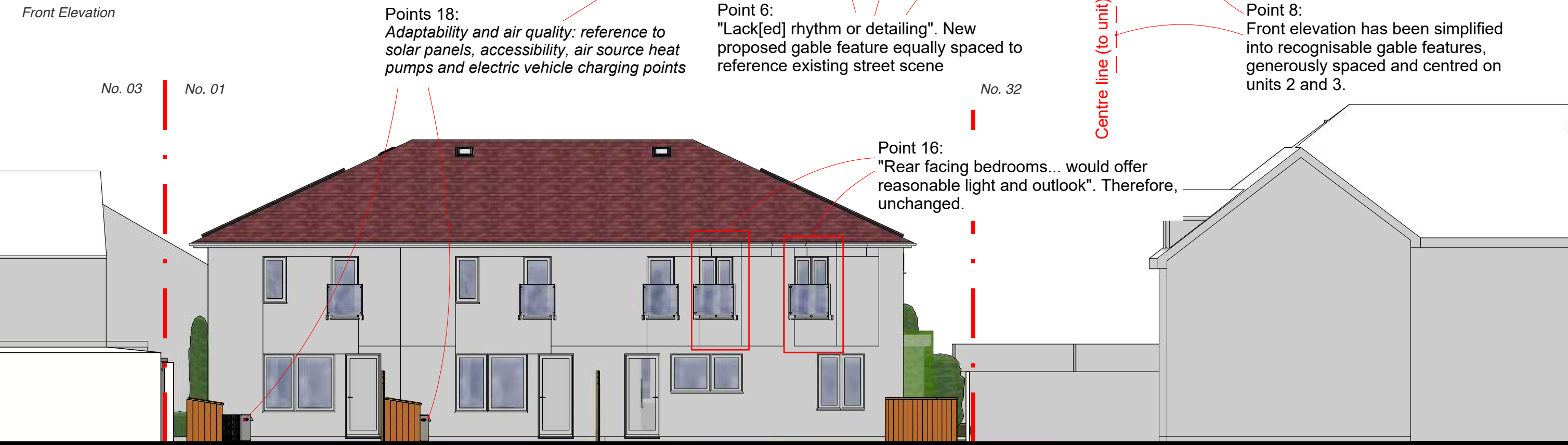
Point 15:  
Previously deemed "satisfactory" level of occupant outlook and minimal overlooking to amenity space. Same principle for front window arrangement.

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Point 7:  
Proposed red/ brown plain roof tiles to fix solar panels. Inspector previously considered "blue roofing material" might be "discordant". Height of proposal not deemed a concern.



Front Elevation



Rear Elevation

Points 18:  
*Adaptability and air quality: reference to solar panels, accessibility, air source heat pumps and electric vehicle charging points*

Point 6:  
*"Lack[ed] rhythm or detailing". New proposed gable feature equally spaced to reference existing street scene*

Point 8:  
Front elevation has been simplified into recognisable gable features, generously spaced and centred on units 2 and 3.

Point 16:  
*"Rear facing bedrooms... would offer reasonable light and outlook". Therefore, unchanged.*

|                                  |                          |              |
|----------------------------------|--------------------------|--------------|
| Address                          | Client                   | Date         |
| 1 Alpha Rd, Uxbridge<br>UB10 0QP | Michael Oakes<br>(Agent) | June<br>2024 |

1:100 @ A3

0 1 2 3 4 5 10m

Drawing Title

**As Proposed**  
Elevations - Front and Back only  
Extra notes

|                     |                       |
|---------------------|-----------------------|
| Project no./ Stage/ | Drawing no./ Revision |
| 0432- PLA-          | 55_E                  |
| Revision notes:     | Drawn by: RA          |



Reference images of  
Evergreen Honeysuckle &  
Passionflower.

17.5m<sup>2</sup> + 12.6m<sup>2</sup> + 2.8m<sup>2</sup>  
+ 2.8m<sup>2</sup> + 2.25m<sup>2</sup> =  
**37.95m<sup>2</sup> Total**

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**To address point 3.2 in Planning inspectorate report  
for appeal ref: APP/R5510/W/25/3363649, alongside  
supplementary document biodiversity report**

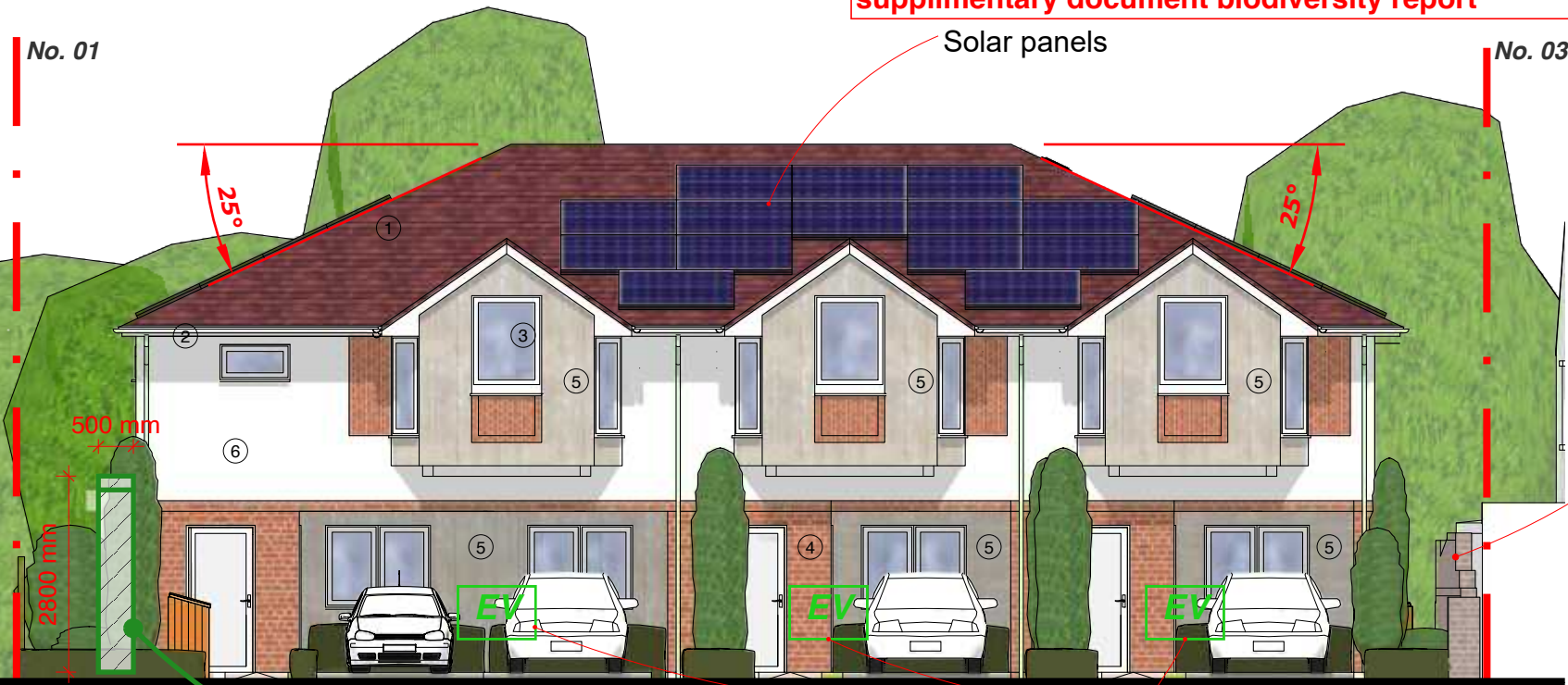
**MATERIALS KEY:**

- ① Red/orange tiles
- ② Soffit and fascia to match existing
- ③ Windows to match existing in colour and material
- ④ Facing brickwork to match brick material in existing streetscape (mottled orange)
- ⑤ Vertical timber cladding, treated fireproof, light-grey silver (weathered)
- ⑥ White render proprietary 2 coat waterproof render system to match the existing in colour and texture
- ⑦ Dpc - Brickwork below dpc to be frost resisting engineering brick

No. 32

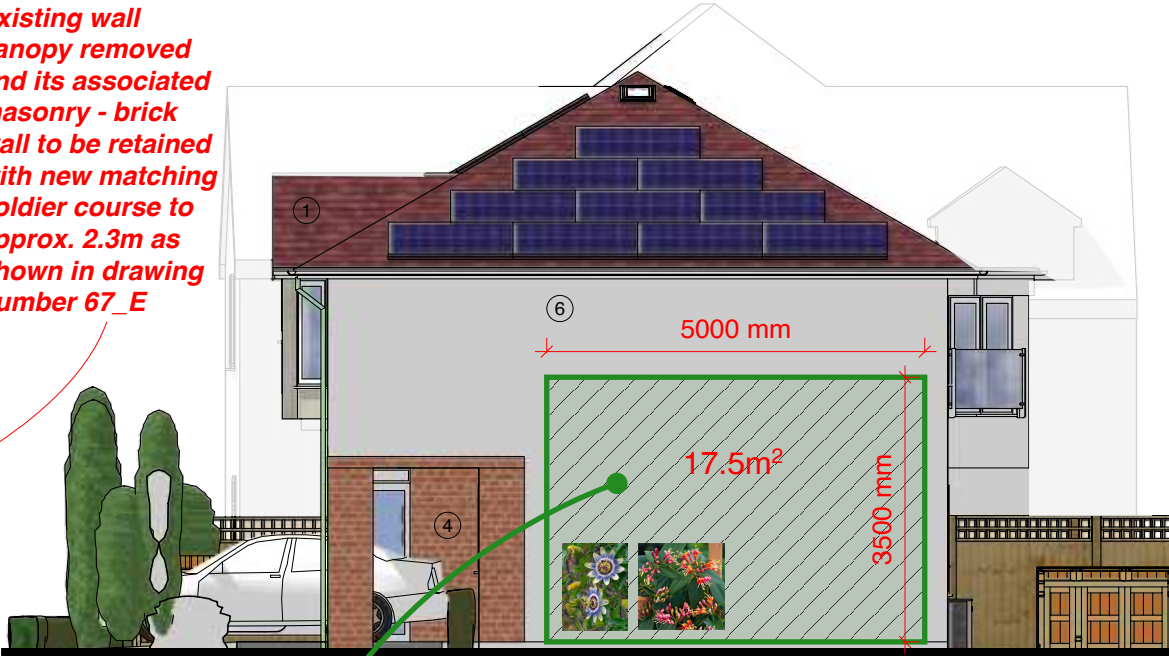
No. 01

No. 03



**Front Elevation**

**Existing wall  
canopy removed  
and its associated  
masonry - brick  
wall to be retained  
with new matching  
soldier course to  
approx. 2.3m as  
shown in drawing  
number 67\_E**



**Side Elevation**

No. 03

No. 01

[Yellow Shade] = Obscured glazing to windows  
(minimum grade 4 for the Pilkington scale)

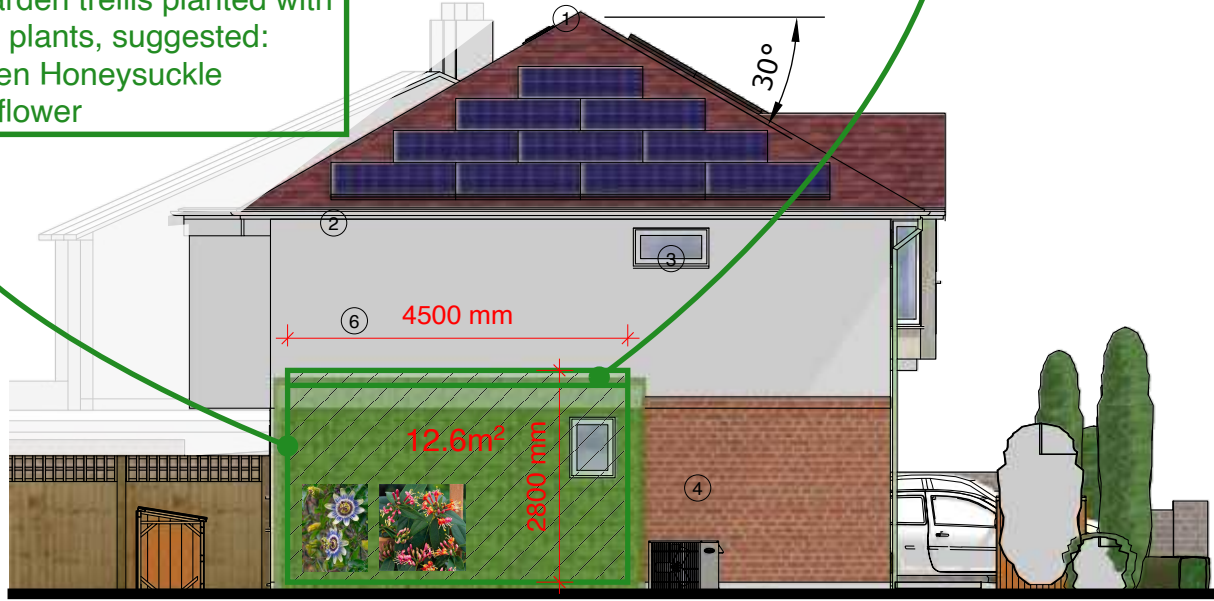
No. 32

[Green shaded hatch] =  
Fixed garden trellis planted with  
climbing plants, suggested:  
Evergreen Honeysuckle  
Passionflower

**Angled to avoid neighbours  
amenity space**



**Rear Elevation**



**Side Elevation**

**NOTE: Green roof above (or  
horizontal trellis with climbing  
plants) 4.5m x 0.5m = 2.25m<sup>2</sup>**

Address Client Date  
1 Alpha Rd, Uxbridge Michael Oakes  
UB10 0QP (Agent) June  
2024

1:100 @ A3

0 1 2 3 4 5 10m

Drawing Title  
**As Proposed**  
Elevations

Project no./ Stage/ Drawing no./ Revision  
0432- PLA- 56\_E  
Revision notes: Drawn by: RA

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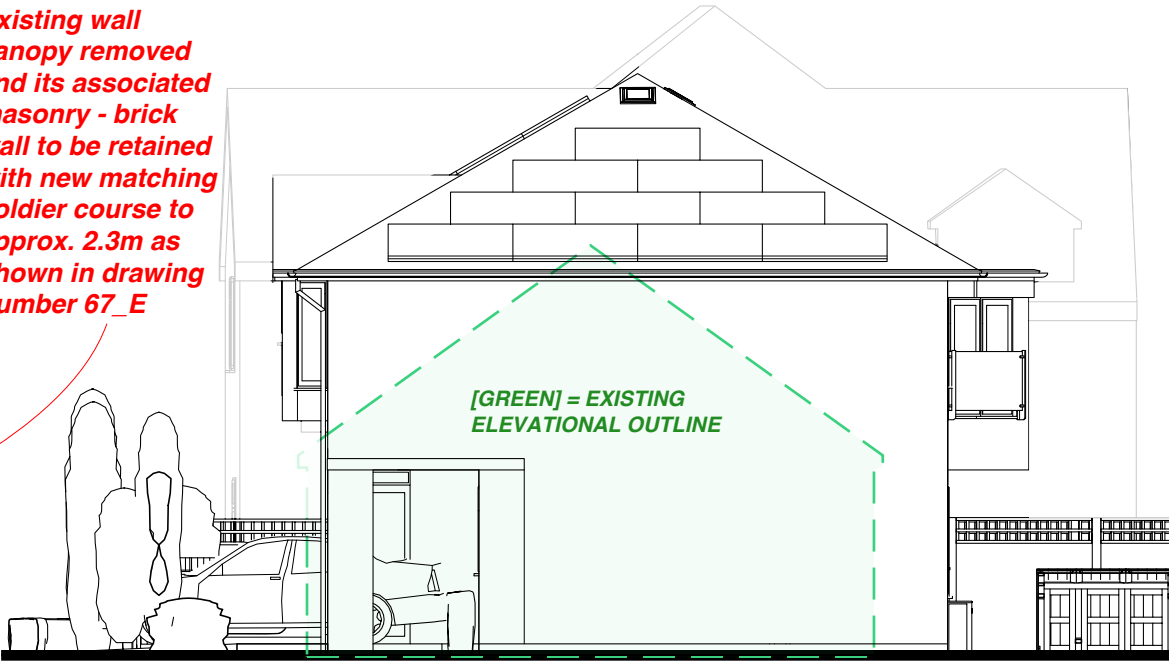
Telephone: 01895 235089 - E-mail: michaeloakesarchitect@googlemail.com

KEY

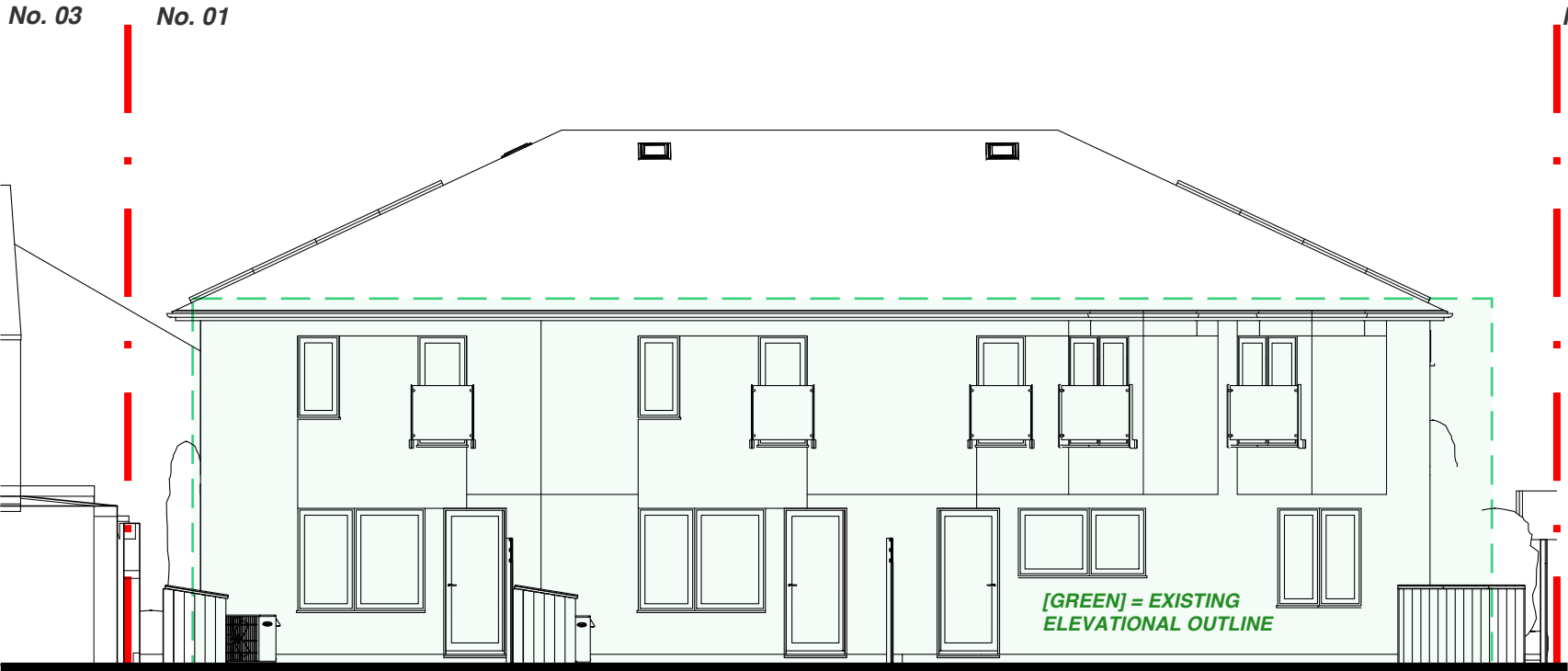
[GREEN] = As Existing 1 Alpha Road Building Footprint



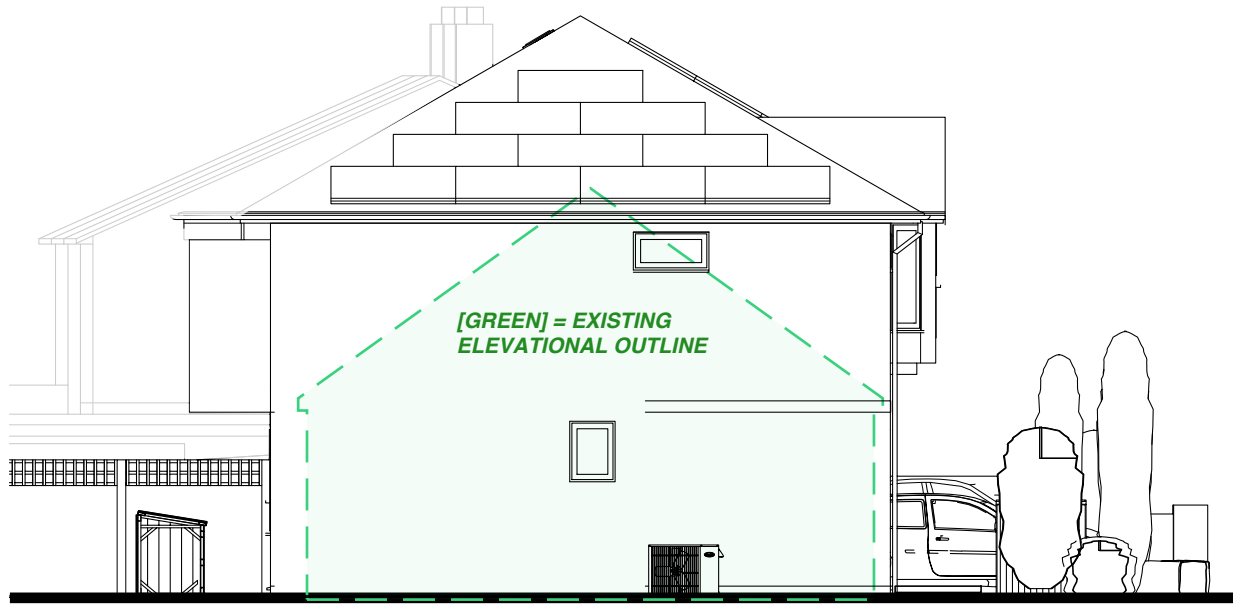
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Address Client Date  
1 Alpha Rd, Uxbridge Michael Oakes  
UB10 0QP (Agent) June  
2024

1:100 @ A3

0 1 2 3 4 5 10m

Drawing Title  
**As Proposed**  
Elevations With As Existing Footprint

Project no./ Stage/ Drawing no./ Revision  
0432- PLA- 57\_E  
Revision notes: Drawn by: RA

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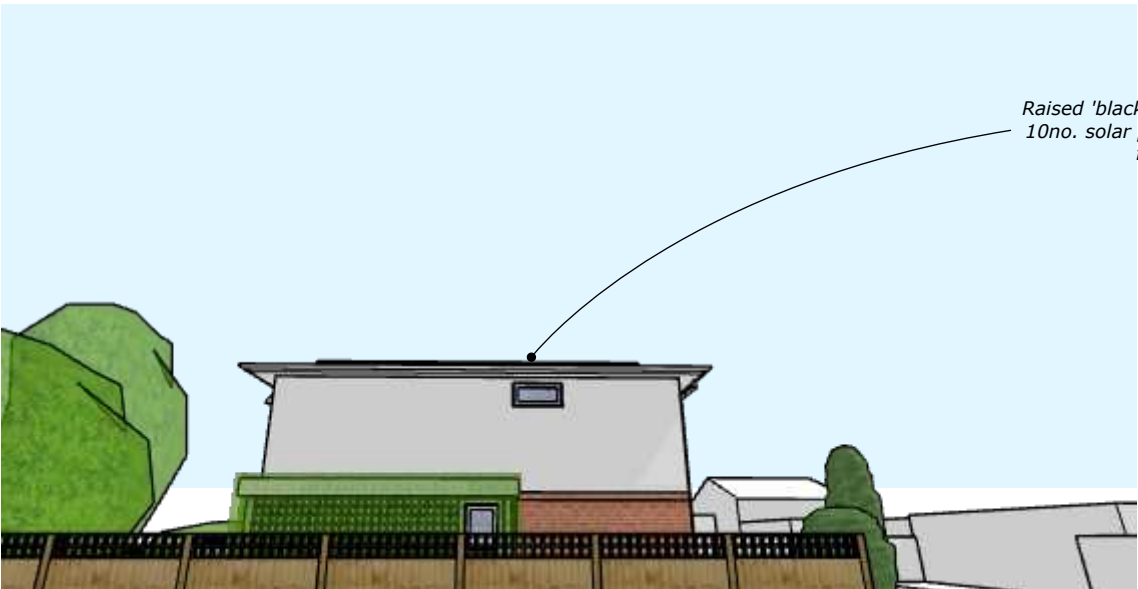
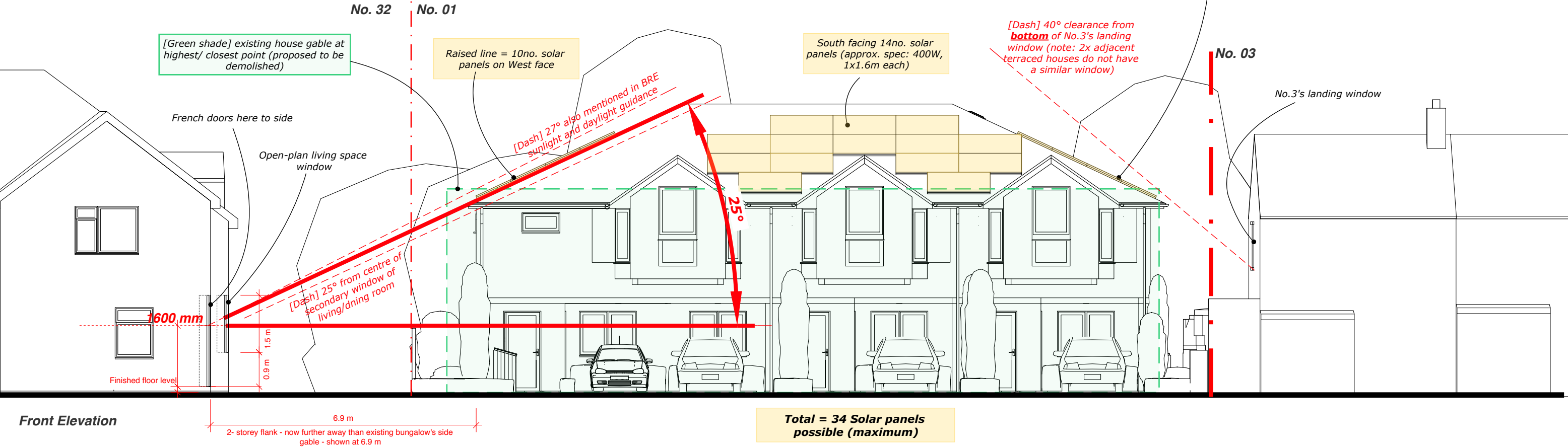
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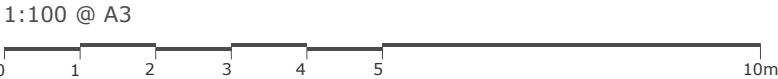
KEY

[Green line] = As Existing 1 Alpha Road Building Footprint



Address: 1 Alpha Rd, Uxbridge UB10 0QP  
Client: Michael Oakes (Agent)  
Date: June 2024

10 Parkfield Avenue, Hillingdon, Middlesex, UB10 0DF, Great Britain



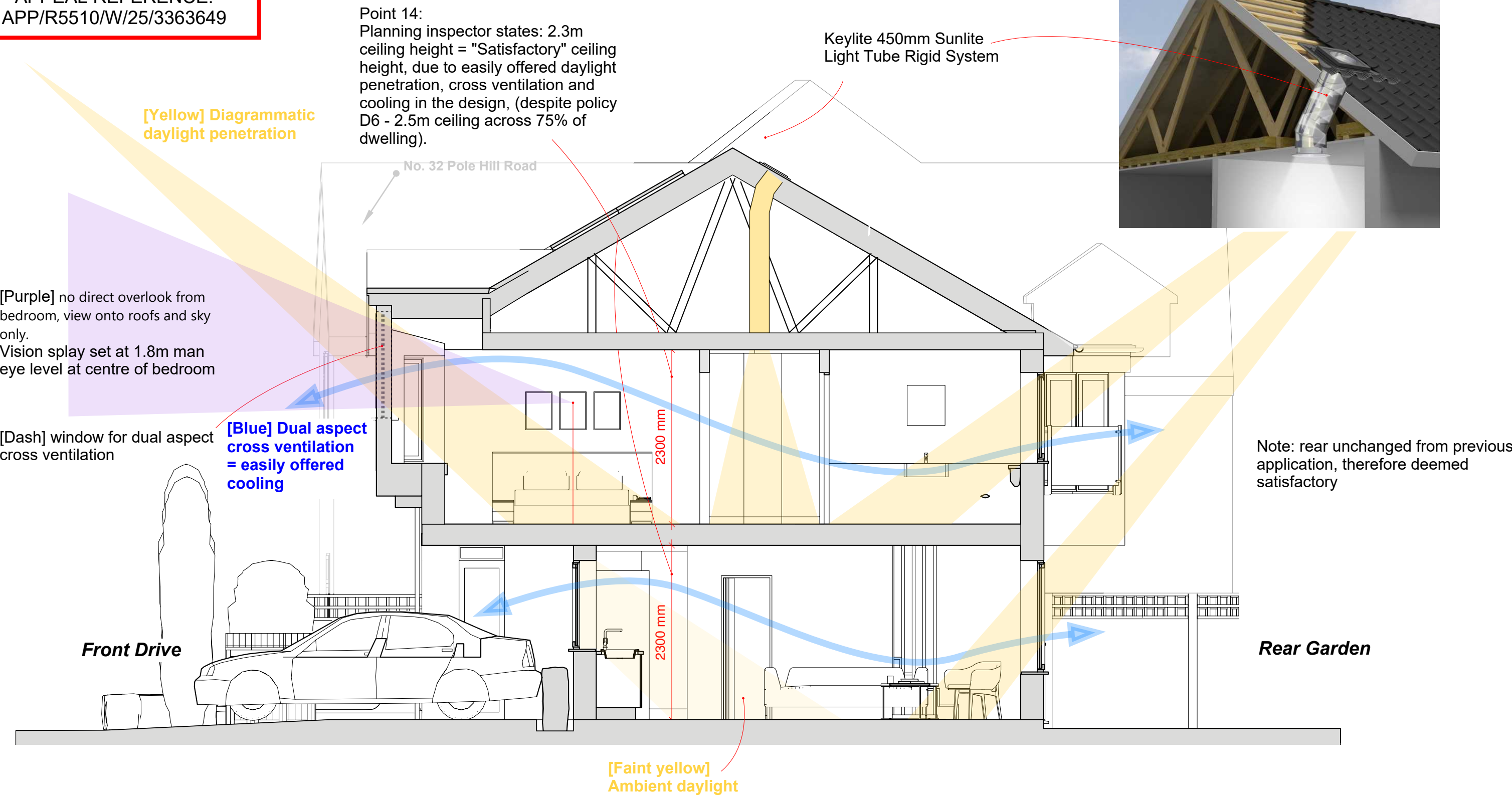
Drawing Title: **As Proposed**  
Showing Proposed volume is below required 25 elevation from the horizon from neighbours door threshold

Project no./ Stage/ Drawing no./ Revision: 0432- PLA- 58\_E  
Revision notes: Drawn by: RA

A - First Issue  
B - Changes Client Requested 16/07/2024  
C - Second Application Oct 25  
D - Revisions during second planning May '26  
E - July revisions roof changed to 25 degrees and No.3 boundary wall checked on site  
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**IMPORTANT: ALL POINTS  
ADDRESS APPEAL  
COMMENTS FROM  
INSPECTOR N. BOWDEN,  
APPEAL REFERENCE:  
APP/R5510/W/25/3363649**

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|                                  |                          |              |
|----------------------------------|--------------------------|--------------|
| Address                          | Client                   | Date         |
| 1 Alpha Rd, Uxbridge<br>UB10 0QP | Michael Oakes<br>(Agent) | June<br>2024 |

10 Parkfield Avenue, Hillingdon, Middlesex, UB10 0DF, Great Britain

1:50 @ A3 / 1:25 @ A1

Drawing Title

**As Proposed**  
Section A-A

|                     |                       |
|---------------------|-----------------------|
| Project no./ Stage/ | Drawing no./ Revision |
| 0432- PLA-          | 60_E                  |
| Revision notes:     | Drawn by: RA          |

A - First Issue  
B - Changes Client Requested 16/07/2024  
C - Second Application Oct 25  
D - Revisions during second planning May '26 checked on site

E - July revisions roof changed to 25 degrees and No.3 boundary wall checked on site

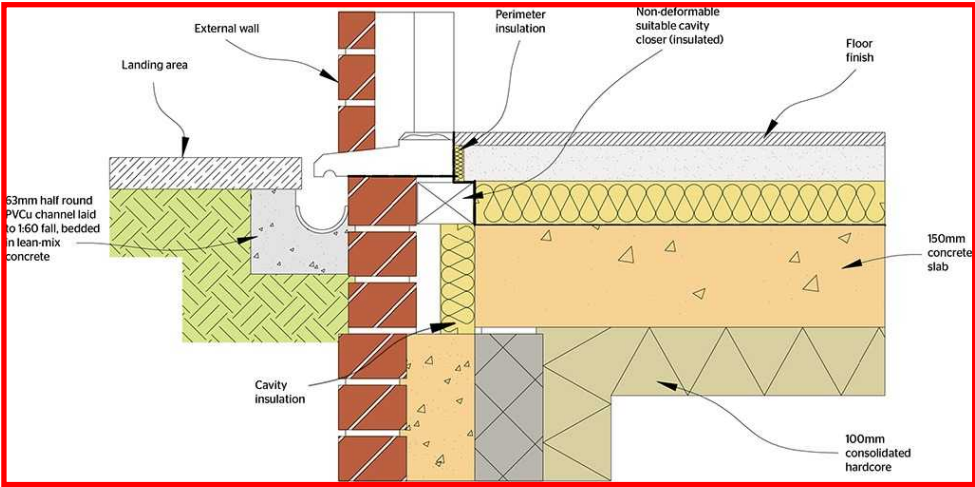
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Access to principle entrance detailed to comply with document M4 (2)

[Blue] Dual aspect cross ventilation = easily offered cooling

Keylite 450mm Sunlite Light Tube Rigid System



Note: rear unchanged from previous application, therefore deemed satisfactory

[Dash] window for dual aspect cross ventilation

Front Drive

Rear Garden

Lawned rear garden to ground level

Level wheelchair access onto private patio

150 mm  
3000 mm  
1200 mm  
1:20 uniform ramp  
1200x1200mm level threshold access to principle entrance.

[Yellow] Diagrammatic daylight penetration

| Address                          | Client                   | Date         |
|----------------------------------|--------------------------|--------------|
| 1 Alpha Rd, Uxbridge<br>UB10 0QP | Michael Oakes<br>(Agent) | June<br>2024 |

10 Parkfield Avenue, Hillingdon, Middlesex, UB10 0DF, Great Britain



Drawing Title  
**As Proposed wheelchair access**  
Section A-A

| Project no./ Stage/ | Drawing no./ Revision |
|---------------------|-----------------------|
| 0432- PLA-          | 61_E                  |
| Revision notes:     | Drawn by: RA          |

A - First Issue  
B - Changes Client Requested 16/07/2024  
C - Second Application Oct 25  
D - Revisions during second planning May '26  
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View from end of Alpha Road



View from Alpha Road

| Address                          | Client                   | Date         |
|----------------------------------|--------------------------|--------------|
| 1 Alpha Rd, Uxbridge<br>UB10 0QP | Michael Oakes<br>(Agent) | June<br>2024 |

10 Parkfield Avenue, Hillingdon, Middlesex, UB10 0DF, Great Britain

| Drawing Title                           |
|-----------------------------------------|
| <b>As Proposed</b><br>Perspective Views |

| Project no./ Stage/ | Drawing no./ Revision |
|---------------------|-----------------------|
| 0432- PLA-          | 62_E                  |
| Revision notes:     | Drawn by: RA          |

A - First Issue  
B - Changes Client Requested 16/07/2024  
C - Second Application Oct 25  
D - Revisions during second planning May '26  
E - July revisions roof changed to 25 degrees and No.3 boundary wall checked on site  
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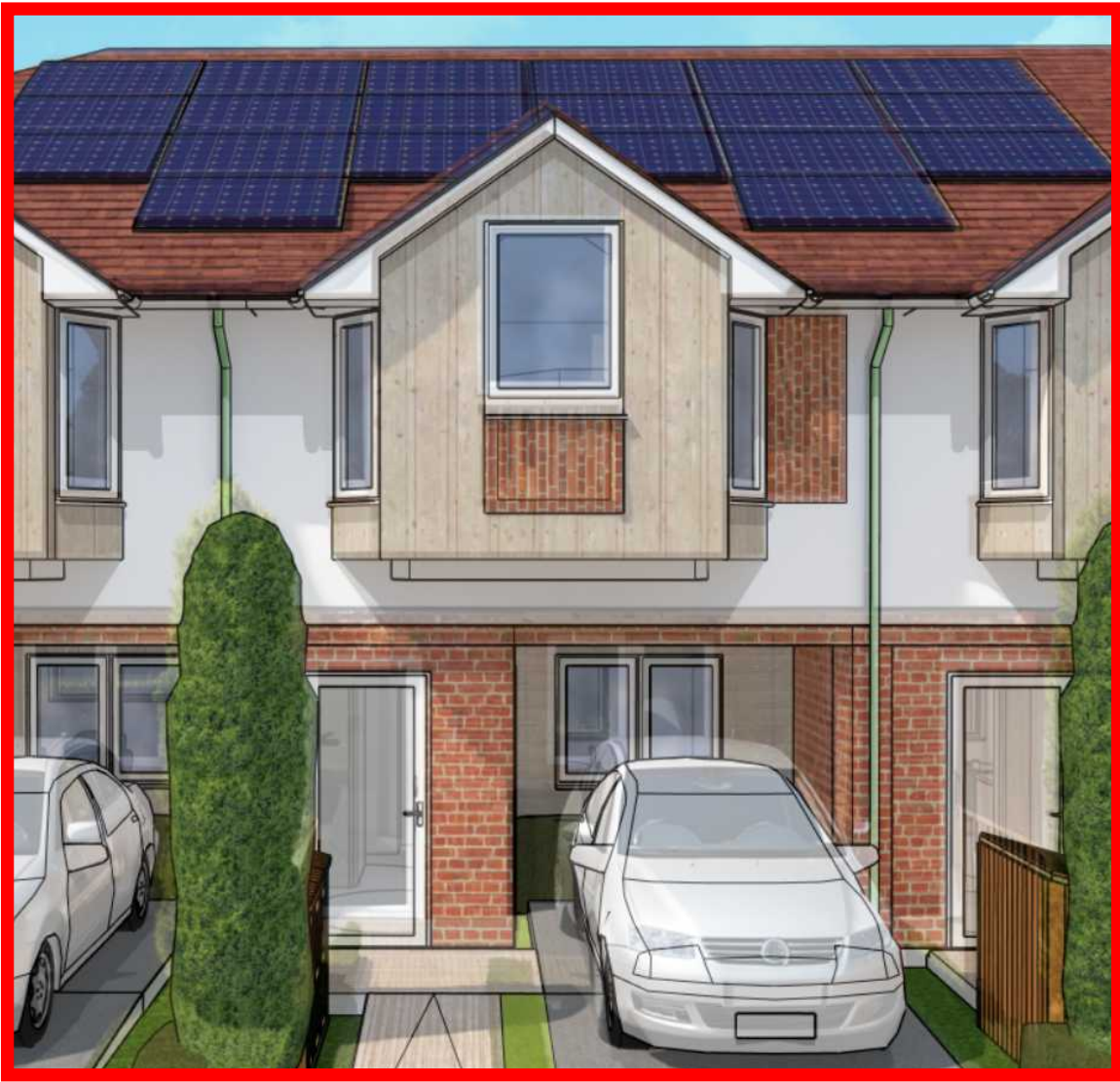
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'Flat' street view to proposed 1 Alpha Road



**IMPORTANT:**  
**As of revision\_B, the roof shown in this image is now out of date - for material and visual purposes only.**

3D mock-up concept render to show detailing

| Address                          | Client                   | Date         |
|----------------------------------|--------------------------|--------------|
| 1 Alpha Rd, Uxbridge<br>UB10 0QP | Michael Oakes<br>(Agent) | June<br>2024 |

10 Parkfield Avenue, Hillingdon, Middlesex, UB10 0DF, Great Britain

| Drawing Title                           |
|-----------------------------------------|
| <b>As Proposed</b><br>Perspective Views |

| Project no./ Stage/ | Drawing no./ Revision |
|---------------------|-----------------------|
| 0432- PLA-          | 63_E                  |
| Revision notes:     | Drawn by: RA          |

A - First Issue  
B - Changes Client Requested 16/07/2024  
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Beyond Butler Road Corner



Existing wall canopy removed and its associated masonry - brick wall to be retained with new matching soldier course to approx. 2.3m as shown in drawing number 67\_E

Butler Road Corner

| Address                          | Client                   | Date         |
|----------------------------------|--------------------------|--------------|
| 1 Alpha Rd, Uxbridge<br>UB10 0QP | Michael Oakes<br>(Agent) | June<br>2024 |

10 Parkfield Avenue, Hillingdon, Middlesex, UB10 0DF, Great Britain

| Drawing Title                    |
|----------------------------------|
| As Proposed<br>Perspective Views |

| Project no./ Stage/ | Drawing no./ Revision |
|---------------------|-----------------------|
| 0432- PLA-          | 64_E                  |
| Revision notes:     | Drawn by: RA          |

A - First Issue  
B - Changes Client Requested 16/07/2024  
C - Second Application Oct 25  
D - Revisions during second planning May '26  
E - July revisions roof changed to 25 degrees and No.3 boundary wall checked on site  
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Telephone: 01895 235089 - E-mail: michaeloakesarchitect@googlemail.com

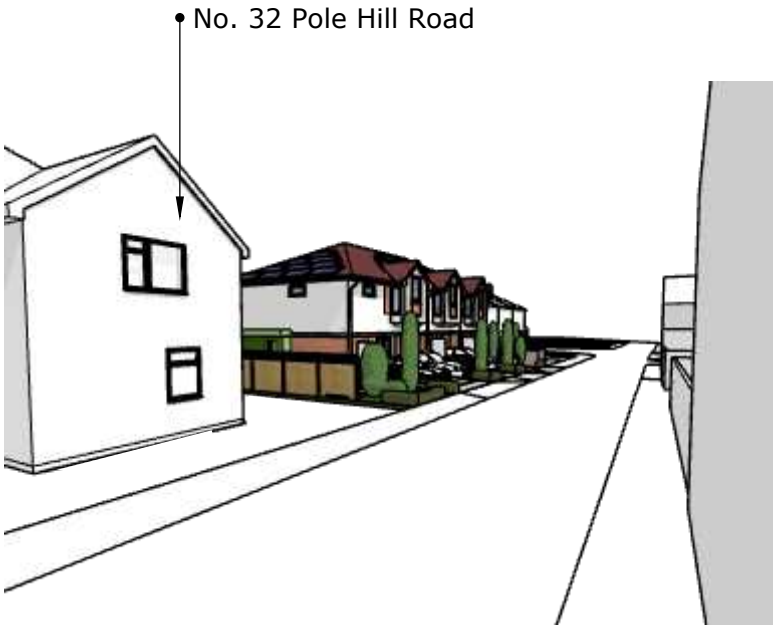
Green wall omitted for clarity. To show massing (planning purposes).

Existing wall canopy removed - brick wall to be retained. No lower than 1.8m tall where canopy is removed (shown at circa 2m)

Green wall omitted for clarity. To show massing (planning purposes).



Views from Alpha Road



| Address                          | Client                   | Date         |
|----------------------------------|--------------------------|--------------|
| 1 Alpha Rd, Uxbridge<br>UB10 0QP | Michael Oakes<br>(Agent) | June<br>2024 |

10 Parkfield Avenue, Hillingdon, Middlesex, UB10 0DF, Great Britain

| Drawing Title                    |
|----------------------------------|
| As Proposed<br>Perspective Views |

| Project no./ Stage/ | Drawing no./ Revision |
|---------------------|-----------------------|
| 0432- PLA-          | 65_E                  |
| Revision notes:     | Drawn by: RA          |

A - First Issue  
B - Changes Client Requested 16/07/2024  
C - Second Application Oct 25  
D - Revisions during second planning May '26  
E - July revisions roof changed to 25 degrees and No.3 boundary wall checked on site  
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Views from rear garden (mixture of ground level and aerial views)

| Address                          | Client                   | Date         |
|----------------------------------|--------------------------|--------------|
| 1 Alpha Rd, Uxbridge<br>UB10 0QP | Michael Oakes<br>(Agent) | June<br>2024 |

10 Parkfield Avenue, Hillingdon, Middlesex, UB10 0DF, Great Britain

| Drawing Title                           |
|-----------------------------------------|
| <b>As Proposed</b><br>Perspective Views |

| Project no./ Stage/ | Drawing no./ Revision |
|---------------------|-----------------------|
| 0432- PLA-          | 66_E                  |
| Revision notes:     | Drawn by: RA          |

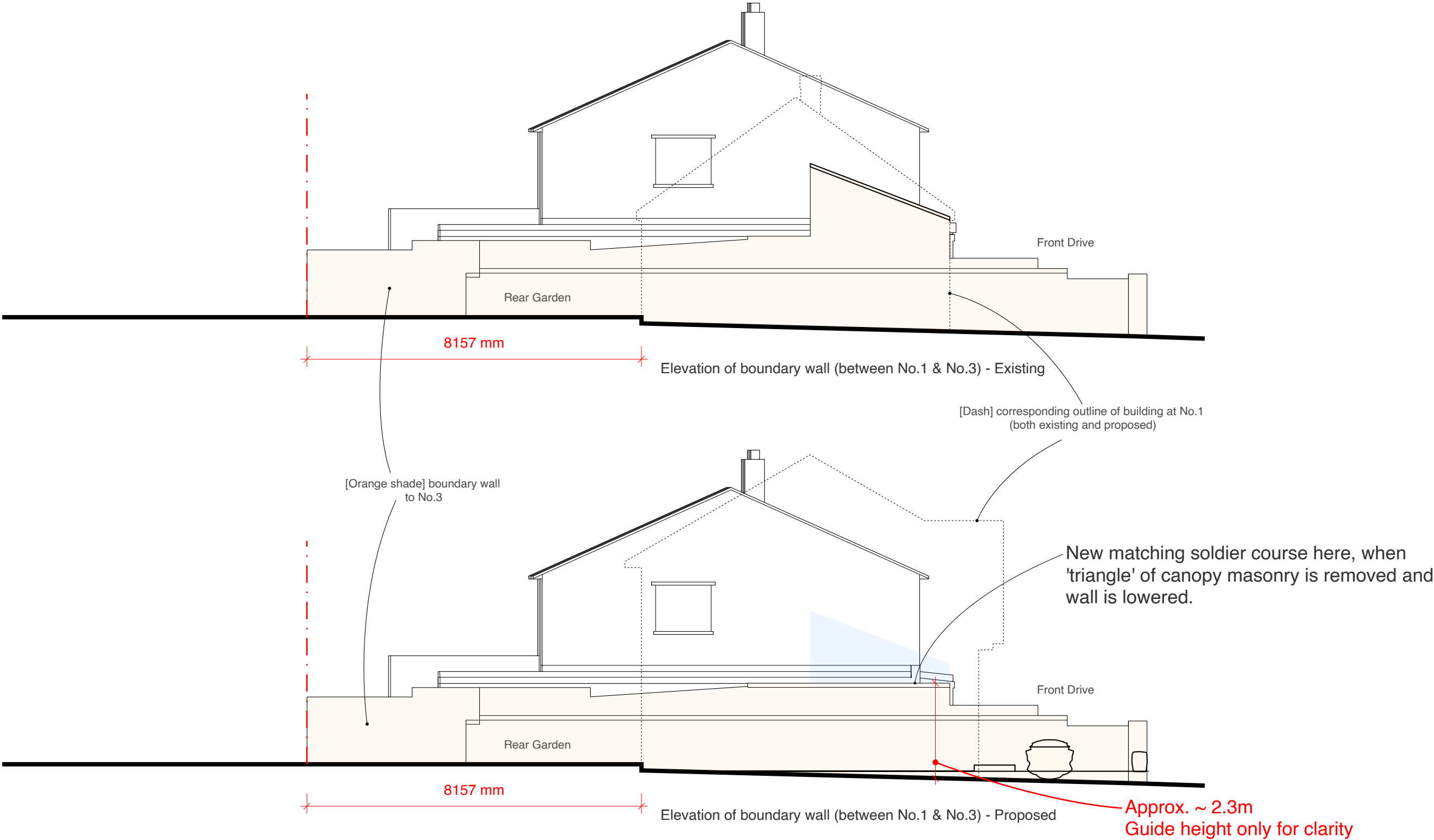
A - First Issue  
B - Changes Client Requested 16/07/2024  
C - Second Application Oct 25  
D - Revisions during second planning May '26  
E - July revisions roof changed to 25 degrees and No.3 boundary wall checked on site  
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MICHAEL OAKES ARCHITECTS LTD.

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

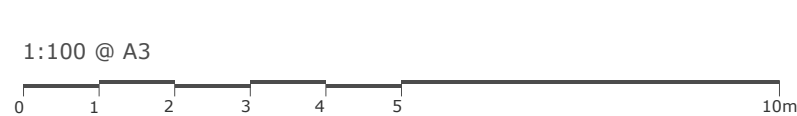
REGISTERED ARCHITECTS, DESIGNERS + ILLUSTRATORS

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



| Address                          | Client                   | Date         |
|----------------------------------|--------------------------|--------------|
| 1 Alpha Rd, Uxbridge<br>UB10 0QP | Michael Oakes<br>(Agent) | June<br>2024 |

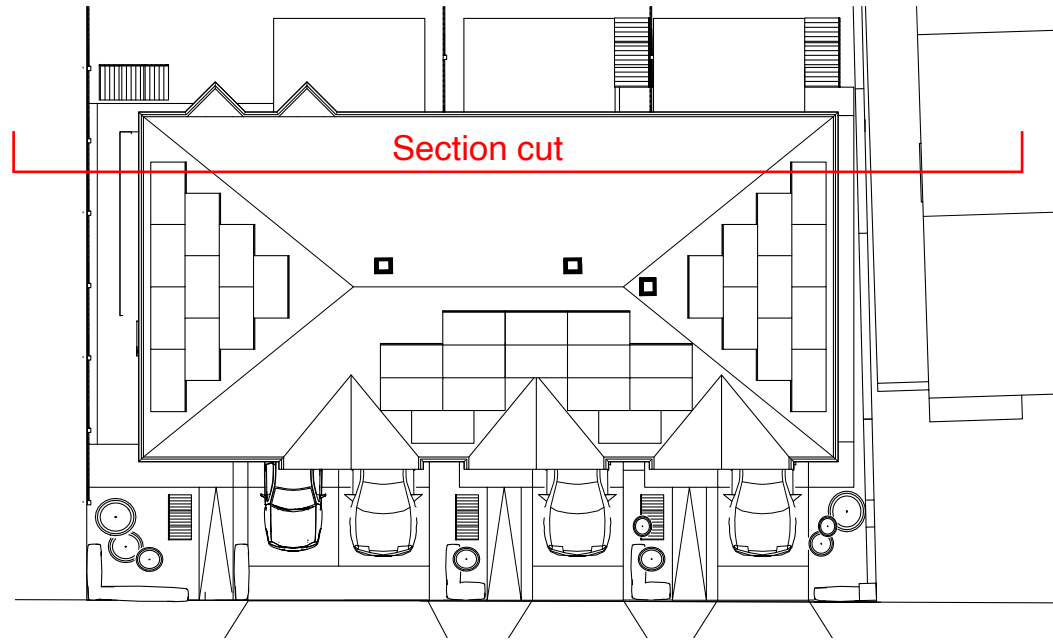
10 Parkfield Avenue, Hillingdon, Middlesex, UB10 0DF, Great Britain



| Drawing Title             |
|---------------------------|
| As Existing<br>Elevations |

| Project no./ Stage/ | Drawing no./ Revision |
|---------------------|-----------------------|
| 0432- PLA-          | 67_E                  |
| Revision notes:     | Drawn by: RA          |

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REGISTERED ARCHITECTS, DESIGNERS + ILLUSTRATORS

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

Section cut

Section cut taken through centre of No.3's landing window looking to the rear of the property.

Highest point on exiting bungalow

[GREEN] = EXISTING ELEVATIONAL OUTLINE

|                                  |                          |              |
|----------------------------------|--------------------------|--------------|
| Address                          | Client                   | Date         |
| 1 Alpha Rd, Uxbridge<br>UB10 0QP | Michael Oakes<br>(Agent) | June<br>2024 |

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1:100 @ A3



Drawing Title

**As Existing**  
Section

Project no./ Stage/

0432- PLA-

Drawing no./ Revision

68\_E

Revision notes:

Drawn by: RA

|                                              |                                                                                      |
|----------------------------------------------|--------------------------------------------------------------------------------------|
| A - First Issue                              | E - July revisions roof changed to 25 degrees and No.3 boundary wall checked on site |
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