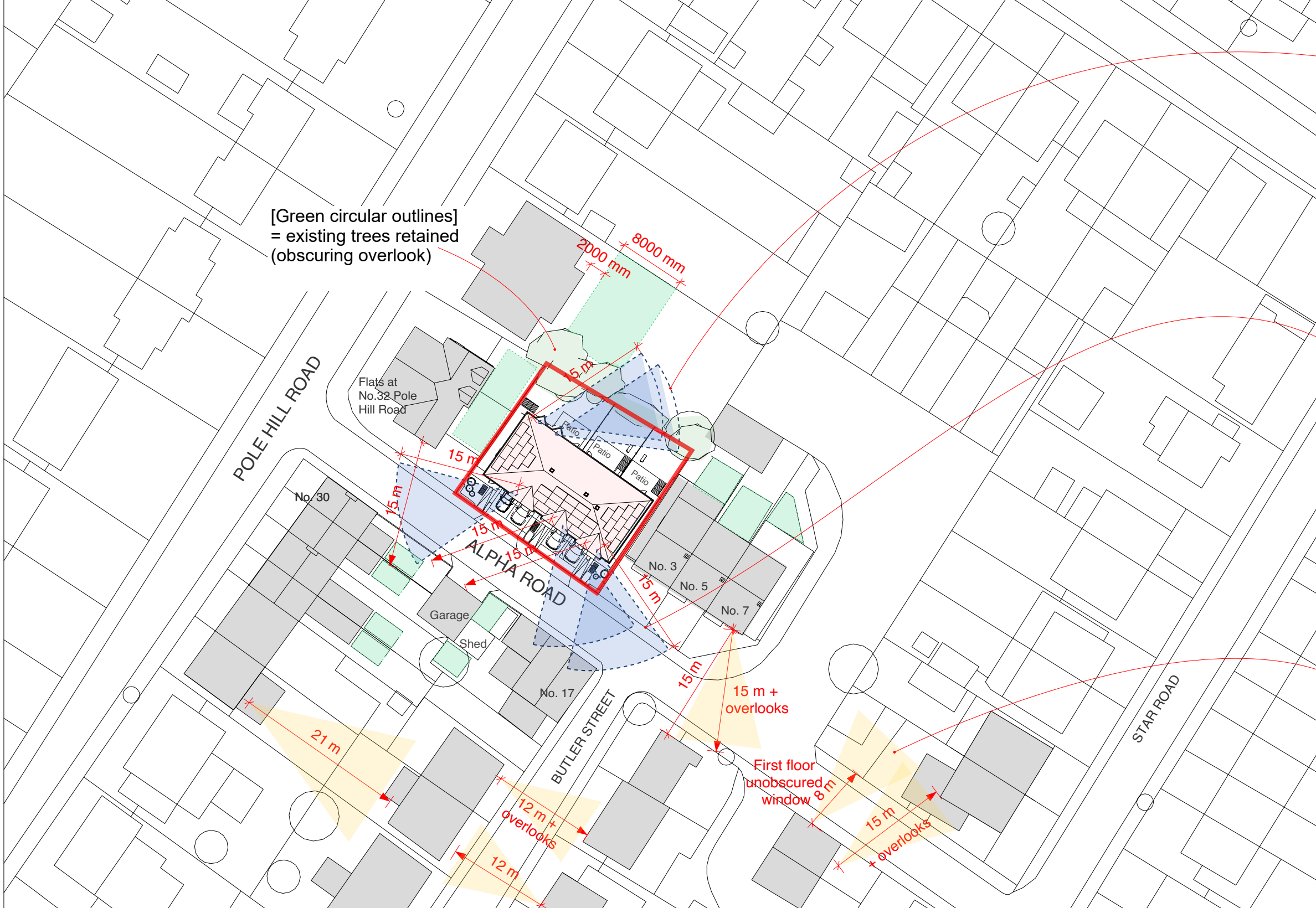


IMPORTANT: ALL POINTS ADDRESS APPEAL COMMENTS FROM INSPECTOR N. BOWDEN, APPEAL REFERENCE: APP/R5510/W/25/3363649

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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.

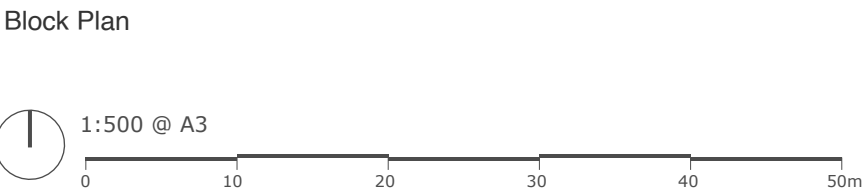


[BLUE SPLAY] Point 16: "Rear facing bedrooms... would offer reasonable light and outlook". Therefore, satisfactory and unchanged.

[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.

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



Drawing Title: **Overlooking Views Block Plan**
Diagram, showing 'blinkered' views from proposed first-floor bedrooms / Habitable rooms

Project no./ Stage/ Drawing no./ Revision: 0432- PLA- 50_I

KEY

Diagrammatic position for lifetime home lift position possible, knockout panel

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

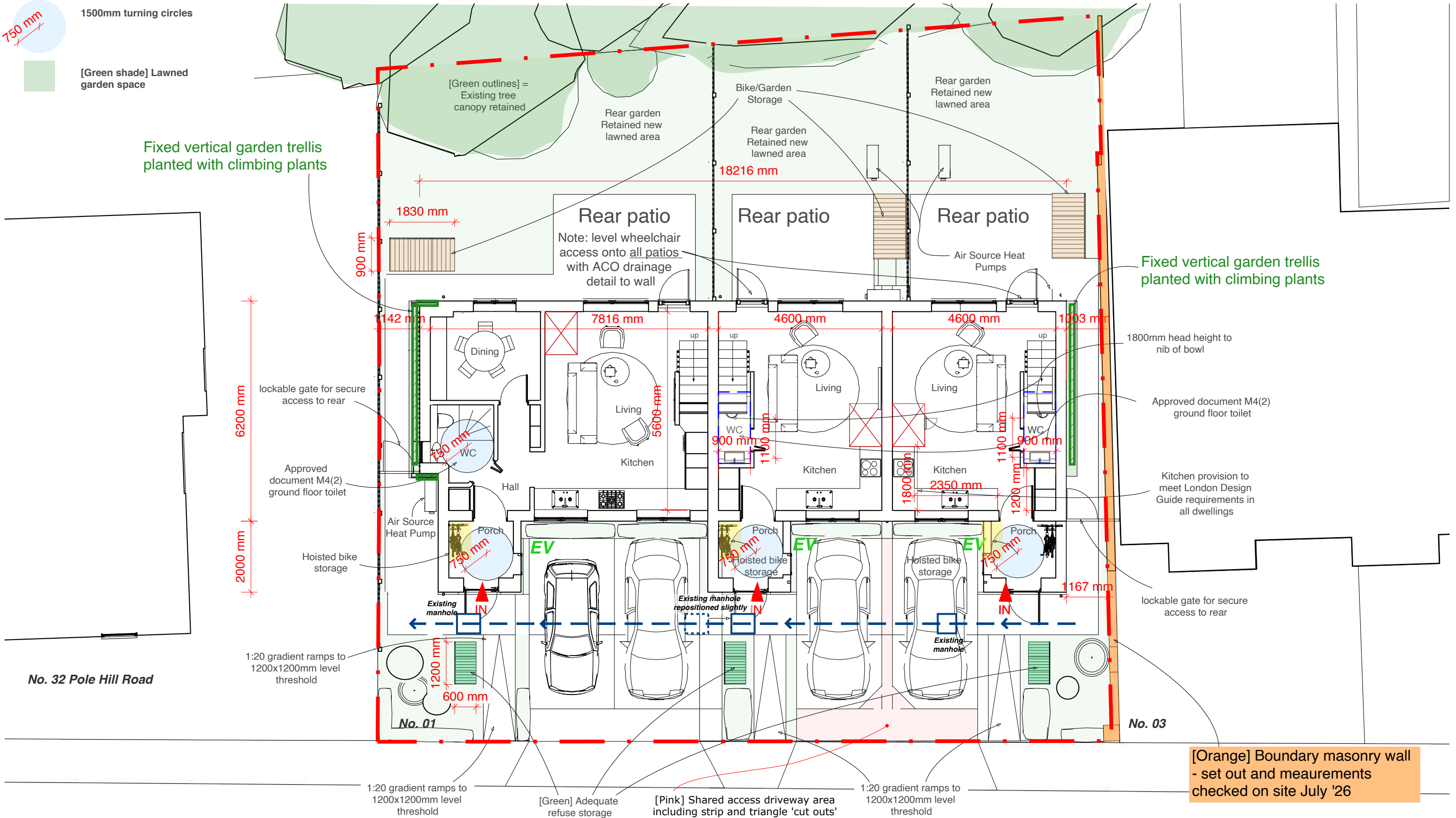
1500mm turning circles
750 mm
[Green shade] Lawned garden space

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1 Alpha Rd, Uxbridge
UB10 0QP

Michael Oakes
(Agent)

June
2024



1:100 @ A3

0 1 2 3 4 5 10m

As Proposed
Ground floor plan

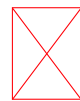
0432- PLA-

51_I

Revision notes:

Drawn by: RA

KEY



Diagrammatic position for lifetime home lift position possible, knockout panel

750 mm



Ceiling fixture of Keylite 450mm Sunlite Light Tube Rigid System

1500mm turning circles

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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.

No. 32 Pole Hill Road

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

No. 32

No. 01

No. 03

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

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

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

Address
1 Alpha Rd, Uxbridge
UB10 0QP

Client
Michael Oakes
(Agent)

Date
June
2024



1:100 @ A3

0 1 2 3 4 5 10m

Drawing Title
As Proposed
First floor Plan

Project no./ Stage/
0432- PLA-

Drawing no./ Revision
52_I

Revision notes:
Drawn by: RA



Reference images of
Evergreen Honeysuckle &
Passionflower.

17.5m² + 12.6m² + 2.8m²
+ 2.8m² + 2.25m² =
37.95m² Total

[Green outlines] =
tree canopy

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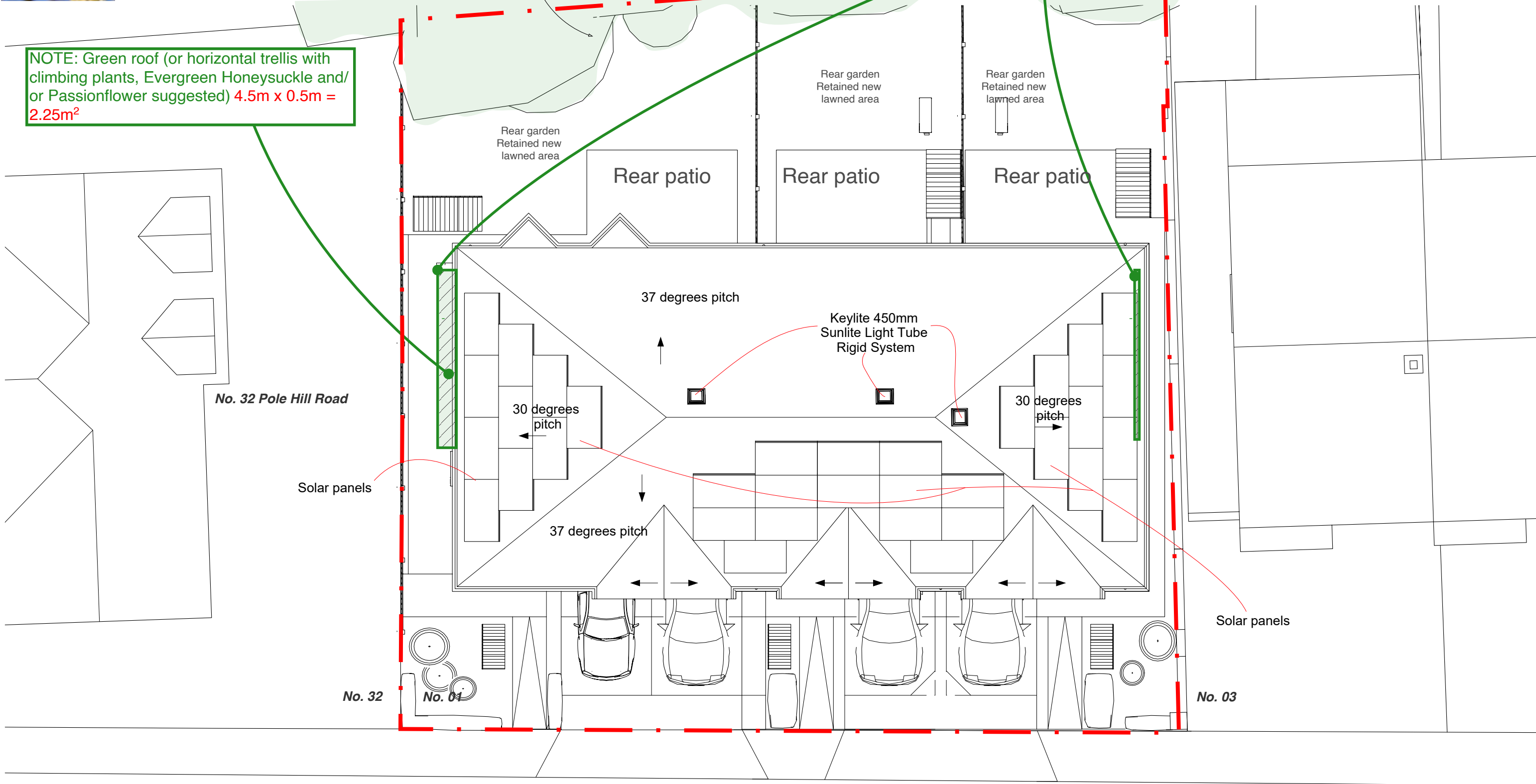
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Fixed vertical garden trellis
planted with climbing plants
combined 32.9m² area,
suggested:
Evergreen Honeysuckle
Passionflower
SEE ELEVATIONS

NOTE: Green roof (or horizontal trellis with
climbing plants, Evergreen Honeysuckle and/
or Passionflower suggested) 4.5m x 0.5m =
2.25m²



Address	Client	Date
1 Alpha Rd, Uxbridge UB10 0QP	Michael Oakes (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_I

Revision notes: Drawn by: RA



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EXISTING! Image showing two boundary piers owned by No.1 and No.3 respectively. Dash shows boundary line. Image taken from Google street view.

[Green triangles] 2.4mx2.4m right angle triangles = Vision splay for crossovers (all low hedges/ box hedges below 0.6m high)

[Orange] New permeable hardstanding to replace previous 'greenery' to allow additional maneuvering for parking = all uniform 1:20 gradient ramps AND to maintain 900mm clear width pedestrian footpath and minimum 750mm obstructed width at worst case scenario

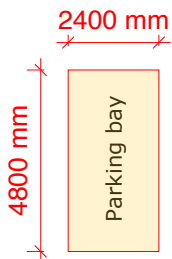
[Red] Slightly amended property boundaries to allow for compliant swept paths maneuvering

EXISTING! Image showing two boundary piers owned by No.1 and No.3 respectively. Dash shows boundary line. Image taken from Google street view.

Important: Existing pillar here to be reduced to existing next door neighbour's pillar height ~900mm

KEY

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



Vehicle profile: D32 Private Car on AutoCAD Vehicle Tracking.

Additional +300mm safety buffer from 1800mm offset street parking from kerb

Additional +300mm safety buffer from 1800mm offset street parking from kerb

[Pink] Shared access driveway area including strip and triangle 'cut outs' between spaces.

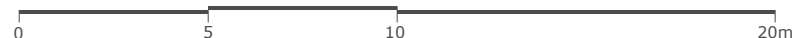
[Blue shade] Areas where existing crossover made less wide

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

NOW APPROVED BY HIGHWAYS (NO OBJECTION) VIA EMAIL 21.10.2026



1:200 @ A3



Drawing Title

Parking Block Plan

Diagram, showing that the street parking requirement is met.

Project no./ Stage/ Drawing no./ Revision

0432- PLA- 54_I

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
F - Tracking information
G - Measurements to both sides of road
H - Vehicle tracking from AutoCAD

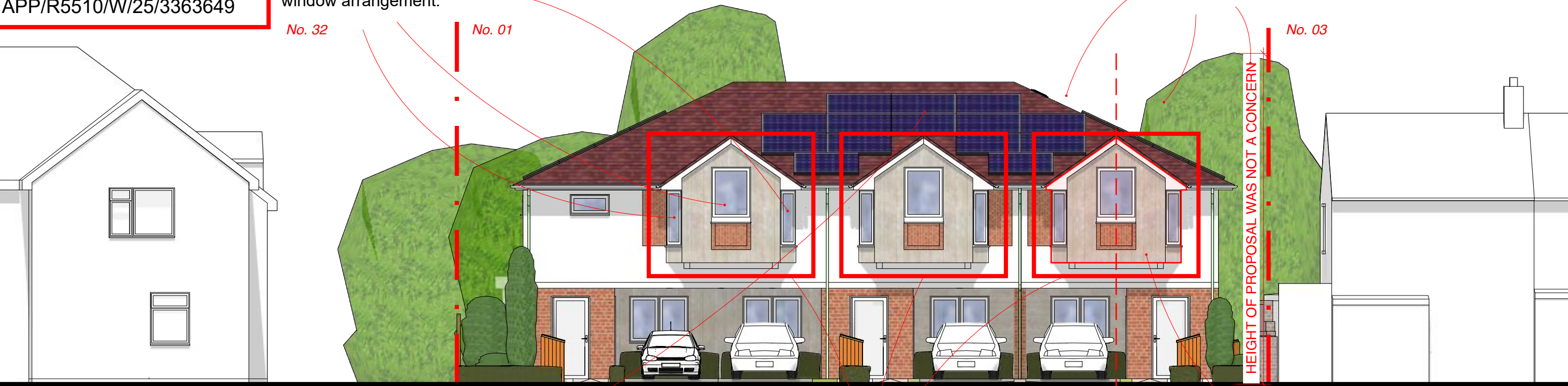
I - Vehicle tracking and parking approved by Highways Oct 26

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.

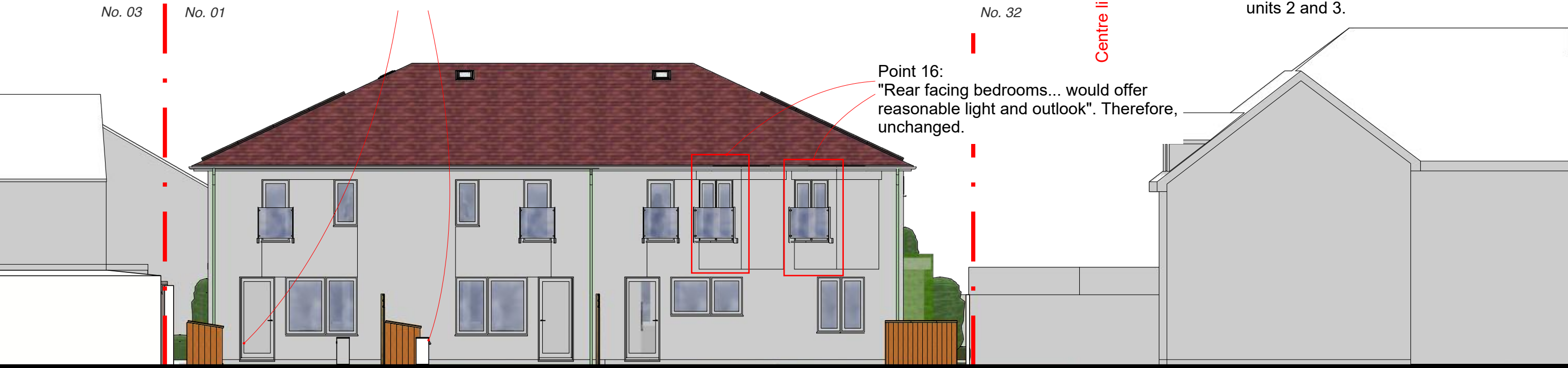


Front Elevation

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.



Rear Elevation

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

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

1:100 @ A3

Drawing Title

As Proposed
Elevations - Front and Back only
Extra notes

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


$$17.5\text{m}^2 + 12.6\text{m}^2 + 2.8\text{m}^2 + 2.8\text{m}^2 + 2.25\text{m}^2 = 37.95\text{m}^2 \text{ Total}$$

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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

- 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

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

1.4m²
Front Elevation

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

Side Elevation

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

**Angled to avoid neighbours
amenity space**

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

NOTE: Green roof above (or horizontal trellis with climbing plants) $4.5\text{m} \times 0.5\text{m} = 2.25\text{m}^2$

500 mm

100 mm

Rear Elevation

[illegible]

Side Elevation

As Proposed

Revision notes: _____ Drawn by: RA

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

A - First Issue
B - Changes Client Requested
16/07/2024
C - Second Application Oct 25
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planning May '26

- E - July revisions roof changed to 25 degrees and No.3 boundary wall checked on site
- F - Tracking information
- G - Measurements to both sides of road
- H - Vehicle tracking from AutoCAD

I - Vehicle tracking and parking approved by Highways Oct 26

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

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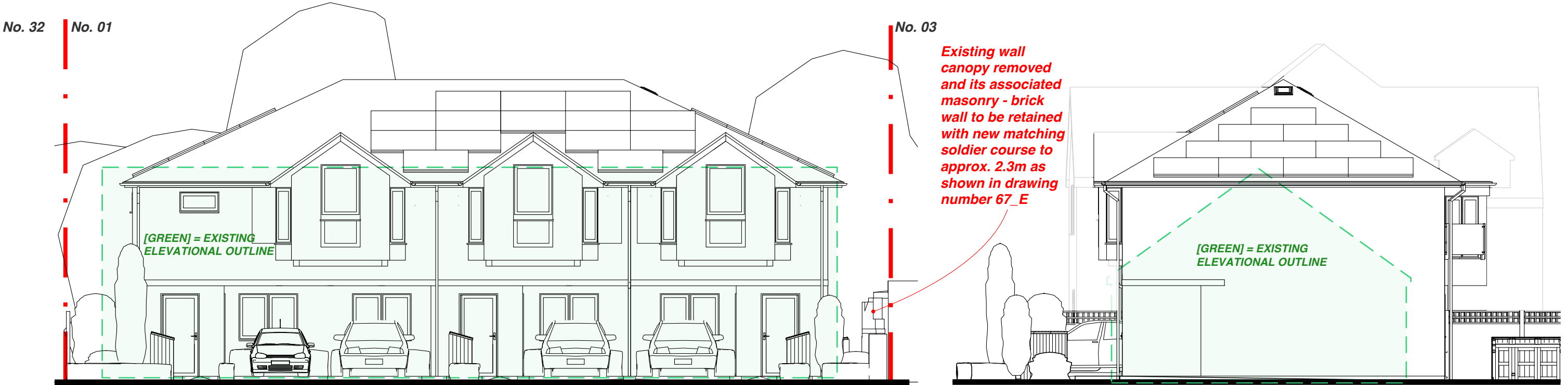
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KEY

[GREEN] = As Existing 1 Alpha Road Building Footprint

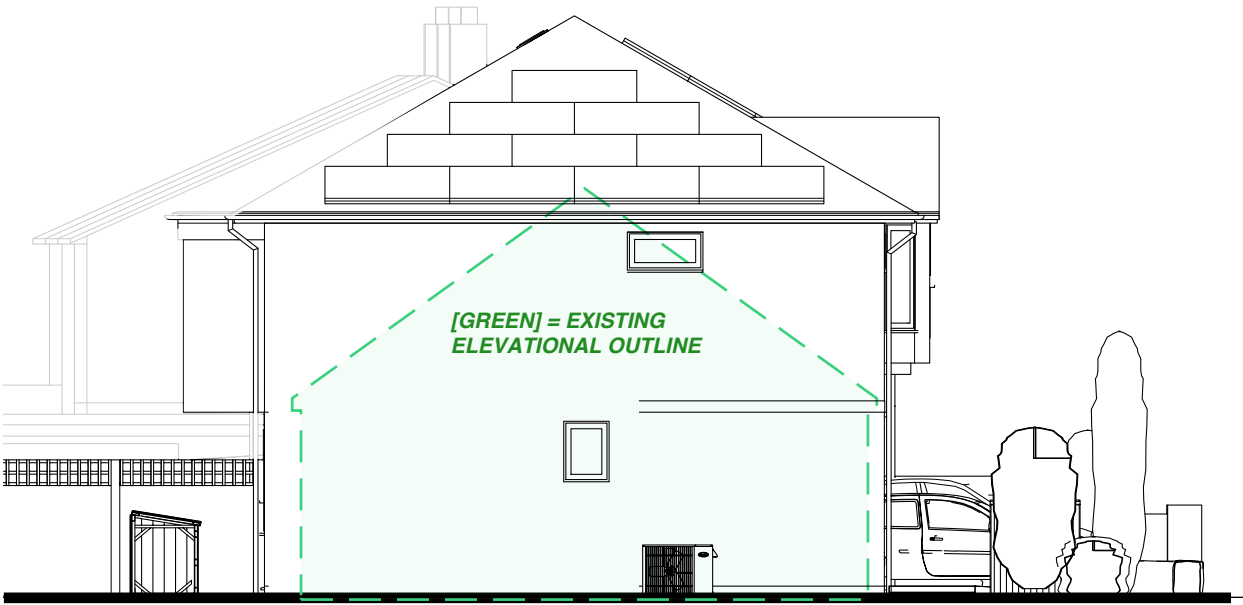


Front Elevation

Side Elevation

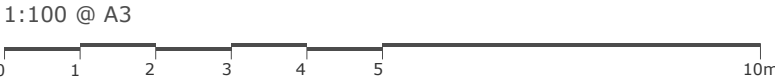


Rear Elevation



Side Elevation

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



Drawing Title
As Proposed Elevations With As Existing Footprint

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

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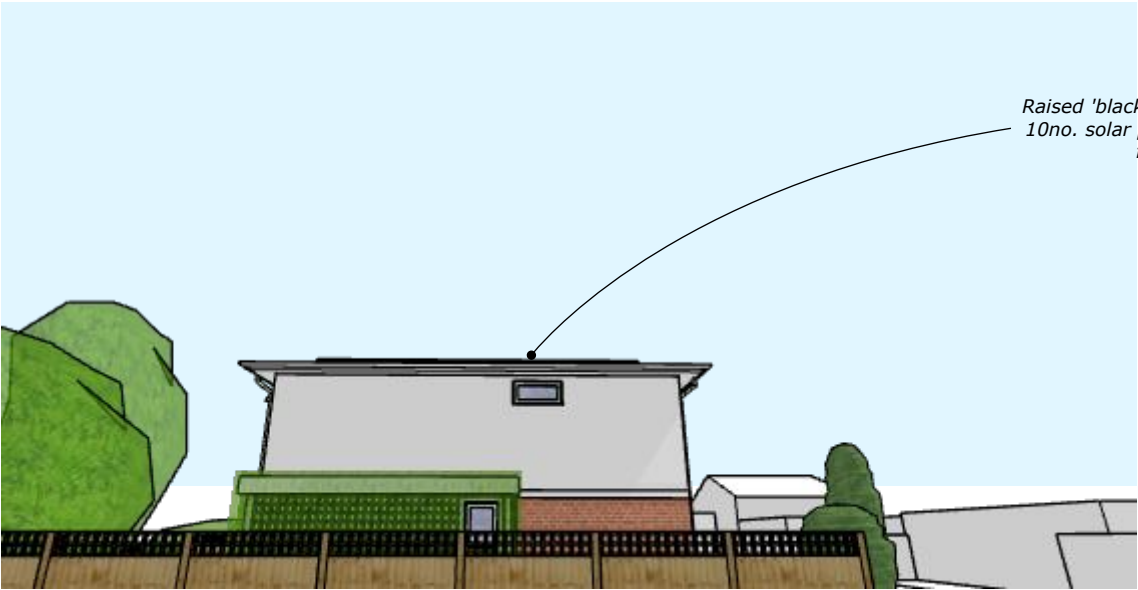
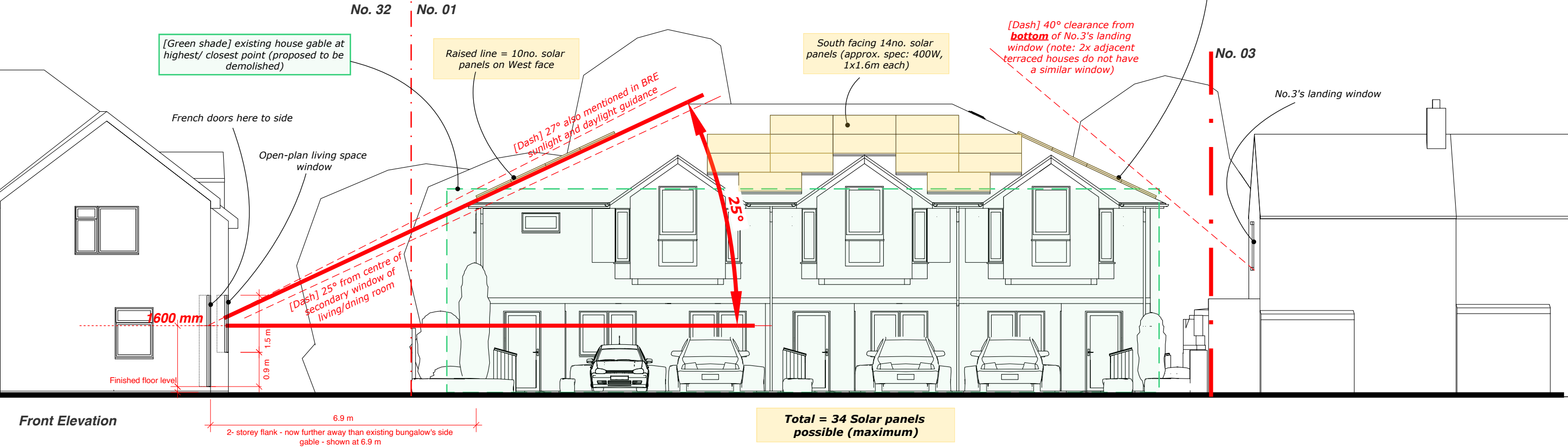
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KEY

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



View looking from neighbours door.

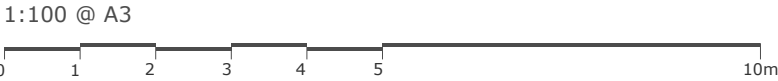


View looking from neighbours property corner

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

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

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Drawing Title
As Proposed Showing Proposed volume is below required 25 elevation from neighbours door threshold

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

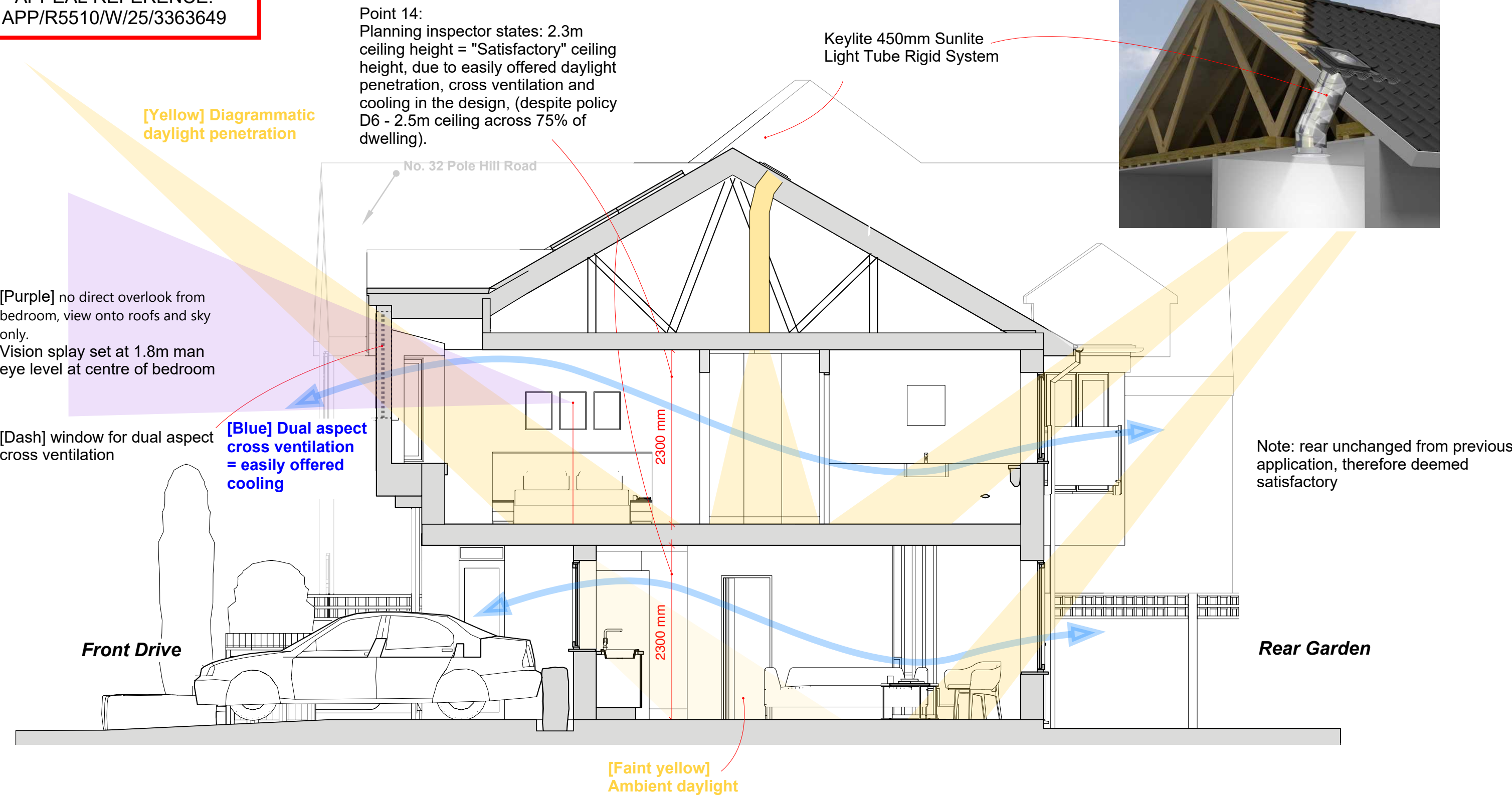
E - July revisions roof changed to 25
degrees and No.3 boundary wall
checked on site
F - Tracking information
G - Measurements to both sides of road
H - Vehicle tracking from AutoCAD

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

I - Vehicle
tracking and
parking approved
by Highways Oct
26

**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 UB10 0QP	Michael Oakes (Agent)	June 2024



Drawing Title
As Proposed Section A-A

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

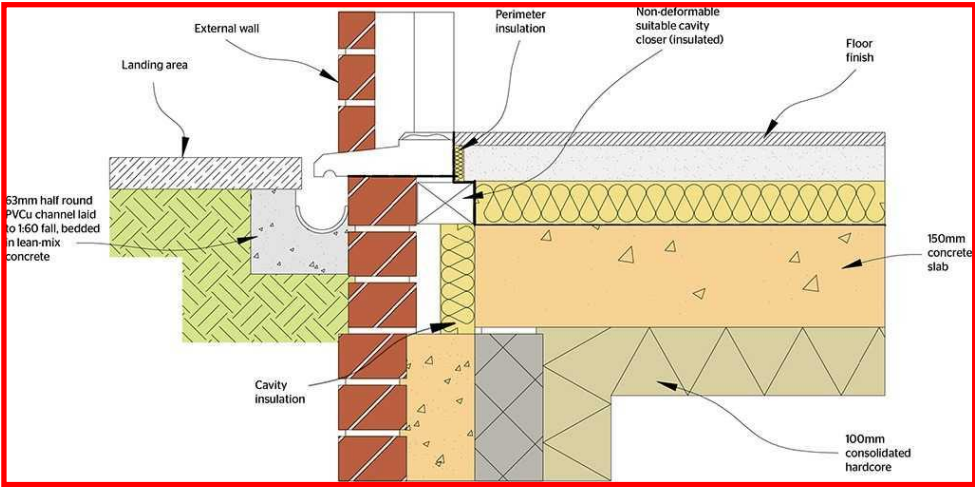
- A - First Issue
- B - Changes Client Requested 16/07/2024
- C - Second Application Oct 25
- D - Revisions during second planning May '26
- E - July revisions roof changed to 25 degrees and No.3 boundary wall checked on site
- F - Tracking information
- G - Measurements to both sides of road
- H - Vehicle tracking from AutoCAD
- I - Vehicle tracking and parking approved by Highways Oct 26

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

Keylite 450mm Sunlite Light Tube Rigid System



[Blue] Dual aspect cross ventilation = easily offered cooling

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 UB10 0QP	Michael Oakes (Agent)	June 2024



Drawing Title	Project no./ Stage/	Drawing no./ Revision
As Proposed wheelchair access Section A-A	0432- PLA-	61_I
Revision notes:		Drawn by: RA

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View from end of Alpha Road



View from Alpha Road

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

Drawing Title
As Proposed Perspective Views

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

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Updated drawing as of
October 2026



'Flat' street view to proposed 1
Alpha Road



IMPORTANT:
Close up of material
palette, - artistic
representation only.
Bushes, PV solar
panels may vary.

3D mock-up concept render to
show detailing

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

Drawing Title	Project no./ Stage/	Drawing no./ Revision
As Proposed Perspective Views	0432- PLA-	63_I
Revision notes:		Drawn by: RA

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Beyond Butler Road Corner



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

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

Drawing Title
As Proposed Perspective Views

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

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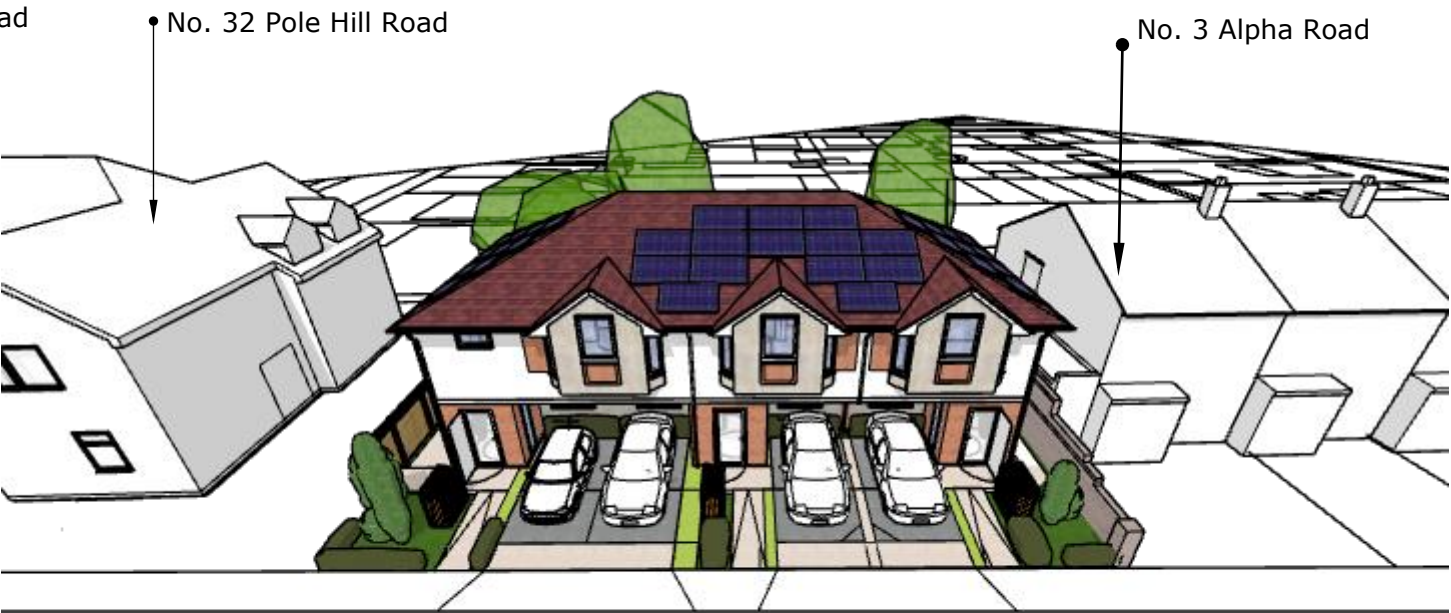
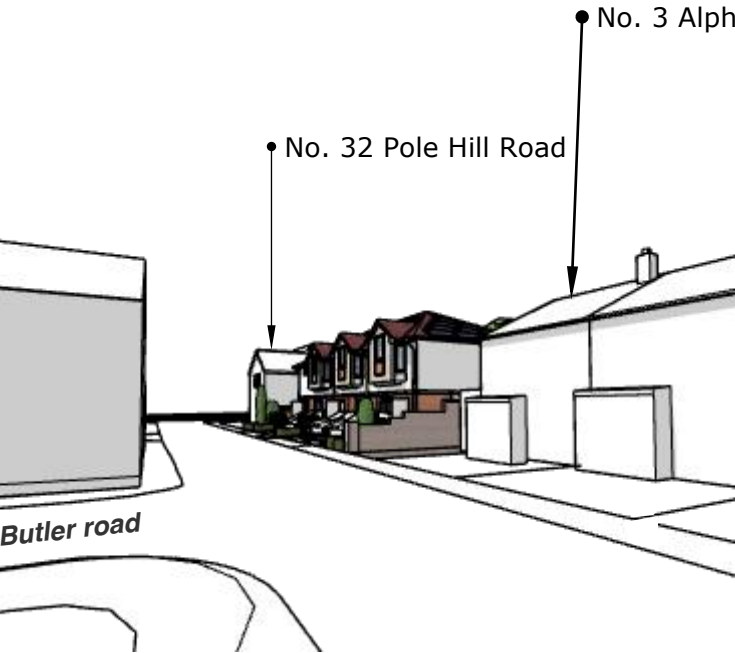
Green wall omitted for clarity. To show massing (planning purposes).

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 UB10 0QP	Michael Oakes (Agent)	June 2024

Drawing Title
As Proposed Perspective Views

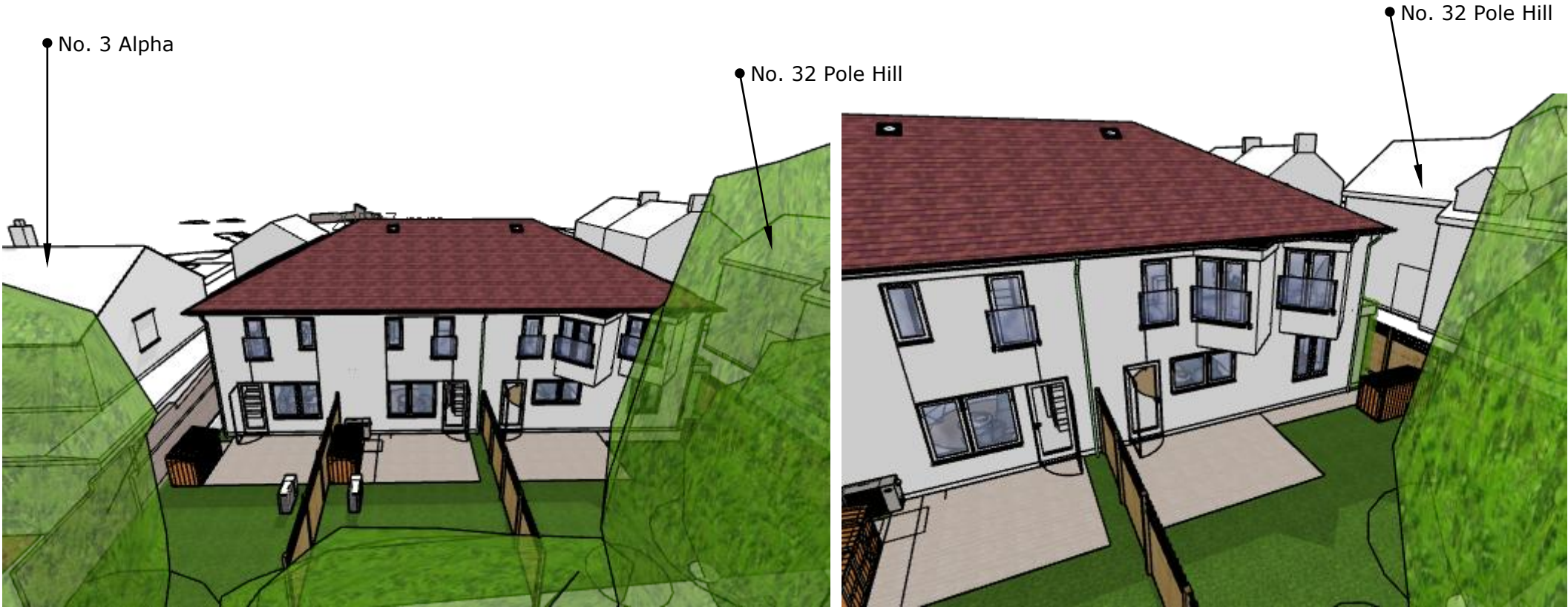
Project no./ Stage/	Drawing no./ Revision
0432- PLA-	65_I
Revision notes:	Drawn by: RA

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Views from rear garden (mixture of ground level and aerial views)

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

Drawing Title
As Proposed Perspective Views

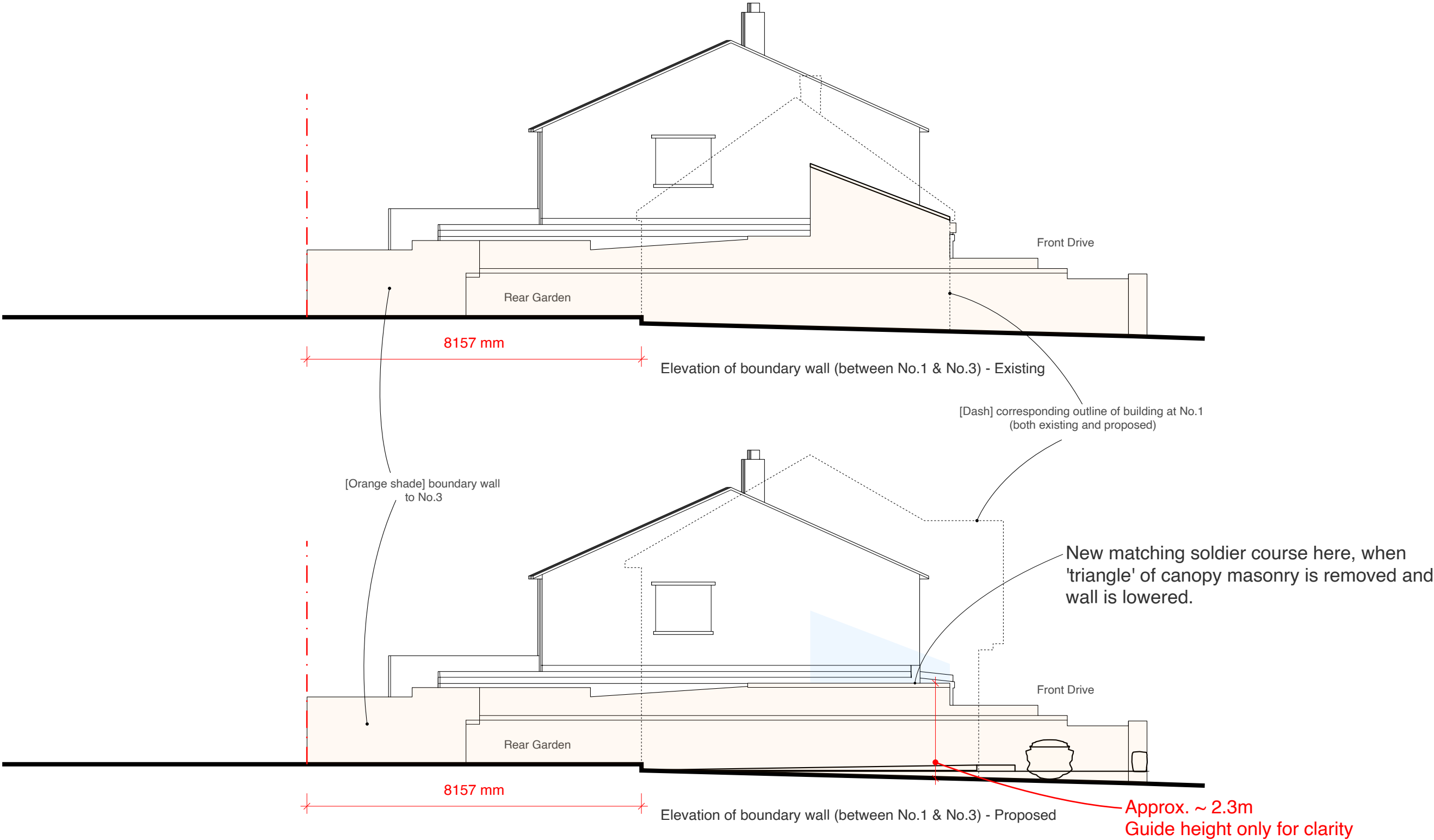
Project no./ Stage/	Drawing no./ Revision
0432- PLA-	66_I
Revision notes:	Drawn by: RA

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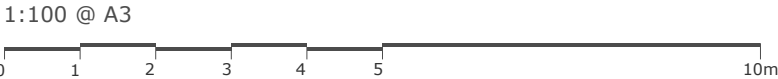
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Address	Client	Date
1 Alpha Rd, Uxbridge UB10 0QP	Michael Oakes (Agent)	June 2024

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

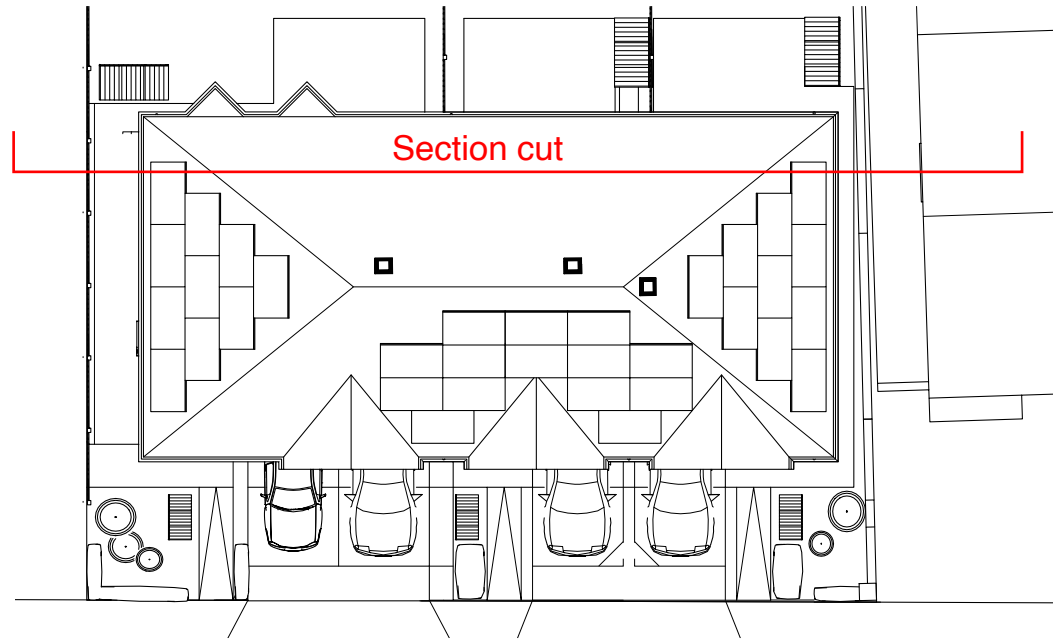
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Drawing Title
As Existing/ Proposed comparison Elevations

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

A - First Issue
B - Changes Client Requested
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
F - Tracking information
G - Measurements to both sides of road
H - Vehicle tracking from AutoCAD
I - Vehicle
tracking and
parking approved
by Highways Oct
26



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Section cut

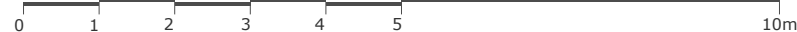
Section cut taken through centre of No.3's landing window looking to the rear of the property.

Highest point on exiting bungalow

[GREEN] = EXISTING
ELEVATIONAL OUTLINE

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

1:100 @ A3



Drawing Title

**As Existing/ Proposed
comparison
Section**

Project no./ Stage/

0432- PLA-

Revision notes:

Drawing no./ Revision

68_I

Drawn by: RA

KEY

[Pink box] = Proposed walls and footprint

[Blue dashed box] = Existing footprint outline

[Red box] = Neighbouring amenity space

[Orange dashed circle] = Root protection area extent

[Blue box] = HERAS fencing 3.5m wide x 2.0m Height

NOTE: all branches overhanging neighbour's property at No.3 Alpha Road have been lopped, therefore likely category C tree. No arboriculturist report available.

MICHAEL OAKES ARCHITECTS LTD.

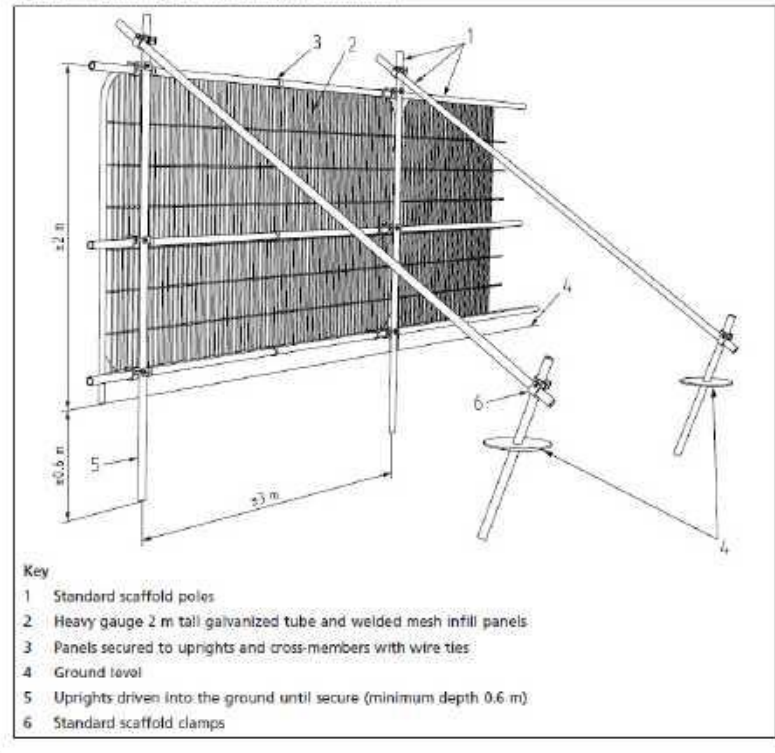
Michael Oakes (Director) B.A. Hons Arch, Dipl. Arch, Registered Architect

REGISTERED ARCHITECTS, DESIGNERS + ILLUSTRATORS

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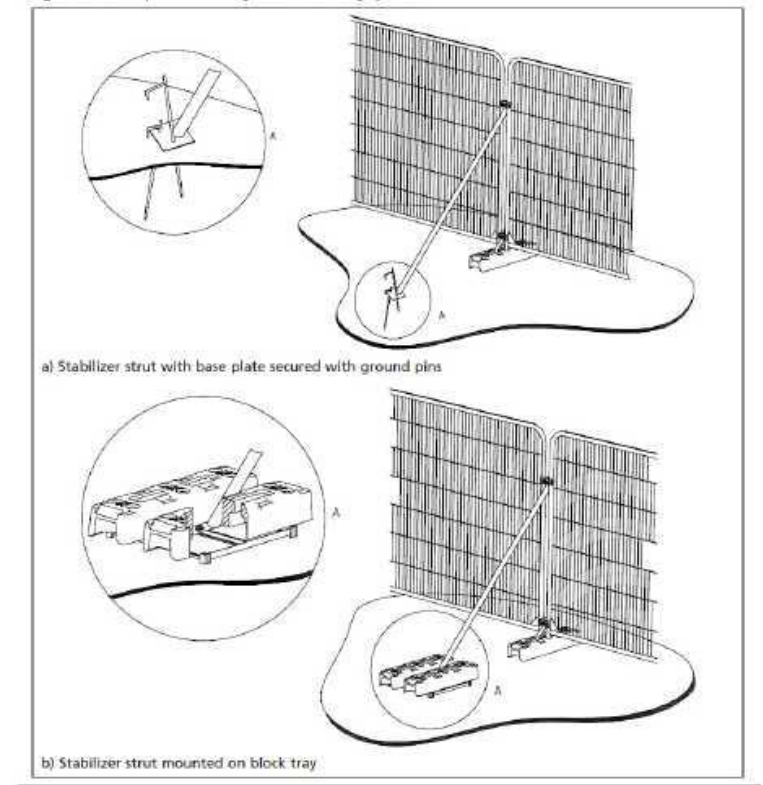
Pine tree (approx. 11m high)
Trunk diameter 450mm

Figure 2 Default specification for protective barrier



N.B - Barrier fencing should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work being undertaken around them. In most cases, barrier fencing should conform to and be installed to the specification shown in figure 2 above. This specification of fencing is preferred as it is resistant to impact, can be re used and allows for inspection of the protected area.

Figure 3 Examples of above-ground stabilizing systems



N.B - Depending on the intensity of construction activity, site circumstances and associated risk of damaging incursion into a tree's RPA, an alternative level of protection may be suitable in place of the default level of protection.

Figure 3 and 3a above gives an example of above ground stabilising systems which may be appropriate in certain circumstances.

Default specification: protective barrier for HERAS fencing.

Alternative stabilising systems for HERAS fencing.

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

Block Plan

1:200 @ A3



0 5 10 20m

Drawing Title

Tree root protection HERAS
fencing diagram

Project no./ Stage/ Drawing no./ Revision

0432- PLA- 80_I

Revision notes: Drawn by: RA