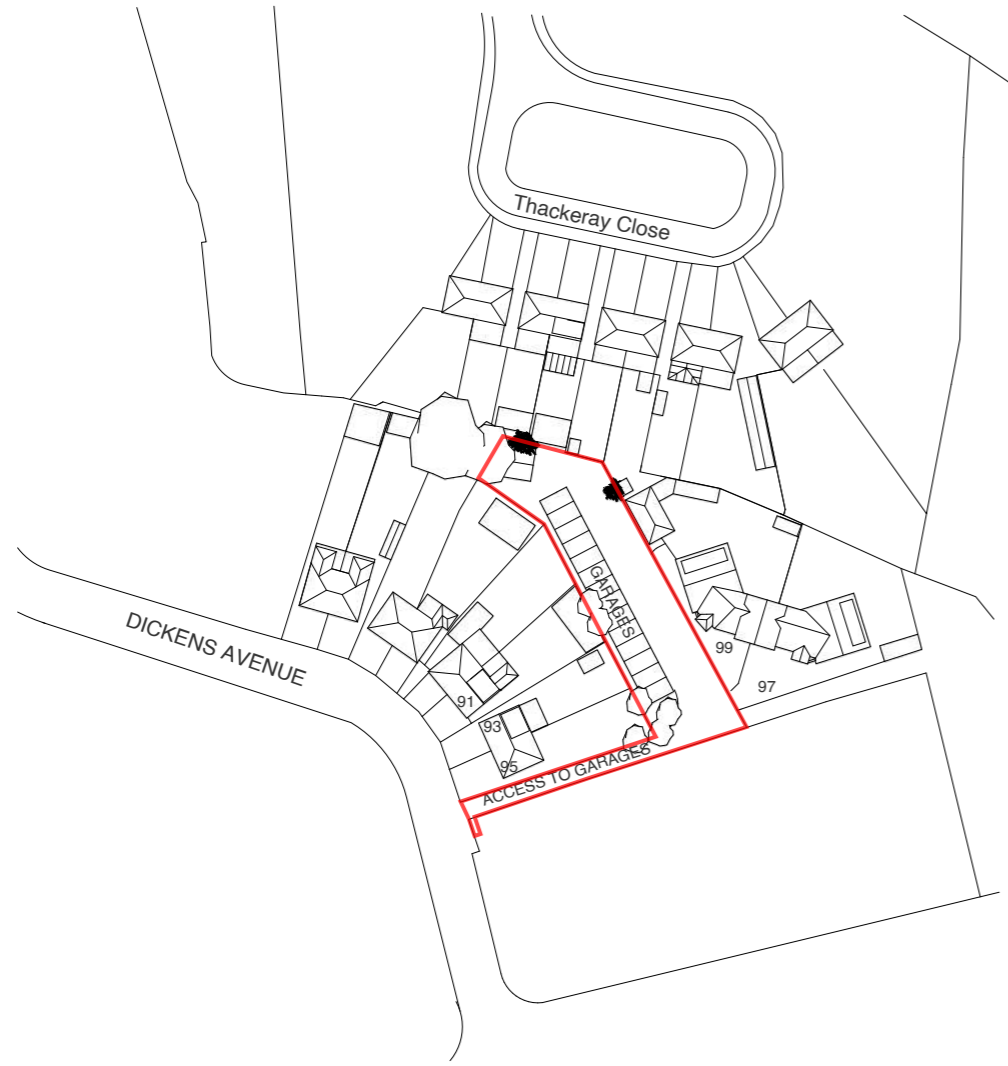


# MICHAEL OAKES ARCHITECTS LTD.

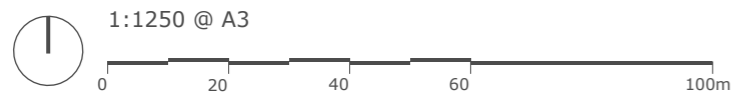
Michael Oakes (Director) B.A. Hons Arch, Dipl. Arch, Registered Architect

REGISTERED ARCHITECTS, DESIGNERS + ILLUSTRATORS

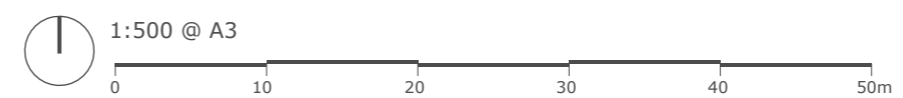
Telephone: 01895 235089 - E-mail: michaeloakesarchitect@googlemail.com



Site Location Plan (Existing)



Block Plan (Proposed)



Address	Client	Date
Garages At Dickens Avenue, Hillingdon, UB8 3DN	Michael Oakes	March 2025

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

Drawing Title
<b>Location + Block Plan As Existing</b>

Planning Application for a dwelling and associated works

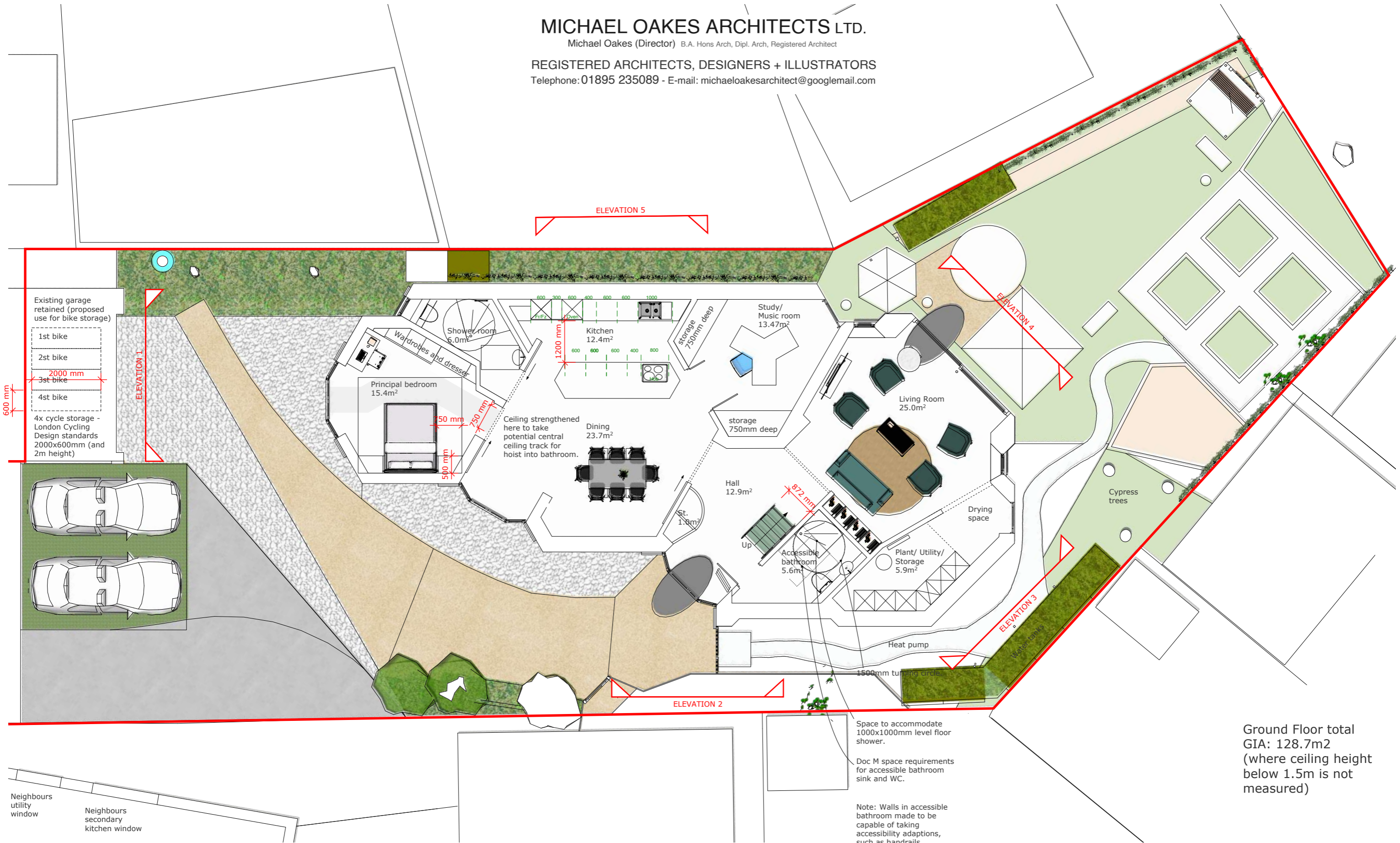
Project no./ Stage/	Drawing no./ Revision
0266- PLA-	01_A
Revision notes:	Drawn by: RA
A - First Issue	

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Ground Floor total  
GIA: 128.7m<sup>2</sup>  
(where ceiling height  
below 1.5m is not  
measured)

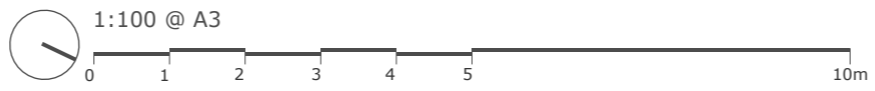
Neighbours utility window  
Neighbours secondary kitchen window

Space to accommodate 1000x1000mm level floor shower.

Doc M space requirements for accessible bathroom sink and WC.

Note: Walls in accessible bathroom made to be capable of taking accessibility adaptations, such as handrails.

Address: Garages At Dickens Avenue, Hillingdon, UB8 3DN  
Client: Michael Oakes  
Date: March 2025



Drawing Title: **Ground Floor As Proposed**

Project no./ Stage/ Drawing no./ Revision  
0266- PLA- 50\_A  
Revision notes: Drawn by: RA  
A - First Issue

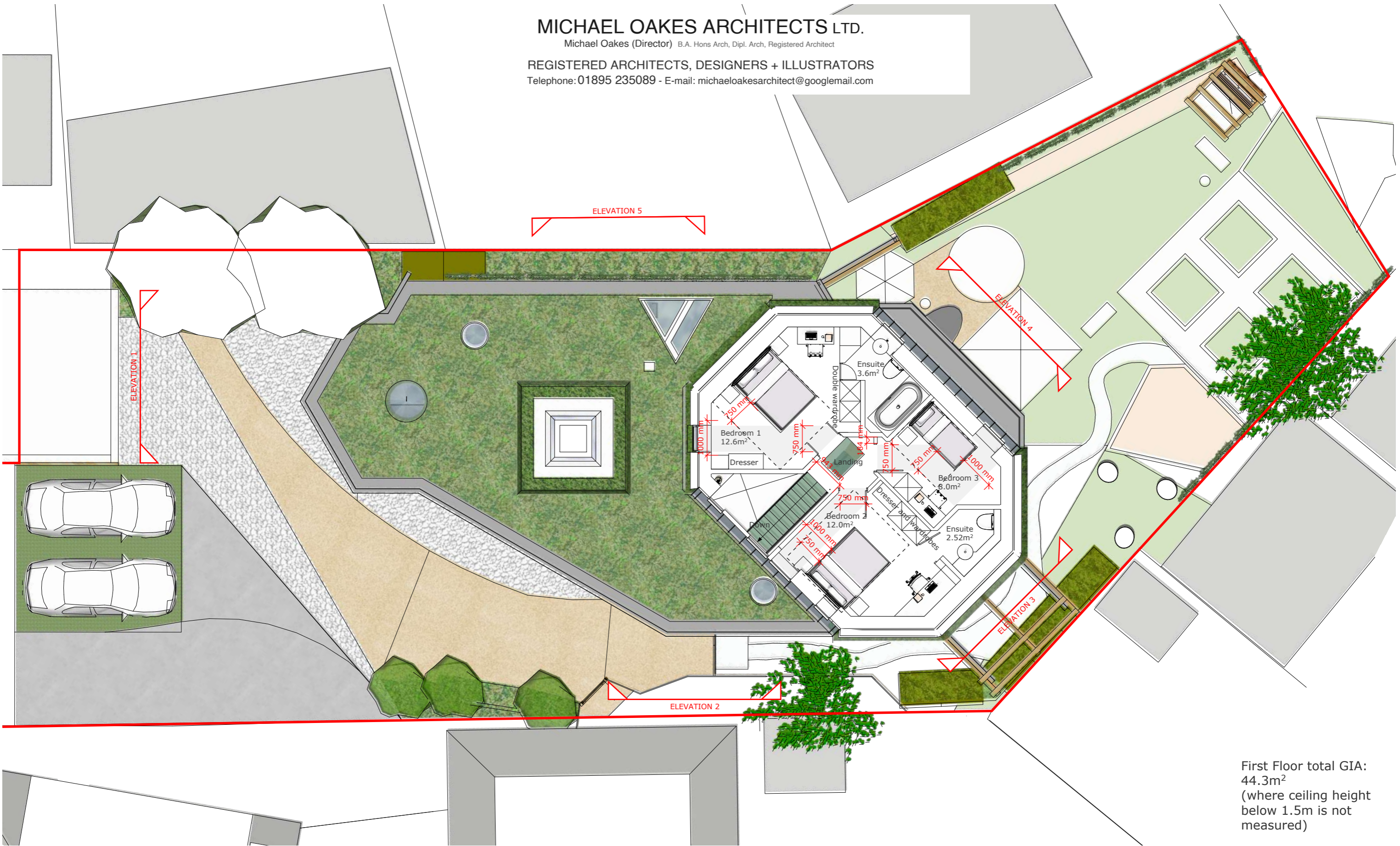
Planning Application for a dwelling and associated works

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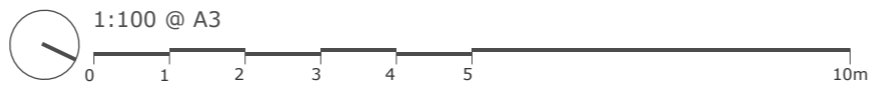
REGISTERED ARCHITECTS, DESIGNERS + ILLUSTRATORS

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



First Floor total GIA:  
44.3m<sup>2</sup>  
(where ceiling height  
below 1.5m is not  
measured)

Address: Garages At Dickens Avenue, Hillingdon, UB8 3DN  
 Client: Michael Oakes  
 Date: March 2025



Drawing Title: **First Floor As Proposed**  
 Planning Application for a dwelling and associated works

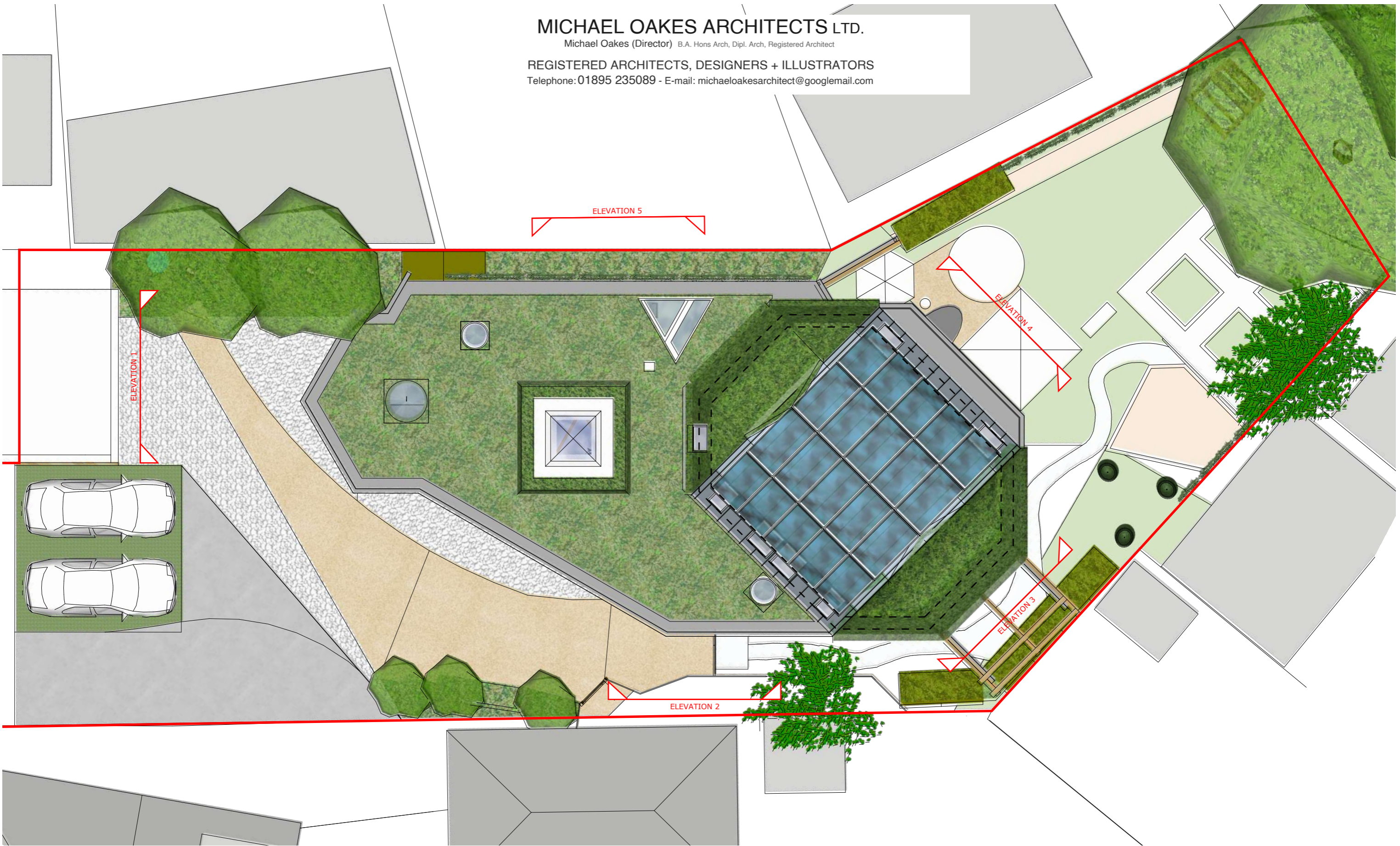
Project no./ Stage/ Drawing no./ Revision  
 0266- PLA- 51\_A  
 Revision notes: Drawn by: RA  
 A - First Issue

**MICHAEL OAKES ARCHITECTS LTD.**

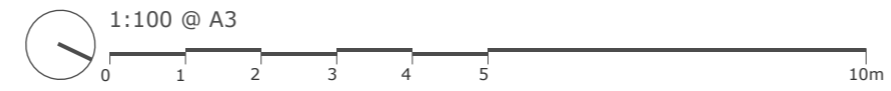
Michael Oakes (Director) B.A. Hons Arch, Dipl. Arch, Registered Architect

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



Address: Garages At Dickens Avenue, Hillingdon, UB8 3DN  
Client: Michael Oakes  
Date: March 2025  
10 Parkfield Avenue, Hillingdon, Middlesex, UB10 0DF, Great Britain



Drawing Title: **Roof Plan As Proposed**  
Planning Application for a dwelling and associated works

Project no./ Stage/ Drawing no./ Revision: 0266- PLA- 52\_A  
Revision notes: A - First Issue  
Drawn by: RA

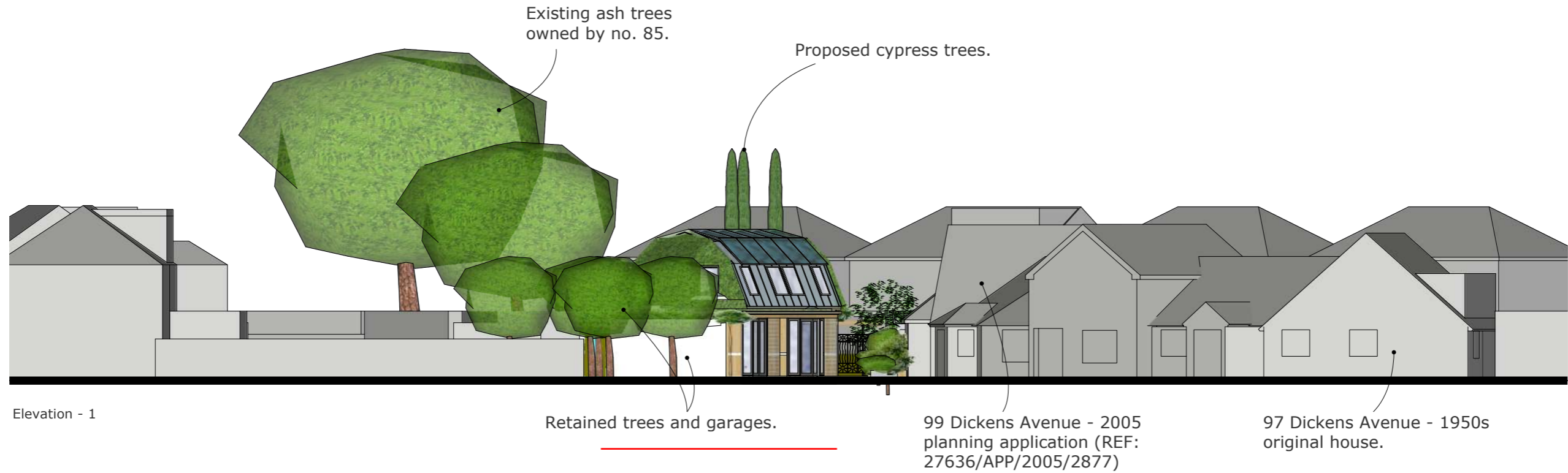
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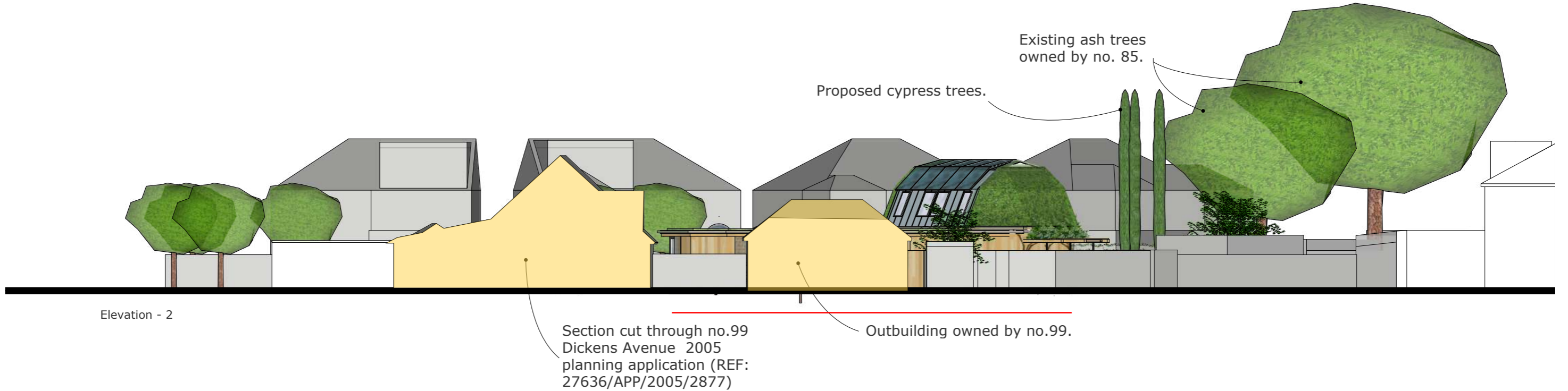
REGISTERED ARCHITECTS, DESIGNERS + ILLUSTRATORS

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Note: Not all boundaries shown for clarity.  
See Site Location and Block Plan for full boundary.



Elevation - 1

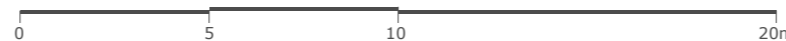


Elevation - 2

Address	Client	Date
Garages At Dickens Avenue, Hillingdon, UB8 3DN	Michael Oakes	March 2025

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

1:200 @ A3 / 1:100 @ A1



Drawing Title

## Elevations 1 & 2

Planning Application for a dwelling and associated works

Project no./ Stage/ Drawing no./ Revision

0266- PLA- 53\_A

Revision notes: Drawn by: RA

A - First Issue

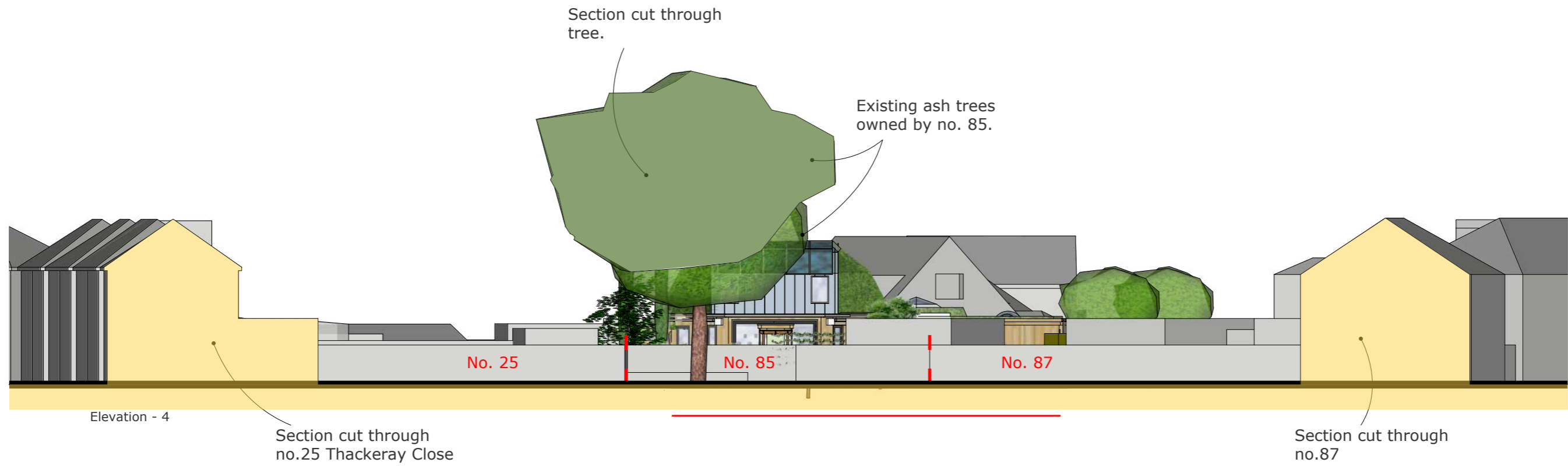
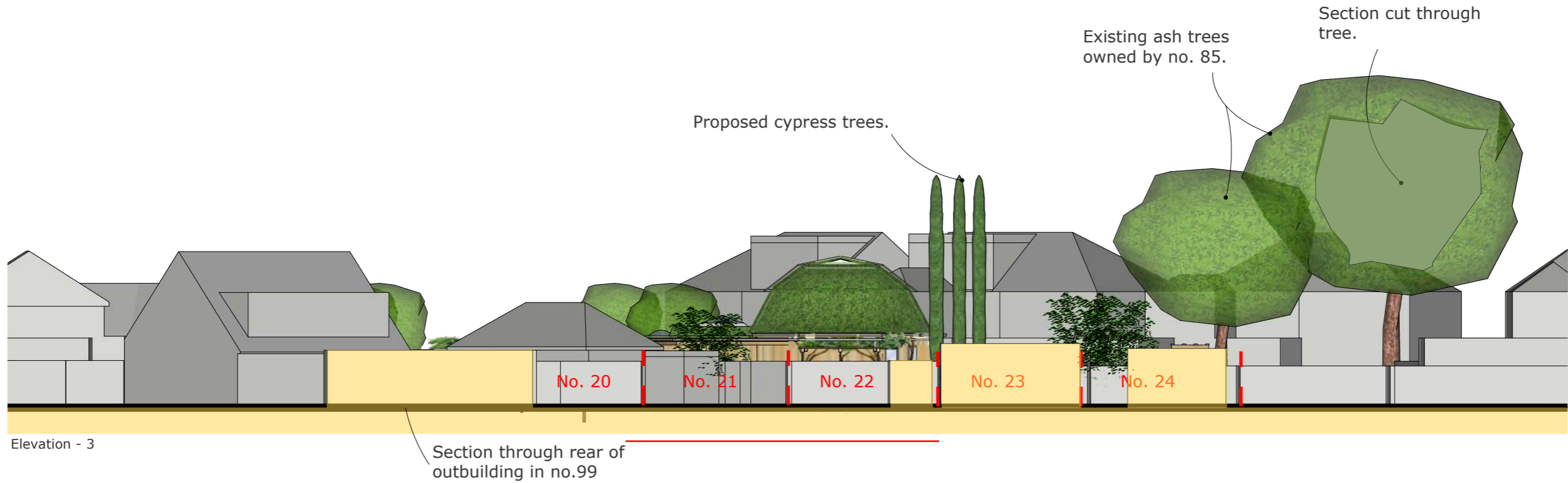
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REGISTERED ARCHITECTS, DESIGNERS + ILLUSTRATORS

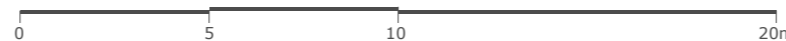
Telephone: 01895 235089 - E-mail: michaeloakesarchitect@googlemail.com

Note: Not all boundaries shown for clarity. See Site Location and Block Plan for full boundary.



Address: Garages At Dickens Avenue, Hillingdon, UB8 3DN  
 Client: Michael Oakes  
 Date: March 2025

1:200 @ A3 / 1:100 @ A1



Drawing Title: **Elevations 3 & 4**

Project no./ Stage/ Drawing no./ Revision: 0266- PLA- 54\_A  
 Revision notes: Drawn by: RA  
 A - First Issue

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

Planning Application for a dwelling and associated works

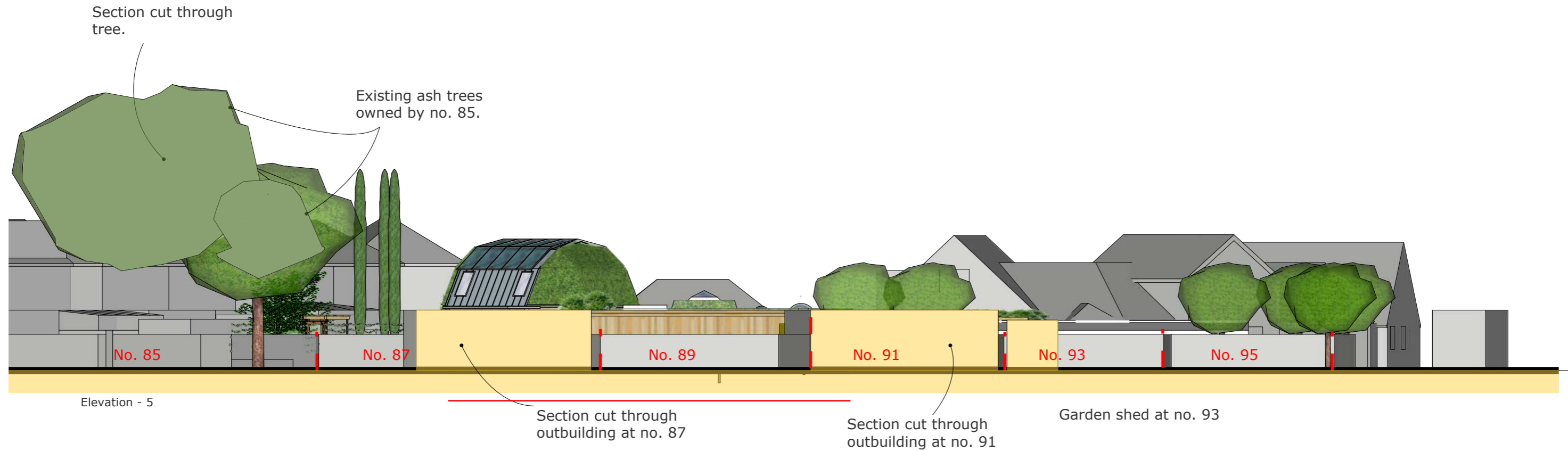
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Telephone: 01895 235089 - E-mail: michaeloakesarchitect@googlemail.com

Note: Not all boundaries shown for clarity.  
See Site Location and Block Plan for full boundary.



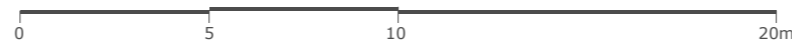
Address Client Date

Garages At Dickens Avenue,  
Hillingdon,  
UB8 3DN

Michael Oakes

March  
2025

1:200 @ A3 / 1:100 @ A1



Drawing Title

**Elevation  
5**

Planning Application for a dwelling and  
associated works

Project no./ Stage/ Drawing no./ Revision

0266- PLA-

55\_A

Revision notes:

Drawn by: RA

A - First Issue

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

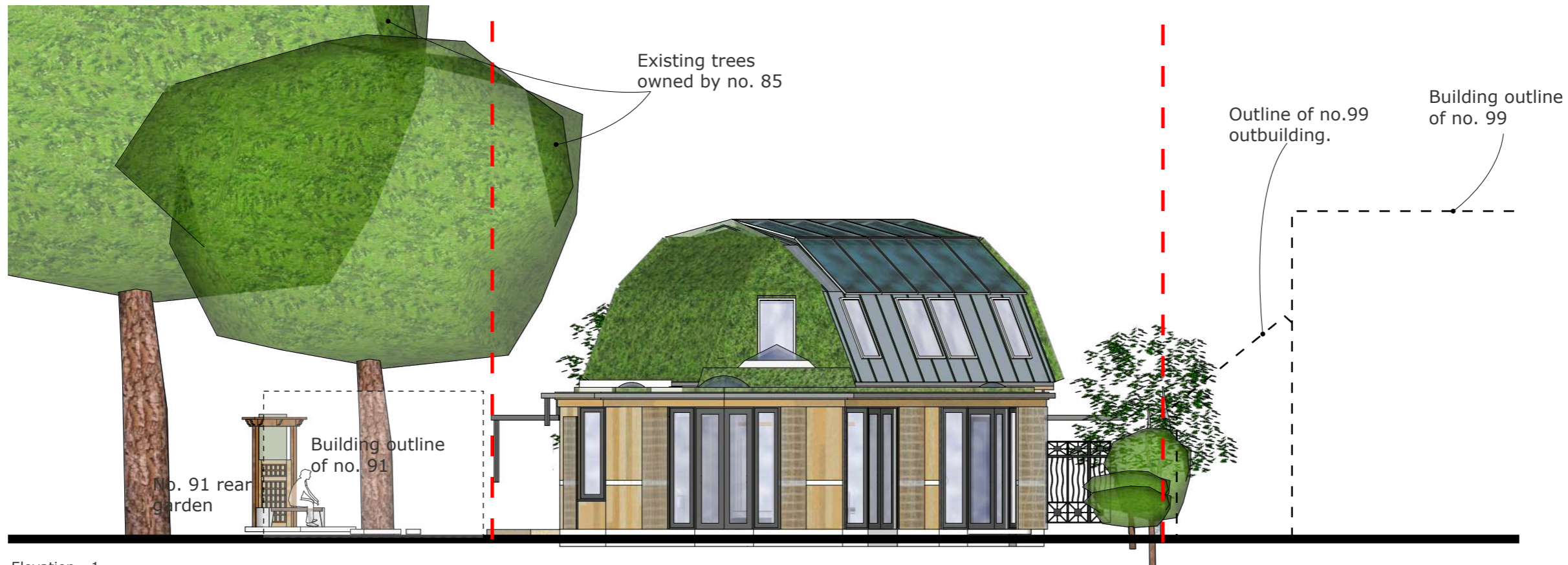
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Michael Oakes (Director) B.A. Hons Arch, Dipl. Arch, Registered Architect

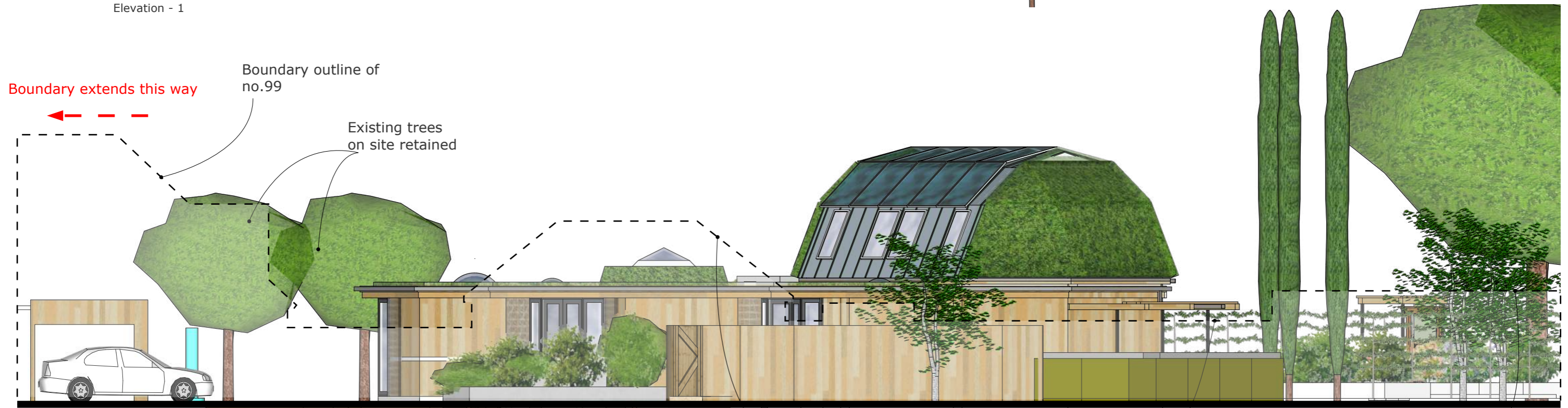
REGISTERED ARCHITECTS, DESIGNERS + ILLUSTRATORS

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

Note: Not all boundaries shown for clarity. See Site Location and Block Plan for full boundary.



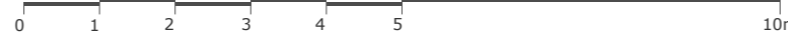
Elevation - 1



Elevation - 2

Address: Garages At Dickens Avenue, Hillingdon, UB8 3DN  
 Client: Michael Oakes  
 Date: March 2025

1:100 @ A3



Drawing Title

**Elevations 1 & 2**

Planning Application for a dwelling and associated works

Project no./ Stage/ Drawing no./ Revision

0266- PLA- 56\_A

Revision notes: Drawn by: RA

A - First Issue

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

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

Note: Not all boundaries shown for clarity. See Site Location and Block Plan for full boundary.

Existing boundaries kept but not shown in this drawing - only indicated by dashes.



Elevation - 3



Elevation - 4

Address: Garages At Dickens Avenue, Hillingdon, UB8 3DN  
 Client: Michael Oakes  
 Date: March 2025

1:100 @ A3  
 0 1 2 3 4 5 10m

Drawing Title: **Elevations 3 & 4**

Project no./ Stage/ Drawing no./ Revision: 0266- PLA- 57\_A  
 Revision notes: A - First Issue  
 Drawn by: RA

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

Planning Application for a dwelling and associated works

**MICHAEL OAKES ARCHITECTS LTD.**

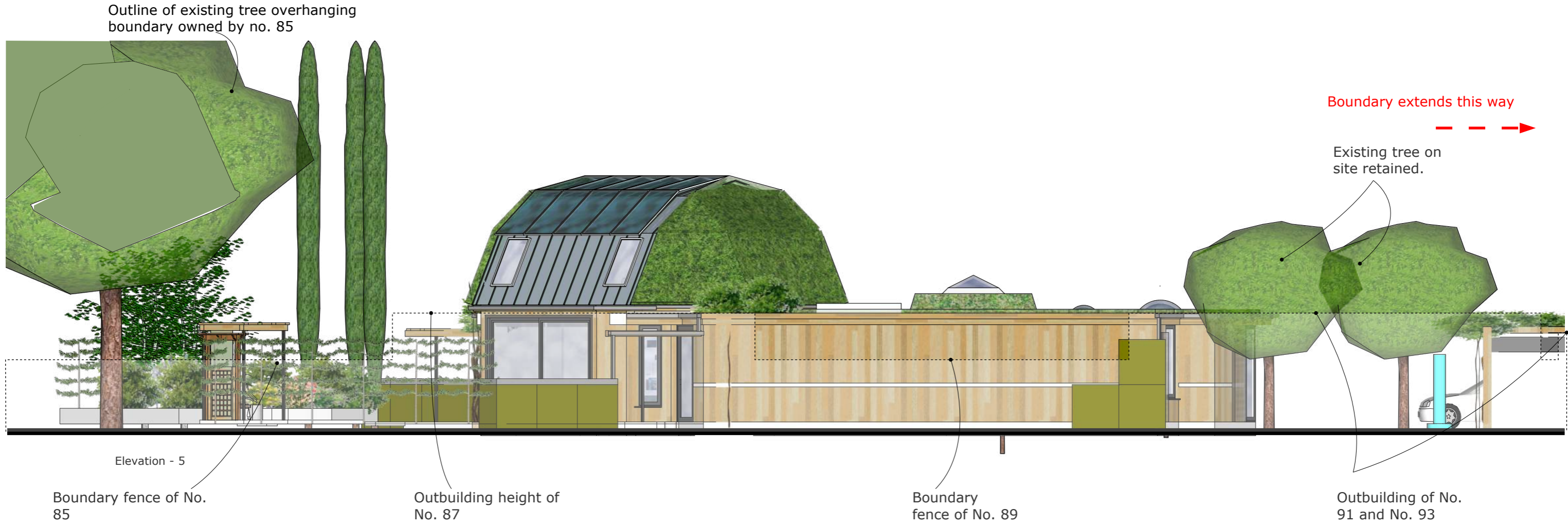
Michael Oakes (Director) B.A. Hons Arch, Dipl. Arch, Registered Architect

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

Note: Not all boundaries shown for clarity. See Site Location and Block Plan for full boundary.

Existing boundaries kept but not shown in this drawing - only indicated by dashes.



Elevation - 5

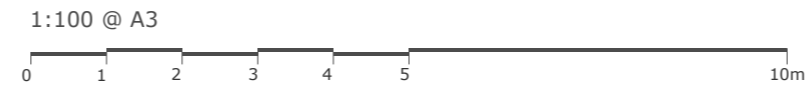
Boundary fence of No. 85

Outbuilding height of No. 87

Boundary fence of No. 89

Outbuilding of No. 91 and No. 93

Address: Garages At Dickens Avenue, Hillingdon, UB8 3DN  
 Client: Michael Oakes  
 Date: March 2025  
 10 Parkfield Avenue, Hillingdon, Middlesex, UB10 0DF, Great Britain



Drawing Title: **Elevation 5**  
 Planning Application for a dwelling and associated works

Project no./ Stage/ Drawing no./ Revision: 0266- PLA- 58\_A  
 Revision notes: A - First Issue  
 Drawn by: RA

**YELLOW LINE: rainwater drainage**  
 (dash = underground runs)  
**BLUE LINE: private foul drainage**  
**BLACK LINE: public foul drainage**

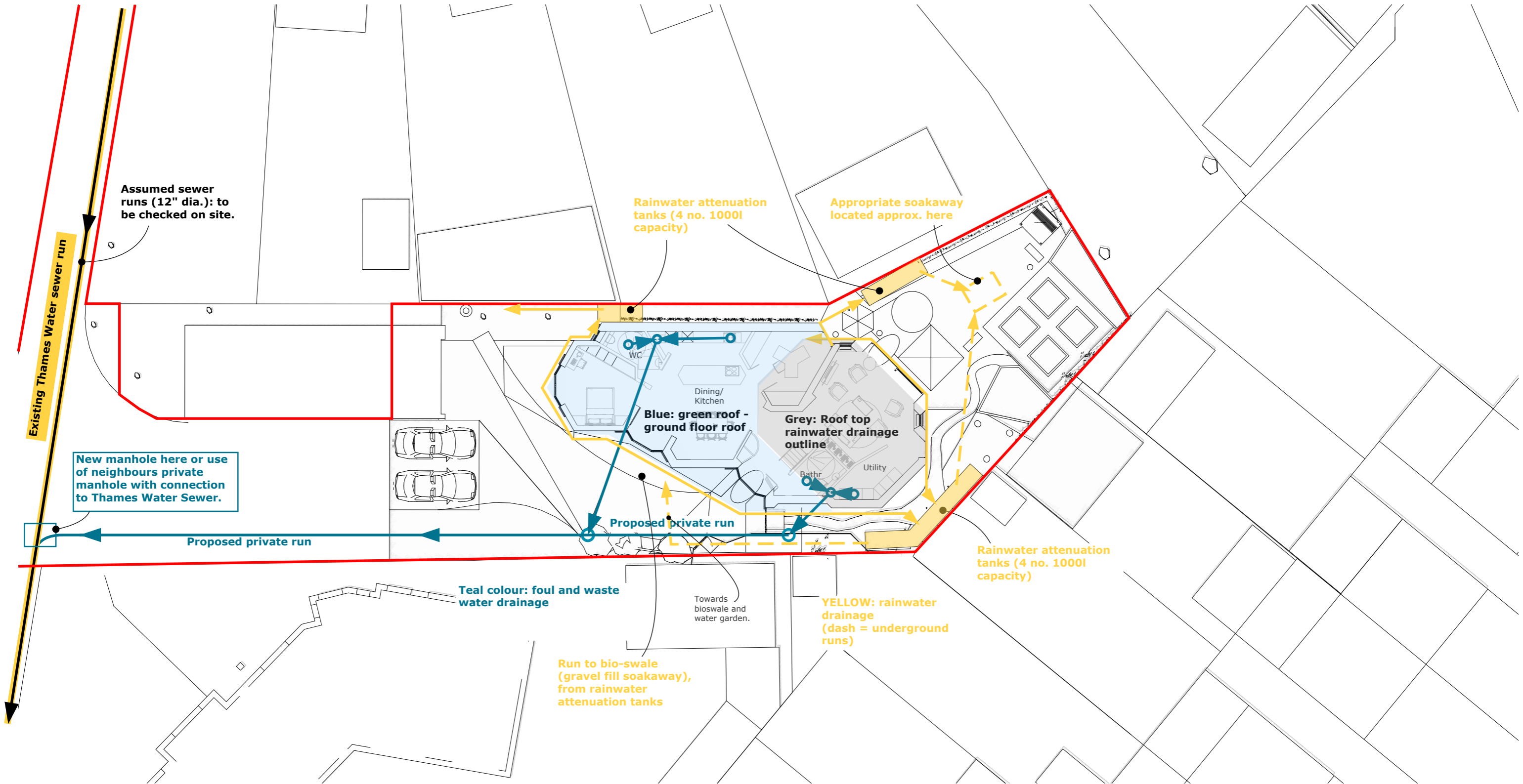
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Michael Oakes (Director) B.A. Hons Arch, Dipl. Arch, Registered Architect

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

**NOTE: drawing diagrammatic only**



Address: Garages At Dickens Avenue, Hillingdon, UB8 3DN  
 Client: Michael Oakes  
 Date: March 2025

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



1:200 @ A3 / 1:100 @ A1

0 5 10 20m

Drawing Title

**Ground Floor Proposed Drainage**

Planning Application for a dwelling and associated works

Project no./ Stage/ Drawing no./ Revision

0266- PLA- 60\_A

Revision notes: Drawn by: RA

A - First Issue

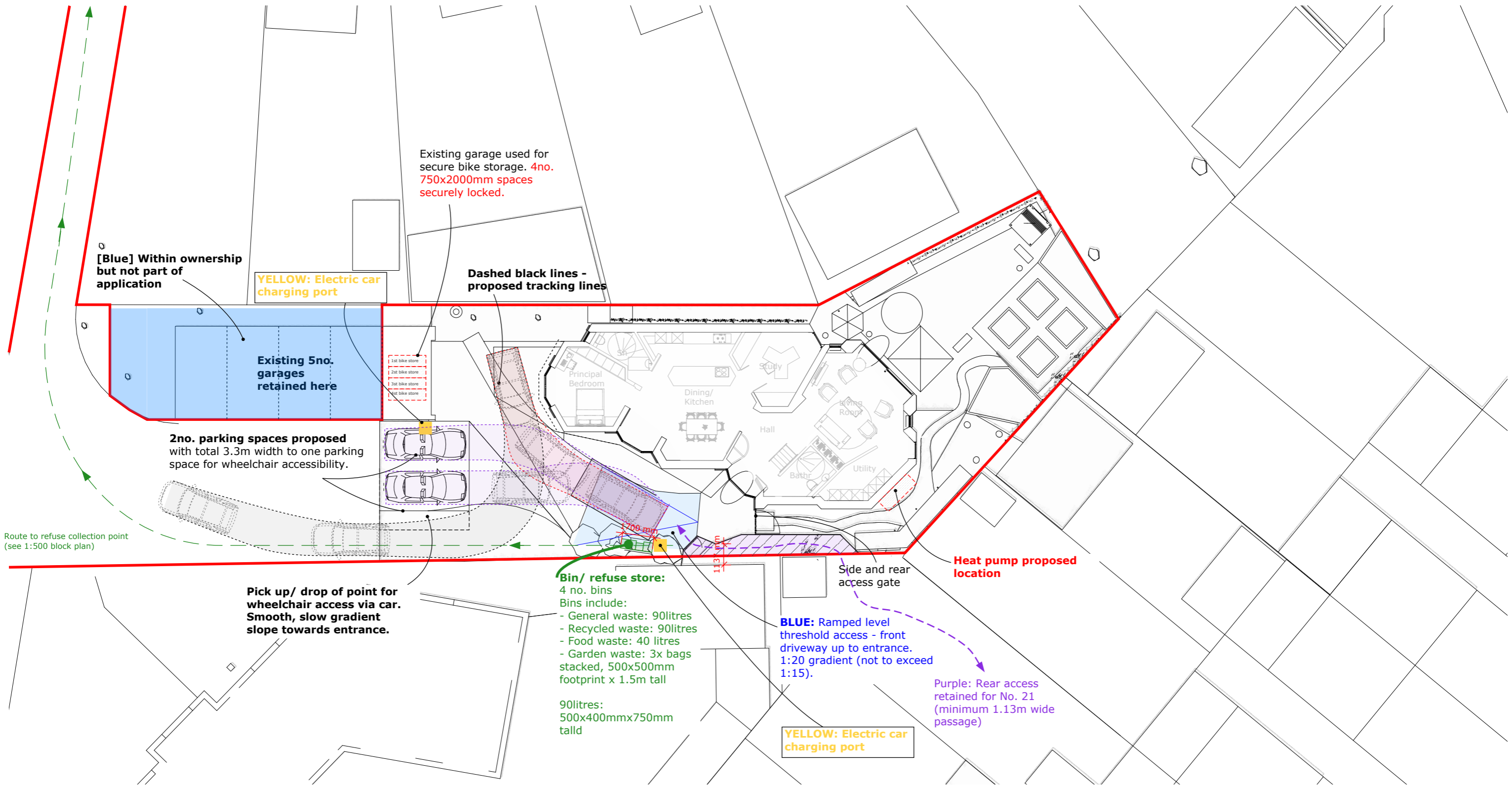
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Telephone: 01895 235089 - E-mail: michaeloakesarchitect@googlemail.com

**NOTE: drawing  
diagrammatic only**



Address: Garages At Dickens Avenue, Hillingdon, UB8 3DN  
 Client: Michael Oakes  
 Date: March 2025



Drawing Title: **Ground Floor Proposed External Services**

Project no./ Stage/ Drawing no./ Revision: 0266- PLA- 61\_A  
 Revision notes: Drawn by: RA  
 A - First Issue

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

Planning Application for a dwelling and associated works

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Aerial view from front drive of proposal.



Aerial view looking across front drive of proposal.



View from front drive of proposal.



View looking across front drive of proposal.

Address	Client	Date
Garages At Dickens Avenue, Hillingdon, UB8 3DN	Michael Oakes	March 2025

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

Drawing Title
<b>Perspective Views As Proposed</b>

Planning Application for a dwelling and associated works

Project no./ Stage/	Drawing no./ Revision
0266- PLA-	70_A
Revision notes:	Drawn by: RA
A - First Issue	

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Aerial view from front of proposal looking towards No. 99 Dickens Avenue.



Aerial view from rear garden of proposal towards the house.



View from front of proposal looking with No. 99 Dickens Avenue (right).



View from rear garden of proposal towards the house.

Address	Client	Date
Garages At Dickens Avenue, Hillingdon, UB8 3DN	Michael Oakes	March 2025

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

Drawing Title
<b>Perspective Views As Proposed</b>

Planning Application for a dwelling and associated works

Project no./ Stage/	Drawing no./ Revision
0266- PLA-	71_A
Revision notes:	Drawn by: RA
A - First Issue	

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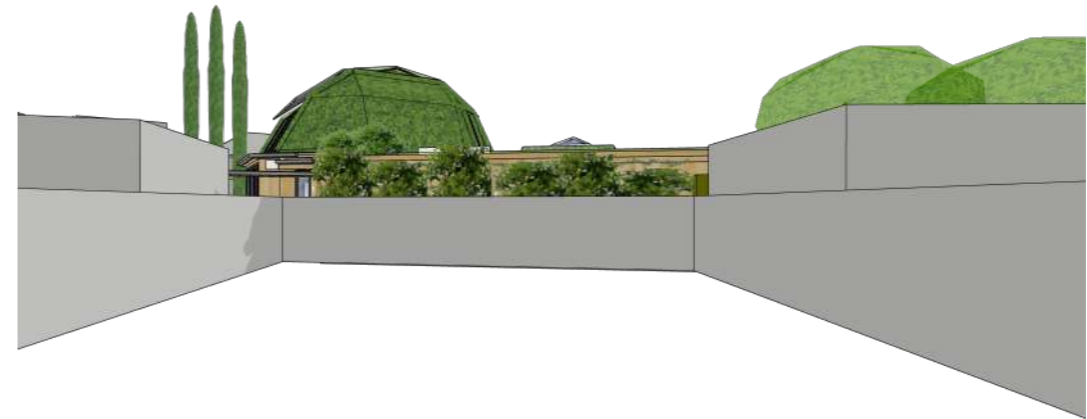
Aerial view from No. 21 Thackeray Close.



Aerial view from No. 89 Dickens Avenue.



View from No. 21 Thackeray Close - rear garden.



View from No. 89 Dickens Avenue - rear garden.

Address	Client	Date
Garages At Dickens Avenue, Hillingdon, UB8 3DN	Michael Oakes	March 2025

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

Drawing Title
<b>Perspective Views As Proposed</b>

Planning Application for a dwelling and associated works

Project no./ Stage/	Drawing no./ Revision
0266- PLA-	72_A
Revision notes:	Drawn by: RA
A - First Issue	

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Eye level view towards side of proposal from front entrance.



Eye level view to side of proposal from water tanks position.



Eye level view from rear garden to rear of proposal.



Eye level view towards rear of proposal towards side.

Address Client Date

Garages At Dickens Avenue,  
Hillingdon,  
UB8 3DN

Michael Oakes

March  
2025

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

Drawing Title

**Perspective Views  
As Proposed**

Planning Application for a dwelling and  
associated works

Project no./ Stage/ Drawing no./ Revision

0266- PLA- 74\_A

Revision notes: Drawn by: RA

A - First Issue

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Eye level view towards side of proposal.



Elevated view to side of proposal towards main entrance door.



Eye level view to side of proposal towards main entrance door.

Address	Client	Date
Garages At Dickens Avenue, Hillingdon, UB8 3DN	Michael Oakes	March 2025

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

Drawing Title
<b>Perspective Views As Proposed</b>

Planning Application for a dwelling and associated works

Project no./ Stage/	Drawing no./ Revision
0266- PLA-	75_A
Revision notes:	Drawn by: RA
A - First Issue	

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View showing entrance and stairs



View into living room and garden beyond



Scene into Kitchen and Dining area



View showing principal bedroom

Address Client Date

Garages At Dickens Avenue,  
Hillingdon,  
UB8 3DN

Michael Oakes

March  
2025

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

Drawing Title

**Perspective Views  
As Proposed**

Planning Application for a dwelling and  
associated works

Project no./ Stage/ Drawing no./ Revision

0266- PLA- 76\_A

Revision notes: Drawn by: RA

A - First Issue

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Scene from landing down the stairs to front entrance.



View towards principal bedroom and kitchen skylight.

Address Client Date

Garages At Dickens Avenue,  
Hillingdon,  
UB8 3DN

Michael Oakes

March  
2025

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

Drawing Title

**Perspective Views  
As Proposed**

Planning Application for a dwelling and  
associated works

Project no./ Stage/ Drawing no./ Revision

0266- PLA- 77\_A

Revision notes: Drawn by: RA

A - First Issue

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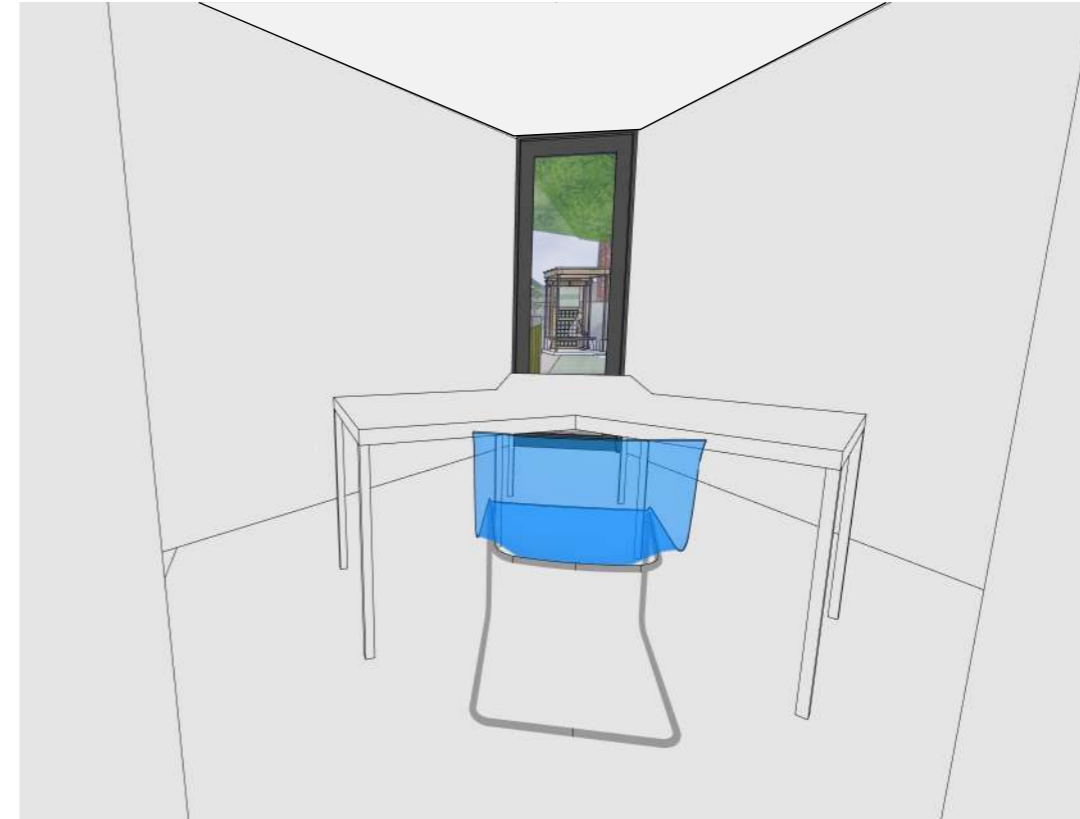
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View from living room towards front entrance.



View from study to garden.



View from living room towards utility and garden.

Address: Garages At Dickens Avenue, Hillingdon, UB8 3DN  
Client: Michael Oakes  
Date: March 2025

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

Drawing Title: **Perspective Views As Proposed**

Planning Application for a dwelling and associated works

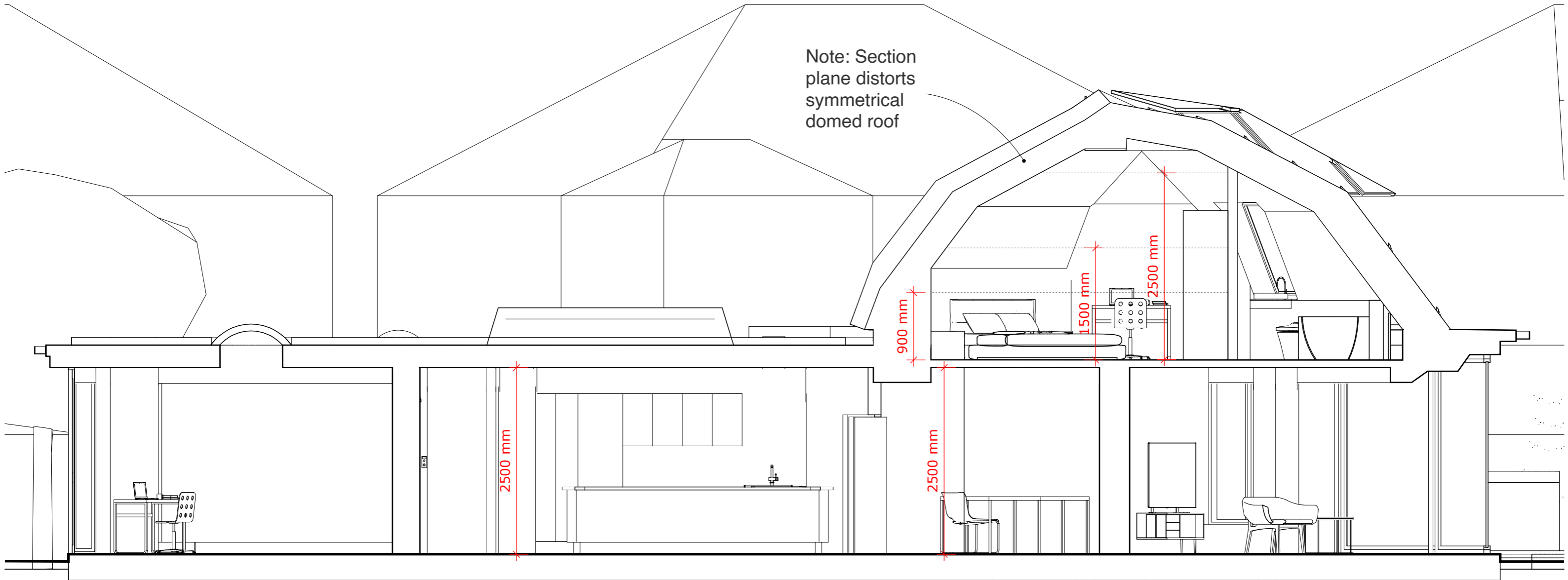
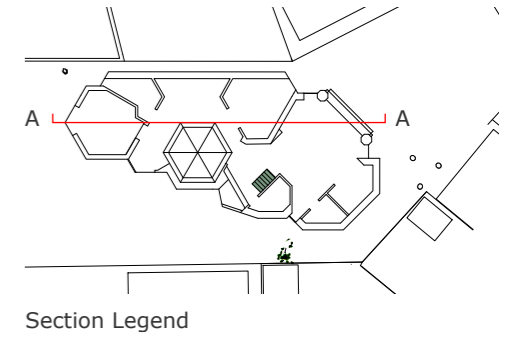
Project no./ Stage/ Drawing no./ Revision  
0266- PLA- 78\_A  
Revision notes: Drawn by: RA  
A - First Issue

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Address Client Date

Garages At Dickens Avenue, Hillingdon, UB8 3DN Michael Oakes

March 2025

1:50 @ A3



Drawing Title

**Section A-A  
As Proposed**

Planning Application for a dwelling and associated works

Project no./ Stage/ Drawing no./ Revision

0266- PLA- 80\_A

Revision notes: Drawn by: RA

A - First Issue

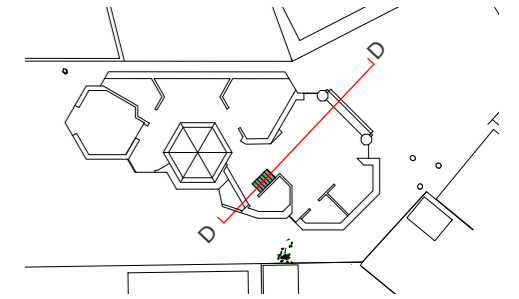
10 Parkfield Avenue, Hillingdon, Middlesex, UB10 0DF, Great Britain

# MICHAEL OAKES ARCHITECTS LTD.

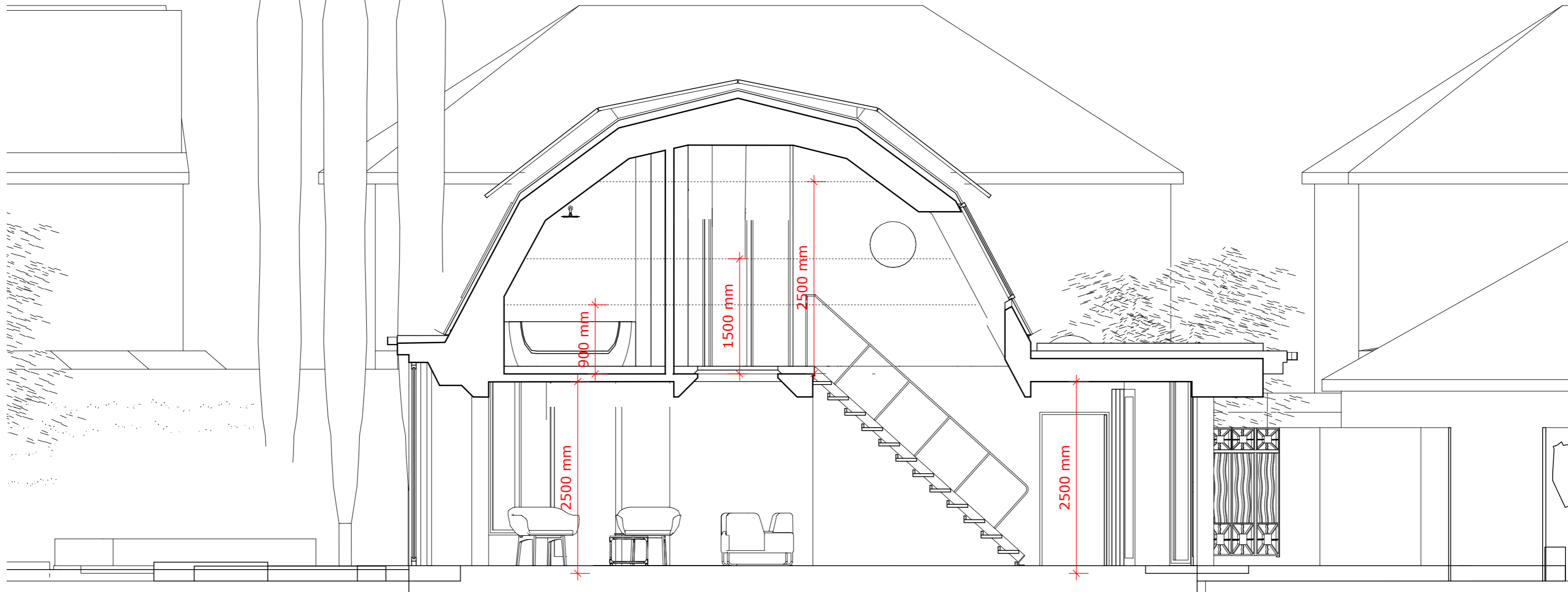
Michael Oakes (Director) B.A. Hons Arch, Dipl. Arch, Registered Architect

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Section Legend



Address Client Date

Garages At Dickens Avenue, Hillingdon, UB8 3DN Michael Oakes

March 2025

1:50 @ A3



Drawing Title

**Section D-D  
As Proposed**

Project no./ Stage/ Drawing no./ Revision

0266- PLA- 83\_A

Revision notes: Drawn by: RA

A - First Issue

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

Planning Application for a dwelling and associated works

# 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

Garages At Dickens Avenue,  
Hillingdon,  
UB8 3DN

Michael Oakes

March  
2025



1:200 @ A3 / 1:100 @ A1

0 5 10 20m

Drawing Title

**Ground Floor  
As Proposed 1:200**

Planning Application for a dwelling and  
associated works

Project no./ Stage/ Drawing no./ Revision

0266- PLA-

62\_A

Revision notes:

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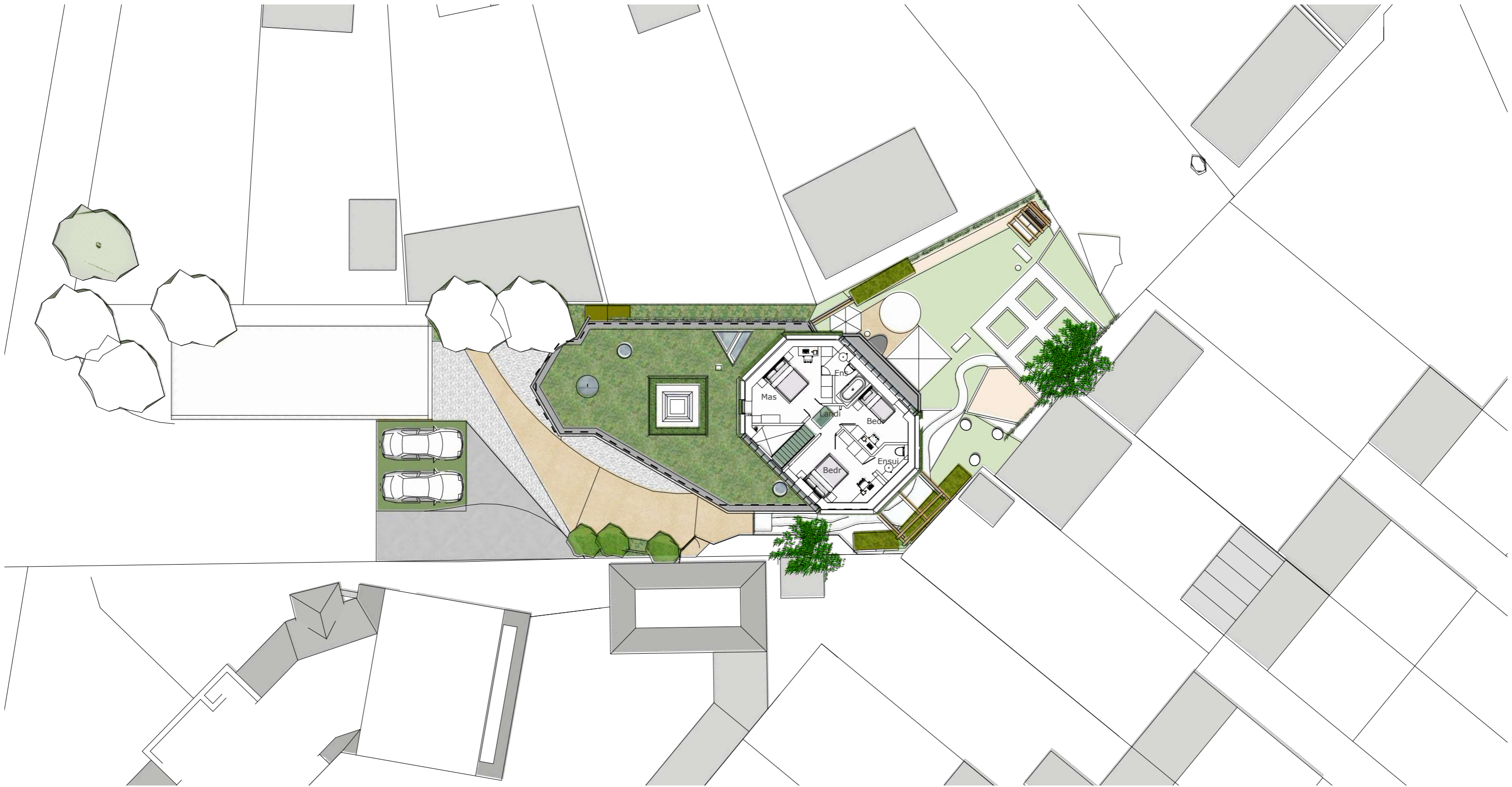
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1:200 @ A3 / 1:100 @ A1

0 5 10 20m

Drawing Title

**First Floor  
As Proposed 1:200**

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associated works

Project no./ Stage/ Drawing no./ Revision

0266- PLA-

63\_A

Revision notes:

Drawn by: RA

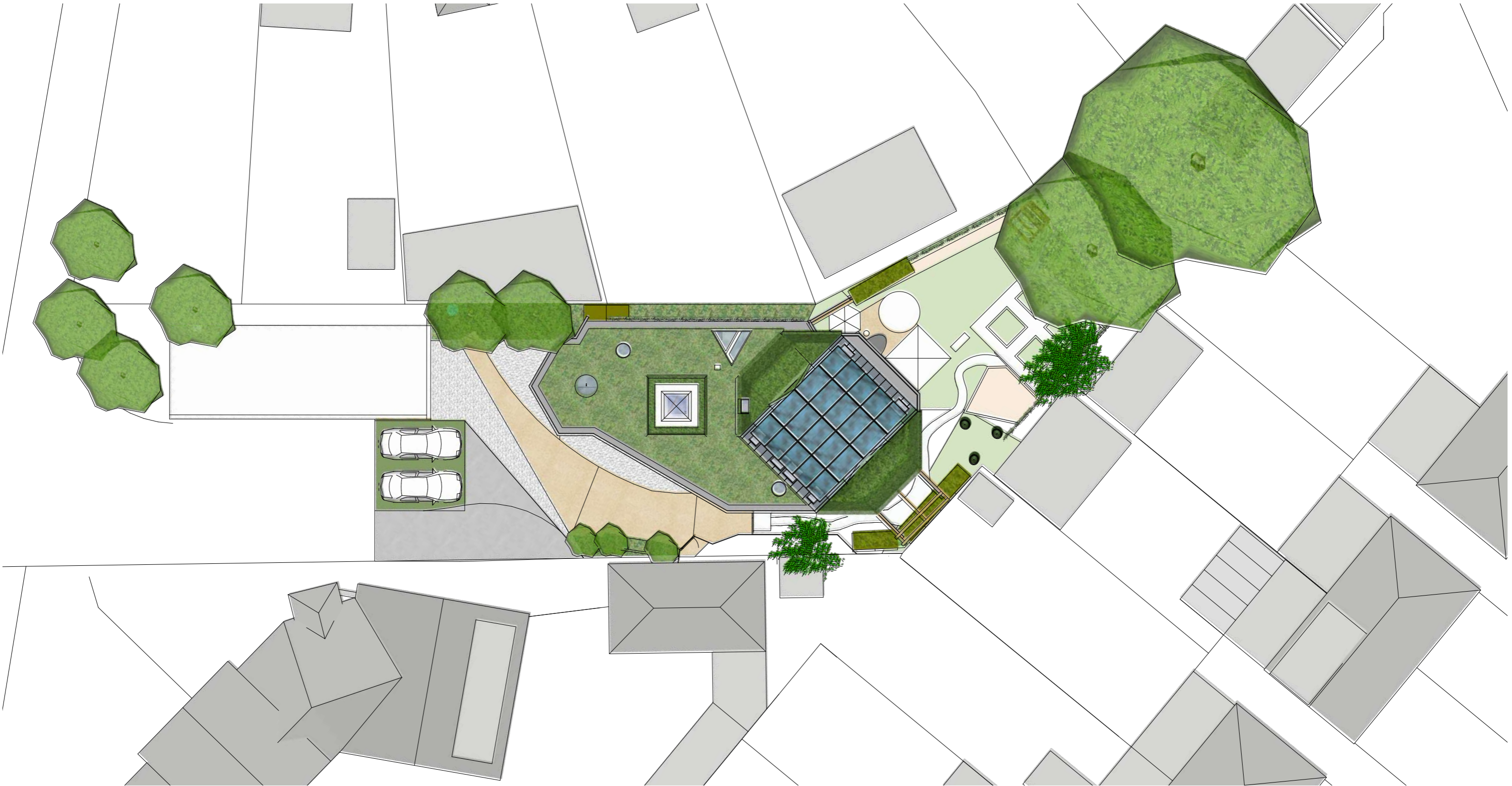
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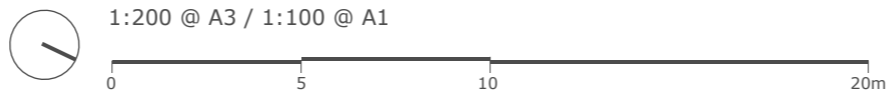
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Drawing Title: **Roof Plan**  
**As Proposed 1:200**  
Planning Application for a dwelling and associated works

Project no./ Stage/ Drawing no./ Revision  
0266- PLA- 64\_A  
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