

KEY:

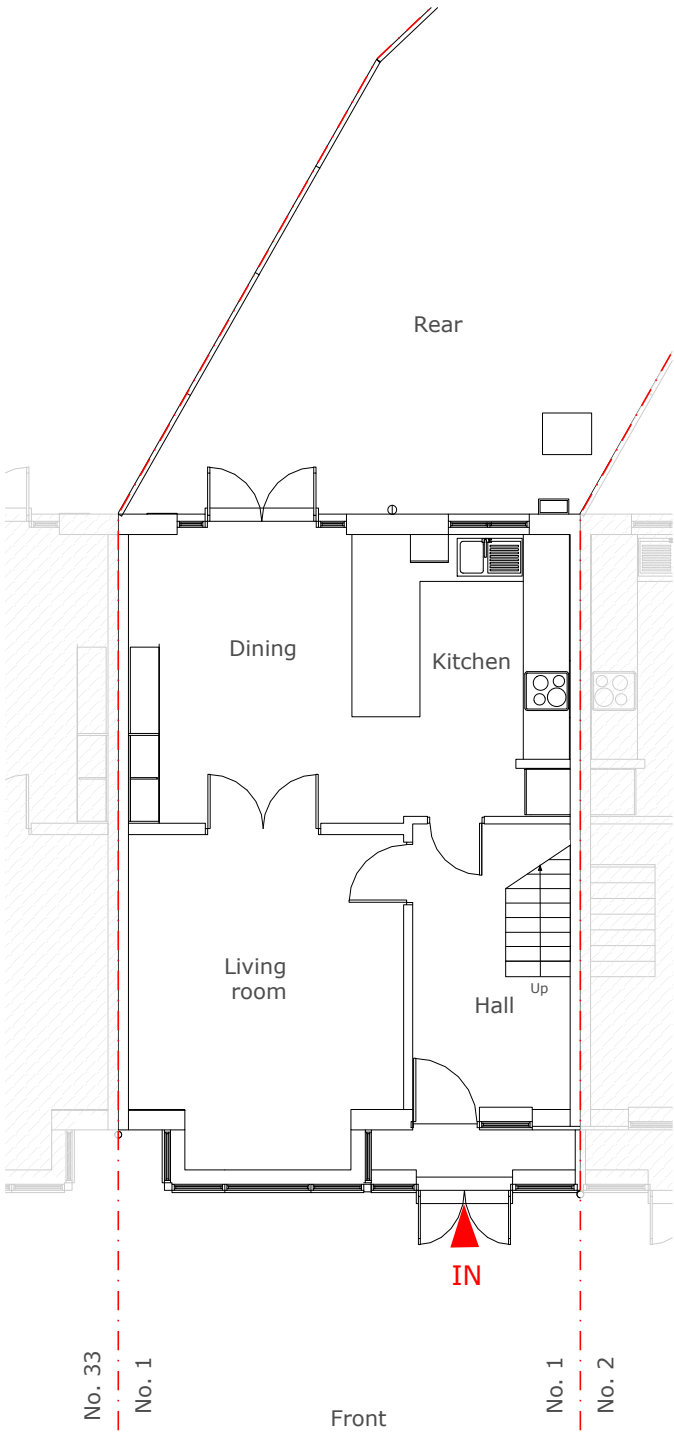
Proposed extension

MICHAEL OAKES ARCHITECTS LTD.

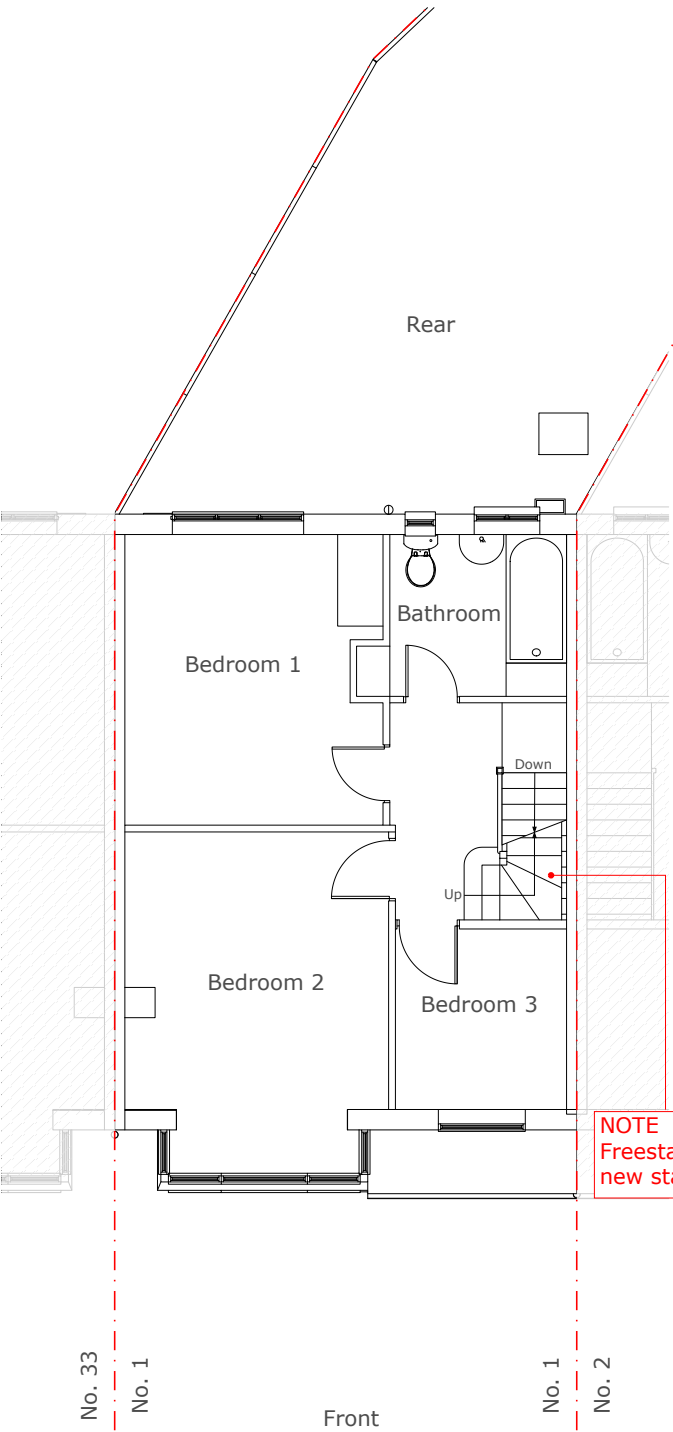
Michael Oakes (Director) B.A. Hons Arch, Dipl. Arch, Registered Architect

REGISTERED ARCHITECTS, DESIGNERS + ILLUSTRATORS

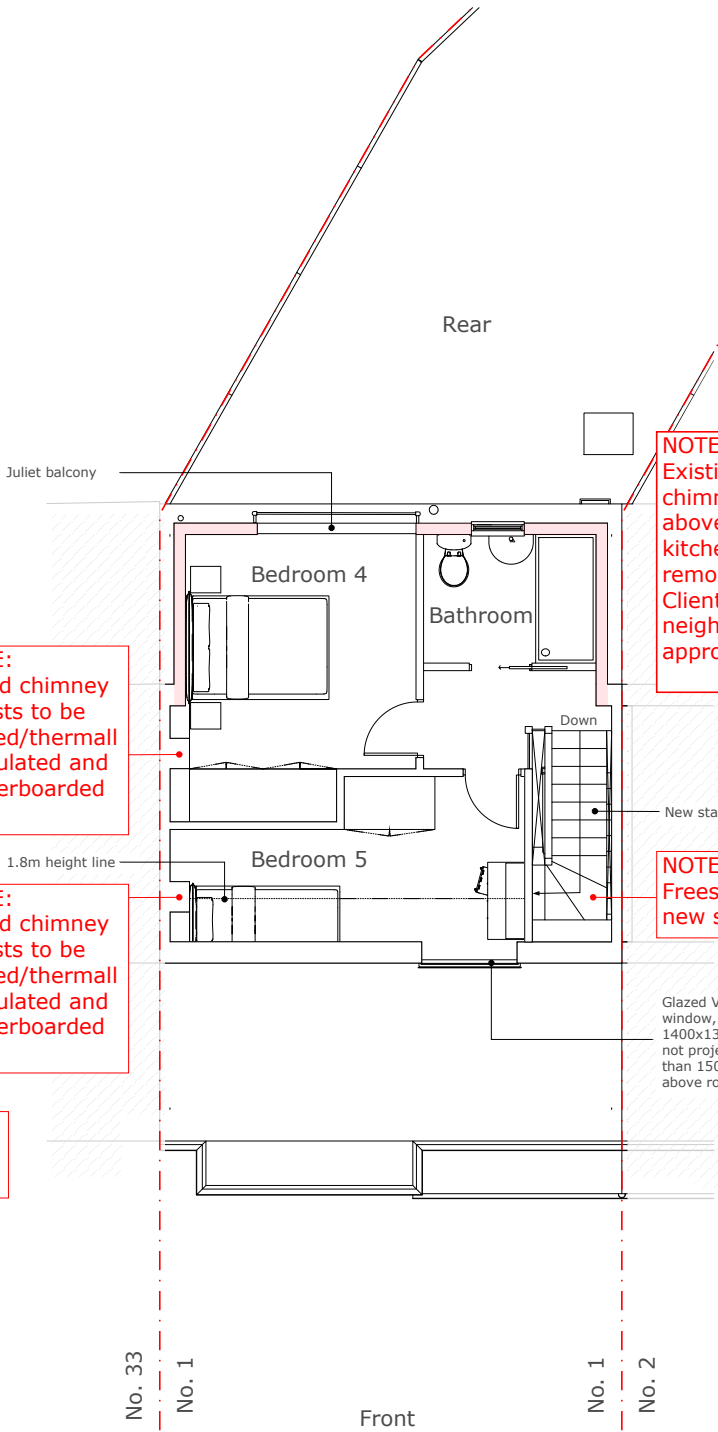
Telephone: 01895 235089 - E-mail: michaeloakesarchitect@googlemail.com



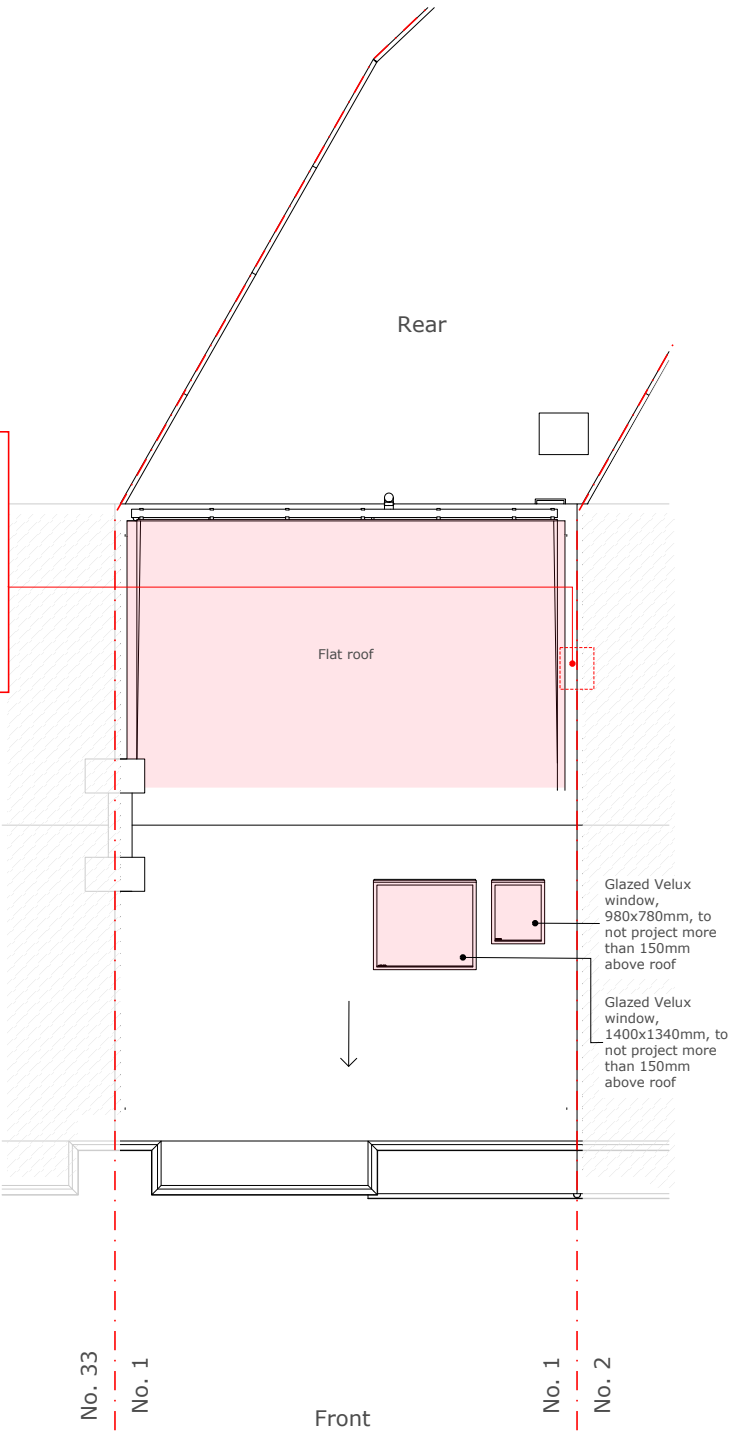
Ground Floor Plan



First Floor Plan



Loft Plan



Roof Plan

NOTE:
Naked chimney
breasts to be
altered/thermall
y insulated and
plasterboarded
over

NOTE:
Naked chimney
breasts to be
altered/thermall
y insulated and
plasterboarded
over

NOTE
Freestanding
new stairs

NOTE:
Existing shared
chimney stack
above the
kitchen to be
removed.
Client to obtain
neighbour's
approval

NOTE
Freestanding
new stairs

Glazed Velux
window,
1400x1340mm, to
not project more
than 150mm
above roof

Glazed Velux
window,
980x780mm, to
not project more
than 150mm
above roof

Glazed Velux
window,
1400x1340mm, to
not project more
than 150mm
above roof

Address Client Date
1 St. Mary's Walk, Edwin and Carloes Lee August 2020
Hayes, UB3 2JS



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

Drawing Title
As Proposed
Floor Plans

Project no. / Stage / Drawing no. /
0303- PLA- 51_A
Revision notes: Drawn by: LC + IR
A - First Issue

MICHAEL OAKES ARCHITECTS LTD.

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KEY:

Proposed extension

Glazed Velux window, 980x780mm, to not project more than 150mm above roof, to match existing windows in colour and materials

Glazed Velux window, 1400x1340mm, to not project more than 150mm above roof, to match existing windows in colour and materials

No.33 No.1

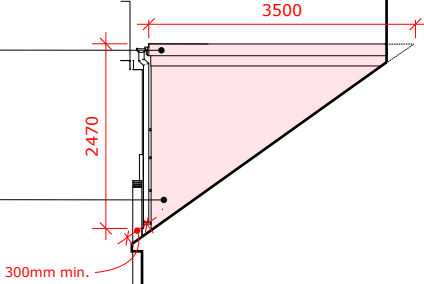
No.1 No.2



Front Elevation (St Mary's Way)

Soffit and fascia to match existing

Hanging tiles to match existing in colour and materials



Rear

Glazed Velux window, 1400x1340mm, to not project more than 150mm above roof, to match existing windows in colour and materials

Front

Section through party wall with No. 33 St Mary's Road

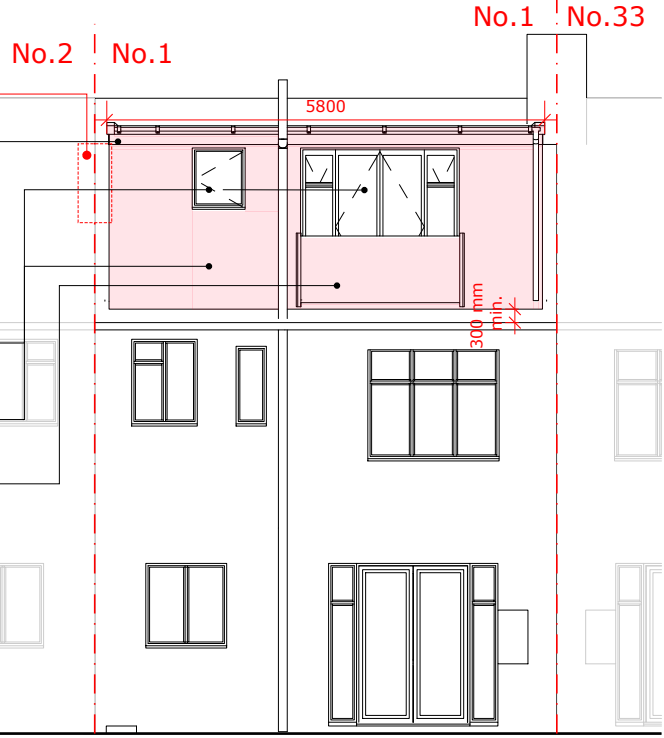
NOTE:
Existing shared chimney stack above the kitchen to be removed. Client to obtain neighbour's approval

Soffit and fascia to match existing

Windows to match existing in colour and materials

Hanging tiles to match existing in colour and materials

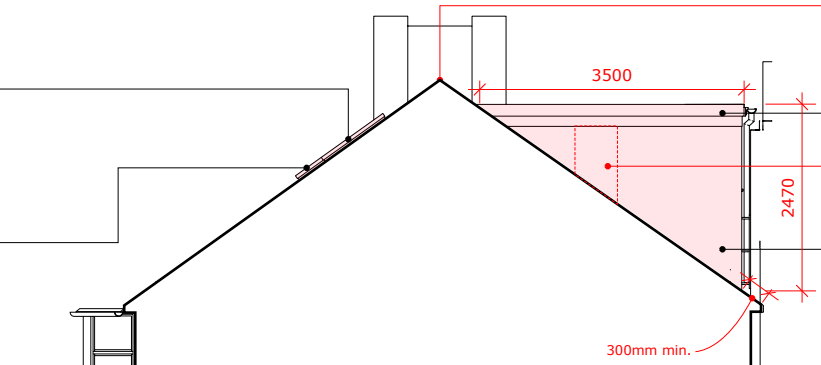
Juliet balcony



Rear Elevation

Glazed Velux window, 980x780mm, to not project more than 150mm above roof, to match existing windows in colour and materials

Glazed Velux window, 1400x1340mm, to not project more than 150mm above roof, to match existing windows in colour and materials



Front

NOTE:
No part of the loft extension must be higher than the existing ridge

NOTE:
Existing shared chimney stack above the kitchen to be removed. Client to obtain neighbour's approval

Soffit and fascia to match existing

Hanging tiles to match existing in colour and materials

Rear

Section through party wall with No. 2 St Mary's Way

Address Client Date
1 St. Mary's Walk, Edwin and Carloes Lee August 2020
Hayes, UB3 2JS

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

Drawing Title
As Proposed
Elevations

Project no. / Stage / Drawing no. /
0303- PLA- 52_A
Revision notes: Drawn by: LC + IR
A - First Issue

KEY:

Proposed extension

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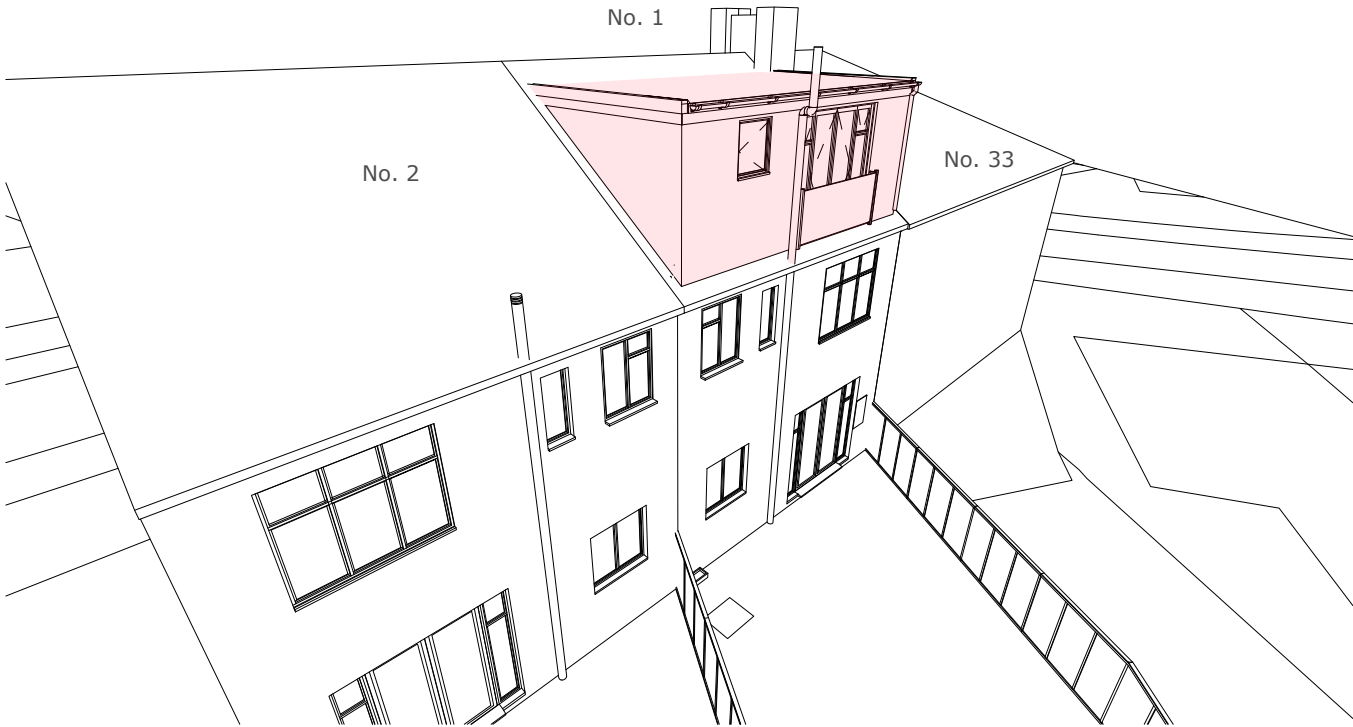
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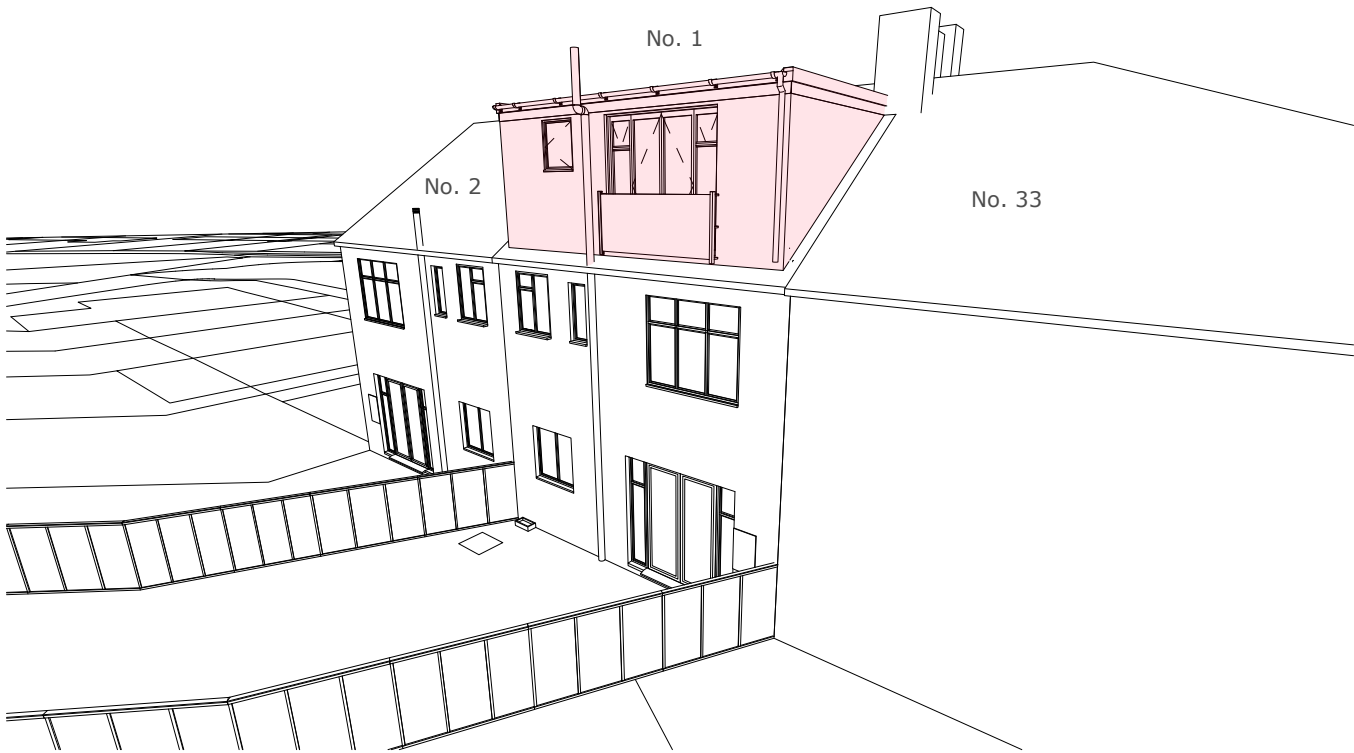
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View of the rear elevation from the garden



Bird's eye view of the rear elevation



Bird's eye view of the rear elevatoin



View of the front elevation from St Mary's Way

Address	Client	Date
1 St. Mary's Walk, Hayes, UB3 2JS	Edwin and Carloes Lee	August 2020

Drawing Title	Project no. / Stage /	Drawing no. /
As Proposed 3D Views	0303- PLA-	53_A
Revision notes:		Drawn by: LC + IR
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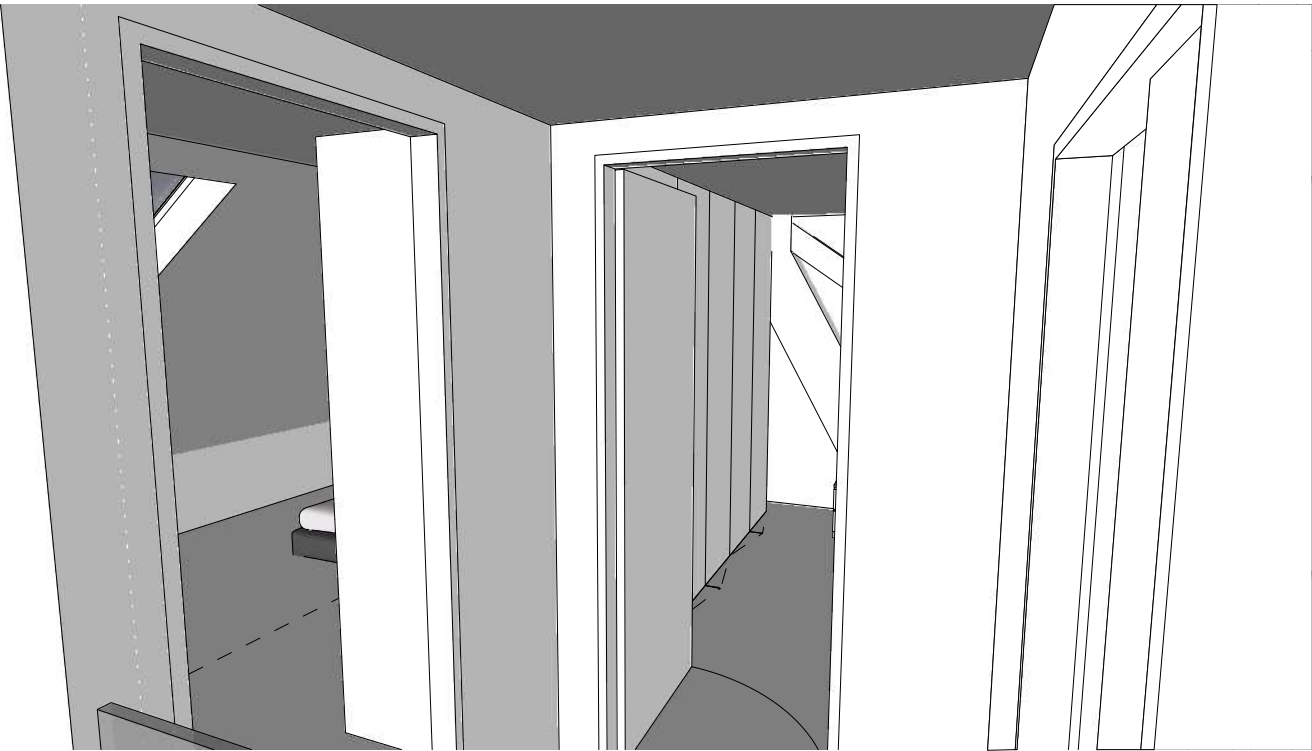
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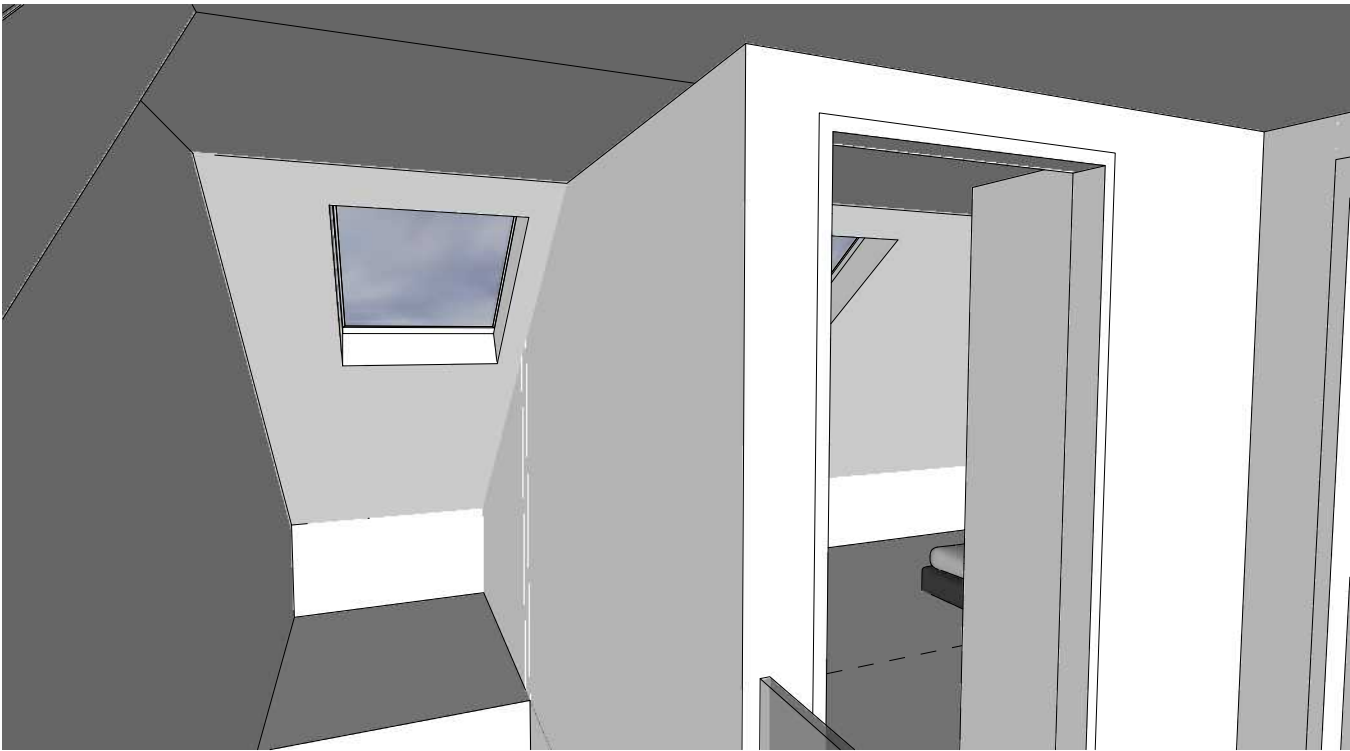
Interior view 01 - New stairs 1F



Interior view 02 - New stairs 1F



Interior view 03 - Landing (loft)



Interior view 04 - Landing (loft)

Address	Client	Date
1 St. Mary's Walk, Hayes, UB3 2JS	Edwin and Carloes Lee	August 2020

Drawing Title	Project no. / Stage /	Drawing no. /
As Proposed Interior 3D Views	0303- PLA-	54_A
	Revision notes:	Drawn by: LC + IR
	A - First Issue	

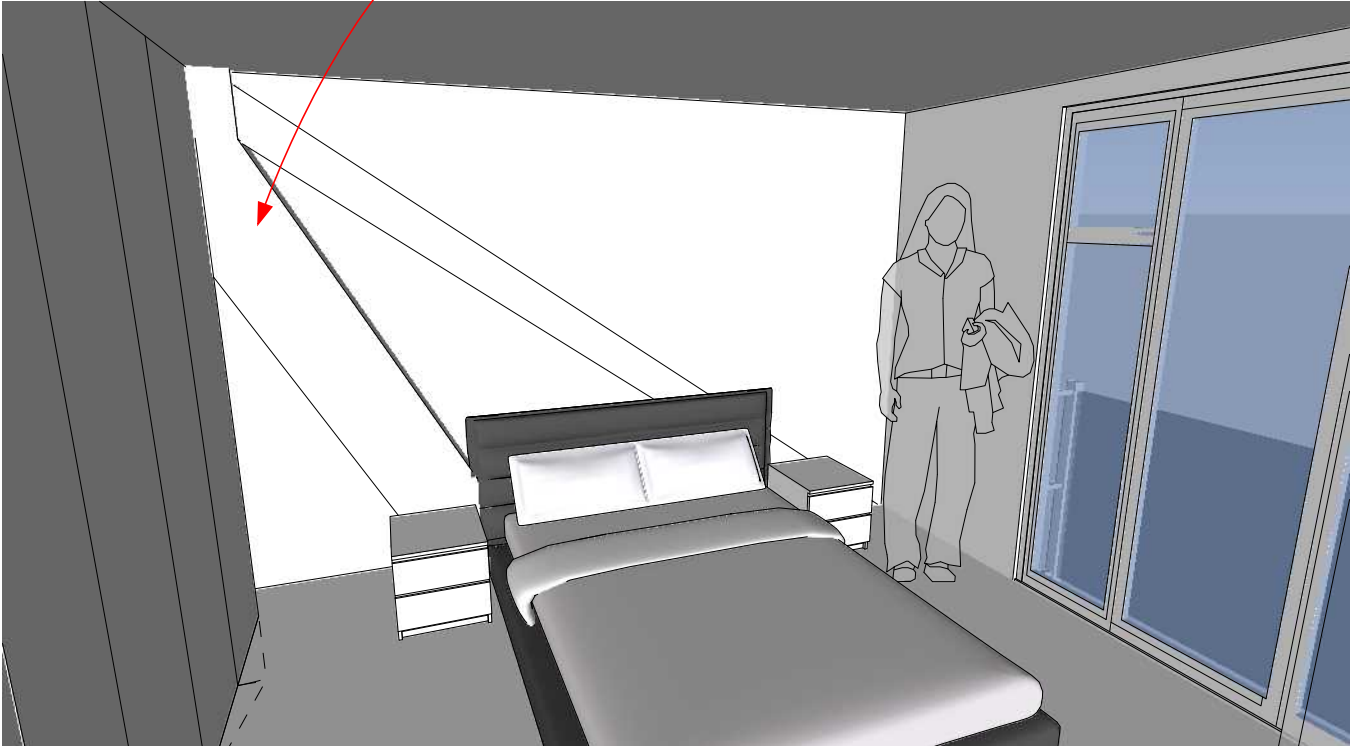
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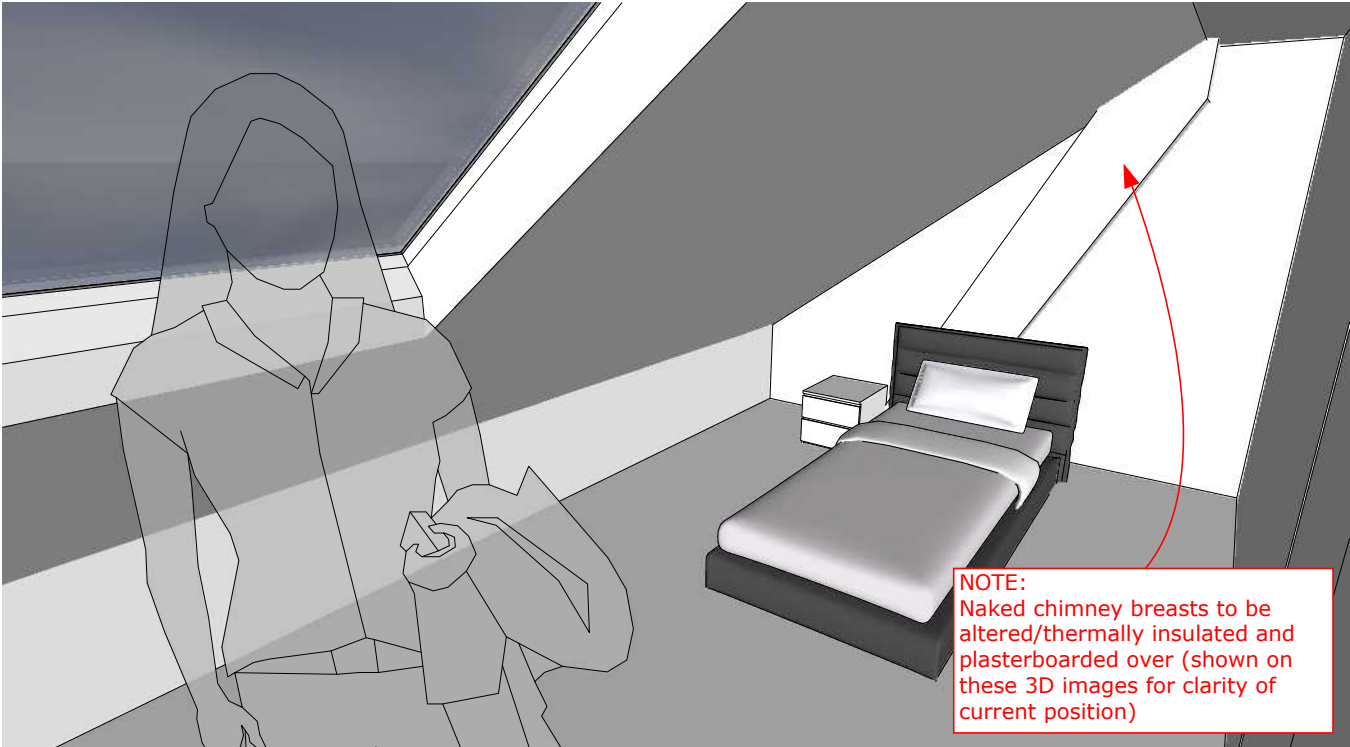
NOTE:
Naked chimney breasts to be
altered/thermally insulated and
plasterboarded over (shown on
these 3D images for clarity of
current position)



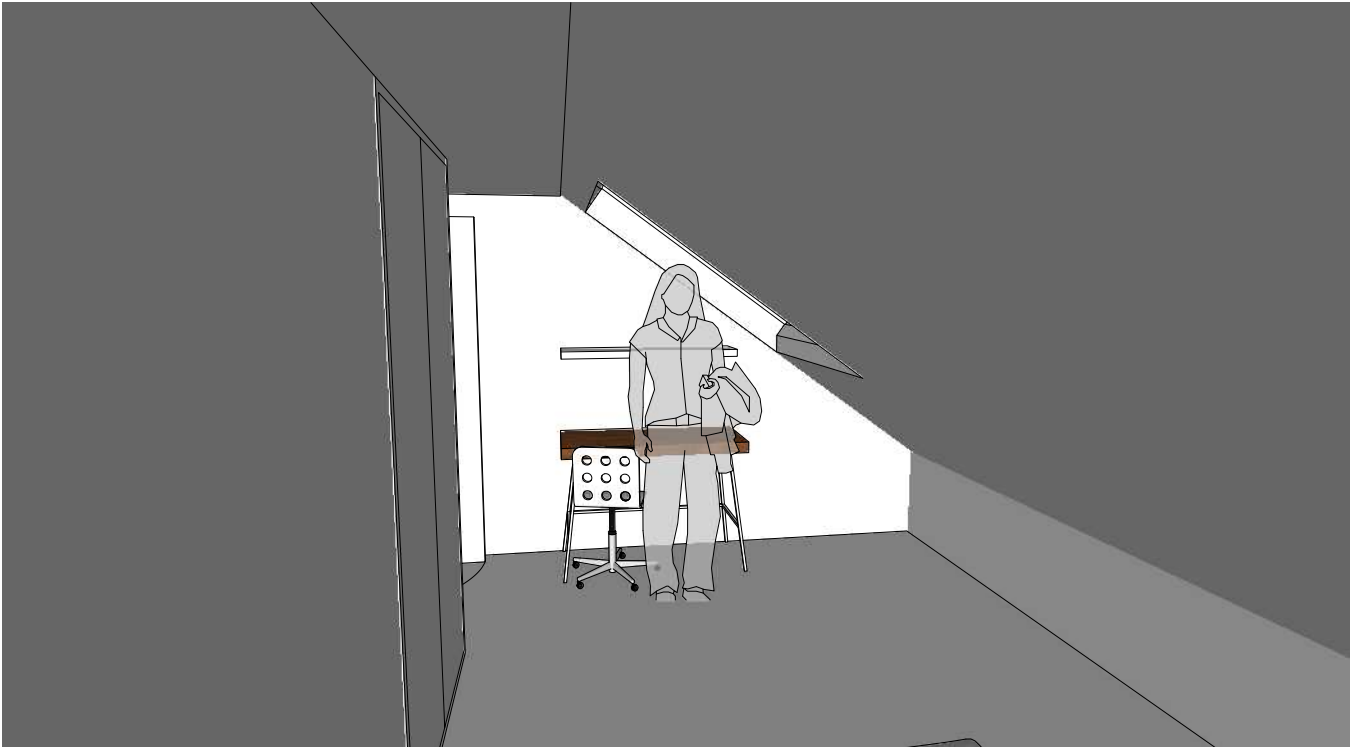
Interior view 05 - Double bedroom (loft)



Interior view 06 - Single bedroom (loft)



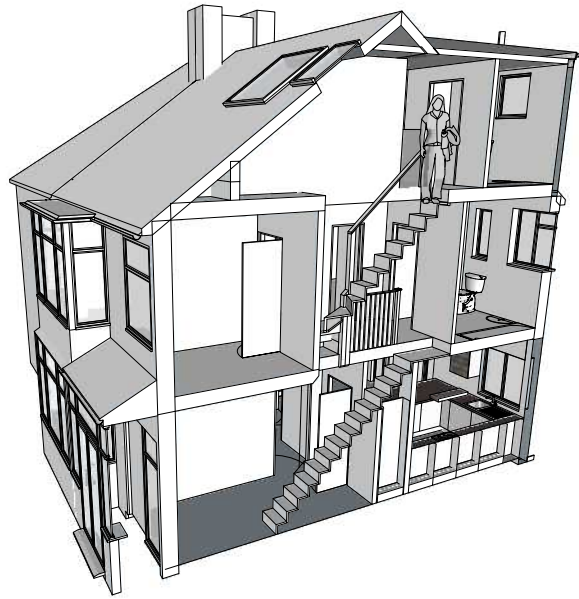
Interior view 07 - Single bedroom (loft)



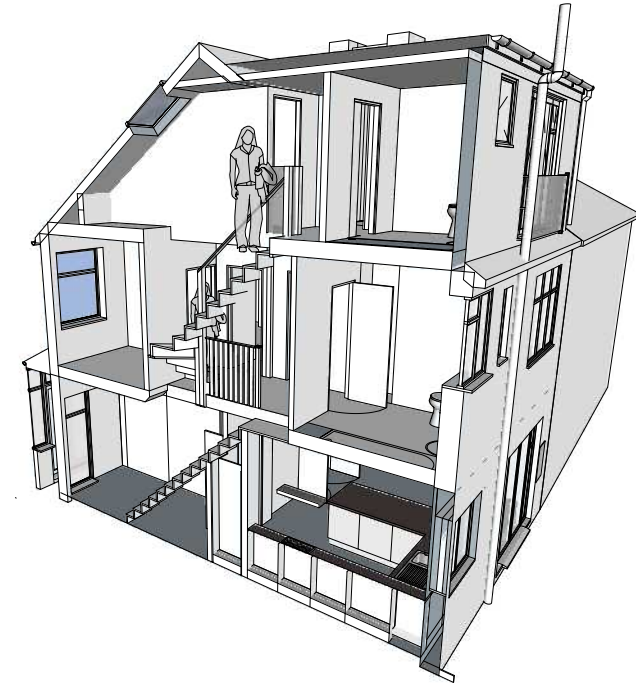
Interior view 08 - Single bedroom (loft)

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Hayes, UB3 2JS

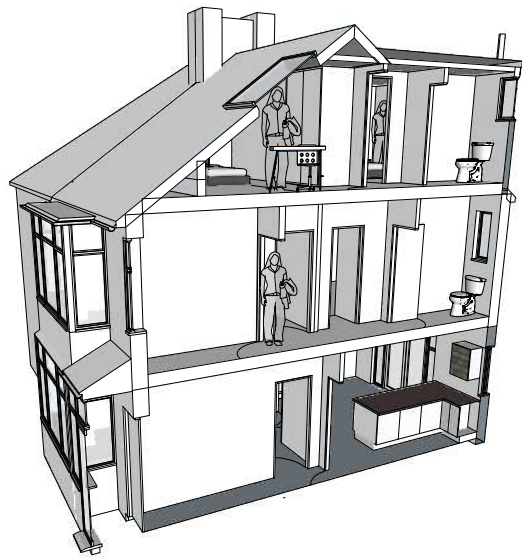
Drawing Title Project no. / Stage / Drawing no. /
As Proposed 0303- PLA- 55_A
Interior 3D Views
Revision notes: Drawn by: LC + IR
A - First Issue



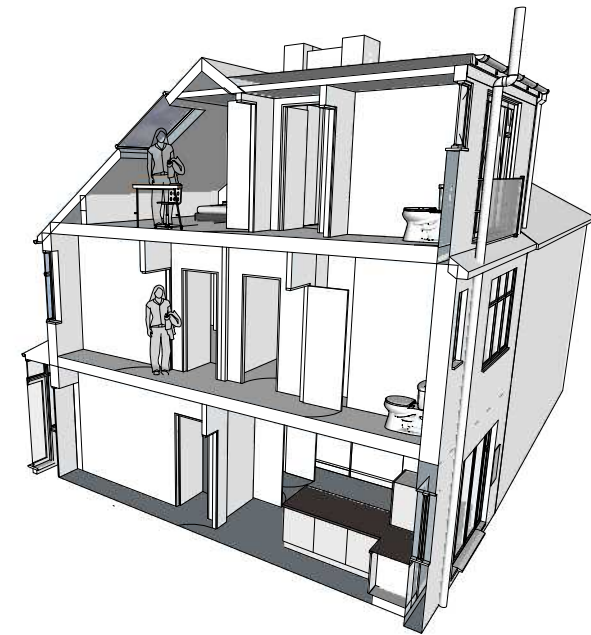
Section Perspective 01



Section Perspective 02



Section Perspective 03



Section Perspective 04

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1 St. Mary's Walk, Hayes, UB3 2JS	Edwin and Carloes Lee	August 2020

Drawing Title
As Proposed
 3D Views

Project no. / Stage /	Drawing no. /
0303- PLA-	56_A
Revision notes:	Drawn by: LC + IR
A - First Issue	