

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] = Previous planning permissions on Ladygate Lane of a similar nature [Blue]

[Blue] Previously approved extensions to neighbouring properties



Reference images:
Passion flower (left)
Honeysuckle (right)

Trellis and post fence, nominally = 1.8x1.8m boards with 100x100mm H section posts (below)



Boundary treatment: long trellis and post fence planted with trailing passion flower and honeysuckle, to obscure massing for neighbours.

[Pink] footprint of new porch

Side access gate

Ladygate Lane

[Blue] Rear chimney stack removed

2x car parking spaces retained

Front boundary 1.8m high timber fence. Unopenable

[Pink] footprint of proposed

Hazel 3m height

2x Cypress at 8m tall in neighbours property

Raised level patio/hardstanding

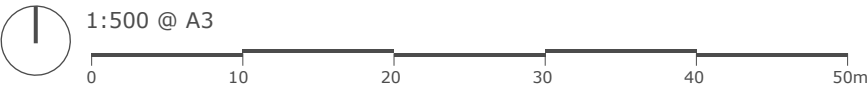
Rear garden (greenery retained)

Garden shed

2x conifers at 8/10m tall in neighbours property

Block Plan

Address Client Date
14 Ladygate Ln, Ruislip
HA4 7QU May 2026



Drawing Title
Location + Block Plan

Project no./ Stage/ Drawing no./ Revision
0473- PLA- 50_A
Revision notes: Drawn by: RA
A - First Issue

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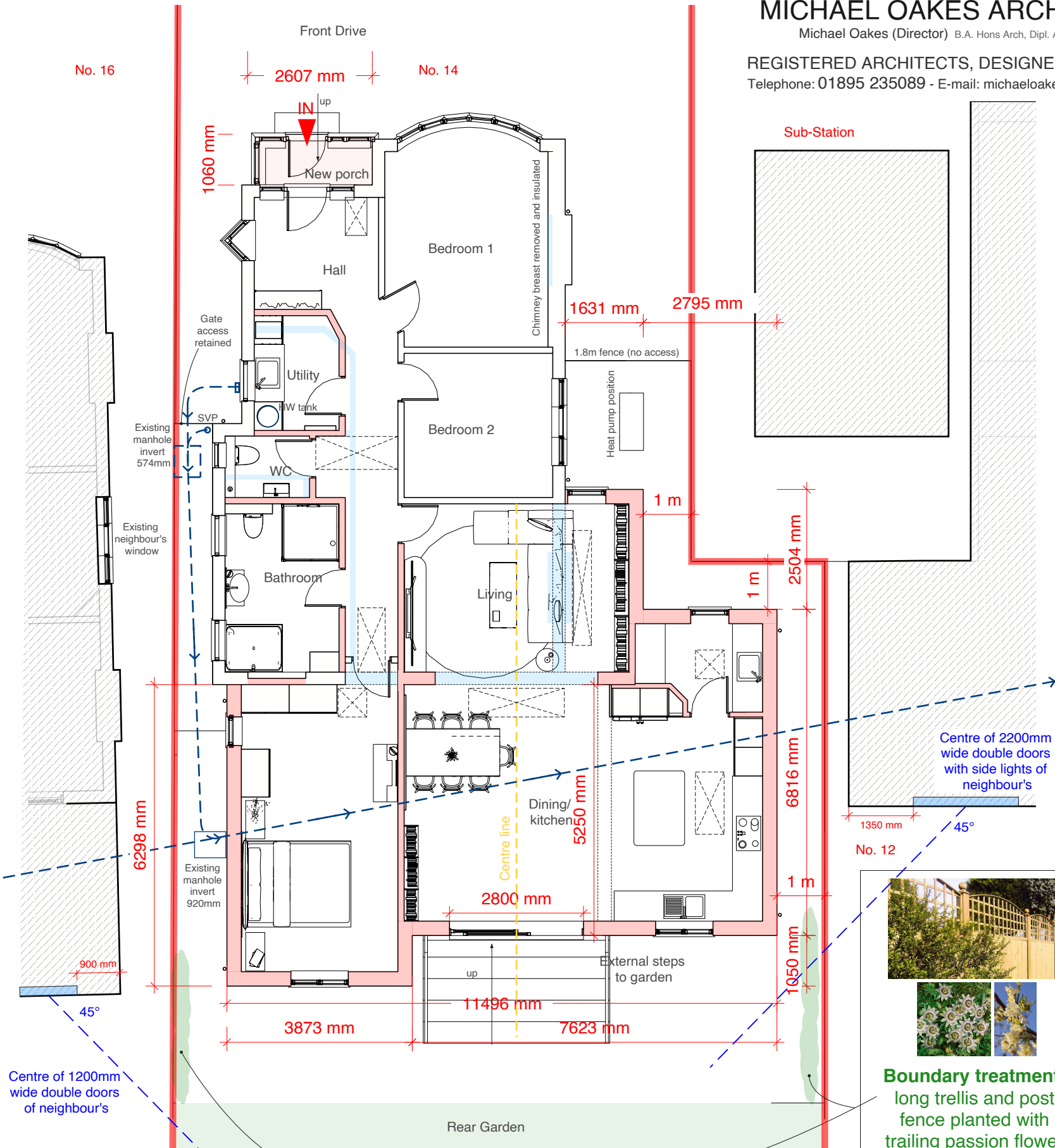
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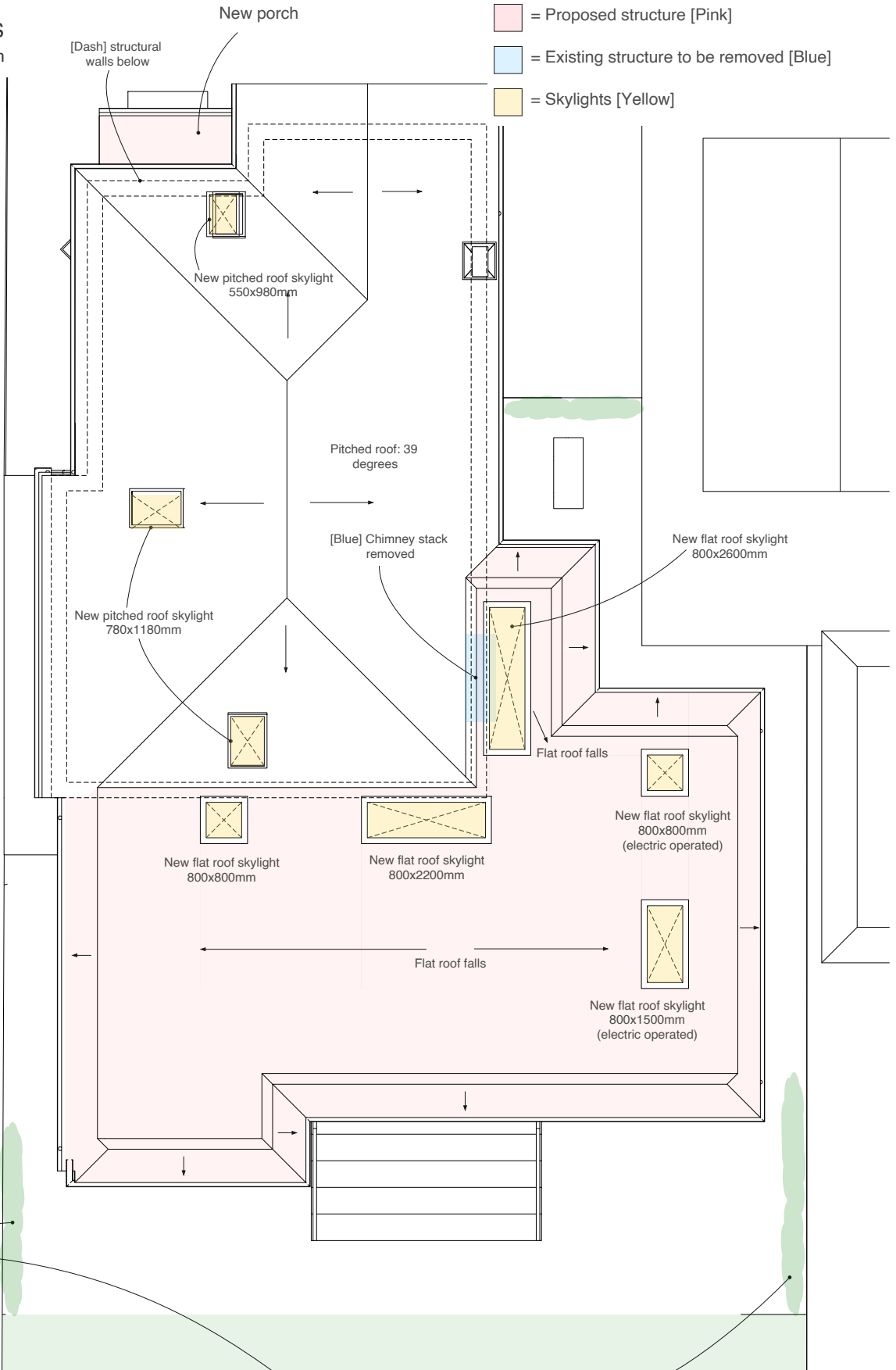
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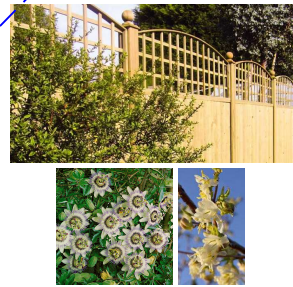
- [X] = Skylight above [Fine Dash]
- [Pink] = Proposed structure [Pink]
- [Blue] = Existing structure to be removed [Blue]
- [Yellow] = Skylights [Yellow]



Ground Floor Plan



Roof Plan



Boundary treatment:
long trellis and post
fence planted with
trailing passion flower
and honeysuckle, to
obscure massing for
neighbours.

Address Client Date
14 Ladygate Ln, Ruislip
HA4 7QU May 2026



1:100 @ A3

0 1 2 3 4 5 10m

Drawing Title Project no./ Stage/ Drawing no./ Revision
As Proposed 0473- PLA- 51_A
Floor Plans
Revision notes: Drawn by: RA
A - First Issue

MATERIALS KEY:

- ① Roof tiles to match existing in material, colour and texture
- ② Soffit and fascia to match existing
- ③ Windows and doors to match existing in colour and material
- ④ Rough mix render (proprietary waterproof system) to match the existing in colour and texture

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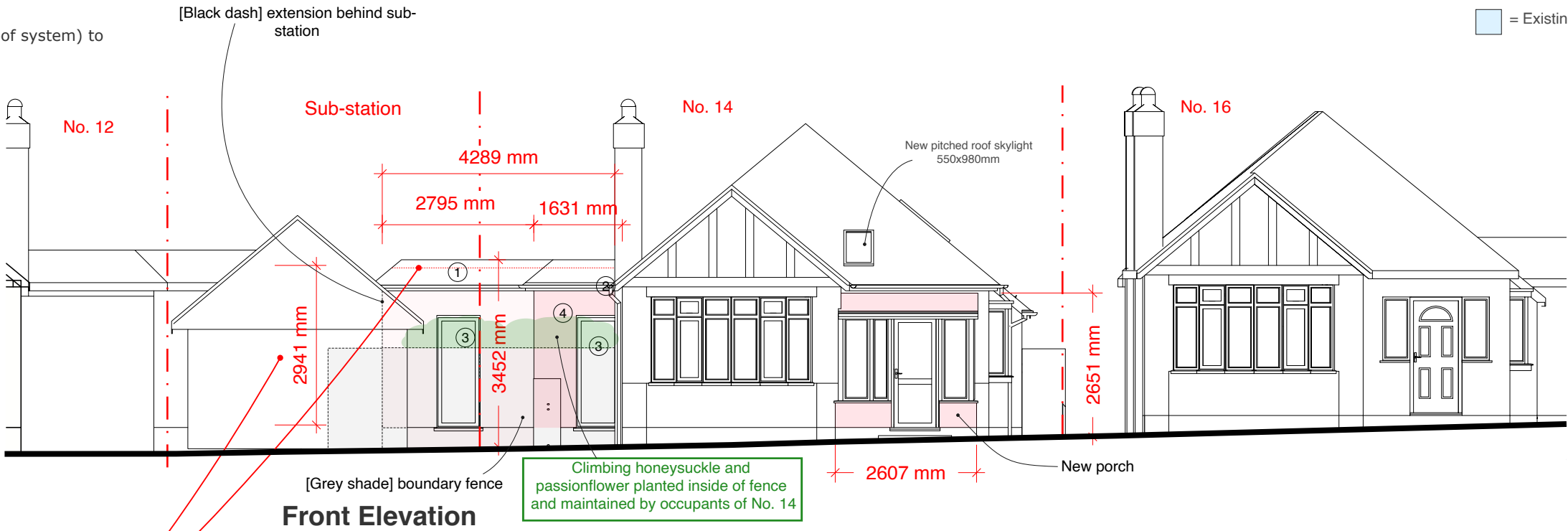
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KEY

[Yellow box] = Obscured glazing to windows (minimum Pilkington scale 4)

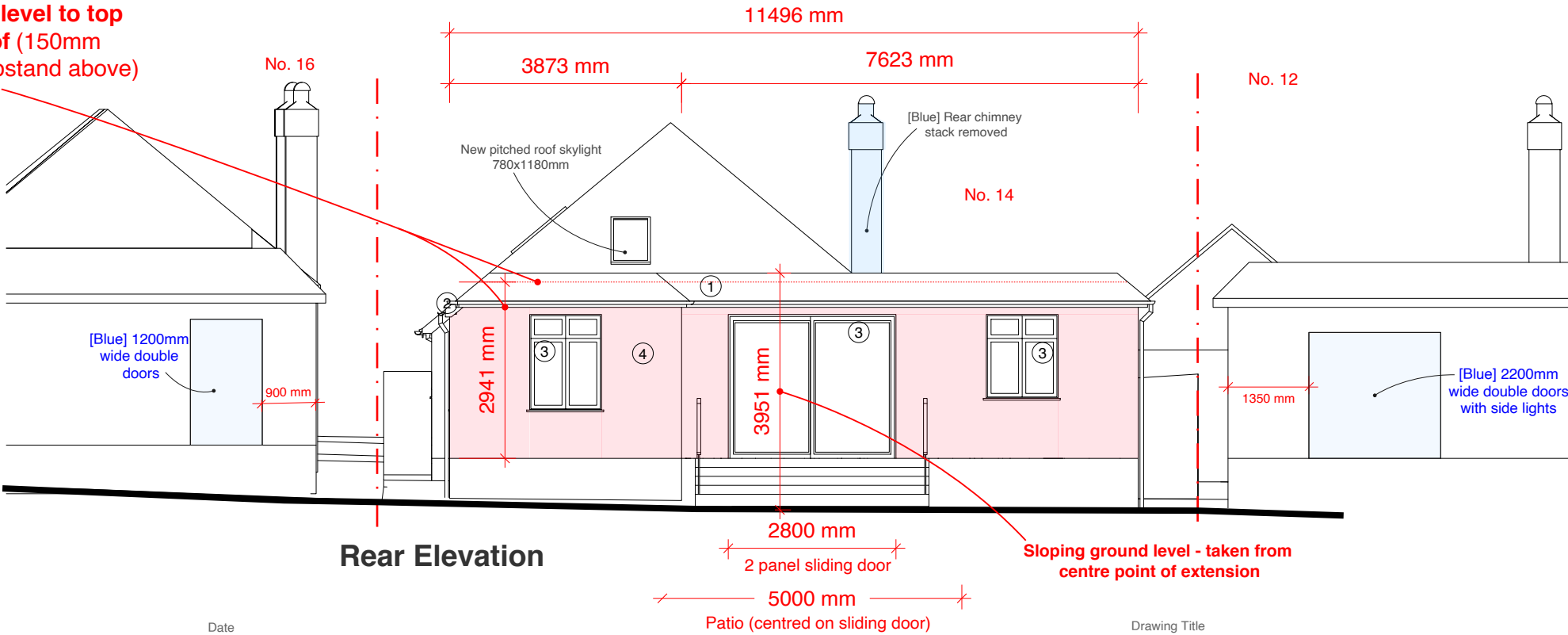
[Pink box] = Proposed structure

[Blue box] = Existing structure to be removed



IMPORTANT: Ground level slopes down towards No.12 as shown, heights will vary to ground level.
Ground-roof heights taken from centre points where possible.

[Dash] Height from finish floor level to top of flat roof (150mm crown roof upstand above)



Address: 14 Ladygate Ln, Ruislip HA4 7QU
Client: May 2026
Date: May 2026

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

Drawing Title: As Proposed Elevations

Project no./ Stage/ Drawing no./ Revision: 0473- PLA- 52_A
Revision notes: Drawn by: RA
A - First Issue

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- ① Roof tiles to match existing in material, colour and texture
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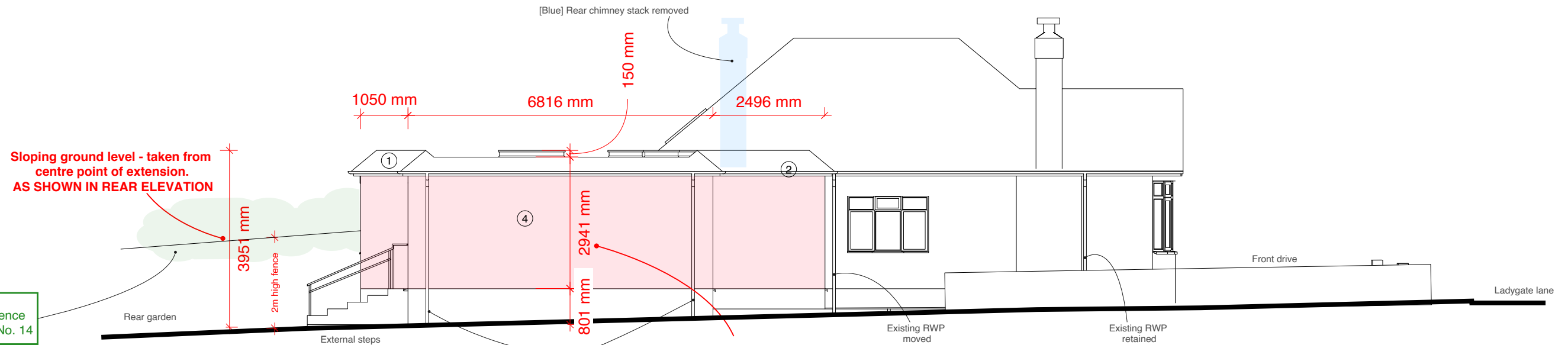
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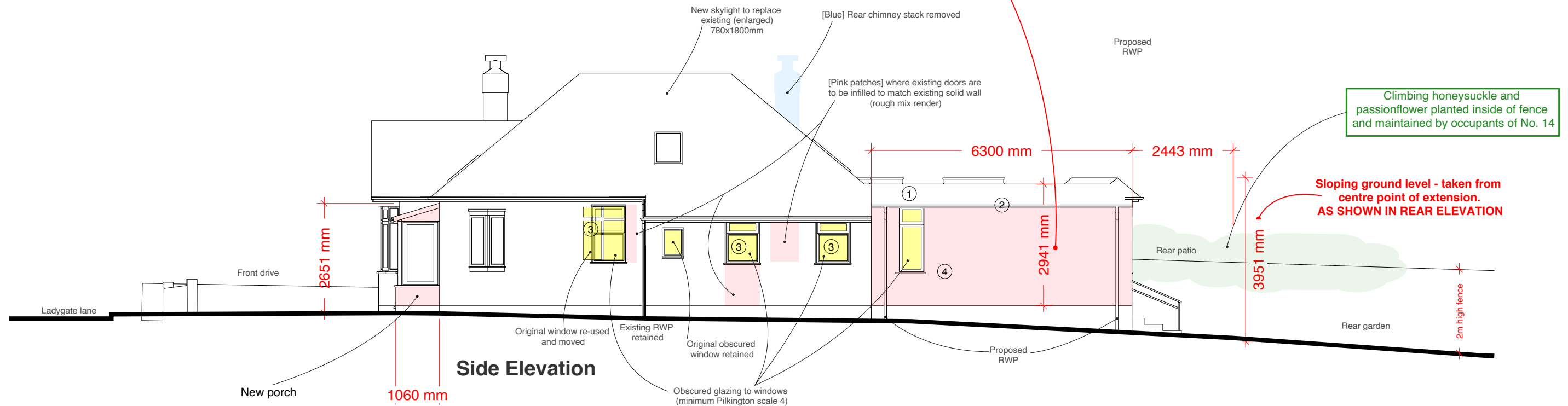
KEY

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-  = Proposed structure
-  = Existing structure to be removed

IMPORTANT: Ground level slopes down towards No.12 as shown, heights will vary to ground level.
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Side Elevation



Side Elevation

Address Client Date

14 Ladygate Ln, Ruislip
HA4 7QU

May 2026

1:100 @ A3

0 1 2 3 4 5 10m

Drawing Title

As Proposed
Elevations

Project no./ Stage/ Drawing no./ Revision

0473- PLA- 53_A

Revision notes: Drawn by: RA

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Views from Ladygate Lane

Drawing Title
As Proposed
3D Exterior Views

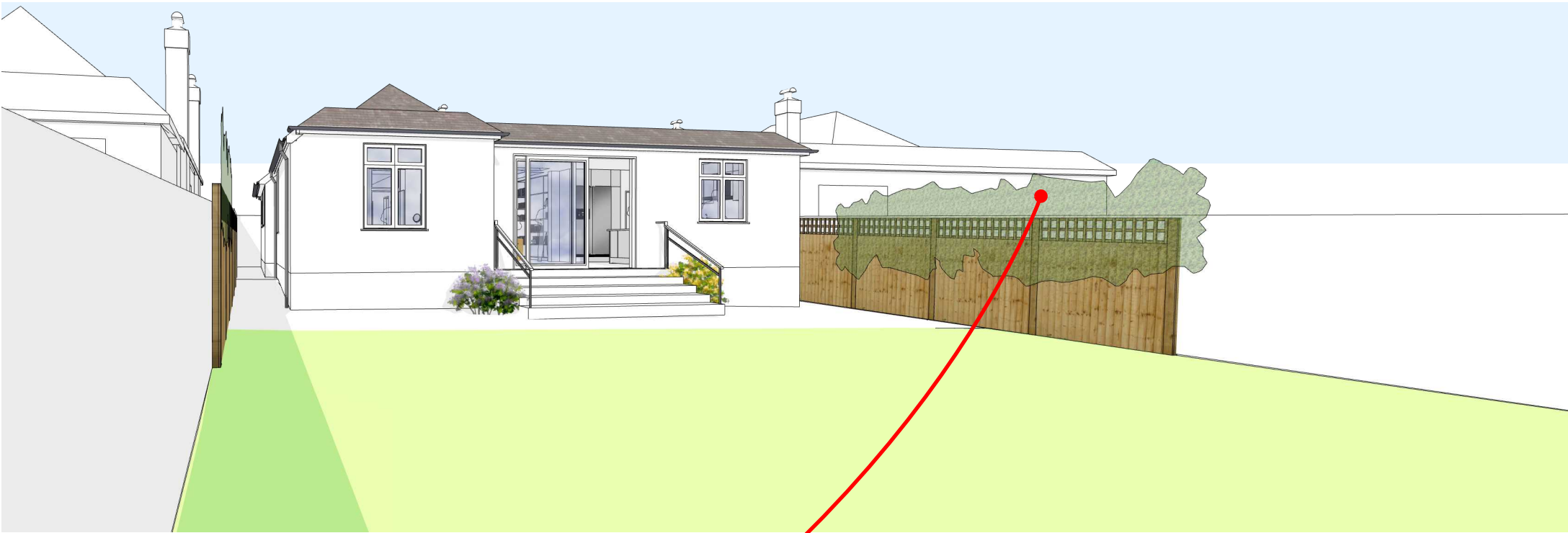
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Boundary treatment: long trellis and post fence planted with trailing passion flower and honeysuckle, to obscure massing for neighbours.



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May 2026

Views from rear garden

Drawing Title
As Proposed
3D Exterior Views

Project no./ Stage/
0473- PLA-

Drawing no./ Revision
55_A

Revision notes:
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Drawn by: RA

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HA4 7QU May 2026

Interior views

Drawing Title
As Proposed
3D Interior Views

Project no./ Stage/ Drawing no./ Revision
0473- PLA- **56_A**
Revision notes: Drawn by: RA
A - First Issue