

MICHAEL OAKES ARCHITECTS LTD.

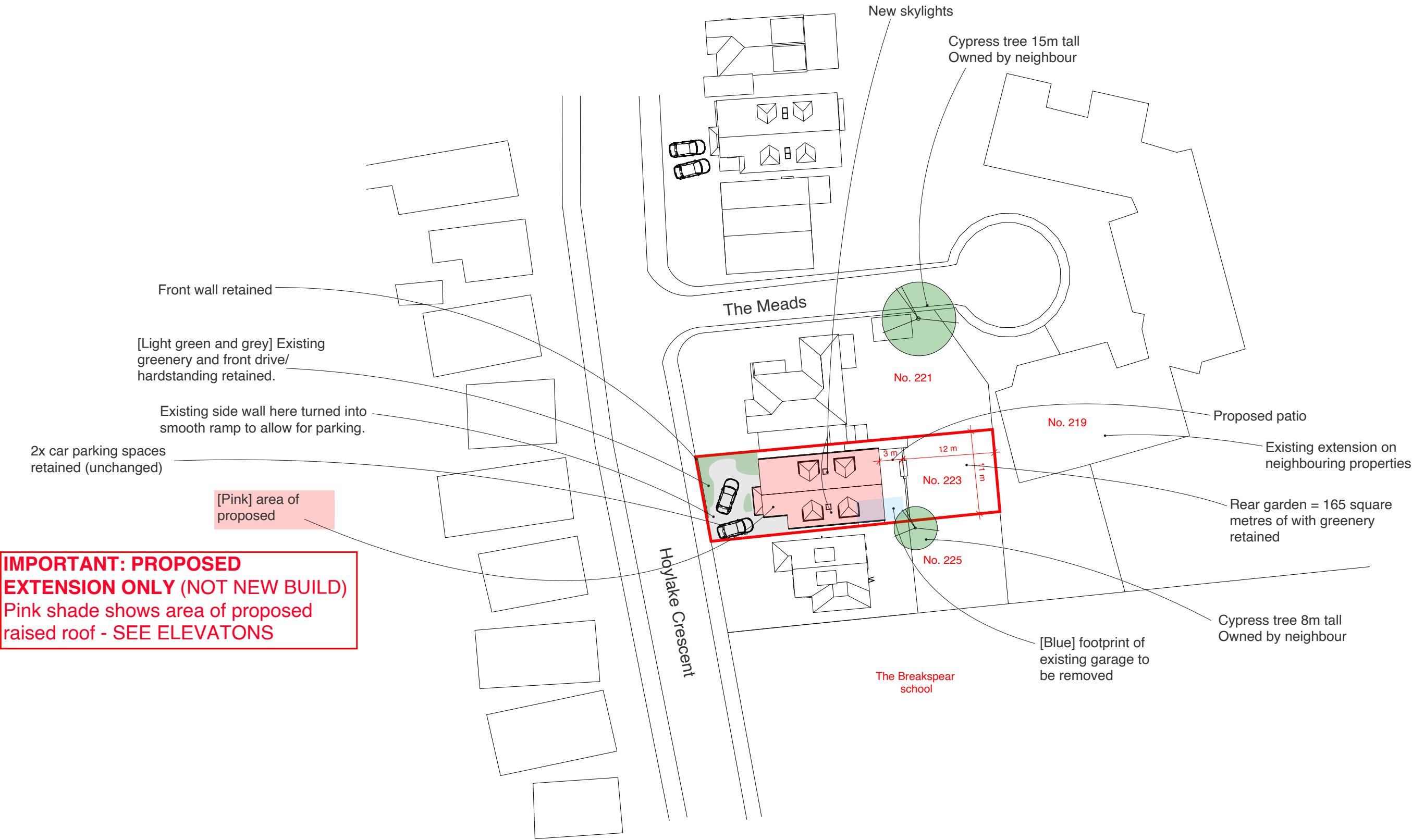
Michael Oakes (Director) B.A. Hons Arch, Dipl. Arch, Registered Architect

REGISTERED ARCHITECTS, DESIGNERS + ILLUSTRATORS

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

KEY

- [Pink] = Proposed structure [Pink]
- [Blue] = Existing structure to be removed [Blue]

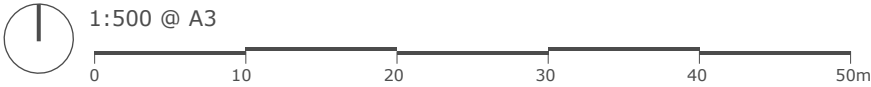


Address
223 Hoylake Crescent,
Ickenham, UB10 8JL

Client
Mr Ruprah

Date
August
2026

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



Drawing Title
As Proposed - Block Plan

- A - First Issue
- B - Minor Planning adjustments 21.07.26
- C - 600mm boundary minimum 29.07.26
- D - Drainage and adjustments 30.07.26

Project no./ Stage/
0480- PLA-

Drawing no./ Revision
50_E

Revision notes:
E - Drainage adjusted (again) 05.08.26

Drawn by: RA

Distance from rear of **neighbour's outbuilding** to rear-most wall of proposal at No. 223

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

 = Skylight above [Fine Dash]

 = Proposed structure [Pink]

 = Existing structure to be removed [Blue]

No. 223

Rear garden - grass

No. 225

Distance from rear of **neighbour's property** to rear-most wall of proposal at No. 223

[Dashes on floor]
1.8m ceiling height

320mm IC inspection chamber - set at 15m from proposed manhole (under 22m maximum).
Good to practice for SVP to have emergency rodding access panel at GF level for additional opportunity.

[Blue shade]
Existing garage removed

Proposed trapped gully

Proposed rear patio

4m bi-fold doors

Kitchen

Kitchen island

Dining

Sitting Room

Study / Spare Bedroom

WC

Hall

Formal Living Room

Front garden (beds and pavers)

Front Drive

Ground Floor Plan

[Light dash] Foundation offset (approx. 150mm for conventional 600mm wide C30P fill) - 700mm eccentrically loaded foundations may be considered to allow more space if merited.

SVP

WC run?

Coats / Boots

IN

0.5m

0.5m

3638 mm

2518 mm

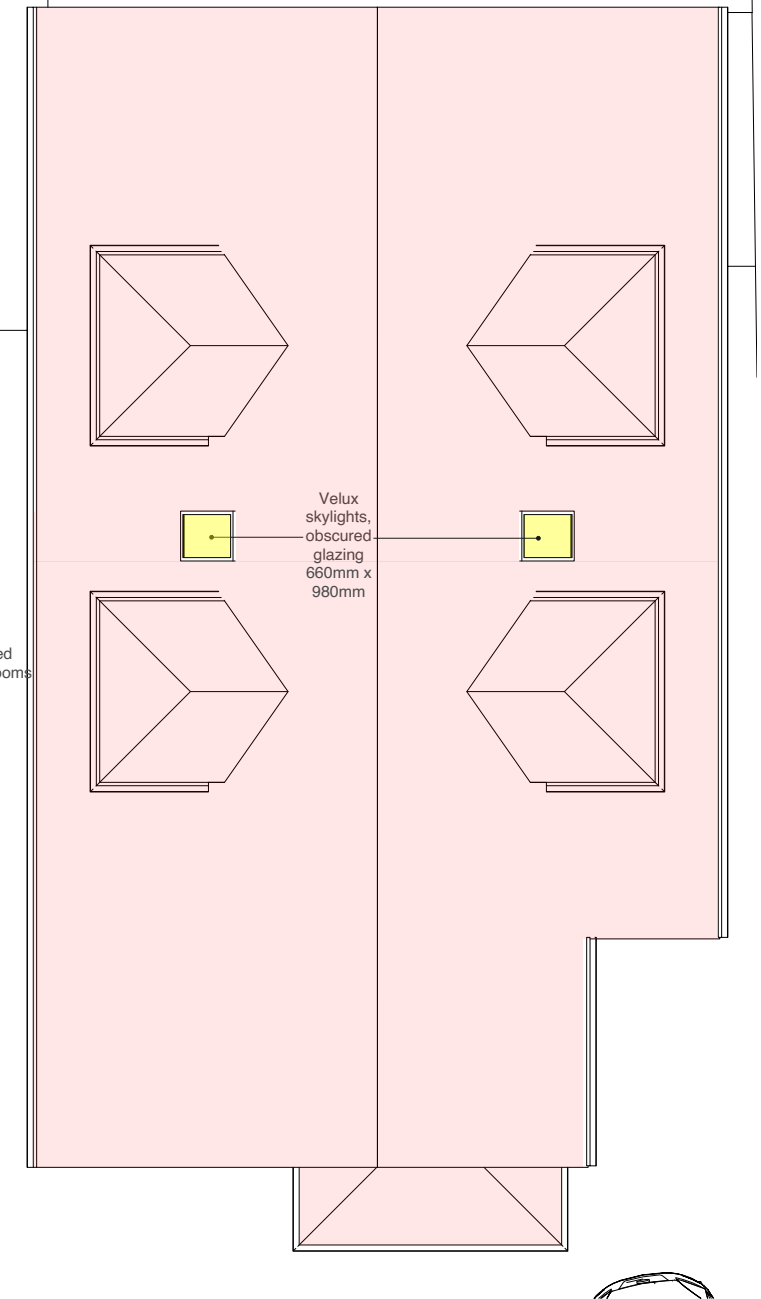
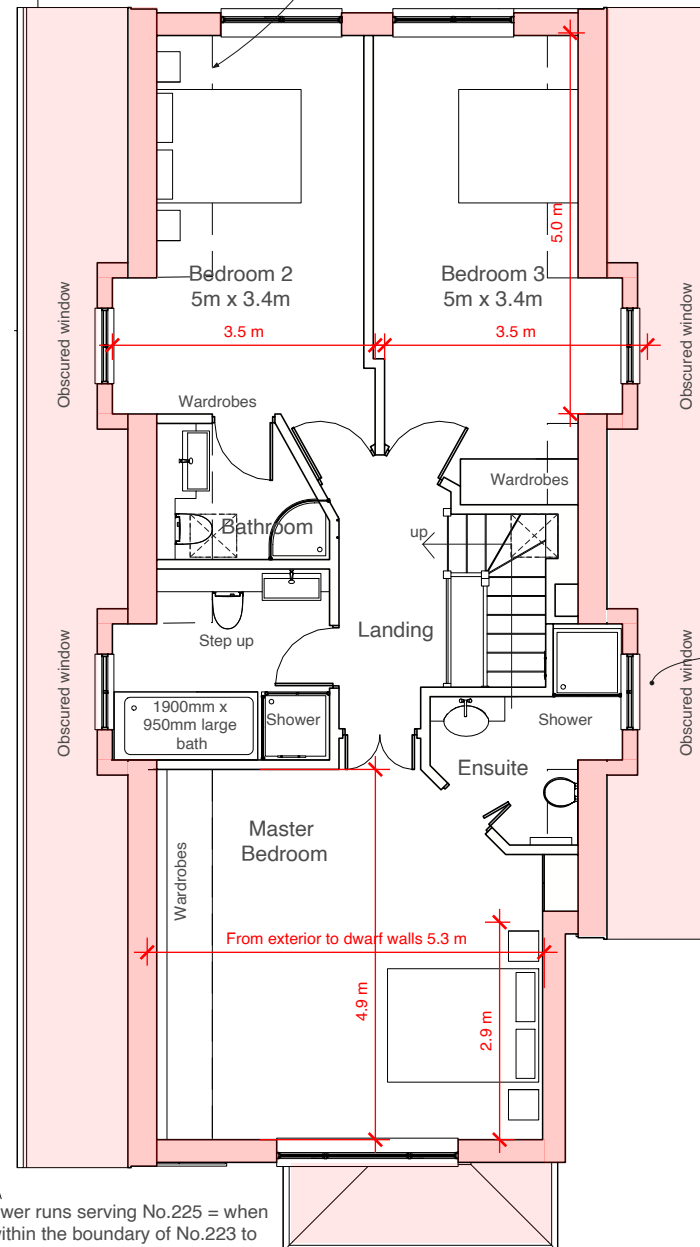
785 mm

150 mm

New manhole over existing run. Proposed runs to connect appropriately into the existing run.

Sewer runs serving No.225 = when within the boundary of No.223 to run into proposed manhole. Set 150mm minimum from any foundations as separate runs.

Re-directed existing foul sewer run into re-located manhole - to match existing falls, set 500mm minimum from any foundations.



Address Client Date

223 Hoylake Crescent,
Ickenham, UB10 8JL

Mr Ruprah

August
2026



1:100 @ A3

0 1 2 3 4 5 10m

Drawing Title

As Proposed
Floor Plans

Project no./ Stage/

0480- PLA-

Revision notes:

Drawing no./ Revision

51_E

Drawn by: RA

E - Drainage adjusted (again) 05.08.26

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

A - First Issue
B - Minor Planning adjustments 21.07.26
C - 600mm boundary minimum 29.07.26
D - Drainage and adjustments 30.07.26

Copyright © Michael Oakes Architects Ltd. 2023
Print all drawings in full colour at A3 size - Do not scale drawings

MICHAEL OAKES ARCHITECTS LTD.

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

REGISTERED ARCHITECTS, DESIGNERS + ILLUSTRATORS

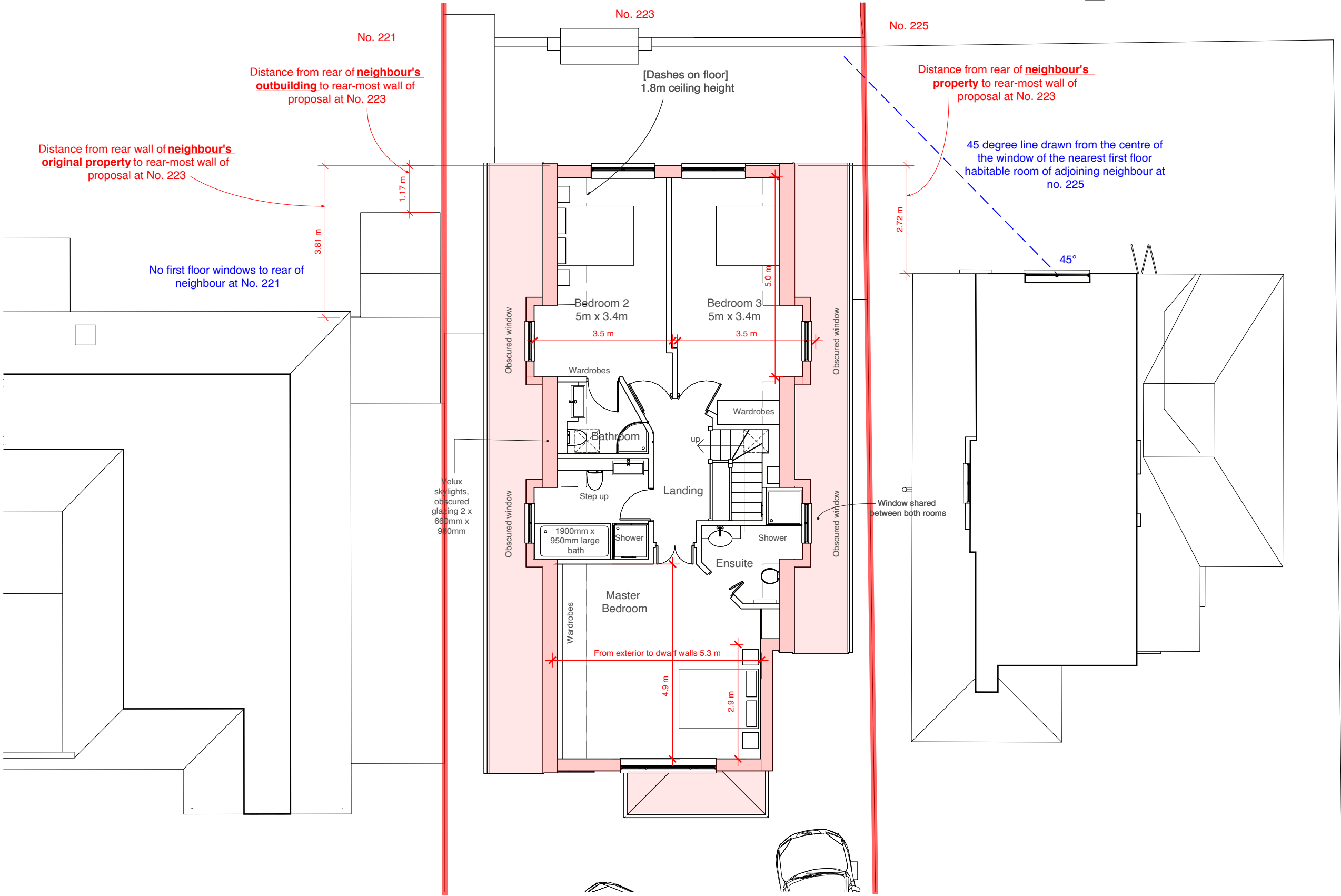
Telephone: 01895 235089 - E-mail: michaeloakesarchitect@googlemail.com

KEY

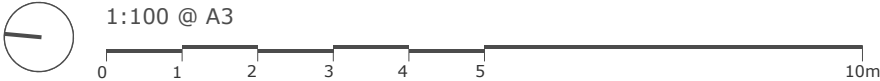
[Symbol] = Skylight above [Fine Dash]

[Pink] = Proposed structure [Pink]

[Blue] = Existing structure to be removed [Blue]



Address: 223 Hoylake Crescent, Ickenham, UB10 8JL
Client: Mr Ruprah
Date: August 2026



Drawing Title: As Proposed Floor Plans

Project no./ Stage/ Drawing no./ Revision: 0480- PLA- 52_E
Revision notes: E - Drainage adjusted (again) 05.08.26
Drawn by: RA

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

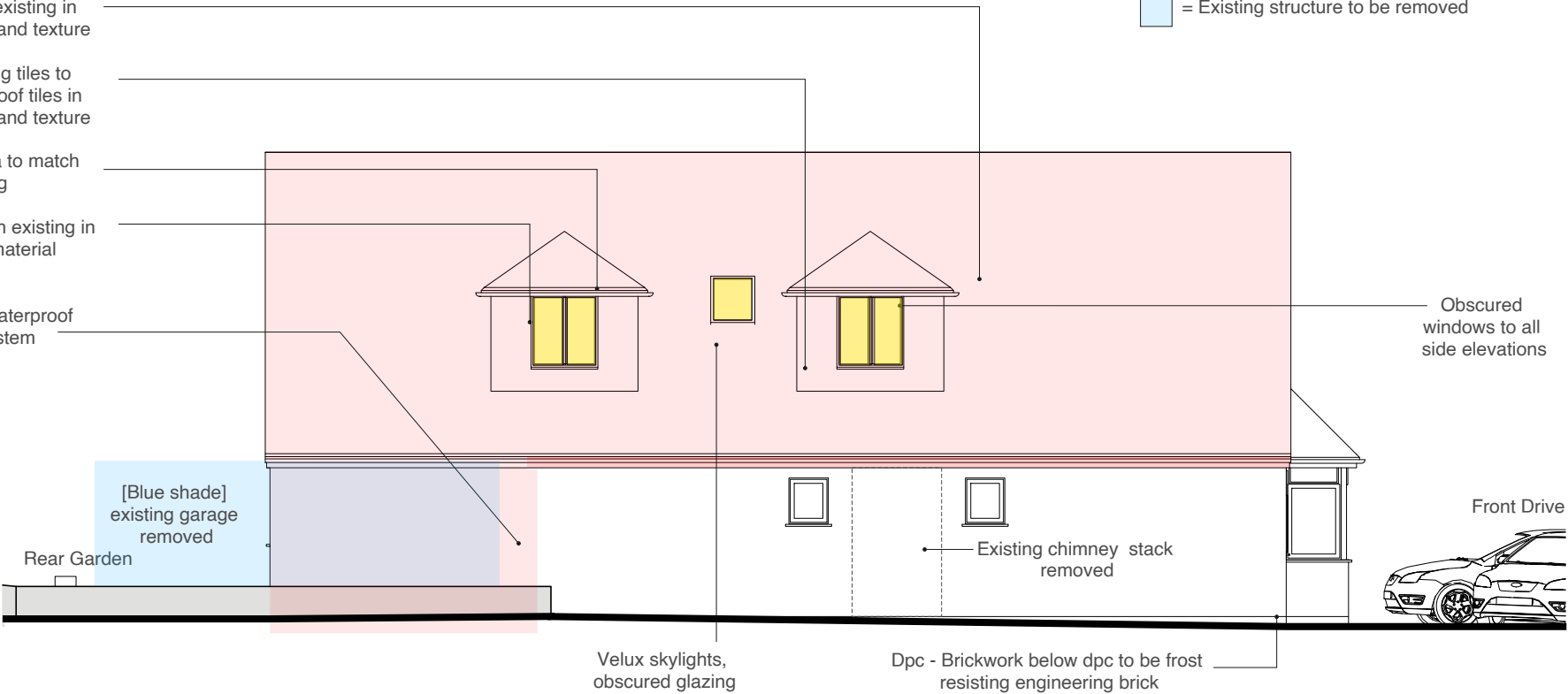
[Yellow box] = Obscured glazing to windows (minimum Pilkington scale 4)

[Pink box] = Proposed structure

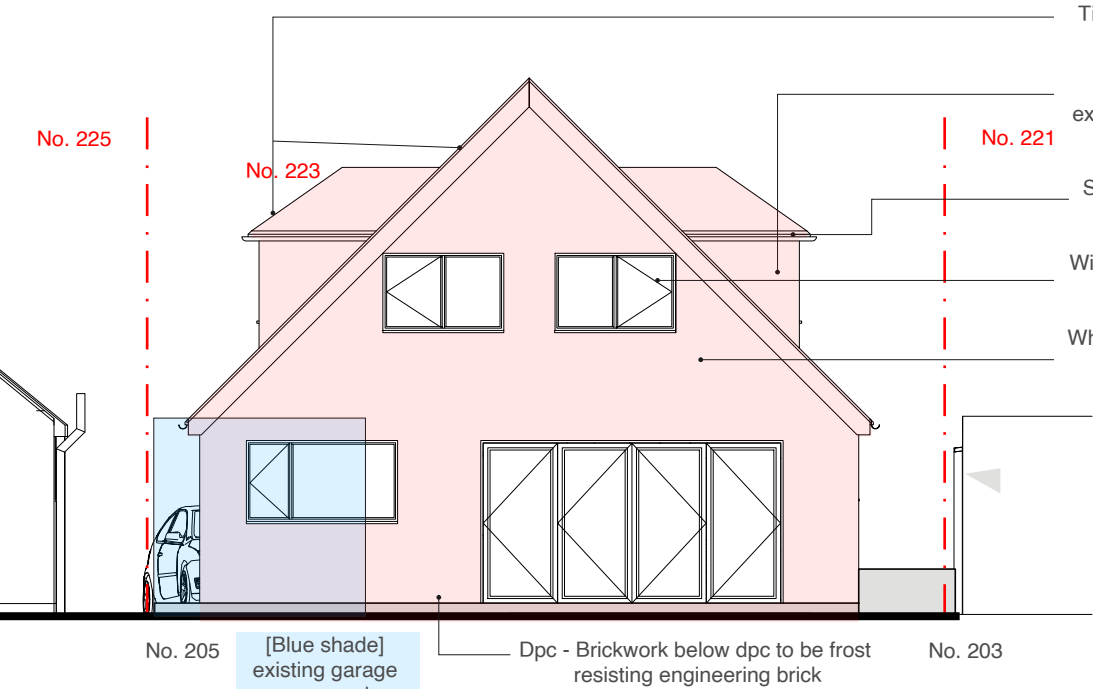
[Blue box] = Existing structure to be removed



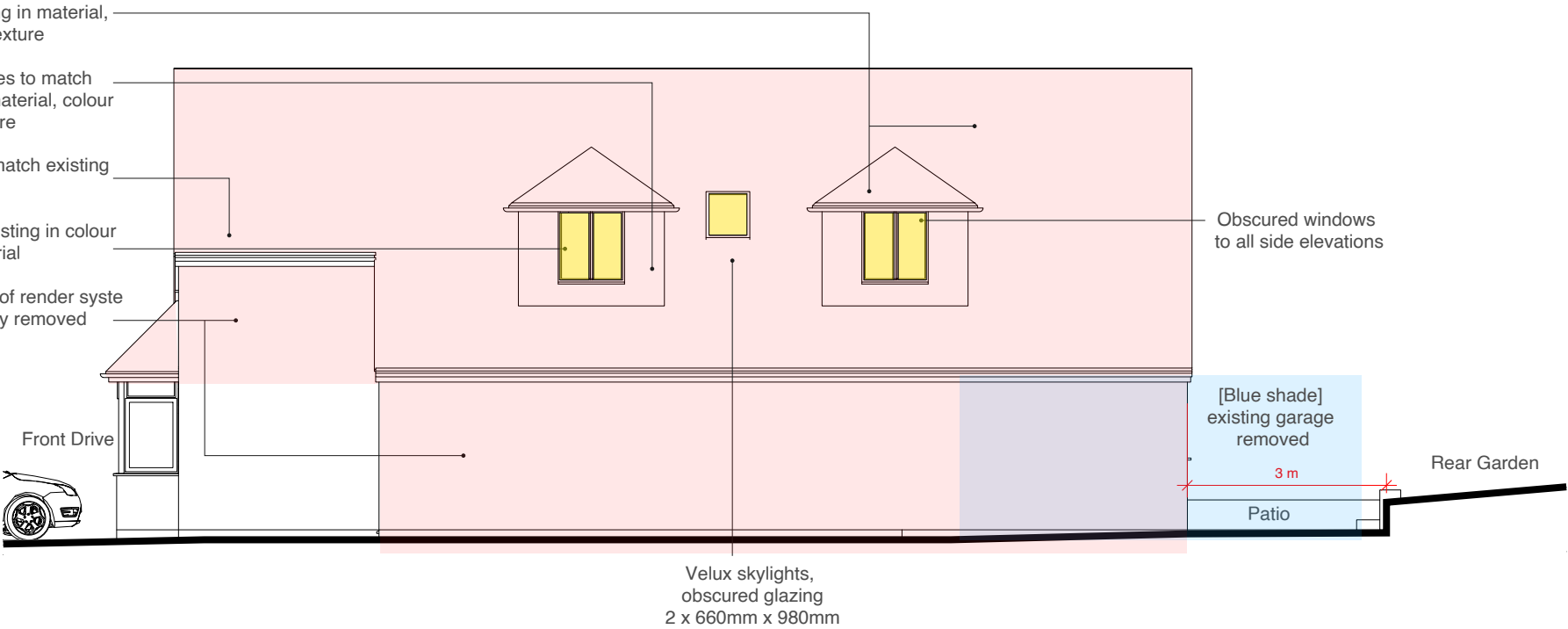
Front Elevation



Side Elevation



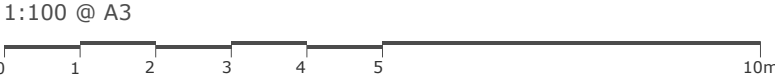
Rear Elevation



Side Elevation

Address: 223 Hoylake Crescent, Ickenham, UB10 8JL
Client: Mr Ruprah
Date: August 2026

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



Drawing Title: As Proposed Elevations

A - First Issue
B - Minor Planning adjustments 21.07.26
C - 600mm boundary minimum 29.07.26
D - Drainage and adjustments 30.07.26

Project no./ Stage/ Drawing no./ Revision
0480- PLA- 53_E
Revision notes: Drawn by: RA
E - Drainage adjusted (again) 05.08.26

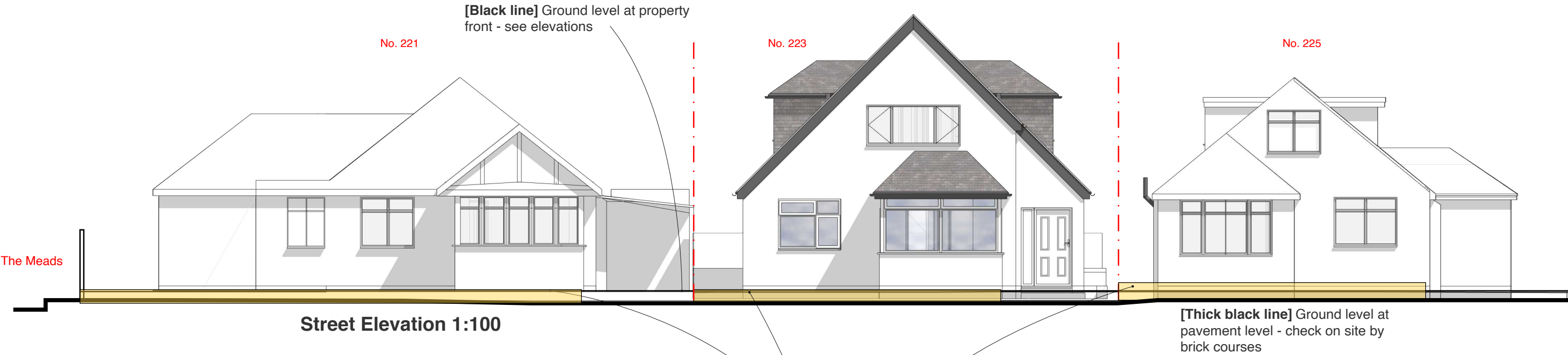
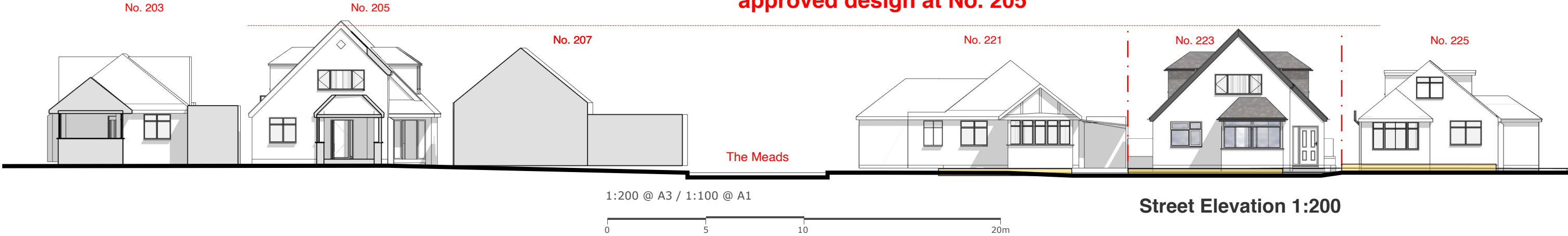
MICHAEL OAKES ARCHITECTS LTD.

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

REGISTERED ARCHITECTS, DESIGNERS + ILLUSTRATORS

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

Marginally lower than previously
approved design at No. 205



Address Client Date
223 Hoylake Crescent, Mr Ruprah August
Ickenham, UB10 8JL 2026

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



Drawing Title
As Proposed
Elevations

A - First Issue
B - Minor Planning adjustments 21.07.26
C - 600mm boundary minimum 29.07.26
D - Drainage and adjustments 30.07.26

Project no./ Stage/ Drawing no./ Revision
0480- PLA- 54_E
Revision notes: Drawn by: RA
E - Drainage adjusted (again) 05.08.26

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



3D Views from street level



Address	Client	Date
223 Hoylake Crescent, Ickenham, UB10 8JL	Mr Ruprah	August 2026

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

Drawing Title
As Proposed
3D Exterior Views

- A - First Issue
- B - Minor Planning adjustments 21.07.26
- C - 600mm boundary minimum 29.07.26
- D - Drainage and adjustments 30.07.26

Project no./ Stage/	Drawing no./ Revision
0480- PLA-	55_E
Revision notes:	Drawn by: RA
E - Drainage adjusted (again) 05.08.26	

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



View to front

3D Views - Aerial



2x Views to rear



Address	Client	Date
223 Hoylake Crescent, Ickenham, UB10 8JL	Mr Ruprah	August 2026

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

Drawing Title
As Proposed
3D Interior Views

- A - First Issue
- B - Minor Planning adjustments 21.07.26
- C - 600mm boundary minimum 29.07.26
- D - Drainage and adjustments 30.07.26

Project no./ Stage/	Drawing no./ Revision
0480- PLA-	56_E
Revision notes:	Drawn by: RA
E - Drainage adjusted (again) 05.08.26	