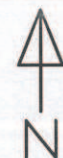


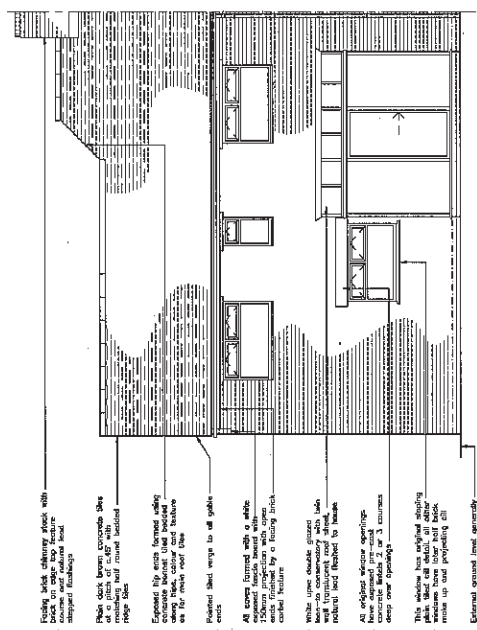
Agenda Item 13



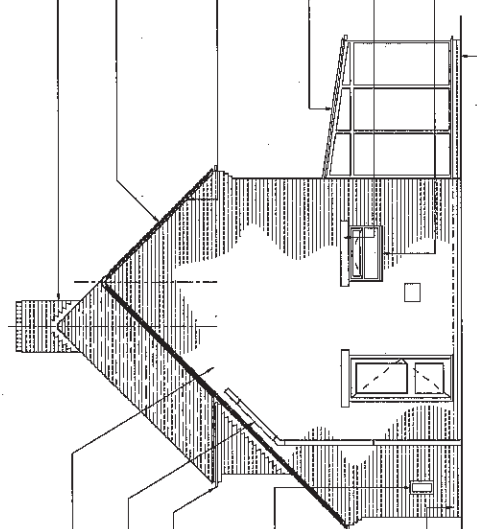
Agenda Item 13

**General Notes:**  
 All dimensions on this drawing are in millimetres unless otherwise stated.  
 This drawing is to be read in conjunction with drawing number OX33:1XF & 12.

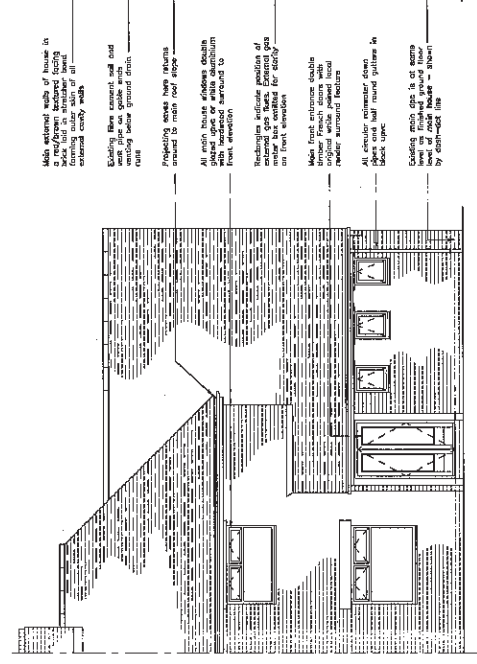
Project:	Mr & Mrs R Greenaway 7 Leyshon Road Wheatley Oxfordshire
Client:	Existing House : Floor Plans, Elevations and O S Location Plan
Scale:	1:50 & 1:250
Date:	MAR. 2014
Job No:	OX33:1XF
Sheet No:	10



Existing Rear Elevation WNW Facing



Existing Side Elevation NNE Facing



Existing Front Elevation ESE Facing

Existing side chimney stack with back on edge top feature. Original finishings.

Roof tiles to be replaced with roof tiles. Existing roof tiles to be replaced with roof tiles.

External fibre mesh formed using concrete. External fibre mesh to be replaced with fibre mesh.

White stone double glazed windows. White stone double glazed windows to be replaced with white stone double glazed windows.

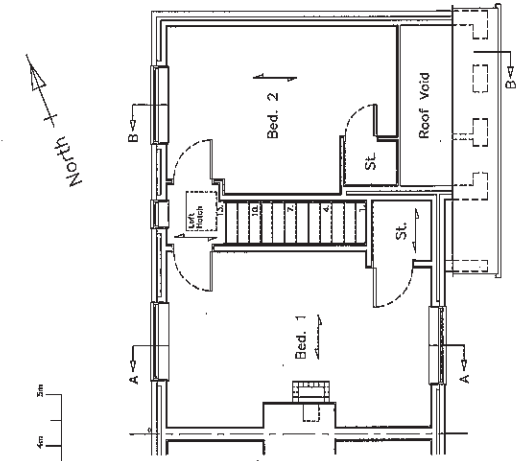
External ground level currently finished with concrete. External ground level to be finished with concrete.

White stone double glazed windows. White stone double glazed windows to be replaced with white stone double glazed windows.

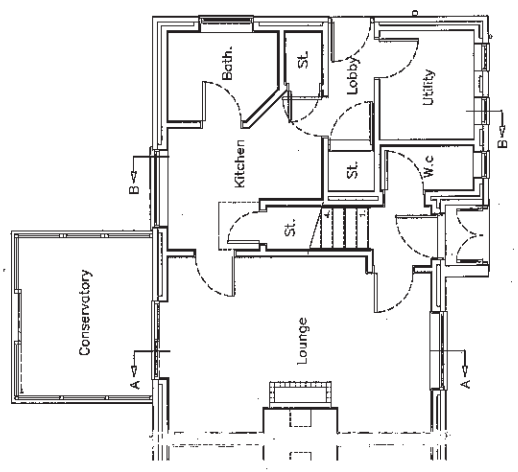
External ground level currently finished with concrete. External ground level to be finished with concrete.

White stone double glazed windows. White stone double glazed windows to be replaced with white stone double glazed windows.

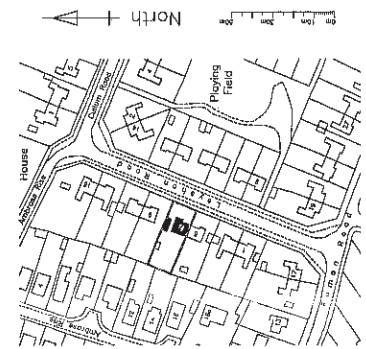
External ground level currently finished with concrete. External ground level to be finished with concrete.



Existing First Floor Plan



Existing Ground Floor Plan

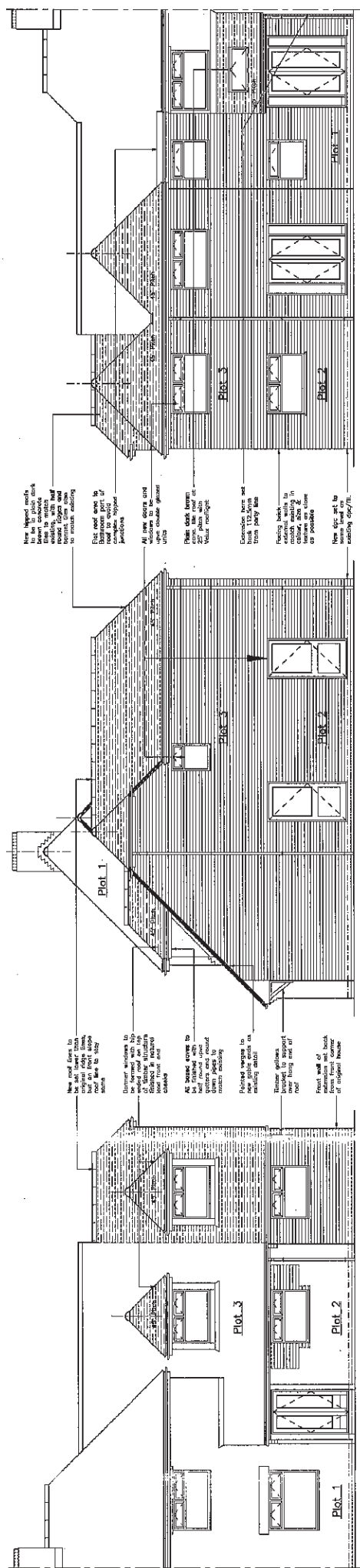


O S Location Plan 1:1250

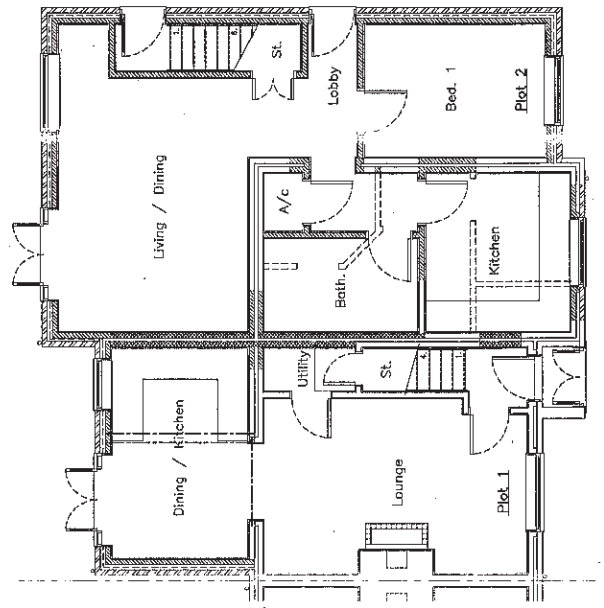
Agenda Item 13

General Notes:  
 All dimensions on this drawing are in millimetres unless otherwise stated.  
 This drawing to be used in conjunction with drawing number OX33:1XF & 12

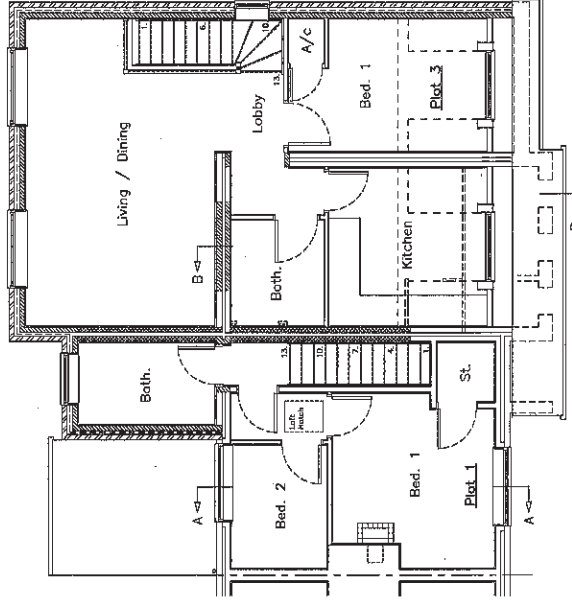
Author: Mr & Mrs R Greenaway	Project: Mr & Mrs R Greenaway	Scale: 1:50	Checked: [ ]
Date: Mar. 2014	Drawn: [ ]	Job No: OX33:1XF	Drawn: [ ]
Sheet: 11	Proposed Conversion: Floor Plans and Elevations	Rev: 001	Rev: 001



Proposed Front Elevation ESE Facing | Proposed Side Elevation NNE Facing | Proposed Rear Elevation WNW Facing



Proposed Ground Floor Plan



Proposed First Floor Plan

Gross Internal Areas

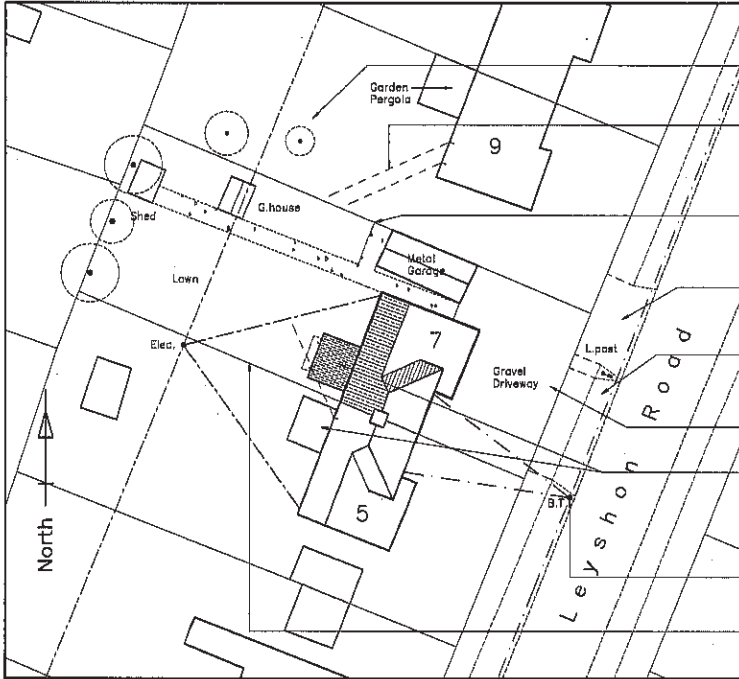
Plot 1	GF : 36.60m <sup>2</sup>
	FF : 27.90m <sup>2</sup>
Total	: 64.50m <sup>2</sup>
Plot 2	Total : 59.14m <sup>2</sup>
Plot 3	Total : 54.50m <sup>2</sup>



Agenda Item 13

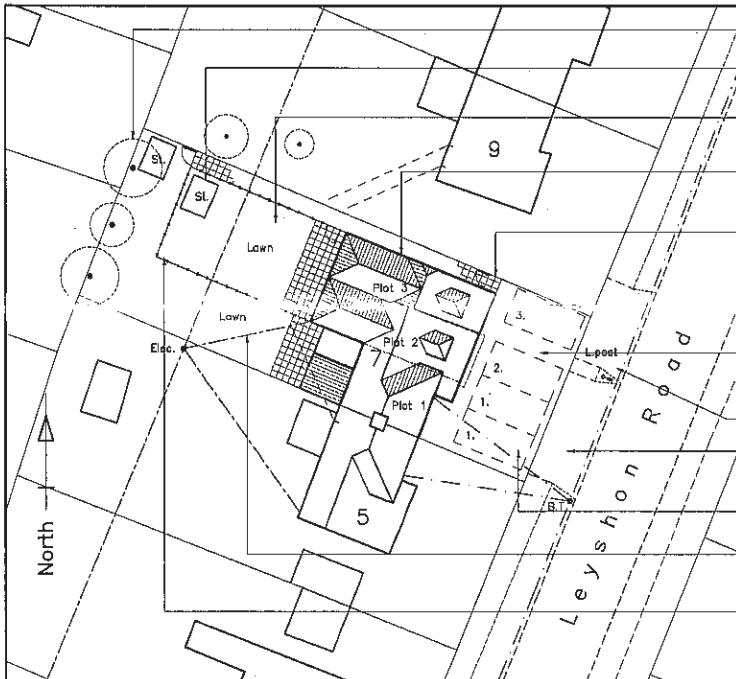
General Notes:

All dimensions on this drawing are in millimeters unless otherwise stated  
This drawing is to be read in conjunction with drawings number OX33:1XF:10 & 11



- Self set trees to rear boundary of No.7 and free standing trees in No.9 neighbouring garden - all to be retained and unaffected by proposed works
- 45° sight line from GF & FF windows of both neighbouring houses shown by fine dash dot lines
- 1.8m high larch lap panel fencing to No.9 side boundary
- Joint footway vehicular crossover to Nos 7 & 9
- Footway vehicular crossover to No.7 only
- Gravel driveway/parking area across full width of site for 4no. cars
- White upvc conservatory's to rear of No.5 and No.7
- Position of existing telecom/electricity pole with overhead wires shown by centres & dash-dot lines
- 1.8m high vertical close boarded timber fencing to No. 5 side and Nos 12 & 14 Ambrose Rise rear boundary

Existing Site Layout 1:250 Scale



- All existing trees retained in original positions and conditions - unaffected by proposed works
- Refuse bin & cycle storage area for Apartments: Plots 2 & 3
- Amenity space for apartments at rear: 76.5m<sup>2</sup>
- New side and rear elevation extensions to create 1no. 2 Bed. House; Plot 1 and 2no. 1 Bed. Apartments; Plots 2 & 3
- Existing pathway modified to provide new access to rear garden of house
- Paving slab patio areas to rear of house of both apartments in house
- 2no. parking spaces for Plots 2 & 3 apartments: 1no. space each
- Joint footway vehicular crossover to Nos 7 & 9
- Footway vehicular crossover to No.7 only
- 2no. parking spaces for Plot 1: House
- Existing overhead electricity service to be repositioned on to corner of new extensions
- Amenity space for house at rear: 105.8m<sup>2</sup>

Proposed Site Layout 1:250 Scale



Revisions/ Details/ Dates/ Initials

Revisions/	Details/	Dates/	Initials/
A	Rear garden stores repositioned, leader arrow repositioned correctly on fence & front parking bays 2 & 3 moved apart to avoid lamp post	15.4.14	

Project:

Mr & Mrs R Greenaway  
7 Leyshon Road  
Wheatley  
Oxfordshire

Subject:

Proposed Conversion:  
Existing & Proposed  
Site Layout Plans

Scales: 1:250 Checked:

Date: Mar. 2014 Drawn:

Job No: OX33:1XF Org No: 12

Revisions: A . . Page 90