



NOTE  
ALL MEASUREMENTS TO BE CHECKED ON SITE BEFORE SETTING OUT TAKES PLACE. ANY DISCREPANCIES TO BE REPORTED BACK TO SURVEYOR.

PLEASE READ THIS DRAWING ALONG WITH FOLLOWING:

- PROJECT MANAGERS DETAILS
- APPROVED PLANNING DRAWINGS
- PLANNING CONDITIONS
- BUILDING REGULATIONS SCHEDULE
- BUILDING REGULATIONS APPROVED DOCUMENTS
- BUILDING REGULATIONS CONDITIONS
- STRUCTURAL ENGINEERS DETAILS
- OTHER SPECIALIST COMPANIES DETAILS

ANY DISCREPANCIES TO BE REPORTED BACK TO THE PROJECT MANAGER

THE BUILDER SHOULD SATISFY THEMSELVES THAT THEY HAVE READ AND UNDERSTOOD ALL ASPECTS OF THE WORK TO BE UNDERTAKEN.

ALL PLUMBING TO APPROVED DOCUMENT G.

GAS INSTALLATION TO BE UNDERTAKEN BY GAS SAFE ENGINEER.

ELECTRICAL WORK TO BE CARRIED OUT BY REGISTERED MEMBER OF COMPETENT PERSONS SCHEME & RECORDED.

ENCASE STEEL BEAMS IN FIRELINE OR SIMILAR IN ORDER TO PROVIDE 30 MINUTE FIRE RESISTANCE.

THE MECHANICAL VENTILATION TO BE COMMISSIONED, TESTED AND MAINTAINED IN ACCORDANCE WITH THE DOMESTIC VENTILATION COMPLIANCE GUIDE.

NOTE  
TAKE DOWN CEILINGS, REMOVE DOORS/ DOOR LININGS & ARCHITRAVES. REMOVE PLASTER & LININGS FROM WALLS. TAKE UP FLOOR. PLEASE SEE DAMPROT RENOVATIONS LIMITED RECOMMENDATIONS FOR CEILING, WALLS & FLOOR CONSTRUCTION.

REMOVE EXISTING WINDOW & ENLARGE OPENING. FIT TIMBER CASEMENT WINDOW TO MATCH W2. ENLARGE LIGHT WELL & FIT NEW STEEL GRILL OVER

COAL STORE TO BE 'TANKED' & LINED AS PER THE REST OF LOWER GROUND FLOOR. BRICK ROOF TO BE REMOVED AND REPLACED WITH PRECAST CONCRETE BEAM & BLOCK CEILING. THIS WILL BE WATER PROOFED FROM ABOVE.

PADDLE STAIRCASE DOWN TO CELLAR

OLD COAL CHUTE

REMOVE BRICK PLINTH & ARCH IN CELLAR

WINE CELLAR  
ROOM LG1  
CH 1. 83  
60. 77

INFILL DOOR OPENING USING 100mm WIDE BLOCKWORK FIT INSULATION TO CAVITY.

REPLACE WINDOW WITH NEW TIMBER UNIT WITH SLIM DOUBLE GLAZING.

PROVIDE DURGO WITH RODDING ACCESS POINT TO SHOWER ROOM. CONNECT TO EXISTING FOUL SEWER

RELOCATE ELECTRIC BOARD TO NEW UTILITY

ASSUMED LINE OF EXISTING FOUL SEWER. TO BE INVESTIGATED PRIOR TO CONSTRUCTION.

BEDROOM  
ROOM LG2  
CH 2. 42  
61. 07

FORM LOW LEVEL ACCESS DOOR

INFILL OPENING WITH CONC. BLOCK. PLASTER FINISH.

PROVIDE EXTRACTOR FAN TO SHOWER ROOM. TAKE TO EXTERNAL.

FORM PARTITION WALLS USING TIMBER STUD WITH SKIM COATED 12.5mm PLASTERBOARD FACING. FIT INSULATION BETWEEN STUDS.

REMOVE PARTITION, FORM NEW SHOWER ROOM.

SHOWER ROOM  
ROOM LG3  
CH 2. 41  
61. 10

REMOVE BATHROOM

STUDY  
ROOM LG4  
CH 2. 42  
61. 06

REMOVE SECTIONS OF WALLS & FIT STEEL BEAMS OVER

CH 2. 45  
61. 05

SMOKE DETECTOR

REMOVE DOOR AT BOTTOM OF STAIRS

REMOVE TIMBER PANEL TO STAIRS & REPLACE WITH TIMBER HANDRAIL & BALLUSTRADES  
UNDERSIDE OF STAIRS TO HAVE PLASTERBOARD WITH SKIM FINISH AND PROVIDE 30 MINUTE FIRE RESISTANCE.

CH 2. 55  
61. 05

REPLACE D5 WITH NEW TIMBER DOOR.

EX. SVP

W8 PAVING

PAVING

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CLIENT  
MR. & MRS. A. PARR

TITLE  
PROPOSED LOWER GROUND FLOOR PLAN  
34 PARK TOWN  
OXFORD  
OX2 6SJ

SCALE  
1:50 - A3 SHEET

DATE  
01/03/2021

DRAWN BY  
NES

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NOTE  
EXISTING DOORS & FRAMES LEADING OFF STAIRCASE TO BE PAINTED WITH ENVIROGRAF IN ORDER TO ACHIEVE 30 MINUTES FIRE RESISTANCE.

FIT SMOKE DETECTOR TO HALLWAY. THIS SHOULD BE MAINS POWERED WITH BATTERY BACK UP AND INTERLINKED WITH THE OTHER DETECTORS.

UNDERFLOOR HEATING TO BE INSTALLED  
WORKS NOTED IN LIGHT GREY HAVE BEEN APPROVED 20/02846/LBC  
WORKS NOTED IN RED ARE THOSE REQUIRING LISTED BUILDING CONSENT

