



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

OLD COAL CHUTE

PADDLE STAIRCASE
DOWN TO CELLAR

WINE CELLAR
ROOM LG1
CH 1. 83
60. 77

REMOVE BRICK PLINTH &
ARCH IN CELLAR

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

REPLACE WINDOW WITH
NEW TIMBER UNIT WITH
SLIM DOUBLE GLAZING.

REMOVE FIRE SURROUND AND INFILL FIREPLACE
OPENING WITH MASONRY.

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

BEDROOM
ROOM LG2
CH 2. 42
61. 07

FIT NEW STEEL GRILL OVER
EXISTING LIGHT WELL.

REPAIR WINDOW W2

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

RELOCATE ELECTRIC
BOARD TO NEW UTILITY

FORM LOW LEVEL
ACCESS DOOR

INFILL OPENING WITH CONC.
BLOCK. PLASTER FINISH.

PROVIDE
EXTRACTOR FAN
TO SHOWER ROOM.
TAKE TO EXTERNAL.

SHOWER ROOM

ROOM LG3
CH 2. 41
61. 10

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

REMOVE PARTITION, FORM
NEW SHOWER ROOM.

STUDY
ROOM LG4
CH 2. 42
61. 06

REMOVE BATHROOM

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

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

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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
19/02/2021

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NES

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