Notes

All dimensions must be checked on site
& not scaled from this drawing

private
back garden
to No 5

45-degree lines - for assessment of
notional impact on neighbour right-to-light

indicative line of
No 5 open pergola,
nom 2500mm H

No 5 Living / Dining

No 5 Kitchen

SVP
kept

RWP
kept

boundary

SVP

ic

vertical close-boarded
fence nom 1800mm
reinstated

new external cavity wall
nom 300mm thick & inset
nom 150mm from boundary

cooker
hood
vent

300

150

cupbds over

cupbds over

cupbds over

tall
F/F

potential worktop with
base cupboards under
& wall cupboards over

peninsular breakfast bar
worktop with cupboards under

corner
tall unit
if wanted

SVP

RWP

ic

planting

boundary wall
gable apex
nom 5000mm H

raised bed

DW
under

Kitchen

Dining

Living

meters

new structural opening 3000mm W

new structural opening nom 2900mm W

ridge line over (vaulted ceiling with roof lights

(NB rooflights not drawn)

private
back garden
to No 4

patio

lawn

dresser

dining table

flat
canopy
over

existing
F-C = 2395

see other drawings
for proposed porch

300

1400

2200

WM

new WC

1000

wall-mtd
gas boiler
& bal flue

boiler
vent

RWP

planting

small
garden
shed

boundary gable of neighbouring building
- in part-rendered painted blockwork

similar small
window added
(if wanted)

RWP
moved

existing
small window
KEPT

similar small
window added
(if wanted)

PCC slab path

gate

blockwork boundary
wall rises here to
nom 3250mm H in corner

new extension shown at 3700mm internal
(4000mm overall external)

(boundary wall pier positions along passageway are indicative only)

approx
NORTH

0 1 2 3 4 5m

OPTION C

OPTION C - from meeting 10.5.21

Revisions	Date	by	Rev
FULL PLANNING to WODC 21.06.21			
to WODC for planning pre-app advice 17.05.21			
minor updates	17.5.21	SW	P2
first issue - for discussion	14.5.21	SW	P1

Client
Michael & Sheila Redfearn
4 Millers Cottages Eynsham

Project
ALTERATIONS & EXTENSIONS
to
4 Millers Cottages, Eynsham
Oxford OX29 4JX

Larger-scale Ground Floor Plan -
Kitchen &c extension as PROPOSED

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Scales	Date	by
1:25 @ A1 1:50 @ A3	10.05.2021	SW

Job No.	Drawing No.	Rev.
21417	207	P2