

rear garden (laid to grass) remains unchanged

all boundary fencing remains unchanged

new localised landscaping to extend existing patio

all new rear doors (bi-folding and double doors) to be powder coated aluminium with colour frames

single storey rear extension with cavity wall construction and white through render finish

40 degrees from nearest habitable window

2.1m from 40 degree

UPVC / powder coated high level side window with obscure glazing

proposed bin / cycle storage area

Bins Storage Area

garage to be constructed on a raft foundation to minimise the impact to the tree root protection area

single block construction with white through render finish

provide cycle storage area to rear of garage

dashed black line indicates extent of approved planning application "replacement dwelling - 19/01622/FUL"

parking for 4 cars;
 2no. 6m x 3m garage spaces
 2no. 5m x 2.7m parking spaces

2.7m x 5m Parking Space
 2.7m x 5m Parking Space

Tree Root Protection Area T1 = 289.5m²
 Development in RPA = 1m²
 % of development in Root Protection Area = 0.3%

Tree Root Protection Area T2 = 475.3m²
 Development in RPA = 18.4m²
 % of development in Root Protection Area = 3.8%

Total % development in Root Protection Area (T1 & T2) = 4.1%

Ground Floor Plan

Scale 1:100 @ A2



cavity wall construction with white through render finish

insulated timber frame porch with white through render finish

exterior walls to receive white through render finish

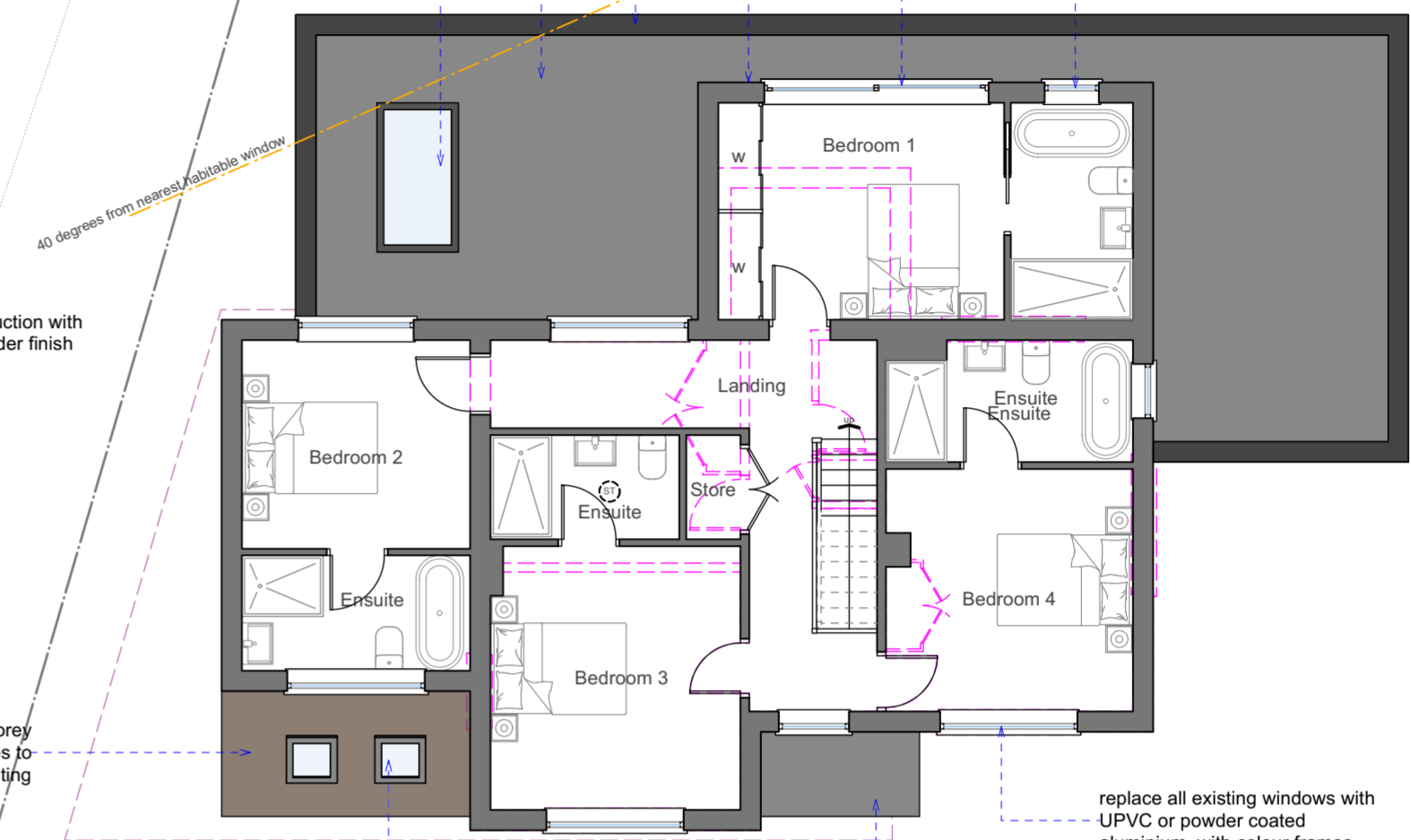
promatic electric up and over garage door

Purple Beech (T1)

29 Oxford Road

First Floor Plan

Scale 1:100 @ A2



aluminium coping detail over parapet wall upstand

GRP fibre roof finish, warm roof construction

2200mm x 1000mm contemporary slimline flat rooflight

40 degrees from nearest habitable window

lean to roof over single storey projection with roofing tiles to match existing

2 no. 700 x 550mm Velux or similar rooflights

4 no. 780 x 1180mm Velux or similar rooflights to provide light into garage below

pitch roof construction over garage with roofing tiles to match existing main dwelling

insulated timber frame first floor extension with Siberian Larch polyurethane cladding from Millboard or similar approved

full height sliding doors with Juliet balcony screen

full height picture window with obscure glazing

replace all existing windows with UPVC or powder coated aluminium, with colour frames

GRP fibre roof finish, cold roof construction over porch

replace existing impermeable drive with new permeable driveway to provide more moisture to tree roots:

Existing Impermeable Tarmac Drive = 133.2 m²
 Proposed New permeable Drive = 131.6 m²

Rev / Date / Information:



FEATHER & THISTLE
 ARCHITECTURE - INTERIOR - DESIGN
 Steven Graham 07511558041

Client: **HKB**

Address: **31 Oxford Road
 Woodstock
 Oxfordshire
 OX20 1UN**

Drawing Title:
Proposed Ground & First Floor Plans

Date: **15/06/22** Scale: **1:100**

Project / Drawing No: **116 / 25** Revision: **-**