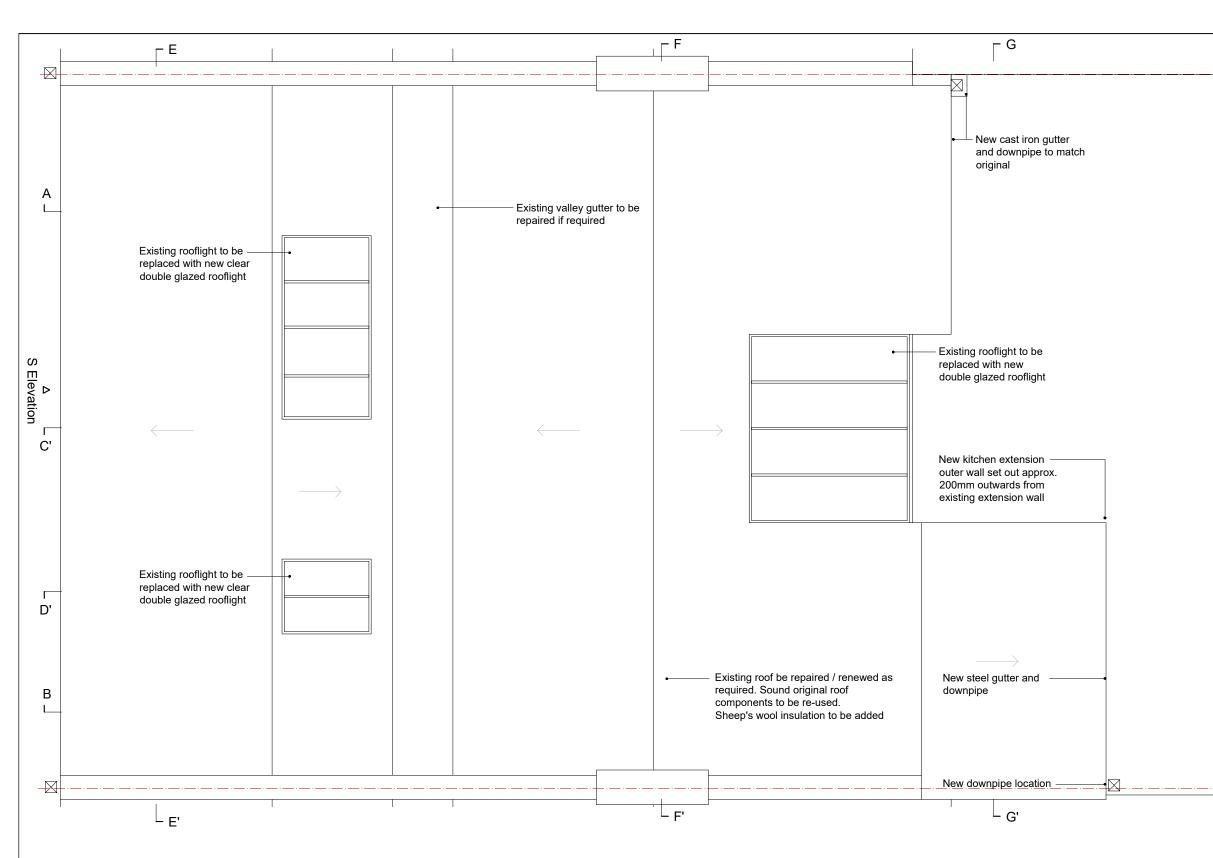
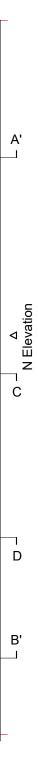


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JOHNSTON CAVE ASSOCIATES								
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jo	a@johnst	toncave.	co.uk		v.johnstoncave.com 4 (0) 1865 865165			
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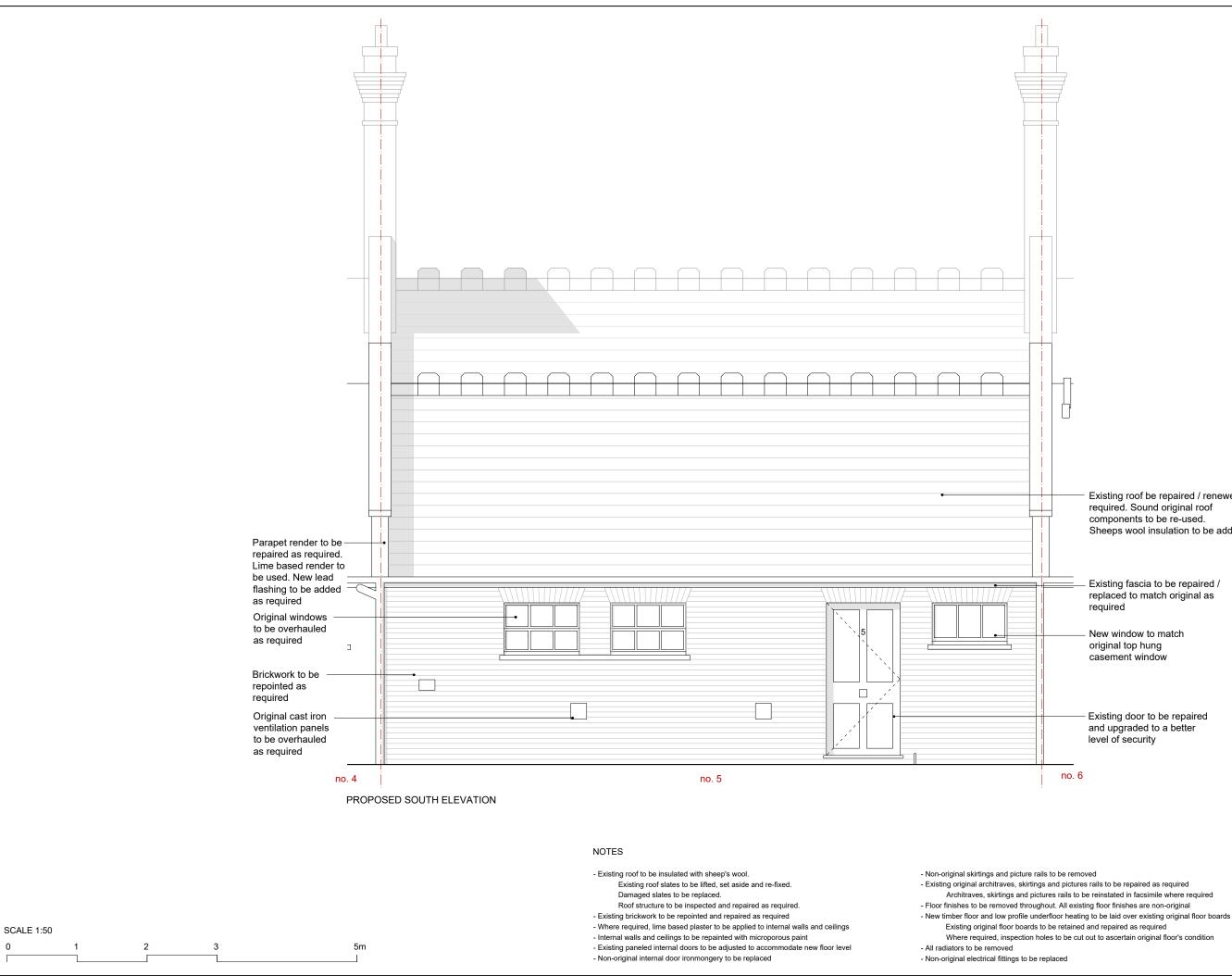
PROPOSED ROOF PLAN

				NOTES	
\frown				- Existing roof to be insulated with sheep's wool.	- Non-original skirtings and picture rails to be removed
(\setminus)				Existing roof slates to be lifted, set aside and re-fixed.	- Existing original architraves, skirtings and pictures rails
$\mathcal{P}_{\mathbf{a}}$				Damaged slates to be replaced.	Architraves, skirtings and pictures rails to be reir
(-				Roof structure to be inspected and repaired as required.	- Floor finishes to be removed throughout. All existing flo
				- Existing brickwork to be repointed and repaired as required	- New timber floor and low profile underfloor heating to b
SCALE 1:50				- Where required, lime based plaster to be applied to internal walls and ceilings	Existing original floor boards to be retained and
SOALE 1.50				- Internal walls and ceilings to be repainted with microporous paint	Where required, inspection holes to be cut out to
0 1	2	3	5m	- Existing paneled internal doors to be adjusted to accommodate new floor level	- All radiators to be removed
				- Non-original internal door ironmongery to be replaced	- Non-original electrical fittings to be replaced



P1	05-08-2022	Planning and Listed Building application submission						
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JO	JOHNSTON CAVE ASSOCIATES							
Oxford: Henwood Studio Wootton Boars Hill Oxford OX1 5JX								
jc	a@johns	toncave.	co.uk		.johnstoncave.com 4 (0) 1865 865165			
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- s rails to be repaired as required
- e reinstated in facsimile where required
- ing floor finishes are non-original g to be laid over existing original floor boards
- and repaired as required
- out to ascertain original floor's condition



Existing roof be repaired / renewed as required. Sound original roof components to be re-used. Sheeps wool insulation to be added

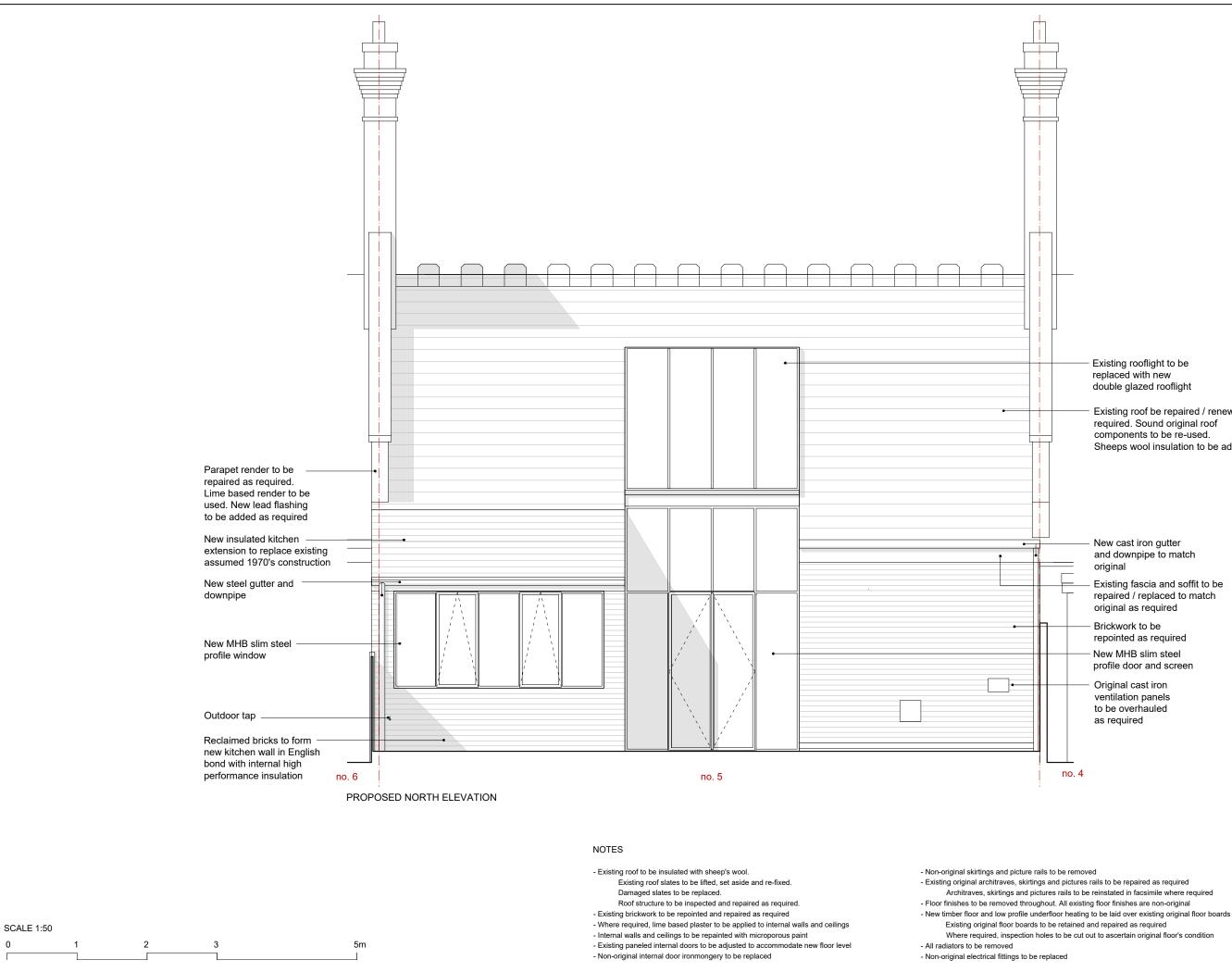
Existing fascia to be repaired / replaced to match original as required

New window to match original top hung casement window

Existing door to be repaired and upgraded to a better level of security

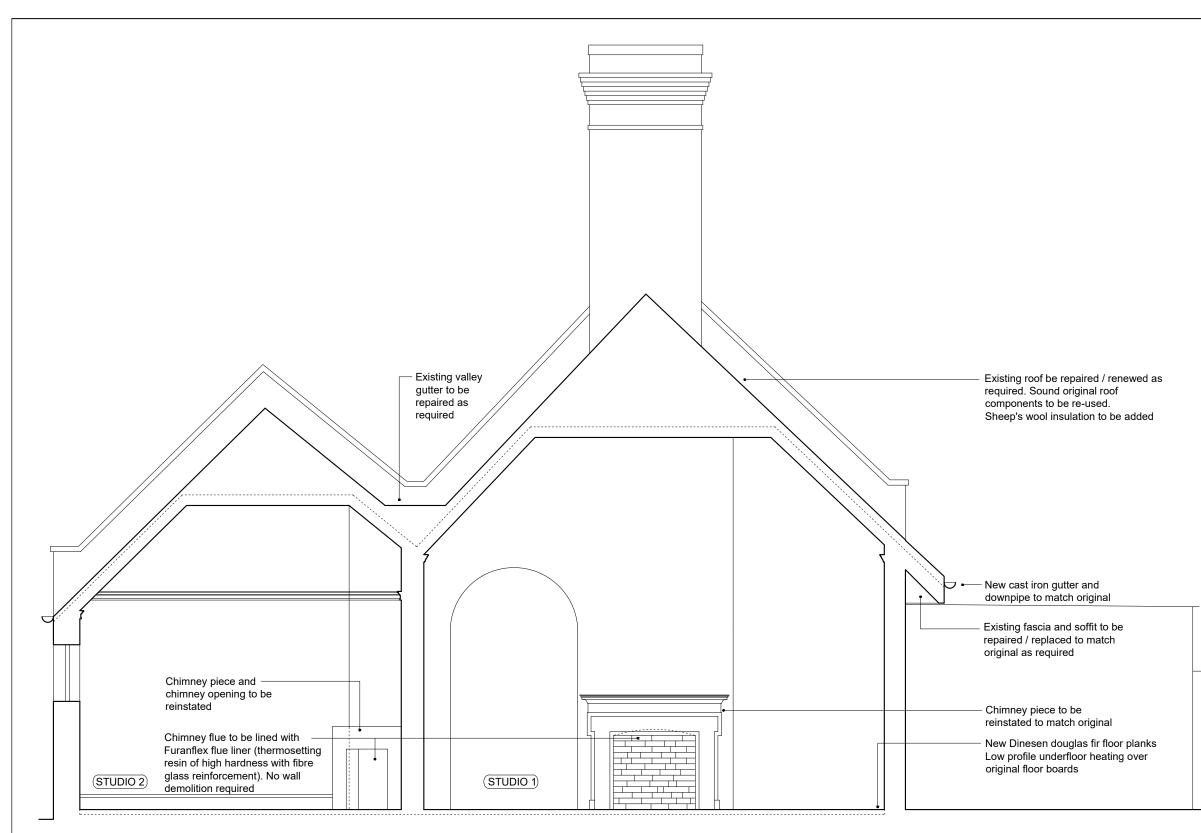
> P1 05-08-2022 Planning and Listed Building applic REV DATE AMENDMENT JOHNSTON CAVE ASSOCIATES Oxford: Henwood Studio Wootton Boars Hill Oxford OX1 5JX London: 75 Cowcross Street London EC1M 6EL jca@johnstoncave.co.uk www.johnstoncave.com +44 (0) 1865 865165 5PHS Proposed South Elevation 2606 Planning LG 1:50 30-4 MAR 2022 DATE REV P1

SCALES CORRECT WHEN PLOTTED AT A3



- Existing rooflight to be replaced with new double glazed rooflight
- Existing roof be repaired / renewed as required. Sound original roof components to be re-used. Sheeps wool insulation to be added
- New cast iron gutter and downpipe to match original
- Existing fascia and soffit to be repaired / replaced to match original as required
- Brickwork to be repointed as required
- New MHB slim steel profile door and screen
- Original cast iron ventilation panels to be overhauled as required

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PROPOSED SECTION AA'

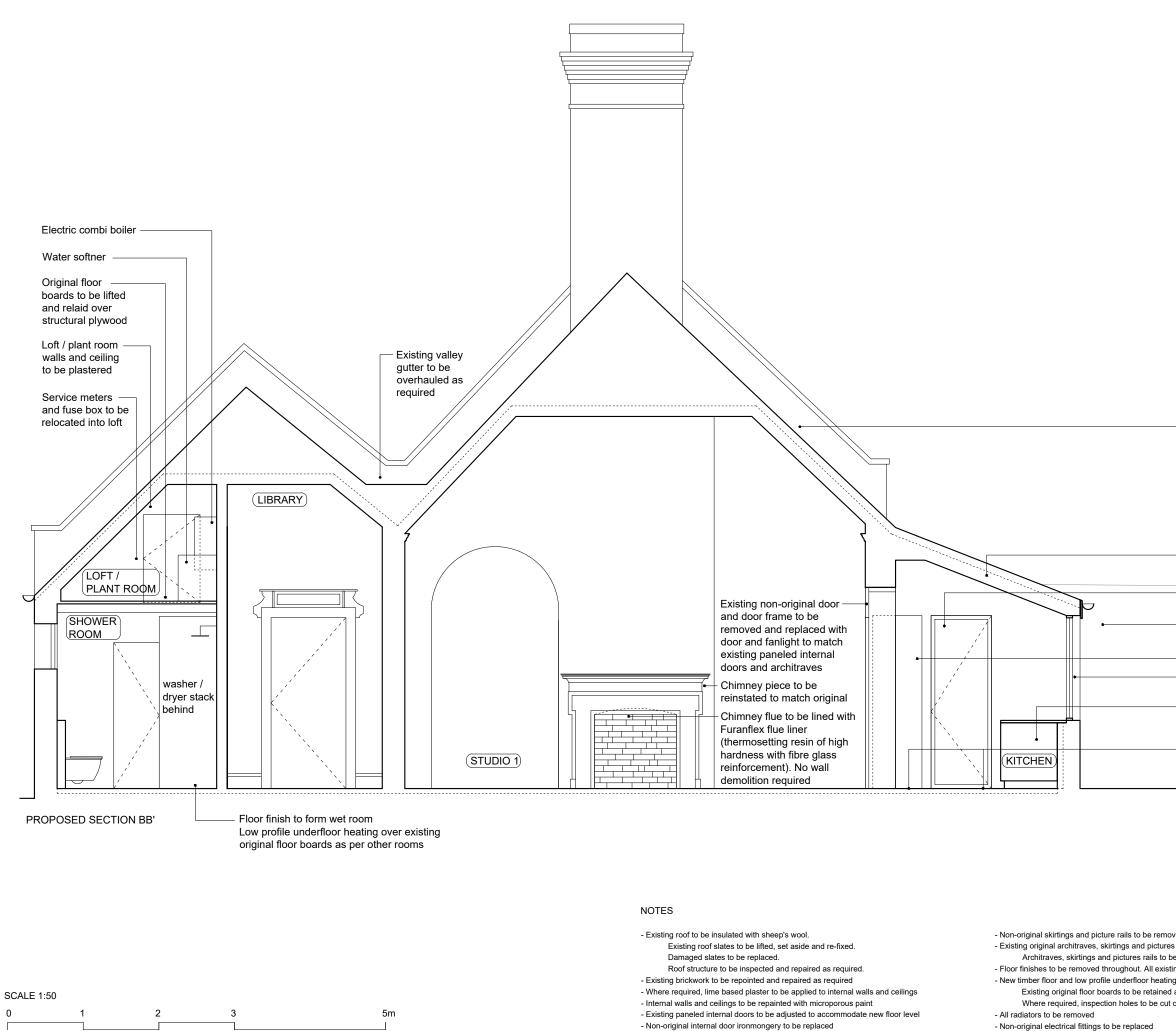
				NOTES	
SCALE 1:50				 Existing roof to be insulated with sheep's wool. Existing roof slates to be lifted, set aside and re-fixed. Damaged slates to be replaced. Roof structure to be inspected and repaired as required. Existing brickwork to be repointed and repaired as required Where required, lime based plaster to be applied to internal walls and ceilings Internal walls and ceilings to be repainted with microporous paint 	 Non-original skirtings and picture rails to be remover Existing original architraves, skirtings and pictures ra Architraves, skirtings and pictures rails to be r Floor finishes to be removed throughout. All existing New timber floor and low profile underfloor heating t Existing original floor boards to be retained ar Where required, inspection holes to be cut ou
0 1	2	3	5m J	 Existing paneled internal doors to be adjusted to accommodate new floor level Non-original internal door ironmongery to be replaced 	 All radiators to be removed Non-original electrical fittings to be replaced

Brickwork to be repointed as required

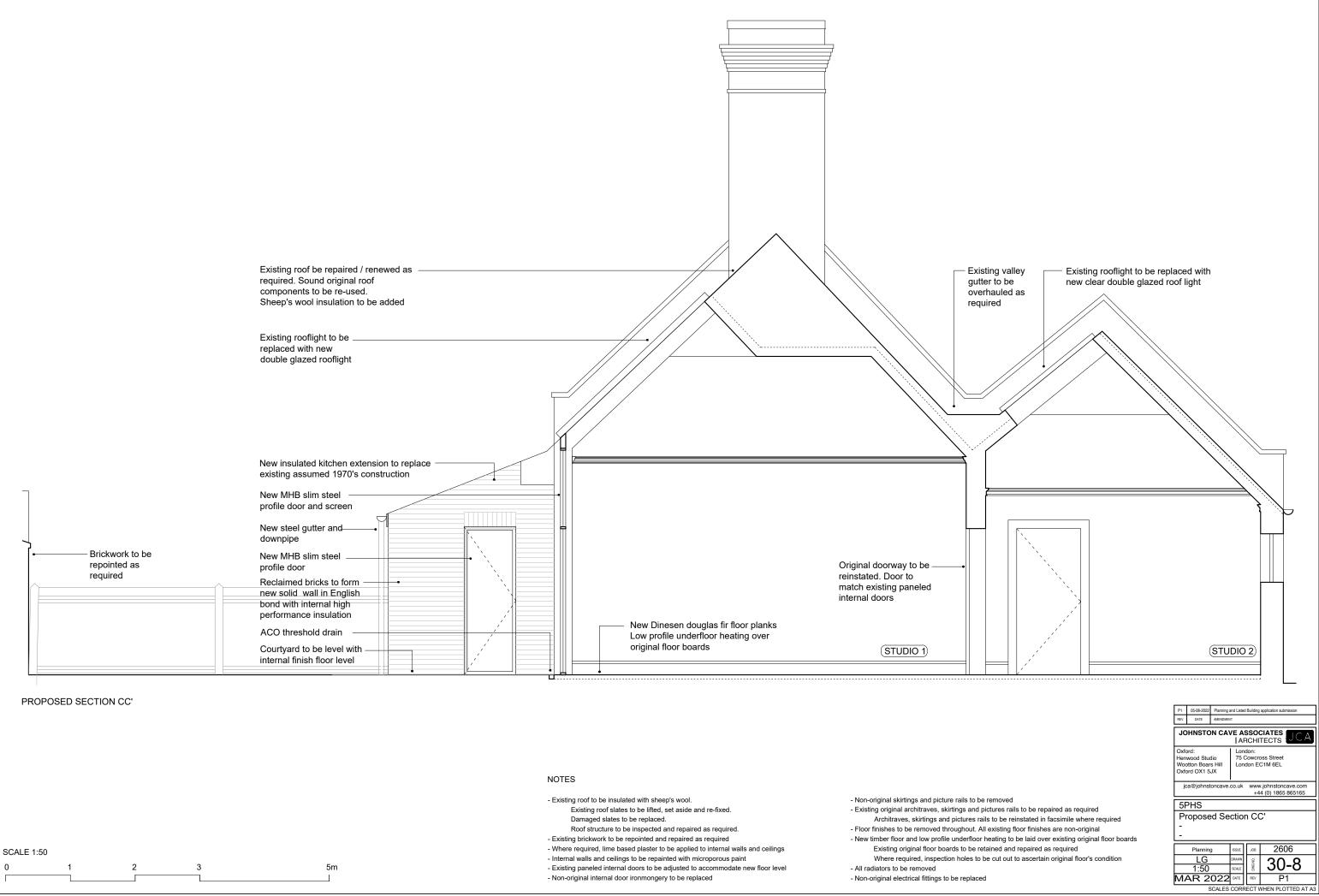
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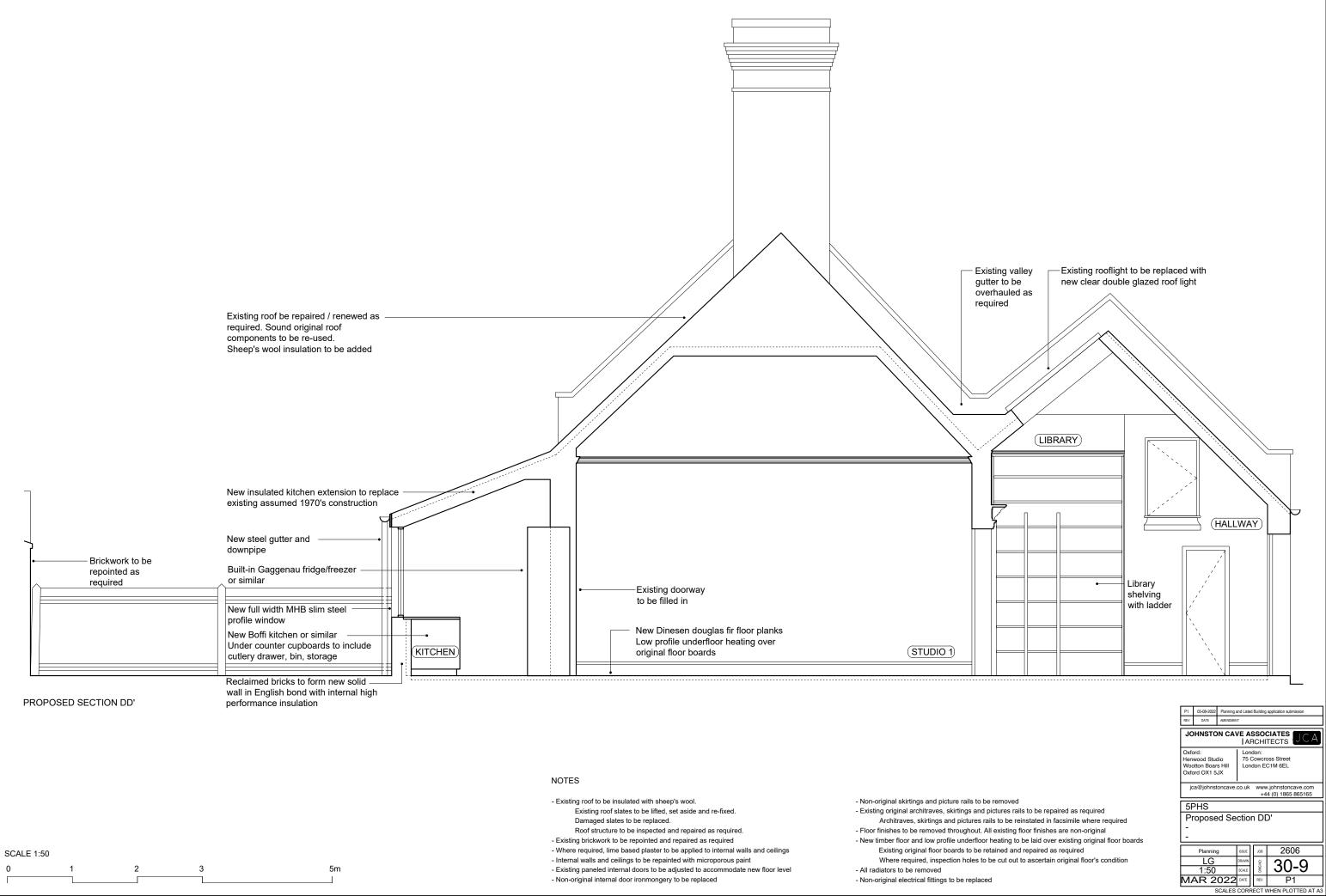
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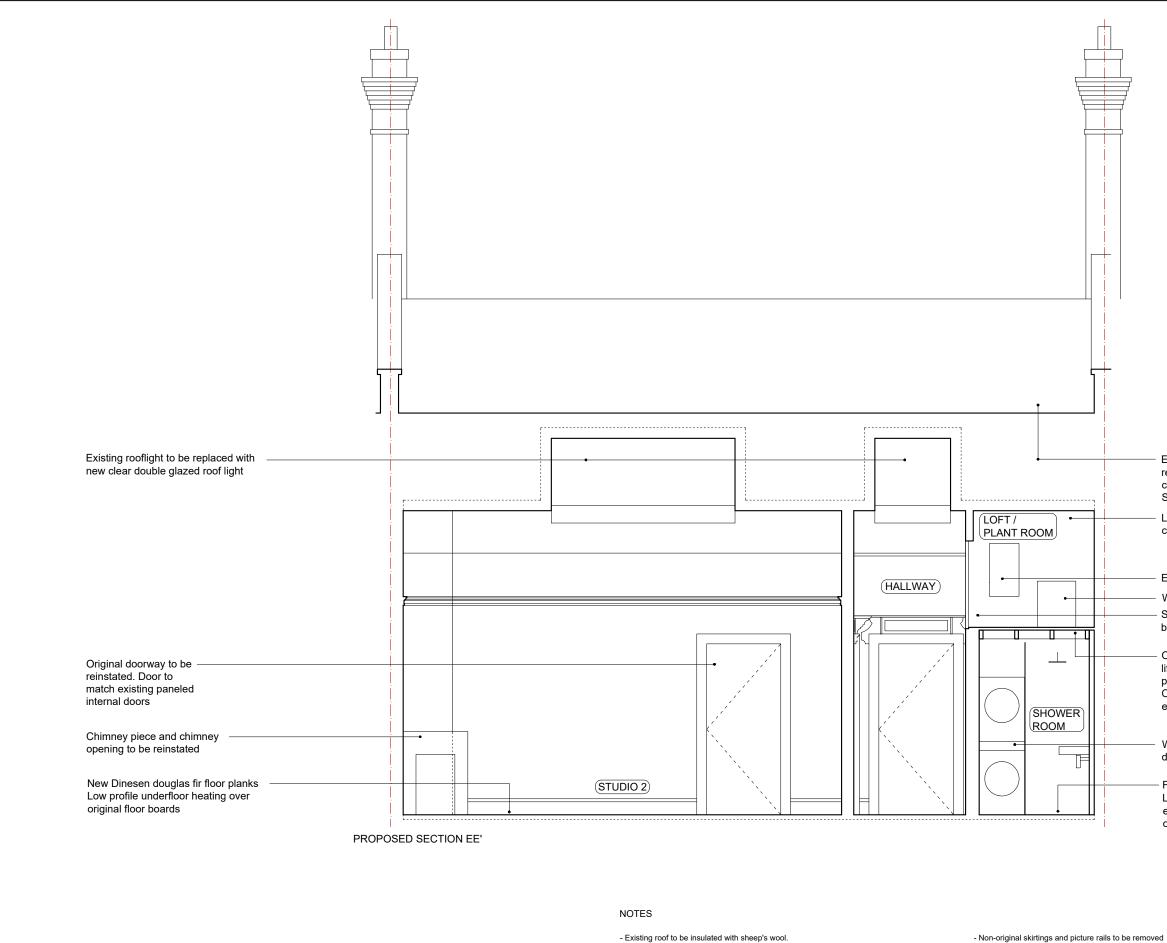
- s rails to be repaired as required
- e reinstated in facsimile where required
- ing floor finishes are non-original
- g to be laid over existing original floor boards
- and repaired as required
- out to ascertain original floor's condition



 Existing roof be repaired / renewed as required. Sound original roof components to be re-used. Sheep's wool insulation to be added 	
 New insulated kitchen extension to repl existing assumed 1970's construction 	ace
New MHB slim steel profile door	
New steel gutter and downpipe	
Built-in Gaggenau fridge/freezer or sim	
New full width MHB slim steel profile window	repointed as required
 New Boffi kitchen or similar Under counter cupboards to include cutlery drawer, bin, storage 	
 New Dinesen douglas fir floor planks Low profile underfloor heating over orig 	inal floor boards
	P1 05-08-2022 Planning and Listed Building application submission REV DATE AMENDMENT
	ARCHITECTS OCA Oxford: Herwood Studio Wootton Boars Hill Oxford OX1 5JX
	jca@johnstoncave.co.uk www.johnstoncave.com +44 (0) 1865 865165
ved s rails to be repaired as required	5PHS
e reinstated in facsimile where required ing floor finishes are non-original	Proposed Section BB' -
g to be laid over existing original floor boards	-
and repaired as required out to ascertain original floor's condition	Planning ISSUE JOB 2606
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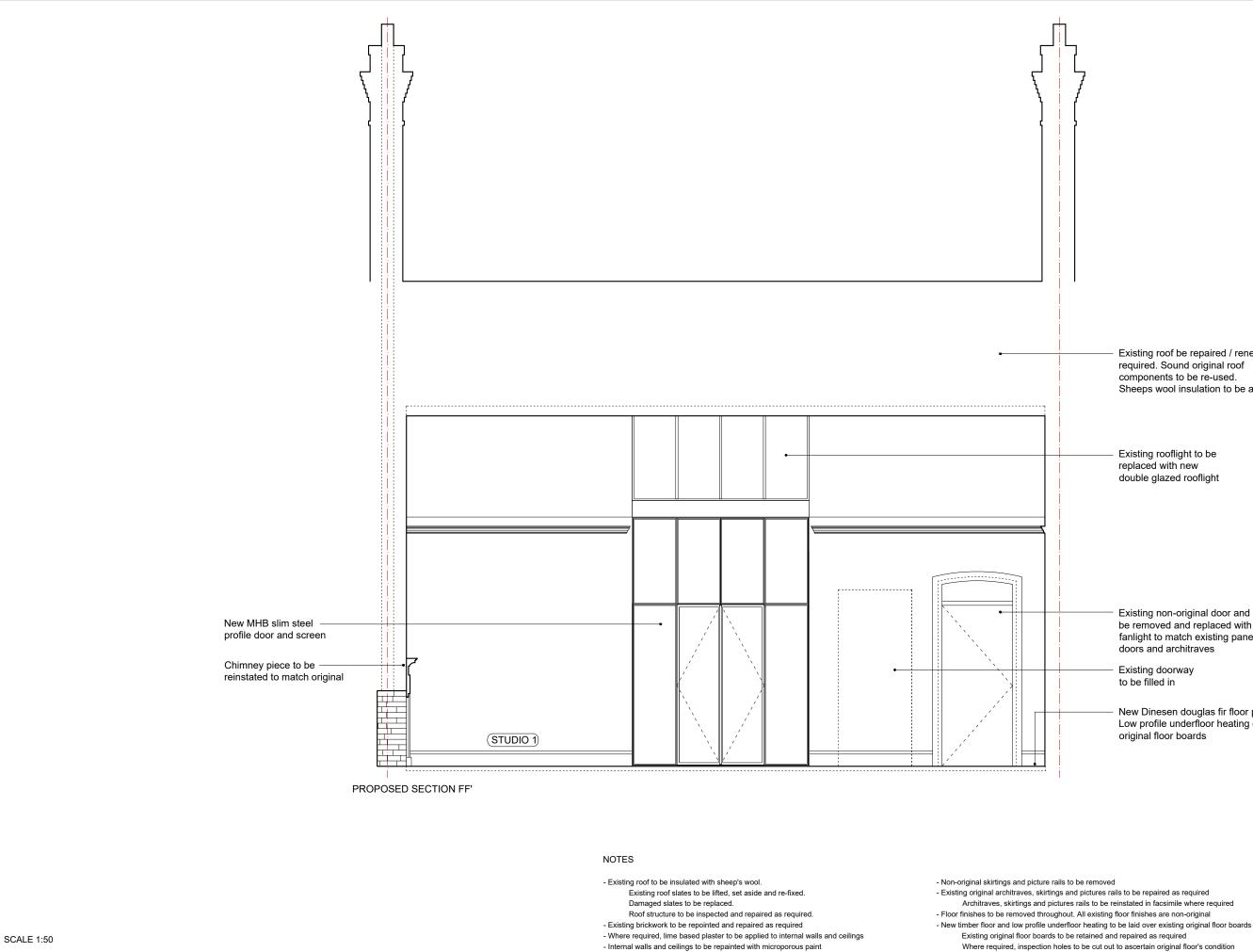


- Existing roof to be insulated with sheep's wool. Existing roof slates to be lifted, set aside and re-fixed. Damaged slates to be replaced. Roof structure to be inspected and repaired as required. - Existing brickwork to be repointed and repaired as required - Where required, lime based plaster to be applied to internal walls and ceilings SCALE 1:50 - Internal walls and ceilings to be repainted with microporous paint 0 2 1 5m - Existing paneled internal doors to be adjusted to accommodate new floor level - All radiators to be removed - Non-original internal door ironmongery to be replaced - Non-original electrical fittings to be replaced

- Existing roof be repaired / renewed as required. Sound original roof components to be re-used. Sheep's wool insulation to be added
- Loft / plant room walls and ceiling to be plastered
- Electric combi boiler
- Water softner
- Service meters and fuse box to be relocated into loft
- Original floor boards to be lifted and relaid over structural plywood. Original floor joists to be exposed
- Washing machine and dryer stack
- Floor finish to form wet room Low profile underfloor heating over existing original floor boards as per other rooms

P1	05-08-2022	Planning and Listed Building application submission						
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JC	JOHNSTON CAVE ASSOCIATES							
Hen Woo	Oxford: London: Henwood Studio 75 Cowcross Street Wootton Boars Hill London EC1M 6EL Oxford OX1 5JX							
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- Existing original architraves, skirtings and pictures rails to be repaired as required
 - Architraves, skirtings and pictures rails to be reinstated in facsimile where required
- Floor finishes to be removed throughout. All existing floor finishes are non-original - New timber floor and low profile underfloor heating to be laid over existing original floor boards
 - Existing original floor boards to be retained and repaired as required
 - Where required, inspection holes to be cut out to ascertain original floor's condition



2	3	

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1

5m

- Existing paneled internal doors to be adjusted to accommodate new floor level - All radiators to be removed

- Non-original internal door ironmongery to be replaced

- Non-original electrical fittings to be replaced

Existing roof be repaired / renewed as required. Sound original roof components to be re-used. Sheeps wool insulation to be added

Existing rooflight to be replaced with new double glazed rooflight

Existing non-original door and door frame to be removed and replaced with door and fanlight to match existing paneled internal doors and architraves

Existing doorway to be filled in

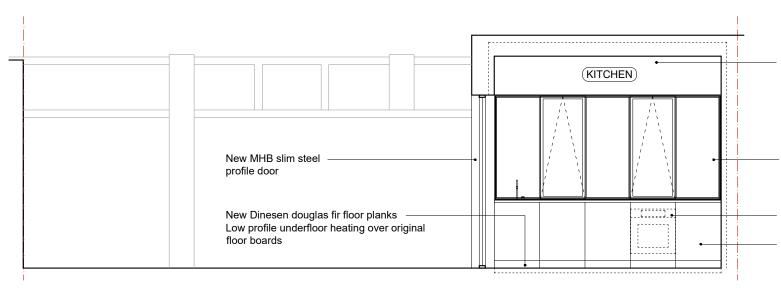
New Dinesen douglas fir floor planks Low profile underfloor heating over original floor boards

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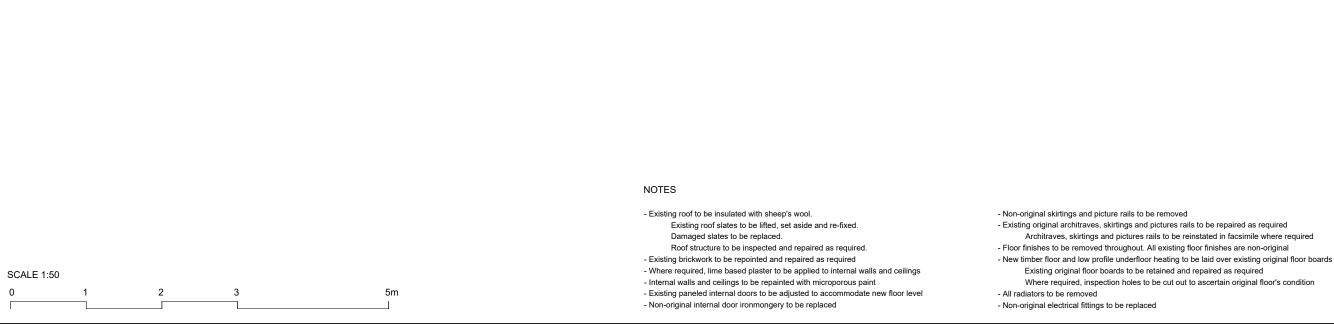
Where required, inspection holes to be cut out to ascertain original floor's condition

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Oxford: Henwood Studio Wootton Boars Hill Oxford OX1 5JX								
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PROPOSED SECTION GG'



New insulated kitchen extension to replace existing 1970's construction

New MHB slim steel profile window

Under counter built in oven behind cupboard door

New Boffi kitchen or similar Under counter cupboards to include cutlery drawer, bin, storage

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JOHNSTON CAVE ASSOCIATES					
Oxford: Henwood Studio Wootton Boars Hill Oxford OX1 5JX			London: 75 Cowcross Street London EC1M 6EL		
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