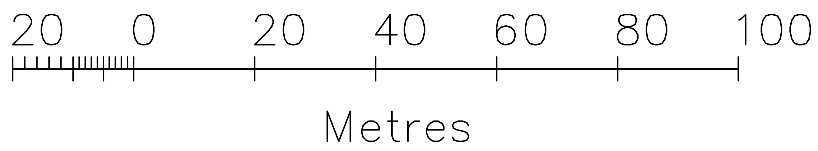
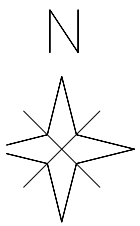
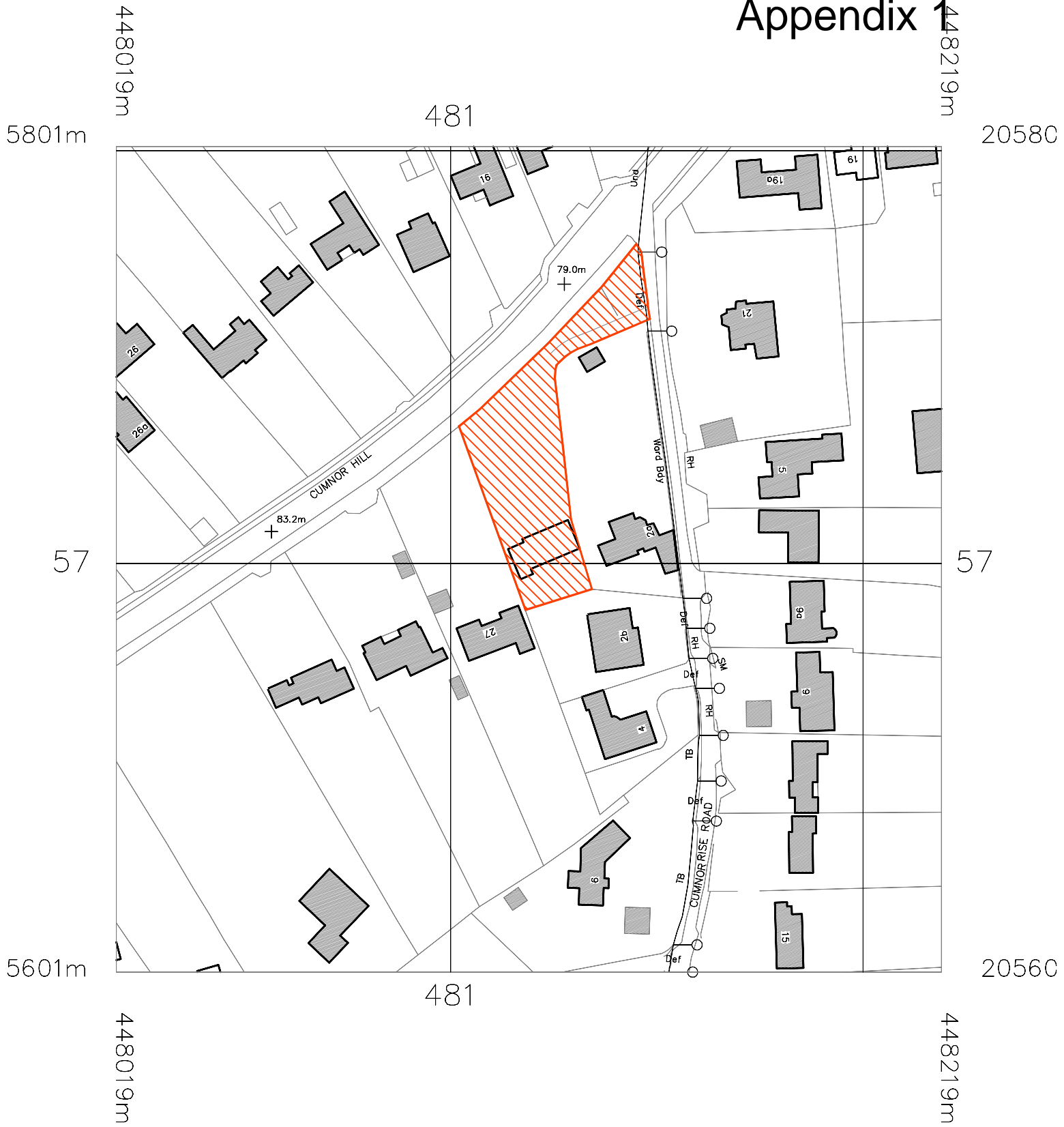
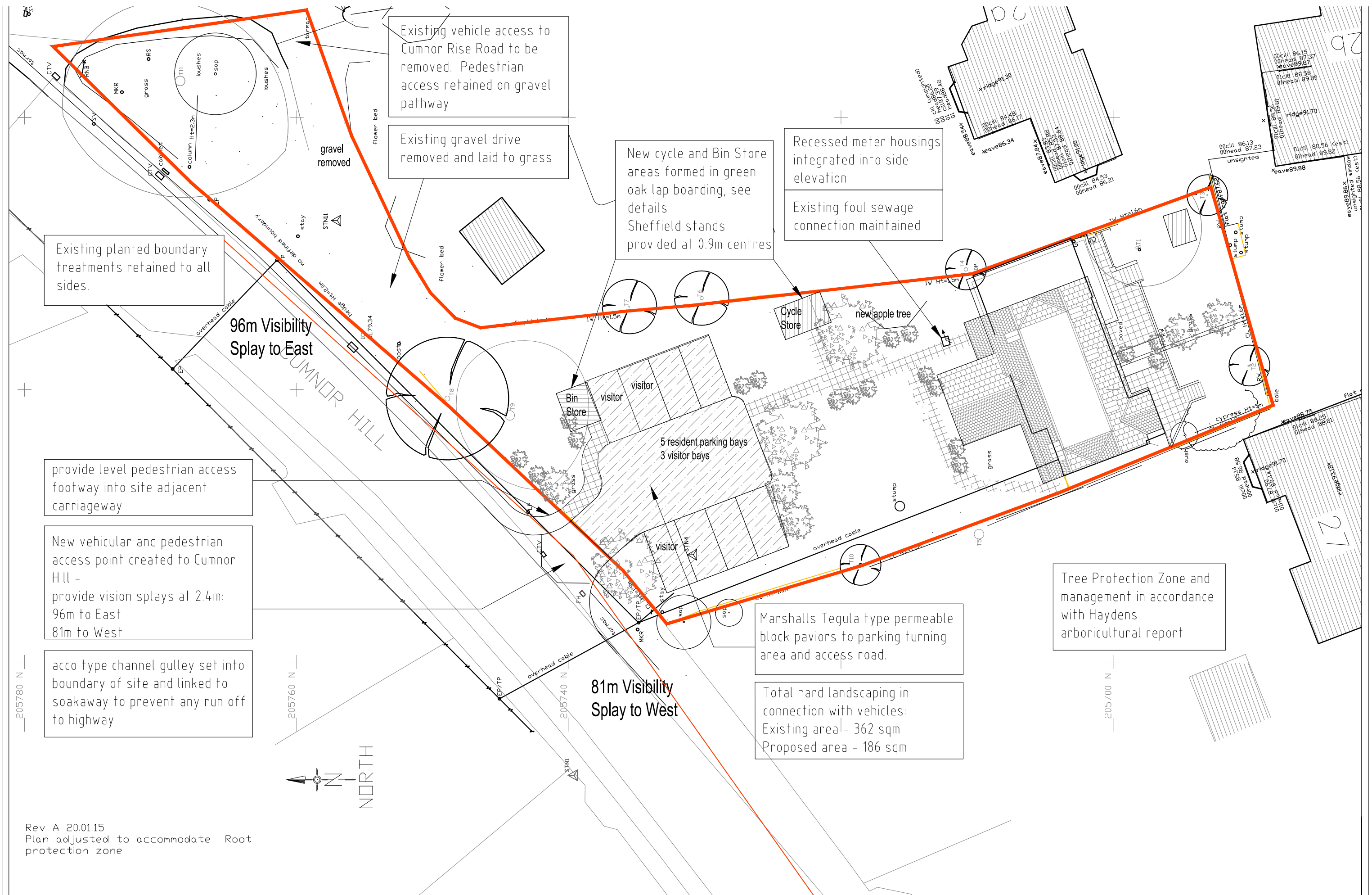


Appendix 1





Existing vehicle access to Cumnor Rise Road to be removed. Pedestrian access retained on gravel pathway

Existing gravel drive removed and laid to grass

New cycle and Bin Store areas formed in green oak lap boarding, see details
Sheffield stands provided at 0.9m centres

Recessed meter housings integrated into side elevation
Existing foul sewage connection maintained

Existing planted boundary treatments retained to all sides.

96m Visibility Splay to East

provide level pedestrian access footway into site adjacent carriageway

New vehicular and pedestrian access point created to Cumnor Hill -
provide vision splays at 2.4m:
96m to East
81m to West

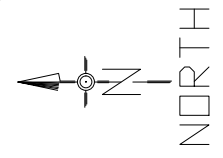
acco type channel gulley set into boundary of site and linked to soakaway to prevent any run off to highway

81m Visibility Splay to West

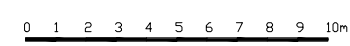
Marshalls Tegula type permeable block paviors to parking turning area and access road.

Total hard landscaping in connection with vehicles:
Existing area - 362 sqm
Proposed area - 186 sqm

Tree Protection Zone and management in accordance with Haydens arboricultural report



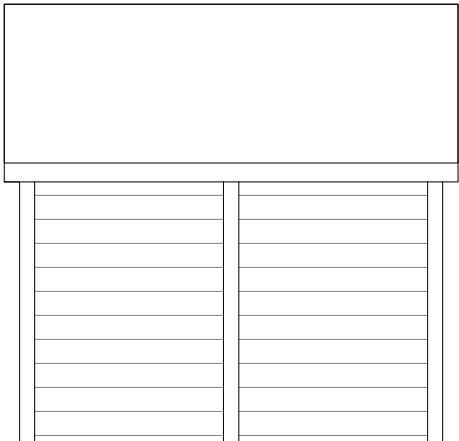
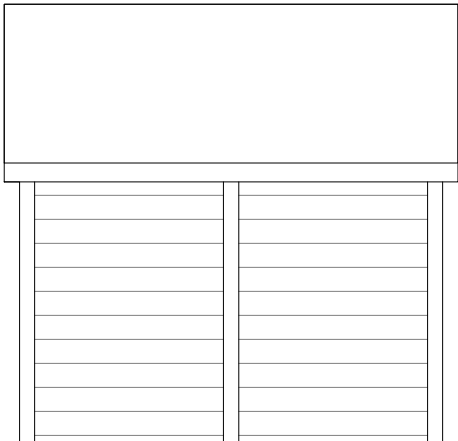
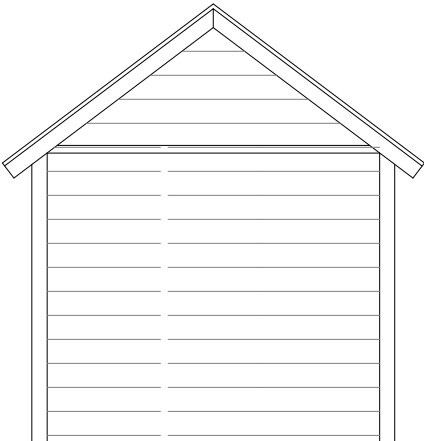
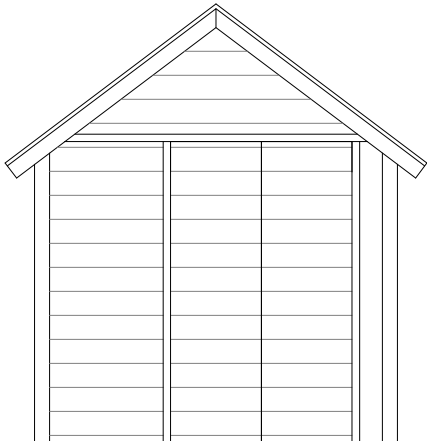
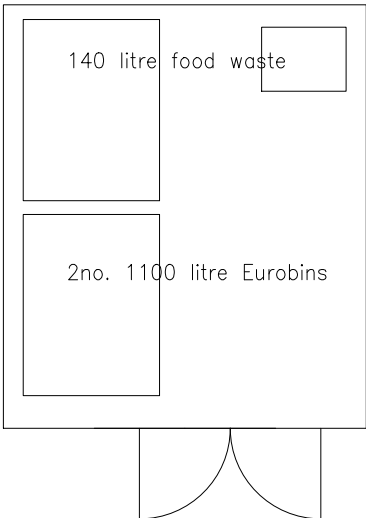
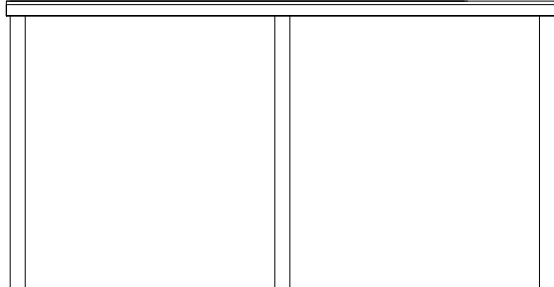
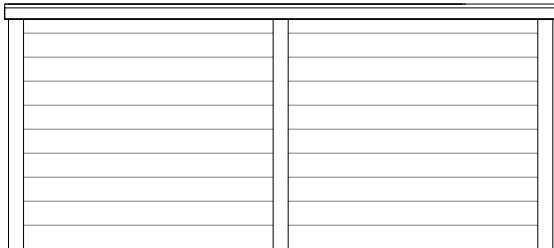
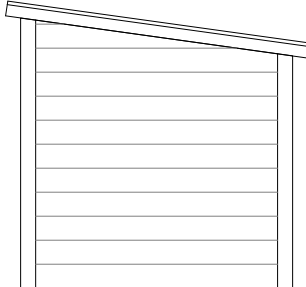
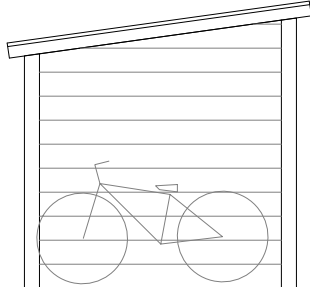
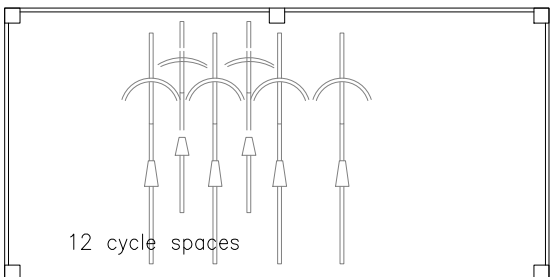
Rev A 20.01.15
Plan adjusted to accommodate Root protection zone



SCALE	DATE	PROJECT
1:250@ A3	28-12-14	2 Cumnor Rise Road - OX2 9HD
DRAWN	DWG No	DESCRIPTION
wa	1061-02 rev E	Proposed Site Layout

Biggin Morrison
60A St.Helen's Gardens W10 6LH T:07984 618056

Appendix 2



Green oak featheredge boards on green oak framing
 mineral felt roof finish



FRONT ELEVATION

LEVEL LINE 80.00



SCALE . 1:100@ A3
DRAWN . wa

DATE . 28-12-14
DWG No . 1061-04

PROJECT . 2 Cumnor Rise Road - OX2 9HD
DESCRIPTION . Existing Front Elevation - North

Biggin Morrison

60A St.Helen's Gardens W10 6LH T:07984 618056



REAR ELEVATION



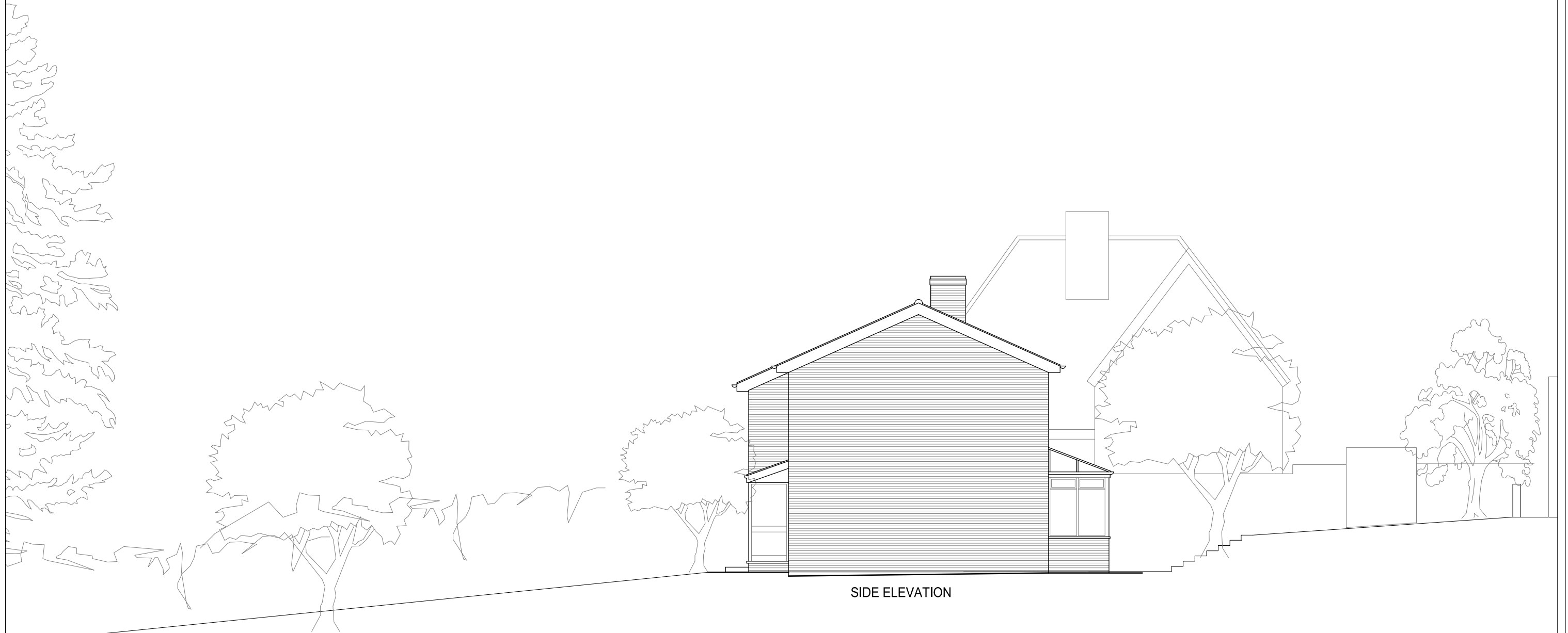
SCALE . 1:100@ A3
DRAWN . wa

DATE . 28-12-14
DWG No . 1061-05

PROJECT . 2 Cumnor Rise Road - OX2 9HD
DESCRIPTION . Existing Side Elevation - West

Biggin Morrison

60A St.Helen's Gardens W10 6LH T:07984 618056



SIDE ELEVATION

0 1 2 3 4 5 6 7 8 9 10m

SCALE . 1:100@ A3

DATE . 28-12-14

PROJECT . 2 Cumnor Rise Road - OX2 9HD

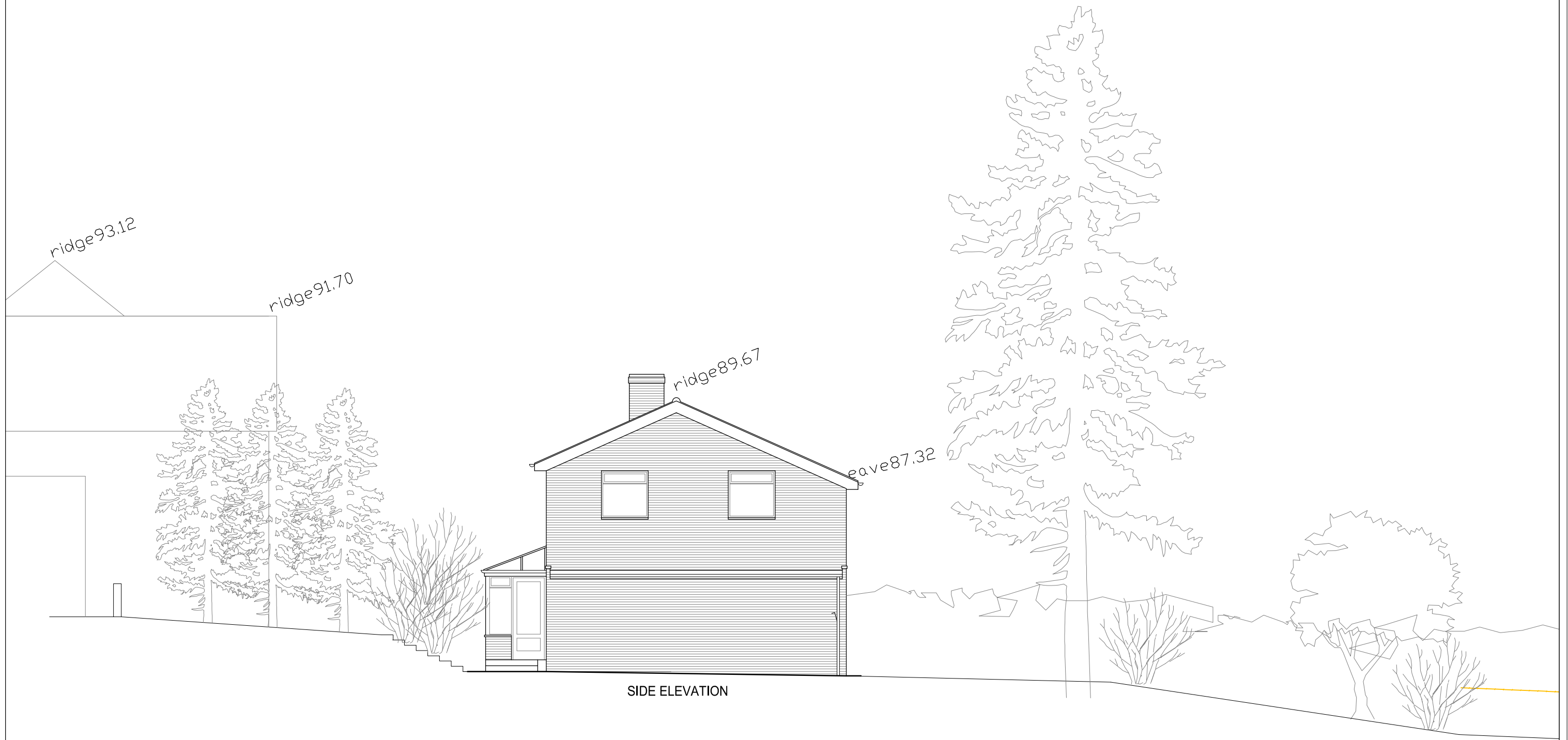
DRAWN . wa

DWG No . 1061-06

DESCRIPTION . Existing Side Elevation - West

Biggin Morrison

60A St.Helen's Gardens W10 6LH T:07984 618056



0 1 2 3 4 5 6 7 8 9 10m

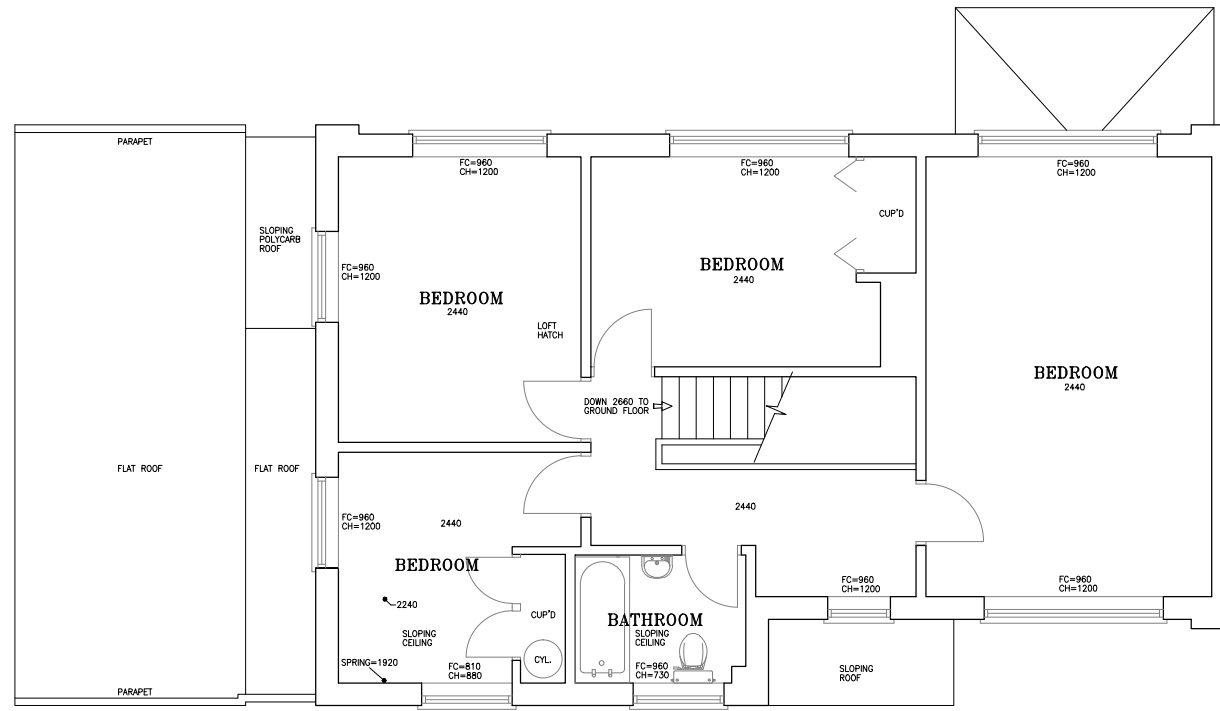
SCALE . 1:100@ A3
DRAWN . wa

DATE . 28-12-14
DWG No . 1061-07

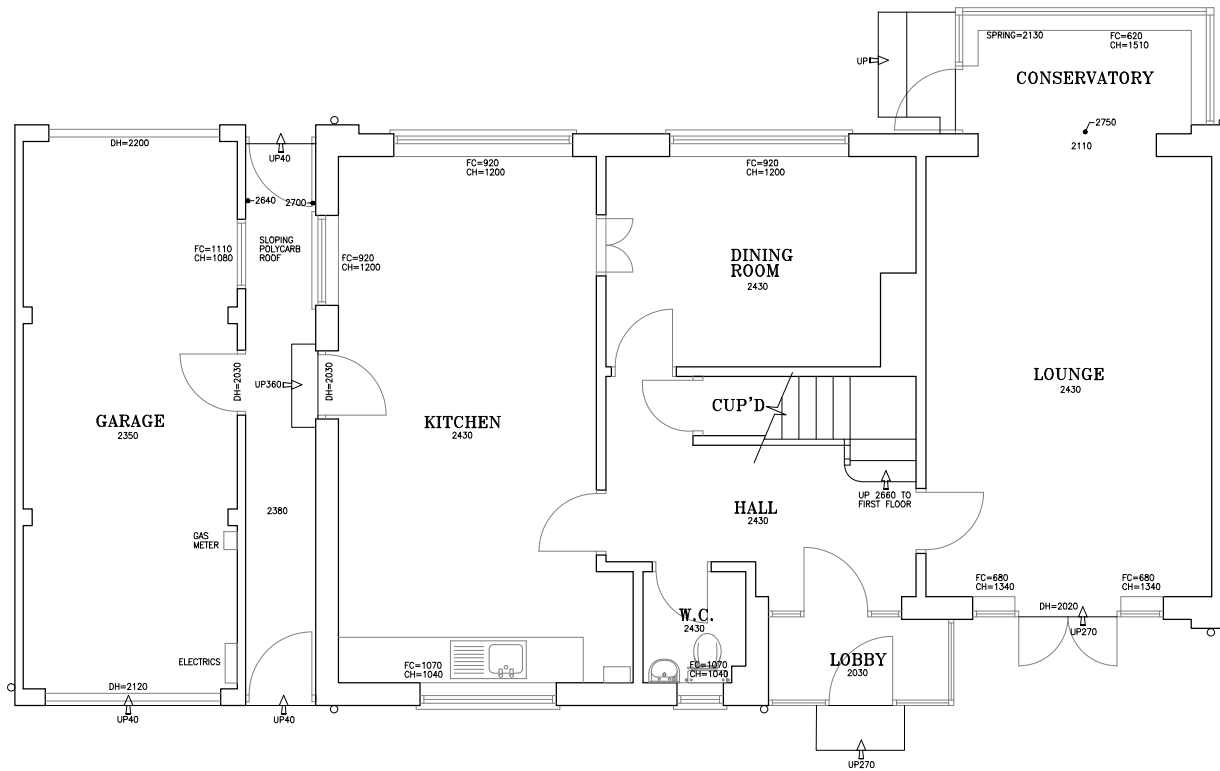
PROJECT . 2 Cumnor Rise Road - OX2 9HD
DESCRIPTION . Existing Side Elevation - East

Biggin Morrison

60A St.Helen's Gardens W10 6LH T:07984 618056



FIRST FLOOR



GROUND FLOOR



SCALE
 · 1:100@ A3
 DRAWN
 · wa

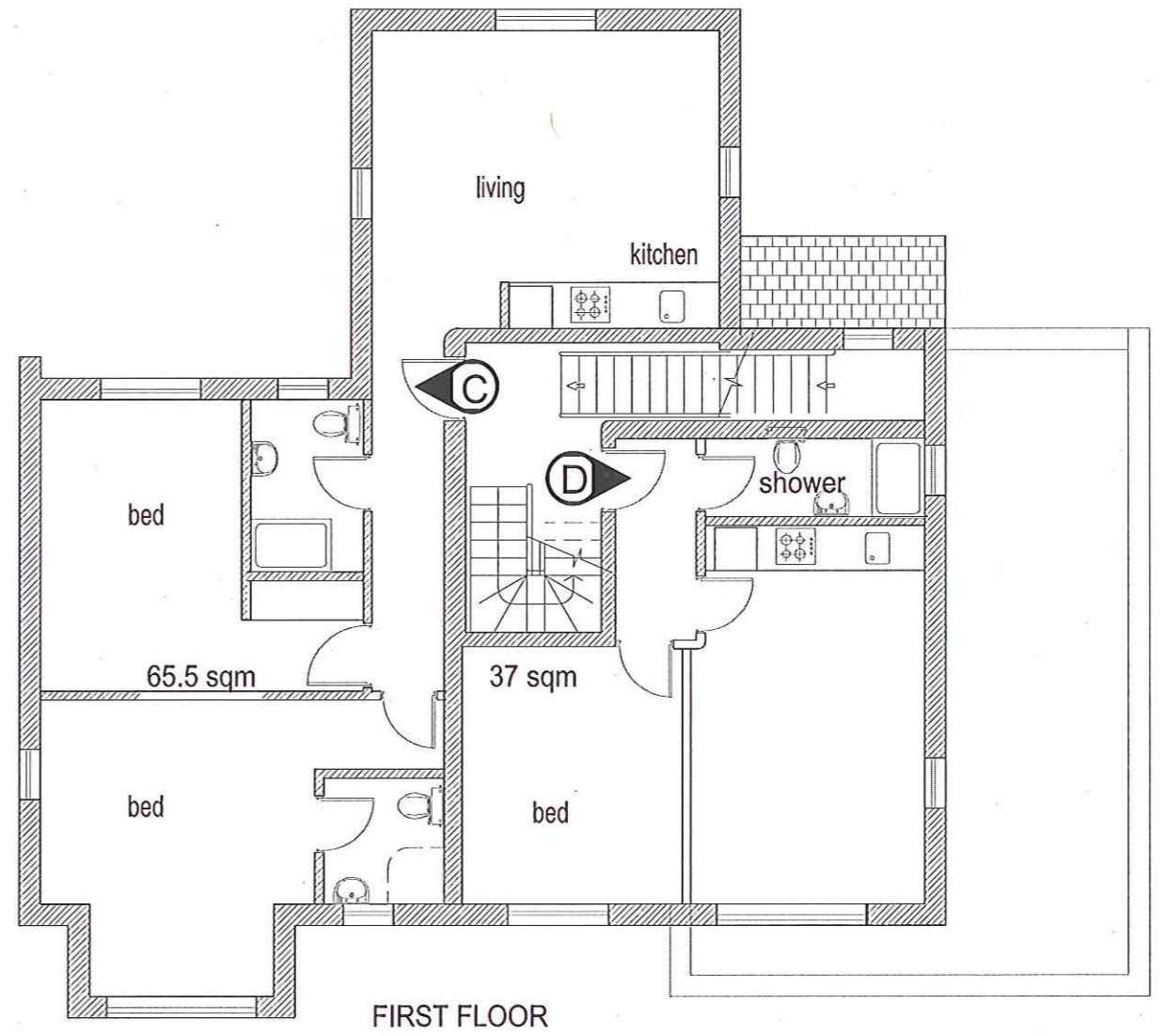
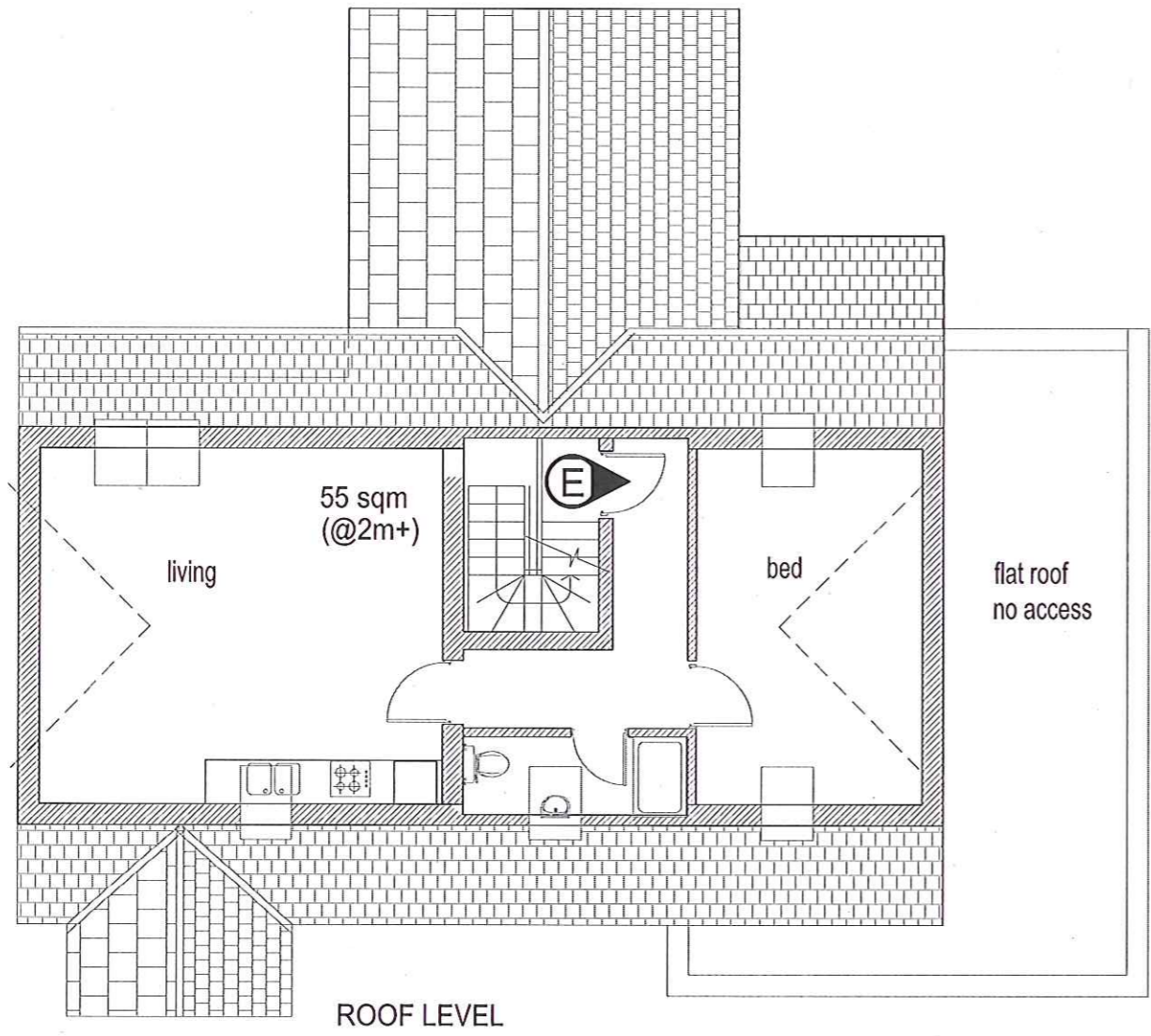
DATE
 · 28-12-14
 DWG No
 · 1061-03

PROJECT
 · 2 Cumnor Rise Road – OX2 9HD
 DESCRIPTION
 · Existing Ground & first floor plan

Biggin Morrison

60A St.Helen's Gardens W10 6LH T:07984 618056

0 1 2 3 4 5 6 7 8 9 10m



SCALE . 1:100@ A3
DRAWN . wa

DATE . 28-12-14
DWG No . 1061-11

PROJECT . 2 Cumnor Rise Road - OX2 9HD
DESCRIPTION Proposed Floor plans

Biggin Morrison
60A St.Helen's Gardens W10 6LH T:07984 618056

- 1 traditional sand cement painted render
 - 2 painted concrete coping stones
 - 3 Reclaimed Face brickwork in flemish bond dark Multi stock. Pale recessed mortar joint, tight vertical joints to emphasise horizontal banding
 - 4 precast concrete cills
 - 5 white painted windows set into form minimum depth reveal of 120mm.
 - 6 untreated oak detailing to gable ends
 - 7 plain clay brindled sandfaced tiles
 - 8 black rainwater goods
 - 9 conservation grade rooflights
 - 10 contrast soldier course detail to window lintels in brickwork areas, Hardwood timber lintel over windows in rendered sections
- line of existing building



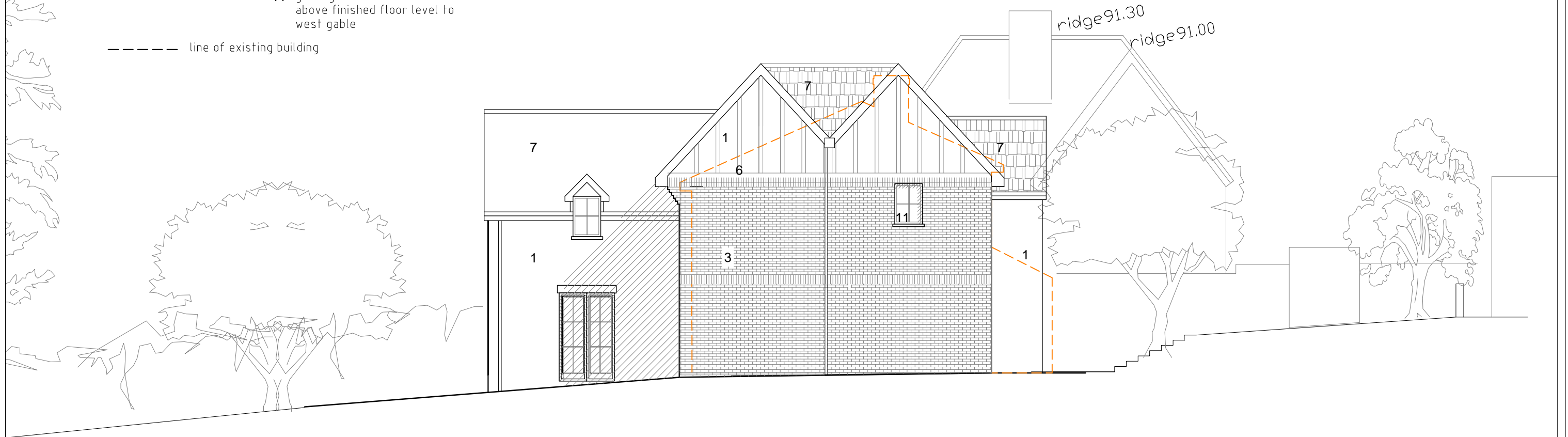
0 1 2 3 4 5 6 7 8 9 10m

SCALE • 1:100@ A3	DATE • 28-12-14	PROJECT • 2 Cumnor Rise Road - OX2 9HD	Biggin Morrison 60A St.Helen's Gardens W10 6LH T:07984 618056
DRAWN • wa	DWG No • 1061-13	DESCRIPTION • Proposed Front Elevation - North	



- 1 traditional sand cement painted render
- 2 painted concrete coping stones
- 3 Reclaimed Face brickwork in flemish bond dark Multi stock. Pale recessed mortar joint, tight vertical joints to emphasise horizontal banding
- 4 precast concrete cills
- 5 white painted windows set into form minimum depth reveal of 120mm.
- 6 untreated oak detailing to gable ends
- 7 plain clay brindled sandfaced tiles
- 8 black rainwater goods
- 9 conservation grade rooflights
- 10 contrast soldier course detail to window lintels in brickwork areas, Hardwood timber lintel over windows in rendered sections
- 11 glazing obscured to 1.7m above finished floor level to west gable

----- line of existing building



WEST ELEVATION

----- line of existing building

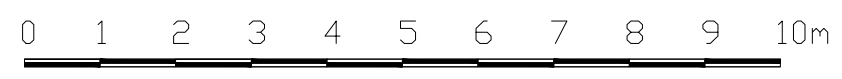
0 1 2 3 4 5 6 7 8 9 10m

SCALE · 1:100@ A3	DATE · 28-12-14	PROJECT · 2 Cumnor Rise Road – OX2 9HD	Biggin Morrison 60A St.Helen's Gardens W10 6LH T:07984 618056
DRAWN · wa	DWG No · 1061-16	DESCRIPTION · Proposed Side Elevation – West	



- 1 traditional sand cement painted render
 - 2 painted concrete coping stones
 - 3 Reclaimed Face brickwork in flemish bond dark Multi stock. Pale recessed mortar joint, tight vertical joints to emphasise horizontal banding
 - 4 precast concrete cills
 - 5 white painted windows set into form minimum depth reveal of 120mm.
 - 6 untreated oak detailing to gable ends
 - 7 plain clay brindled sandfaced tiles
 - 8 black rainwater goods
 - 9 conservation grade rooflights
 - 10 contrast soldier course detail to window lintels in brickwork areas, Hardwood timber lintel over windows in rendered sections
- line of existing building

REAR ELEVATION



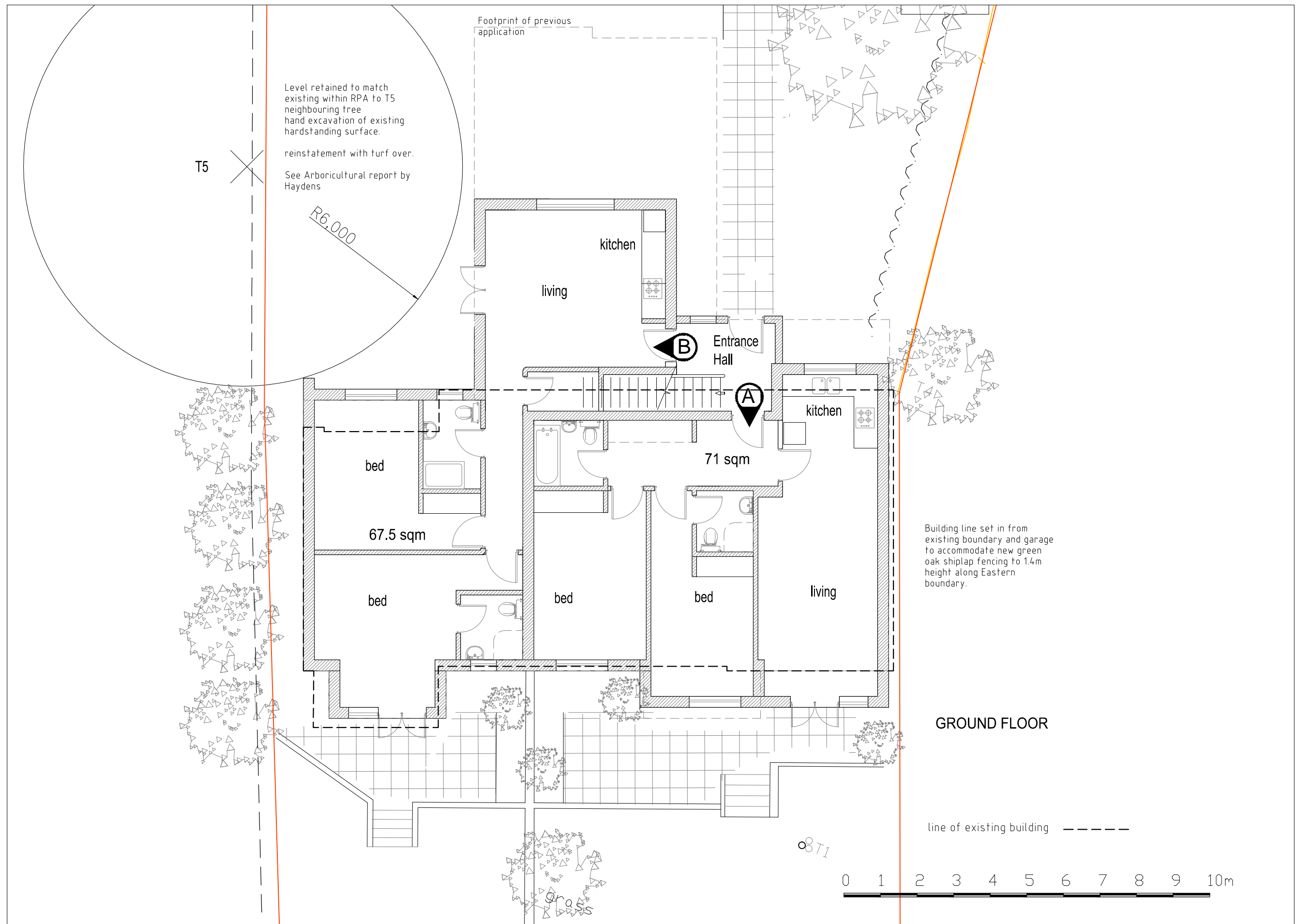
SCALE . 1:100@ A3	DATE . 28-12-14	PROJECT . 2 Cumnor Rise Road - OX2 9HD	Biggin Morrison 60A St.Helen's Gardens W10 6LH T:07984 618056
DRAWN . wa	DWG No . 1061-14	DESCRIPTION . Proposed Rear Elevation	



EAST ELEVATION



SCALE · 1:100@ A3	DATE · 28-12-14	PROJECT · 2 Cumnor Rise Road – OX2 9HD	Biggin Morrison 60A St.Helen's Gardens W10 6LH T:07984 618056
DRAWN · wa	DWG No · 1061-15	DESCRIPTION · Proposed Side Elevation – East	



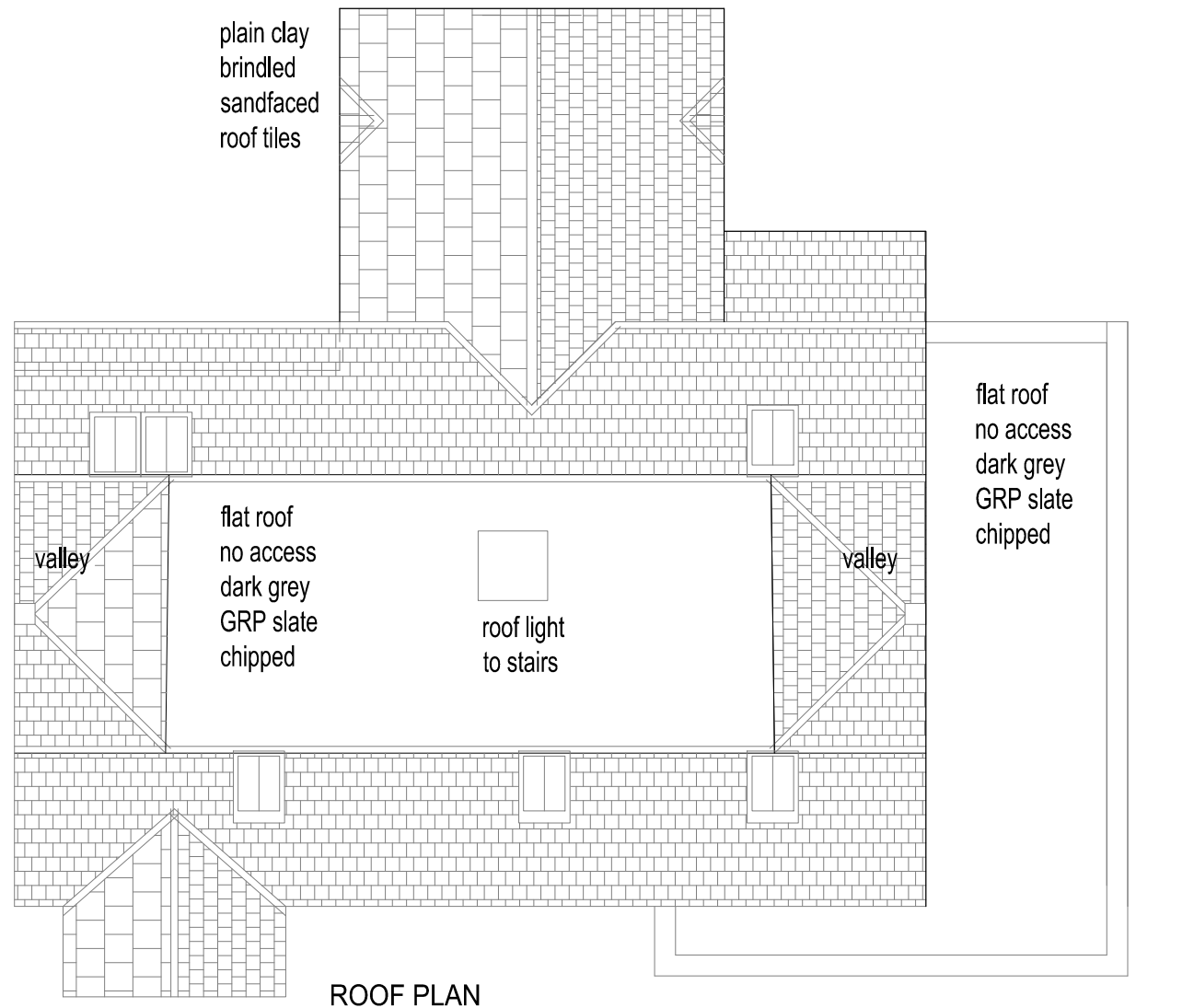
SCALE . 1:100@ A3
DRAWN . wa

DATE . 01-07-15
DWG No . 1061-10

PROJECT . 2 Cumnor Rise Road - OX2 9HD
DESCRIPTION . Proposed Ground Floor plans

Biggin Morrison

60A St.Helen's Gardens W10 6LH T:07984 618056



ROOF PLAN



SCALE . 1:100@ A3	DATE . 07/07/15	PROJECT . 2 Cumnor Rise Road – OX2 9HD
DRAWN . wa	DWG No . 1061-12	DESCRIPTION . Proposed Roof PAn