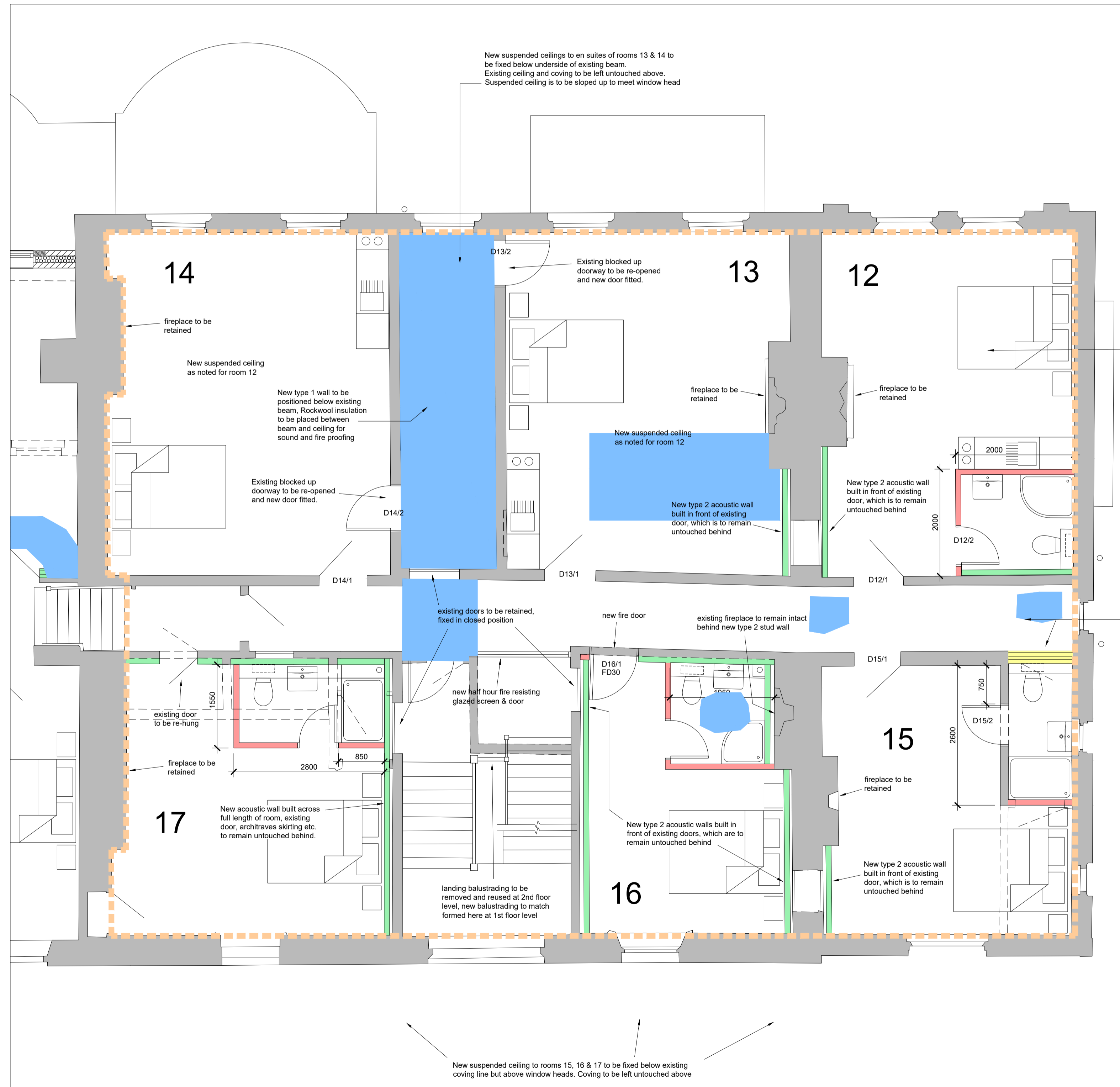
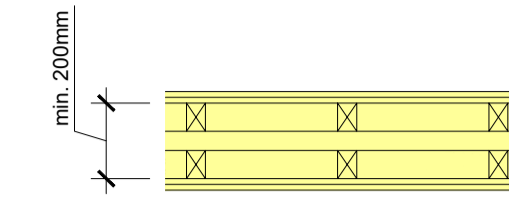


First Floor

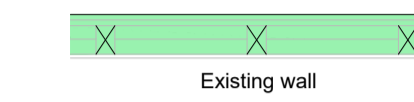


Walls



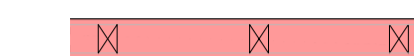
Wall type 1

New sound resisting wall constructed of 2no. independent 75 x 50mm stud partitions (min. overall width of 200mm), 2no. skins of 12mm plasterboard, laid with staggered joints, and plaster skim finish to each side. One set of studs to receive min. 50mm unfaced mineral wool insulation (min. density 10kg/m³).
 Note: Ensure each layer of plasterboard is independently fixed to stud frame.
 Seal the perimeter of the independent panels with tape or sealant. Any sockets on these walls to be surface mounted.



Wall type 2

new independent wall panel of 2 layers of plasterboard with staggered joints on 75 x 50mm timber framing separated from existing wall by at least 10mm. Min. 35mm thickness of mineral wool insulation to be placed between framing

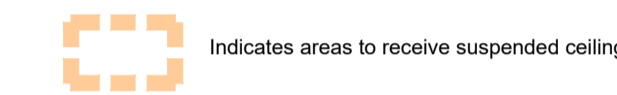


Wall type 3

new 75 x 50mm stud partition with 12mm plasterboard and skim to each side. Mineral wool insulation to be packed between studs as indicated

Ceilings

All first floor areas to have suspended ceilings fitted. Existing ceilings/coving to be left untouched above.



See detail below for acoustic measures to 2nd floors

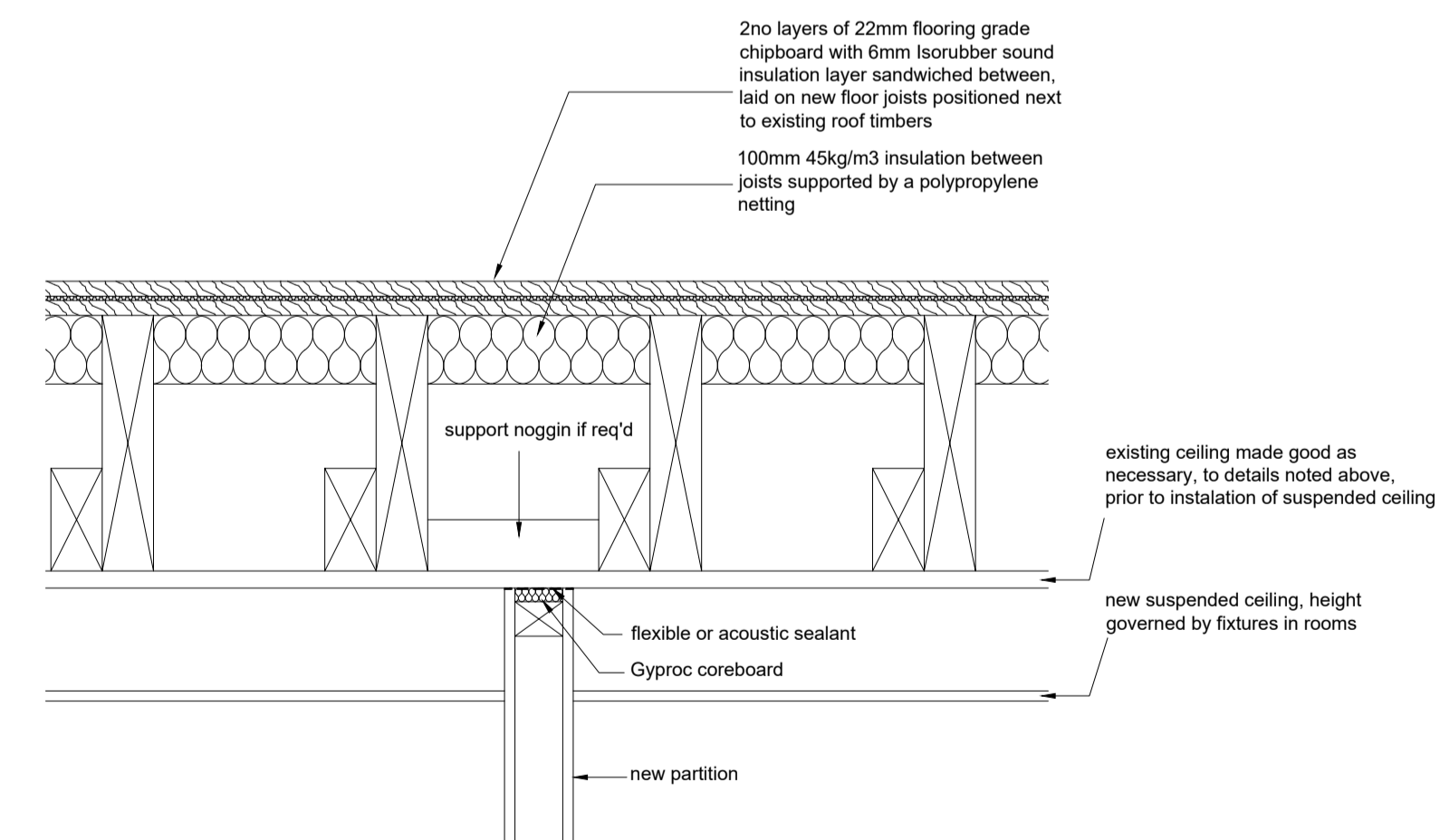


Indicates areas of existing ceilings badly damaged by water ingress which are to be repaired as follows, prior to fixing new suspended ceiling below.

- Hack off damaged plaster and underlying lathwork back to sound plaster, ensuring that laths are cut back to a structural support beam
- Fix laths Oak Riven Laths allowing 25 no metre lengths per square metre.
- Make sure surfaces are sound. Wet surfaces thoroughly. Dub out any large voids using Tradym Mortar BM2. Allow dubbing out to cure.
- First coat - Wet surface thoroughly. Apply 1st backing coat of Tradym Backing with Hair/Fibre to a maximum depth of 10mm. If application is to laths sufficient mortar must be pushed through the lath to form "hooks" to take the weight of the remaining mortar. Allow to cure (up to 10 days) misting occasionally if plaster starts to dry out. Scratch to receive 2nd coat.
- Second coat - Wet 1st coat. Apply 2nd coat of Tradym Backing with Hair/Fibre and straighten up. Allow to cure again misting if necessary. Scratch with devil float.
- Finish coat - Wet 2nd coat. Apply Tradym Fine Finish plaster to a maximum depth of 4mm.

New suspended ceiling to room 12 to be fixed between existing coving line and dado rail but above window heads.

All existing doors to corridor and staircase area to be either re-used or fixed in closed position with partition built across on room side, except this door to existing toilet area which is to be removed and blocked up.



Section Through Existing Second Floor

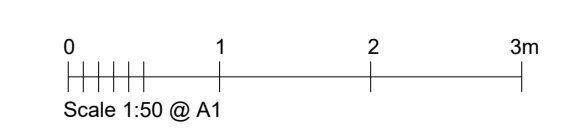
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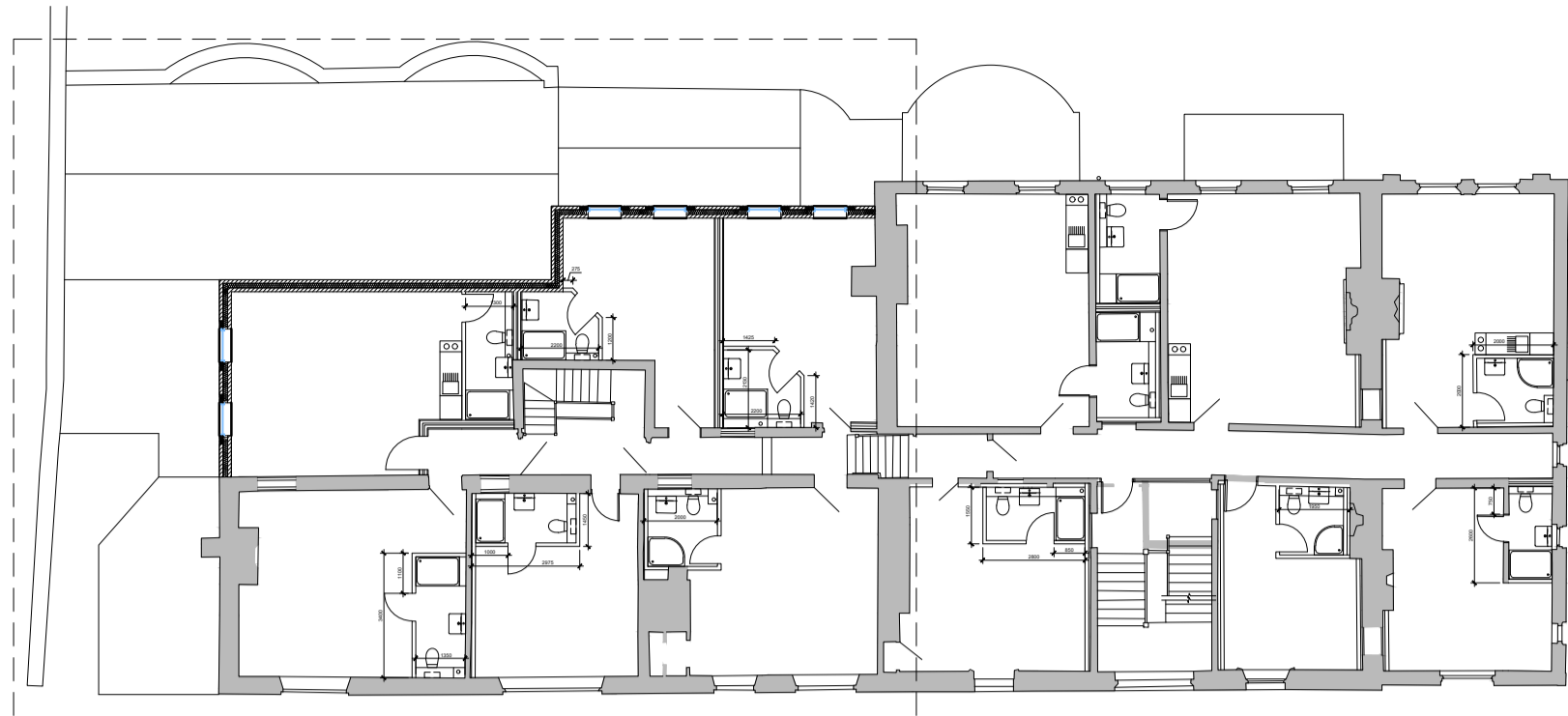
Oxon Planning Partnership
 EDEN HOUSE, TWO RIVERS BUSINESS PARK, STATION LANE,
 WITNEY, OX28 4BL TEL. 01993 890760 FAX. 01993 779746

PROJECT:
CONVERSION OF OLD ABBEY HOUSE, ABINGDON

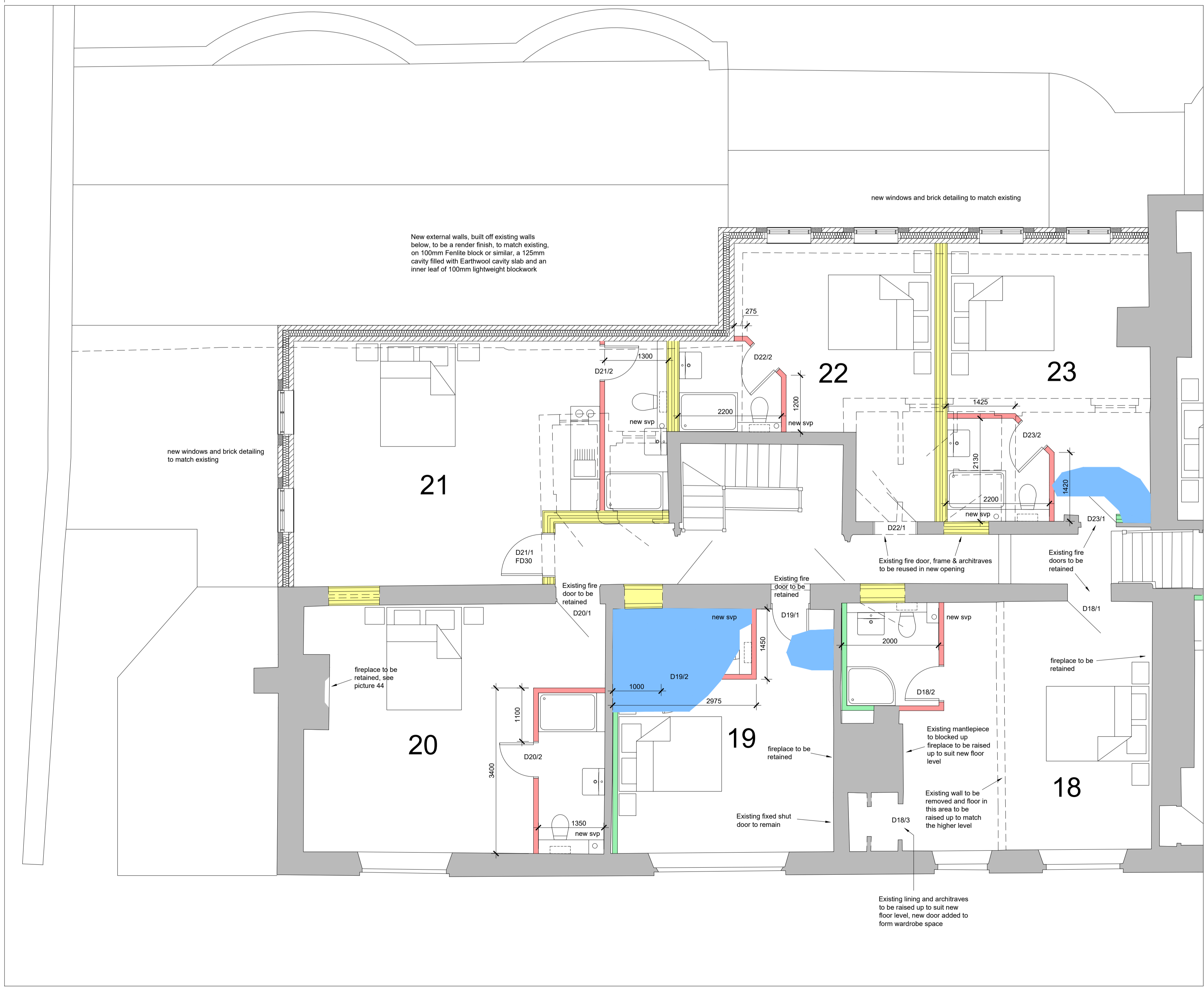
TITLE:
**WORKING PLAN
 FIRST FLOOR (SHEET 1 OF 2)**

DRAWN: AR 11/02/22	SCALE: 1:50
DRAWING No: AB7/P/13	REVISION:

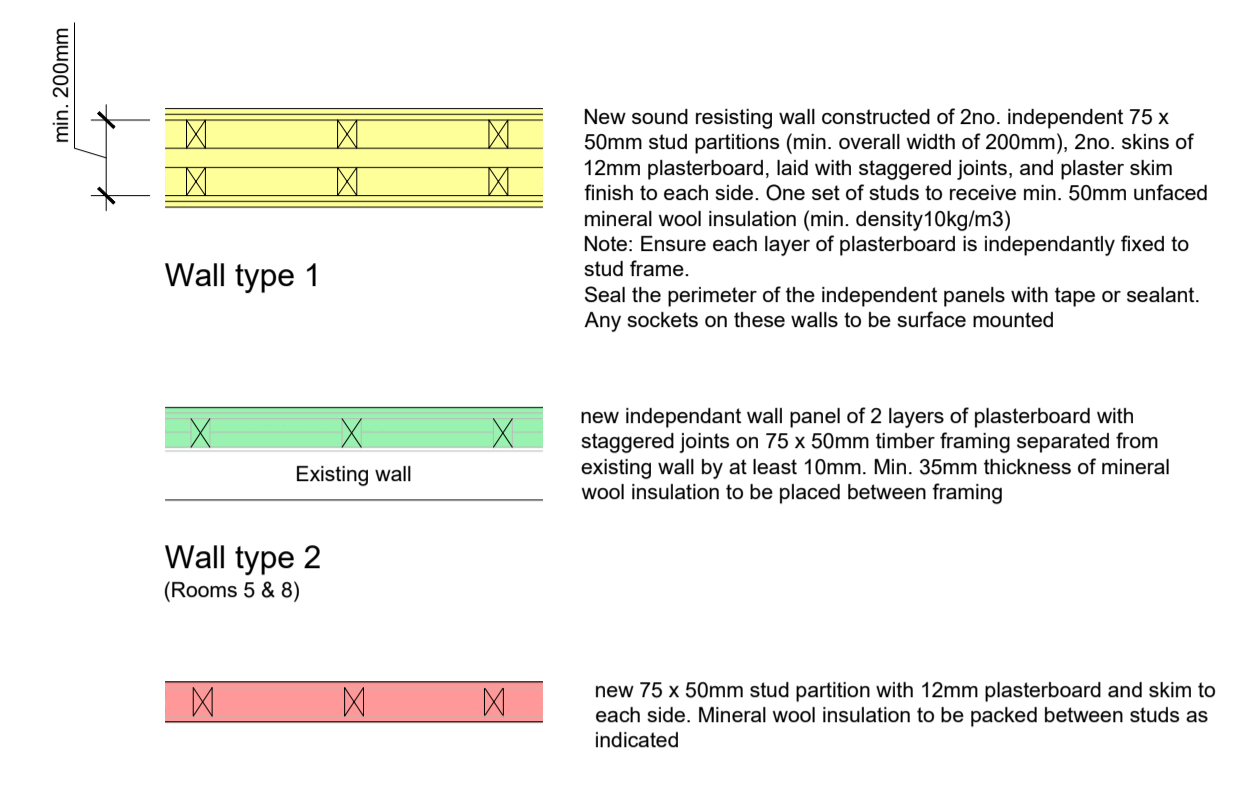




First Floor



Walls



Ceilings

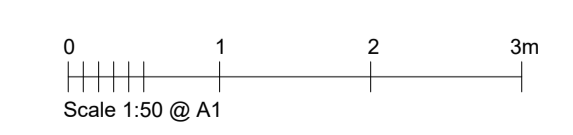
- Indicates areas of existing ceilings badly damaged by water ingress which are to be repaired as follows:
1. Hack off damaged plaster and underlying lathwork back to sound plaster, ensuring that laths are cut back to a structural support beam
 2. Fix laths Oak Riven Laths allowing 25 no metre lengths per square metre.
 3. Make sure surfaces are sound. Wet surfaces thoroughly. Dub out any large voids using Tradym Mortar BM2. Allow dubbing out to cure.
 4. First coat - Wet surface thoroughly. Apply 1st backing coat of Tradym Backing with Hair/Fibre to a maximum depth of 10mm. If application is to laths sufficient mortar must be pushed through the lath to form "hooks" to take the weight of the remaining mortar. Allow to cure (up to 10 days) misting occasionally if plaster starts to dry out. Scratch to receive 2nd coat.
 5. Second coat - Wet 1st coat. Apply 2nd coat of Tradym Backing with Hair/Fibre and straighten up. Allow to cure again misting if necessary. Scratch with devil float.
 6. Finish coat - Wet 2nd coat. Apply Tradym Fine Finish plaster to a maximum depth of 4mm.

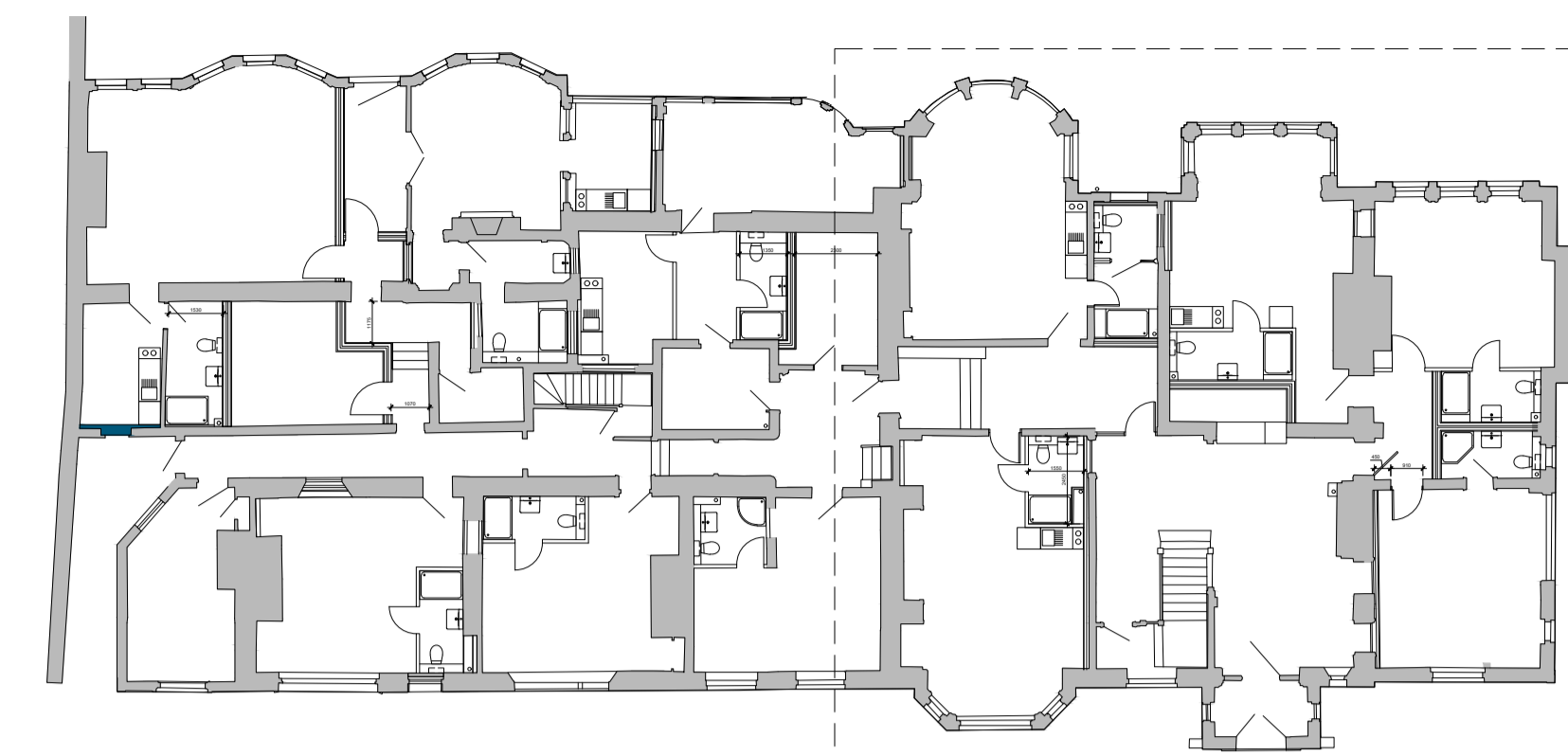
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WITNEY, OX28 4BL TEL. 01993 890760 FAX. 01993 779746

PROJECT:
CONVERSION OF OLD ABBEY HOUSE, ABINGDON

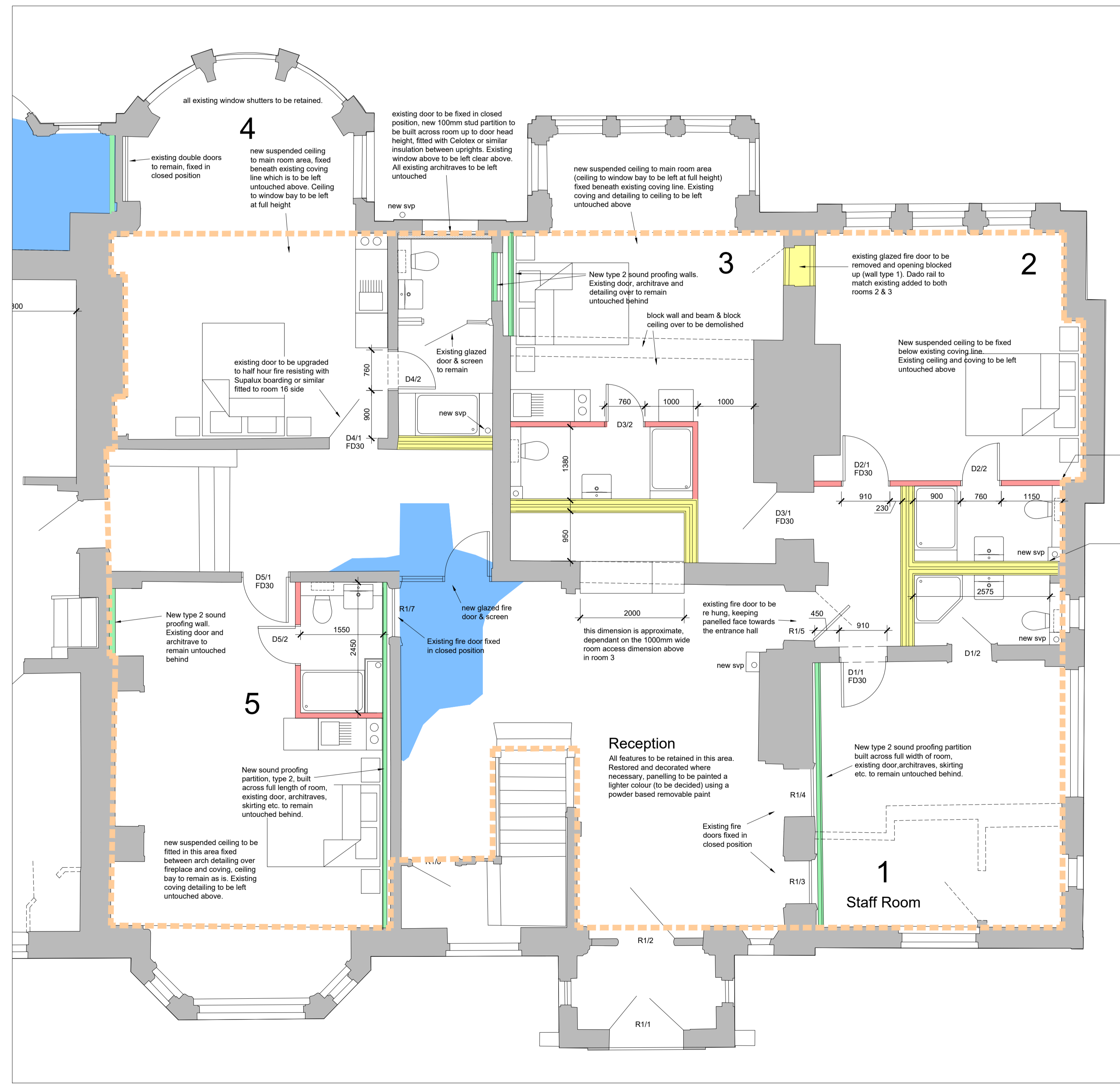
TITLE:
**WORKING PLAN
GROUND FLOOR (SHEET 2 OF 2)**

DRAWN: AR 11/02/22	SCALE: 1:50
DRAWING No: AB7/P/14	REVISION:

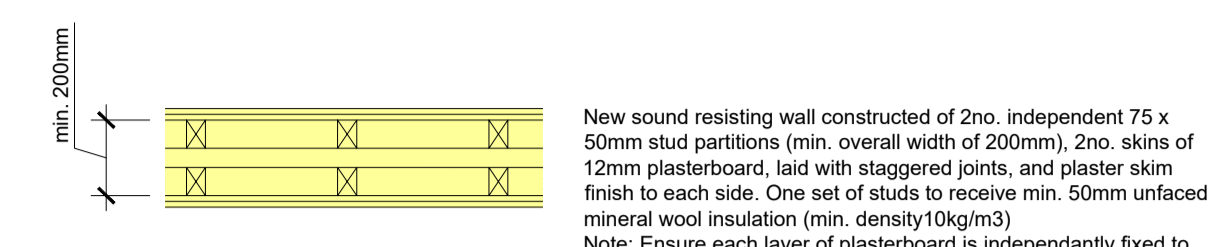




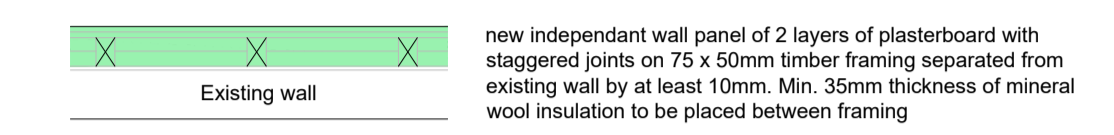
Ground Floor



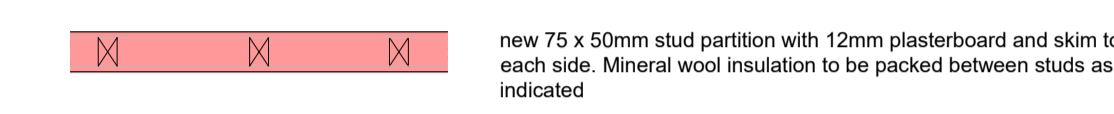
Walls



Wall type 1



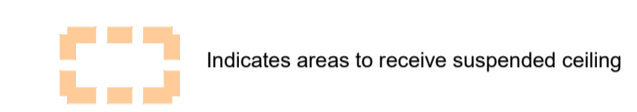
Wall type 2 (Rooms 5 & 8)



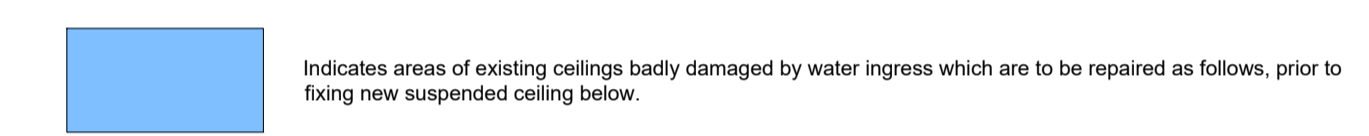
Wall type 3

Ceilings

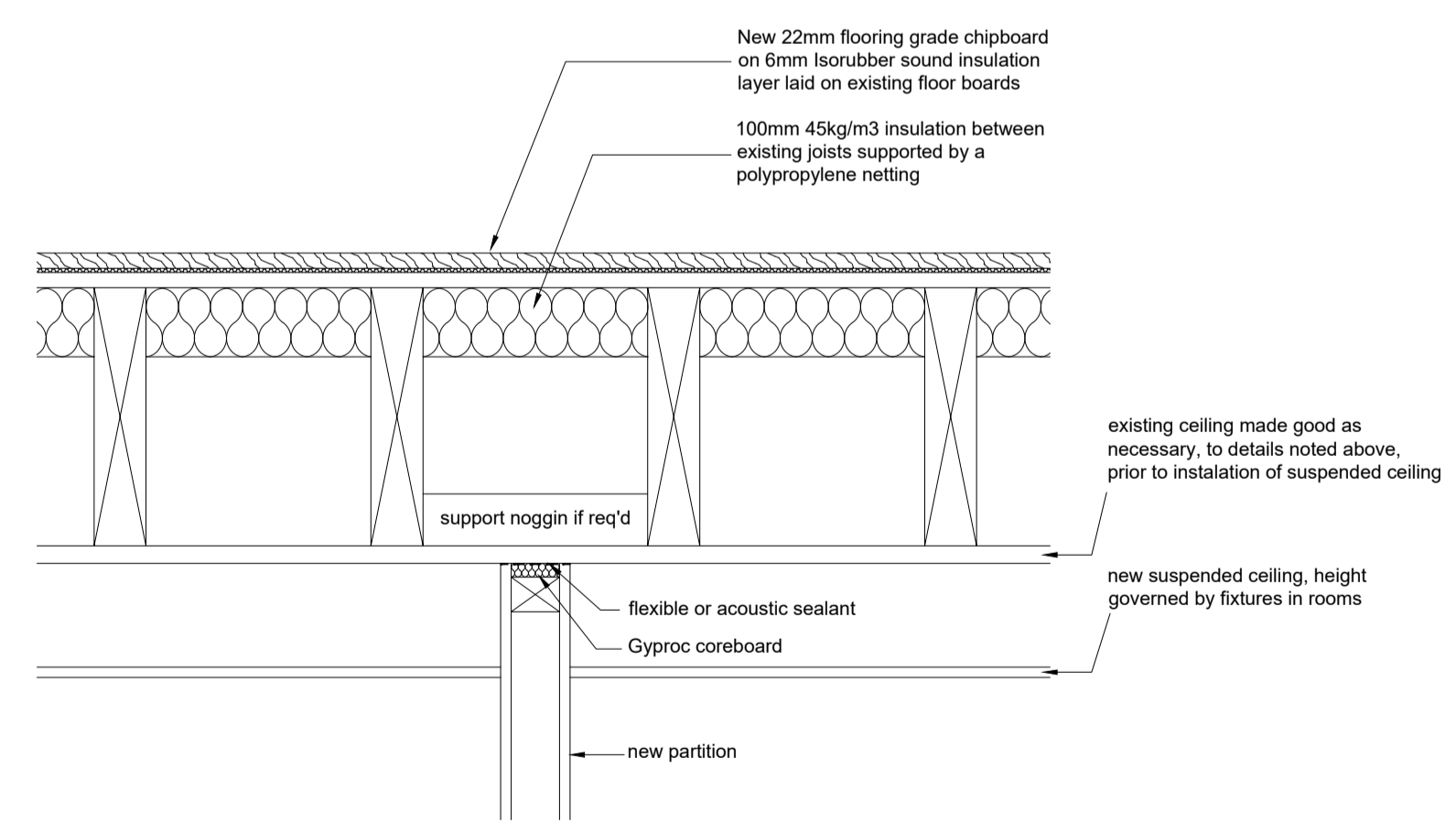
All ground floor areas to have suspended ceilings fitted, apart from bays as noted on plan. Existing ceilings/coving to be left untouched above.



See detail below for acoustic measures to all existing 1st floors



- Hack off damaged plaster and underlying lathwork back to sound plaster, ensuring that laths are cut back to a structural support beam
- Fix laths Oak Riven Laths allowing 25 no metre lengths per square metre.
- Make sure surfaces are sound. Wet surfaces thoroughly. Dub out any large voids using Tradym Mortar BM2. Allow dubbing out to cure.
- First coat - Wet surface thoroughly. Apply 1st backing coat of Tradym Backing with Hair/Fibre to a maximum depth of 10mm. If application is to laths sufficient mortar must be pushed through the lath to form "hooks" to take the weight of the remaining mortar. Allow to cure (up to 10 days) misting occasionally if plaster starts to dry out. Scratch to receive 2nd coat.
- Second coat - Wet 1st coat. Apply 2nd coat of Tradym Backing with Hair/Fibre and straighten up. Allow to cure again misting if necessary. Scratch with devil float.
- Finish coat - Wet 2nd coat. Apply Tradym Fine Finish plaster to a maximum depth of 4mm.



Section Through Existing First Floor

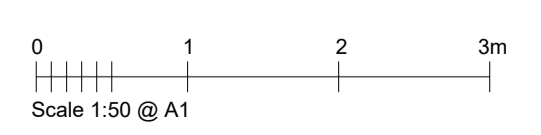
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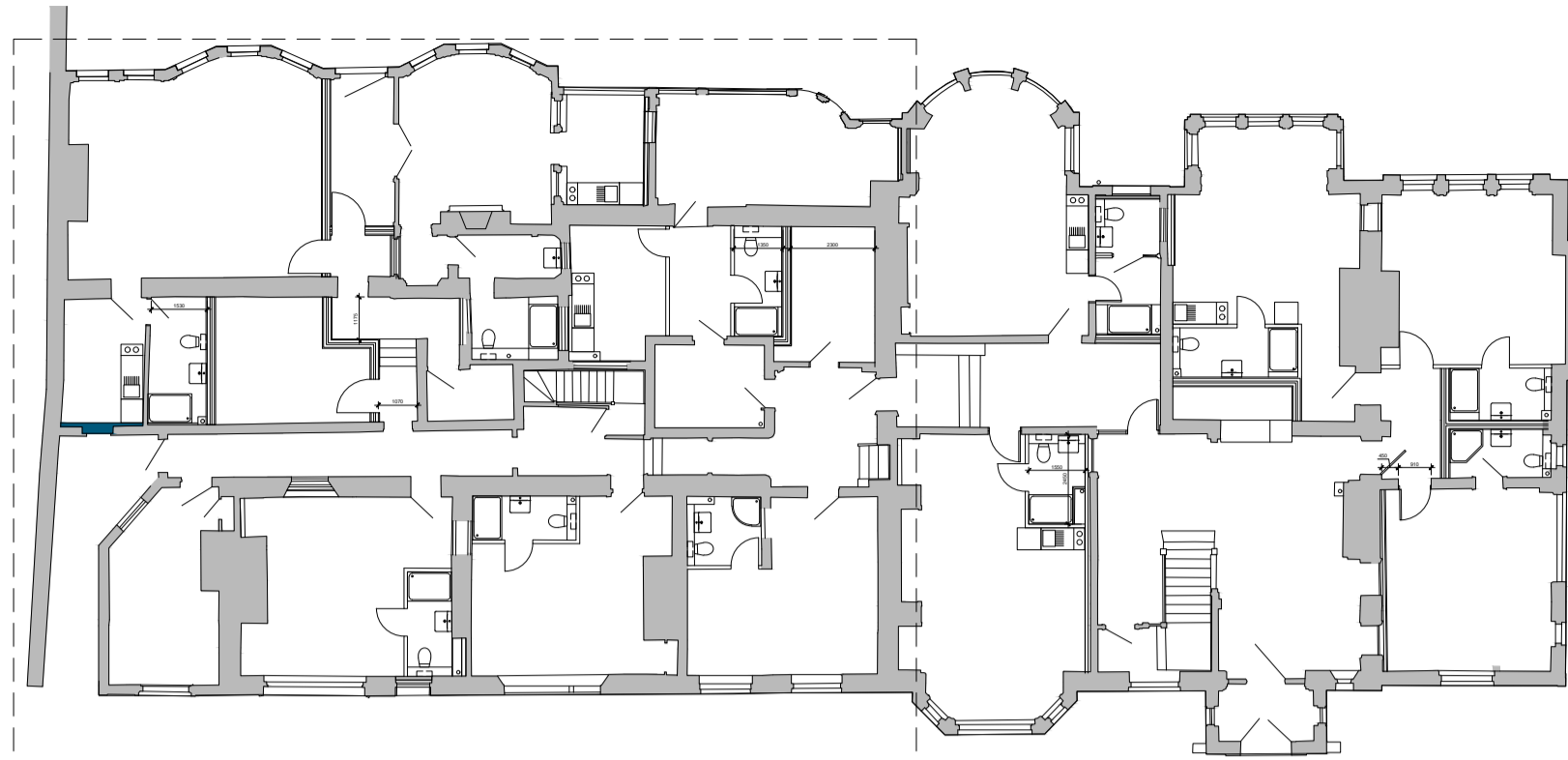
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PROJECT:
CONVERSION OF OLD ABBEY HOUSE, ABINGDON

TITLE:
WORKING PLAN GROUND FLOOR (SHEET 1 OF 2)

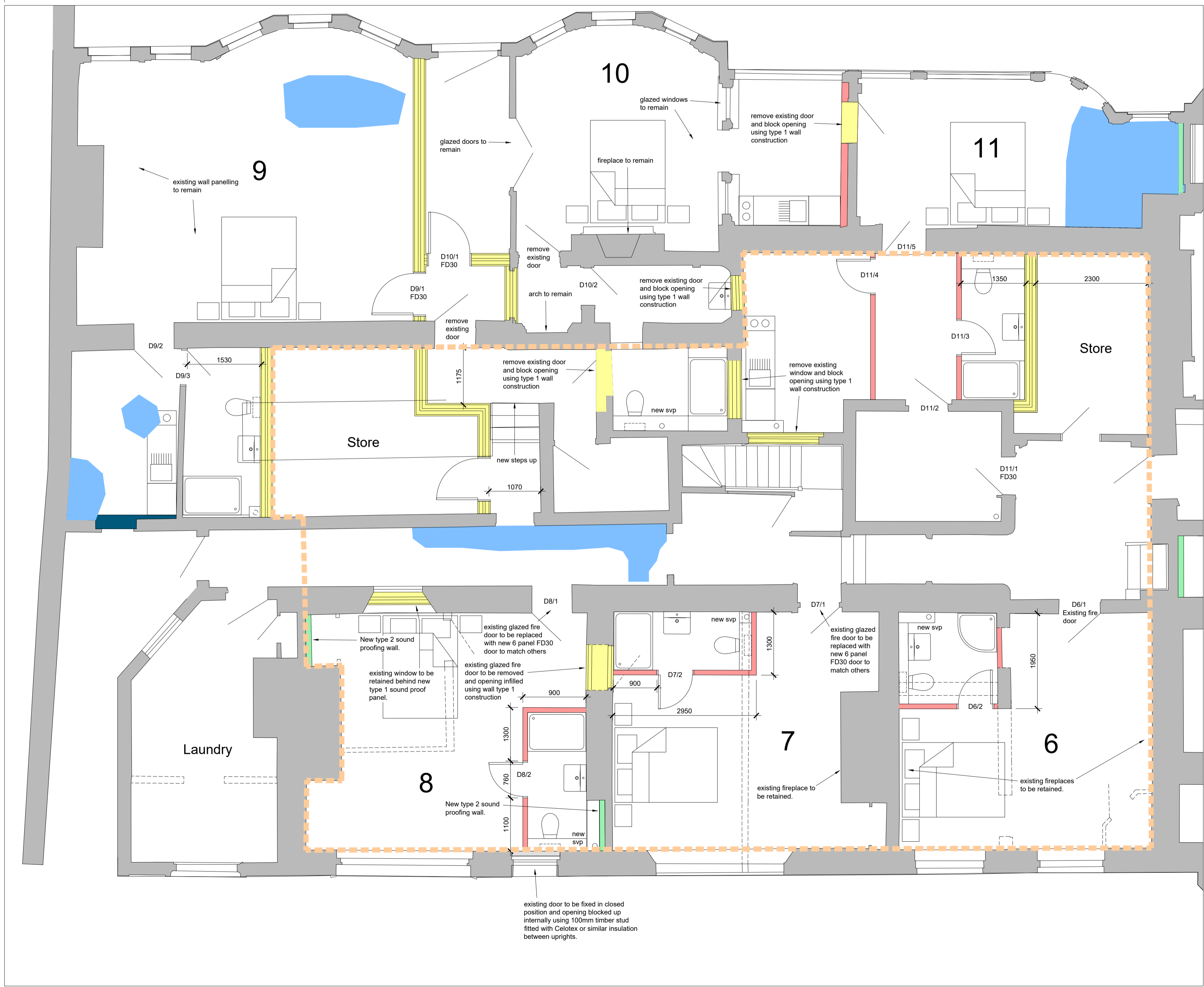
DRAWN: AR 11/02/22	SCALE: 1:50
DRAWING No: AB7/P/11	REVISION:



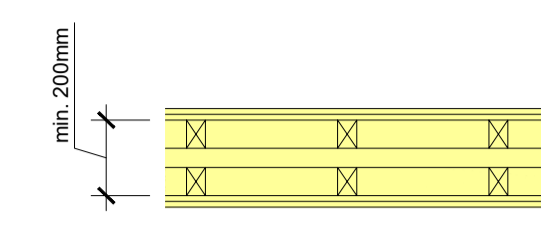


Ground Floor

All ground floor glazing on the East elevation to be fitted with opaque film internally to a height of 1800mm for privacy from public gardens

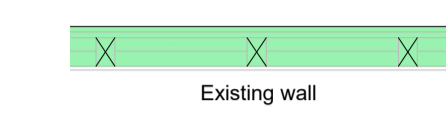


Walls



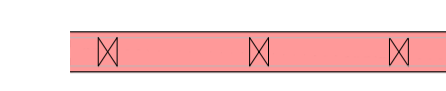
Wall type 1

New sound resisting wall constructed of 2no. independent 75 x 50mm stud partitions (min. overall width of 200mm), 2no. skins of 12mm plasterboard, laid with staggered joints, and plaster skim finish to each side. One set of studs to receive min. 50mm unfaced mineral wool insulation (min. density 10kg/m³)
 Note: Ensure each layer of plasterboard is independently fixed to stud frame.
 Seal the perimeter of the independent panels with tape or sealant. Any sockets on these walls to be surface mounted



Wall type 2 (Rooms 5 & 8)

new independent wall panel of 2 layers of plasterboard with staggered joints on 75 x 50mm timber framing separated from existing wall by at least 10mm. Min. 35mm thickness of mineral wool insulation to be placed between framing



Wall type 3

new 75 x 50mm stud partition with 12mm plasterboard and skim to each side. Mineral wool insulation to be packed between studs as indicated

Ceilings

All ground floor areas to have suspended ceilings fitted, apart from bays as noted on plan. Existing ceilings/ceiling to be left untouched above.



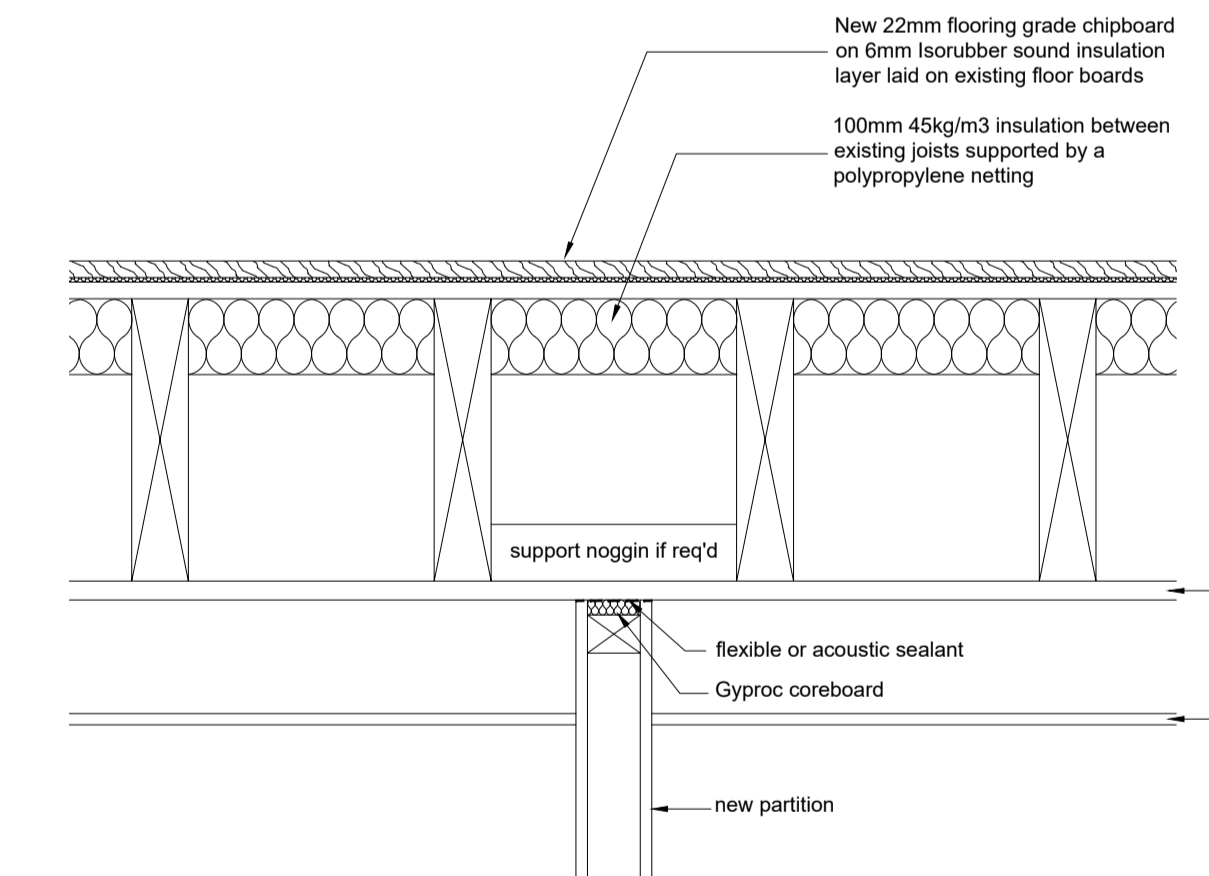
Indicates areas to receive suspended ceiling

See detail below for acoustic measures to all existing 1st floors



Indicates areas of existing ceilings badly damaged by water ingress which are to be repaired as follows, prior to fixing new suspended ceiling below.

- Hack off damaged plaster and underlying lathwork back to sound plaster, ensuring that laths are cut back to a structural support beam
- Fix laths Oak Riven Laths allowing 25 no metre lengths per square metre.
- Make sure surfaces are sound. Wet surfaces thoroughly. Dub out any large voids using Tradlym Mortar BM2. Allow dubbing out to cure.
- First coat - Wet surface thoroughly. Apply 1st backing coat of Tradlym Backing with Hair/Fibre to a maximum depth of 10mm. If application is to laths sufficient mortar must be pushed through the lath to form "hooks" to take the weight of the remaining mortar. Allow to cure (up to 10 days) misting occasionally if plaster starts to dry out. Scratch to receive 2nd coat.
- Second coat - Wet 1st coat. Apply 2nd coat of Tradlym Backing with Hair/Fibre and straighten up. Allow to cure again misting if necessary. Scratch with devil float.
- Finish coat - Wet 2nd coat. Apply Tradlym Fine Finish plaster to a maximum depth of 4mm.



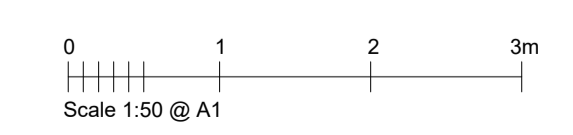
Section Through Existing First Floor

opp
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PROJECT:
CONVERSION OF OLD ABBEY HOUSE, ABINGDON

TITLE:
**WORKING PLAN
 GROUND FLOOR (SHEET 2 OF 2)**

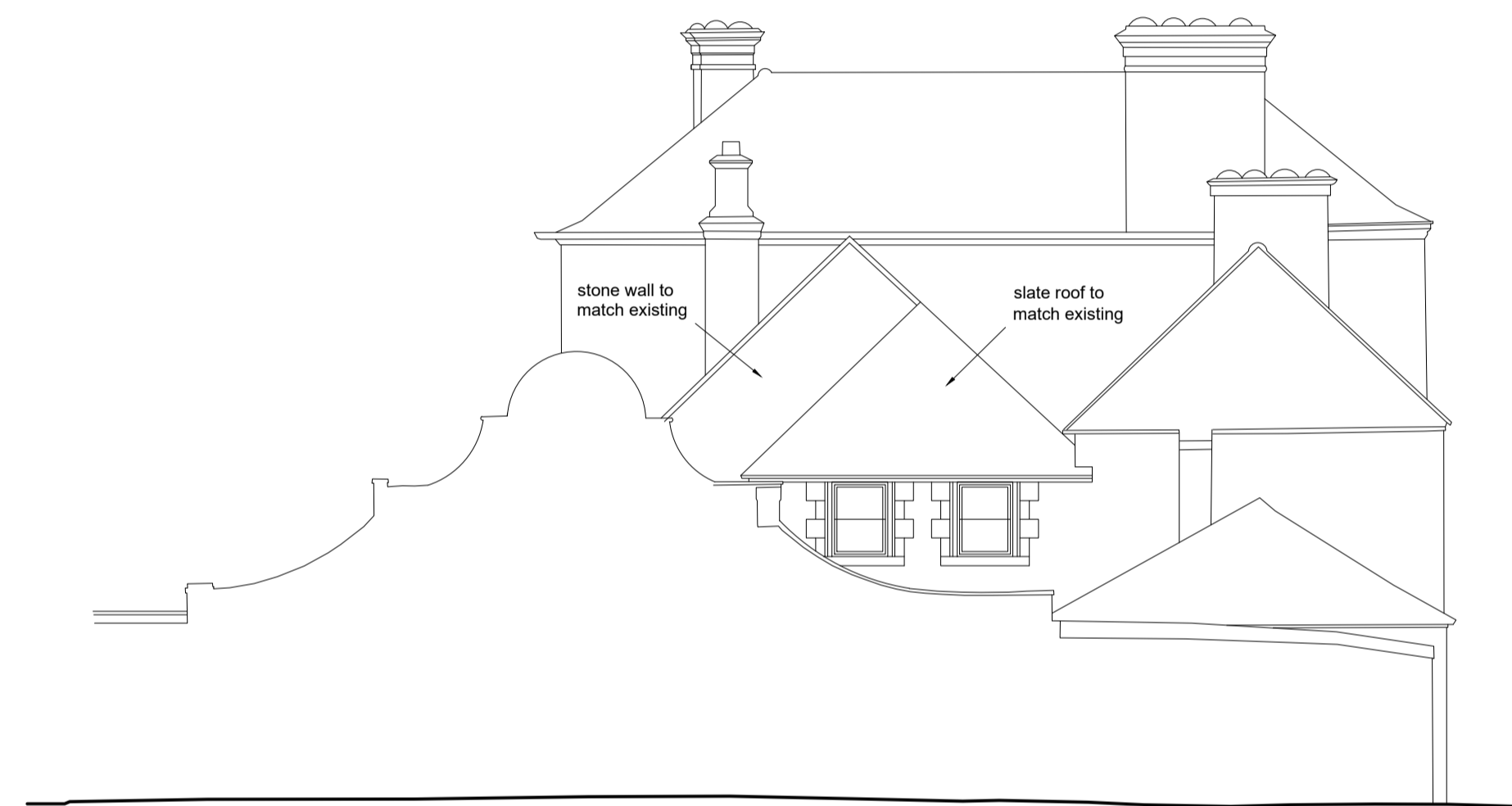
DRAWN: AR 11/02/22	SCALE: 1:50
DRAWING No: AB7/P/12	REVISION:





East Elevation

windows hatched as this indicate areas of existing glazing to receive obscure film to a minimum height of 1800mm externally. This applies to the ground floor windows on the East elevation only



North Elevation



South Elevation



West Elevation

Rev C - 11/2/22 - Obscure glazing indicated on East elevation
 Rev B - 27/11/22 - Amendments made to North & East elevations
 Rev A - 8/7/21 - Rooflights added to West & East elevations



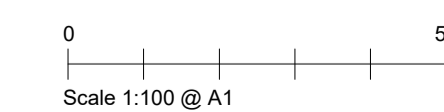
Oxon Planning Partnership

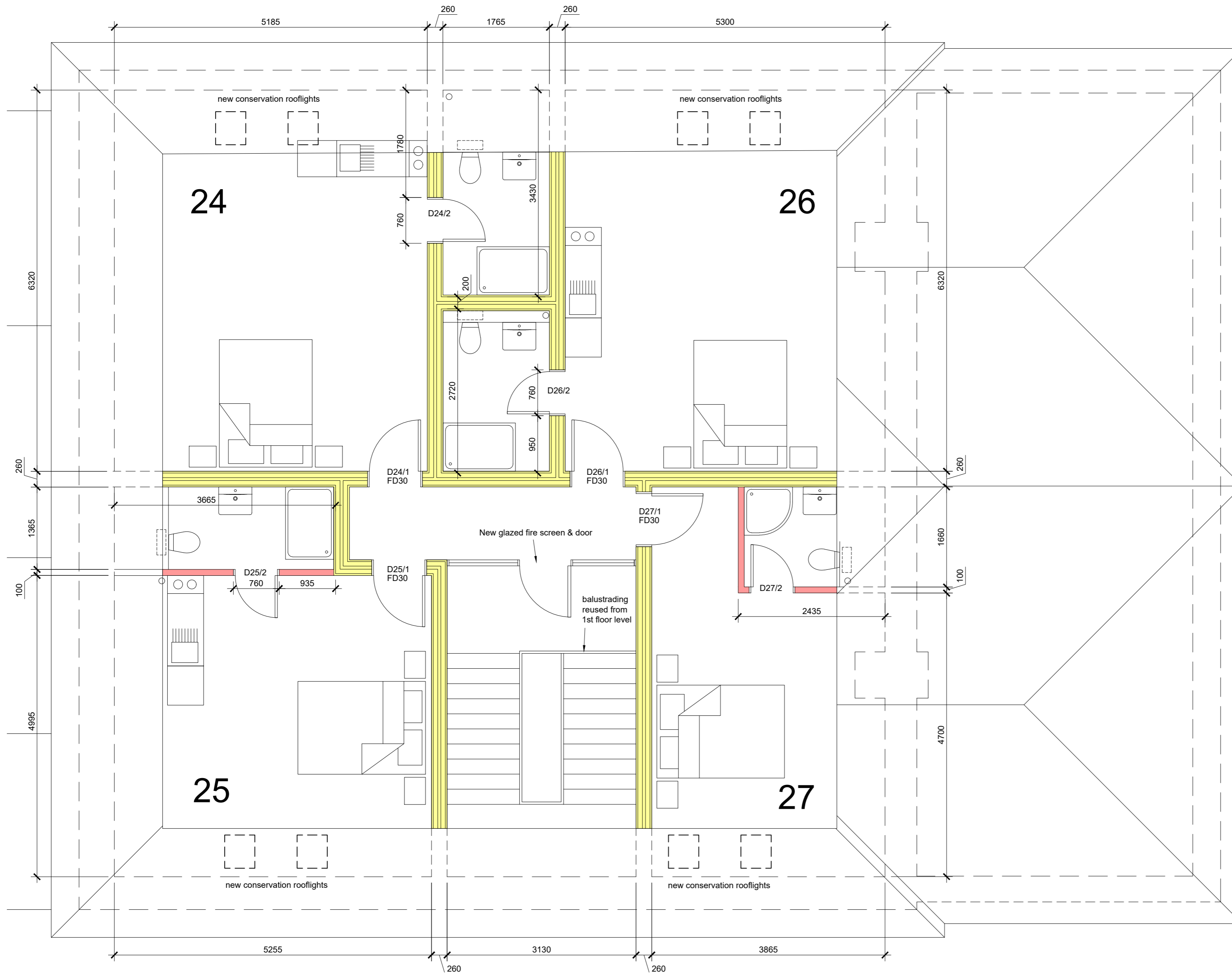
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 WITNEY, OX28 4BL TEL: 01993 890760 FAX: 01993 779746

PROJECT:
**CONVERSION OF OLD ABBEY
 HOUSE, ABINGDON**

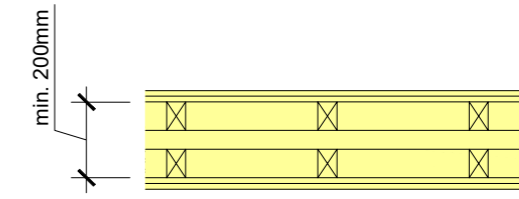
TITLE:
PROPOSED ELEVATIONS

DRAWN: AR 29/04/2021	SCALE: 1:100
DRAWING No: AB7/P/04	REVISION: C



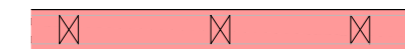


Walls



Wall type 1

New sound resisting wall constructed of 2no. independent 75 x 50mm stud partitions (min. overall width of 200mm), 2no. skins of 12mm plasterboard, laid with staggered joints, and plaster skim finish to each side. One set of studs to receive min. 50mm unfaced mineral wool insulation (min. density 10kg/m³)
 Note: Ensure each layer of plasterboard is independently fixed to stud frame.
 Seal the perimeter of the independent panels with tape or sealant.
 Any sockets on these walls to be surface mounted



Wall type 3

new 75 x 50mm stud partition with 12mm plasterboard and skim to each side. Mineral wool insulation to be packed between studs as indicated

Note:
 150mm Kingspan K7 roofing insulation to be positioned between existing rafters at all sloping ceiling areas, underside of existing rafters to be battened out as necessary.
 Ceiling to new flat roof area, formed between existing roofs, to receive min. 400mm fibreglass insulation



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PROJECT:

**CONVERSION OF OLD ABBEY
 HOUSE, ABINGDON**

TITLE:

**WORKING PLAN
 SECOND FLOOR**

DRAWN: AR 11/02/22

SCALE: 1:50

DRAWING No: AB7/P/15

REVISION:





existing covered cycle store

Bin store

8

All parking spaces min. 5000 x 2500mm.
Bays 8 & 11 min. 2700mm wide

Rev B - 09/09/21 - Parking spaces amended

Rev A - 27/7/21 - Proposed cafe removed. Parking spaces amended.



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PROJECT:
CONVERSION OF OLD ABBEY HOUSE, ABINGDON

TITLE:
PROPOSED SITE PLAN

DRAWN: AR 29/04/2021	SCALE: 1:100
DRAWING No: AB7/P/06	REVISION: B

