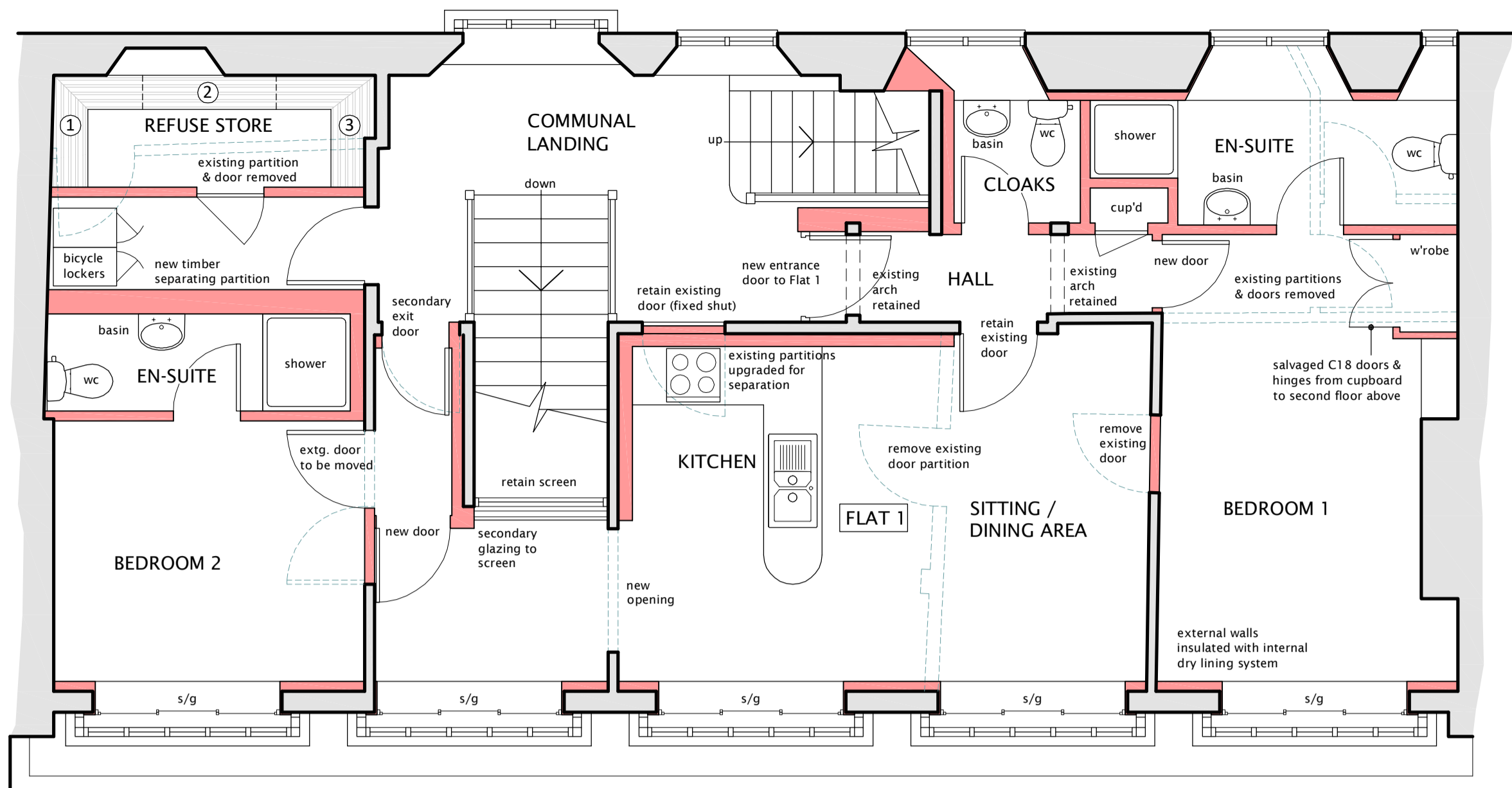


**INTERNAL REFUSE STORAGE:**

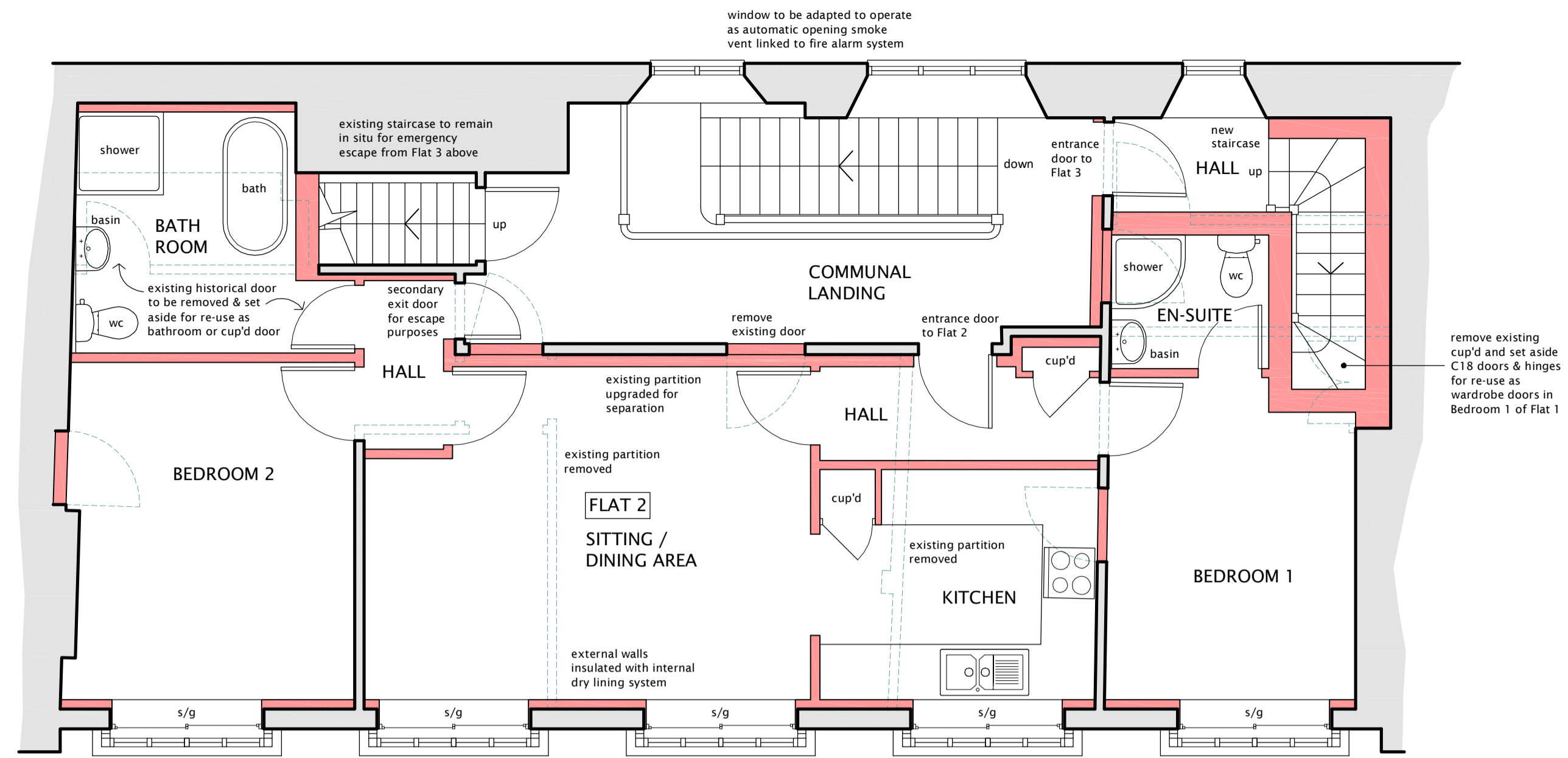
1. No ground floor or external space is available, therefore an internal communal storage area has been provided, accessed via the 1st floor communal landing.
2. Refuse and recyclables will be stored in sacks placed on raised racking with dedicated areas for each flat.
3. Floor and wall finishes within the refuse storage area will be durable and easy to clean.
4. The door will be well sealed to prevent odours.
5. The refuse storage area will be well ventilated, with passive ventilation bringing fresh air in and continuous mechanical extraction ventilation provided. Ventilation measures are to be ducted through the rear wall and terminated via discreet cast iron grilles or stone colour air bricks.

**SECURE BICYCLE STORAGE:**

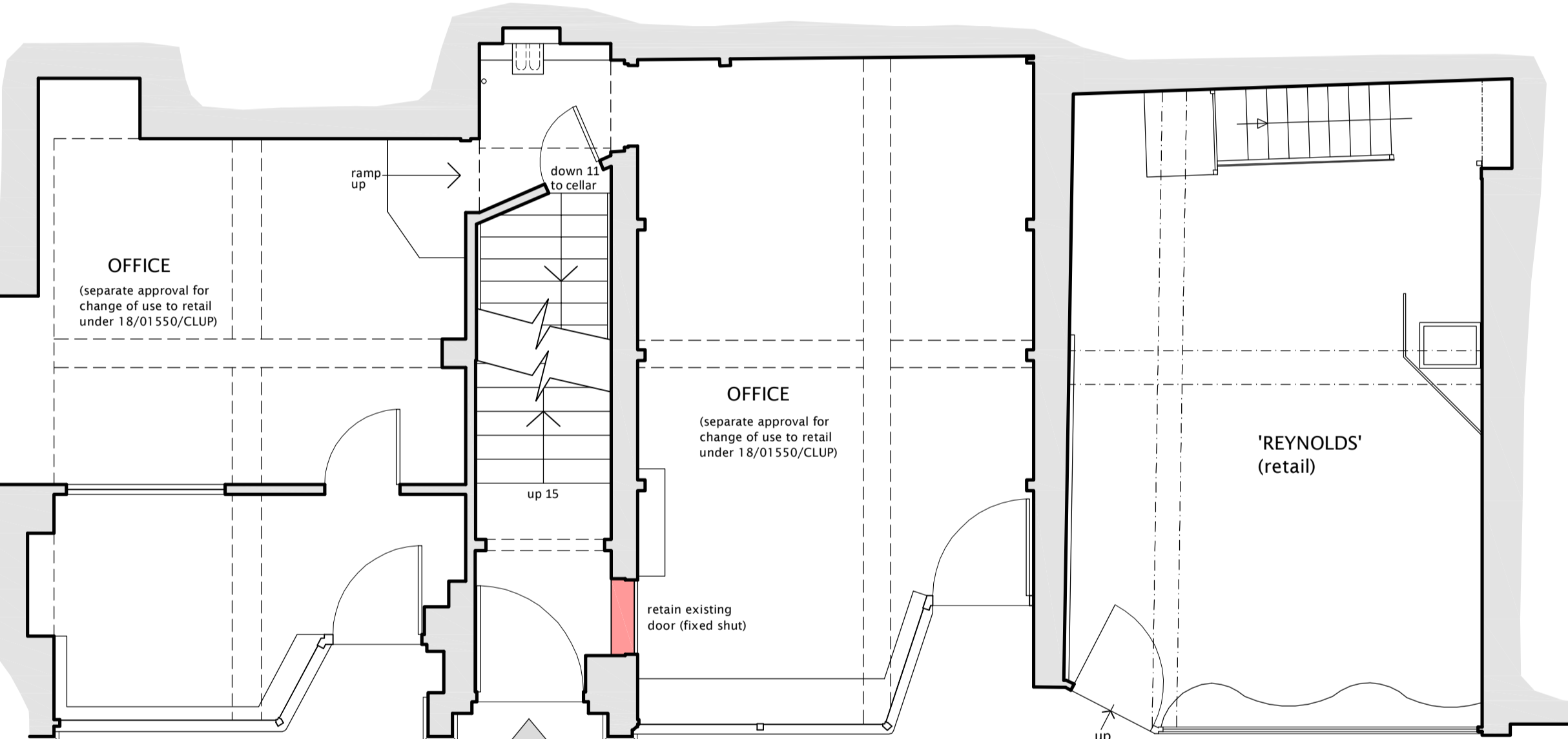
1. No ground floor or external space is available for a conventional bicycle store.
2. Secure storage for folding bicycles has been provided via the 1st floor communal landing, adjacent to the refuse store. Folding cycles are light and easily carried.
3. 2No. 3-tier folding bike locker units will be installed, providing secure storage for 6No. folding bikes, allocated 2 per flat.



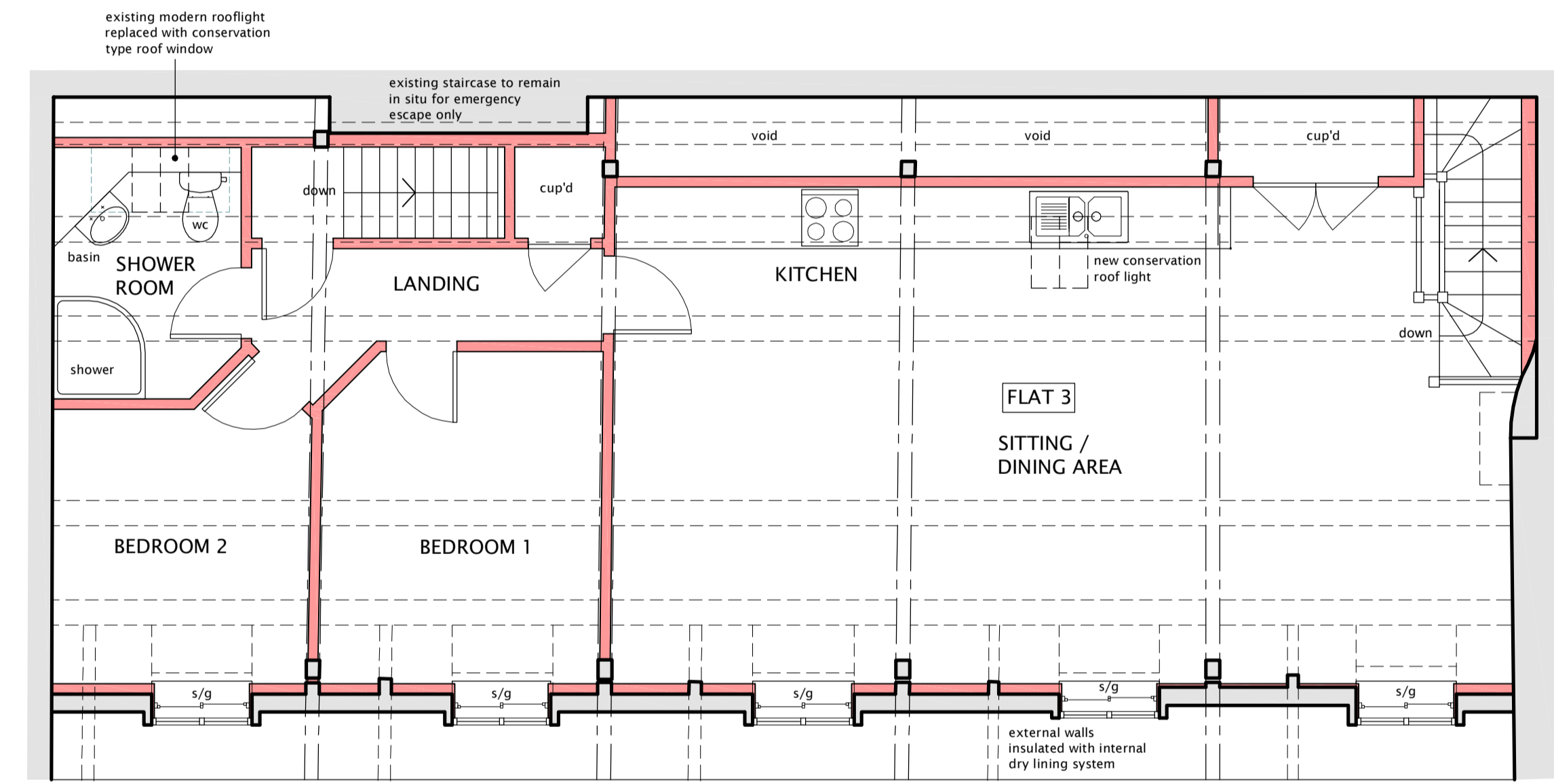
First Floor



Second Floor



Ground Floor

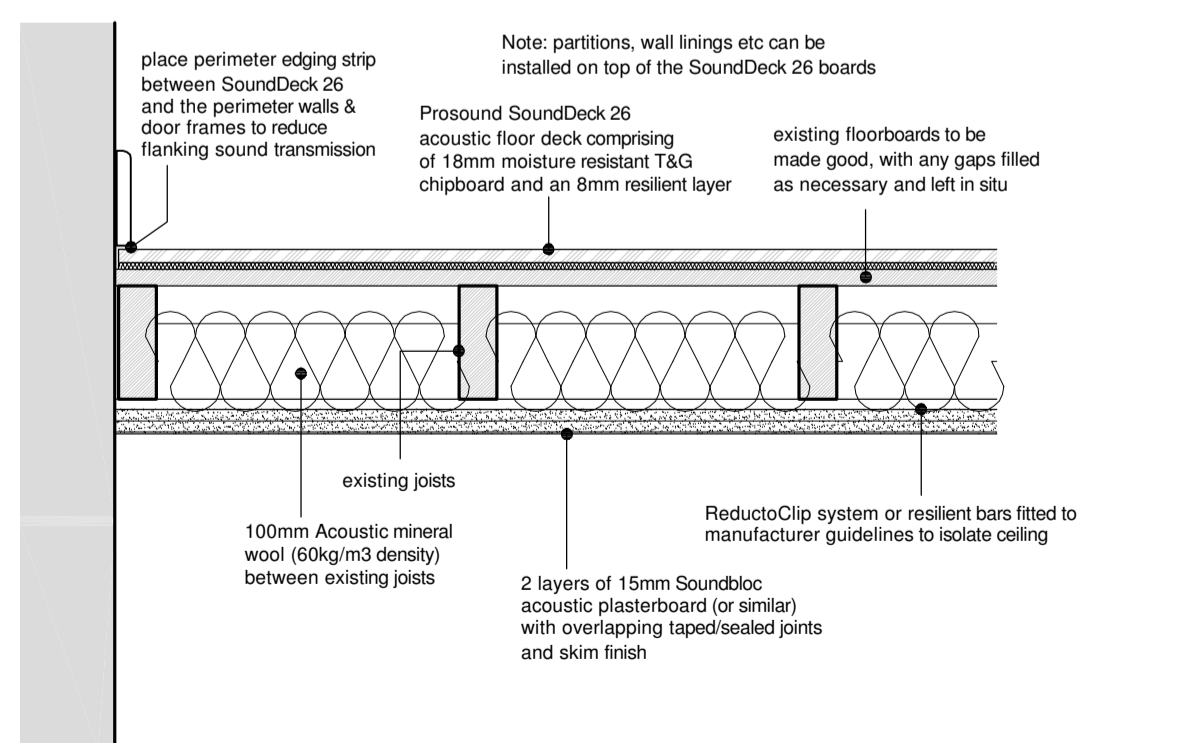


Third Floor

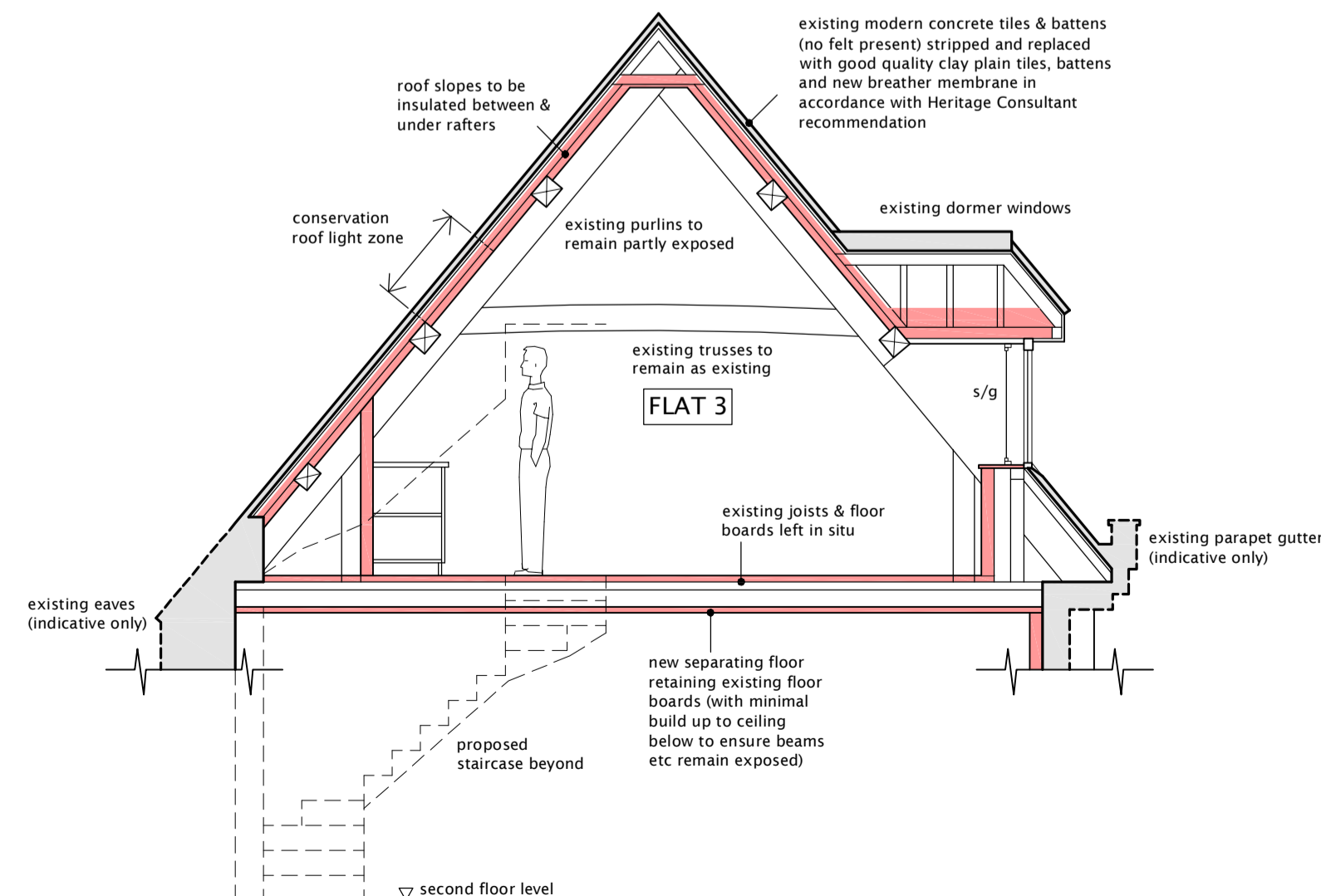
**GROSS INTERNAL FLOOR AREAS:**

- FLAT 1 = 62m<sup>2</sup> (56m<sup>2</sup> + circulation)
- FLAT 2 = 61m<sup>2</sup> (55m<sup>2</sup> + circulation)
- FLAT 3 = 78m<sup>2</sup>\* (64m<sup>2</sup>\* + circulation)

\* includes some areas of low headroom



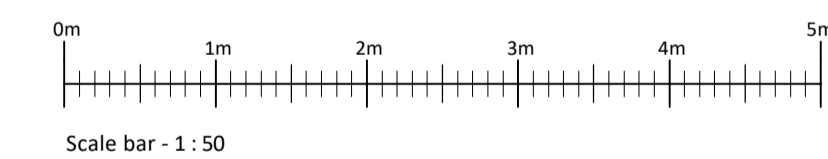
Typical floor upgrade detail  
Minimal build up to provide low impact acoustic separation



Typical Section  
Through Flat 3 (third floor) only



The Facade  
From Market Place



Rev. 'E' (16.11.2020) - Minor amendments and details added.  
Rev. 'D' (27.04.2020) - Flat 3 layout amended.  
Rev. 'C' (12.03.2020) - Scheme amended.  
Rev. 'B' (24.02.2020) - Scheme amended.  
Rev. 'A' (02.10.2019) - Scale bar added.  
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Project Proposed conversion to flats at 11-11A Market Place, Banbury, Oxfordshire.  
Drawing Floor plans as proposed.  
Scale 1 : 50  
Date September 2019  
Sheet Size A1

**DRAWING No. 1867 - 04.E**