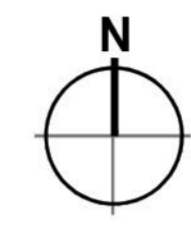


- Dimensions are in millimeters, unless stated otherwise.
 - Scaling of this drawing is not recommended.
 - It is the recipient's responsibility to print this document to the correct scale.
 - All relevant drawings and specifications should be read in conjunction with this drawing.

Note:
 Refer to separate specialist consultant drawings and information for scope of services related works.
 Refer to Civil Engineer's drawings & information for scope of external works, drainage & levels.

- 1) Full height over-clad façade. Existing glazing to warehouse will be replaced with translucent panels. Guarantee to be confirmed. Engineer to assess the capacity of existing structure.
- 2) Existing offices to be refurbished.
- 3) External cat ladder to be replaced (roof access strategy to be reviewed)
- 4) Existing loading doors & dock levelers to be removed & replaced.
- 5) Existing canopy to be over-clad & made good
- 6) External concrete hardstanding to be extended. Existing landscape bund to be repositioned.
- 7) External yard to be reinstated as concrete.
- 8) Existing wheel guides to be retained and repainted.
- 9) Existing vehicle wash and housing to be removed. Adjacent landscaping to be removed and replaced with hardstanding, to suit Civil Engineer's details.
- 10) Gatehouse island only to be installed. Services to gatehouse to be reviewed.
- 11) Remove existing landscape and replace with hardstanding to 3 no. new level access doors.
- 12) Existing internal slab to be made good.
- 13) Existing windows to the pod to be removed and over-clad, with new windows added.
- 14) Extend hard surfacing and alter levels to create car park area.
- 15) Amend vehicular & pedestrian route configurations.
- 16) Option for white masonry paint to internal blockwork walls.
- 17) Roof to be assessed to receive watertight membrane over entirety.
- 18) Substation to be demolished with services capped & new services provided as per specialist consultant drawings & information.
- 19) Sprinkler tank and pump house to be installed if required (to be confirmed by RPS) & area kerbed with gravel infill with duct to pod office.
- 20) New offices to be installed at first floor, with ground floor core.
- 21) Existing dock levelers to be removed and over clad, external levels adjusted to suit new car park, including new ramp to entrance.
- 22) All existing personnel escape doors to be replaced with Hörmann steel personnel escape doors with single hand escape ironmongery. Panels to be removed & replaced with insulated steel panels, to be over-clad.
- 23) Battered landscaped slope.
- 24) 7 no. cycle shelters and 1 no. smoking shelter added.
- 25) 2 no. electric charging points to be installed to serve 4 no. spaces. Allow for ducting for additional 4 no. charging points to serve an additional 8 no. spaces



241550N
241500N
241450N
241400N
241350N
241300N



Two level access doors amended to suit a 4.0m structural opening, and kerbing adjusted accordingly to suit.

Proposed ramp removed and replaced with earth batter.

Surfaces Key:

- Concrete
- Tarmac
- Soft Landscaping
- Gravel

rev | amendments | by | ckd | date

Banbury 200 Unit,
 Southam Road, Banbury
 Proposed Site Plan

GRAFTONGATE

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