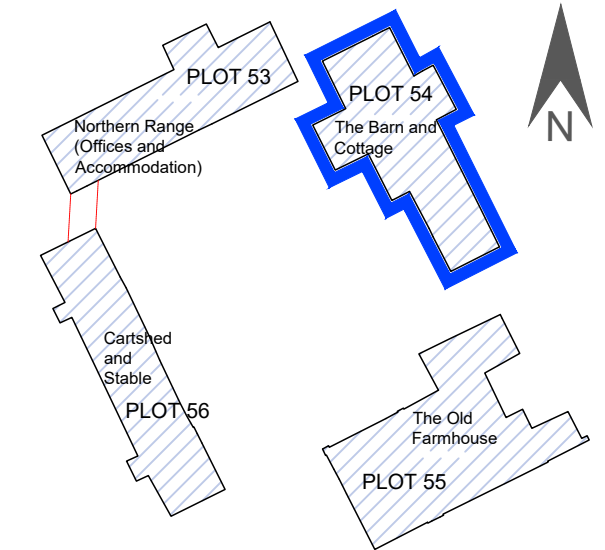




KEY

- Existing structure
- Proposed demolition and removals
- Proposed new structure

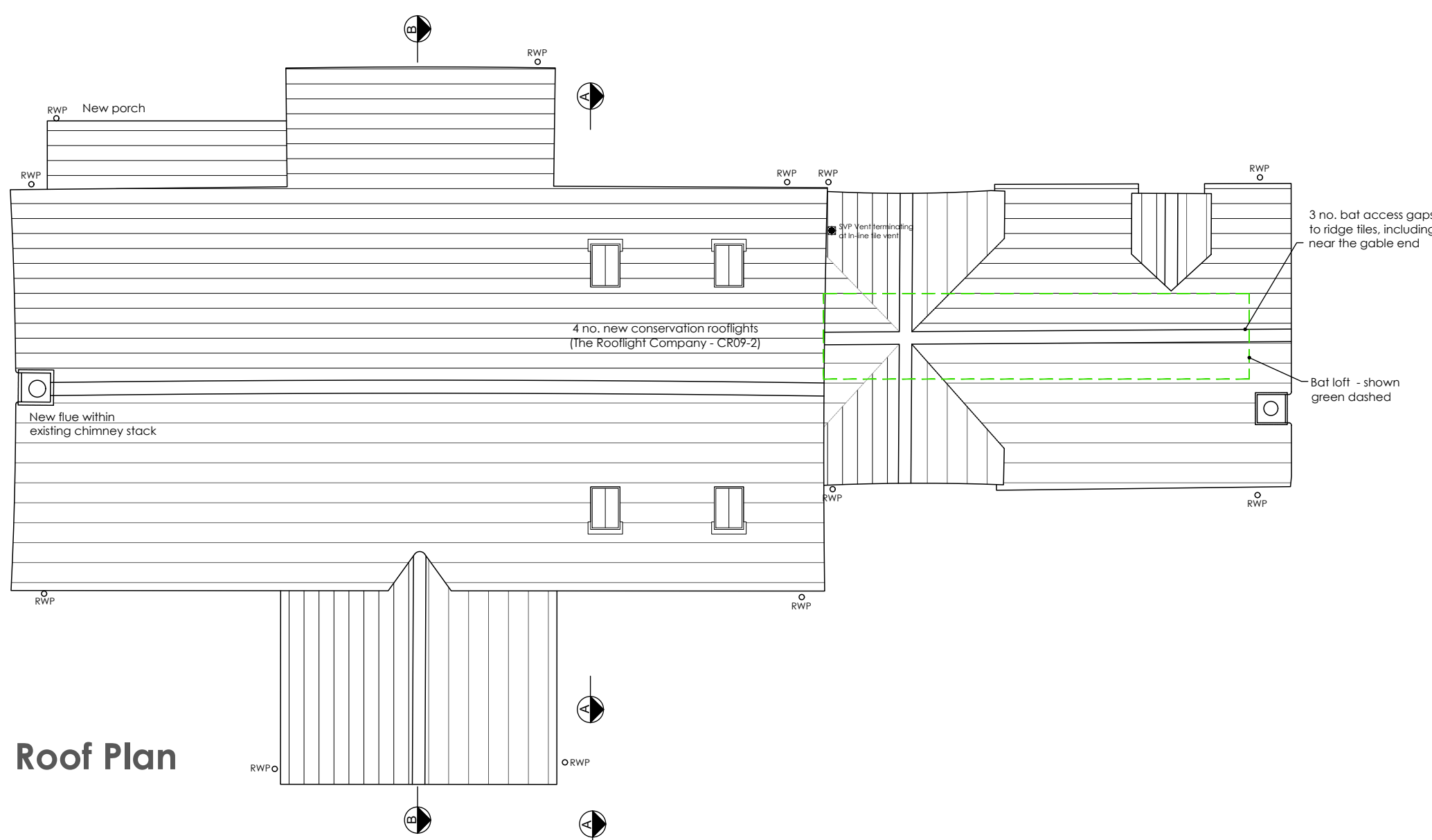
Notes:

Roof:
Existing roof carefully stripped. Roof Structure repaired where required on like for like basis. Roof covering (refer to drawing 3311 PL 101 Proposed Roof Materials) in diminishing courses, felt and batten roof with 33mm TLX GOLD insulating breathable membrane (Membrane for Bat Loft, refer to detail) and 50mm -75mm PIR insulation between rafters with PIR insulated plasterboard fixed to underside of rafters. (Depending on existing roof structure). All leadwork to be renewed.

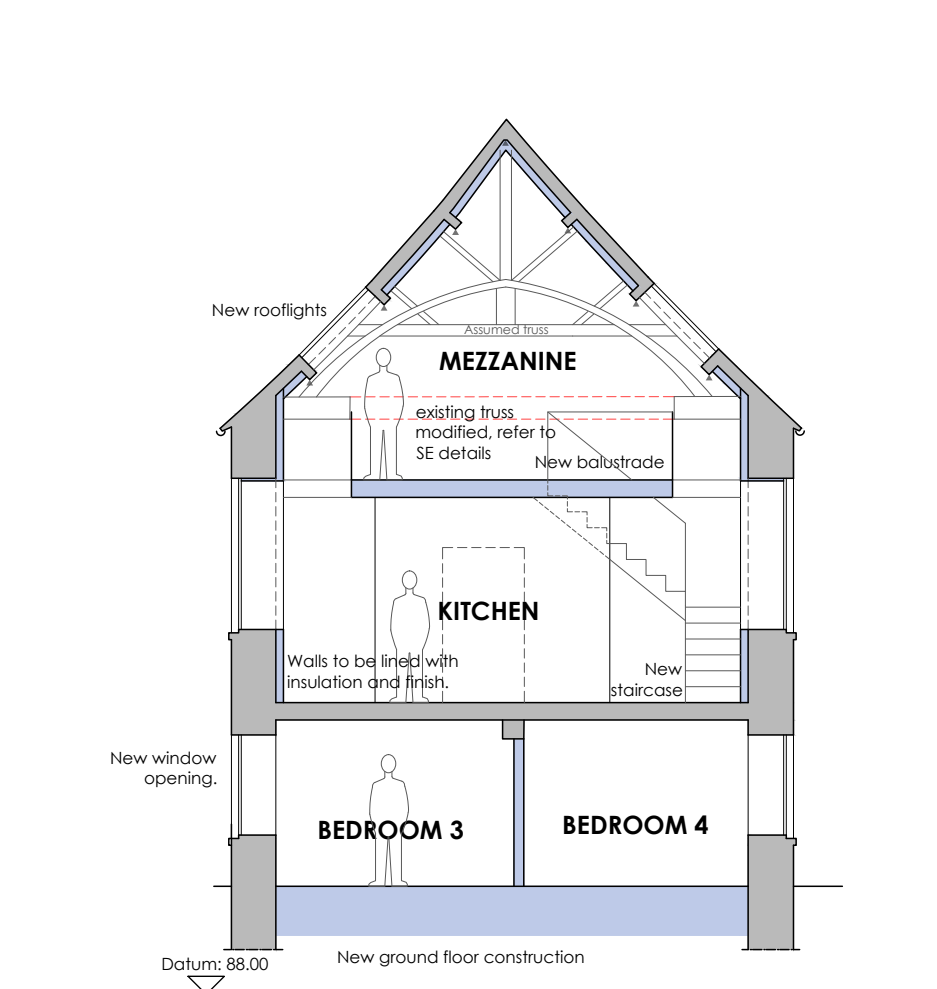
Rainwater Goods:
New rainwater goods in cast metal. Colour to be confirmed.

Windows/Doors:
New windows and doors (as per schedule) in painted quality timber or metal with double glazed units.

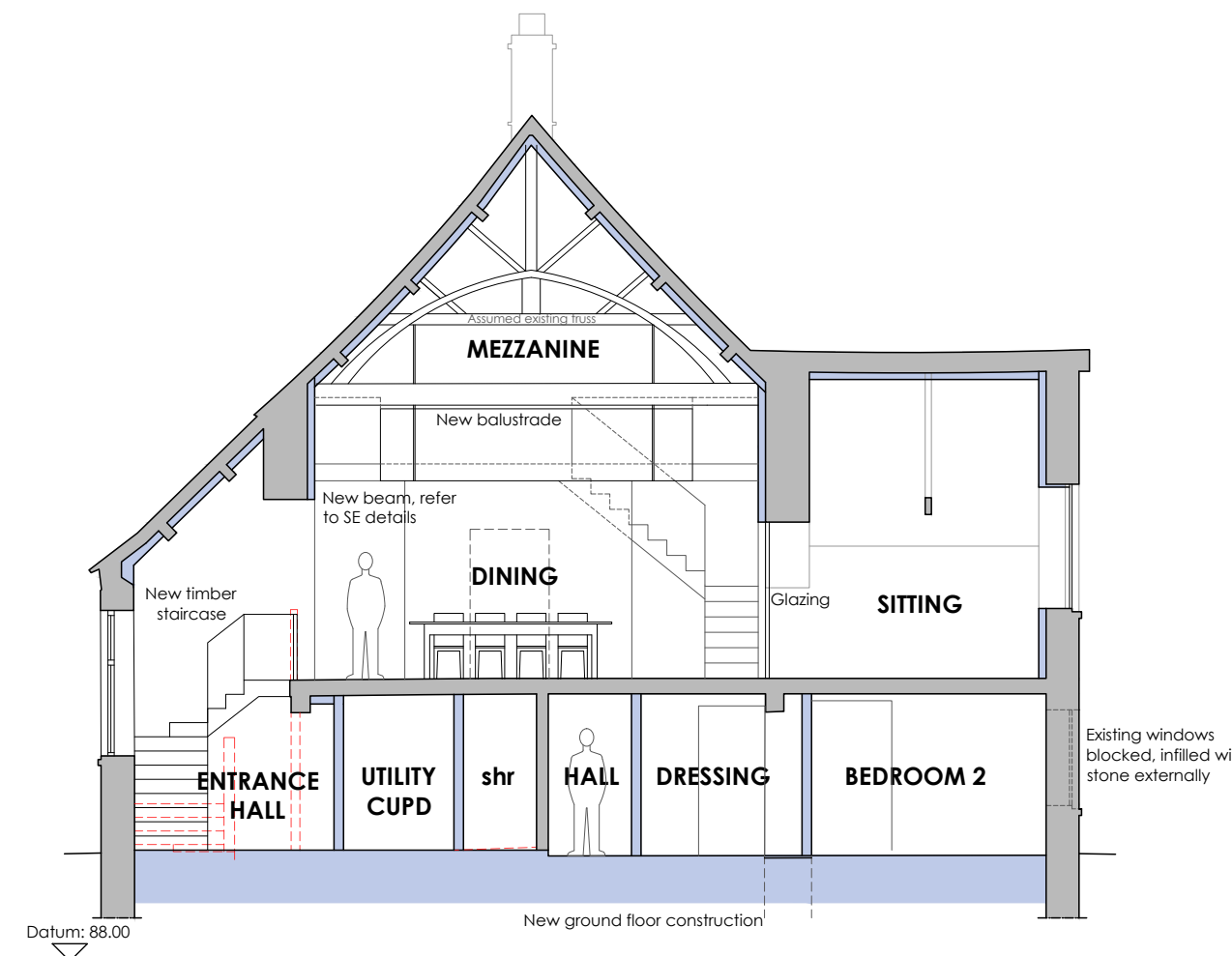
Ground Floor:
Existing floor slab carefully removed (not to undermine structural integrity of walls), new ground floor construction in Limecrete with underfloor heating.



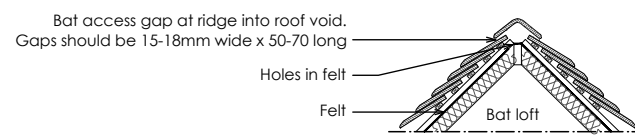
Roof Plan



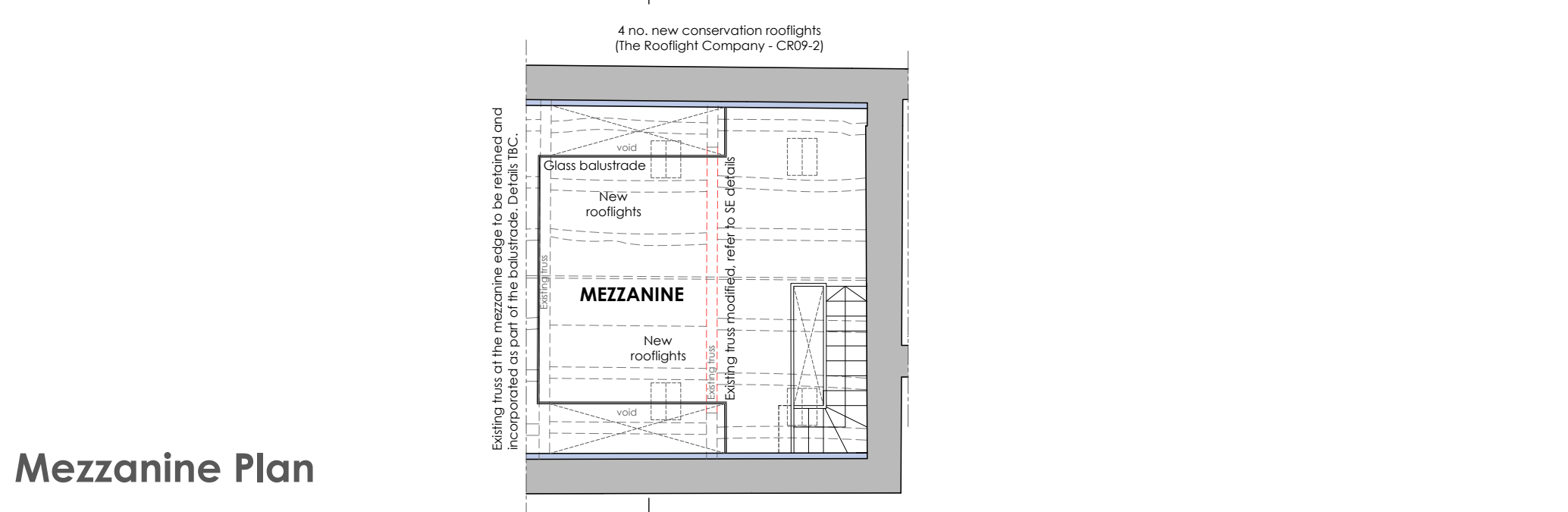
Section A-A



Section B-B



Bat access detail 1:50



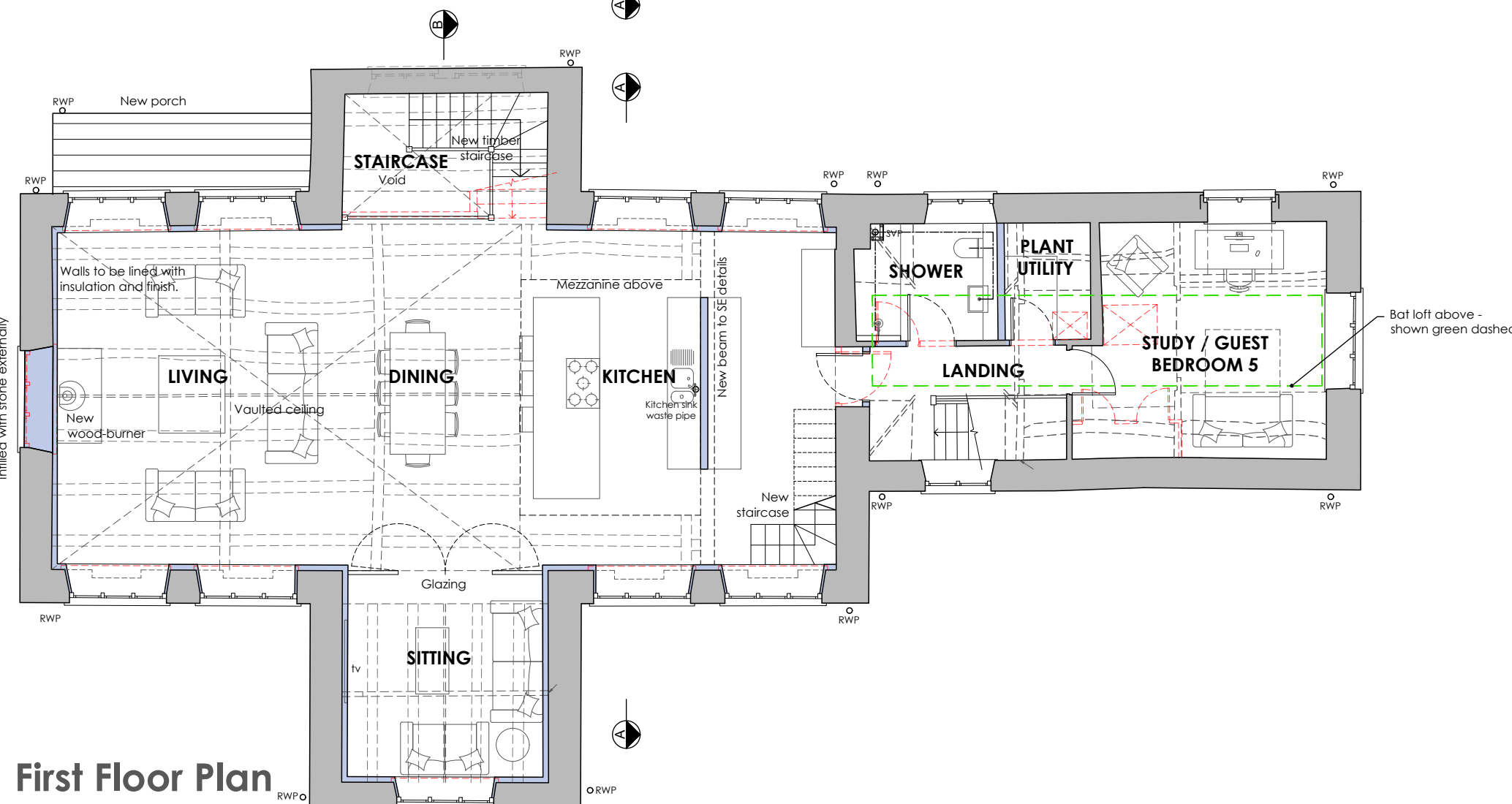
Mezzanine Plan



Courtyard / South West Elevation



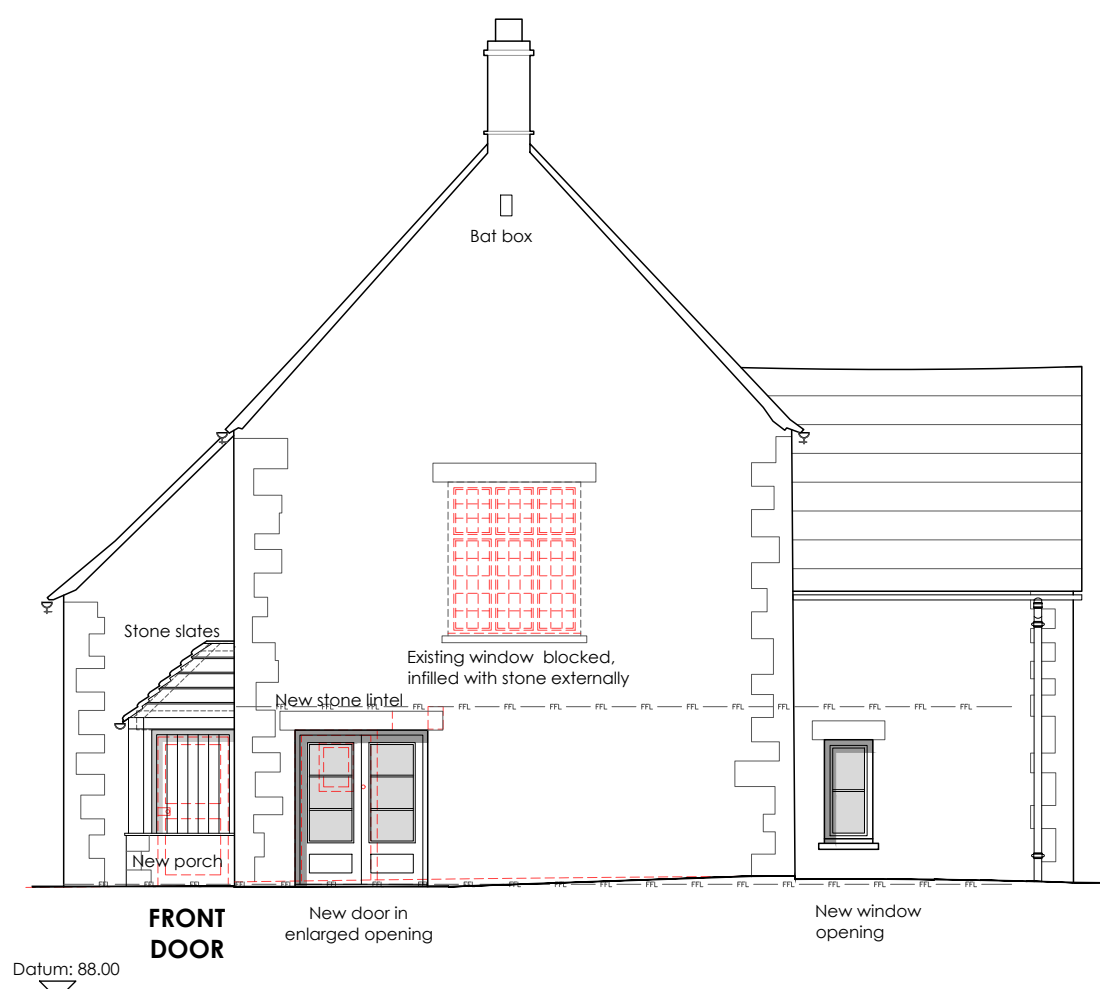
South East Elevation



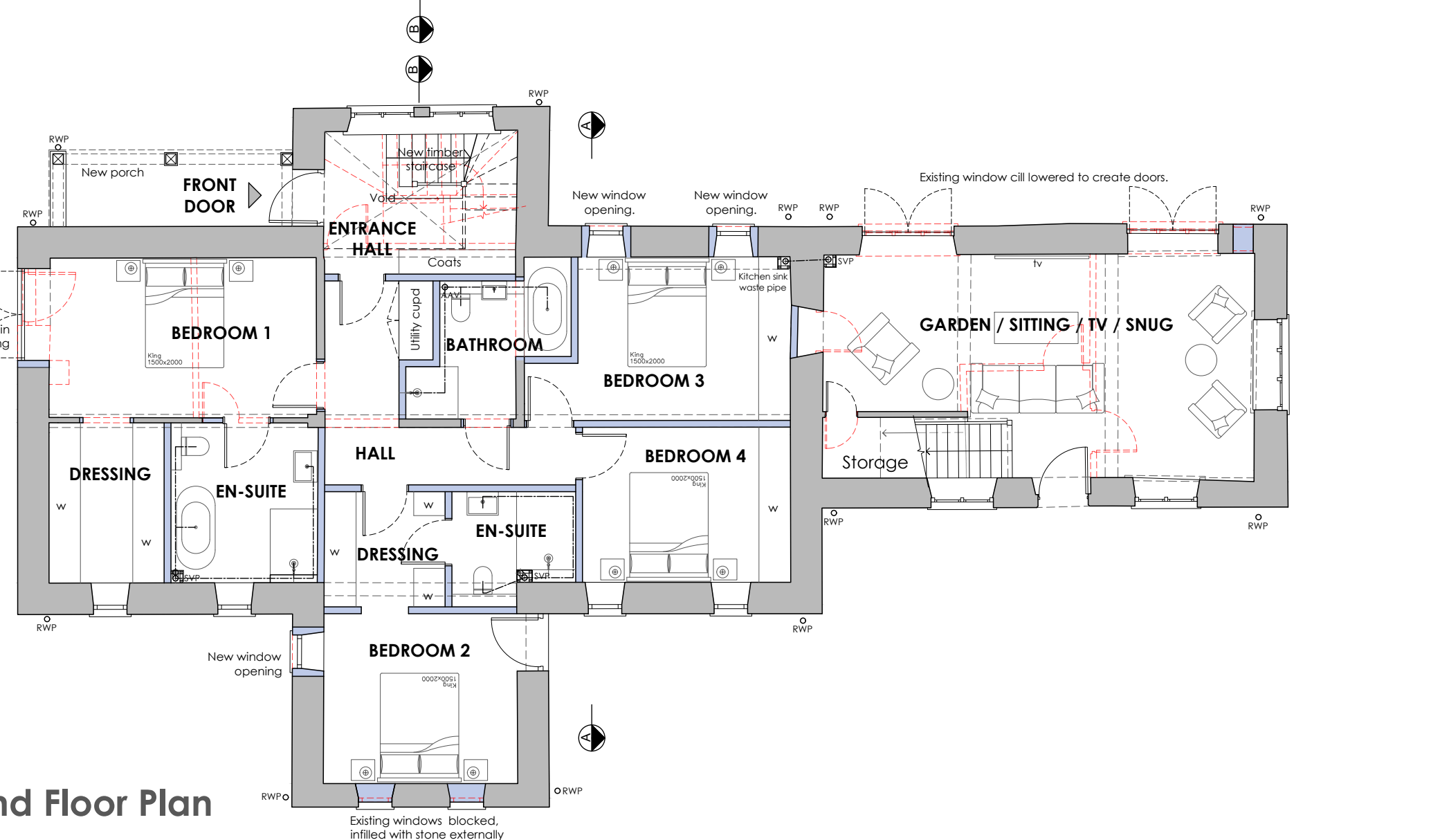
First Floor Plan



North East Elevation



North West Elevation



Ground Floor Plan

E	Updates Notes etc.	2026-09-25	MM
D	Floor construction description amended: bat boxes and bat loft added.	2026-08-09	GS
C	Title block updated: Floor construction amended, Mezzanine outline added to elevation.	2026-09-02	GS
B	Layout amended (Utility area), porch added, mezzanine updated.	2026-08-26	GS
A	General progress update.	2026-08-21	GS
revision	description	date	by

PLOT 54 - Proposed Plans, Elevations & Sections

King's Water, Ashton Keynes
Leckhampton Developments KW Ltd
Scale: 1:100 @ A1 Date: 07/2026
Drawn/Checked: GS/MM Drg No: 3311-PL-003 Rev: E



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