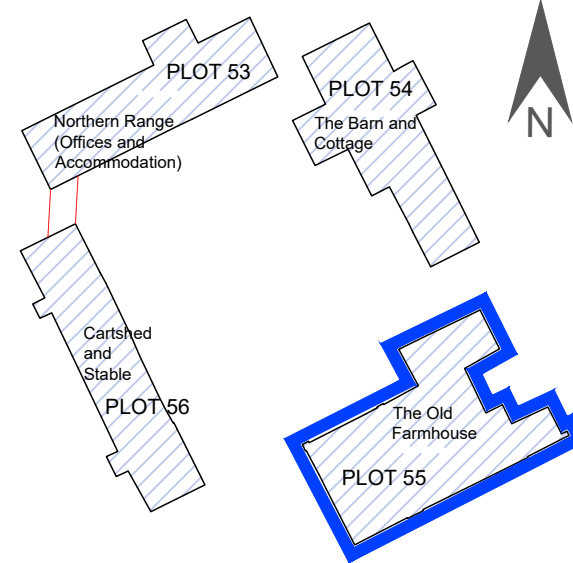




KEY

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

Notes:

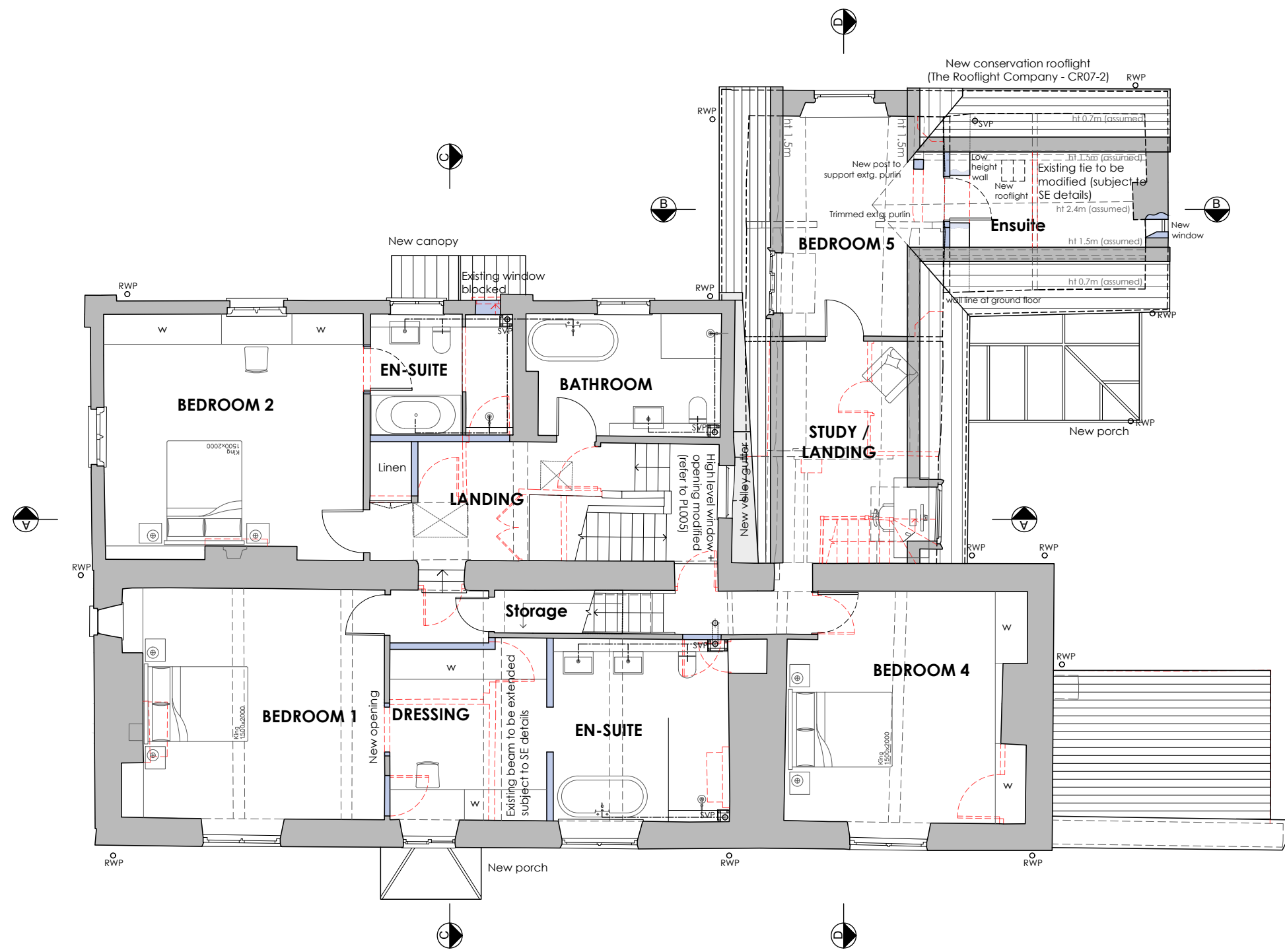
Roof:
Existing roof carefully stripped. Roof Structure repaired where required on like for like basis. Roof covering (refer to drawing 3311 PL 101 Proposed Roof Materials) in diminishing courses, felt and batten roof with 33mm TLX GOLD insulating breathable membrane and 50mm -75mm PIR insulation between 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.

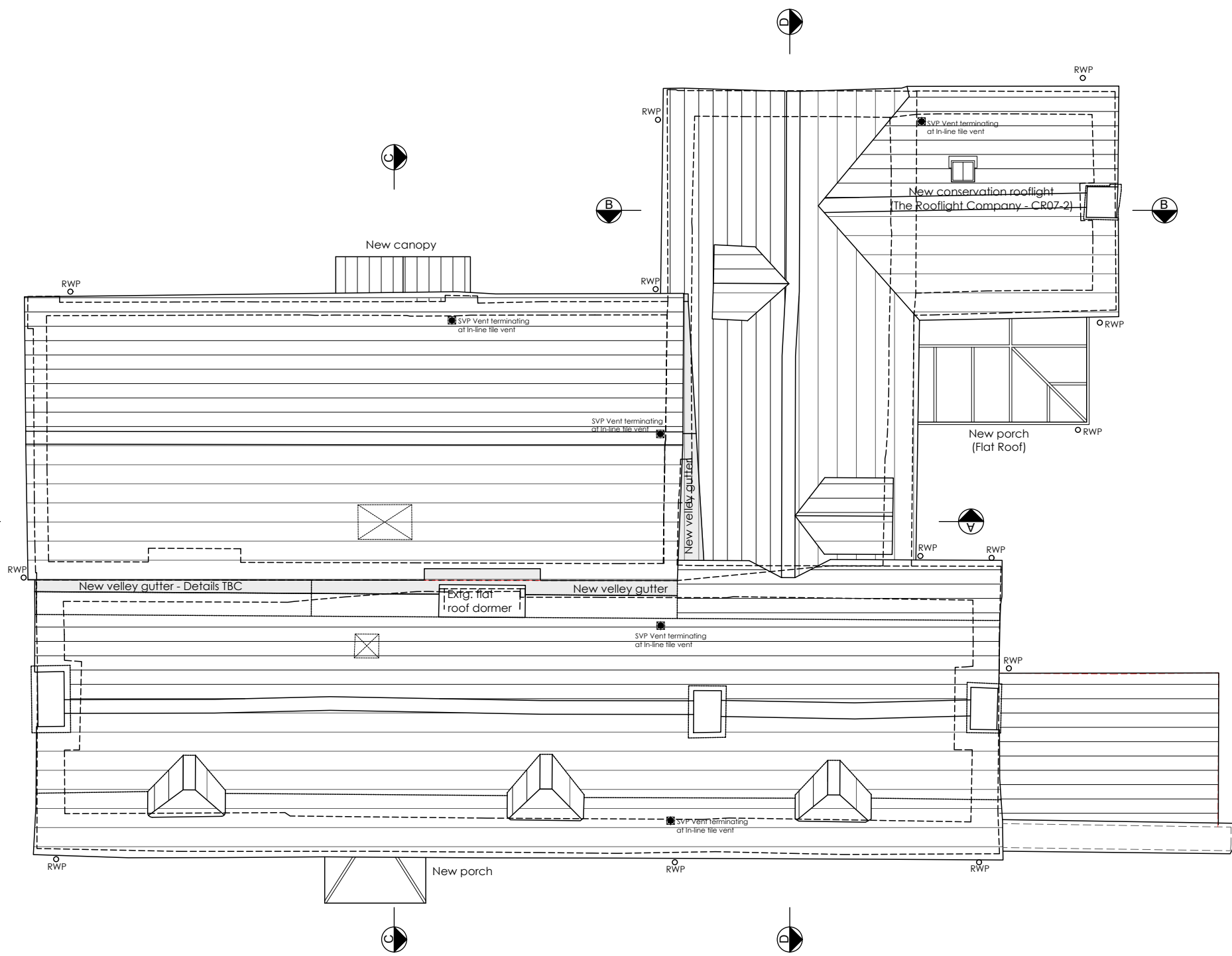
Windows/Doors:
New windows and doors (as per schedule) in painted quality timber or metal with double glazed units. Existing to be repaired as necessary.

Ground Floor:
Existing suspended floor in the areas (Drawing, Sitting, Kitchen, Dining) to be renewed as necessary, with a new suspended floor installed, including underfloor heating.

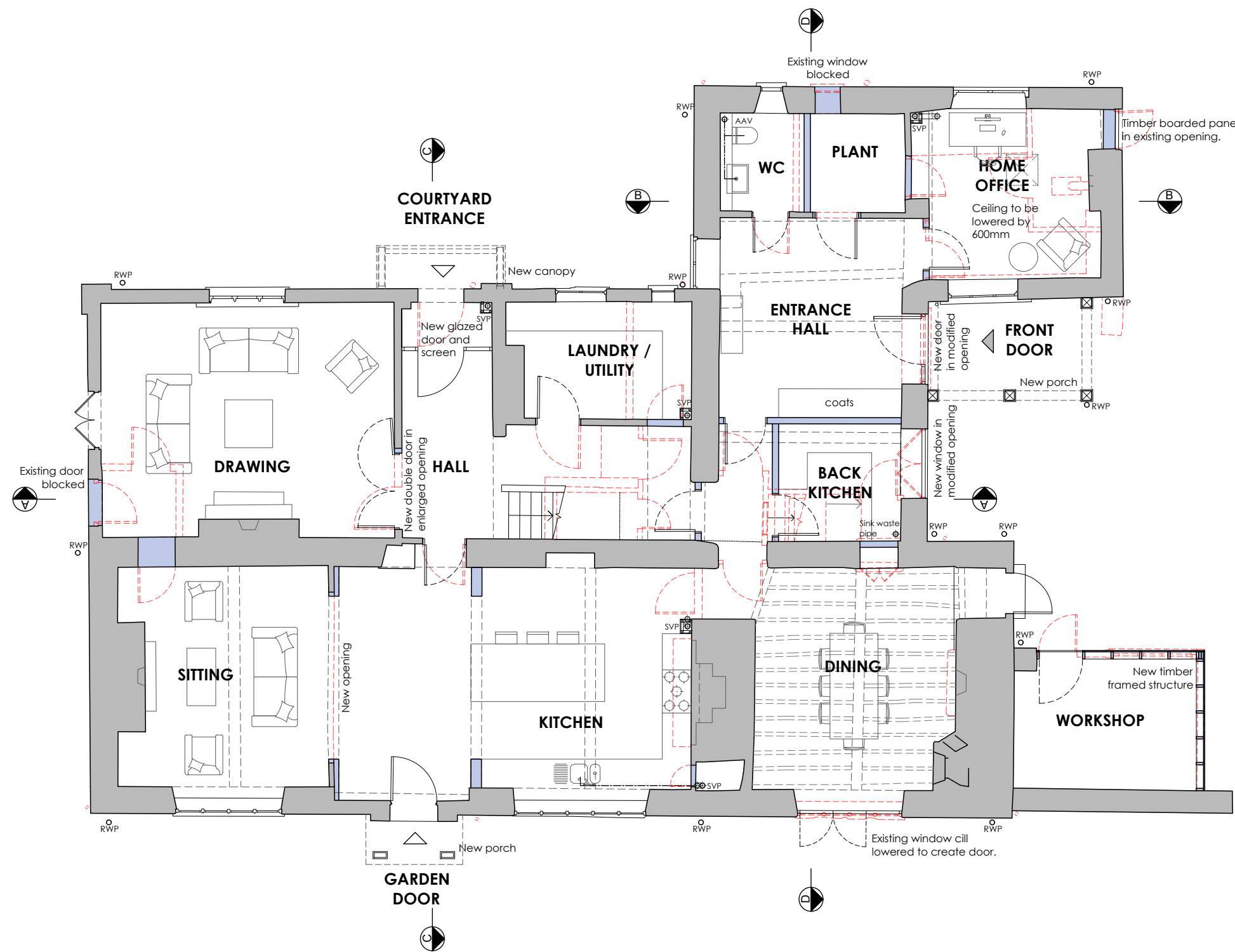
Other areas of GF, Existing floor slab carefully removed (not to undermine structural integrity of walls), new ground floor construction in Limecrete with underfloor heating.



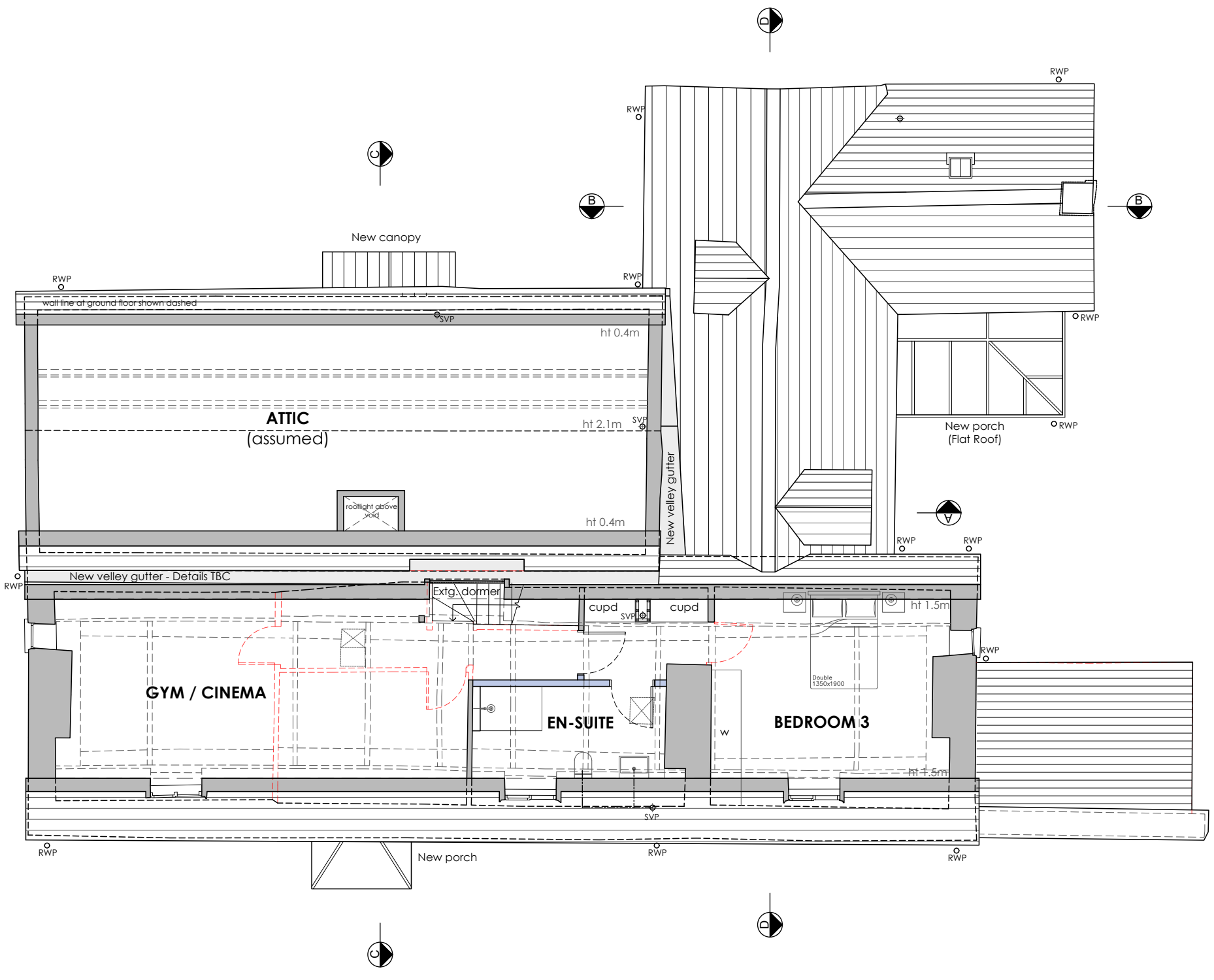
First Floor Plan



Roof Plan



Ground Floor Plan



Second Floor Plan

Planning

This drawing has been prepared for workstages up to planning application purposes only and is not intended "for construction". The "scale bar" should only be used to check the drawing has been reproduced to the correct size. No responsibility can be accepted for errors made by others in "scaling" from this drawing.

Tyack Architects Ltd own copyright of the original design work in the drawings, documents and digital files which cannot be copied, loaned or disclosed without written agreement. Please refer to our Standard Terms of Business.

Scale 1: 100 5m

D	Updates Notes etc.	2026-09-25	MM
C	Floor construction description amended.	2026-09-29	GS
B	Title block updated.	2026-09-02	GS
A	General progress update.	2026-08-26	GS
revision	description	date	by

PLOT 55 - Proposed Floor Plans

King's Water, Ashton Keynes
Leckhampton Developments KW Ltd
Scale: 1:100 @ A1 Date: 07/2026
Drawn/Checked: GS/MM Drg No: 3311-PL004 Rev: D



Tyack Architects Ltd
The Mann Institute
Oxford Street
Morton-in-Marsh
Gloucestershire
GL56 6LA
t: 01608 650 490
e: info@tyackarchitects.com
w: tyackarchitects.com