Entrance Hall / Scooter Store:
Floor - Vinyl Sheet with coving.
Walls - K18 on battens painted Pure Brilliant White Dulux or similar. Chamfered painted MDF skirting's
Ceiling - Pure Brilliant White Dulux or similar.

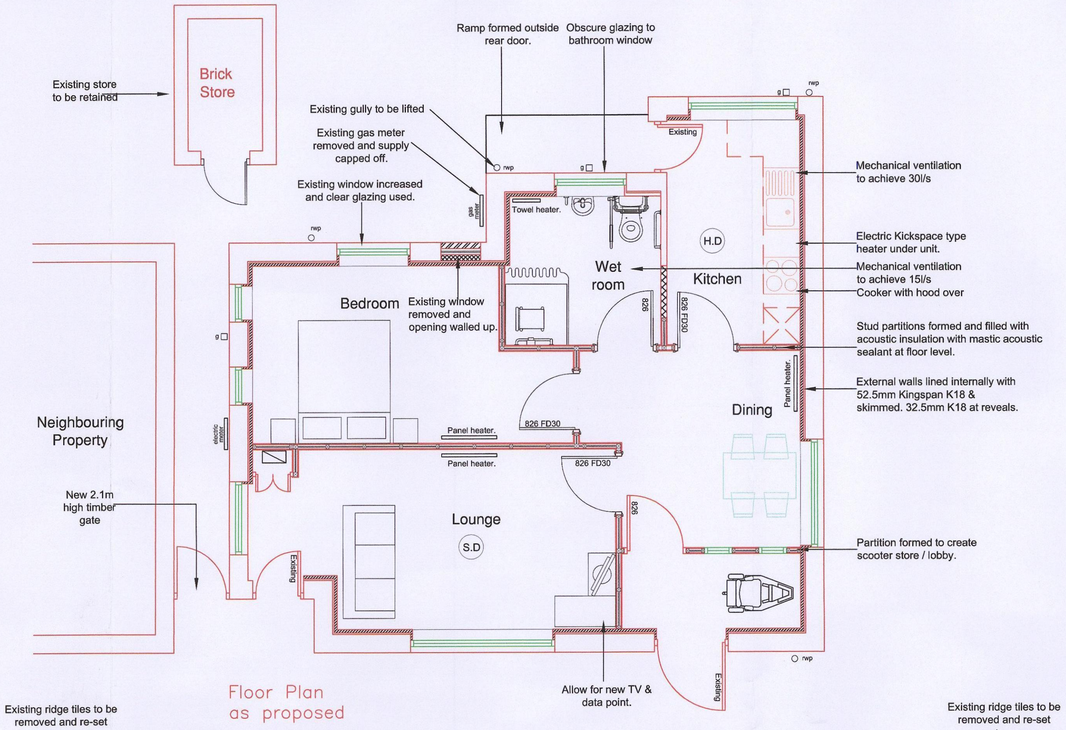
Living Room
Floor - Hard wearing anti static carpet
Walls - K18 on battens painted Dulux Magnolia. Chamfered painted MDF skirting's
Ceiling - New plasterboard ceiling painted white.

Kitchen
Floor - Vinyl sheet with coving
Walls - Painted Dulux Magnolia
Tiled splash back to top of worktop to u/s of wall units.
Ceiling - New plasterboard ceiling painted white.

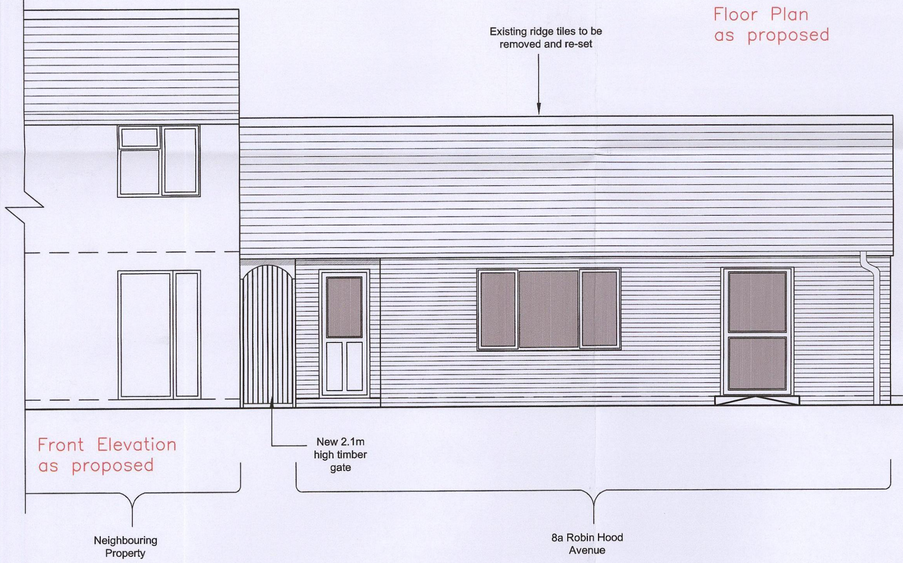
Bathroom
Floor - Vinyl sheet with coving
Walls - Fully tiled
Ceiling - New plasterboard ceiling painted white.

Bedroom
Floor - Hard wearing anti static carpet
Walls - K18 on battens painted Dulux Magnolia. Chamfered painted MDF skirting's
Ceiling - New plasterboard ceiling painted white.

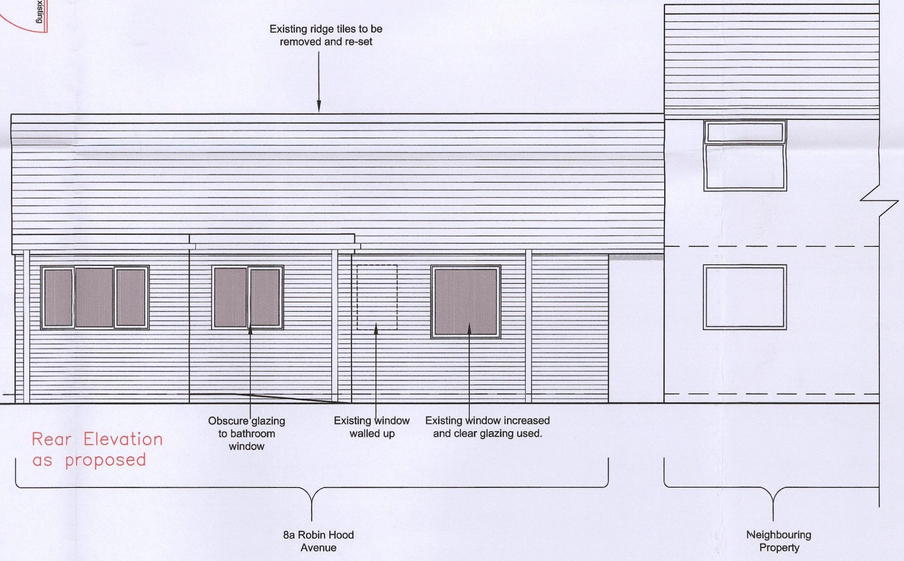
Loft Space
To be cleared of debris and have 270mm Knauf Loft Roll insulation laid over ceiling.



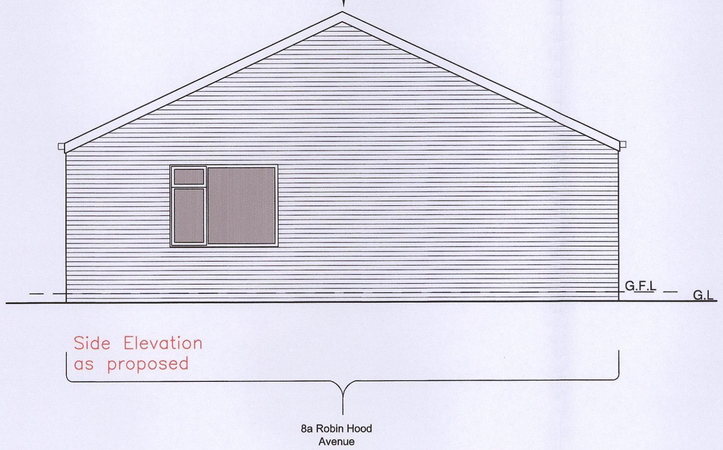
Floor Plan as proposed



Front Elevation as proposed



Rear Elevation as proposed



Side Elevation as proposed

New Energy Efficient lighting to be fitted throughout.
New small power throughout.
Smoke & Heat detectors to be linked, battery powered with mains back up.

Double glazed window units to Building Regulation standards including 16mm air gap & low emmissitivty glazing as per manufactures recommendations and specifications.
All openings to incorporate horizontal and vertical d.p.c's
This to achieve a U-value of 1.8 W.m2.K

KEY PLAN



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nps group
Property Design and Management Services

NPS Property Consultants Ltd
GATEWAY PLAZA
SACKVILLE STREET, BARNSLEY
SOUTH YORKSHIRE, S70 9GG
TEL: 01226 774605 FAX:01226 774399
EMAIL: barnsley@nps.co.uk

Head Office:
Lancaster House, 16 Central Avenue, St Andrews Business Park, Norwich, NR7 0HR Tel: 01603 706000 Fax: 01603 706001

Other Office locations can be found on our website: www.nps.co.uk

CLIENT
Berneslai Homes

PROJECT
Proposed Change of Use
8a Robin Hood Avenue
Royston

TITLE
Proposed Plans & Elevations

SCALES	DATE	DRAWN	CHECKED
1:50	August 14	SPC	

FILE / DRAWING NAME

PROJECT NR	ZONE	LEVEL	TYPE	ROLE	UNIQUE NR	REV CODE
07-17-15-1-1008	-	-	DR	A	04	

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Date Plotted: 06 August 2014 11:22:14

NORTH

POPLAR TERRACE

2

4

2

8

10

12

'ENUE

Brick Store

Toilet

Kitchen

PW

Laundry

Community Room

Disabled Toilet

KEY PLAN



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Property Design and Management Services

NPS Property Consultants Ltd
GATEWAY PLAZA
SACKVILLE STREET, BARNSLEY
SOUTH YORKSHIRE, S70 9GG
TEL: 01226 774605 FAX: 01226 774399
EMAIL: barnsley@nps.co.uk

Head Office
Lancaster House, 16 Central Avenue, St Andrews Business Park, Norwich, NR7 0HR. Tel: 01603 708300 Fax: 01603 708501

Other Office locations can be found on our website : www.nps.co.uk

CLIENT
Berneslai Homes

PROJECT
Proposed Change of Use
8a Robin Hood Avenue
Royston

TITLE
Existing Site Plan

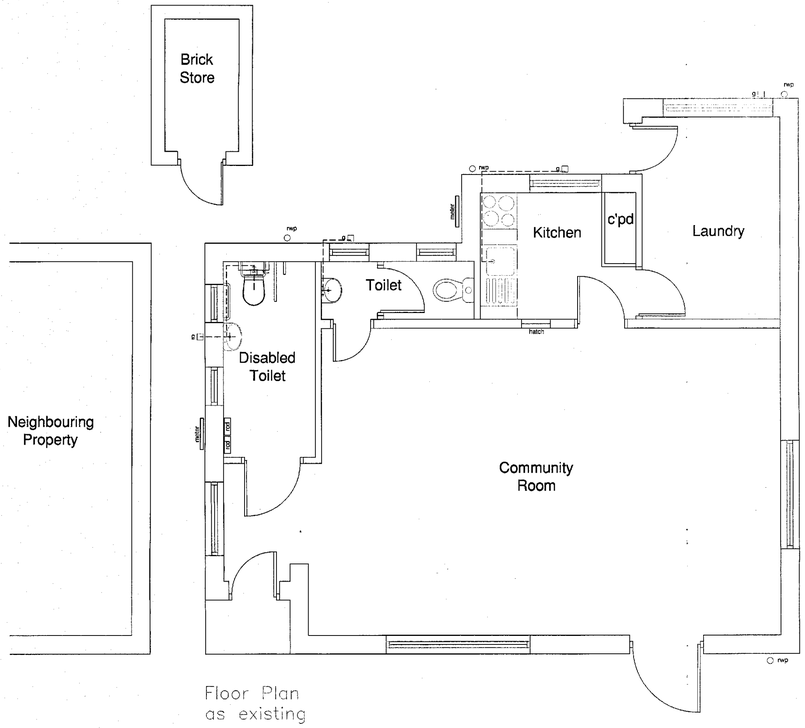
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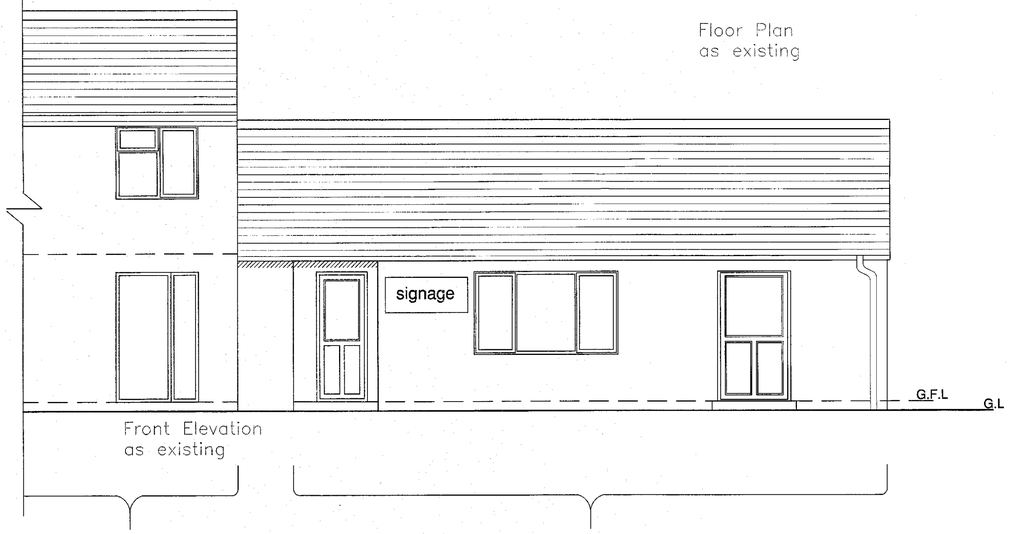
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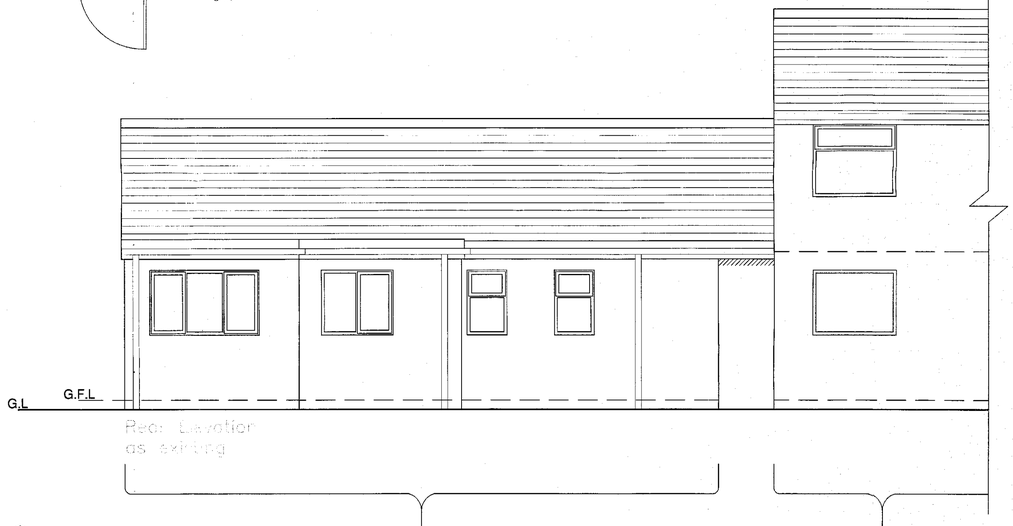
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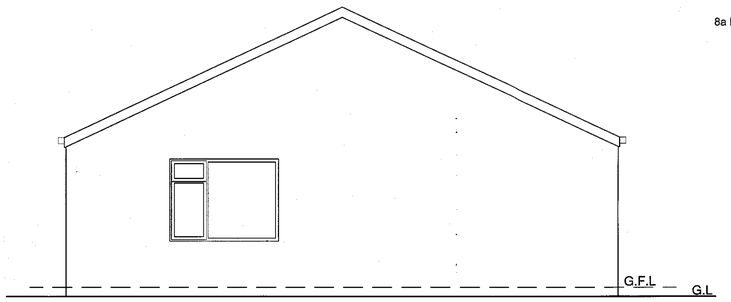
Floor Plan
as existing



Front Elevation
as existing



Rear Elevation
as existing



Side Elevation
as existing

8a Robin Hood
Avenue

KEY PLAN



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Property Design and Management Services

NPS Property Consultants Ltd
GATEWAY PLAZA
SACKVILLE STREET, BARNSLEY
SOUTH YORKSHIRE, S70 9GG
TEL: 01226 774606 FAX: 01226 774399
EMAIL: barnsley@nps.co.uk

Head Office:
Lancaster House, 16 Central Avenue, St Andrews Business Park,
Norwich, NR7 0HR. Tel: 01603 706000 Fax: 01603 706001

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Berneslai Homes

PROJECT
Proposed Change of Use
8a Robin Hood Avenue
Royston

TITLE
Existing Plan and Elevations

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FILE / DRAWING NAME

PROJECT NR	ZONE	LEVEL	TYPE	ROLE	UNIQUE NR	REV CODE
07-17-15-1-1008	-	-	DR	A	02	

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Date Plotted: 06 August 2014 11:12:25

NORTH

POPLAR

2

4

2

8

12

10

Existing gate removed and fence to match existing to run through

Existing concrete path removed and ground grass seeded

Existing fence to be removed

New fence included to re-form gardens

New fence included to re-form gardens

Existing concrete path removed and ground grass seeded

Existing store to be retained

Neighbouring Property

New 2.1m high timber gate

New timber fence to match existing

New timber gate

Bedroom

Lounge

Dining

Kitchen

Wet room

Bath Store

Turn Circle

Turn Circle

AVENUE

KEY PLAN



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Property Design and Management Services

NPS Property Consultants Ltd
GATEWAY PLAZA
SACKVILLE STREET, BARNSLEY
SOUTH YORKSHIRE, S70 5GG
TEL: 01225 774600 FAX: 01225 774399
EMAIL: barnsley@nps.co.uk

Head Office:
Lakeview House, 1A Central Avenue, St Andrews Business Park, Norwich, NR7 0HR. Tel: 01603 705000 Fax: 01603 705621

Other Office locations can be found on our website: www.nps.co.uk

CLIENT
Berneslai Homes

PROJECT
Proposed Change of Use
8a Robin Hood Avenue
Royston

TITLE
Proposed Site Plan

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1:100	August 14	SPC	

FILE / DRAWING NAME

REV CODE

PROJECT NR	ZONE	LEVEL	TYPE	ROLE	UNIQUE NR
07-17-15-1-1008	-	-	DR	A	03

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Date Plotted: 05 August 2014 11:13:09