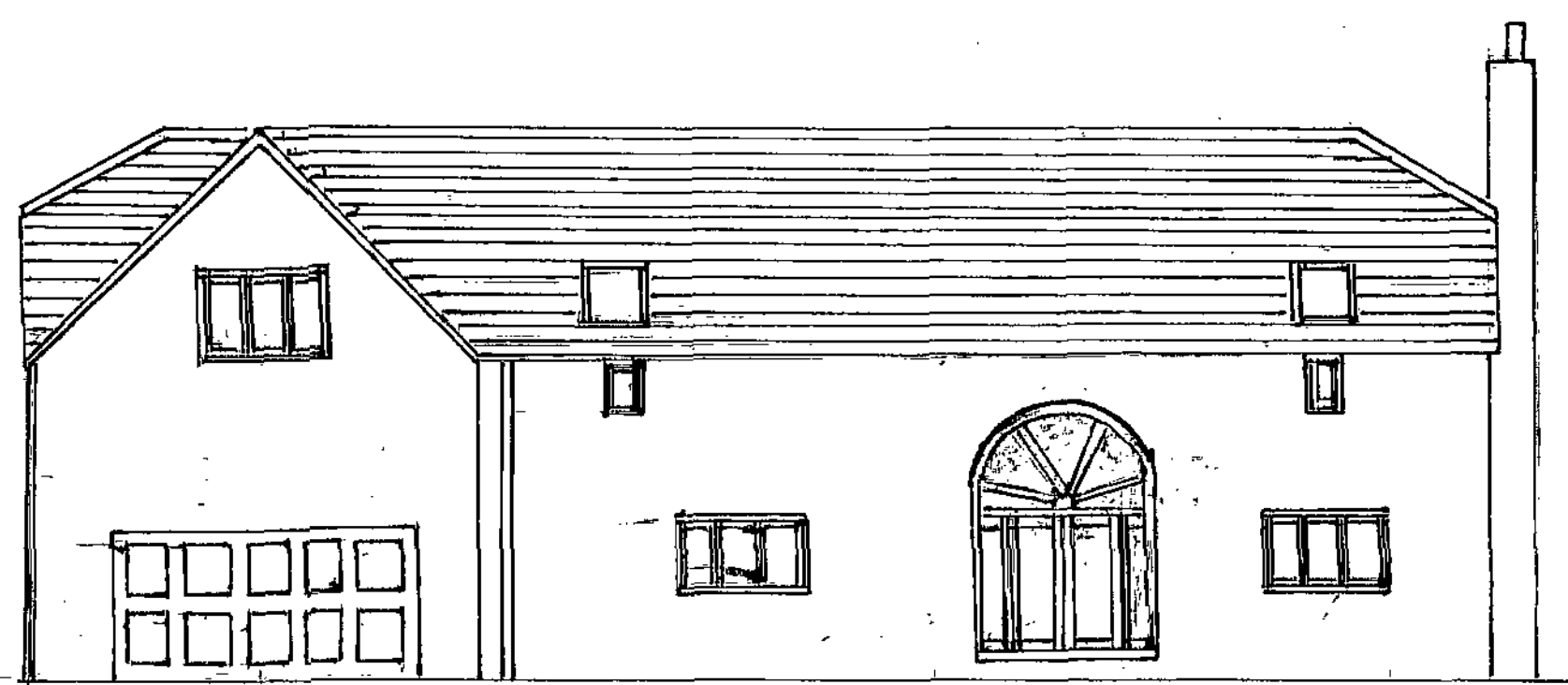
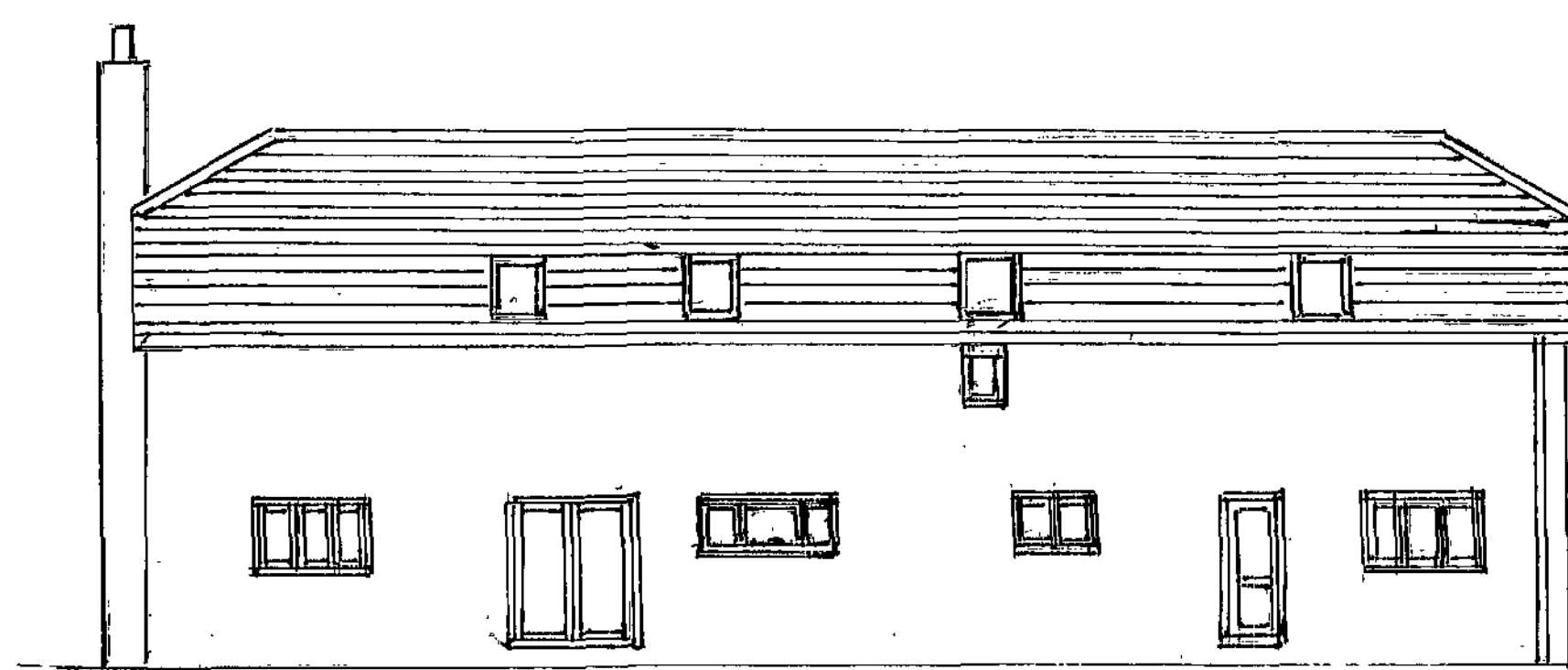
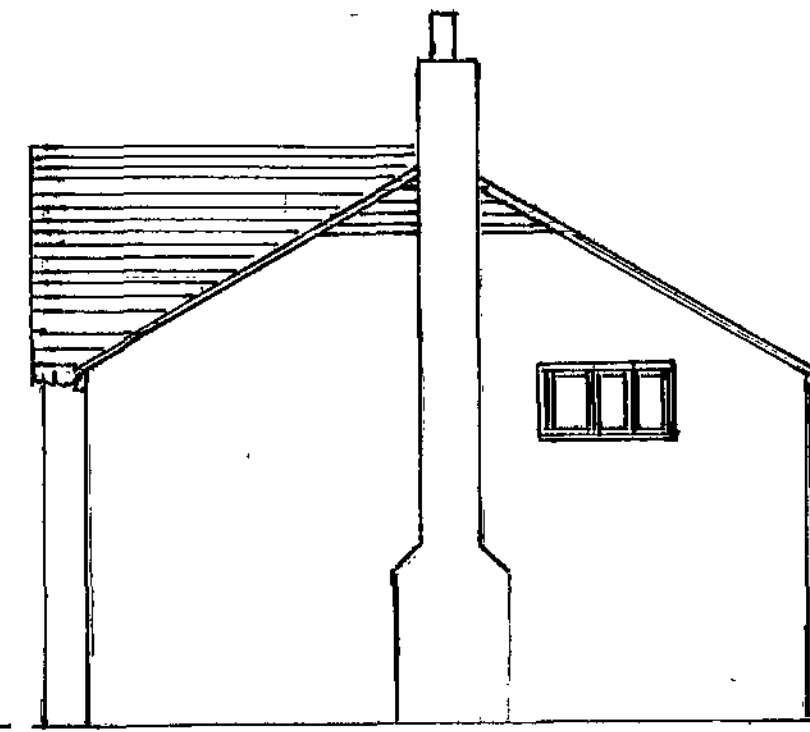




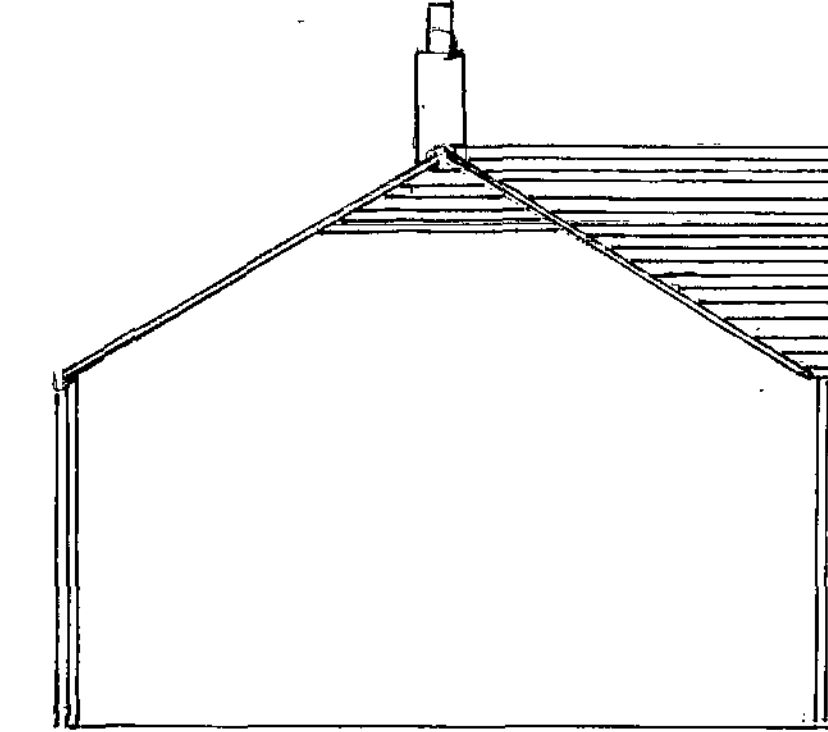
FRONT ELEVATION
SCALE 1:100



REAR ELEVATION
SCALE 1:100

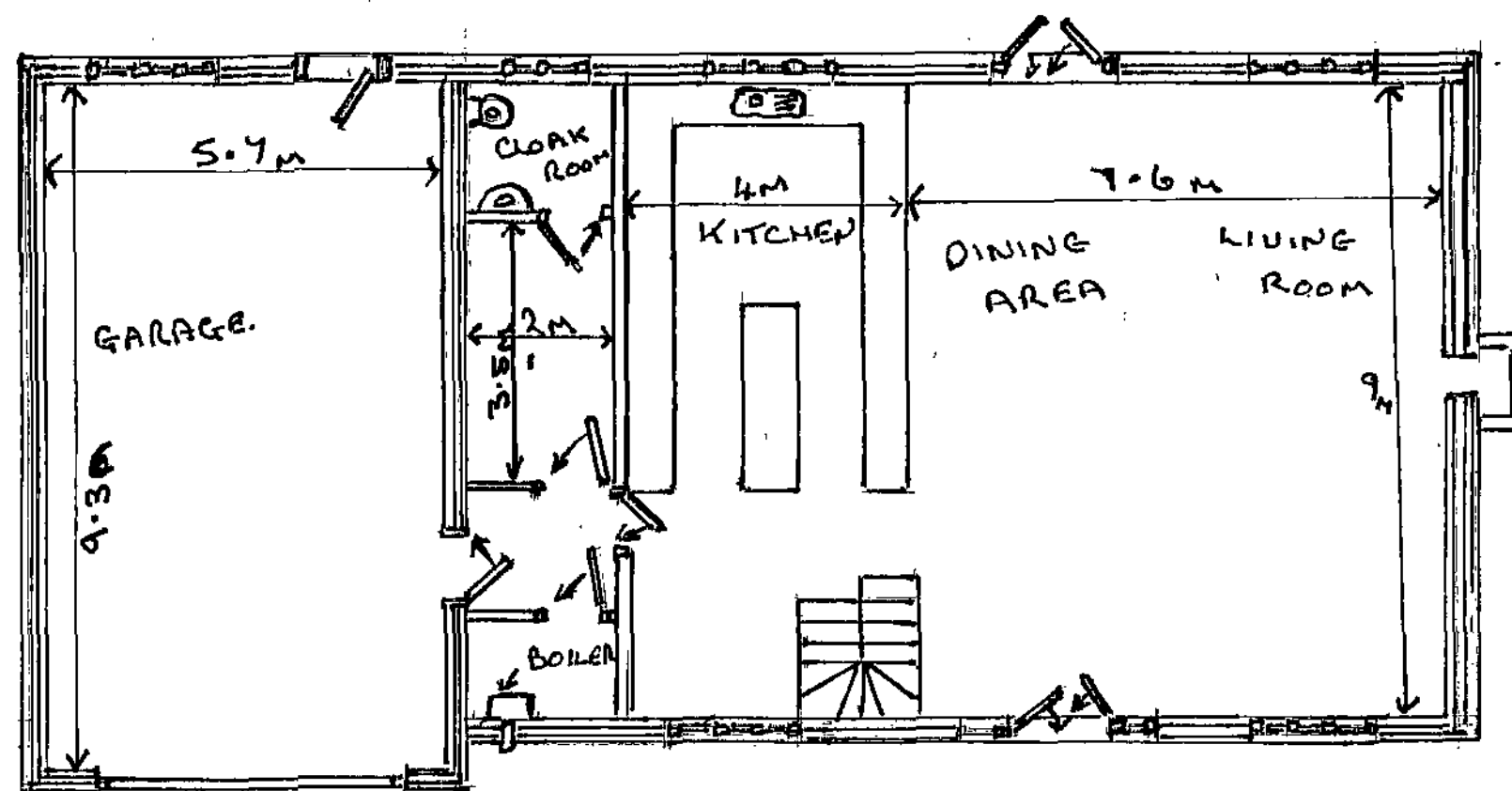


SIDE ELEVATION
SCALE 1:100

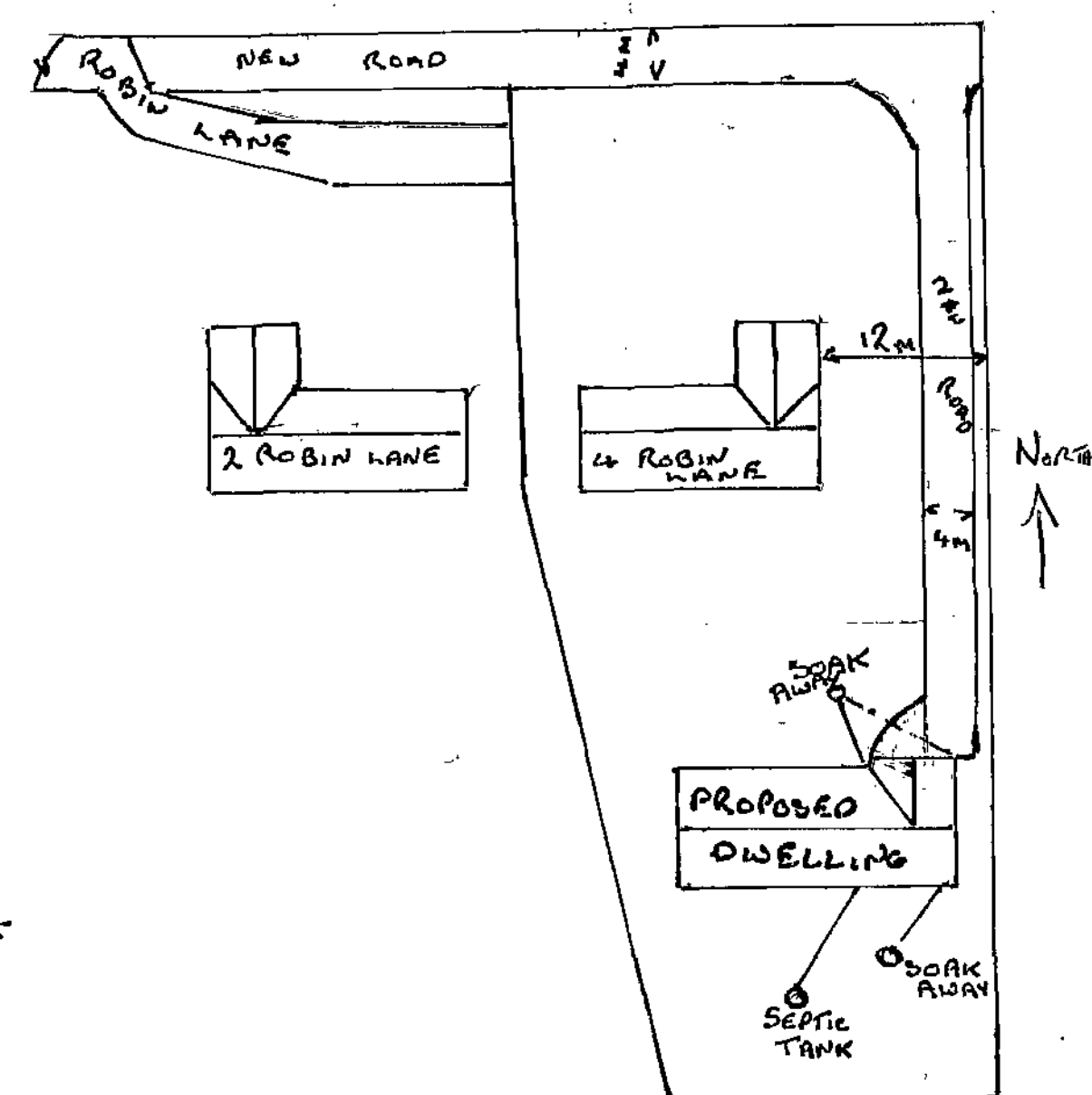


SITE ELEVATION FACING FIELD.
SCALE 1:100

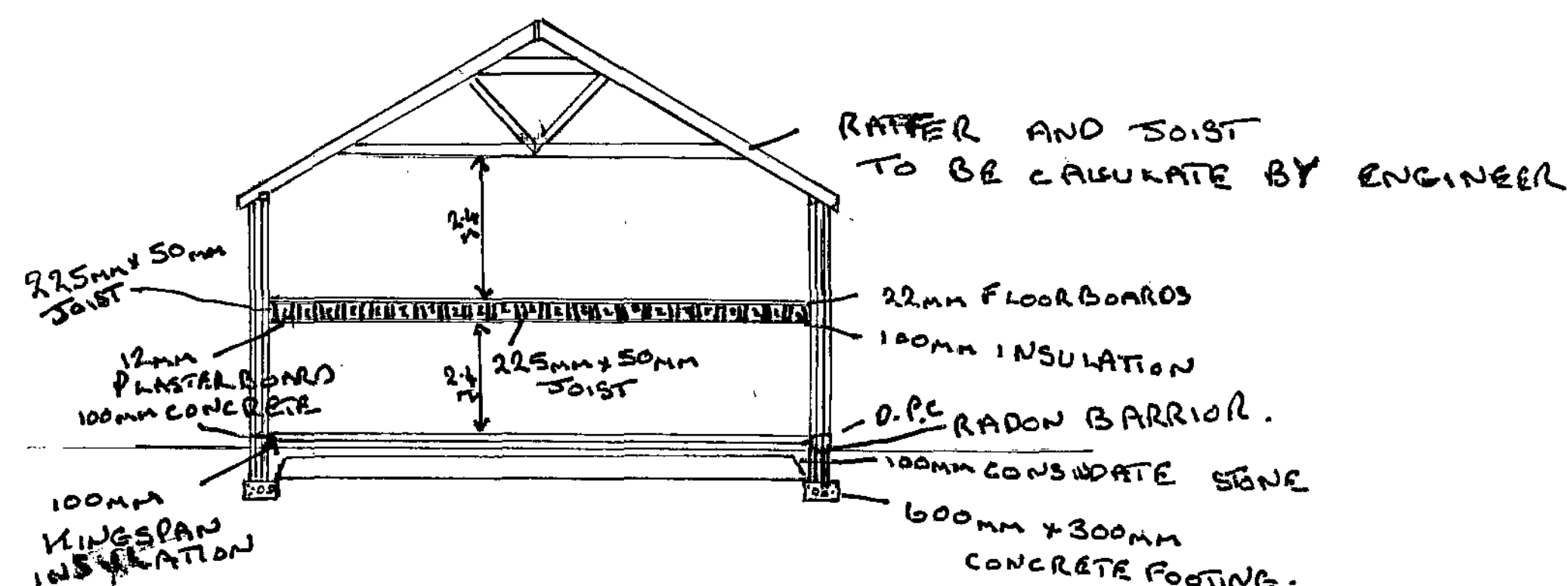
NEW DWELLING
REAR of 4 ROBIN LANE
ROYSTON



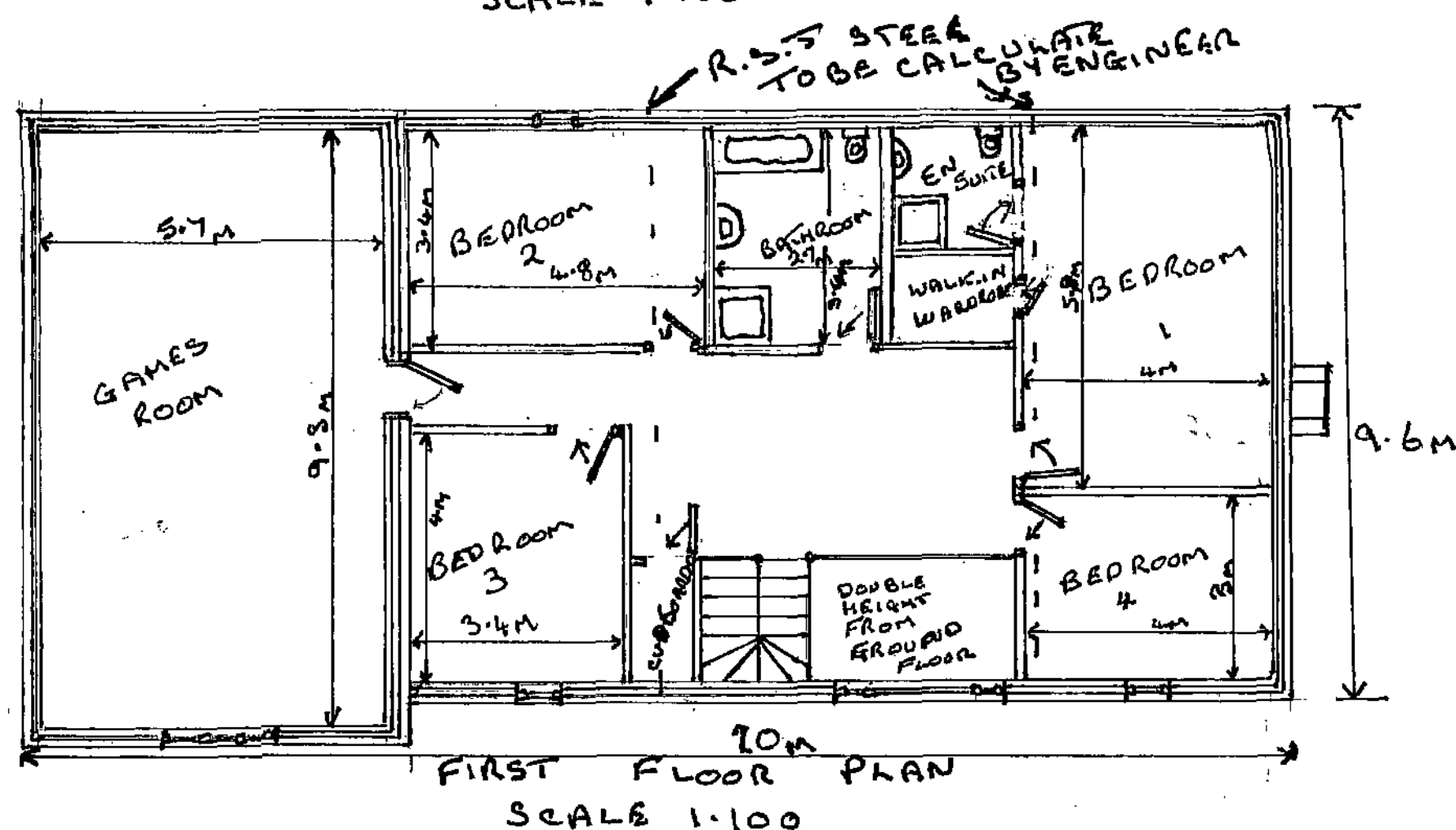
GROUND FLOOR PLAN
SCALE 1:100



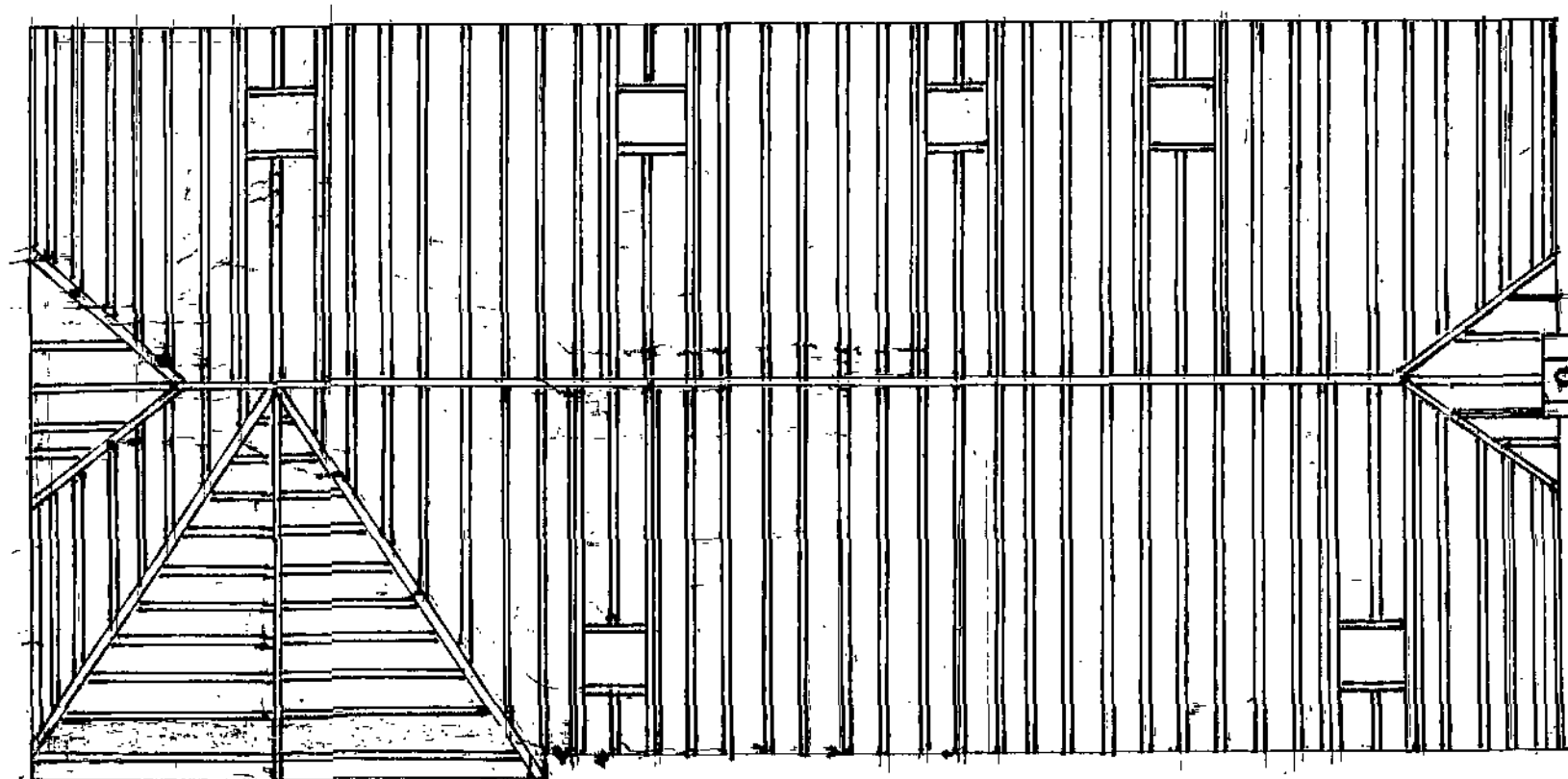
SITE PLAN
SCALE 1:500



SECTION
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100



ROOF CONSTRUCTION
SCALE 1:100

NOTES

VENTING OF BATHROOM AND KITCHEN

This is to be done by mechanical vents.

GARAGE

This is to be double plasterboarded and skimmed this as 1/2 hour fire door and closer floor to be 150mm lower

ELECTRICS

All electrical work will be carried out by a Part.P. electrician.

WINDOWS AND DOORS

These will be of double glaze K glass and at first floor have 600mm fire escape windows.

GROUND FLOOR

100mm Consolidated Stone blinding by sand on this a Radon barrier with 100mm Kingspan insulation then 100mm concrete. The concrete will be incorporated with underfloor heating pipes

FOUNDATIONS

These are of 300mm x 600mm concrete strip footings with 300mm x 150mm footing blocks to depth of at least 1m

EXTERNAL WALL CONSTRUCTION

To be of 100mm stone and 100mm breeze with 100mm cavity this will be solid filled with 100mm cavity batts. Walls to have stainless steel ties.

GROUND FLOOR INTERNAL WALLS

All down stairs walls to be of 100mm breeze with dotted and dabbed 12mm Plasterboard and Plastered.

FIRST FLOOR

To be constructed of 225mm 50mm floor joist with 22mm floorboard laid over. The joist will have 100mm insulation laid between. The joist will have R.S.J.s with timbers bolted in flange and have joist hangers. The joist will have 38mm x 5mm galvanised straps fitted at 1.8 centres over 3 joists and noggled under straps.

FIRST FLOOR WALLS

The walls will be of 100mm 50mm timber with 12mm Plasterboards with 100mm Cavity batts insulation fitted in walls

ROOF CONSTRUCTION

The roof structure will be worked out and calculated by Engineer. The wall plate is 100mm x 75mm this will be strapped down with 38mm x 5mm Galvanised straps at 1.8m centres. This will also be strapped at cable ends and ceiling joist at 1.8 centres. and noggled between rafters and joist there will be 100mm Kingspan in between rafters and ceiling joist with 25mm 25mm insulation underneath then 12mm Plasterboard. The roof will be felted with breathable felt and 50mm x 25mm battens and concrete interlocking tiles. The venting of the roof will be with continuous brickle vent in soffit

HEATING

Will have a gas condensing boiler with underfloor heating and radiators To first floor work will be carried out by corgi registered fitter

