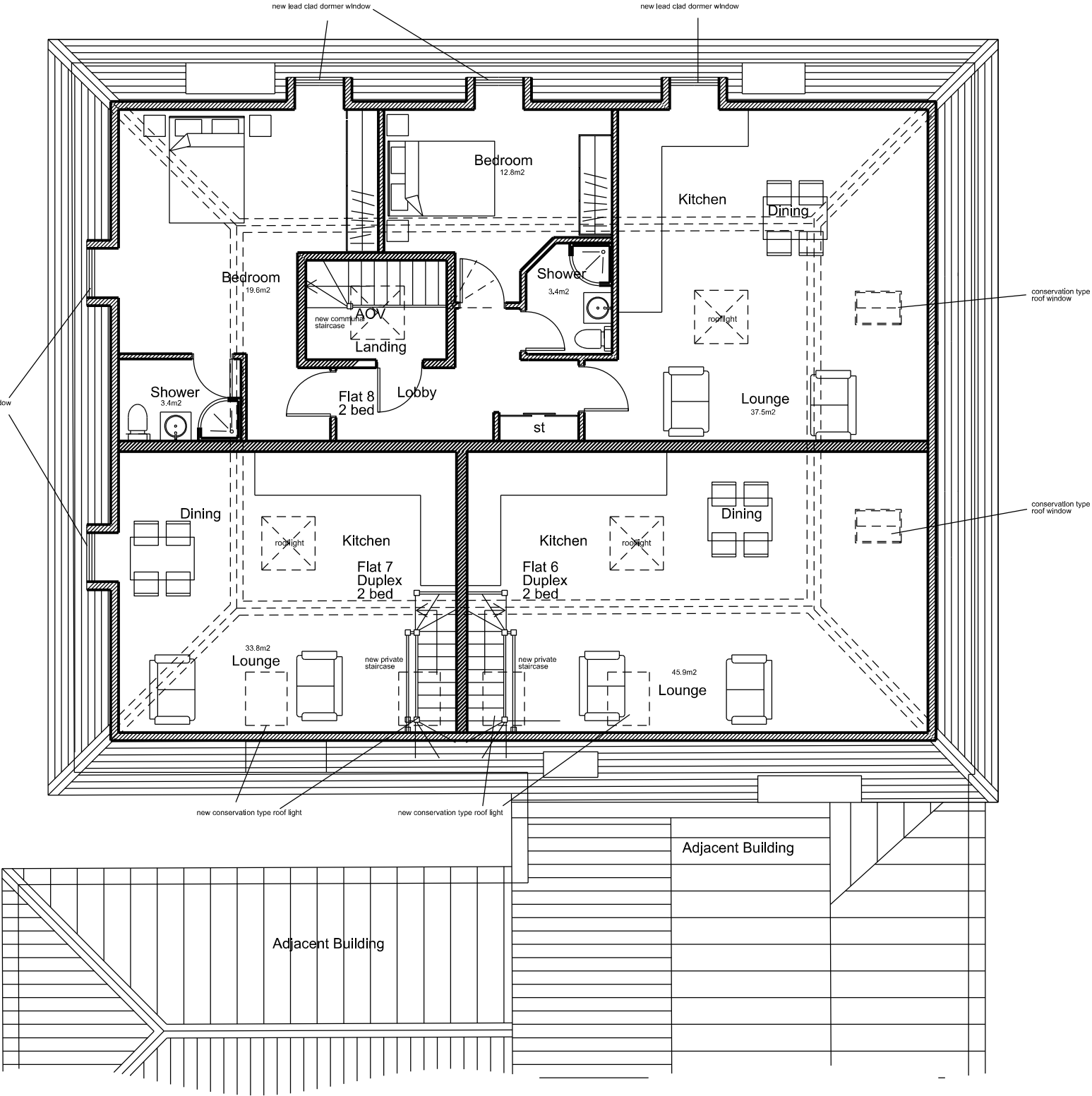


Schedule of Areas			
Flat 1 duplex	2 x bed 4P	ground/basement	88.6m2
Flat 2 duplex	3x bed 5P	ground/basement	139m2
Flat 3	1 x bed 2P	ground	50.1m2
Flat 4	1 x bed 2P	first	51 m2
Flat 5	1 x bed	first	41.2m2
Flat 6 duplex	2 x bed 4P	first/second	98.5m2
Flat 7 duplex	2 x bed 3P	first/second	77.2m2
Flat 8 penthouse	2 x bed 2P	second	89.m2
Total Proposed Building			683.m2

Schedule of Areas Existing	
Existing Building	508m2
Existing Site	989m2

All flats to have installation of an MVHR system throughout in accordance with Noise Impact Assessment and Specification

Window Upgrade
existing timber sash windows refurbished or replaced in timber sash double glazed in accordance with BS 8233:2014 and Noise Impact Assessment
Achieve minimum sound reduction of 29 dB Rw across the building façade. Control night-time L_{Amax} levels to below 45 dB within bedrooms (windows closed). Retain or enhance the architectural appearance consistent with surrounding properties. Meet Building Regulations Part L (thermal performance) and Part Q (security). Provide background ventilation through acoustically attenuated trickle vents.



Revision

Project Title
46 Kneesworth Street
Royston
SG8 5AQ

Drawing Title

Proposed Second Floor Plan

Client
Ressa Ltd

Scale
1:100@A3

Date
Sept 2025

Drg. No.
0656_00_004b

Notes

All dimensions must be checked and NEO Architects are to be informed of any discrepancies prior to construction. This drawing and any of the details therein remain the copyright of NEO Architects.

NEO Architects
105a Park Road
New Barnet
EN4 9QR

Phone +44 (0) 20 33040480
Mobile 07802 237666

michael@neoarchitects.co.uk

Proposed Second Floor Plan