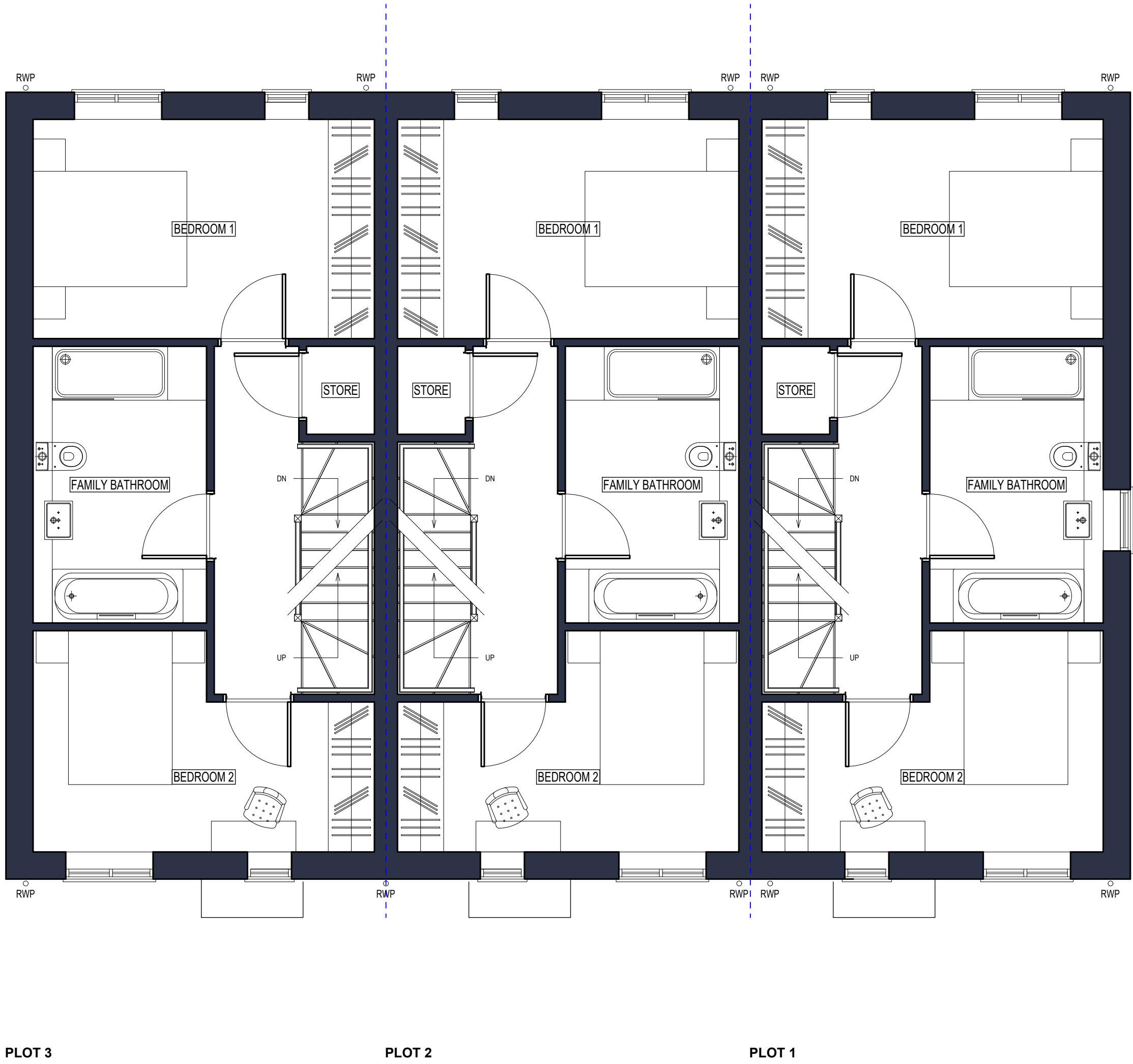
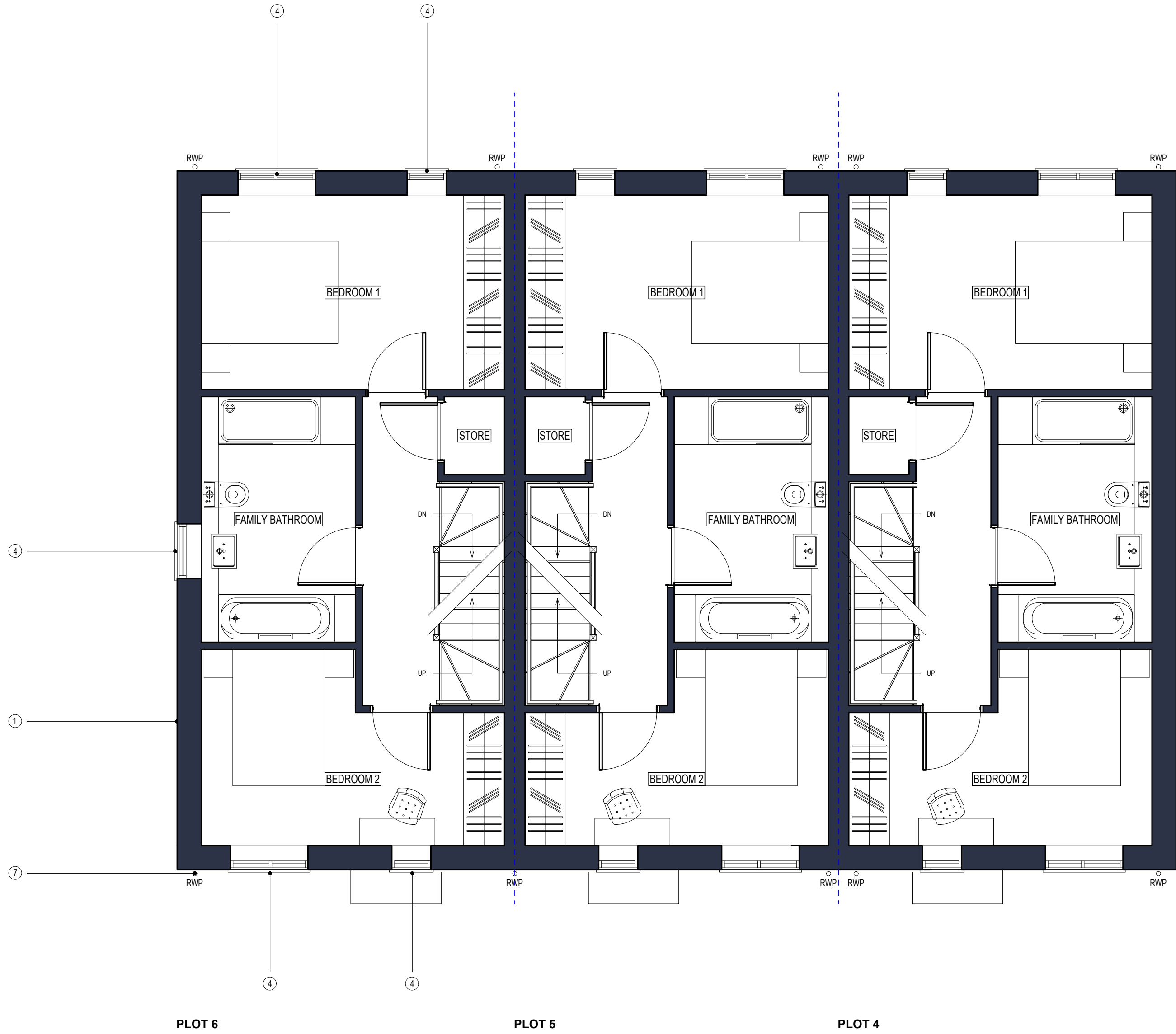




1:50 SCALE BAR

denotes proposed construction



FIRST FLOOR PLANS AS PROPOSED

TO BE READ IN CONJUNCTION WITH DEVELOPMENT ENGINEERS DESIGNS

ACCOMMODATION SCHEDULE

PLOT	DESCRIPTION	GIA (m²)	STORAGE (m²)	BED 1 DOUBLE (m²)	BED 2 SINGLE (m²)	MASTER BED DOUBLE (m²)	NDSS COMPLIANT
1	3b, 5p	120.37	5.14	12.64	10.73	17.47	YES *
2	3b, 5p	120.37	5.14	12.64	10.73	17.47	YES *
3	3b, 5p	120.37	5.14	12.64	10.73	17.47	YES *
4	3b, 5p	120.37	5.14	12.64	10.73	17.47	YES *
5	3b, 5p	120.37	5.14	12.64	10.73	17.47	YES *
6	3b, 5p	120.37	5.14	12.64	10.73	17.47	YES *

* all bedrooms achieve a min. width of 2.75m (double bedroom) and 2.15m (single bedroom) in accordance with Nationally Described Space Standards

MATERIAL SCHEDULE

1	Red Multi Facing Brickwork
2	Brindle Plain Clay Roof Tiles
3	Reconstituted Stone Cills and Heads
4	White Ash, uPVC Classic Sash horns Timber-Grain windows
5	White Ash, uPVC Timber Effect French Doors with Side Lights
6	GRP Chimney
7	Black uPVC Rainwater Goods (Heritage profile)
8	Lead Effect GRP Dormer Windows
9	Black Timber Composite Front Door
10	White uPVC Fascias and Soffits

PROJECT NUMBER	DRAWING NUMBER	REVISION
0205	03_031	/

Notes

Copyright in this drawing remains the property of Kain Miller LTD.

All dimensions to be checked on site prior to manufacture, procurement or site works. Client & Architect to be instructed immediately (prior to the above) of any discrepancies.

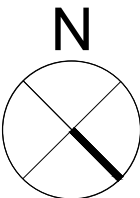
This drawing has been completed to support a full planning application only.

Prior to any works on site Client to appoint Structural Engineer independently of architectural appointment. Drawings to be read in conjunction with Structural Information, Design and Details issued under separate cover.

All works and specifications to be agreed between Contractor, Client to the satisfaction of the Building Control Officer prior to any work commencing on site.

CDM 2015: Drawing / Design Phase - Under CDM 2015 Regulations, the architect has not been appointed as Principal Designer and has been appointed to produce planning and Building Regulation drawings only. Upon submission of the Building Regulations application the architects appointment will terminate.

Construction Phase - Under CDM 2015 Regulations the architect is not administering / running the build process, the CDM 2015 Principal Contractor and Client duties will be part of the Main Contractors responsibility and not the initial Principal Designer.



KainMiller
ARCHITECTURE + DESIGN

PROJECT
6 no. 3-Bedroom Townhouses
Princes Mews, Royston
Kain Miller Ltd

DRAWING TITLE
GENERAL ARRANGEMENT PLANS
FIRST FLOOR
As Proposed

DRAWN BY VG	CHECKED BY DK
SCALE 1:50 @ A1	DATE August 2026

PROJECT NUMBER 0205	DRAWING NUMBER 03_031
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