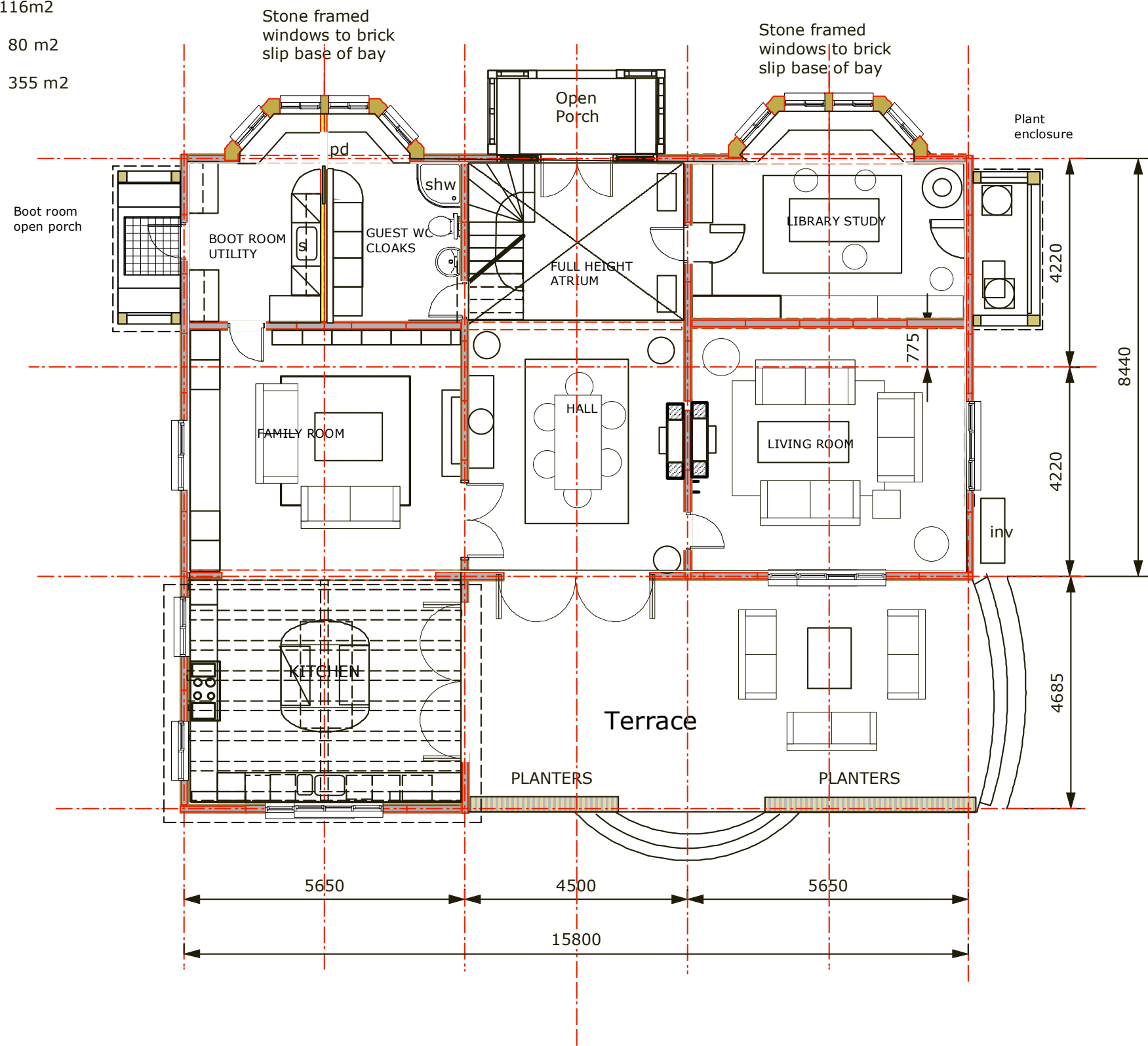


GROUND FLOOR 159 M2
FIRST FLOOR 116m2
SECOND FLOOR 80 m2
TOTAL AREA 355 m2



YAFFLES NEW BUILD
CONSTRUCTION NOTES:

Concrete Block and plank ground floor loadbearing slab and pile foundations to engineers design

SIP Panel shell inc roof, glulam beams to first floor around stair and to reduce spans across living areas.

Composite floor in metal and timber, t&g chipboard deck on sound isolators

Batten fixed plasterboard internal linings

Non loadbearing internal partitions in metal stud and plasterboard lining cavity filled with rock fibre sound proofing

Brick plinth tiles battens on external walls to u/s window cills

Composite cladding on battens to walls

Casement Metal windows to match annexe.

Dormers in ply on framing

Clay tile roof to match annexe

Glazed atrium in timber framing stained.

Upvc rainwater goods and downpipes to soakaway drainage and ditch to Suds strategy.

A: Living room window
enlarge to 4 sections wide
21.5.25

PLANNING REDRAW MAY 25
350 M2 S73 app

PLANNING REDRAW MAY 25

REVISIONS

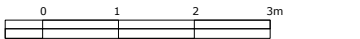

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**YAFFLES
SPENCERS WOOD
BERKSHIRE RG7 1HT**

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**GROUND FLOOR PLAN
PROPOSED NEW BUILD**

SCALE	DATE	DRAWN
1:100 A1	MAY 25	
Project No	Dwg. No.	Rev.
3210	YF.DPC.50.GFP.1	A



GROUND FLOOR LAYOUT NEW BUILD