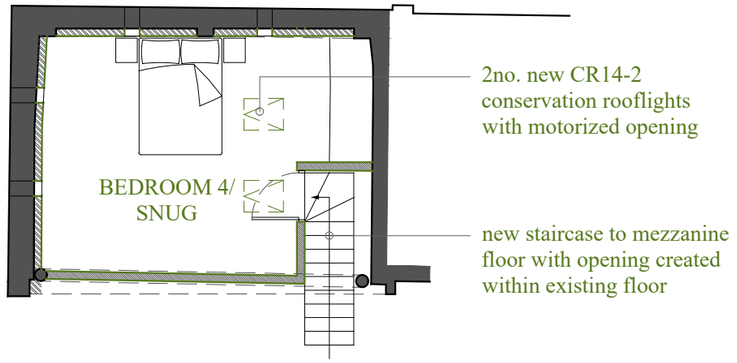


2no. new CR14-2 conservation rooflights with motorized opening

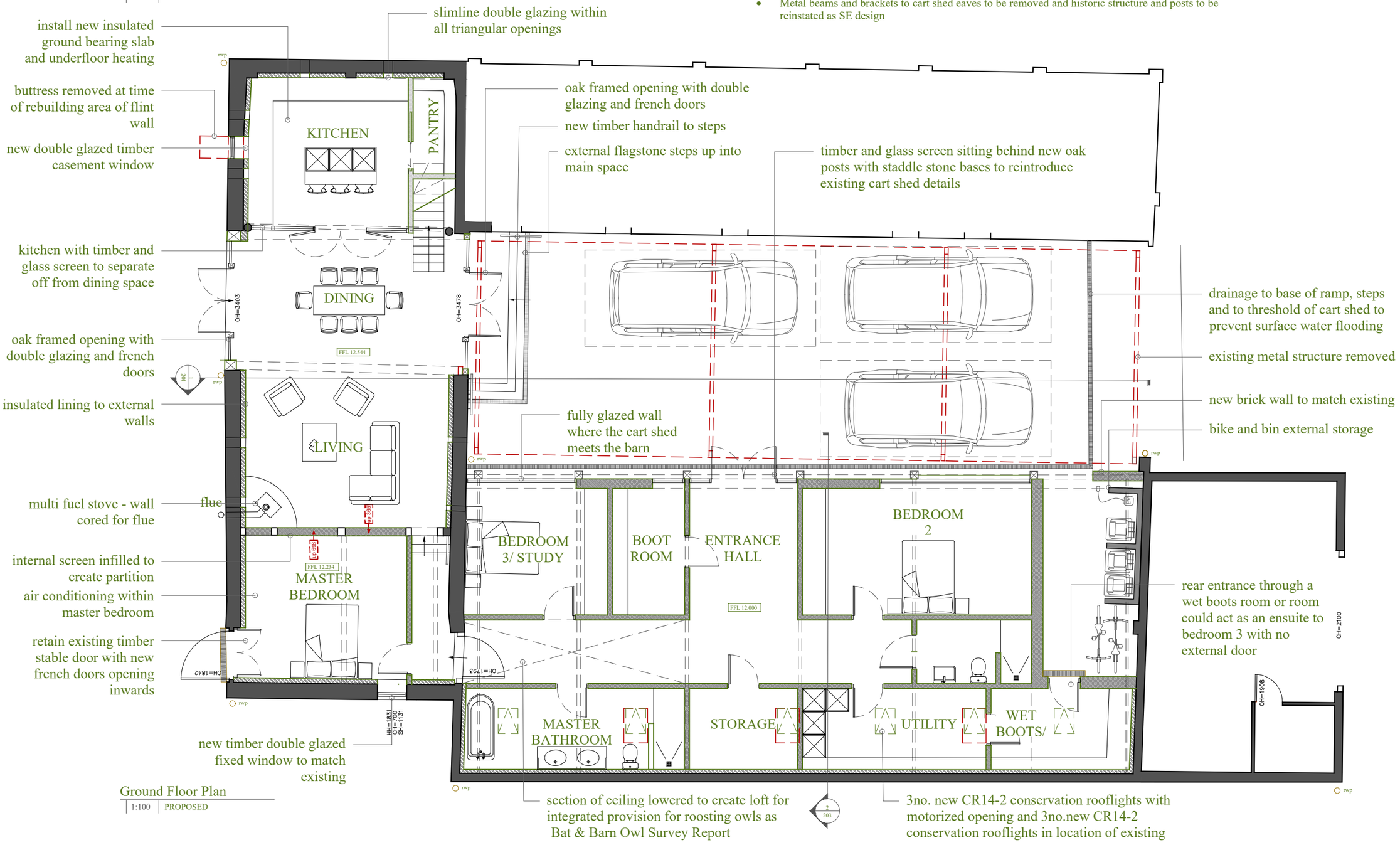
new staircase to mezzanine floor with opening created within existing floor

First Floor Plan

1:100 | PROPOSED

General Notes:

- Moderate areas of flint wall to be rebuilt on main barn and at low level to the west wall of the cart shed
- Locally repair and repoint with hot-mix lime mortar flintwork wall and brick quoins as required
- Existing cracks to be infilled with lime mortar or where more significant pinned as SE proposal
- Existing brick quoins to main openings to be rebuilt where misplaced (mainly upper courses)
- Areas of flint left exposed within cart shed to be repaired (rebuilt in sections) brushed down with any cement mortar raked out and fully repointed with lime mortar.
- Oak posts framing main openings to be scarf repaired if possible and if not replaced with air dried oak posts of dimensions to match existing
- Brick plinths to new/existing oak posts at main openings
- Existing timber to be retained where possible: missing or modern timbers to be reinstated with air dried oak to match existing (main truss in west bay of barn to be repaired fully including replacement of non function tie beam)
- 2 course Brick to cap wall and close eaves using reclaimed handmade imperial bricks to match existing in colour, texture and size with lime pointing
- Existing brick quoins for opening between main barn and cart shed to be entirely rebuilt
- Metal beams and brackets to cart shed eaves to be removed and historic structure and posts to be reinstated as SE design



install new insulated ground bearing slab and underfloor heating

slimline double glazing within all triangular openings

buttress removed at time of rebuilding area of flint wall

new double glazed timber casement window

kitchen with timber and glass screen to separate off from dining space

oak framed opening with double glazing and french doors

insulated lining to external walls

multi fuel stove - wall cored for flue

internal screen infilled to create partition

air conditioning within master bedroom

retain existing timber stable door with new french doors opening inwards

new timber double glazed fixed window to match existing

oak framed opening with double glazing and french doors

new timber handrail to steps

external flagstone steps up into main space

timber and glass screen sitting behind new oak posts with staddle stone bases to reintroduce existing cart shed details

drainage to base of ramp, steps and to threshold of cart shed to prevent surface water flooding

existing metal structure removed

new brick wall to match existing

bike and bin external storage

fully glazed wall where the cart shed meets the barn

rear entrance through a wet boots room or room could act as an ensuite to bedroom 3 with no external door

section of ceiling lowered to create loft for integrated provision for roosting owls as Bat & Barn Owl Survey Report

3no. new CR14-2 conservation rooflights with motorized opening and 3no.new CR14-2 conservation rooflights in location of existing

Ground Floor Plan

1:100 | PROPOSED

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Drawing	Floor Plans
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1m @ 1:
50
100
200
500
1250