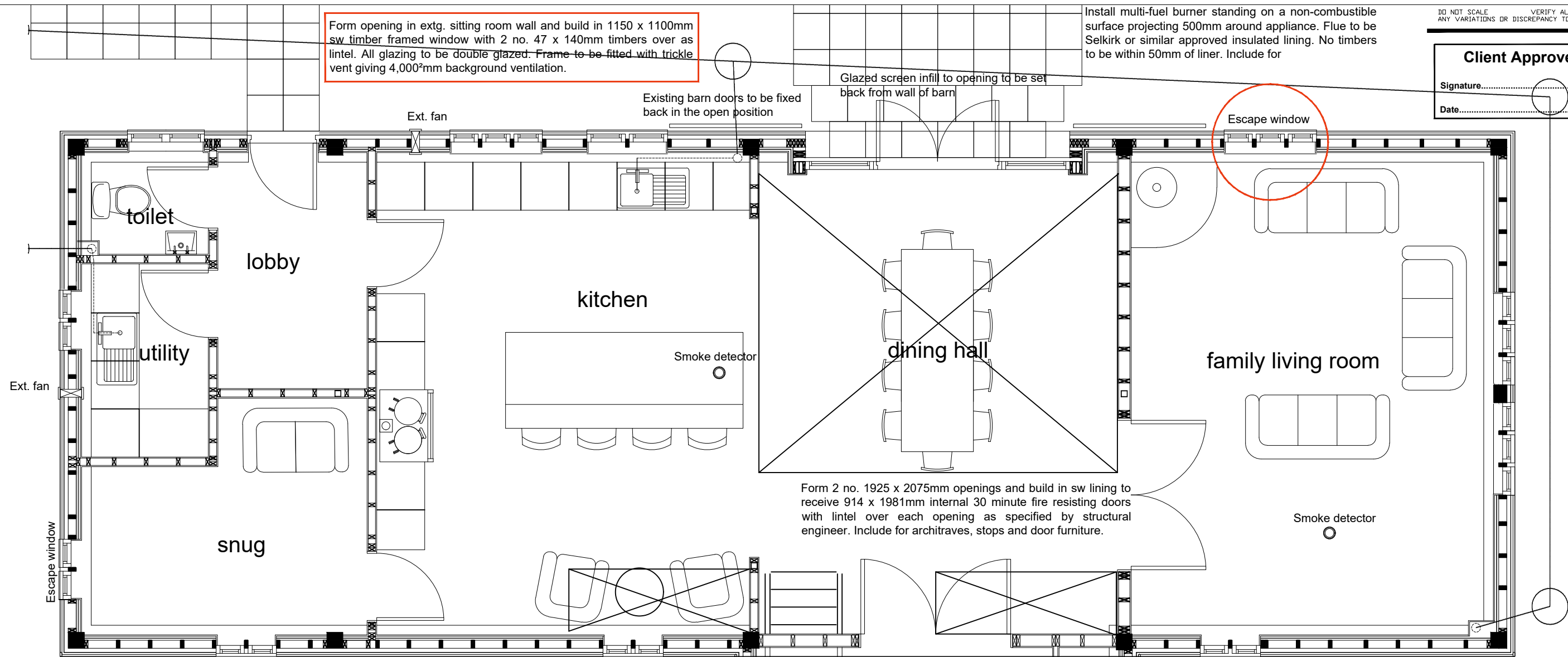


Form opening in extg. sitting room wall and build in 1150 x 1100mm sw timber framed window with 2 no. 47 x 140mm timbers over as lintel. All glazing to be double glazed. Frame to be fitted with trickle vent giving 4,000<sup>2</sup>mm background ventilation.

Install multi-fuel burner standing on a non-combustible surface projecting 500mm around appliance. Flue to be Selkirk or similar approved insulated lining. No timbers to be within 50mm of liner. Include for

**Client Approved**  
Signature.....  
Date.....



All new external windows and doors are to be timber stained black. Windows to habitable rooms (snug, family living room and bedrooms) to have floating mullions to give 450 x 750mm minimum clear opening for means of escape in case of emergency.

Build in Oak staircase with 100 x 100mm newal posts, 220mm treads, 193mm risers, 900mm between 32 x 250mm strings, handrail to be 900mm above pitch line with spindles spaced not to allow passage of 100mm sphere. Headroom over stairs to be 2000mm measured vertically above pitch line.

**External wall construction -**  
Horizontal feather edge boarding stained/painted black fixed to 47 x 47mm tanalised sw vertical battens fixed through 20mm thick STEICO or similar approved breathable woodfibre insulation board; 12mm thick sheathing ply close nailed to face of extg. studs.  
Insulate between studs with 80mm thick STEICO or similar approved breathable woodfibre insulation board and fix 20mm thick STEICO woodfibre insulation board to internal face of studs.  
Internal wall finish - skim coat plaster to 12.5mm plasterboard screw fixed to 47 x 25mm vertical studs fixed through polythene vapour control layer fixed through PIR into studs.

All internal ground floor partition walls - 47 x 90mm C16 studwork clad both sides with 12.5mm plasterboard and skim coat plaster finish. Include for 100mm thick sound deadening quilt between studs.  
Build in sw linings to receive 848 x 1981mm (or as stated) Somerset Oak Country doors to standard door openings with 2 no. 47 x 150mm C24 timbers as lintels over.  
Build in sw linings to receive 2 pairs 848 x 1981mm Somerset Oak Country door leafs to entrance hall and sitting room as shown. Lintels over these openings to be as specified by Structural Engineer.

External walls to be clad with timber featheredged boarding stained black

Form opening in extg. gable end and build in external door frame with a pair of 762 x 2040mm external doors and build in 750 x 2040mm fixed glazed sidelights. All glazing to be double glazed toughened safety glass. Frame to be fitted with trickle vent giving 4,000<sup>2</sup>mm background ventilation.

Install smoke detectors to sitting room, kitchen and snug and to first floor landing area (within 3000m from bedroom doors). Detectors are to be mains powered with trickle charge to battery backup in case of mains failure.

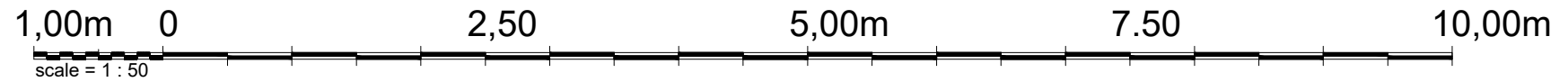
**Eastcott Barn**

**PROJECT**  
Proposed barn conversions at Lakehouse Farm, Finchingfield Road, Hempstead, CB10 2PR

**CLIENT**  
Humphrey Homes Ltd

**DETAIL**  
Proposed Ground Floor Layout for Eastcott Barn

**Alan Baker**  
Architectural Services  
55, Back Road, Linton, Cambridge. CB21 4JF  
01223 893516



Rev. B - Windows added to rear elevation - 01.02.2023  
Rev. A - Client revisions - 13.09.2022

DATE May 2021	DRAWN BY Alan Baker
SCALE 1 : 50 at A3	CHECKED BY
DRAWING NO. 2021/231 - 04	REVISION <b>B</b>