

Remove extg. feather edge boarding and dispose of. De-nail and clean down all exposed timbers and leave ready for new works.

Treat all exposed timbers with propriety timber preservative.

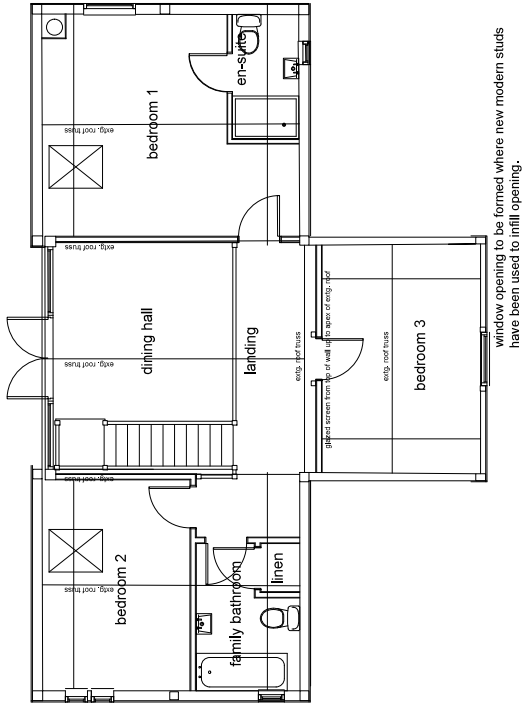
Form new openings in external walls at locations where there are signs of an existing opening, where modern timber materials have replaced original timbers, between extg. timbers.

External wall finish to be - feather edge horizontal weather boarding stained black fixed to 47 X 25mm tanked six vertical battens fixed through 25mm thick Celotex or similar approved insulation board fixed through breather paper staple to face of 100mm sheathing ply close nailed to face of studs.

Internal wall finish - skim coat plaster to 12.5mm plasterboard screw fixed to face of studs. Insulate between studs with 100mm thick Celotex or similar approved PIR insulation board.

Window opening to be formed where new modern studs have been used to infill opening.

En-suite window to be inward opening and set behind timber louvres



Window openings to be formed between existing studs.

Bathroom window to be built in between existing studs and to be inward opening and set behind timber louvres

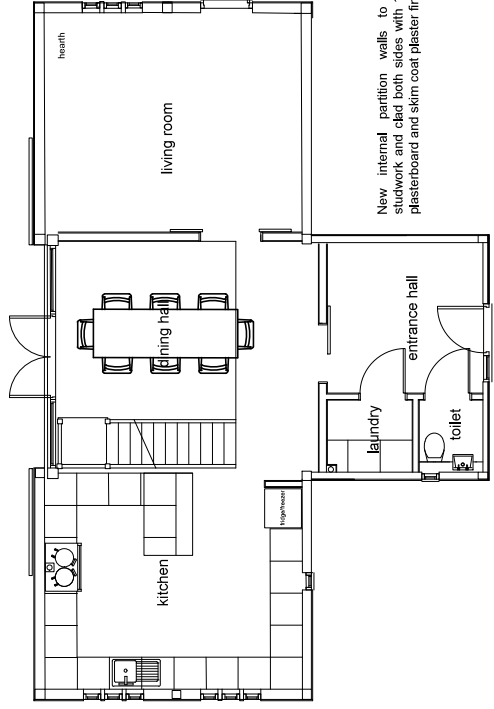
### Proposed First Floor Layout

Remove corrugated tin from extg. door frame and replace with vertical boarding and pin doors back in the open position.

Install log burning stove complete with hearth and suitable flue liner to suit appliance.

Window openings to be formed between existing studs.

New opening to be formed by removing a modern stud



Full height inset double glazed window and door frame

External wall finish to be feather edge boarding stained black

Window openings to be formed between existing studs.

### Proposed Ground Floor Layout



**Grove Barn**  
 Rev. B - Extensions removed - 12.04.2022  
 Rev. A - Revised layouts - 24.10.2021

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

**CLIENT**  
 Humphrey Homes Ltd

**DETAIL**  
 Proposed Floor Layouts for  
 Grove Barn

**DATE**  
 May 2021

**DRAWN BY**  
 Alan Baker

**CHECKED BY**  
 Alan Baker

**SCALE**  
 1 : 100 at A3

**DRAWING NO.**  
 2021/231 - 04

**REVISION**  
**B**

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