

FARMHOUSE PROJECT OVERVIEW

- ALL C20 WINDOWS REPLACED - SLIM FINO VACUUM GLAZING UNITS IN OAK/METAL FRAMES
- NEW WIRING / PLUMBING THROUGHOUT
- ALL NEW BATHROOMS AND SHOWER ROOMS
- EXTERNAL CEMENT RENDER TO BE REMOVED AND TIMBER FRAME INSULATED WITH SHEEPSWOOL/WOODFIBRE INSULATION THEN LIME PLASTERED - NO HISTORIC INFIL WILL BE REMOVED IF UNCOVERED
- EXISTING FRAME STRUCTURALLY ASSESSED AND MAKE STRUCTURAL INTERVENTIONS TO REINSTATE LOST / INAPPROPRIATE PAST ALTERATIONS. TRADITIONAL SPLICE / SCARF JOINTS AND SENSITIVE REPAIR METHODS.
- EXISTING ROOF PEG TILES TO BE REMOVED, ROOFS INSULATED WITH SHEEPSWOOL OR WOOD FIBRE INSULATION, AND EXISTING TILES REPLACED WITH SOME NEW, MATCHED IN TO REPLACE BROKEN TILES
- EXISTING INAPPROPRIATE LATE C20TH CONCRETE GROUND FLOORS REMOVED AND REPLACED WITH BREATHABLE FLOOR CONSTRUCTION SUCH AS INSULATED LIMECRETE SLAB, FINISHED WITH OAK FLOORING
- NEW UNDERFLOOR HEATING THROUGHOUT
- NEW INTERNAL AND EXTERNAL DECORATIONS, REPLACEMENT KITCHEN AND BATHROOMS
- NEW SECURITY SYSTEM AND CCTV INSTALLATION
- NEW CAST IRON RAINWATER GOOD THROUGHOUT + ADDITIONAL DOWNPIPES WHERE REQUIRED TO IMPROVE SYSTEM
- NEW FRENCH DRAIN THROUGHOUT CONNECTED TO SURFACE WATER DRAINAGE SYSTEM AROUND BUILDINGS

NOTES

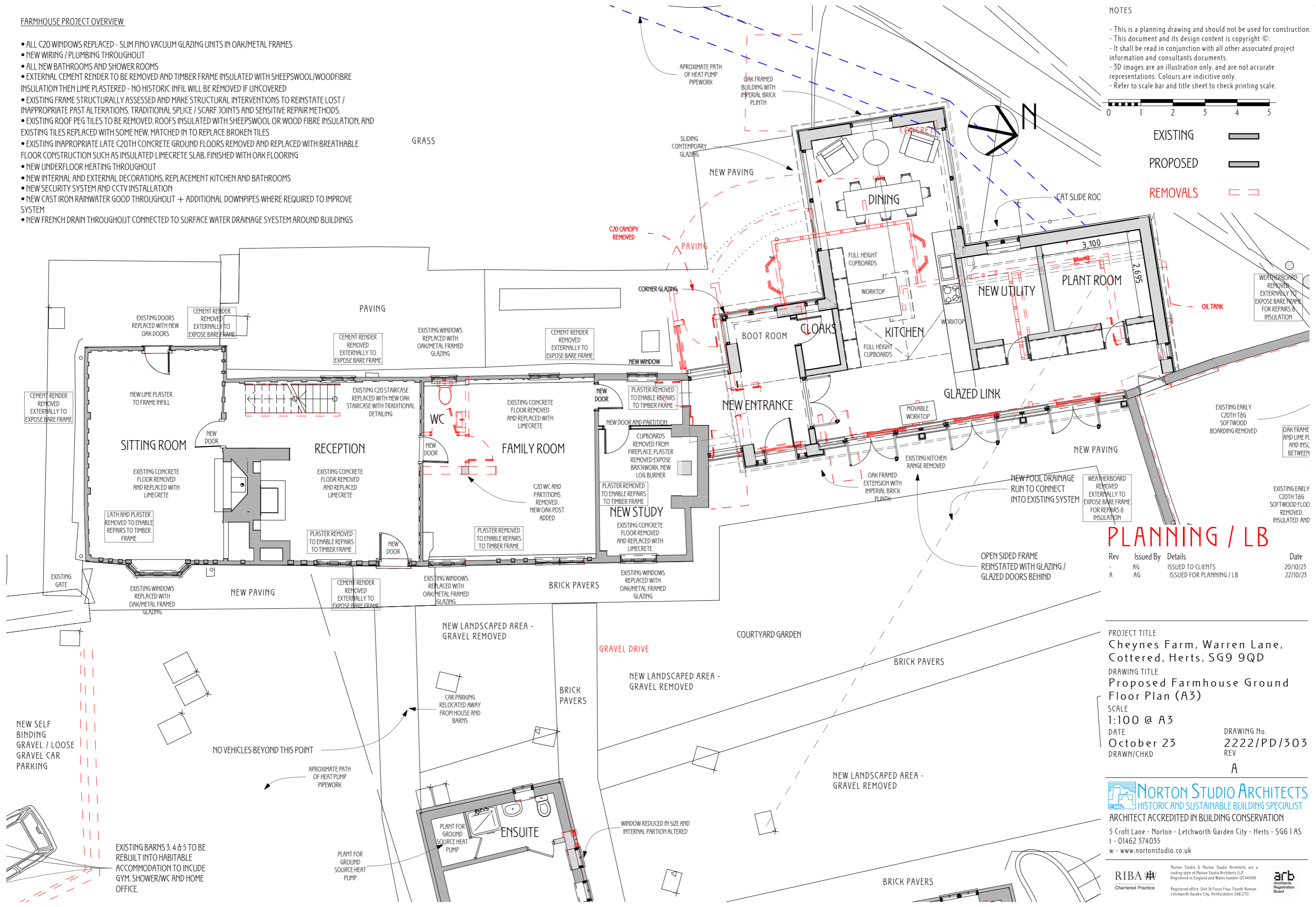
- This is a planning drawing and should not be used for construction.
- This document and its design content is copyright ©.
- It shall be read in conjunction with all other associated project information and consultants documents.
- 3D images are an illustration only, and are not accurate representations. Colours are indicative only.
- Refer to scale bar and title sheet to check printing scale.



EXISTING

PROPOSED

REMOVALS



PLANNING / LB

Rev	Issued By	Details	Date
-	AG	ISSUED TO CLIENTS	20/10/23
A	AG	ISSUED FOR PLANNING / LB	22/10/23

PROJECT TITLE
**Cheynes Farm, Warren Lane,
 Cotteder, Herts, SG9 9QD**

DRAWING TITLE
**Proposed Farmhouse Ground
 Floor Plan (A3)**

SCALE
1:100 @ A3

DATE
October 23

DRAWN/CHKD
2222/PD/303

DRAWING No.
2222/PD/303

REV
A

NORTON STUDIO ARCHITECTS
 HISTORIC AND SUSTAINABLE BUILDING SPECIALIST

ARCHITECT ACCREDITED IN BUILDING CONSERVATION

5 Croft Lane - Norton - Letchworth Garden City - Herts - SG6 1 AS
 t - 01462 374035
 w - www.nortonstudio.co.uk

RIBA Chartered Practice

Norton Studio & Norton Studio Architects are a trading style of Norton Studio Architects LLP. Registered in England and Wales number 0C441149. Registered office: Unit 1b Focus Four, Fourth Avenue, Letchworth Garden City, Hertfordshire SG6 2TU

arb Architects Registration Board