

**FARMHOUSE PROJECT OVERVIEW**

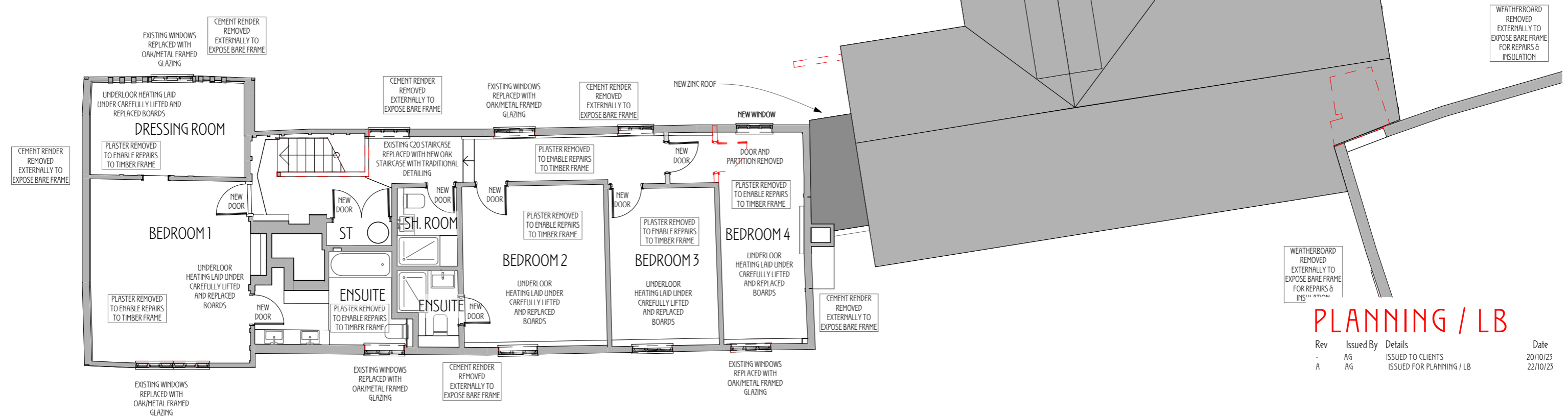
- ALL C20 WINDOWS REPLACED - SLIM FINO VACUUM GLAZING UNITS IN OAK/METAL FRAMES
- NEW WIRING / PLUMBING THROUGHOUT
- ALL NEW BATHROOMS AND SHOWER ROOMS
- EXTERNAL CEMENT RENDER TO BE REMOVED AND TIMBER FRAME INSULATED WITH SHEEPSWOOL/WOODFIBRE INSULATION THEN LIME PLASTERED - NO HISTORIC INFIL WILL BE 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, Cottored, Herts, SG9 9QD**

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

SCALE  
**1:100 @ A3**

DATE  
**October 23**

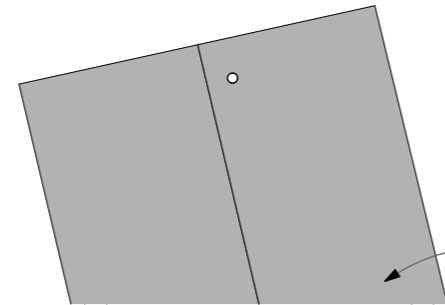
DRAWN/CHKD  
**2222/PD/304**

DRAWING No.  
**2222/PD/304**

REV  
**A**

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PANTILED ROOF

EXISTING ROOF FINISH REMOVED. REPAIRS MADE WHERE NECESSARY TO ROOF STRUCTURE. INSULATE WITH SHEEPSWOOL / WOOD FIBRE AND REPLACE EXISTING FINISH