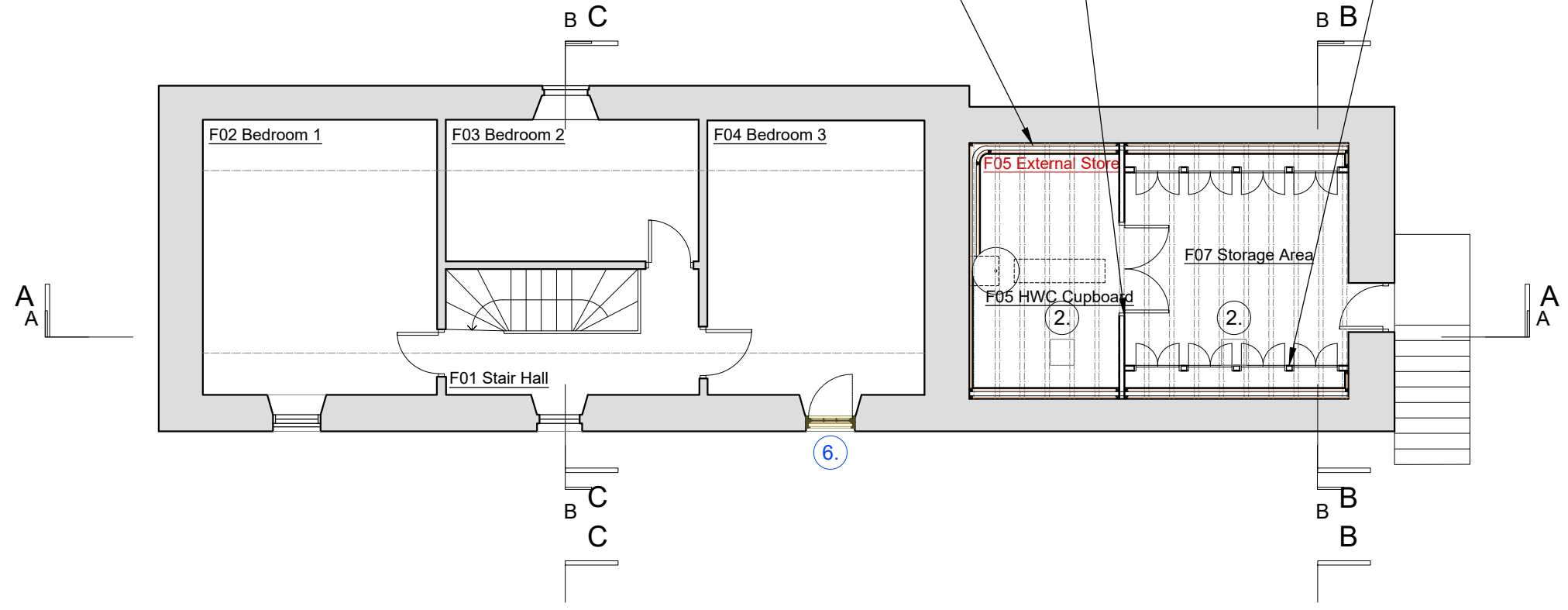


# Ballantruan Farmhouse

## First Floor Plan as Proposed

- Form "warm enclosure" to existing pipe-work to perimeter of attic space.
- Timber frame built around pipes, creating frame for rigid insulation to be tightly fitted between studs.
  - Access panels as required.
  - Fit natural fibre insulation boards between roof rafters, held in place by timber studs.

- Form partition to separate new Plant Room and Storage area.
- Centrally positioned double doors to Plant Room.
  - New eaves storage with cupboard access to shelving.
  - Sheet over existing rafters and ceiling ties to create plasterboard finish to entire area.
  - Allow for access to existing water tanks.



**NOTE**  
Do not scale from this drawing - all dimensions should be checked on site by the contractor prior to construction and discrepancies notified to the architect immediately.

This drawing should be read in conjunction with the architect's drawings, specification and schedules, and those provided by the other consultants.

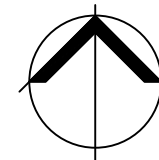
For information on known hazards and general health & safety issues prior to work on site, reference should be made to the Pre-Construction Health & Safety Pack.

**LISTED BUILDING CONSENT NOTES**

1. Overhaul and renew rhones.
2. Fit new Conservation Rooflights; CR07-2, (W) 463mm x (L) 622mm from The Rooflight Company.
3. Replace cement haunchings, fillets and any concealed flashings with lead watertight details to ensure future water tightness.
4. Renew cement pointing to skews with lime mortar.
5. All existing chimney pots / caps to be removed.
6. Form new escape window from existing sash and case window to Bedroom 1. Existing window carefully removed and augmented to form single unit opening internally to provide unobstructed openable area of approx. 0.65m<sup>2</sup> with cill level set at approx. 250mm above finished floor.

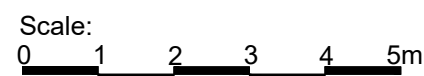
Note: Reference should be made to the following enclosed document:

2571 Ballantruan House, Moray - assessment report (May 2023) v.6, Addyman Archaeology



P04	Minor amendments further to Client comments.	BS	24.10.23
P03	Minor amendments further to Client comments.	BS	04.09.23
P02	Drawing status updated to LBC.	BS	09.06.23
P01	First issue.	BS	31.10.22

First Floor Plan as Proposed  
Scale 1:100 @ A3



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Architecture Heritage Consultancy Archaeology

JOB TITLE **Ballantruan Farmhouse, Moray**  
CLIENT **J. Stewart & M. MacGarvin**  
DWG TITLE **First Floor Plan as Proposed**  
**GENERAL ARRANGEMENT**

JOB NO.	A3 SCALE	STATUS					
2571.00	1:100	LBC					
PROJECT	ORIGIN	ZONE	LEVEL	TYPE	ROLE	DRG NO.	REV
BAL	SAB	XX	01	GA	A	0101	P04