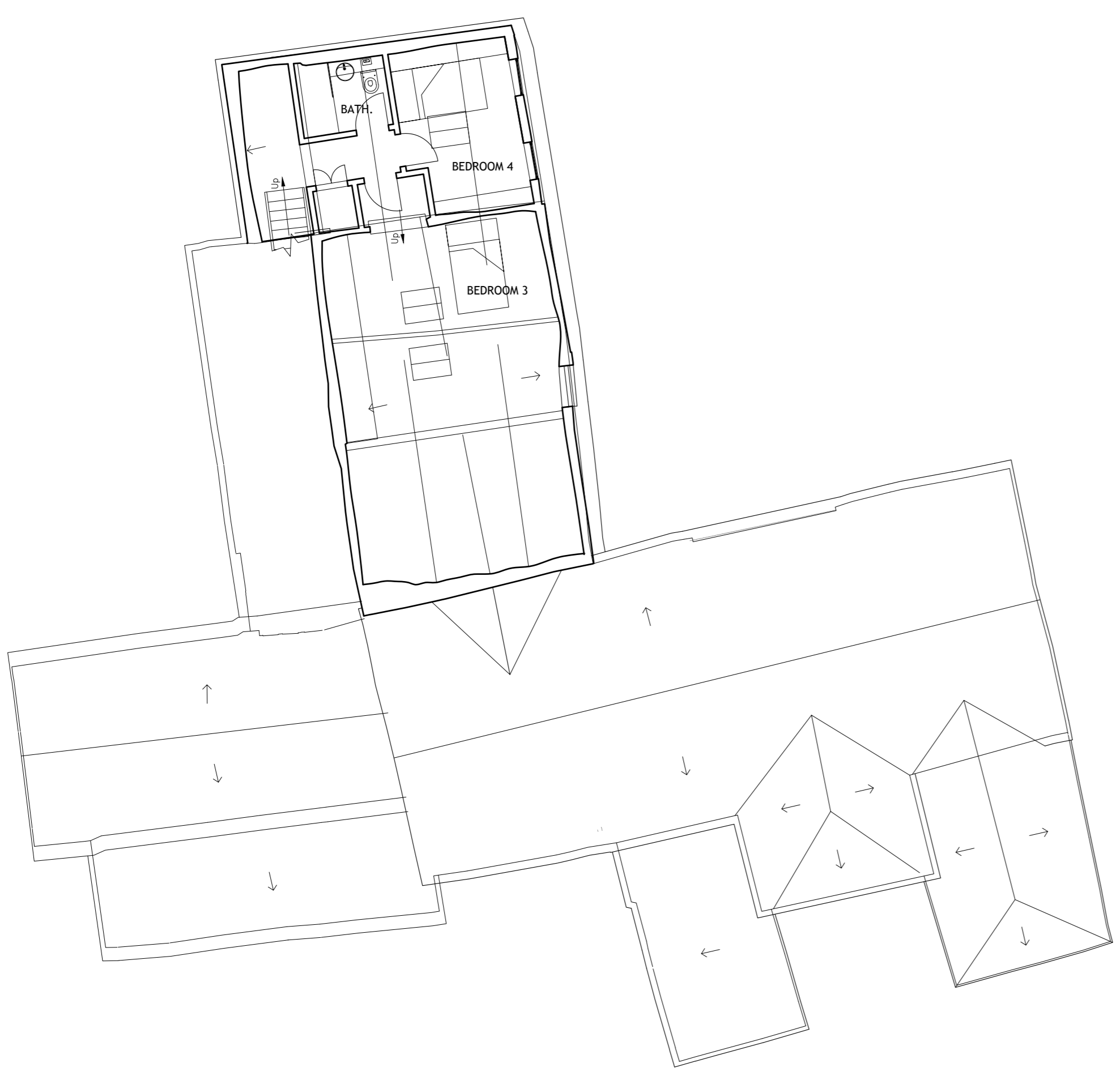


NOTE:
REFER TO SITE PLANS FOR DETAILED
SITE CONTEXT OF THE BARN PLAN

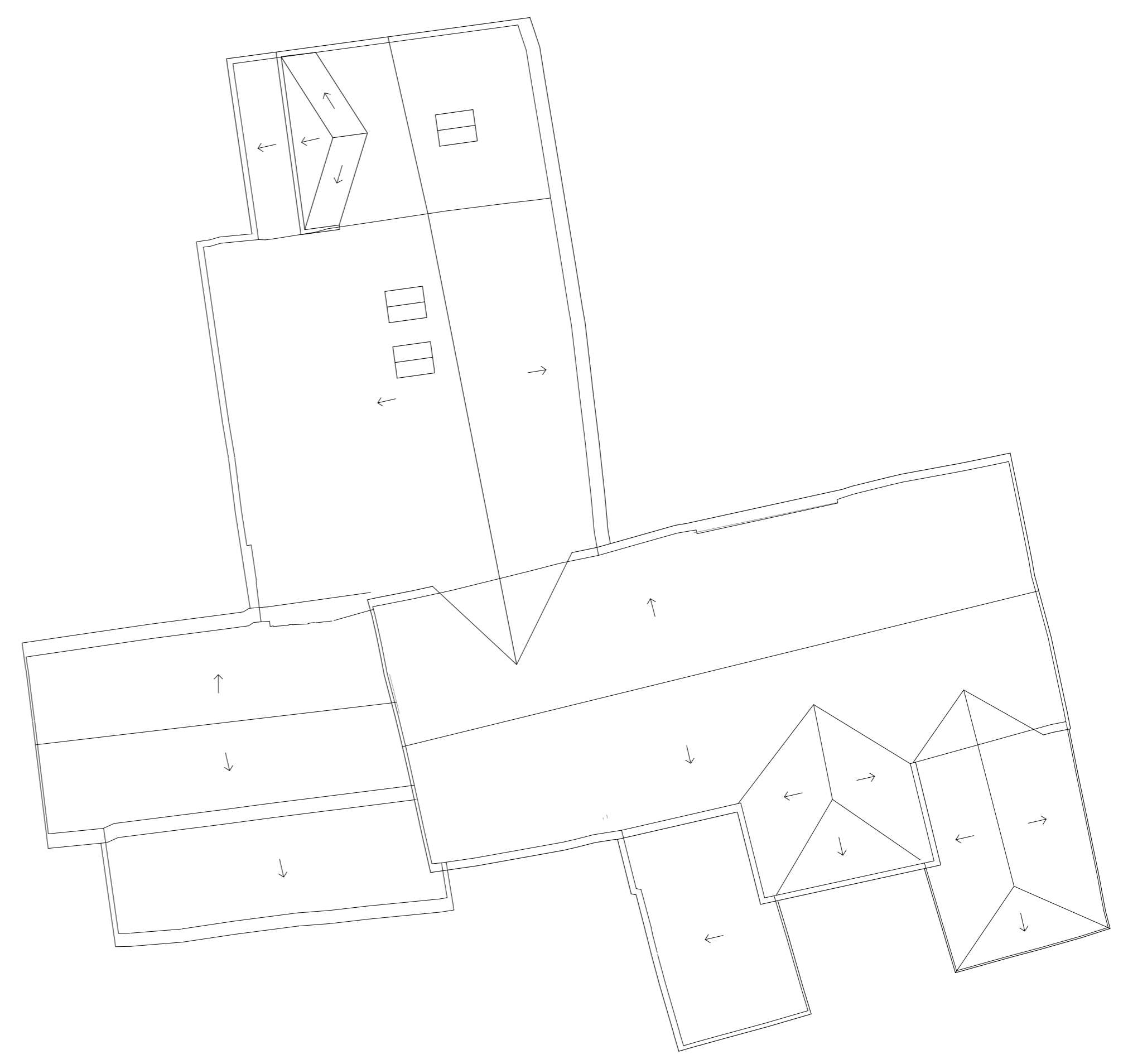


- SUMMARY PROPOSED WORKS TO BARN & BYRES:**
- Demolition of midline 20th century extensions to the north (refer to existing plans drawing)
 - Historic windows and doors retained and restored where possible
 - Replacement and new windows and doors of appropriate material, cross-section and detail
 - Glazed doors and screens to large cart door openings fitted behind restored shutter doors, of appropriate material, cross-section and detail
 - Insulation of two windows into south elevation of the barn at ground floor level
 - Timber repairs where necessary using traditional carpentry techniques and replacement material
 - New insulated structural floors, using limecrete substrates and existing finishes where possible (flint)
 - Insulated external walls, using natural breathable materials, lime plaster internal finishes and cladding reseed externally; new cladding required of similar material and cross-section
 - Insulated roofs, using insulations and breathable materials above existing timber frame elements, lime plaster external finishes and existing tiled reseed externally; new tiling required of similar handmade traditional material
 - Surviving historic interior features to be reused in situ - e.g. timber wall paneling, stables and stalls
 - Three conservation rooflights installed into first floor bedrooms
 - Brickwork repaired using lime mortars; replacement bricks required to be reclaimed or handmade, of matching size, colour and texture
 - Replacement cast iron rainwater gutters and downpipes, of simple design and using rivet/bracket

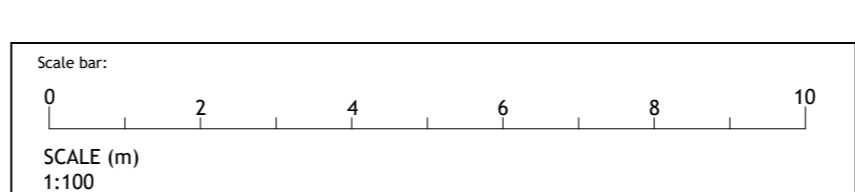
NOTE:
REFER TO SITE PLANS FOR DETAILED
SITE CONTEXT OF THE BARN PLAN



PROPOSED FIRST FLOOR PLAN



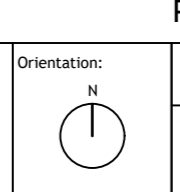
PROPOSED ROOF PLAN



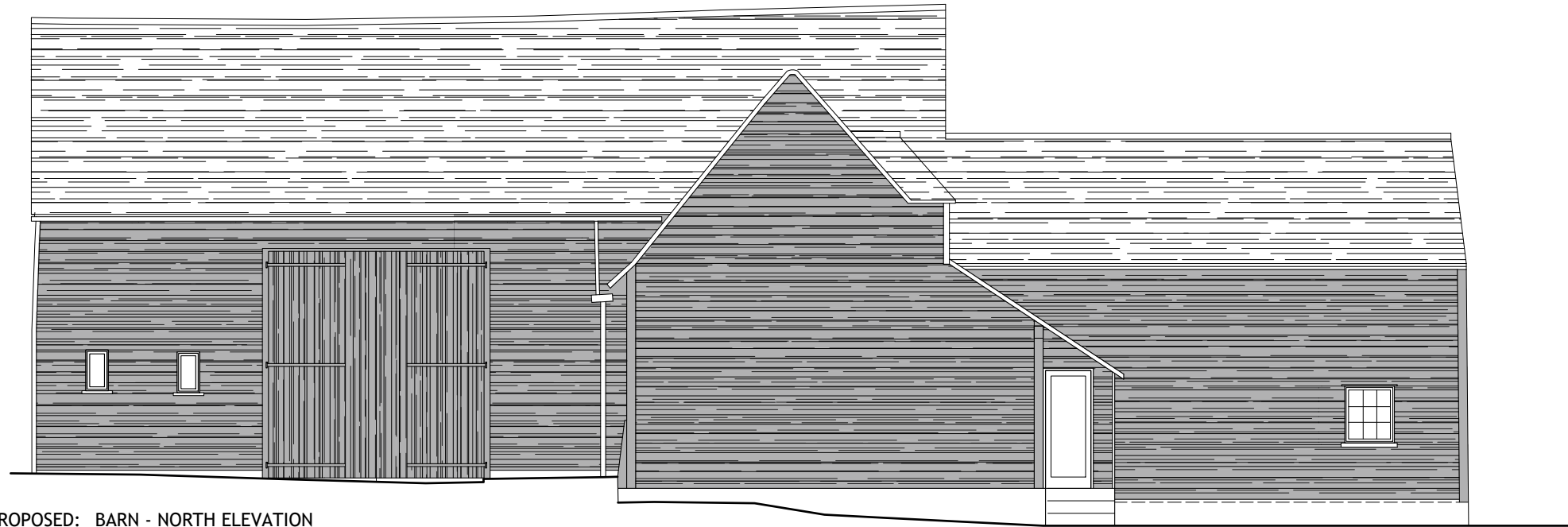
Issue:
REV A
REV B

ISSUE FOR PLANNING
FIRST FLOOR AND ROOF SHOWN IN FULL
NOTE ADDED TO SMALL WINDOWS
WINDOW SHOWN ON BEDROOM 2

29/11/2023
30/11/2023

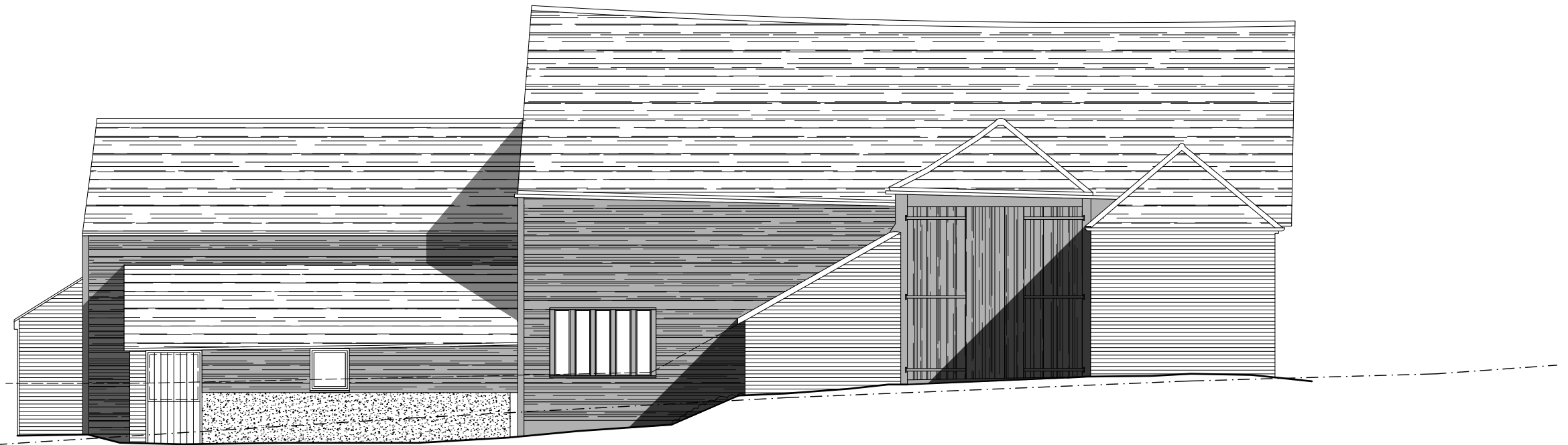


PLANNING & LISTED BUILDING APPLICATION		Date: NOV 2023	Client: VECTOR CAPITAL PLC
Project: INCUL FARM, ALLUM LANE, ELSTREE, HERTFORDSHIRE, WD6 3NP	Scale: 1:100 @ A1	Job No: 23-0302-NIC	Rev: B
Drawing No: P-104	Drawing No: P-104		
BULMER + COUNTER ARCHITECTS e.hallo@bulmerandcounter.co.uk www.bulmerandcounter.co.uk			



PROPOSED: BARN - NORTH ELEVATION

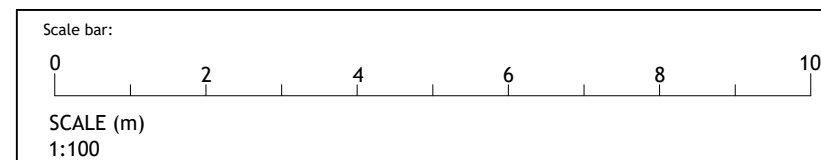
DATUM 7.00m



PROPOSED: BARN - SOUTH ELEVATION

DATUM 7.00m

PLANNING & LISTED BUILDING APPLICATION



Issue:
REV - ISSUE FOR PLANNING

Project:
NICOLL FARM, ALLUM LANE, ELSTREE,
HERTFORDSHIRE, WD6 3NP

Drawing:
PROPOSED:
BARN- NORTH & SOUTH
ELEVATIONS

Date:
NOV 2023

Scale:
1:100 @ A3

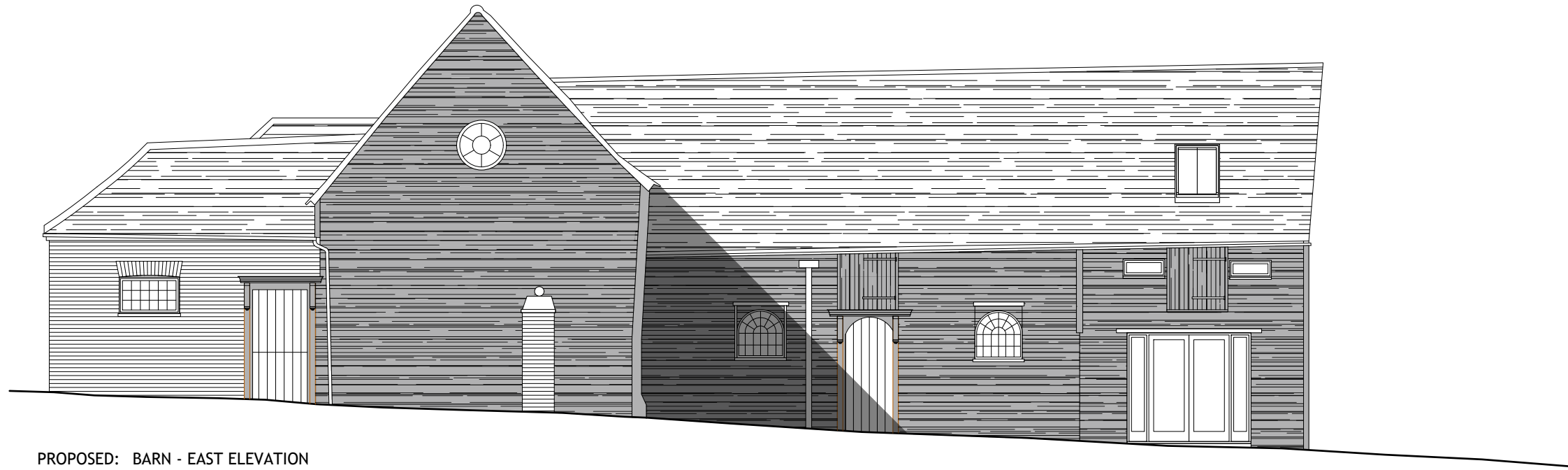
Drawing No:
P-105

Client:
VECTOR CAPITAL
PLC

Job No:
Z3-0302-NIC

Rev:





PROPOSED: BARN - EAST ELEVATION

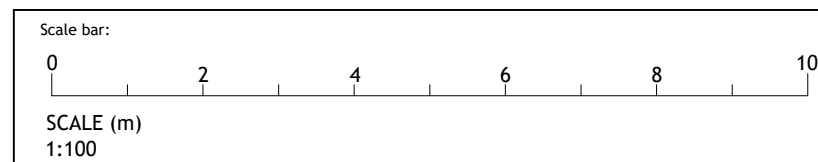
DATUM 7.00m



PROPOSED: BARN - WEST ELEVATION

DATUM 7.00m

PLANNING & LISTED BUILDING APPLICATION



Issue:
REV - ISSUE FOR PLANNING

Project:
NICOLL FARM, ALLUM LANE, ELSTREE,
HERTFORDSHIRE, WD6 3NP

Drawing:
PROPOSED:
BARN- EAST & WEST
ELEVATIONS

Date:
NOV 2023

Scale:
1:100 @ A3

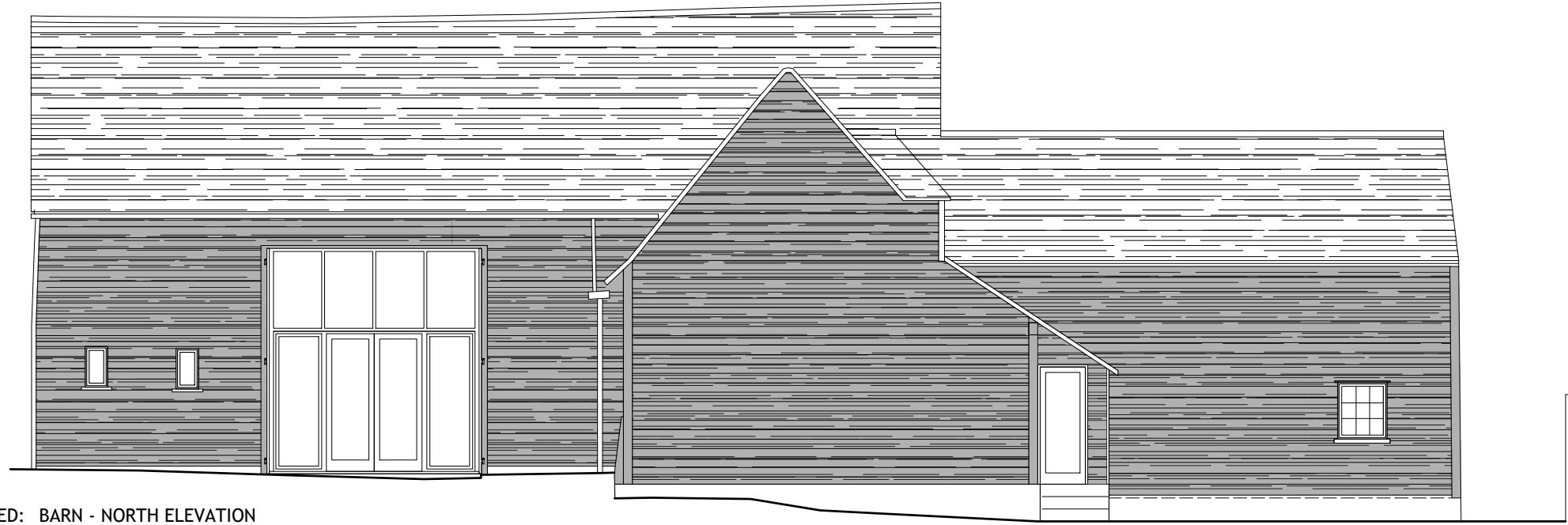
Drawing No:
P-106

Client:
VECTOR CAPITAL
PLC

Job No:
23-0302-NIC

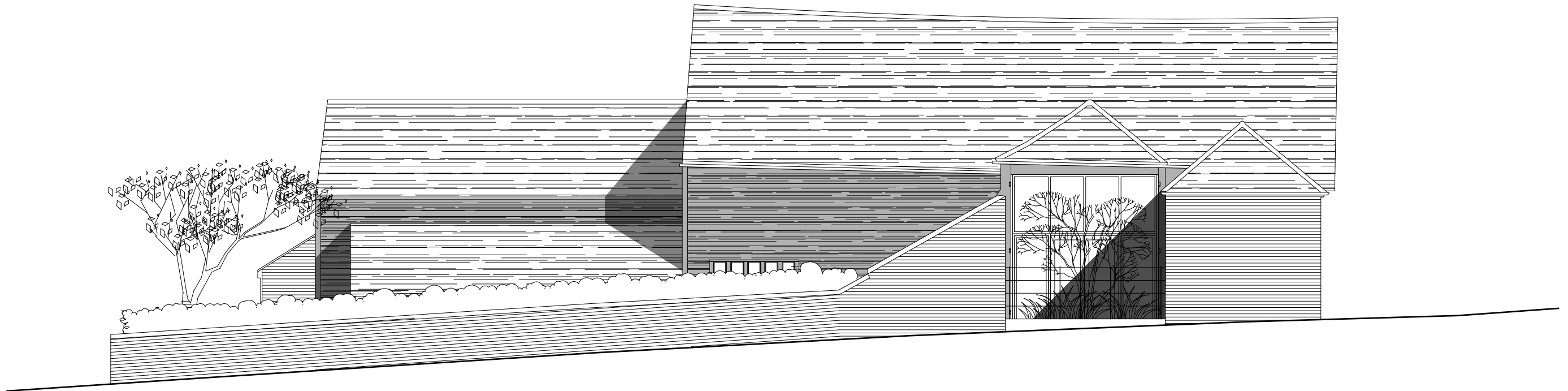
Rev:





PROPOSED: BARN - NORTH ELEVATION

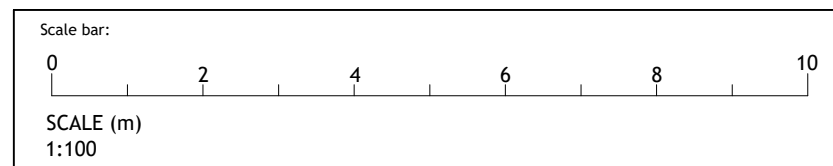
DATUM 7.00m



PROPOSED: BARN - SOUTH ELEVATION

DATUM 7.00m

PLANNING & LISTED BUILDING APPLICATION



Issue:
REV - ISSUE FOR PLANNING

Project:
NICOLL FARM, ALLUM LANE, ELSTREE,
HERTFORDSHIRE, WD6 3NP

Drawing:
PROPOSED:
BARN- NORTH & SOUTH
ELEVATIONS

Date:
NOV 2023

Scale:
1:100 @ A3

Drawing No:
P-106

Client:
VECTOR CAPITAL
PLC

Job No:
Z3-0302-NIC

Rev:

