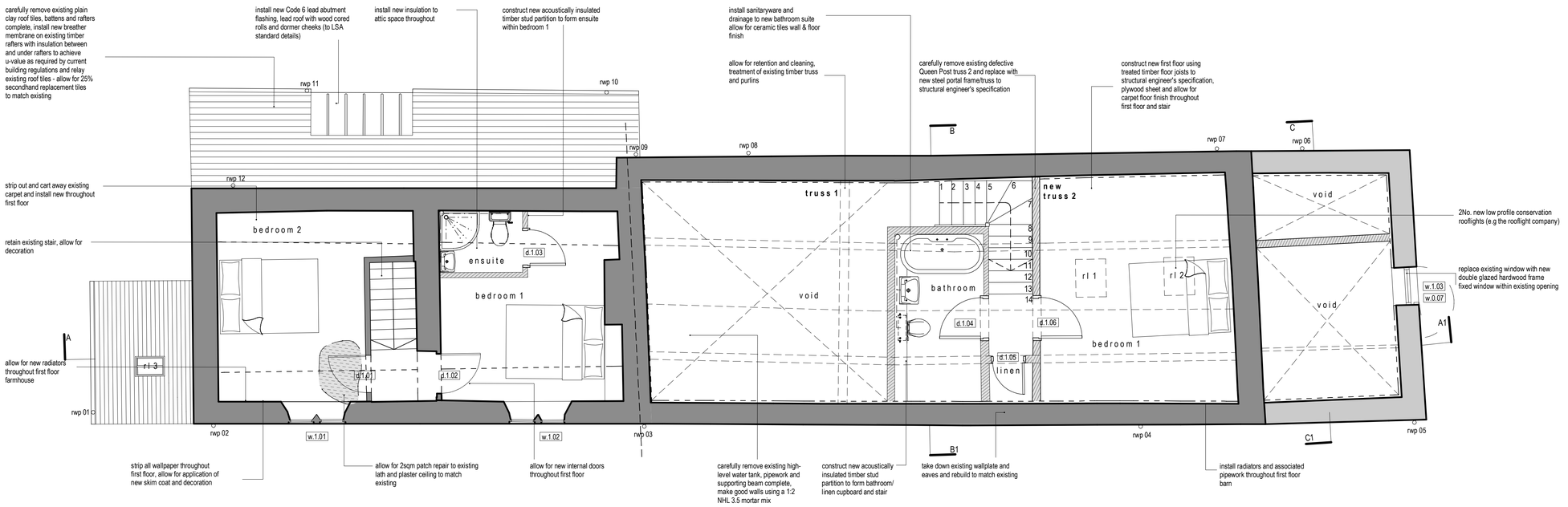
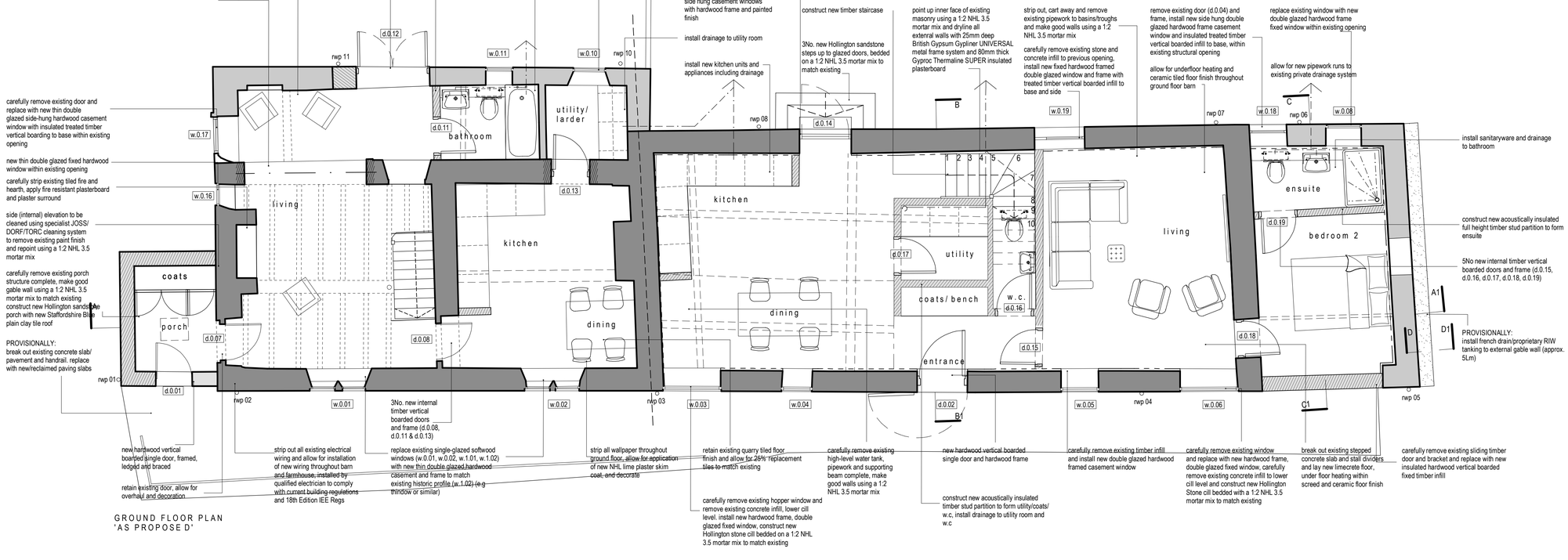


FIRST FLOOR PLAN
'AS PROPOSED'



GROUND FLOOR PLAN
'AS PROPOSE D'

new hardwood vertical boarded single door, framed, ledged and braced

retain existing door, allow for overhaul and decoration

strip out all existing electrical wiring and allow for installation of new wiring throughout barn and farmhouse, installed by qualified electrician to comply with current building regulations and 18th Edition IEE Regs

replace existing single-glazed softwood windows (w.0.01, w.0.02, w.1.01, w.1.02) with new thin double glazed hardwood casement and frame to match existing historic profile (w.1.02) (e.g thirdow or similar)

3No. new internal timber vertical boarded doors and frame (d.0.08, d.0.11 & d.0.13)

strip all wallpaper throughout ground floor, allow for application of new NHL lime plaster skim coat, and decorate

retain existing quarry tiled floor finish and allow for 26% replacement tiles to match existing

carefully remove existing hopper window and remove existing concrete infill, lower cill level, install new hardwood frame, double glazed fixed window, construct new Hollington stone cill bedded on a 1:2 NHL 3.5 mortar mix to match existing

carefully remove existing high-level water tank, pipework and supporting beam complete, make good walls using a 1:2 NHL 3.5 mortar mix

new hardwood vertical boarded single door and hardwood frame

construct new acoustically insulated timber stud partition to form utility/coats/ w.c. install drainage to utility room and w.c

carefully remove existing timber infill and install new double glazed hardwood framed casement window

carefully remove existing window and replace with new hardwood frame, double glazed fixed window, carefully remove existing concrete infill to lower cill level and construct new Hollington Stone cill bedded with a 1:2 NHL 3.5 mortar mix to match existing

break out existing stepped concrete slab and stall dividers and lay new limecrete floor, under floor heating within screed and ceramic floor finish

carefully remove existing sliding timber door and bracket and replace with new insulated hardwood vertical boarded fixed timber infill

PHASE 1 - C18

PHASE 2 - C19

PHASE 3 - 1960'S

NEW CONSTRUCTION

Rev	Date	Drawn	Description
C	26.06.2019	SJ	Addition of notation
B	13.06.2019	SJ	Amendments to general layout
A	30.04.2019	SJ	Amendments to layout following client conversation

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• This drawing is copyright.
• All dimensions to be checked on site before proceeding.
• Contractor must notify the architect of any discrepancies before proceeding.
• Contractor to check/adjust dimensions of new work to suit existing conditions. Do not assume existing structure or details are plumb, square or level.
• All drawings to be read in conjunction with all other consultants drawings and specs.

Client

OGILVY & SNEYD

Project
Basford Lodge Farmhouse & Barn
BASFORD GREEN, ST13 7ER

Status
PLANNING/ LISTED BUILDING CONSENT

Title
Ground & First Floor Plans 'as proposed'

Scale	Size	Drawn	Chk'd	Date
1:50	A1	SJ	CH	17.04.2019

Job No.	Drawing No.	Rev.
1910	AL11	C