70.64
70.69
70.34
70.84
70.79
Fruit
h 5.0
B
C
D
Component drawing as per 1490_BB_DC_0001
New door in new opening between existing timber members. One broken timber stud removed.
Raised timber platform and steps to access sunken terrace.
Failing brickwork plinth removed, existing timber structure braced and propped. New foundations and masonry plinth wall rebuilt.
Existing internal historic weatherboarding retained within proposed bedroom
New opening link between lean-to and stable element. Existing studs cut short with new lintel to form opening.
New rooflights in new openings within rebuilt cat-slide roof.
Trees to be removed
Lean-to element retained and repaired. Stone and masonry piers supporting suspended floor structure rebuilt where collapsing. Using existing stones on deeper footings, depth TBC following trial hole investigation.
Exg suspended structural floor repaired where rotten to include repairs to exg timber floor joists and floor boards.
Exg floor level retained and floor insulated to underside around exg maosnry piers and between exg floor joists.
Tie-beam retained within bedroom, new partition wall set behind beam. Evidence that granary was previously divided to form feed and tack areas.
Exg modern window removed
Exg fodder hatch between lean to and stable retained
Existing door opening replaced with full height crittal glazed door.
Existing modern weatherboarding to lean to and stable be removed. New insulation to be applied over timber frame. Reclad in replacement weatherboarding.
Existing low level rendered masonry partition wall retained with timber construction formed above
Non-original 'under-built' brickwork removed as per the structural engineers recommendation. Timber frame reintroduced and insulated and overclad in timber cladding to match above.
Existing door opening replaced with new glazed door unit. Barn styled overdoor externally.
Existing low level rendered masonry partition wall retained with timber construction formed above. New door inserted into modified existing opening.
Non-original 'under-built' brickwork removed as per the structural engineers recommendation. Timber frame reintroduced and insulated and overclad in timber cladding to match above.
New glazed entrance lobby to replace modern stable door. Barn styled overdoor externally for aesthetic decoration.
Existing cladding to be removed. New insulation to be applied over timber frame. Reclad in replacement weatherboarding.
Exg high level window currently boarded over reinstated
New opening between cart-shed and stable elements. Existing cut wall studs shortened with new lintel to allow sufficient head height.
New french doors with side panels within existing barn doors opening. Barn styled overdoor externally. Existing wall plates retained and repaired.
Existing door and window opening removed and replaced with one new window opening
Existing cladding to be removed. New insulation to be applied over timber frame. Reclad in replacement weatherboarding.
Existing timber structure retained and repaired, all main vertical framing and tie beams exposed internally
New window in new opening.
New retaining wall to control ground contours and form new sunken terrace area.
Existing slab broken out and excavated circa 400mm. New hardcore layer, slab, insulation and finishes to be installed.
New casement window in new openings to either side of existing timber stud
Ext Wall Type 02
Ext Wall Type 01
Int Wall Type 01
Ext Floor Type 01
Ext Floor Type 02
L0-03 Bedroom
L0-04 Bathroom
L0-05 Living Space
FL 72.01
L0-06 Larder
L0-01 Lobby
L0-02 Bedroom
FL 72.32
FL 72.445
External ASHP Unit Location
Ceiling up
Rooflight above
ID.001
ID.002
ID.003
ID.004
ED.001
ED.002
ED.003
ED.004
EW.001
EW.002
EW.004
EW.005
2.12
1.91
72.07
72.15
72.04
72.09
Hedge
A
B
C
D

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All dimensions to be checked on site

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Notes:

0 0.5 1 2.5m

N

Rev	Date	Description	Drwn	Chkd
A	03/06/25	Issued for Tender	LF	BB
B	14/01/26	Beam and Block added, rooflights omitted, windows amended		

BakerBrown

Job Name	Status
Brook Farm	Tender

Drawing Title
Proposed GA Plan_Ground

Drawn	Checked	Date	Scale@A3	Job No.	Drawing Number	Rev
LF	BB	June 25	1:50	1490	BB_DA_0110	B