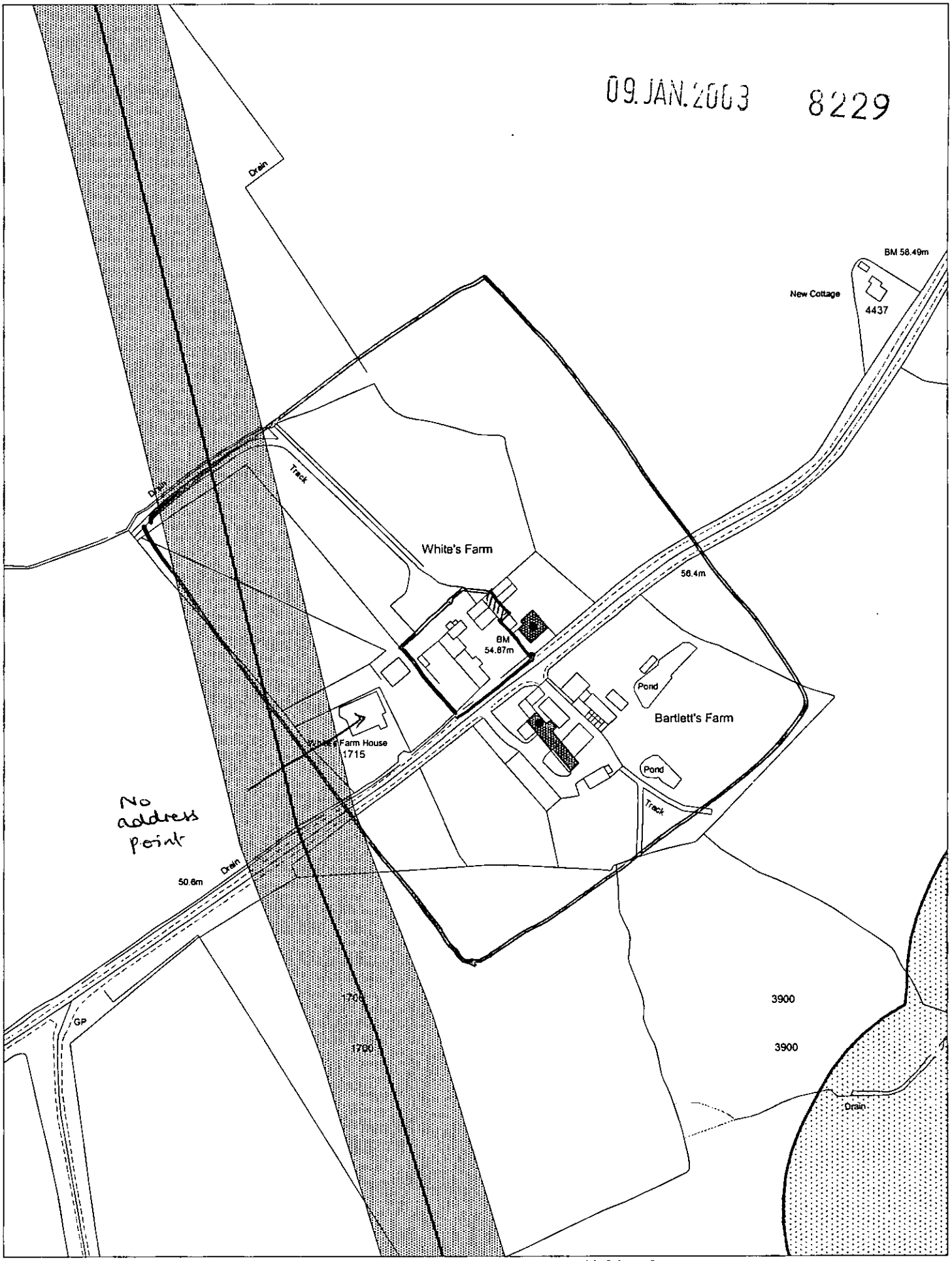
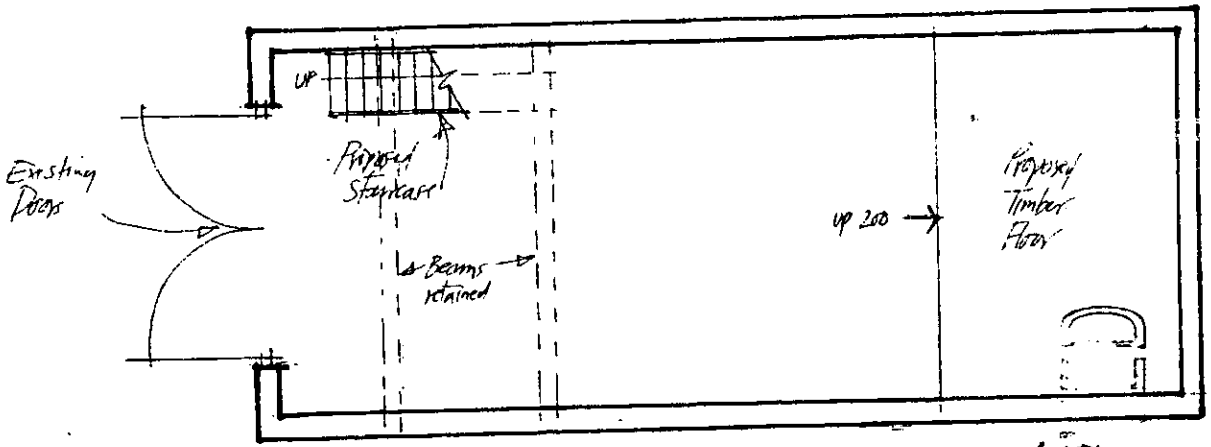


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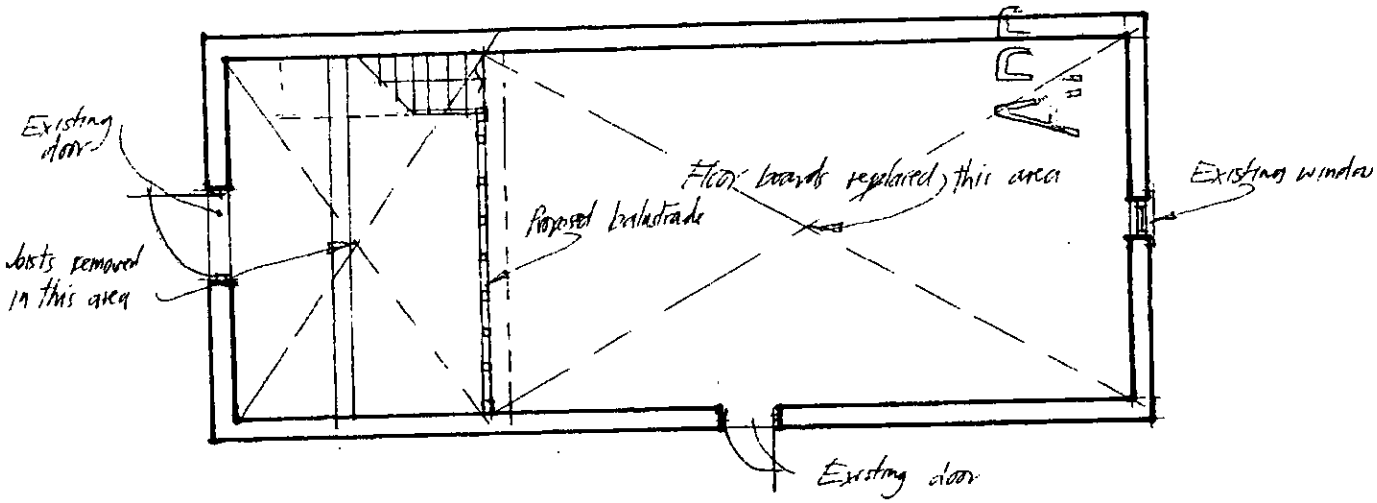
Development Control,Wokingham District Council.
3 January 2003

Scale: 1 : 2500

N
W E
S



GROUND FLOOR PLAN 1:100



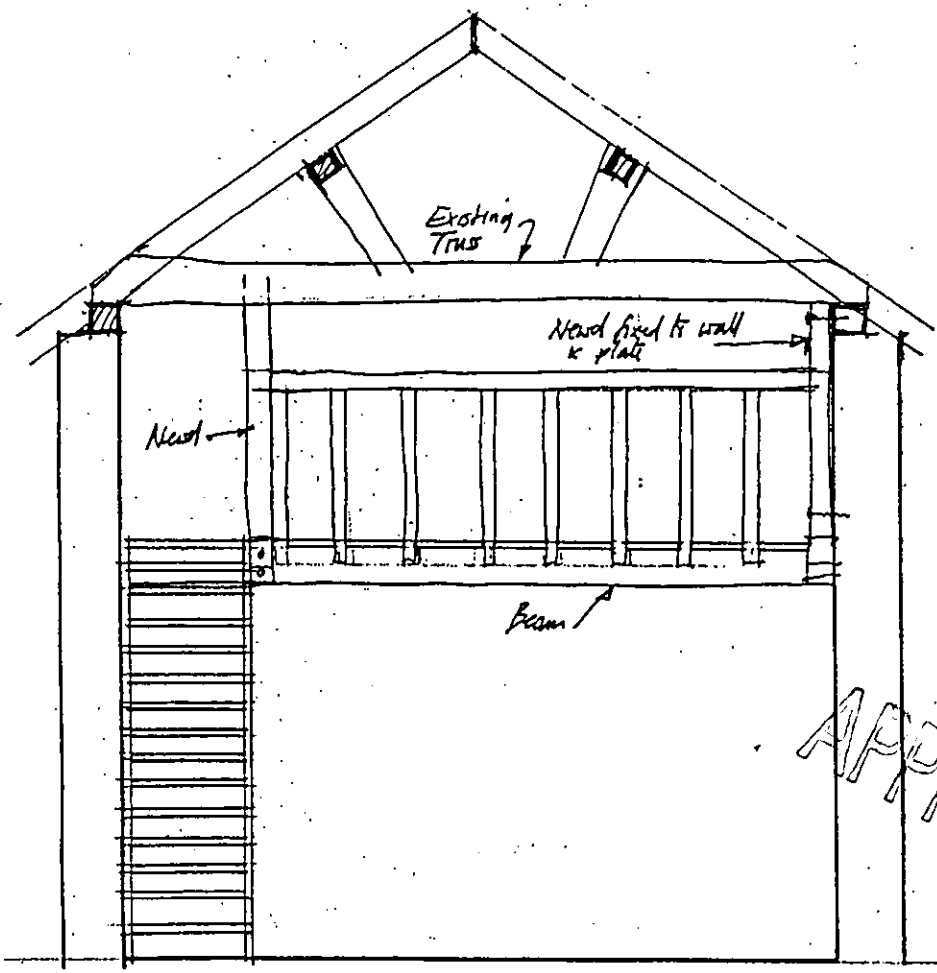
FIRST FLOOR PLAN 1:100

(To be read in conjuction with drwg. RBAR/01/4A. & 1:50 section drawing.)

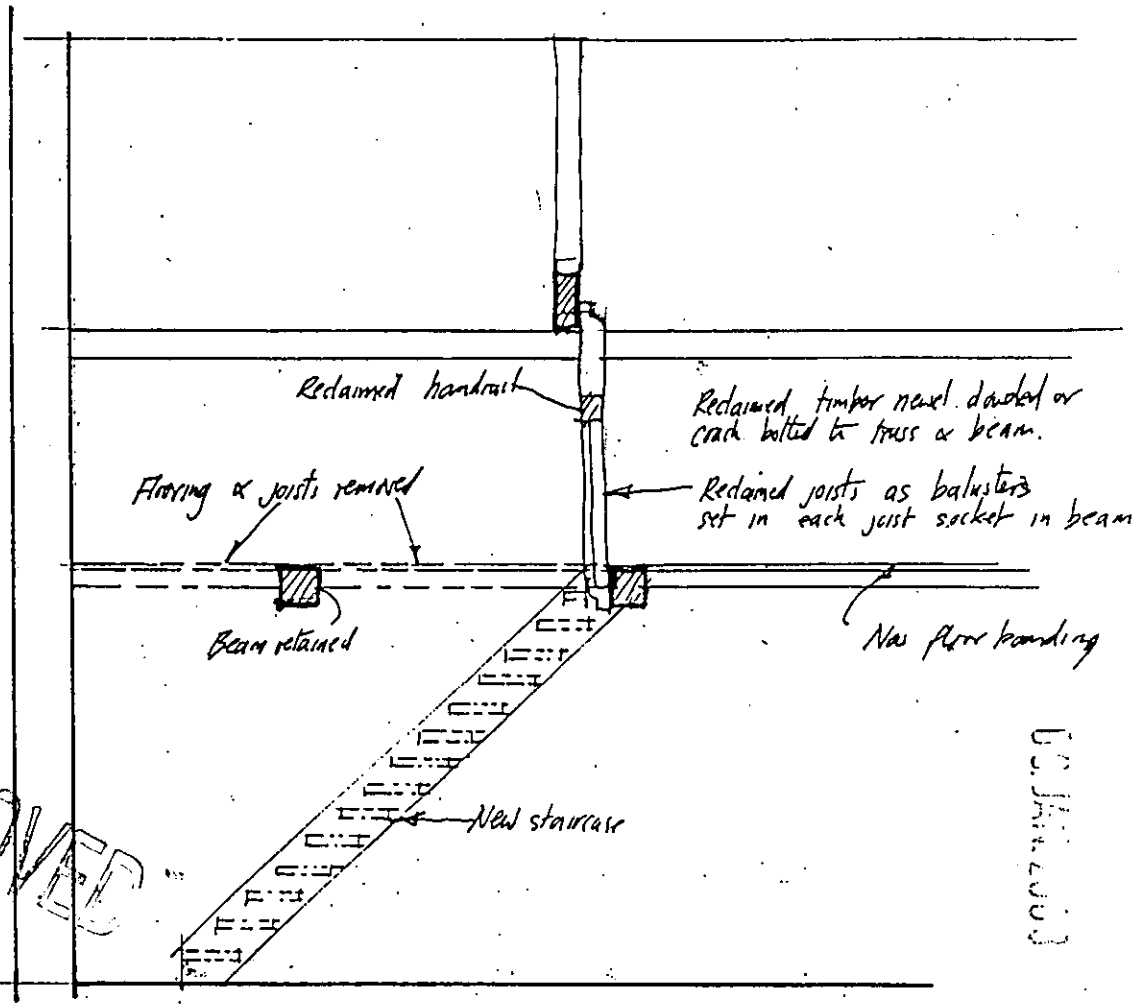
FLOOR PLANS

THE RENOVATED BARN at "THE BARN" SWALLOWFIELD ROAD ARBORFIELD.

09-JAN-03 05:13 David Bates 01189697753 01189697753 PAGE: 2



CROSS SECTION OF BARN



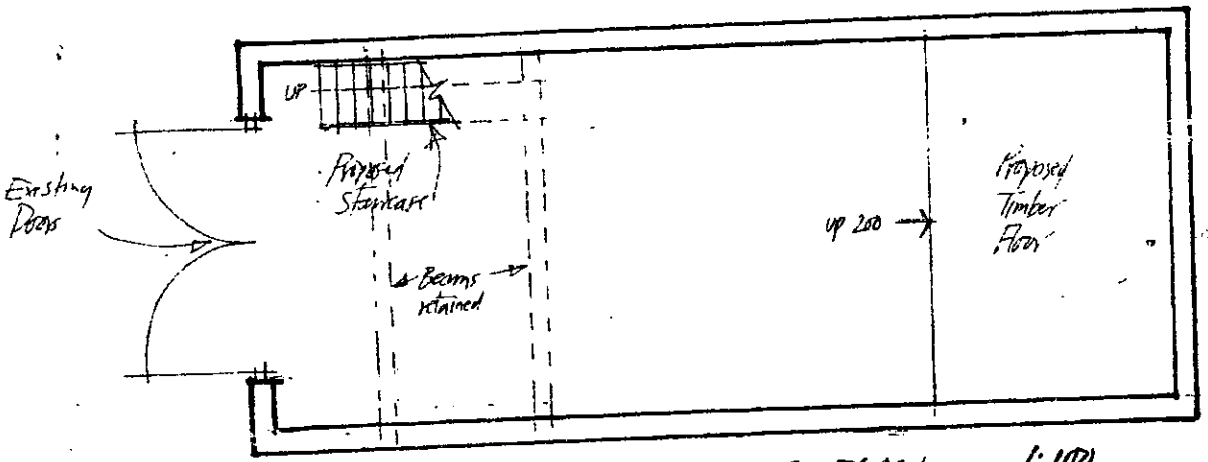
LONG SECTION OF BARN

1:50

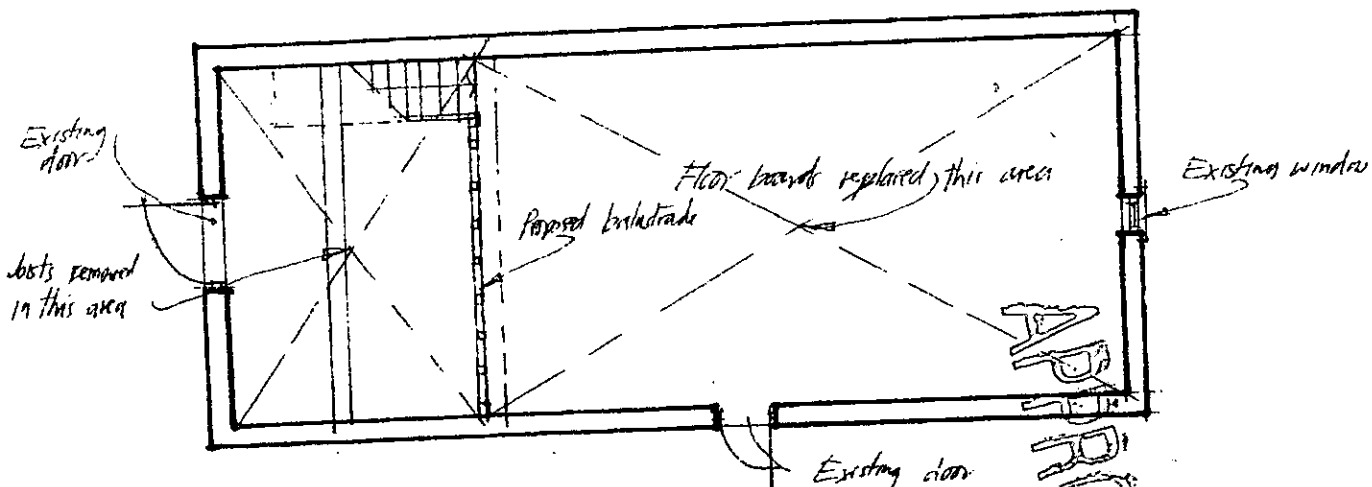
THE RENOVATED BARN
at "THE BARN"
SWALLOWFIELD ROAD
ARBORFIELD
Dng: LB3

6

APPROVED



GROUND FLOOR PLAN 1:100



FIRST FLOOR PLAN 1:100

(To be read in conjuction with dwg. RBAR/01/L.A. & 1:50 section drawing.)

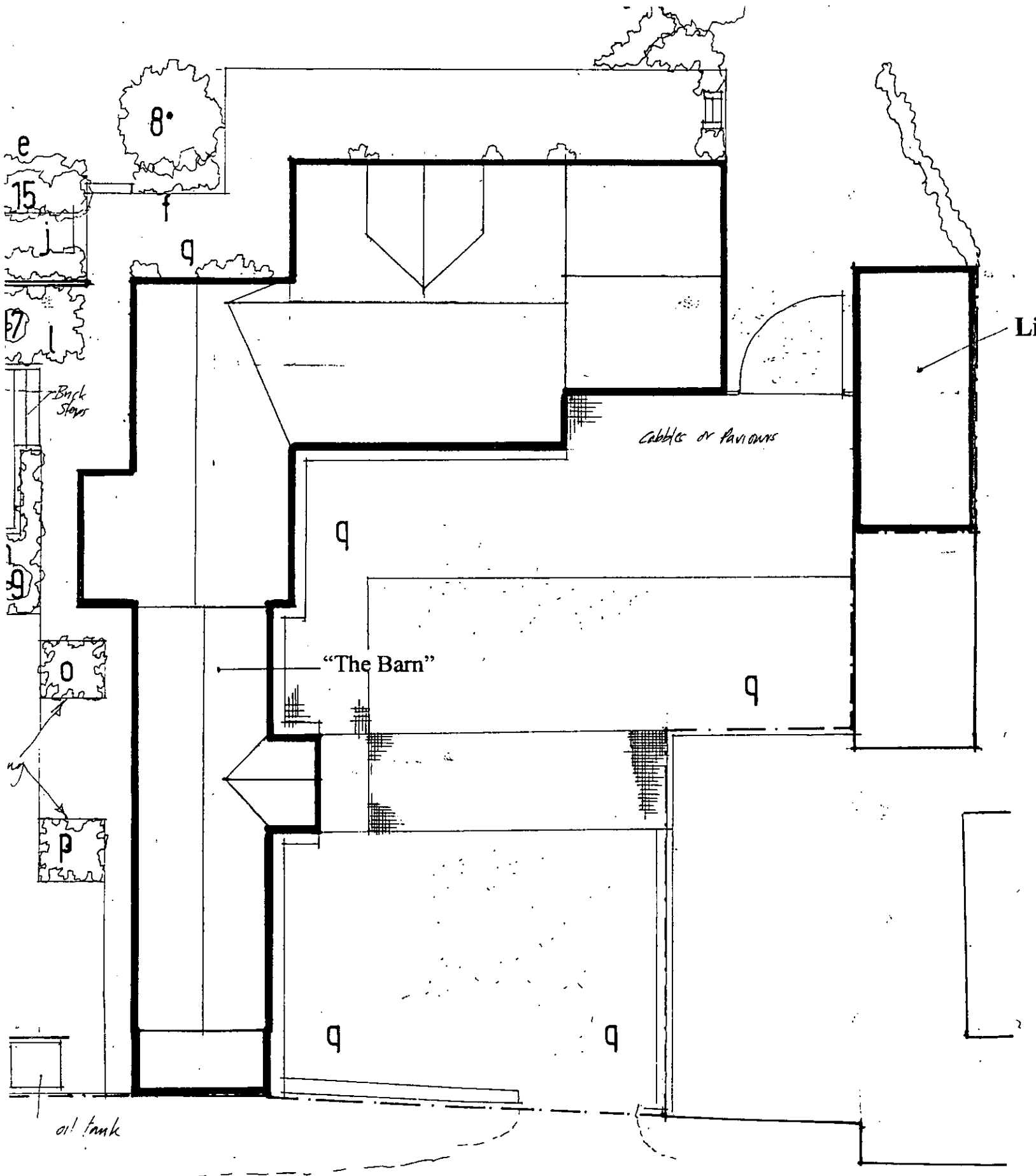
FLOOR PLANS

THE RENOVATED BARN at "THE BARN" SWALLOWFIELD ROAD ARBORFIELD.

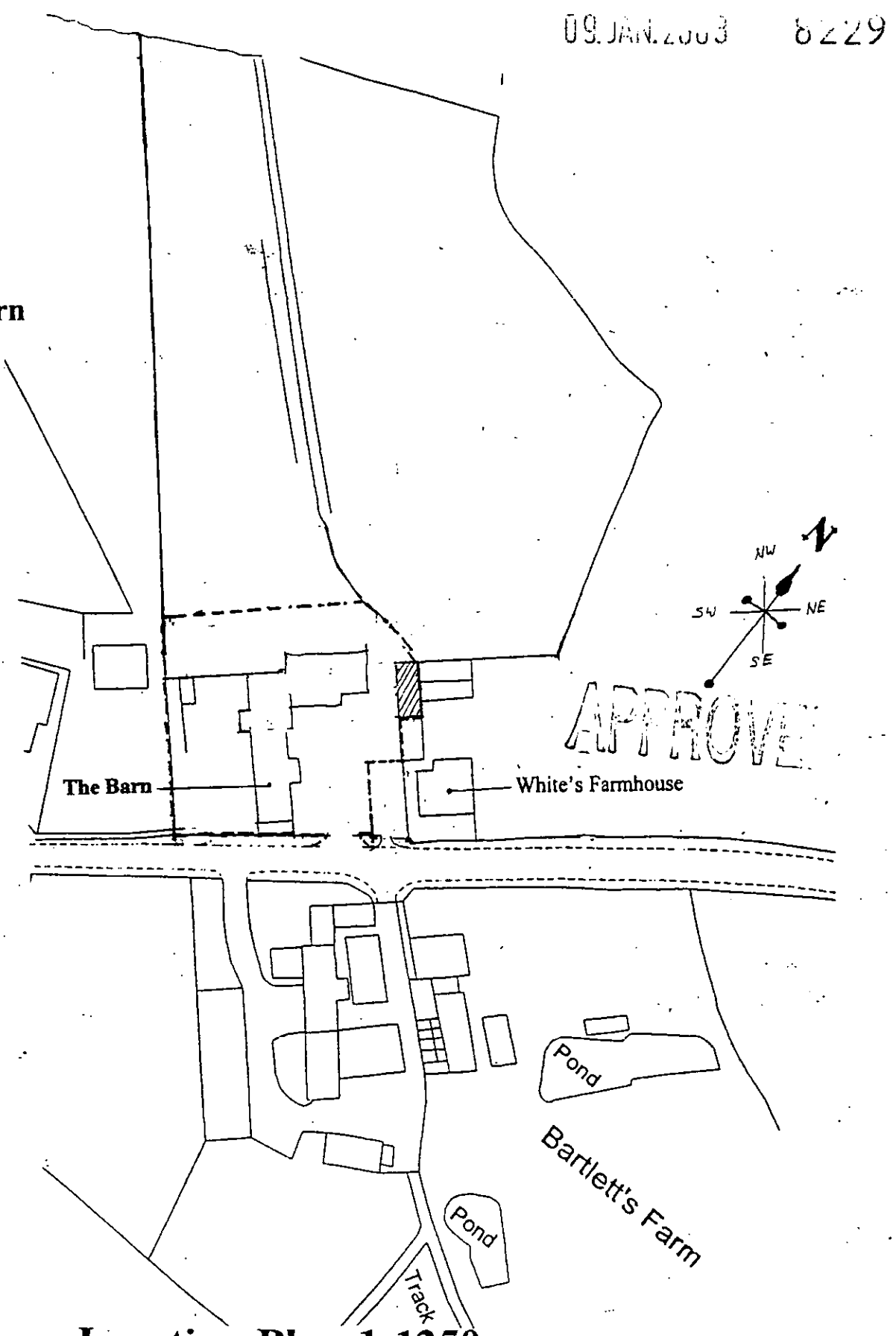
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09-JAN-03 05:13 David Bates 01189697753 01189697753 PAGE: 2

09.JAN.2003 8229

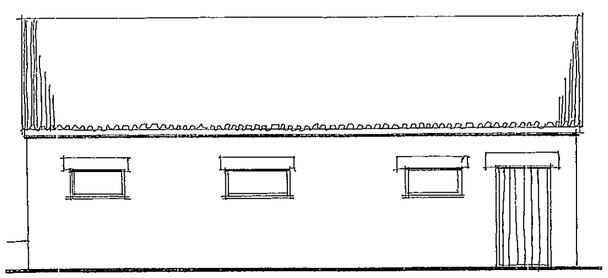


Block Plan 1:200

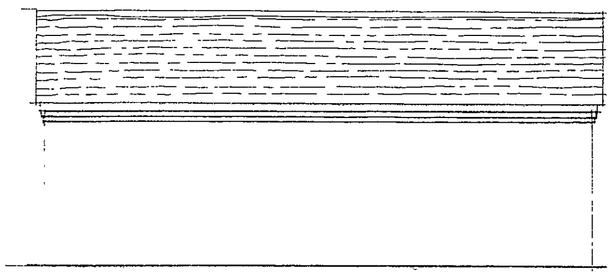


Location Plan 1:1250

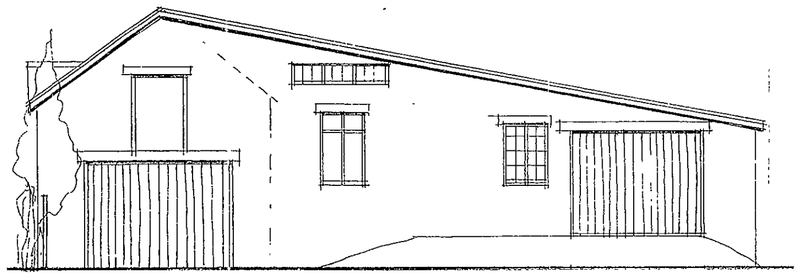
Existing Elevations



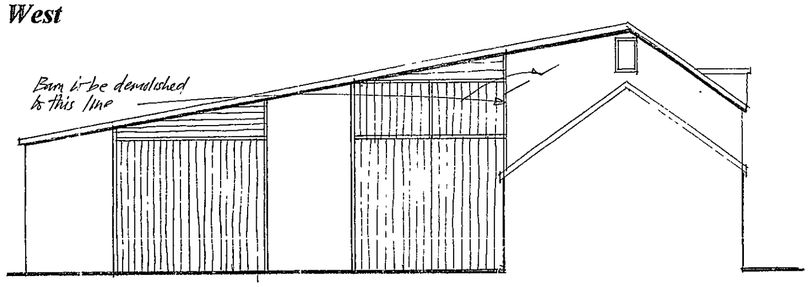
South West



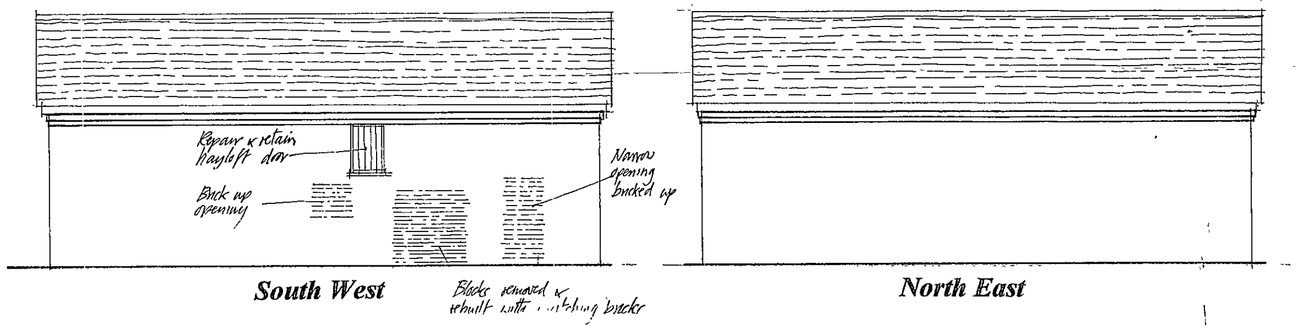
North East



North West



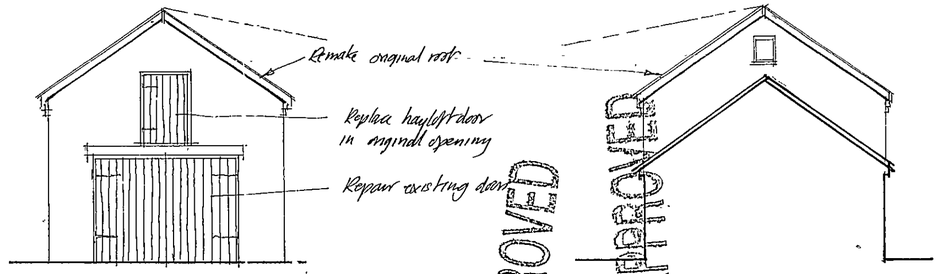
South East



South West

Blocks removed & rebuilt with matching bricks

North East



North West

South East

Proposed Elevations

APPROVED

ALTERATIONS & REPAIRS TO LISTED BARN:

Walls:
Remove all made up brickwork at gables & above the corbel Line of the S.W. elevation & leave ready for new replacement section of roof. Clean off all paint to SW elevation. Remove blockwork infill to SW elevation & replace in matching reclaimed bricks. Fill in narrow doorway & small window to SW elevation in matching bricks. Repair or replace hayloft doors & frames to SW & NW elevations according to condition. Treat all exposed timbers & joinery with clear preservative. Repoint brickwork, where it has deteriorated using lime putty mortar. Repair the existing double doors & frame, to the NW elevation. Repair the small window to the SE elevation & reglaze.

Roof:
After demolition of new barn structure, rebuild timber Roof to match existing, (opposite side of original barn is Intact). Re slate the SW side of the roof using matching reclaimed slates fixed to matching tannolised battens. Remove existing ridge tiles & replace on altered roof, replacing ridges where necessary in matching reclaimed fittings. Replace slipped or missing slates to the NE elevation. Replace gutters & downpipes, all to match existing, including style of gutter brackets. Construct new soakaway for R.W.P., as necessary.

Internally:
Replace any rotten joists or floor boarding as required.

NOTE:
The barn is to left waterproof & sound. The intention is not to completely renovate the building, but to restore it to its rural sound condition retaining all original joinery & other materials wherever possible, without "modernising" the structure or altering the character of the original barn.

Schedule of Additional Work to The Barn Interior:

A. Remove the rotten t & g floor boarding & replace with 225 x 25 boarding
B. Remove floor boarding at the door end of the barn, up to the second main beam Leave the beams in place leave an open void or gallery effect. Re use the removed floor joists to form a balustrade, see balustrade detail.
C. Form a timber floor above the redundant conc. slab at the opposite end of the Barn to the doors in 225 x 25 floor boards.
D. Fit staircase to detail to first floor.

Ground Floor Plan

D.P.Bates
Architecture, Planning & Interior Design Consultant,
The Gatehouse, Sonning Lane,
Sonning -on-Thames, Berkshire, RG4 6ST
Phone & Fax 0118 969 7753

Mr. & Mrs. A. Mc.Callum,

Client.

Proposed Demolition of Part of an Agricultural Barn & Repairs to a Listed Barn.

Project
December 2001
Date
1:100
Scales
D.P.Bates 0118 969 7753
Drawn
Elevations 1:100
Dwg Title
RBAR/01/4 *A*
Dwg. No.

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