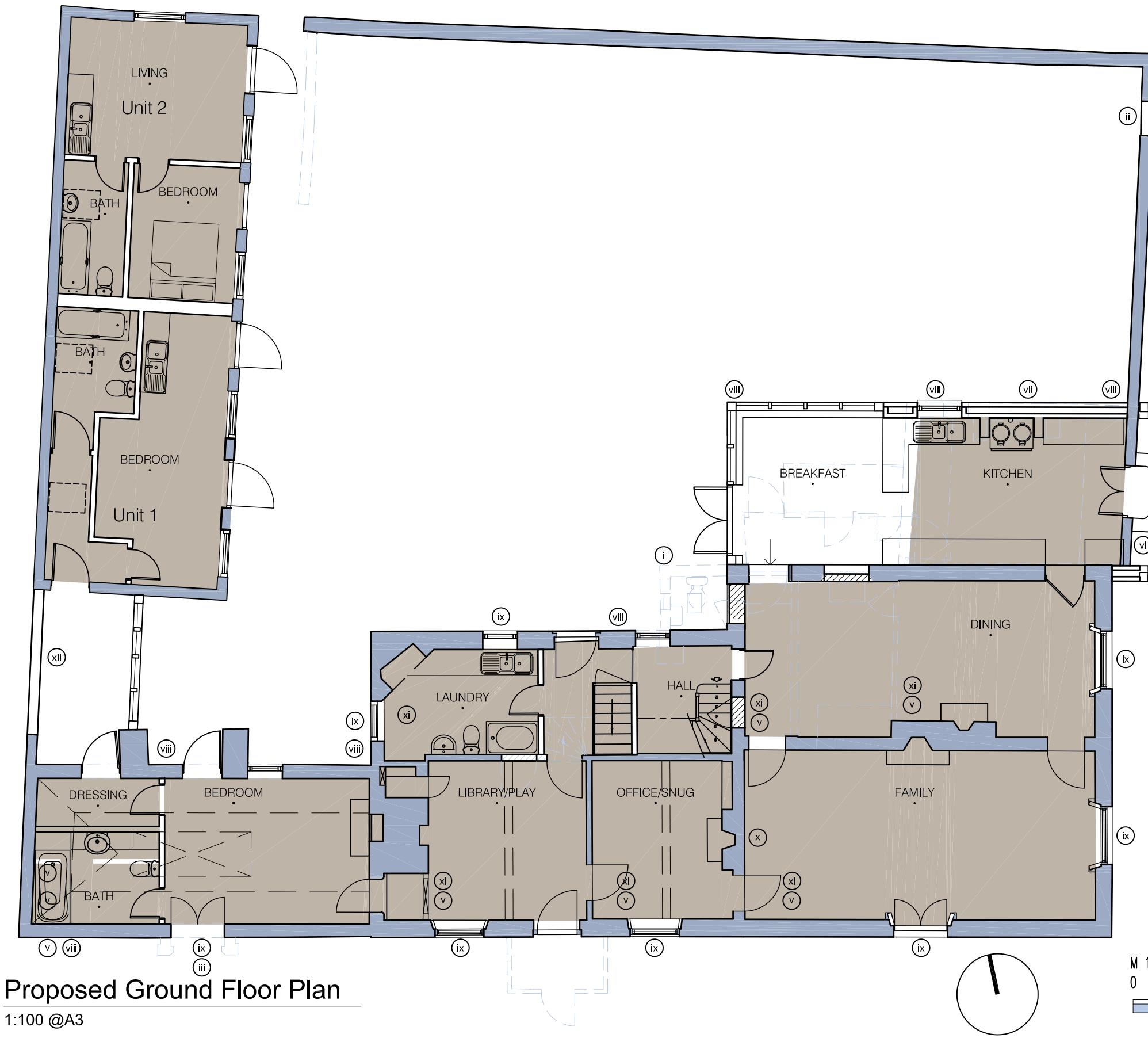


Proposed Ground Floor Plan

1:100 @A3

Notes

- (i) Existing dilapidated out buildings demolished
- (ii) End of wall rebuilt, steps rebuilt. Reuse stone arch.
- (iii) Existing stone porch to be removed
- (v) Existing floor in poor condition. Take up flooring and salvage where posible.Renew floor joists.
  The timber wall plates (grounds, built into the wall) beneath the floor joists in the ground floor rooms, These are in poor condition & have collapsed in places. The ends of the floor joists in these areas are also soft with very high moisture levels Remedial work will have to be carried out to remove the existing decayed timber plates / grounds & support the floor joists so that they are separated from the damp walls.
- (vi) Existing flint and brick garden wall retained. Remedial repair and provision of damp proof course.
- (vii) Existing building taken down, materials retained on site, Building rebuilt reusing salvaged materials.
- (viii) Ground levels reduced around building to below existing and proposed ground floor levels to allow underfloor ventilation.
- (iix) Existing sw windows are in very poor state of repair and have large areas of wet rot. Replace with new white painted sw casement double glazed conservation sw windows.
- (x) Large crack in the brickwork of the wall , with the wall starting to move into the room in sections. Immediate work should be carried out to stabilise this wall & prevent it from settling any further, with a new lintel being installed in the cellar beneath & the gaps above dry-packed to prevent any further settlement.
- (xi) Remove all existing plaster and replace with new lime plaster.
  Remove all ceilings of lath and plaster to allow renovation of existing floor joists. New lath and lime plaster.
- (xii) New wall. Reuse salvaged bricks from site together with secondhand bricks if not enough existing bricks available.

Existing Building Footprint

Proposed New Building Footprint

Existing Walls

Proposed Walls

Infill to Existing Walls

M 1:100

0 1 2 3 4 5 6 7 8 9 10 [m]

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CLIENT: Mr and Mrs Foster

PROJECT: Extension and Enhancements to Days, Fontwell

DRAWING TITLE: Proposed Ground Floor

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more than architecture
more studio
30 brooks lane
bosham
PO18 8LA
+44(0)7737 585683
mail@morethanarchitecture.com
www.morethanarchitecture.com

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