© SIMON MORRAY-JONES. ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE WORK COMMENCES. ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT. DO NOT SCALE

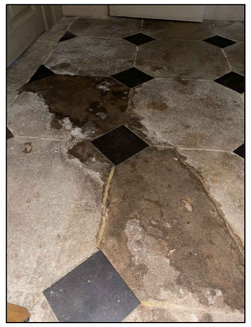
NORTH

RG-12 Entrance Hall and RG-06 Hallway.

The existing natural stone floor has suffered from poor repairs in the past with concrete infill to various areas (shown hatched for reference). This has presumably been done to repair worn stone from footfall. (this same wear can be seen at the kitchen door).
The floor is laid directly on the earth and the damp in the building and below the floor causes the concrete infill areas to become very wet and water is seen pooling on the surface.

Below the existing stairs is exposed earth.

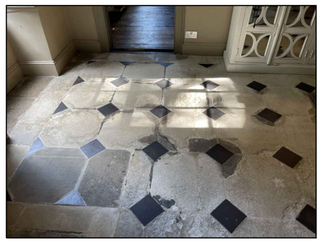
Concrete infill.

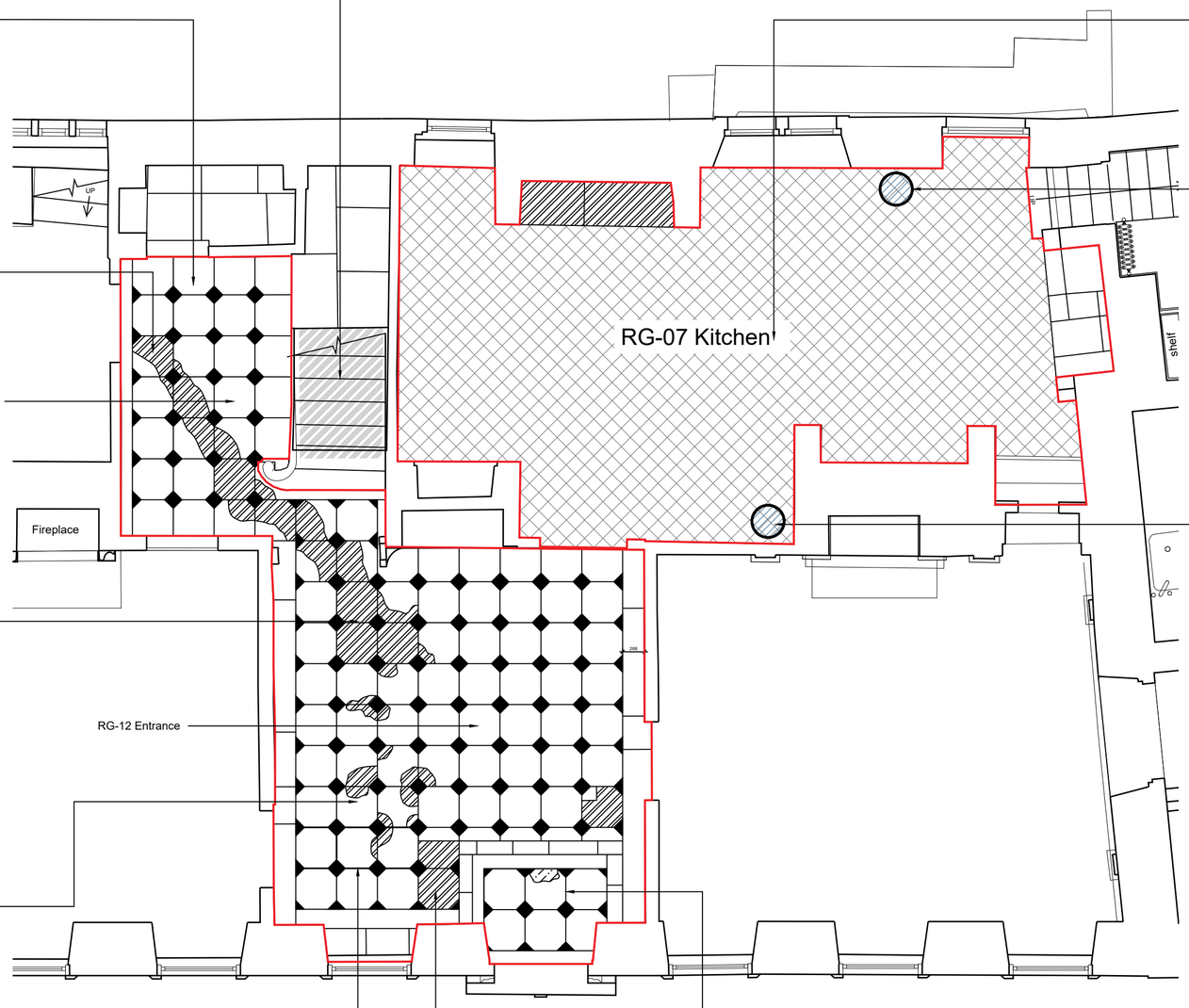


Concrete infill with water pooling on the surface.

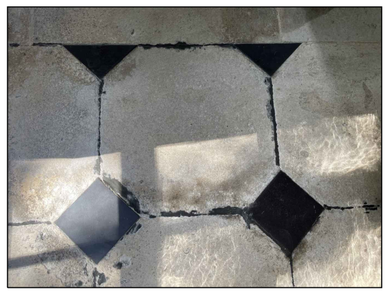


Concrete infill repairs.

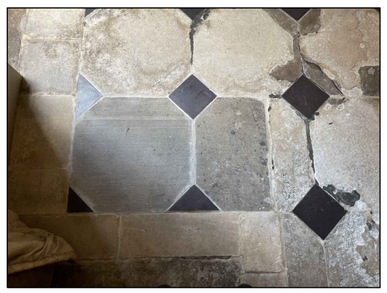




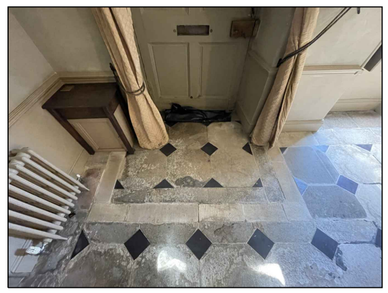
Areas of re-pointing with black tar / mastic like substance.



Poorly matched infill.



The misalignment of the tiles to the entrance is presumed to be an alteration when the house was used as an office as a porch / lobby was installed, which matches the design of the floor.



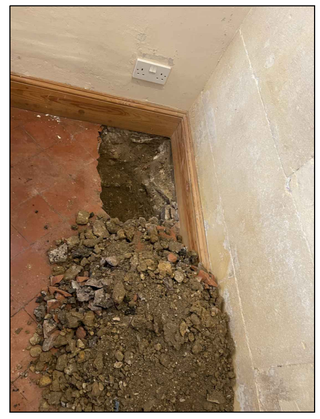
RG-07 Kitchen

The removal of the existing tile is approved within PL/2023/01539.
On further investigation with two trial holes as shown, the tile has been found to be laid on a thin bed of mortar directly on earth with no DPM.
The foundation depth of the existing structural walls is below the level required to install the proposed Limecrete floor (see drawing ?? for proposed details).

Trial Hole 1



Trial Hole 2



0mm 1m 2m 3m 4m 5m

Scale: 1:50

PLANNING

Revision	Date

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Project
St Olaves
Bradford on Avon
BA15 1AD

Drawing Title
Existing
Ground floor condition report

Scale @ A2	Drawn By	Date
varies at A2	SW	08/2023

Job Number	Drawing Number	Revision
1315	PL200	