



KEY, nts


-  Existing air bricks providing sub-floor ventilation to areas of existing suspended timber floors
-  Proposed air bricks formed in existing masonry walls to areas of existing suspended timber floors


Where possible ventilators are to be provided in opposite external walls, with air bricks ducted to the underfloor void.

Where this is not possible cross ventilation will be provided by a combination of openings and air ducts.


Ventilation requirements to the sub-floor void has been calculated in accordance with NHBC best practice guidance (NHBC Standards, dated 1 January 2023) to provide a minimum 1500mm² per metre run of external wall.


New air bricks are to be cast iron simple victorian style simple slotted air bricks to in keeping with the period of the property and existing examples on site.

 Areas of landscaping directly adjacent to the building where ground level is above the existing finished floor level

 Areas around the perimeter of the existing property were minor regarding and changes in levels are property to reduce ground levels.

Existing ground levels within these areas are less than 100mm below the internal finished floor level.

 Areas of floor indicating signs of damp or degradation (e.g. springy / unsupported floor boards or sloping floor boards), caused by suspect damp and decay to floor structure

 Proposed French drain around perimeter of building to improve drainage, condition of existing wall and mitigate against potential damp issues



0. Ground Floor 1:150

Table of revisions. WIP denotes 'work in progress'

Rev	Ch ID	Description	Date
A	Ch-02	First Issue	22/12/2023

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Project:
The Old Vicarage, Woodbury Salterton. EX5 1PG
for D Wright & M Wright

Drawing title:
Proposed floor works (including sub floor ventilation)

Drawing number: 2342 1401	Revision: A
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For use up to and not beyond RIBA stage:

3 Spatial Co-ordination

Drawing scale(s) 1:150 @ A3	originator mr	checked mr
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