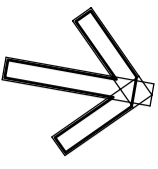
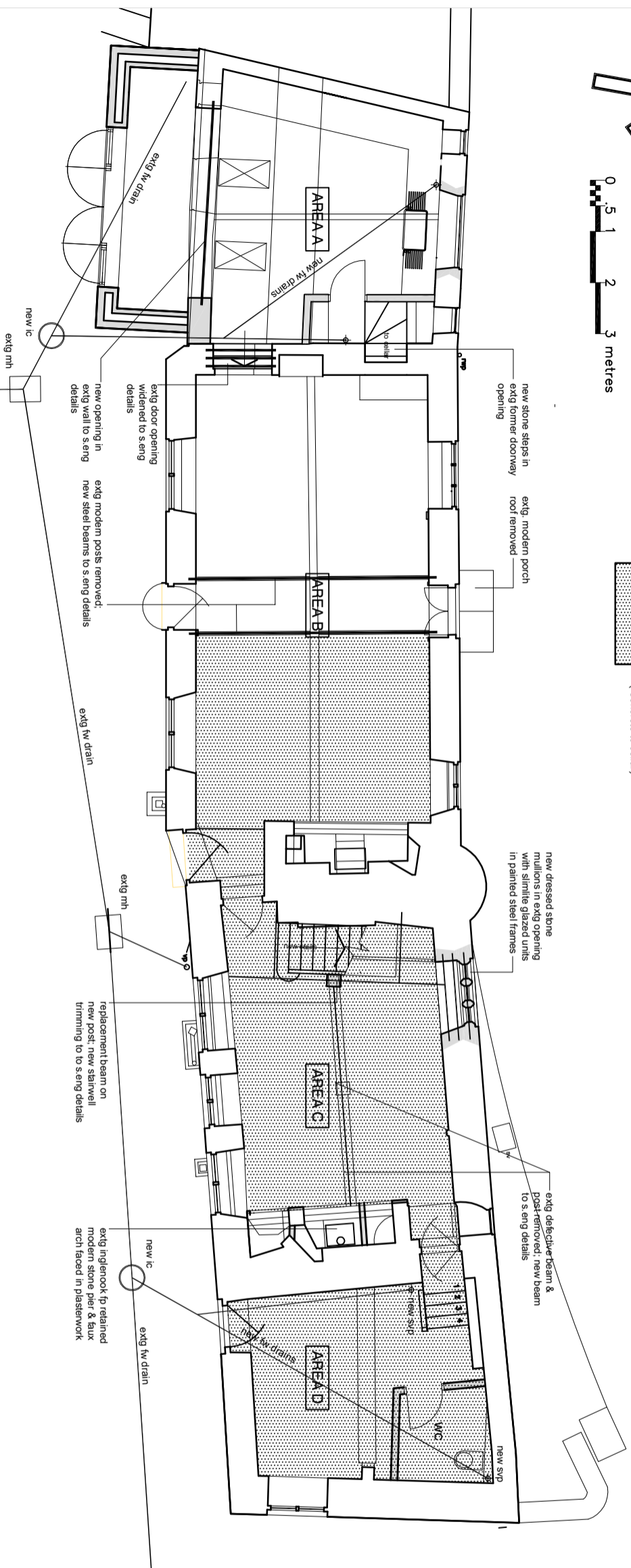


GROUND FLOOR PLAN

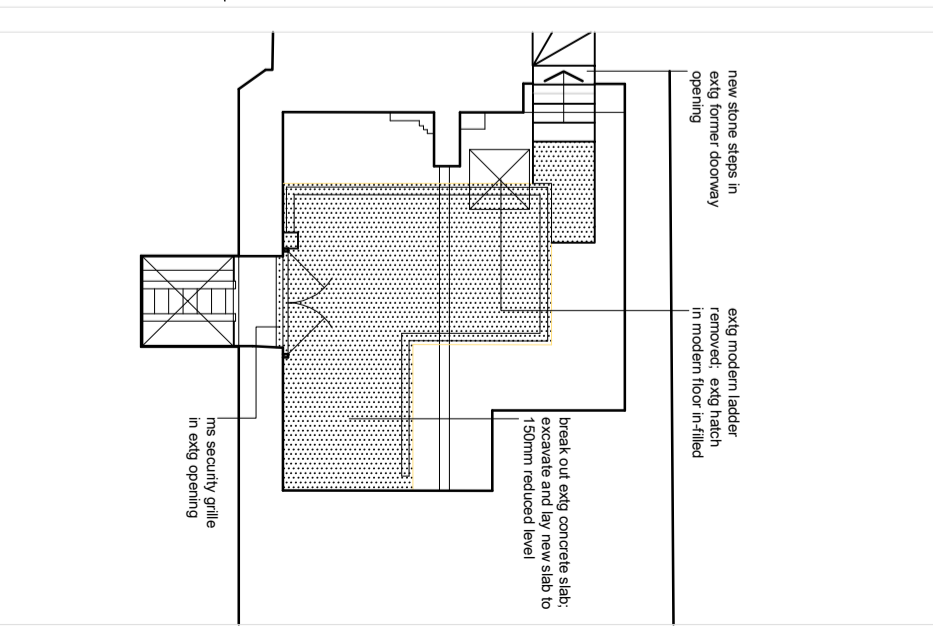


0 0.5 1 2 3 metres

KEY
New limecrete slab - ground floor
(Concrete to cellar)



CELLAR



Area A - Kitchen

- Strip out extg partitions; remove ceiling joists
- Insulate between extg rafters with Actis Triso; 38mm insulated plasterboard to underside; carefully sandblast extg truss & purlins
- Strip extg wall plaster; replaster with non-hydraulic lime plaster with smooth finish
- Excavate below extg former door opening to form access to extg cellar with new stone steps
- Construct extension in cavity wall; stone outer leaf; 125mm insulated cavity; blockwork inner leaf; catslide roof with natural slate covering; insulated & plasterboard as above; 2 no. Rooflight Co. Conservation rooflights
- Painted steel door & window frame with 28mm double glazed units; steel leaves beam to extg. roof s. eng details

- New floor slab 150mm RC slab on min 150mm hardcore, with 75mm slab on 125mm insulation
- Lay porcelain tiles to new & existing slab

Area B - Dining/ Sitting Room

- Temporarily support extg beams over; remove 2no. extg posts; insert 2no. steel beams over encase in plasterboard & skim to give half hour FP
- Strip extg wall plaster; replaster with non-hydraulic lime plaster with smooth finish
- Carefully take up extg modern floorboards to former counter area; break up extg concrete floor slab to remainder & dispose off site

- Fix salvaged oak floor boards (client supply) to extg modern joists over cellar below and on 38x50mm tanalised sw battens on new 150mm limecrete floor slab with geotextile membrane linked to lower membrane, on min 150mm insulating clay aggregate above geotextile membrane

Area C - Study

- Temporarily support extg beams over; remove 2no. extg posts; insert new oak beam on new steel post to se. eng details; cut out extg floor joists; trim floor and floor beam and form new stairwell; steel beam encased in plasterboard & skim to give half hour FP
- Strip extg wall plaster; replaster with non-hydraulic lime plaster with smooth finish
- Break up extg concrete floor slab & dispose off site

- Fix salvaged oak floor boards (client supply) on 38x50mm tanalised sw battens on new 150mm limecrete floor slab with geotextile membrane linked to lower membrane, on min 150mm insulating clay aggregate above geotextile membrane

Area D - Boot Room & WC

- Take out extg staircases; strip all walls of existing glazed tiles; break up extg floor slab & dispose off site; take down plasterboard ceiling & dispose off site
- Lay new 150mm limecrete floor slab with geotextile membrane linked to lower membrane, on min 150mm insulating clay aggregate above geotextile membrane; 75mm lime/sand screed with 20mm porcelain tiles with lime grout

- Install new drainage pipework connected to 2no. SVP's with new underfloor twd's connect to extg external underground drains

NO.	DATE	BY	DESCRIPTION	CHK	APP
A	02.04.23	BT	REV. AMENDMENTS	CHK	APP

DRAWING STATUS
PLANNING
QUAY ASSOCIATES

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TITLE
FLOOR PLANS
AS PROPOSED

SCALE	DATE	DESIGN/DRAWN	CHECKED	APPROVED	SHT
1:100	APR 2023				

DWG No. **22070**

DRAWING No. **22070/P11**

REV. **A**