

From: Trevor Francis <trevor@braggefrancis.co.za>
Sent: Monday, 28 March 2022 9:52 AM
To: 'Roelof Meyer' <roelof@tja.co.za>
Subject: Hunter House

Hi Roelof,

Our earlier discussion regarding same refers.

We have reconsidered the option to fit a suspended concrete floor in the central core area of the dwelling as we have found a way to ventilate the space under the floor in the core of the dwelling.

We have established that there are two existing crawl holes (about 600mm square) in the north and south sides of the 500mm thick stone foundation wall of the building. Ventilation through these openings have been restricted over time but ventilation openings in the outer veranda wall to the cavity under the suspended veranda can easily be re-established. This would provide adequate ventilation across the floor space between the original stone clad exterior walls. This was probably the original intention, however with the later addition of the outer suspended permanent formwork concrete wrap around floor, with an outer perimeter foundation wall, ventilation was stifled, which probably aided the deterioration of the current timber floor structure.

Our intention is to replace the outer the suspended permanent formwork concrete wrap around floor with a lintel & block type concrete floor, on account of the severe corrosion to the existing permanent formwork. Our further intention is to now replace the existing timber floor structure with a new timber floor structure. During the reconstruction of the outer suspended concrete floors we will assess the original stone clad exterior walls for the provision of ventilation. If necessary, we will introduce ventilation by coring Ø100 holes at regular intervals through to the suspended timber floor space. Similarly it will ensured that adequate ventilation is provided through the current outer perimeter foundation walls such that adequate ventilation can be provided across the entire floor plan area.

I trust this meets with your approval. Please contact me if you have any queries hereto.

Best regards,

T. FRANCIS Pr.Eng.

(Principal)



CONFIDENTIALITY CLAUSE:
This e-mail and attachments if applicable, are intended solely for the addressee(s) listed to whom the subject matter has relevance. If you have received this e-mail in error please destroy it immediately as the information contained herein may be proprietary and confidential and may not be copied and/or disseminated. If necessary please contact the sender for further information. Bragge & Francis accepts no liability whatsoever arising from the unauthorized use of this e-mail and any attachments. Please scan any attachments for viruses prior to their use. If necessary please contact the sender for further information.