



HOME HOUSE

19,20&21 PORTMAN SQAURE, MAYFAIR, LONDON

FIRST FLOOR WINDOW REPLACEMENT

August 2023

EPR ARCHITECTS

CONTENTS

1. THE TEAM & OUR EXPERIENCE

2. HOME HOUSE HERITAGE

3. HOME HOUSE SITE & EXISTING BUILDING

4. THE PROPOSAL

5. MATERIALS & CONSTRUCTION

CHAPTER ONE

**THE TEAM & OUR
EXPERIENCE**

EPR ARCHITECTS

THE TEAM

CONSULTANTS FOR PRE-APP

Client - **Home House Collection**

Lead Architect - **EPR Architects Ltd**

Heritage / Town Planning Consultant - **Smith Jenkins**

EPR ARCHITECTS

SmithJenkins
TOWN PLANNING

Home House

EPR ARCHITECTS

HERITAGE EXPERIENCE



The Old War Office Westminster (Raffles Hotel)



Completing in 2023

Renovation of the Grade II* listed former government building into a five star luxury hotel and apartments offering restaurants, boutique shops, bars, 600 person ballroom, a spa, a gym and a 20m pool as well as an exclusive arrival experience.



Fitzroy Kimpton Russell Square

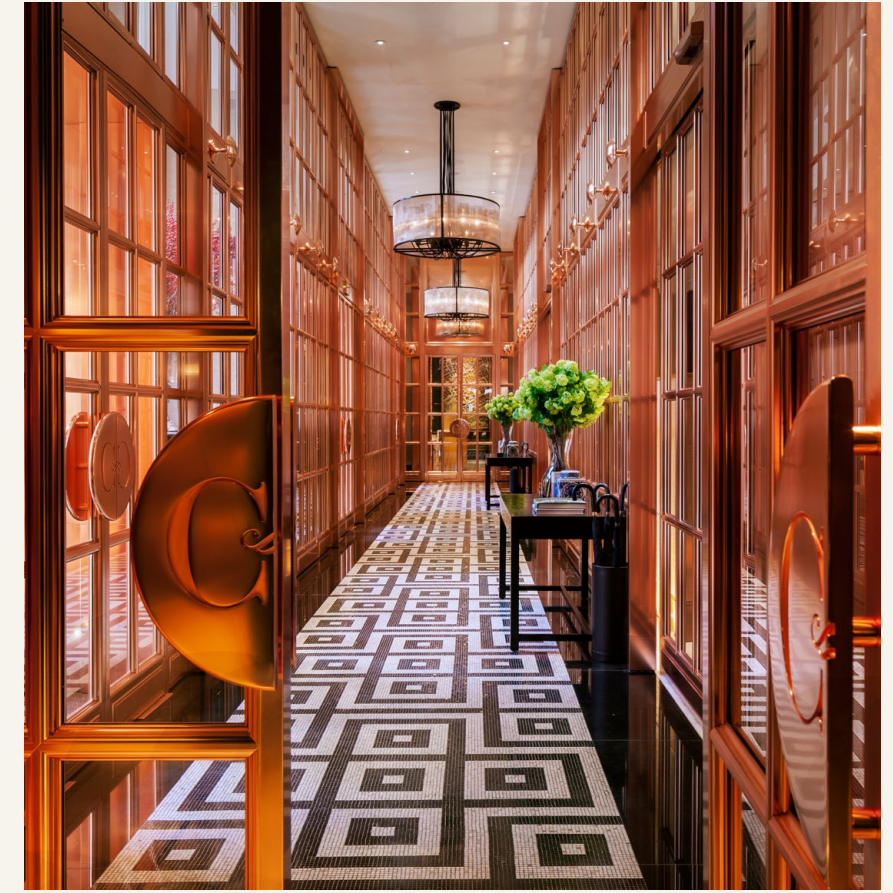


Completed in 2018

The iconic Grade II listed former Russell hotel on Russell Square was fully refurbished with custom finished guestrooms and suites, lobby lounge with double-height gallery, conference and meeting rooms and the reintroduction of the Palm Court.



Rosewood Holborn



European Hospitality Awards: Overall Winner 2014

An Edwardian Belle Epoque building sympathetically transformed into a stylish five-star luxury hotel and residence with a complete refurbishment and restoration of this Grade II listed building.

CHAPTER TWO

HOME HOUSE HERITAGE

EPR ARCHITECTS

HOME HOUSE



Home House, located in the heart of Mayfair at 19-20 Portman Square, was acquired in 1998 where it later expanded into the neighboring property, 21 Portman Square. Officially opening in 2010, the club celebrates the 18th century interior whilst bringing it into the 21st Century with its modern and exciting refurbished decoration.

Members have an array of benefits, from guestroom and events hire discounts to access to the Home House boutique gym and furthermore onto the Garden Terrace which host parties and events all year round for members to connect. Offering various bar lounges and dining rooms the members can tailor their experience.



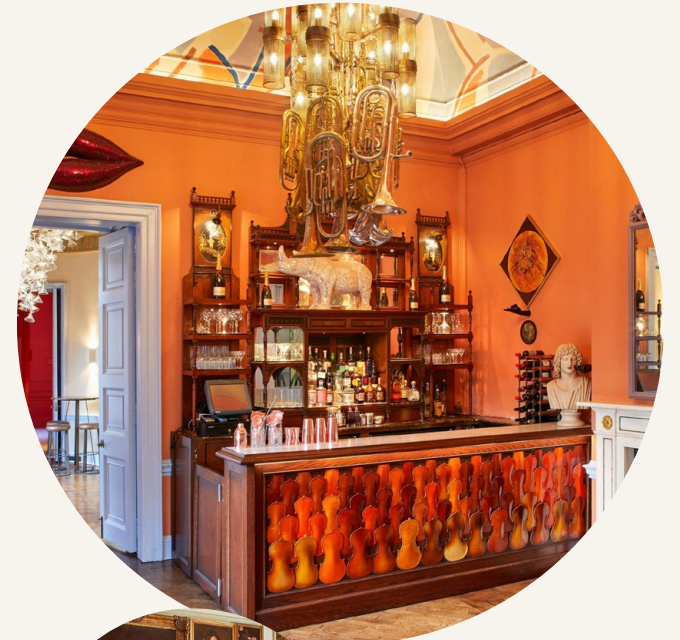
COURTYARD



MEETING & NETWORKING



SOCIAL EVENTS



MEMBERSHIPS



FOOD & BEVERAGE

THE HOME HOUSE VALUE



= Home House



= Portman Estate
Conservation area

- 1. Nobu Hotel London Portman Square
- 2. Hyatt Regency London - The Churchill
- 3. Portman Square

- 4. Embassy of the Republic of South Sudan
- 5. 15 Portman Square
- 6. The Wallace Collection on Manchester Square

CHAPTER THREE

**THE SITE &
EXISTING BUILDING**

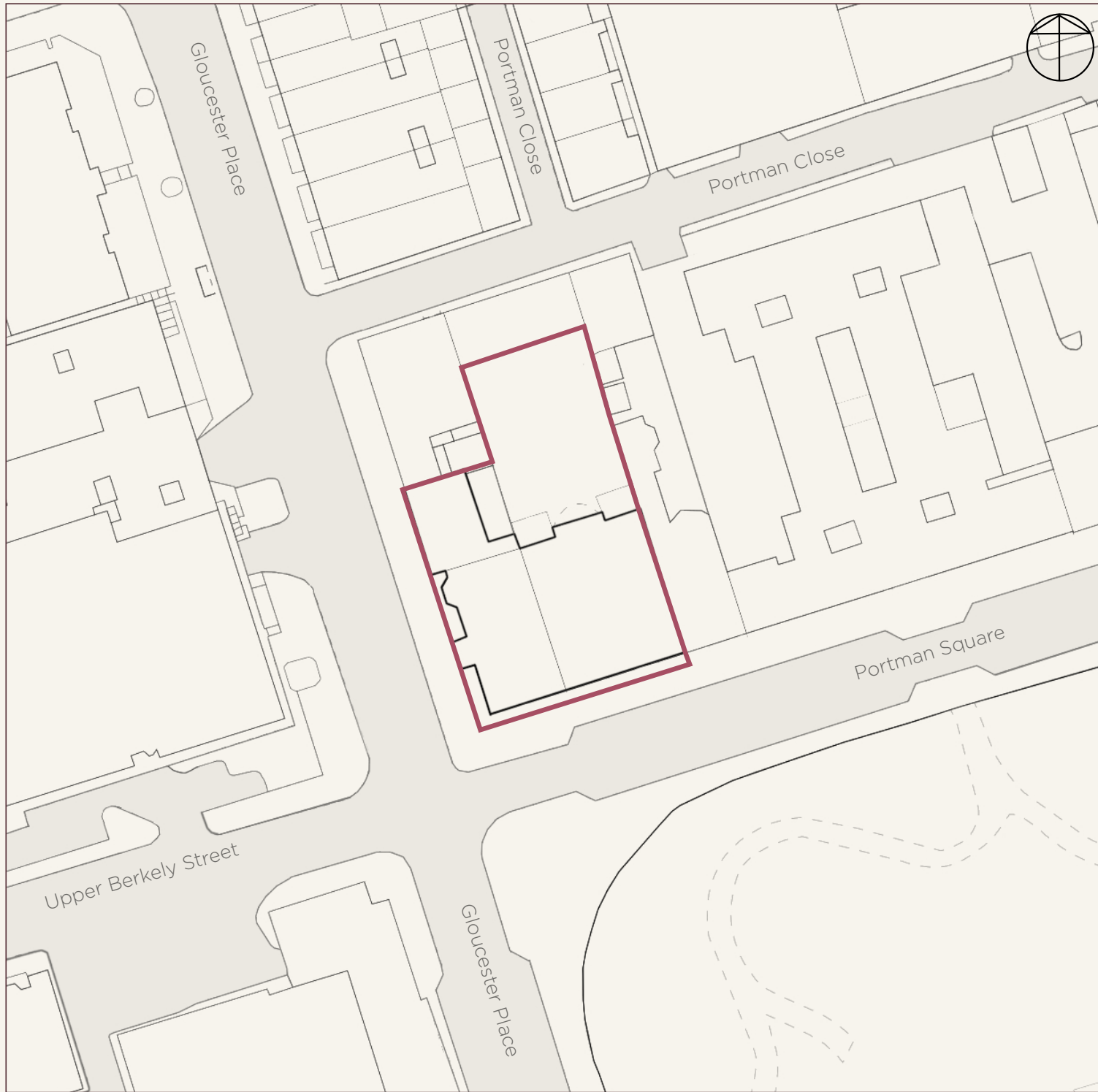
EPR ARCHITECTS

EXISTING FIRST FLOOR WINDOW CONDITION

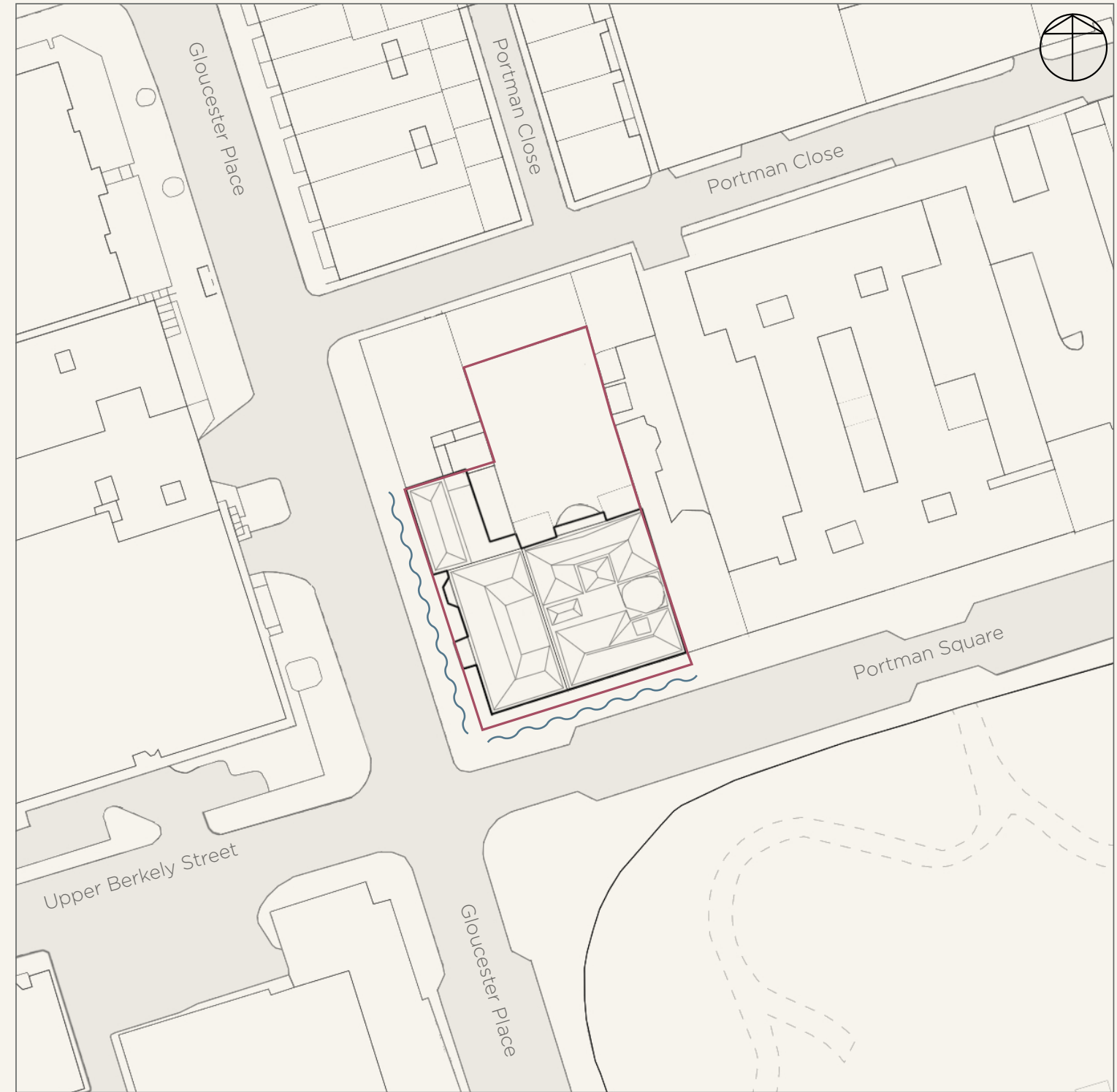
The images shown below represent the poor condition the casement window doors are currently in on the 1st floor balcony, the state of which has fallen into disrepair after rot and external damage.



SITE LOCATION

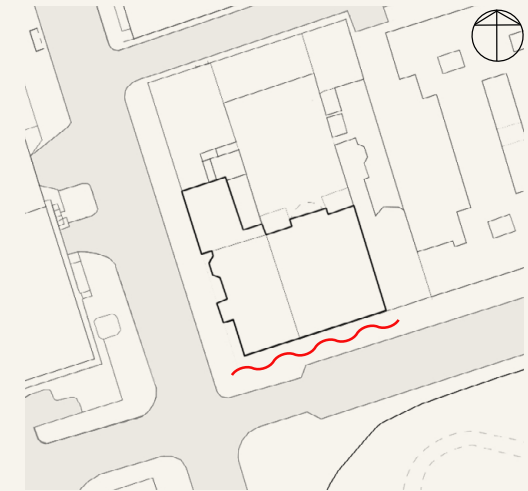


— = Site Location

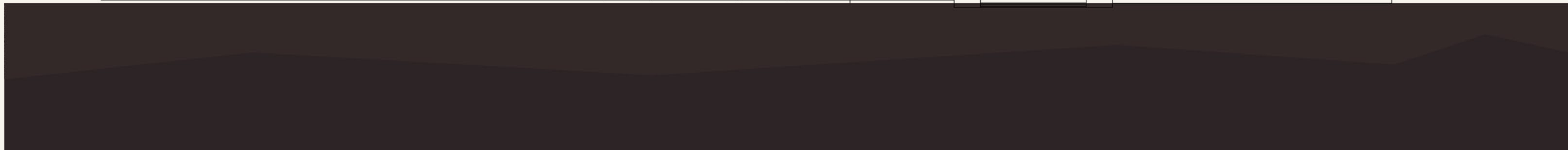
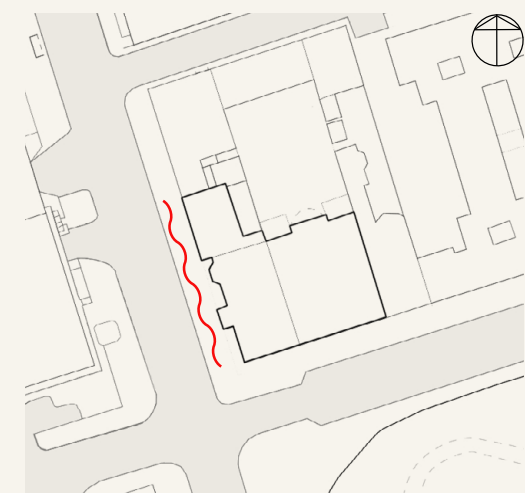


~ = Proposed Window Replacement Elevation

EXISTING SOUTH ELEVATION



EXISTING WEST ELEVATION





CHAPTER FOUR

THE PROPOSAL

EPR ARCHITECTS

THE BRIEF & DESIGN PROPOSAL

SOUTH ELEVATION

-  = Proposed Windows to Replace (type 1)
-  = Proposed Windows to Replace (type 2)



Gloucester Lounge & Vestibule
Bar design - Type 2

Drawing Room design - Type 1

THE BRIEF

Proposed works in relation to the existing building:

Our proposal is for the replacement of 8 No. casement door windows on the South facade, 1st floor. Type 1, highlighted in a blue hatch, refers to the design for the drawing rooms doors (see window specification drawings for reference). Type 2, highlighted in green hatch, refers to the design for the Gloucester Lounge and Vestibule Bar doors (see window specification drawings for reference).

Each type will be a like for like (single glazed) framed replacement of each element within the window structure. The glazing pane will be toughened for type 2.

Proposed materials:

The first floor glazing will match the current construction and specification of the existing casement door windows with bespoke South American mahogany for the rails, stile and capping strip which will be painted externally and have a natural finish internally. The windows will also have a single glazing pane that matches the colour of the current ones installed. By replicating the existing casement door windows we maintain and uphold the sensitivity of the historical building.

We believe that the suggested proposal outlined above, will have no detrimental effect to the character or setting of the listed building as the impact of the suggested works will be negligible.

PLAN KEY



THE BRIEF & DESIGN PROPOSAL

WEST ELEVATION

 = Proposed Windows to Replace (type 2)



Gloucester Lounge & Vestibule
Bar design - Type 2

THE BRIEF

Proposed works in relation to the existing building:

Our proposal is for the replacement of 2 No. casement door windows on the West facade, 1st floor. Type 2, highlighted in green hatch, refers to the design for the Gloucester Lounge and Vestibule Bar doors (see window specification drawings for reference).

Each type will be a like for like (single glazed) framed replacement of each element within the window structure. The glazing pane will be toughened.

Proposed materials:

The first floor glazing will match the current construction and specification of the existing casement door windows with bespoke South American mahogany for the rails, stile and capping strip which will be painted externally and have a natural finish internally. The Windows will also have a single glazing pane that matches the colour of the current ones installed. By replicating the existing casement door windows we maintain and uphold the sensitivity of the historical building.

We believe that the suggested proposal outlined above, will have no detrimental effect onto the character or setting of the listed building as the impact of the suggested works will be negligible.

PLAN KEY



CHAPTER FIVE

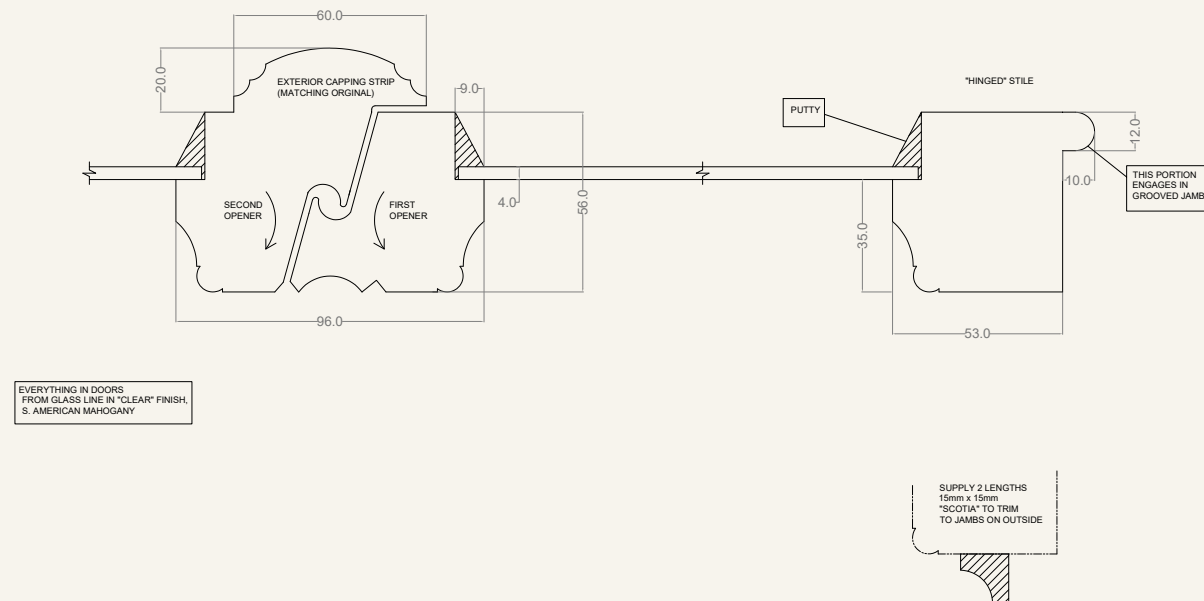
**MATERIALS &
CONSTRUCTION**

EPR ARCHITECTS

WINDOW DESIGN SPECIFICATION

DRAWING ROOM - SINGLE GLAZING

OPENING SECTION

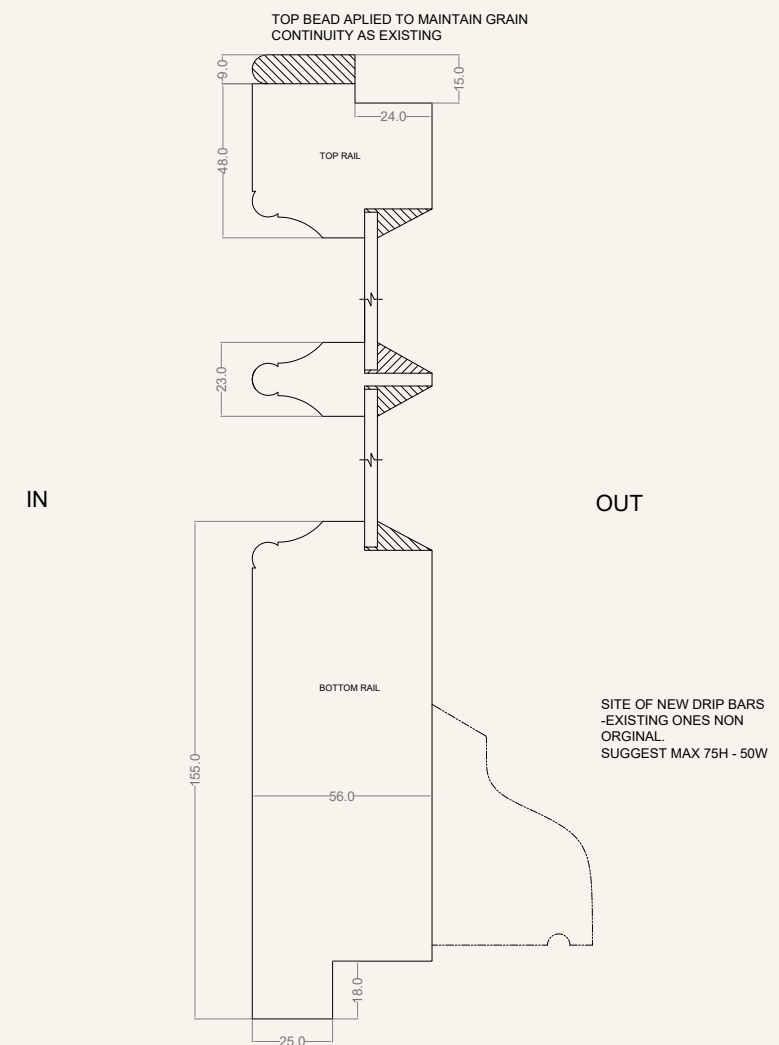


The five casement doors are made in a south American mahogany, painted externally with a natural finish internally. Each door has a single horizontal glazing bar, dividing the full height glass into two equal pieces, where possible the existing hardware is to be reused, repaired or replaced to match existing.

The doors open inwardly, meeting both the frame, and one another with a draught suppressing interlocking detail (shown on drawing above). The glass is fixed from outside, with a traditional putty detail and the capping strip on the outside will line up with the existing placement. All doors are to be manufactured in traditional manner with wedged through mortice and tenon joints.

Bottom rail	155mm wide	56mm thick
Door stile	63 mm wide	56mm thick
Top rail	48mm wide	56mm thick
Glazing bar	23mm wide	56mm thick

TOP + BOTTOM RAILS

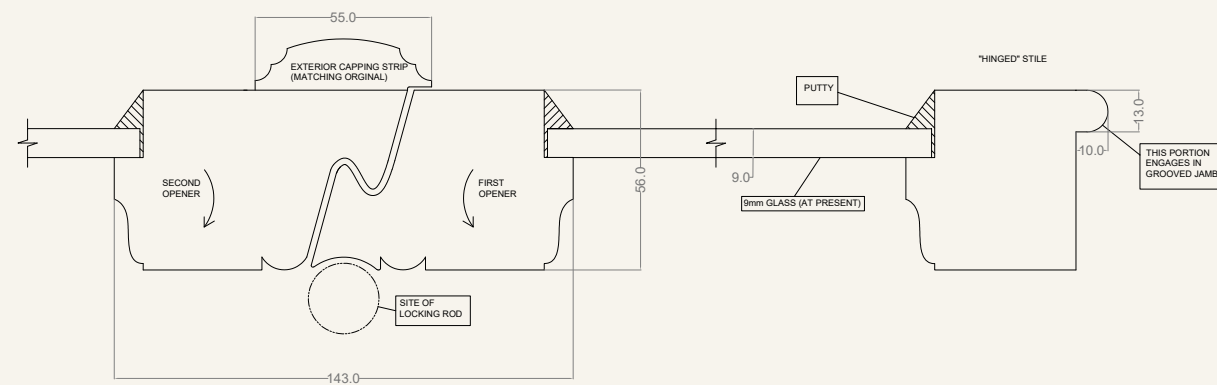


Note - All window drawings have been produced by La Rosser please refer to their drawings for more information.

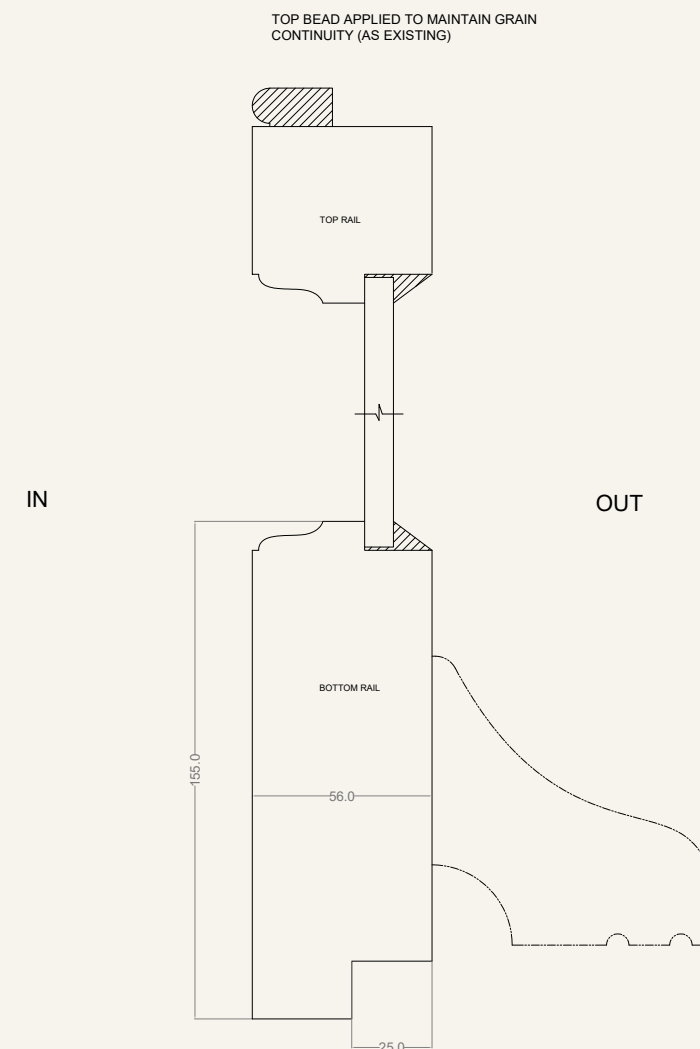
WINDOW DESIGN SPECIFICATION

GLOUCESTER LOUNGE & VESTIBULE BAR DOORS - SINGLE GLAZING

OPENING SECTION



TOP + BOTTOM RAILS



These five doors are held closed by more elaborate bar operated cam closers, which are to be retained and repaired where appropriate. These set of doors are painted both inside and out and are originally manufactured from a paint grade joinery timber. Each door has a single full height pane which will need to be toughened.

The doors open inwardly, meeting both the frame, and one another with a draught suppressing interlocking detail (shown on drawing above). The toughened glass is fixed from outside, with a traditional putty detail and the capping strip on the outside will line up with the existing placement. All doors are to be manufactured in traditional manner with wedged through mortice and tenon joints.

Bottom rail	180mm wide	55mm thick
Door stile	60 mm wide	55mm thick
Top rail	55mm wide	55mm thick
Meeting Stile	92mm wide	55mm thick

Note - All window drawings have been produced by La Rosser please refer to their drawings for more information.

