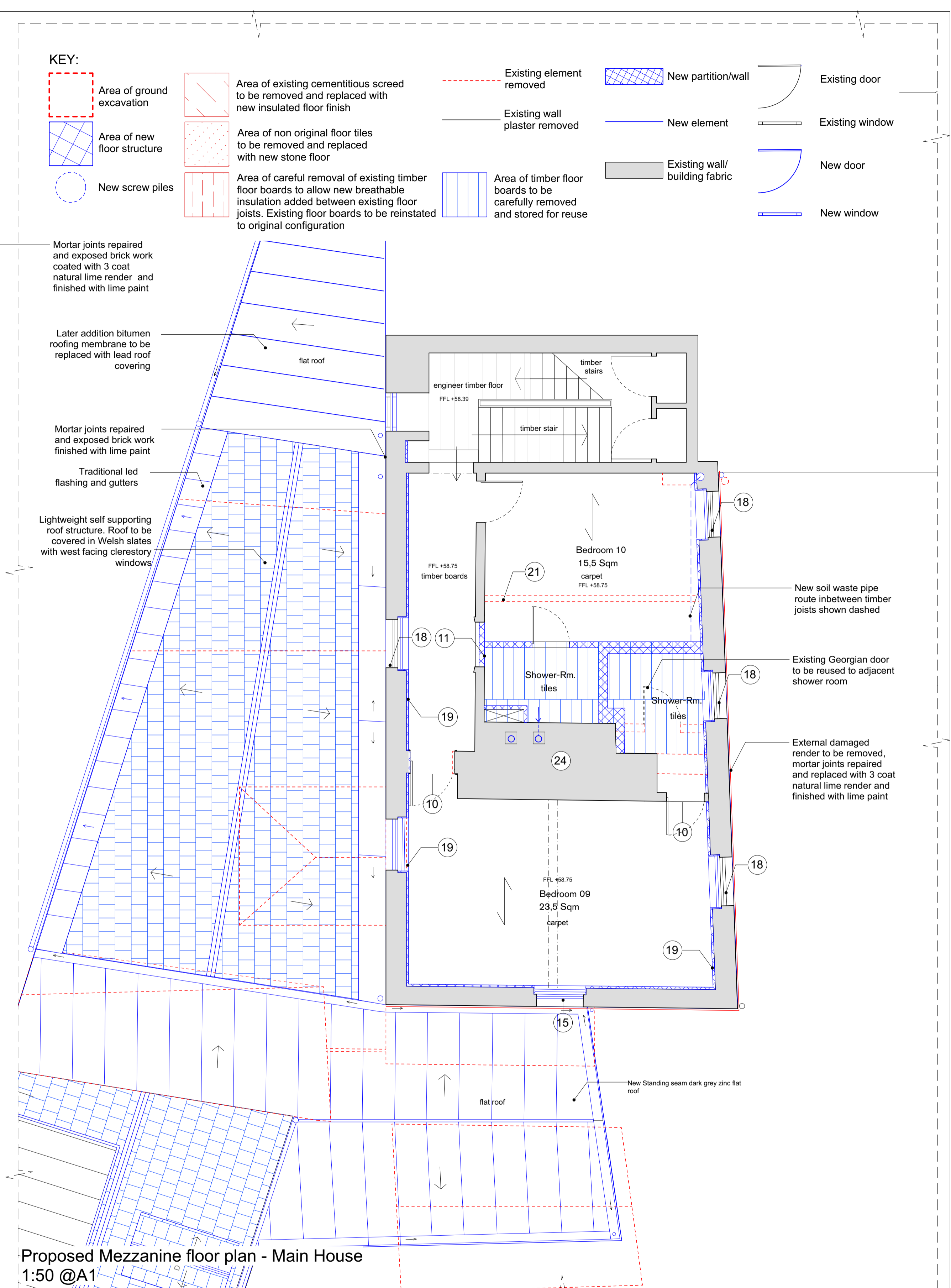


Proposed Ground floor plan - Main House
1:50 @A1



Proposed Mezzanine floor plan - Main House
1:50 @A1

- KEY:**
- Area of ground excavation
 - Area of new floor structure
 - New screw piles
 - Area of existing cementitious screed to be removed and replaced with new insulated floor finish
 - Area of non original floor tiles to be removed and replaced with new stone floor
 - Area of careful removal of existing timber floor boards to allow new breathable insulation added between existing floor joists. Existing floor boards to be reinstated to original configuration
 - Existing element removed
 - Existing wall plaster removed
 - New partition/wall
 - New element
 - Existing wall/building fabric
 - Existing door
 - Existing window
 - New door
 - New window

- NOTES:**
- A. All historic fabric and features to be retained and reinstated except where otherwise noted
 - B. All existing timber floor boards to be retained. Where noted on plan boards to be carefully lifted to allow running of services and insulating floor voids. Damaged planks to be replaced where necessary.
 - C. All existing retained windows to be fitted with secondary glazing
 - D. Existing windows to be retained and refurbished except where otherwise noted on plan.
 - E. All repairs to historic fabric and features to match existing profiles and materials i.e. doors, architraves, skirtings, dado rails and cornices
 - F. Defective areas of plaster to walls and ceilings to be cut out to a sound base and repaired and made good to match existing
 - G. All existing fireplace's mantels to be retained and restored except where otherwise noted
 - H. Existing services to be stripped out and re-serviced discretely and sympathetically throughout
 - I. All modern style radiators to be removed and replaced to be in keeping with the character and the period of the property

- KEY:**
- 01 Historic masonry outbuilding to be removed to form new accessible entrance. Historic masonry boundary wall to pedestrian walk way to be retained and later addition window to be filled with salvaged brickwork to match existing
 - 02 Later addition 20th c. WC extension to be removed to allow forming an accessible doorway into the historic west wing
 - 03 Later addition 20th c. coal and wood store, pantry and servant's lounge to be removed allowing to reinstate the original service yard plan-layout. Service yard to be enclosed with a light-weight self supporting roof covering over a new floating ground floor slab supported on screw pile foundations. All proposed structure not to provide any loads on the principal house and adjacent historic foundations.
 - 04 New timber panelled partitions to read as later additions against adjacent historic masonry walls
 - 05 Existing later addition WC door opening to be enlarged to provide an accessible doorway/link into the main house
 - 06 Existing partition to scullery to be replaced with a lightweight timber paneled partition
 - 07 Existing later addition partitions and raised floor in historic kitchen to be removed to allow reinstating the original floor level and reading of the original chimney breast. Historic Georgian paneled door to be retained and reused in the new en-suite of the Director bedroom
 - 08 Existing historic door / window openings to be set back infilled and treated with back-lit glass to maintain the reading of the openings
 - 09 Historic 18th century, paneled door and architrave to be retained and blocked shut
 - 10 Historic Georgian paneled door to be retained and reused
 - 11 Historic 19th century paneled door and architrave to be retained and blocked shut
 - 12 Later addition doorway to WC to be in-filled and original stair layout /landing to be reinstated
 - 13 Historic doorway re-opened
 - 14 Existing later addition Victorian mosaic tiles to be removed and new stone flooring to be reinstated to original design as salvaged with stair joinery
 - 15 Assumed historic blocked window to be reopened and fitted with a new timber sash to match existing design and detailing
 - 16 Historic damaged and precarious masonry river boundary wall to be carefully demolished and rebuilt using the same salvaged brickwork. Wall rebuilt with matching brick bounding and lime mortar joints
 - 17 Existing window to be relocated to be in line with windows above
 - 18 Existing windows to be overhauled, repaired, draught proofed and fitted with conservation style metal secondary glazing
 - 19 Masonry walls to be internally insulated. Existing internal lime render to be maintained and inner face of wall to be fitted with insulated plasterboard with ventilated cavity behind. Total additional thickness approx. 50 mm to reduce risk of interstitial condensation an minimize impact to the historic room volumes and decorative features. Historic dados replaced to match existing.
 - 20 Existing door opening enlarged to be made accessible. Historic 18th century timber lining and architraves to be retained and reused. Missing architrave to one side to be reinstated to match existing
 - 21 Existing recent addition partition to be removed to allow creating a larger bedroom and new ensuite; wc waste pipes to be routed in between joists
 - 22 Timber frame facade defective render and timber laths to be remove from outside, fitted with breathable insulation within the timber frame and new oak laths reinstated with 3 coat natural lime render
 - 23 Existing chimney flues to be used for low-velocity air extract linked to fan unit at the roof void level of rear wing
 - 24 External store reintegrated as part of the historic butlers' room. Later addition cement block wall altered to form new internal door opening

1:50 new internal door opening

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

Planning Application 28/03/24

issue: date: revision:

Project
Grandpont House

Drawing
Alteration Ground / Mezzanine Plan

Drawing No.
GH(10)A01

Job No. GH
Date 02.24
Scale 1:50@A1 - 1:100@A3

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