



Image 44: Proposed cross sections of stables and servant's cottage outbuildings

The design proposal for the stable block retains the existing masonry walls and creates minor alterations to the fenestration of the north facade. The existing window openings are lowered to allow inserting the new accommodation at mezzanine level and to provide a more adequate window sill height of approximately 800 mm above floor level. The proportion of the window openings will be retained and carried through to the rebuilt masonry wall of the servant's cottage. The new windows will be formed with brick headers, infilled with reclaimed brick to maintain the reading of the previous openings, and fitted with openable casement, Crittall-style, double-glazed steel windows, in keeping with the existing character of the north river elevation. The windows to the entrance yard elevation will be retained and refurbished, and the central later addition door replaced with a solid timber 6-panelled door to be more in keeping with the period of the property.

The large carriage door will be maintained and split into folding panels to allow opening by double stacking to either side without compromising the access and usability of the entrance yard. The door openings will be fitted with fixed panelled steel windows behind.

The added mezzanine level for the study bedroom accommodation will be built with a self-supporting timber structure, set against the perimeter masonry wall of the stables block and servant's cottage. The new structure, similar to the oratory extension, will transfer all the new loads to a floating concrete slab supported by lightweight screw pile foundations. This structural strategy will be used throughout the new extensions to remove any loads that might affect the existing building's foundations and ground conditions, which might otherwise be negatively affected by the excavations and machinery required for new foundations.

The bedroom accommodations will be accessed by two internal timber stairs each serving independently the bedroom accommodation within the stable block and the servant's cottage. The new accommodation will provide an additional 7 study bedrooms each with an ensuite shower room. The design of the rooms will provide dual aspect where possible, natural ventilation through opening windows, south-facing windows with views to the gardens, and study desk position.

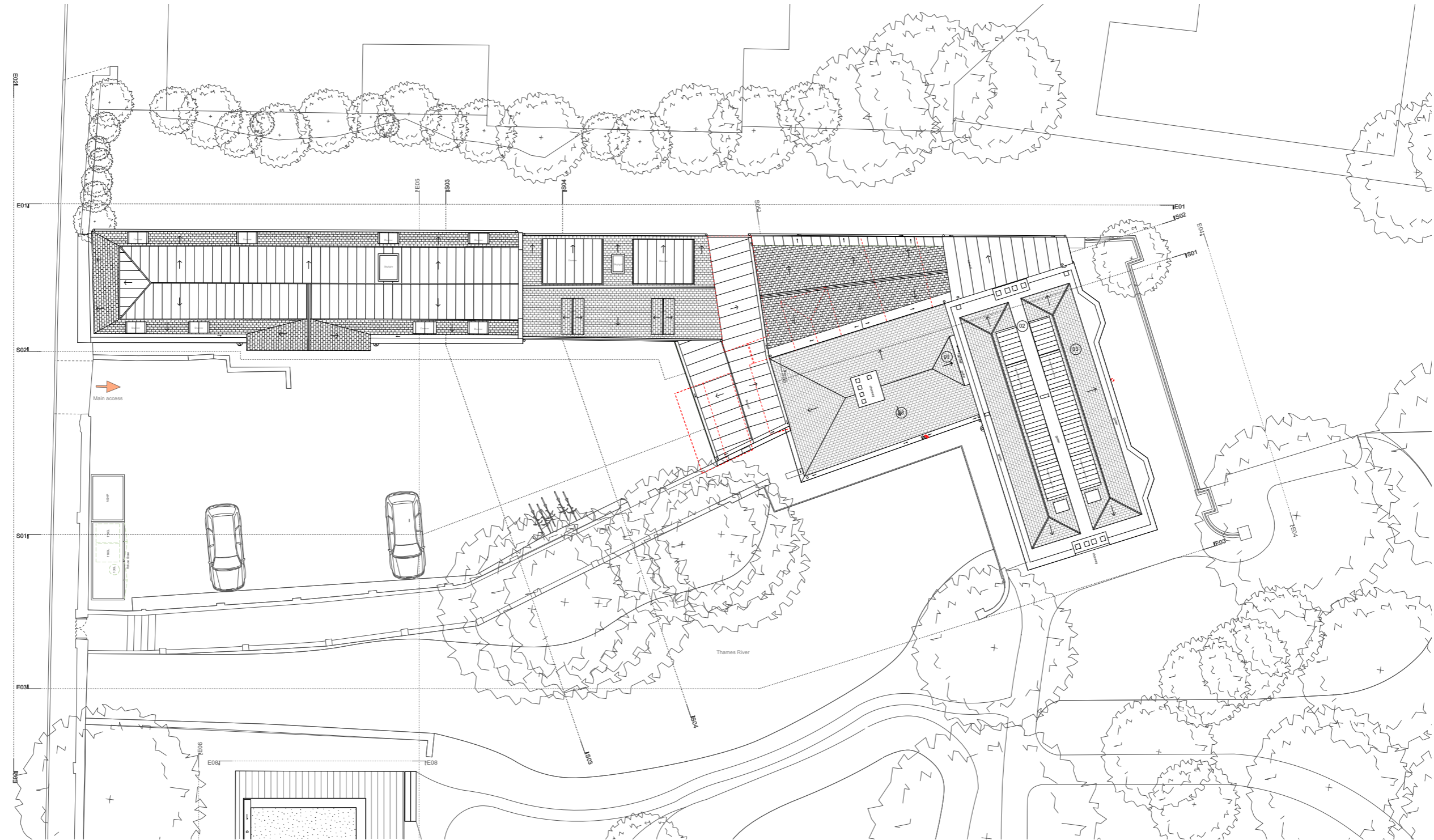


Image 45: Proposed roof plan



Image 46: Proposed context west elevations from Abingdon Road



Image 47: Visualization of the proposed mansard roof extension to the stables block seen from Abingdon Road

6.6 PRE PLANNING DESIGN DEVELOPMENT

As part of the pre-planning process, the design proposals for the new mansard roof of the stable block underwent reassessment and improvement to reduce the bulk and impact on the setting of Grandpont House and the conservation area.

To evaluate their impact, visualizations were prepared from various locations on Abingdon Road, approaching the site from north and south directions.

The following visualizations demonstrate the design development:



Image 48: Far view looking south of Abingdon Road to the proposed stable block mansard roof extension



Image 49: View looking north of Abingdon Road to the proposed stable block mansard roof extension



Image 50: Far view looking north of Abingdon Road to the proposed stable block mansard roof extension