

6. DESIGN PROPOSALS

The proposals presented in this document represent a carefully considered, high quality design solution for the future of Grandpont House. These proposals have also been developed closely with the client to satisfy important brief requirements, whilst respecting the significance of the listed building and its setting.

The key features of the proposal are set out in the following chapters:

6.1 PRESERVING THE HISTORIC INTERIORS

The proposals will provide a number of improvements to the interior and exterior of the listed building, which has been subject to alterations in the 20th century and significant degradation to its facades and curtilage.

The design proposals presented in this report have been made with view to minimize the impact to the existing historic volumes and fabric of the listed building, and any alterations shown have been made in order to maintain the long-term future use of the property. Changes proposed to the main house are very modest and amount to minor amendments in the plan form mostly in areas of lesser sensitivity namely the upper floor and 20th c. north and west extensions.

The alterations and improvements proposed to the listed building include; the light refurbishment of the interior fabric and finishes, which have degraded through time, the removal of redundant and exposed services, improvement to the plan form of the west wing at ground floor, and the reinstatement of stone floors and fire surrounds to be in-keeping with the period of the property. The proposals aim to reinstate the original character of the first floor, principal room by removing the chapel. The works will include the removal of associated latter addition decorations and reopening the blocked fireplace, to be fitted with new surrounds to be in keeping with the period and character of the property.

The proposals will retain all historic decorative features including joinery and plasterwork. All existing doors affected by minor alterations to the west wings will be carefully overhauled and reused within the proposals. Where historic lime render has been affected beyond repair, careful patch repair will be undertaken using natural lime matching the depth and chemical composition of the existing.

All historic windows sashes will be carefully overhauled and repaired, and fitted with slim-line profile aluminium secondary glazing within the depth of the staff beads. All restoration work will be executed to match the original, with emphasis on minimizing any intervention and the use of natural processes opposed to intrusive or chemical treatments.

The existing timber floor boards will be retained and sensitively refurbished where necessary. At ground floor, a careful removal of the timber boards will be required with repositioning to their original configuration. Their temporary removal is required to allow inspecting the timber structure, reassuring ventilation within the voids and installing breathable insulation between the floor joist.

To other minor floor areas where heating pipe work, hot and cold-water supply will be replaced the floor boards will be carefully lifted and repositioned. Whilst, areas affected by the insertion of new shower rooms at second floor of the east wing and first and second floor of the west wing, the timber floor boards will be removed and replaced with plywood, water proofed and finished with hard flooring. The salvaged timber boards will be reused at the first floor of the west wing where a bedroom is reinstated in place of the communal shower room.



Image 25: West wing bedroom



Image 26: West wing 18th C. doorway adjacent to the central chimney breast



Image 27: East wing ground floor north principal room fireplace and surrounds



Image 26. East wing ground floor south principal room fireplace and surrounds detail



Image 27. East wing first floor south principal room door detail



Image 28: East wing ground floor north principal room timber floor detail



Image 29: East wing first floor south principal room dado detail

6.2 EXTERNAL REPAIR OF HISTORIC FABRIC

This application proposes the repair of the external facades, which will enhance the character and appearance of the listed building and the Central (city and university) Conservation area, as well as safeguarding the long-term survival of the listed building.

Specialist investigations undertaken by Hutton and Rostron to the external fabric of the building have informed the design proposal submitted as part of this application. These proposals seek to undertake comprehensive repair of the external fabric and improve the previous unsympathetic repairs, which have negatively affected the listing of the building and the character of the conservation area.

These repairs and improvements include:

- Refurbishment of the external windows and doors.
- Restoration of lost/crudely replaced window timber sills to the east facade.
- Removal of all plywood and render to the timber stud facades of the east wing (mostly defective and with large amounts of cementitious patchwork repairs). All exposed timber structure to be surveyed and repaired where necessary before reinstating oak laths and three coats lime render finished with 4-8 coats lime wash.
- Careful removal of all later addition cement render to the west wing. Mortar joints repaired with lime putty and facades covered in three coats lime render finished with 4-8 coats lime wash.
- Reinstating lost render to the east wing south facade. Mortar joints repaired with lime putty and facades covered in three coats lime render finished with 4-8 coats lime wash.
- Exposed masonry north facades of west and east wing, mortar joints repaired with lime putty and facades finished with 4-8 coats lime wash. Recent mortar joints repairs with cement to be removed and replaced with lime putty.
- Restore damaged stone window sills to the north facade of west wing.
- Reinstating lost subfloor ventilation to internal timber subfloor voids to west and east facades.
- Replacement of degraded lead flashing to cornice ledge of the east wing facade
- Removal of later addition unsympathetic rainwater downpipes to the east facade.
- Removal services cables surface mounted on north elevations and rerouted internally.
- Removal of redundant external waste pipes to west wing south facade and relocated soil vent stack to interior of property.
- Replacement of non-sympathetic hopper to west facade of east wing with a cast iron Georgian hopper.
- Removal of all non-sympathetic Spanish slates to the west and east wing roofs and replacement with grey Welsh slates.
- Replacement of all degraded leadwork to the principal building roofs, including guttering, flashings, and parapet aprons.
- Reopening of blocked windows to the north elevation of west wing.
- Careful rebuilding of leaning east wing north chimney stack.
- Replacement of non-sympathetic bitumen roof felt to former butler room with traditional batten roll lead roof.
- Localized patch re-pointing to stables and coach house outbuilding with lime putty render.
- Rebuilding of the precarious servant's cottage north river wall reusing salvage brickwork.
- Rebuilding of the north river boundary wall to the former north service yard reusing salvage brickwork – due to large areas of the mortar bedding having significantly deteriorated and compromising the long-term stability of the wall.

The aforementioned repairs will form part of larger and coherent development of the site to satisfy key client brief requirements through the re-adaptation of the disused outbuildings and the creation of a new entrance building, which will consolidate the use of the property and secure the future of Grandpont House and the Charity's mission.



Image 30: West wing south elevation



Image 31: West wing east elevation plywood paneling



Image 32: East wing canted layout ground floor



Image 33: West wing main roof showing slates and lead coverings



Image 34: View of north river boundary wall to service yard



Image 35: View of ruined servants' cottage interior



Image 36: East wing north chimney stack



Image 37: Proposed visualization of the new entrance and link extension