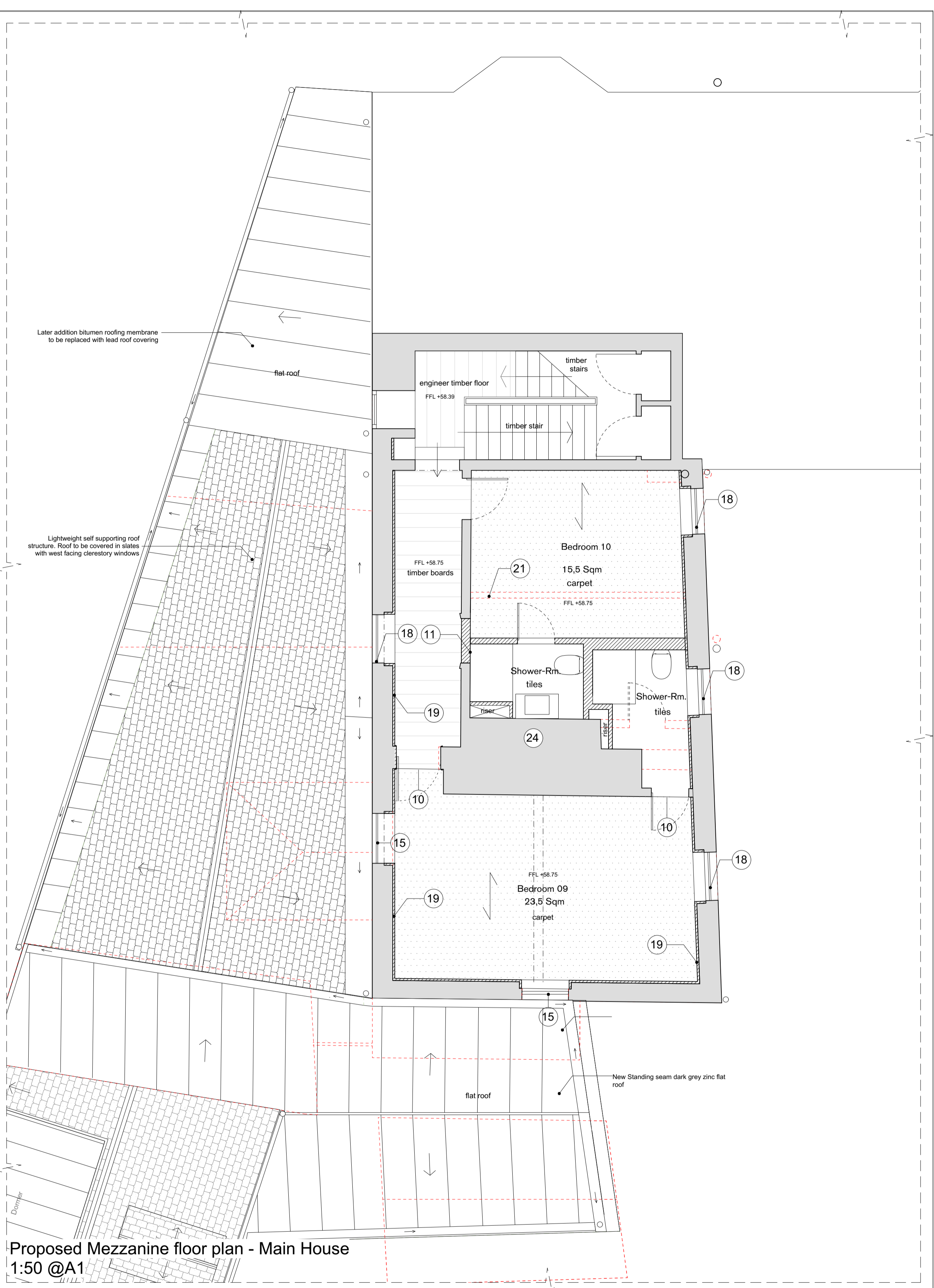




Proposed Ground floor plan - Main House  
1:50 @A1



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

**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 later addition masonry outbuilding to be removed to form new accessible entrance lobby
  - 02 Later addition 20th c. WC extension to be removed to allow forming an accessible doorway into the historic rear wing
  - 03 Later addition 20th c. coal and wood store, pantry and servant's lounge removed allowing to reinstate the original service yard plan-layout. Area to be infilled with a light-weight self supporting roof covering and new ground floor slab. New internal floors finished in timber and used as an Oratory with sacristy and lobby to be relocated from the principal house
  - 04 Sacristy and lobby formed with light weight timber paneled partitions to read as later additions
  - 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. New lightweight timber paneled partitions to be expressed as later additions.
  - 08 Existing door / window openings to be setback infilled and treated with back-lit glass to maintain the reading of the openings
  - 09 Historic Georgian 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 20c.Wc. doorway 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 cpd.
  - 15 Assumed historic blocked window to be reopened and fitted with a new timber sash to match existing design and detailing
  - 16 Existing coal store window to be altered and sill lowered to improve aspect and daylight
  - 17 Existing window to be relocated to be in line with windows above
  - 18 Existing windows to be overhauled, repaired, drought proof 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 insulation boards 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 ex.
  - 20 Existing door opening enlarged to be made accessible. Historic late 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 to be fitted with breathable insulation within the timber frame - fitted form outside
  - 23 Existing chimney flues to be used for low-velocity air extract to reduce heat-loads and improve ventilation
  - 24 Existing chimney flues to be used for low-velocity air extract linked to heat recovery unit at the roof void level of rear wing
  - 25 External store reintegrated as part of the historic butlers' room to be used as a new shower room. Later addition cement block wall altered to form new internal door opening. Later addition glass paneled timber door to be removed and opening reduced to provide high level top hung timber window

1:50

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

Planning Application 28/03/24

issue: date: revision:

**Project**  
Grandpont House

**Drawing**  
Proposed Ground / Mezzanine Plan

**Drawing No.**  
GH(20)A07

**Job No.**  
GH

**Date**  
12.22

**Scale**  
1:50@A1 - 1:100@A3

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