

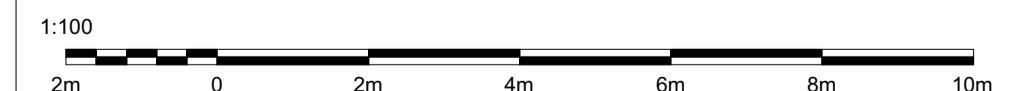
Proposed North Elevation - E01
1:100 @A1

NOTES:

- A. All historic fabric and features to be retained and reinstated except where otherwise noted
- B. Existing brickwork and stonework to be cleaned with care
- C. All retained windows and door to be rubbed down and repainted to match existing except where otherwise noted
- D. Existing gutters, rain water pipes and soil vent pipes to be retained otherwise noted on the plan. New gutters, rainwater pipes and soil vent pipes to match the existing.
- E. All existing lead to be retained and reinstated
- F. Remove all panelling from the facade and reinstated the existing Stucco

KEY:

- 01 Historic Stables and Carriage House masonry wall to be retained and later addition slate roof to be replaced. New roof ridge level to be 500mm above existing and roof to be insulated and covered with natural grey Welsh slates to match existing, to allow forming Student accommodation at the mezzanine level
- 02 New batten roll lead dormer. New dormer to be fitted with a double glazed 3 over 6 pane timber sash window, timber surrounds and slate cladding to cheeks of dormer
- 03 Existing window opening to the stables and the carriage house to be lowered, whilst maintaining the reading of the historic openings. Infill using a varying brickwork, brick header and slightly set back from the facade. Later addition non-sympathetic PVC casement window to be replaced with a new thermally broken triple-glazed, steel crittal style, black-coloured window
- 04 New batten roll lead roof dormer. New dormer to be fitted with double glazed 3 over 6 pane timber sash windows, timber surrounds and slate cladding to cheeks of dormer
- 05 Existing precarious masonry river wall of the servants' cottage to be rebuilt with salvaged brickwork. Wall rebuilt with matching brick bonding and lime mortar joints. New window openings with brick headers fitted with new steel frame black-coloured, thermally broken, double-glazed Crittal style windows
- 06 Existing precarious masonry river boundary wall to historic service yard to be rebuilt using salvaged brickwork. Wall rebuilt with matching brick bonding and lime mortar joints. New window openings with brick headers fitted with new steel frame black-coloured, thermally broken, double-glazed Crittal style windows
- 07 Degraded lead flashing on cornice ledge and upon parapet to be replaced
- 08 New lightweight self supporting roof structure. Roof to be covered in welsch grey slates with west facing clerestory windows
- 09 Existing non-historical metal casement window to be replaced with a new thermally broken double-glazed, crittal style, black-coloured steel windows
- 10 New openable dark grey conservation rooflights to provide natural light and ventilation
- 11 New brick parapet to match existing brickwork and bond with stone coping to gable end of stable block
- 13 New rainwater outlets with salvaged Georgian hoppers and cast iron down pipes to improve rain water drainage from the principal roof as recommended by Hutton and Rostron
- 14 Mortar joints repaired and exposed brick work finished with lime paint
- 15 Historic blocked window to be reopened and fitted with a new timber sash to match existing design and detailing
- 16 All unsympathetic later addition roof slates to be replaced with grey welsch slates and all defective lead work to be replaced
- 17 Rebuilt precarious north chimney external stack to be rebuilt with salvaged brickwork with bonding and lime mortar joints to match existing



Planning Application	28/03/24	-
issue:	date:	revision:

Project
Grandpont House
Drawing
Proposed North Elevation - E01
Drawing No.
GH(20)A18

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1st Floor, 59 Charlotte Street
London W1T 4PE, UK
T +44 (0)20 3754 7431
M +44 (0)77 9669 4196
E info@studiostassano.com
www.studiostassano.com

