



Image 41: Proposed north river wall elevation

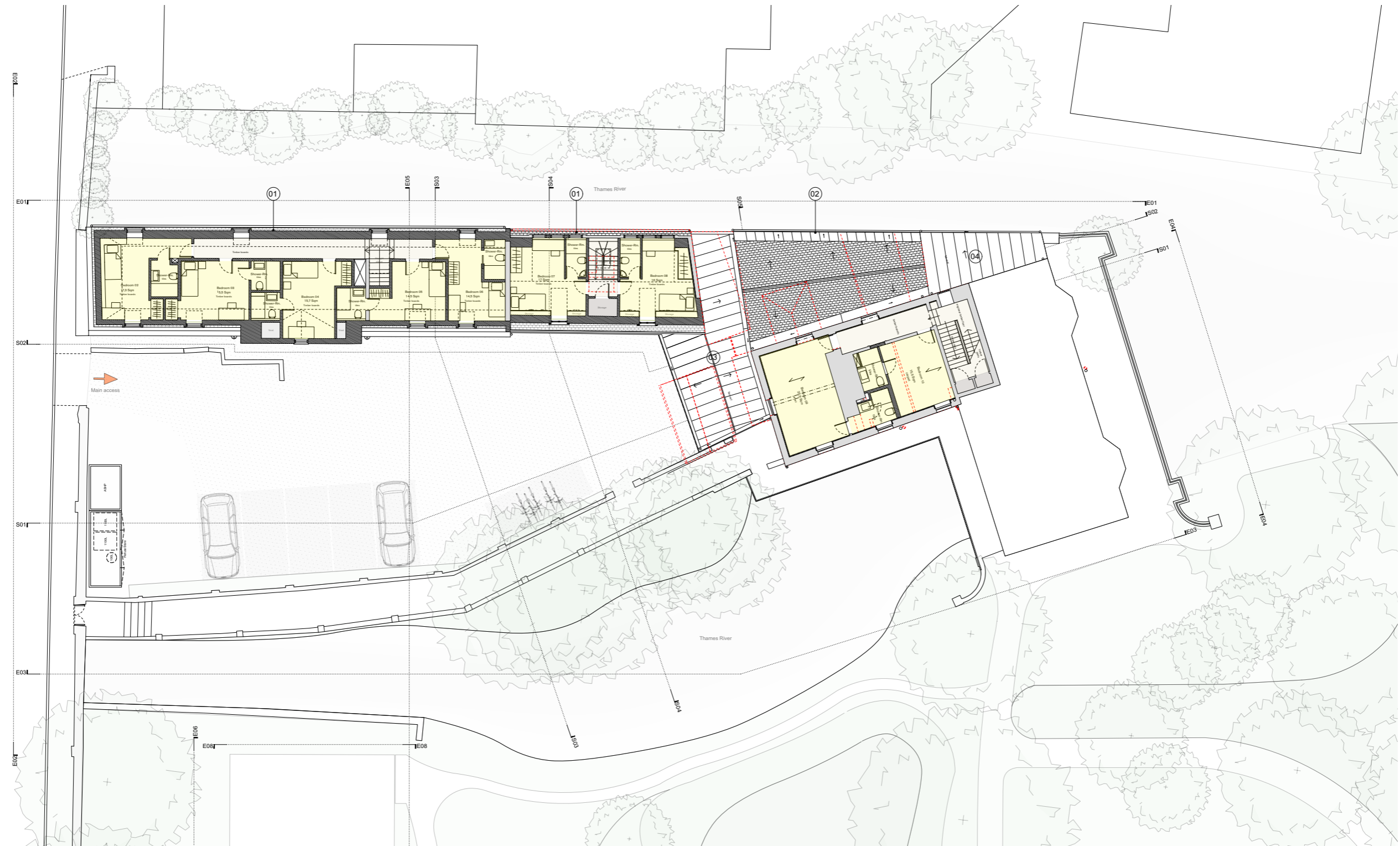


Image 42: Proposed first floor plan and brief uses

6.5 READAPTING THE STABLES BLOCK AND SERVANTS COTTAGE

The reuse and re-adaptation of the outbuildings as part of a coherent redevelopment of the site is another important aspect of the design proposal and client brief. The stable block and servant's cottage are reconciled as part of the usable ground floor of the property. This is made possible by the new link and the lowering of the stable block floor levels to be accessible from the main house. The proposed improved student accommodation and the improved facilities required by the brief are mostly located within the stable block, coach house, and ruined servant's cottage. The ground floor of the stables block and the restored servant's cottage is used to provide the common brief functions such as lecture/seminar rooms, dining room, along with an accessible study bedroom and support facilities which include the kitchen, laundry, storage, and plant space.

The remaining proposed student study bedroom accommodation is located in a new timber roof extension to the stable block and the servant's cottage. The 20th-century altered roof to the stables block is removed and replaced with a traditional slate mansard roof set behind a raised parapet wall with

a reinstated central gable. The readapted ruined servant's cottage is kept simpler and re-roofed with a traditional pitched roof with dormers, extended to cover the area of the new link corridor. The new roof volume is slightly lower and set back from the stable block to remain subservient.

The proposed timber mansard roof for the stable block is designed with a batten roll lead covering and lead dormer with slate-clad cheeks, fitted with 3 over 6 panelled timber sash windows with simple surrounds and cornice detail. The slope of the mansard roof is set at 70 degrees and reduced to 50 degrees towards the west facade facing Abingdon Road in order to reduce its bulk and impact on the character of the conservation area and the setting of Grandpont House. To express a varied roof treatment and difference in building typology, the servant's cottage uses pediment dormers and panelled timber casement windows. Larger lead-covered shed dormers with 3-bay timber sash windows and slate cheeks are placed on the northern portion of the roof to provide the required usable accommodation and limit the impact on the entrance yard and setting of the listed building.



Image 43: Proposed section and elevation of stable block and servants' cottage