

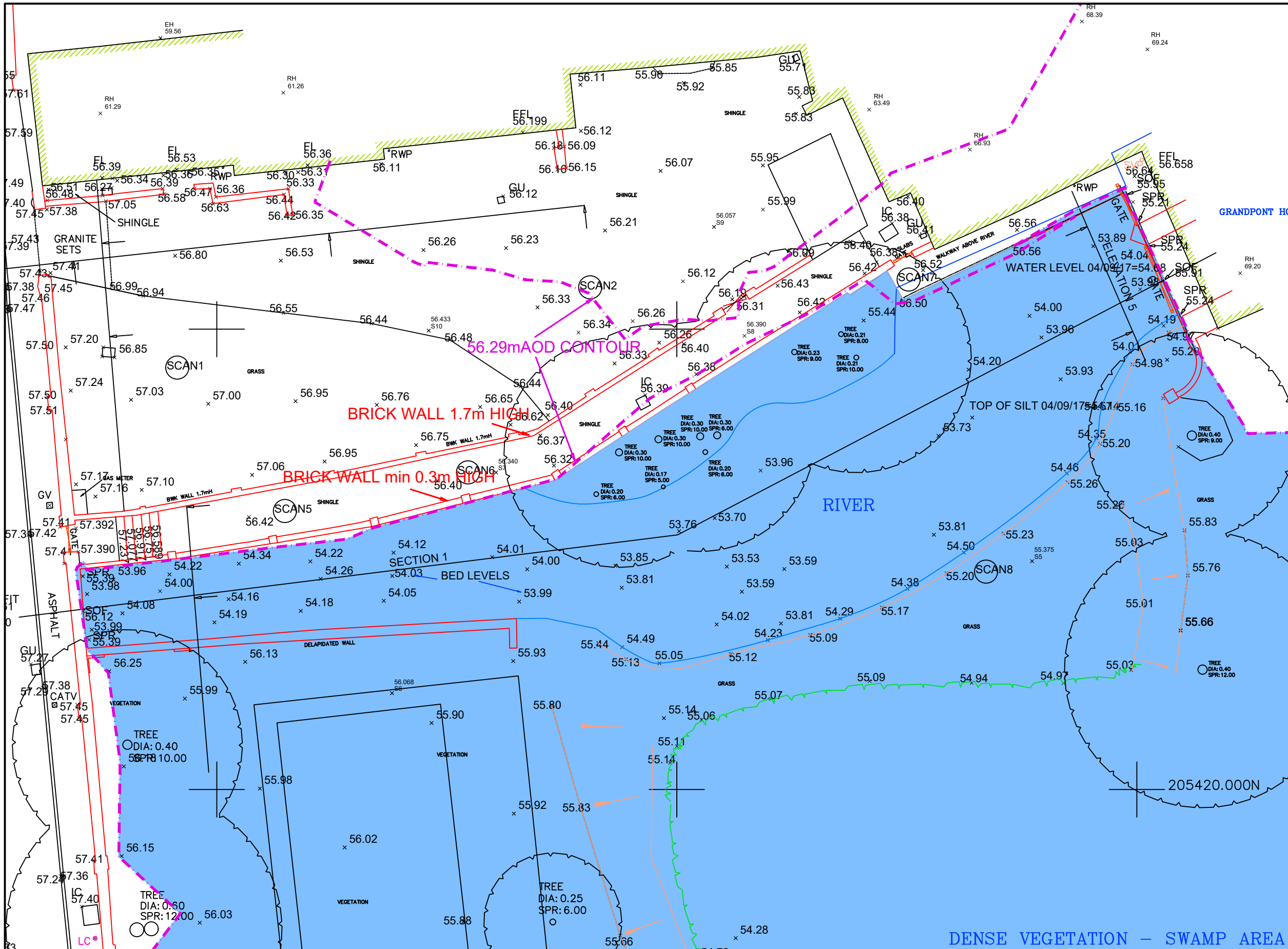
## APPENDIX A: DRAWINGS

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The following drawings are referenced within the body of this report:

- OGL\_17043\_Topo\_Rev01
- 00\_Existing Plans v2017, GH(00)A01, Studio Stassano
- GH(20)A01 Site Location Plan, Studio Stassano
- GH(20)A13-Proposed Plan Boat House, Studio Stassano
- GH(20)A17-Proposed Boat House Section 06, Studio Stassano
- 23120-SWD-DP-01-P01 Drainage Strategy

These are included within this Appendix in the order they are referenced.



**NOTES**

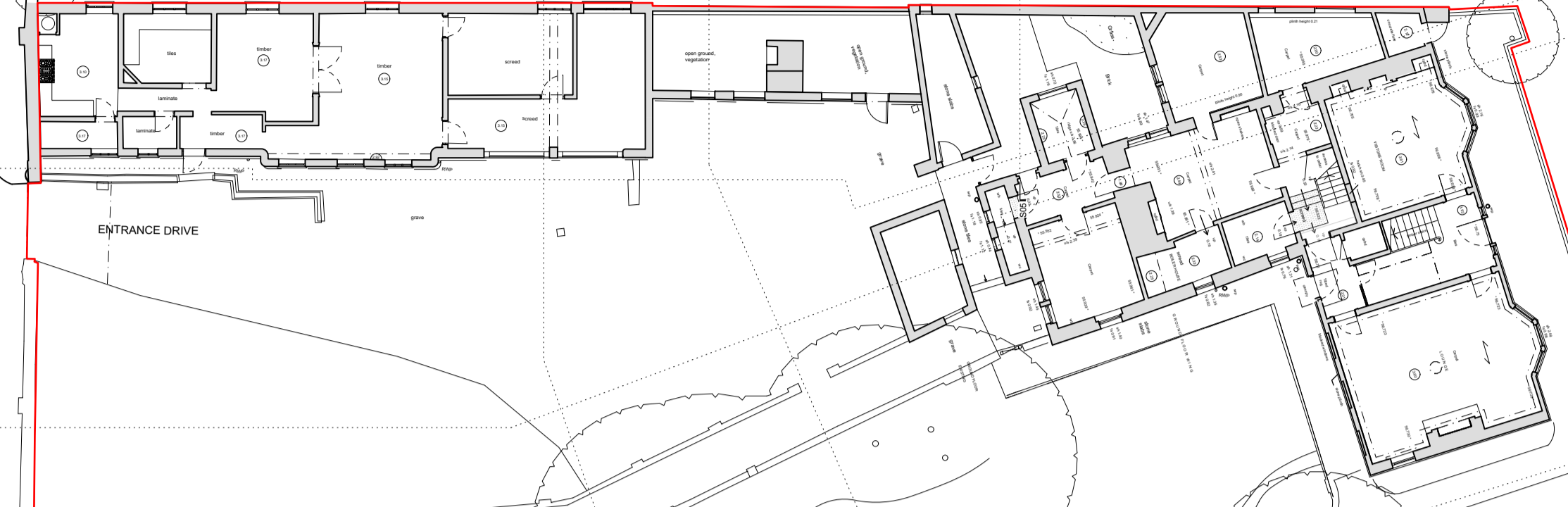
- 1. Dimensions in metres and levels in m AOD unless otherwise stated. Do not scale.

REV	DATE	AMENDMENTS	DR	AP

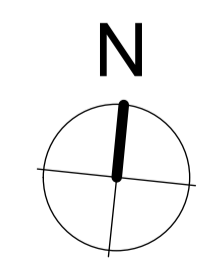
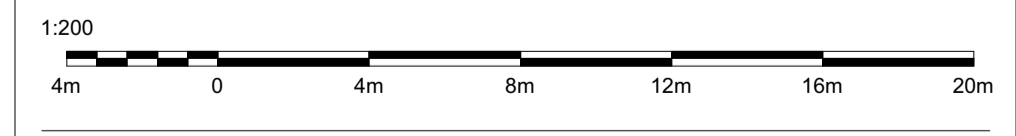
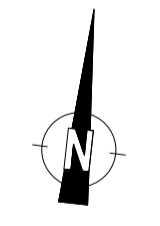
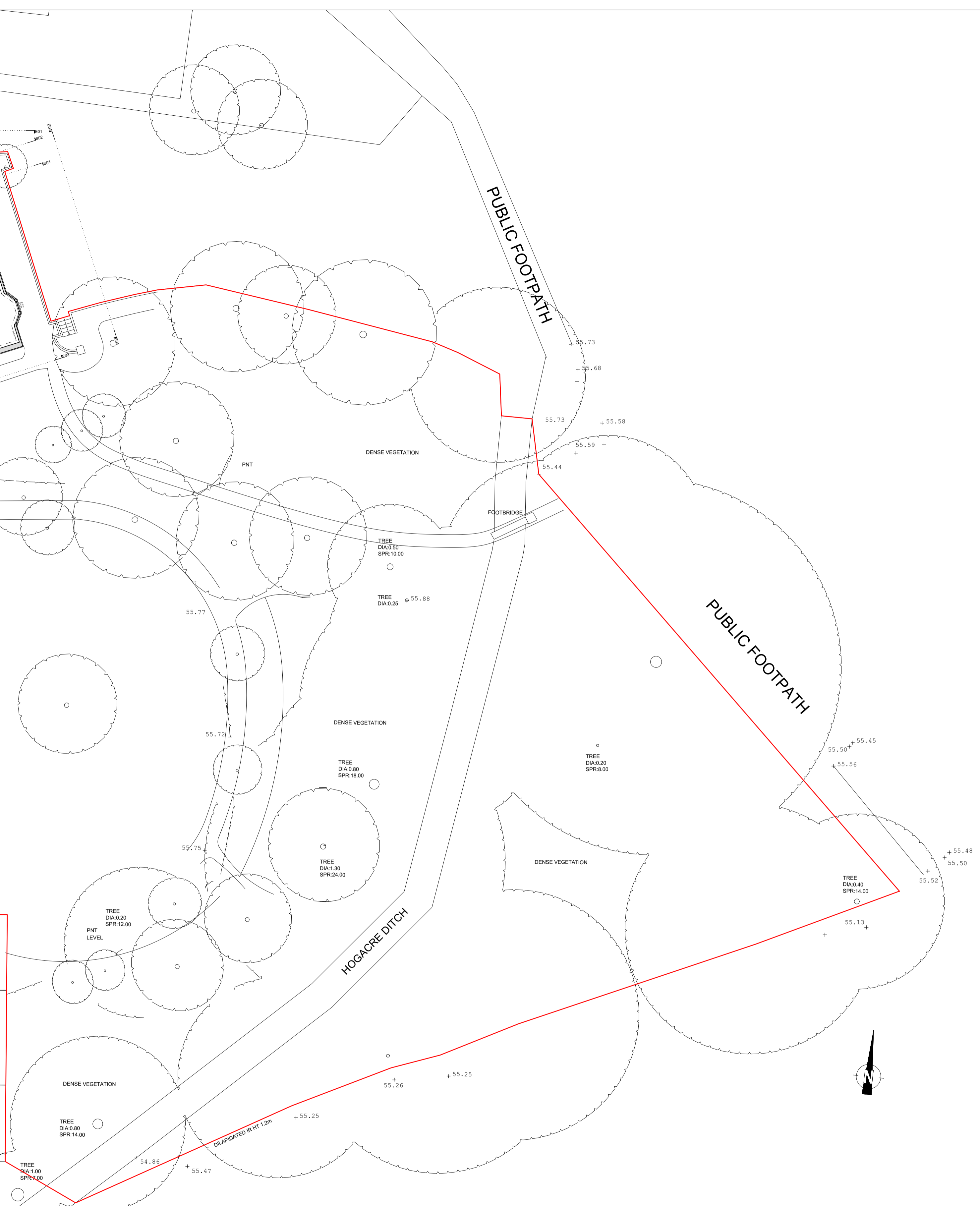
CLIENT: ###	SCALE @A3:	DATE:
PROJECT: ###	DRAWN:	CHECKED:
DRAWING: ###	APPROVED:	
	DRAWING NO: ###-###	REVISION: ###


Abingdon Road

Abingdon Road



HOLY ROOD CHURCH



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

Project  
**Grandpont House**  
 Drawing  
**Existing Site plan**  
 Drawing No.  
**GH(00)A01**

Job No. GH Date 12.22 Scale 1:200@A1

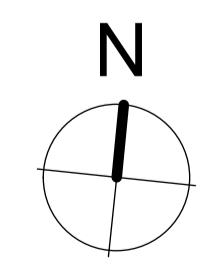
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HOLY ROOD CHURCH

- KEY:**
- 01 Historic open carriage entrance to be retained.
  - 02 Existing stone boundary wall
  - 03 Historic pedestrian access doorway to be retained
  - 04 Existing pedestrian gate to public footpath to be restored
  - 05 Existing metal railing along the garden boundary wall to be repaired
  - 06 Existing landscape to provide flood alleviation relief to be restored and made more accessible from the gardens
  - 07 Restoration and extension of the existing path network which links back to the listed Grandpont House
  - 08 Existing crossings over the existing stream to be retained and improved
  - 09 New boathouse built on a raised floor structure above ground, supported by helical piles
  - 10 New below ground waste connection to Abingdon Road outside of tree root protection area
  - 11 New air source heat pumps underground pipe connection to Stables Block

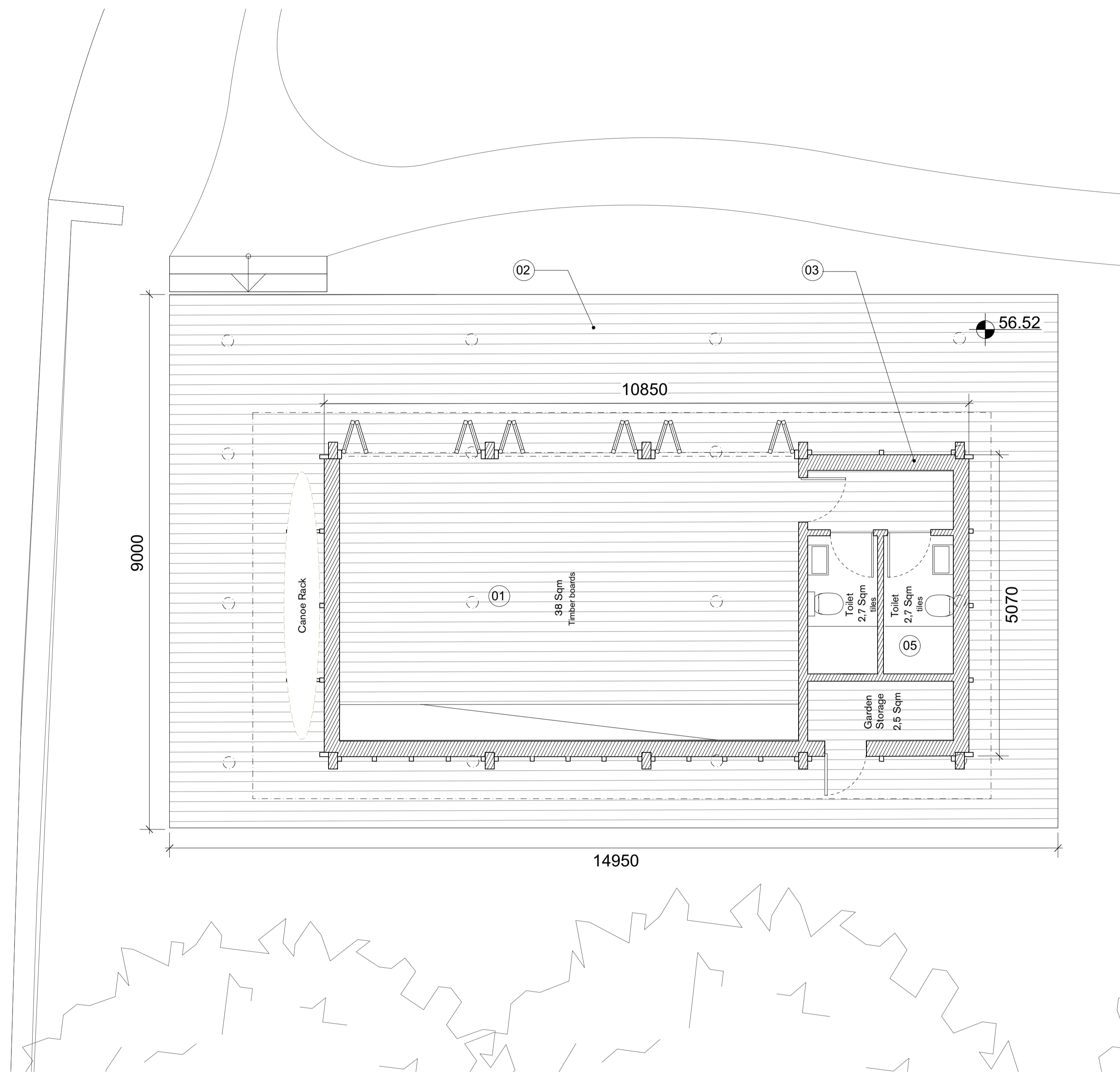


Planning Application	28/03/24	-
issue:	date:	revision:

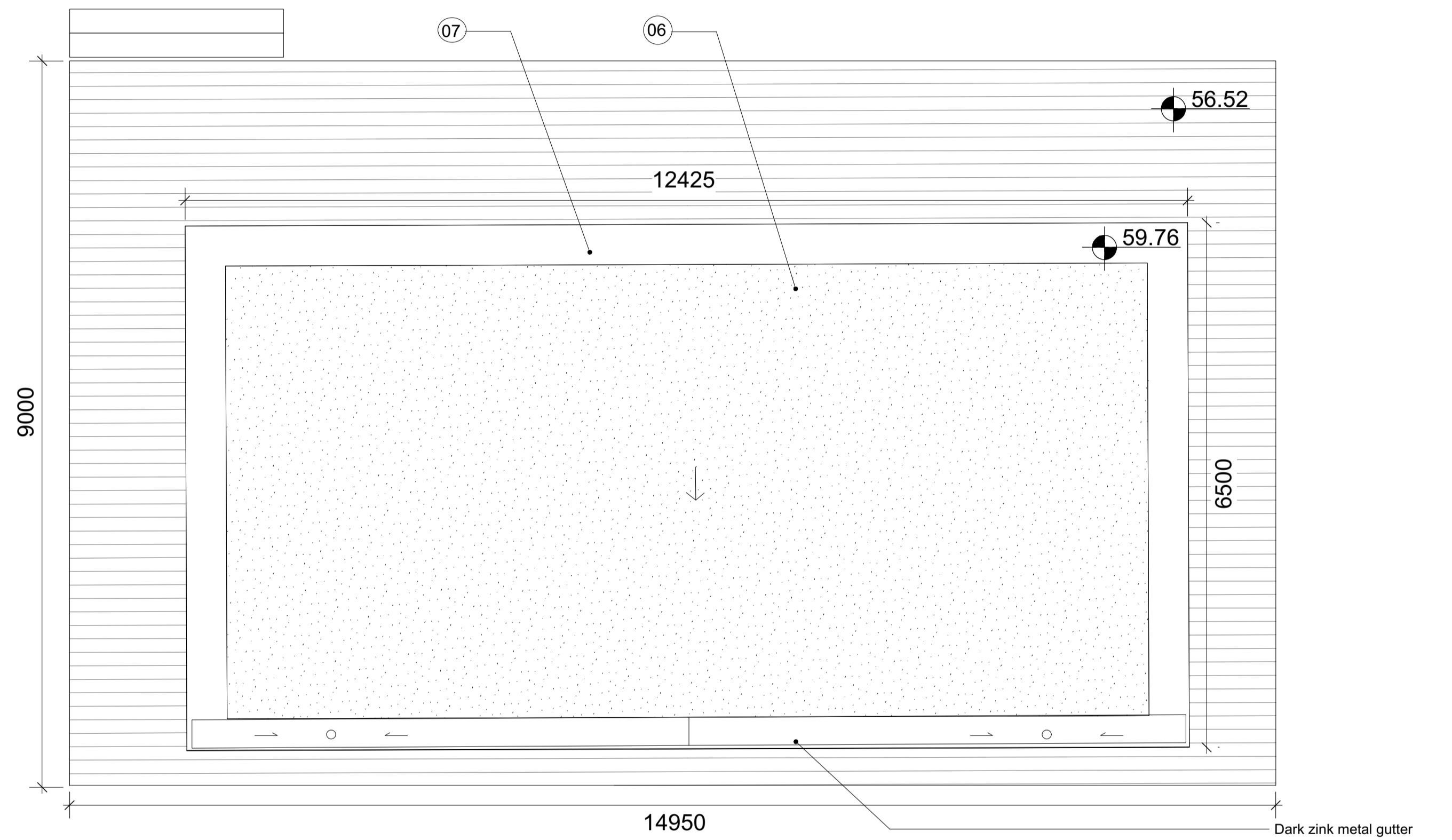
Project  
**Grandpont House**  
 Drawing  
**Proposed Site Location plan**  
 Drawing No.  
**GH(20)A01**  
 Job No. GH Date 12.22 Scale 1:200@A1 - 1:400@A3

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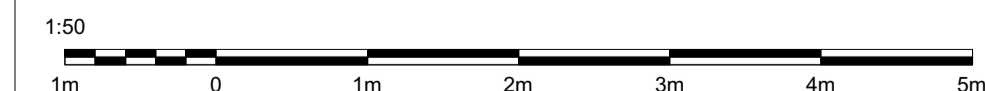
Proposed plan - Boat House  
1:50 @A1



Proposed roof plan - Boat House  
1:50 @A1

KEY:

- 01 New Timber Boat house to be built using prefabricated components over a raised floor slab bearing on light weight screw pile foundations. Design and construction methodology to minimise any impact to the gardens, tree roots, archeology and flood attenuation of the site.
- 02 External raised timber decking to full perimeter of boat house to be continuous with the internal timber floors and with stepped access to gardens
- 03 Folding / sliding double glazed timber framed doors
- 04 Hard wood cross laminated timber structure with insulated hardwood timber cladding with vertical timber batten joints
- 05 Boat house to be served with WC facilities with new waste connection to Abingdon Road
- 06 Biodiverse green roof with single fall to gutter. Rain water to be collected via 2 no. downpipes and dispated into the garden soil via a perforated drainage pipe
- 07 Dark zink perimeter parapet and gutter



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

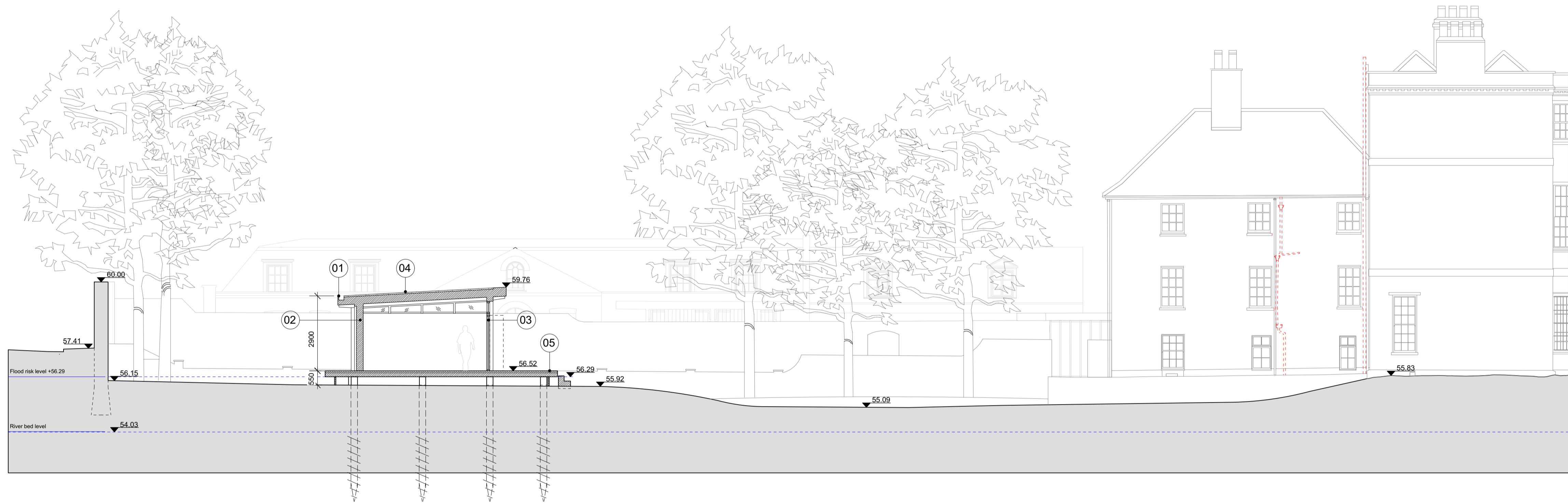
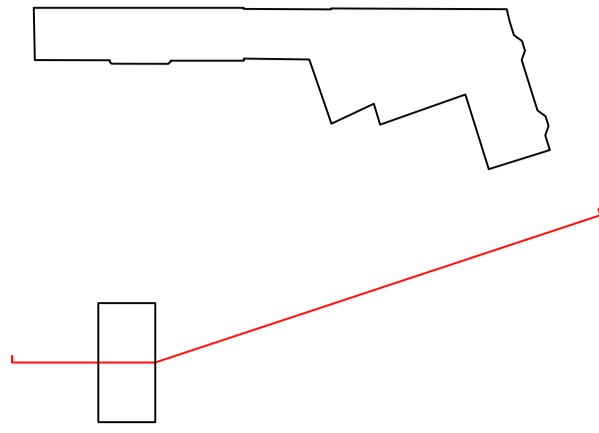
Project  
**Grandpont House**

Drawing  
**Proposed Boat House Plan**

Drawing No.  
**GH(20)A13**

Job No. GH      Date 02.24      Scale 1:50@A1 - 1:100@A3

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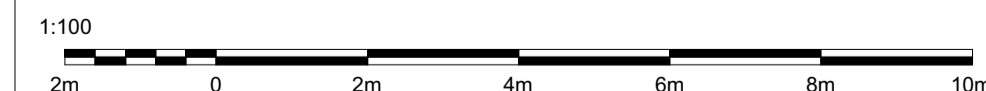
Proposed Section S06  
1:100 @A1

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 Dark zinc perimeter fascia and box gutter
- 02 Hard wood cross laminated timber structure with insulated hardwood timber cladding with vertical timber batten joints
- 03 Folding / sliding double glazed timber framed doors
- 04 Biodiverse green roof with single fall to gutter. Rain water to be collected via 2 no. downpipes and dispated into the garden soil via a perforated drainage pipe. Roof structure in pre-fabricated solid cross laminated timber to facilitate construction methodology and reduce impact to gardens
- 05 Raised pre-fabricated concrete slab supported on screw pile foundation. Floor insulated and covered in timber decking to full perimeter of boat house with stepped access to gardens. Underside of floor structure to sit above flood risk level



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

Project  
**Grandpont House**  
Drawing  
**Proposed Boat House Section 06**  
Drawing No.  
**GH(20)A17**

Job No. GH Date 07.23 Scale 1:100@A1


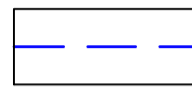

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**NOTES**

1. Dimensions in metres and levels in m AOD unless otherwise stated. Do not scale.
2. For planning purposes only. Subject to detailed design.
3. To be read in conjunction with FRA and SuDS Strategy by Water Environment Ltd, ref: 231120-FRA-RP-01.
4. Based on Proposed Site Location Plan by Studio Stassano (ref: GH(20)A01) and Tree Protection Plan by Barrell Tree consultancy (ref: 17115-5).

**LEGEND**

-  Green roof
-  Proposed private surface water sewer
-  Proposed foul water sewer



N

REV	DATE	AMENDMENTS	DRAW	APPR
01	21/03/2024		CG	GL

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CLIENT: Netherhall Educational Association

PROJECT: Grandpont House, Oxford

DRAWING: SuDS Strategy Proposed

DRAWING NUMBER: 23120-SWD-DP-01	REVISION: P01
SCALE @A1: 1:200	DATE: 21/03/2024
DRAWN BY: CG	CHECKED BY: GL
APPROVED BY: GL	