

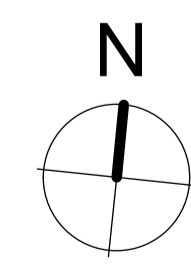
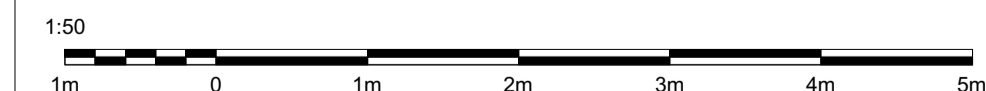
Proposed Ground floor plan Service Wing
1:50 @A1

NOTES:

- A. All historic fabric and features to be retained and reinstated except where otherwise noted
- B. All existing non-original windows to be replaced to be more in keeping with the character and the period of the property. New windows with improved thermal value
- C. Existing services to be stripped out and re-serviced discretely and sympathetically throughout
- D. All modern style radiators to be removed and replaced with UFH within the new floor build-up
- E. Existing floor finish level to Stable and Carriage house to be lowered by 200mm to be closer to Servant's cottage and Main house FFL. New level to provide accessibility throughout the service wing at Ground floor level.
- F. Existing floor finish level to Servant's Cottage to be retained as existing

KEY:

- 01 Historic plan layout of stables to be reinstated by removing later addition timber stud partitions and used as a multifunctional room for dining and lectures
- 02 Western end of stables to be reconfigured to provide adequate support functions for kitchen and plant room. New plant room MVHR air intake to adapt existing ventilation grille opening to South facade and new opening formed to north facade for exhaust
- 03 Single masonry perimeter wall to be internally lined with insulated plasterboard with ventilated gap and finished with plaster skim
- 04 Latter addition PVC windows to be removed and window openings to be lowered and fitted with new heritage double glazed metal panelled windows
- 05 Unstable / damaged north river wall to service yard and ruined servants cottage to be rebuilt using reclaimed bricks
- 06 New doorway opening formed to the masonry wall of the carriage house to create a connection to the new link corridor and entrance building
- 07 Later addition cement blockwork wall to carriage house to be removed to form new DDA bedroom accommodation, wc, store and staircase to access the new mezzanine level
- 08 Ruined Servants Cottage to be readapted for use as seminar space, stair to new mezzanine level, accessible toilet and plant area. 3 no. Historic blocked arched doorways to be reopened for reuse
- 09 New timber framed glazed infill between the Stables/Carriage block and the West wing of the principal house. Glazed infill to read as subservient transparent addition, maintaining the reading of the historic buildings behind
- 10 New heritage double glazed metal panelled windows



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

Project
Grandpont House

Drawing
Proposed Ground Floor Plan - Service wing

Drawing No.
GH(20)A10

Job No. GH Date 12.22 Scale 1:50@A1 - 1:100@A3

1st Floor, 59 Charlotte Street
London W1T 4PE, UK
T +44 (0)20 3754 7431
M +44 (0)77 9069 4196
E info@studiostassano.com
www.studiostassano.com

**studio
stassano**