

Proposed Section S02
1:100 @A1

Proposed Servants' Cottage Elevation
1:100 @A1

Proposed Section S05
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:

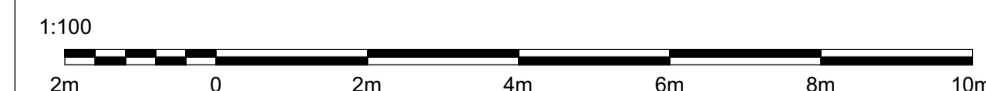
- 01 Historic Stables and Carriage House to be refurbished and later addition slate roof to be replaced. New insulated mansard slate roof with raised ridge height by 500mm, to allow forming Student accommodation at the mezzanine level.
- 02 Reinstated historical pediment with central arched timber sash window and brickwork to match existing.
- 03 Existing timber Carriage door to be altered to four panels to allow stacked opening to sides with fixed metal frame glazing behind.
- 04 Ruined Servants' Cottage to be re-roofed with a new insulated slate pitched roof to allow forming Student accommodation at the mezzanine level.

- 05 New timber frame glazed link-corridor between the principle house and the Stables block. Clear glazing to allow the reading of the historic Servants' cottage masonry wall behind with reinstated original arched door's openings.
- 06 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 floating ground floor slab bearing on screw pile foundations.

- 07 New accessible link / entrance building with dark grey zinc flat roof.
- 08 New brick parapet to match existing brickwork and bond with stone coping to gable end of stable block.
- 09 New stone coping over the existing masonry wall raised by two brick courses to form concealed box gutter behind. Brick reclaimed.
- 10 New batten roll lead dormer. New dormer to be fitted with a double glazed 3 over 6 panel timber sash window, timber surrounds and slate cladding to cheeks of dormer.
- 11 New batten roll lead dormers to be fitted with double glazed timber casement windows and finished with slate cladding to cheeks of dormers.

- 12 Historic Servants' cottage masonry wall with 3 No. reinstated original arched door's openings. Doors to rooms in solid timber.
- 13 Lightweight self supporting roof structure to new Oratory infill. Roof to be covered in slates with west facing clerestory windows.
- 14 Existing louvered opening to be enlarged for MVHR air intake.
- 15 Existing window to be reopened and sill lowered to provide new doorway into accessible toilet.

- 16 Later addition raised floor and block work wall to be removed and area to be reinstated to its original level as part of the original butlers's room. Later addition glass panelled timber door to be removed and opening reduced to provide high level top hung timber window.



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

Project
Grandpont House
Drawing
Proposed Section S02
Drawing No.
GH(20)A15

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