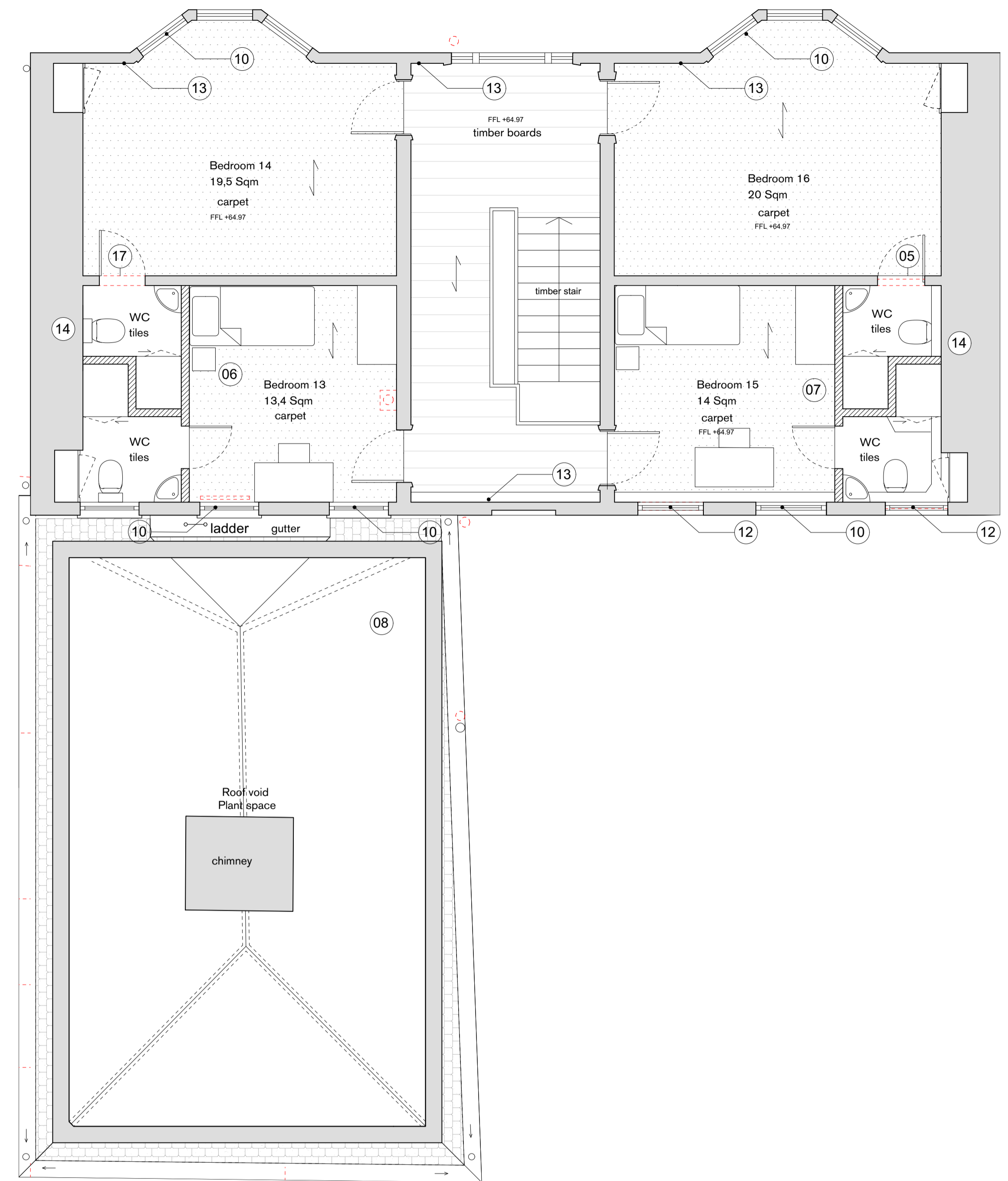


Proposed First floor plan - Main House
1:50 @A1



Proposed Second floor plan - Main House
1:50 @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 Georgian panelled door and architrave to be retained and blocked shut
- 02 Later addition shower rooms and partitions to be removed and new bedroom reinstated with 2 no. ensuite shower rooms adjacent to chimney breast
- 03 Historic 18th century panelled door and architrave to be retained and slightly offset from the wall to allow for insulation
- 04 Principal room to be restored to its original character with fitted stand-alone bookcase furniture elements. Later addition altar and associated wall features to be removed. Existing blocked fireplace to be reinstated with new mantel to be in keeping with the age and character of the property.
- 05 Historic blocked door opening to be reinstated as Jib door to provide access to ensuite shower room
- 06 Rear room to be divided in line with existing windows to provide two new shower rooms. Waste connections to be routed to the existing svp stack in the rear wing
- 07 Rear room volume to be subdivided to provide 2 no. new ensuite to the bedrooms; lightweight timber framed partition to be timber paneled with clear frameless glazed strip at junction to ceiling to maintain the reading of the assumed original room layout. WC waste to be routed above joist and connected to the existing SVP in the rear wing
- 08 Existing West wing roof void to be used as plant room for services - new heat recovery unit and associated equipment
- 09 Existing later addition WC window to be blocked and infilled with new brickwork and render to match existing adjacent
- 10 Existing windows to be overhauled, repaired, drought proofed and fitted with conservation style metal secondary glazing
- 11 Masonry walls to be internally insulated. Existing internal lime render to be maintained and inner face of wall to be fitted with insulated plasterboard with ventilation gap behind and finished with natural lime skim. Total additional thickness approx. 50 mm to reduce risk of interstitial condensation and minimize impact to the historic room volumes and decorative features. Where present cornices, picture rails, dado rails and window architraves to be carefully removed and reinstated
- 12 Historic blocked window to be reopened and fitted with a new timber sash to match existing design and detailing
- 13 Timber frame facade to be fitted with from outside with breathable insulation within the timber frame
- 14 Existing chimney flues to be used for low-velocity air extract to reduce heat-loads and provide ventilation to from fan unit at roof void of main house
- 15 Existing chimney flues to be used for low-velocity air extract linked to heat recovery unit at the roof void level of rear wing

16 New soil vent pipe route chased through the masonry wall from the ground floor to first floor

17 New jib-door to be formed within existing timber partition

1:50

1m 0 1m 2m 3m 4m 5m

Planning Application 28/03/24 -

issue: date: revision:

Project
Grandpont House

Drawing
Proposed First / Second Plan

Drawing No.
GH(20)A08

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

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