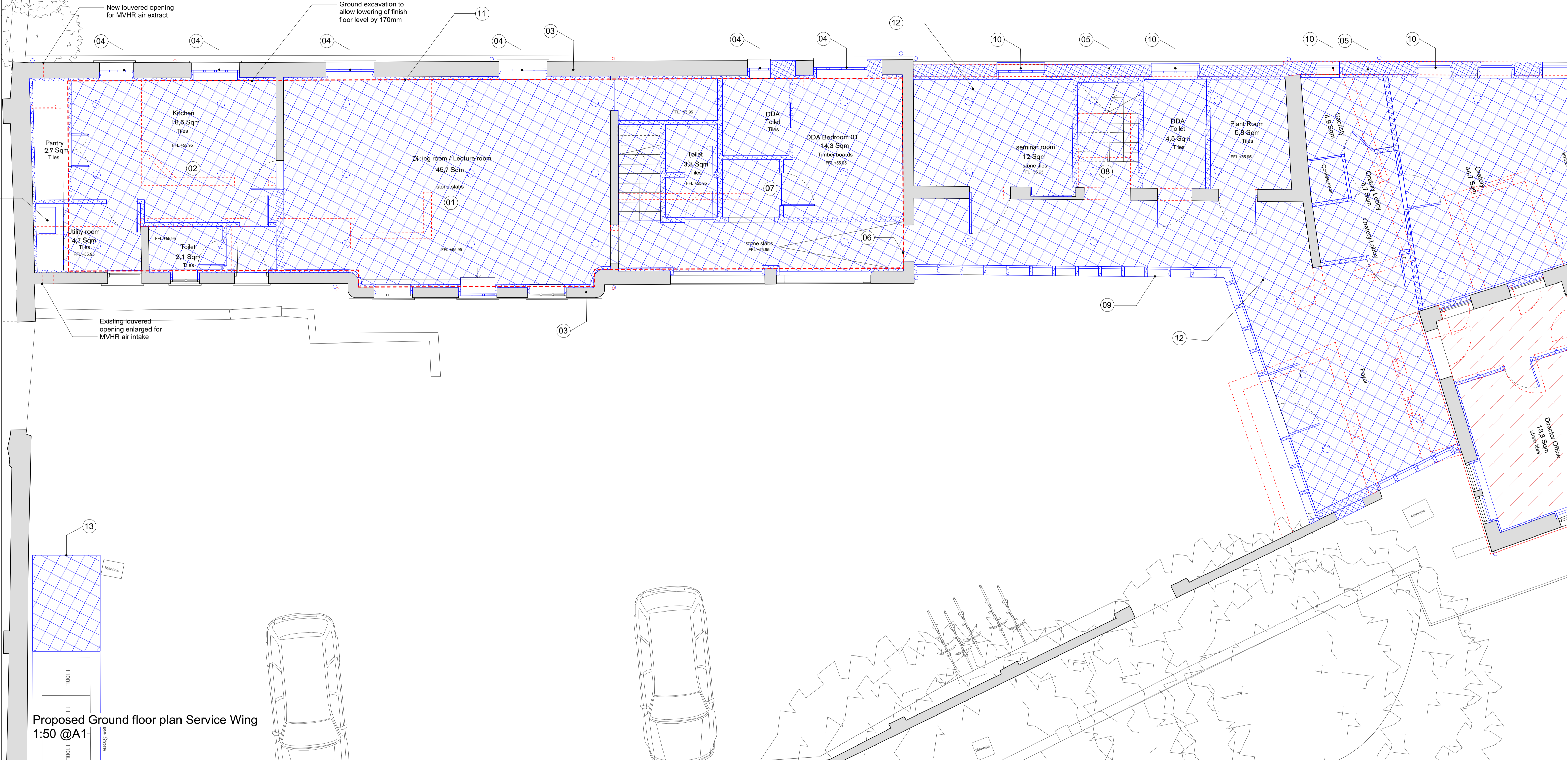


**KEY:**

- Area of ground excavation
- Area of existing cementitious screed to be removed and replaced with new insulated floor finish
- Area of non original floor tiles to be removed and replaced with new stone floor
- Area of careful removal of existing timber floor boards to allow new breathable insulation added between existing floor joists. Existing floor boards to be reinstated to original configuration
- Area of timber floor boards to be carefully removed and stored for reuse
- Existing element removed
- Existing wall plaster removed
- Existing door
- Existing window
- Existing wall/building fabric
- New partition/wall
- New element
- New door
- New window



**NOTES:**

- All historic fabric and features to be retained and reinstated except where otherwise noted
- All existing non-original windows to be replaced to be more in keeping with the character and the period of the property. New windows to more thermal efficient
- Existing services to be stripped out and re-serviced discretely and sympathetically throughout
- All modern style radiators to be removed and replaced with UFH within the new floor build-up
- Existing floor finish level to Stable and Carriage house to be lowered to match Servant's cottage and Main house FFL. New level to provide accessibility throughout the service wing at Ground floor level.
- 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
  - 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 Existing solid masonry perimeter wall to be internally lined with insulated plasterboard with ventilated gap and finished with plaster skim
  - 04 Later addition PVC windows to be removed and window openings to be lowered and fitted with new heritage double glazed metal panelled windows
  - 05 Precarious / damaged north river wall to service yard and ruined servants cottage to be rebuilt using reclaimed bricks
  - 06 New structural 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 and window openings 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 spaces and stair to new mezzanine level. Historic blocked arched doorways to be reopened
  - 09 New timber load bearing cross laminated timber framed glazed infill between the Stables/Carriage block and the West wing of the principal house.
  - 10 New heritage double glazed metal panelled windows
  - 11 Stables and Carriage house block floor excavated to allow lowering of existing floor level by 170 mm to provide improved access from the main house and servants cottage. New insulated floating ground floor slab supported on screw pile foundations - area of excavation to be set away from ancient causeway by 1 meter
  - 12 Ruined servants cottage, new entrance building and Oratory infill to maintain the existing floor level with a new insulated floating ground floor slab supported on screw pile foundations

13 New solid concrete slab set away from historic wall to provide stable support for new air source pumps

1:50

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

Planning Application 28/03/24 -

issue: date: revision:

Project  
**Grandpont House**

Drawing  
**Alteration Ground Floor Plan - Service wing**

Drawing No.  
**GH(10)A04**

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

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