Tottenham House & Estate, Savernake, Marlborough, Wiltshire, SN8 3BE

RAILINGS JUSTIFICATION STATEMENT

Pond Cottage (Building 7 on the approved Masterplan)
Non-Material Amendment & Listed Building Consent Application & Condition 33 of 18/00195/LBC

Ref: Outline Planning Permission Ref: 17/12461/OUT & PL/2021/05113 & Listed Building Consents Ref: 18/00195/LBC & PL/2021/04841

1.0 Introduction

1.1 This justification statement outlines a minor proposed amendment to the Non-Material Amendment application Ref: PL/2021/05113 and Condition 33 of Listed Building Consent application Ref: 18/00195/LBC. This document and the accompanying details are submitted on behalf of our client, Chris Rokos to provide details of revised details for the railings at Pond Cottage (Building 7 on the approved Masterplan).

1.2 It has been advised and confirmed by Wiltshire Council that these amended proposals can be dealt with via non-material amendment applications and Condition 33 of Listed Building Consent application Ref: 18/00195/LBC.

2.0 Revised Railing Proposal Justification

2.1 During the development of the refurbishment and conservation details for Pond Cottage, it was considered that the as approved and consented metal estate rails would not provide appropriate safety barriers for the height of the walls to the eastern side of the railings and would not comply with Building Regulations. Therefore, an alternative design for the proposed railings is required.

2.2 The proposed alterative railings have been designed to provide an appropriate safety barrier, whilst being of a complimentary traditional design based on an example of the late 19th Century railings found at the Tottenham House Estate.

3.0 Historic Estate Railing Precedent



Example of late 19th Century Railings –

Located Adjacent to the North Pavilion of Tottenham House

3.1 The existing late 19th Century railings are considered to be of a suitable status for Pond Cottage (Building 7 of the approved Masterplan), being more decorative than others at the estate. The existing railings include finials, gates and posts and are located adjacent to the North Pavilion. These seem to date from the 1850-1870s, i.e., as the North Pavilion was the last phase of the house construction. The existing railings are set on stone plinths, with double intermediate braces.

4.0 Compliance with Condition 33 of Listed Building Consent 18/00195/LBC

4.1 Condition 33 States:

"Key Details of New Elements:

Prior to the installation of the following new works within existing historic areas of the Main House, the Old Stables, Estate Office (existing Gardeners Cottage) and Octagon Pavilion details of the following elements shall be submitted to and approved in writing by the local planning authority:

a) proposed new staircases (Main House, the Old Stables and Estate Office)

b) proposed lobbies, dressing rooms, bathroom/wc enclosures e.g. rooms G14 Cloak Room, G34 Cloak Room, G39 Lobby, F4 Bathroom 2, F16 Her Bathroom, F37 Bathroom 3, F41 Bathroom 4/Dressing Room, F49 Bathroom 6/Dressing Room, F50-51 Bedroom6/Lobby, F57/F58 Lobby/Bedroom 7, F59 Lobby/North-East Corridor, F62 Bathroom 8/Linen Room, M3 Bedroom/En-suite and M4 Bedroom/En-suite

c) new decorative works in rooms where none previously existed e.g. profiles of new cornices and plasterwork

d) new panelling to Octagon Pavilion

e) new clock in the Old Stables

f) any attached new external lighting, including details of the proposed fittings and cabling runs

g) proposed new gates within the walled garden

h) any remodelling/restoration of roof-lanterns and lay-lights

REASON: In the interests of preserving the historic character and appearance of the listed building, detailed proposals have not yet been submitted".

Item supplied for discharge of this condition:
6150 PC 119B Proposed Retaining Wall & Railings

4.2 Parts a), b), c), d), e), f) and h) of Condition 33 are not relevant to the approval of details application for discharge of this condition. The drawing clearly indicates the design of the proposed new metal railings at Pond Cottage (Building 7 on the approved Masterplan) for discharge of part g), i.e., being considered to be the most appropriate condition to utilise for this application. The details are both traditional and functional, which are also considered to be contextually and aesthetically appropriate for this curtilage listed building.

5.0 Historic Significance

5.1 These proposed minor alterations of the currently approved railings are not considered to be detrimental to the historic significance of this curtilage listed building. The minor alterations to the approved details are a practical necessity to ensure that health and safety regulations are addressed, and the walls and railings are safe for people in this area the estate, with no adverse effects to the aesthetics of Pond Cottage (Building 7 on the approved Masterplan).

5.2 These works are believed to be appropriate for the restoration of this curtilage listed building, whilst actively bringing this building into practical use and causing little harm to the significance of this heritage asset.

6.0 Summary

6.1 It is believed that these revised details are appropriate to ensure that the building is sufficiently maintained and sympathetically upgraded to provide improved and safe functioning of Pond Cottage (Building 7 on the approved Masterplan) and to preserve the listed historic fabric of Tottenham House and estate as best as possible. The approach taken for the details is also considered to be sensitive and appropriate to the historic design and aesthetics of this building.