ADAM ARCHITECTURE

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

Partial Listed Building Condition Discharge Ref: 18/00195/LBC
Condition 10
The Old Stables - Building 2 (on the approved masterplan)

Architectural Justification Statement for Updated First Floor Proposals

Introduction

This statement and the accompanying drawings are submitted on behalf of our client, Mr Chris Rokos as part of an enquiry pack for the proposed updates to the first floor structure of Listed Building Consent Ref: 18/00195/LBC in relation to the proposals at Tottenham House Estate for the Old Stables (Building 2 on the approved masterplan).

This statement is intended to be read in conjunction with ADAM Drawing SK 0001 and Alan Baxter's revised structural information.

The documents supplied relate to Condition 10 - Method Statement for Structural Engineering Works (reference number PL/2022/01480).

Design Updates and Justification

The accompanying drawing (SK 0001) indicates the proposed internal wall build up details which have been prepared in response to an evolving client brief. The client has expressed a clear design requirement that walls should be substantial in construction, to feel and sound solid, and that the principle of batten and ply walls that would produce any hollow sounds is unsatisfactory. As part of the proposed design, many new internal partitions are required to be installed on the first floor to form new guest suites, and the opportunity it presents is to construct these walls in such a way that fulfils the client's brief.

The parameters for hanging loads from the ground floor ceiling have also progressed, and there is a requirement for the first floor structure to support additional hanging weight and provide enough flexibility for the placement of large hanging fixtures.

The reasons outlined above have resulted in a number of additional trimmer steels being required within the first floor structure (refer to Alan Baxter's drawings and information) to support the higher loads that are proposed. These trimmer steels will span between the new steel primary beams that are to be installed in the positions of the historic timber beams and the new steel shelf angles, and therefore have minimal impact on the existing historic fabric. The trimmer steels will be completely concealed within the new reinforced concrete floor slab and not visible.

As a result of the updates to the first floor structure, there will be a load increase on the existing foundations. It has been calculated that this load increase would be a figure above the 10% that was previously stated, but still within the allowable bearing pressures that have been

established through site investigation. Therefore, there will be no requirement for any further works to be carried out to the historic fabric to accommodate these increased loads.

It is believed that the proposals outlined above are appropriate to ensure that the building is appropriately upgraded and restored in such a manner that fulfils the requirements for its reuse, function and layout.