Wiltshire Council

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27 September 2023

Dear Sir/Madam

Discharge of Condition

Application No:	PL/2023/05926
Proposal:	Discharge of conditions 10 and 27 of 18/00195/LBC (below ground drainage).
Site Address	Tottenham House, Savernake, Marlborough, Wilts, SN8 3BA
On Behalf of	Mr Chris Rokos

Thank you for your recent application for the partial discharge of Conditions 10 (Structural Engineering Works) and 27 (Mechanical and Engineering) to the above consent. Condition 10 required the submission of details for structural engineering works, Condition 27 required the submission of details for the proposed mechanical and engineering services.

The overall proposals relate to details for routing of drainage runs within and outside the main house to allow for the discharge of surface and foul water. It is understood that where possible, the existing runs (from the previous combined surface/foul water system) which are largely at some depth (2-3m) beneath the lower ground floor under house, will be repaired and reused to accommodate surface water and will discharge to the existing open soakaway to the north-east of the house. New below ground foul water drainage runs will, however, be required to meet current regulations and to co-ordinate with the new floor layout and above ground runs. The latter will run to a new pump chamber in the north courtyard and then on to a sewage treatment plant (location to be confirmed) to the north of the walled garden.

The current listed building discharge of conditions application relates to the proposals where they run within the foundations beneath the footprint of the house. An accompanying planning discharge of conditions (PL/2023/5944) relates to the proposals around and outside the house.

The proposals are summarised in your covering letter ref. GAO/JOR/SAV/KAT/HDA/U0011639, dated 17th July 2023 and set out within the following documents:

Documents
• Archaeology Statement (dated 11 September 2023), prepared by BSA Heritage
• Justification Statement Version 2 (dated 12 September 2023), prepared by ADAM Architecture
• Statement to accompany proposed below ground drainage (dated 14 July 2023), prepared by Alan Baxter Associates

Existing Plans

Alan Baxter Associates
Existing GAs
• Main House Existing Drainage Zone 1 (ref. THB001-ABA-XX-XX-DR-S-3100 Rev A)
• Main House Existing Drainage Zone 2 (ref. THB001-ABA-XX-XX-DR-S-3200 Rev A)
• Main House Existing Drainage Zone 3 (ref. THB001-ABA-XX-XX-DR-S-3300 Rev A)
• Main House Existing Drainage Zone 4 (ref. THB001-ABA-XX-XX-DR-S-3400 Rev A)
• Main House Existing Structure Zone 2 Lower Ground Floor (ref. 1896/10/MH1201 Rev D)

GB Geotechnics Ltd
• Location of Subsurface Tunnels (ref. 4211-1)

Proposed Plans

Alan Baxter Associates
Proposed Details
• Main House Proposed Drainage Details Sheet 1 (ref. THB001-ABA-XX-XX-DR-S-4020 Rev E)
• Main House Proposed Drainage Details Sheet 2 (ref. THB001-ABA-XX-XX-DR-S-4021 Rev E)
Proposed GAs
• Main House Lower Ground Floor Proposed Internal Drainage Zone A (ref. THB001-ABA-XX-XX-DR-S-4A01 Rev H)
• Main House Lower Ground Floor Proposed Internal Drainage Zone B (ref. THB001-ABA-XX-XX-DR-S-4B01 Rev G)
• Main House Lower Ground Floor Proposed Internal Drainage Zone C (ref. THB001-ABA-XX-XX-DR-S-4C01 Rev H)
• Main House Lower Ground Floor Proposed Internal Drainage Zone D (ref. THB001-ABA-XX-XX-DR-S-4D01 Rev G)
• Main House Lower Ground Floor Proposed Internal Drainage Zone E (ref. THB001-ABA-XX-XX-DR-S-4E01 Rev G)
• Main House Lower Ground Floor Proposed Internal Drainage Zone F (ref. THB001-ABA-XX-XX-DR-S-4F01 Rev G)
• Main House Lower Ground Floor Proposed Internal Drainage Zone G (ref. THB001-ABA-XX-XX-DR-S-4G01 Rev H)
• Main House Lower Ground Floor Proposed Internal Drainage Zone H (ref. THB001-ABA-XX-XX-DR-S-4H01 Rev G)
• Main House Lower Ground Floor Proposed Internal Drainage Zone J (ref. THB001-ABA-XX-XX-DR-S-4J01 Rev H)
• Main House Lower Ground Floor Proposed Internal Drainage Zone K (ref. THB001-ABA-XX-XX-DR-S-4K01 Rev G)
• Main House Lower Ground Floor Proposed Internal Drainage Zone L (ref. THB001-ABA-XX-XX-DR-S-4L01 Rev G)
• Main House Lower Ground Floor Proposed Internal Drainage Zone M (ref. THB001-ABA-XX-XX-DR-S-4M01 Rev H)
• Main House Lower Ground Floor Proposed Internal Drainage Zone N (ref. THB001-ABA-XX-XX-DR-S-4N01 Rev G)
• Main House Lower Ground Floor Proposed Internal Drainage Zone X (ref. THB001-ABA-XX-XX-DR-S-4X01 Rev E)
• Main House Lower Ground Floor Proposed Internal Drainage Overall Plan (ref. THB001-ABA-XX-XX-DR-S-4-01 Rev F)
• Proposed Below Ground Drainage Overall Site Plan (ref. THB001-ABA-XX-XX-DR-S-4000 Rev D)

ADAM Architecture
• LGF Services Trench Plan (ref. 6150/690C)

Additional information was provided in the form of a Justification Statement and accompanying floor plan from Adam Architects which has provided a better indication of the impact of the proposed works on

historic sub-floor structures, quantifying the requirements for removal and explaining how works are to be carried out and the impact limited. The proposals are considered to be acceptable in providing design and structural details for new below ground drainage runs which limit any impact on the existing building as far as this is possible and which facilitate the layout and provision of facilities previously granted approval. The residual harm which will result from the need to excavate beneath the house and to disturb historic buried features is considered to be offset by the considerable public benefits which will result from the project overall. In making this decision, the commitment to recording the historic fabric removed and add this record to the Building Record being compiled under Condition 4, is noted.

The works should now be carried out in accordance with the details listed above. This letter acts as official confirmation and therefore I suggest that you attach it to the decision notice as evidence that you have complied with the requirements of the relevant condition.

Yours faithfully
Head of Development Management