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

Partial Listed Building Condition Discharge Ref: 18/00195/LBC
Conditions 6 & 20
The Old Stables - Building 2 (on the approved masterplan)

1.0 Introduction

This document and the accompanying drawings and details are submitted on behalf of our client, Chris Rokos to provide details required by condition in order to partially discharge Conditions 6 and 20 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 package seeks to describe the recording, careful lifting and archiving of all existing floor finishes, specifically historic flagstones, brick paviours and stone setts throughout the ground floor of the Old Stables.

2.0 Partial Conditions for Discharge:

This package contains information intended to facilitate the lifting and storage of existing floor finishes as shown on Drawing 6150/CE-110 to partially discharge Conditions 6 and 20 of the Listed Building Consent Ref: 18/00195/LBC.

3.0 Condition Details

3.1 Condition 6 of the Listed Building Consent Ref: 18/00195/LBC states:

"Site protection, removal of materials etc. -

Following the completion of 'set up and safety works' approved under Condition 5 for any of the individual buildings or structures referred to in 1.1 to the Listed Building Justification and Work Methodology Statement and prior to any further works for the removal of internal fittings or fixtures or external surfaces or finishes, a scheme for the protection of historic fabric (which may include but not be restricted to, plasterwork, ironwork, fireplaces, internal and external floor finishes, doors, windows, staircases, cupboards, stall partitions, wall linings and other woodwork etc.) shall be submitted to and approved in writing by the Local Planning Authority. The presumption should be for the retention and protection of such items in situ wherever possible. However, where it is essential that items are removed from the building for storage the scheme shall include a justification for removal, details of proposals for recording the original location of the items, details of proposed safe storage and a schedule and a timescale for their subsequent reinstatement. The works shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character, appearance and historic fabric of the listed building and providing a proper record of and protection for items removed."

3.2 Condition 20 of the Listed Building Consent Ref: 18/00195/LBC states:

"Floors –

Notwithstanding the general details shown within the Condition Survey and Schedule of Works Reports Vol I-V and VIII (updated) and IX the presumption should be in favour of retaining all historic floors (including floorboards and flagstones) in situ. Prior to the commencement of any works for the lifting, removal or replacement of any historic floors or floor finishes (other than where these have previously been agreed for removal as part of dry rot fabric removals or under condition 5) within any of the individual buildings or structures referred to in 1.1 to the Listed Building Justification and Work Methodology Statement, a schedule of proposals for the storage, treatment, reinstatement and making good of the floors shall be submitted to and approved in writing by the Local Planning Authority. As appropriate this shall include:

a) a methodology for the lifting, retention and storage of floorboards. Final details of the proposed areas to be lifted. Details of proposals for their reinstatement;

b) a methodology for the lifting, retention and storage of flagstones. Final details of the proposed areas to be lifted. Details of proposals for their reinstatement;

c) a detailed specification for proposed limecrete floors;

d) detailed specifications from appropriate specialist contractors for the repair and restoration of specialist floor finishes including parquet, marble, marquetry;

e) details of any proposed new or replacement floor finishes.

The works shall be carried out in accordance with the approved details.

REASON: To provide a proper record of the works carried out and in the interests of preserving the character, appearance and historic fabric of the listed building as detailed proposals have not yet been submitted."

Items provided in support of discharging the above conditions:

Methodology Statement – Lifting of Existing Floor Finishes
Methodology Statement – Removal of Concrete Floor Finishes
Drawing 6150/CE-110 Existing Ground Floor Plan – Existing Floor Finishes

4.0 Conditions Statement:

This conditions package seeks to facilitate lifting of all existing floor finishes throughout ground floor level of the Old Stables. The lifting of all existing finishes is necessary to enable the installation of suitable substrates (both limecrete and concrete

slabs), new mechanical and electrical services and drainage system and to accommodate for interior design finishes befitting the building's new multi-functional use. Although the interior details are in abeyance and will be submitted in due course for Condition 20 discharge, the intention remains for any existing floor finishes to be re-used where possible. However, the gazetteer of existing floor finishes (drawing no. 6150/CE-110) appended to this document, shows that the ground floor finishes have been subject to considerable alterations over time, and consist of different materials generally in poor condition. All removed flagstone/brick paviour/stone setts will be retained and archived for potential refitting. Floor finishes considered to be salvageable will be reused either in their original location or elsewhere in the building (subject to the final requirements for flooring), retaining evidence of the original fabric. Details of the proposed floor finishes throughout the ground floor have been approved and consented as part of Ref: PL/2021/06903 (drawing no. 6150/CE-118).

The extent of the lifting will encompass all floor finishes. For the methodology, please refer to document *Methodology Statement – Lifting of Existing Floor Finishes.*

5.0 Summary

It is believed that these condition details are appropriate to ensure that the building is sufficiently maintained and sympathetically upgraded to function appropriately and provide improved and necessary internal finishes within the Old Stables (Building 2 on the approved masterplan) and to preserve the listed historic fabric of the building as best possible. The proposed works are also considered to be sensitive and appropriate to the historic design and aesthetics of the building, whilst retaining as much of the original historic listed fabric as possible.