ADAM ARCHITECTURE

TOTTENHAM HOUSE & ESTATE
THE OLD STABLES
Wiltshire

JUSTIFICATION STATEMENT

The Old Stables (Building 2 on the approved Master Plan)
Justification Statement in regards to below ground drainage

1.0 Introduction

1.1 The Old Stables has much of the original ground floor in situ, although it is recognised and evident that this fabric is largely in a poor condition. The ground floor finishes have been subject to considerable alterations over time and consist of different materials generally in a bad state of repair. A separate condition discharge application has been submitted and is pending (ref. PL/2023/08567) to remove the ground floor finishes to enable the installation of suitable substrates, new mechanical and electrical services and drainage system. The ground floors were laid directly over the soil with little or no foundation. This poor subbase, together with the relatively high water table, has resulted in many areas where the existing floors have sunk leading to the collapse of the original drainage gullies and damage to some of the drainage pipes meaning they are no longer fit for purpose. Additionally, the floor subsided further from falling masonry and material from the collapse of the Clock Tower in December 2018 and the collapse of the first floor structure and roof throughout.

1.2 A survey of the below ground drainage was undertaken in 2020 and identified that the existing drainage runs are typically blocked or have collapsed. Images taken from the CCTV survey, shown below, illustrate the general state of disrepair, which is expected to have worsened since the survey was undertaken.













2.0 Proposals

2.1 The very poor condition of the original flooring including, the finishes, subbase and drainage system, confirms that a full restoration and replacement of these elements is required, even if the building was to be used for its original uses at ground floor level. As part of the repair and repurposing of the building to function appropriately as a modern facility fit for the 21st Century, it is essential that the below ground drainage system is fit for purpose to meet modern standards and to accord with Building Regulations. The extent of the proposed works therefore comprises of the installation of a full replacement of the below ground foul and surface water drainage system.

2.2 The routing of the proposed external surface water below ground drainage relates to the original arrangement of the rainwater disposal system and the new lead rainwater downpipes, which are to be reinstated in the exact locations of the historic downpipes. The route of the new system will navigate around the buried chambers in the Courtyards and connect into the wider site scheme within an area to the south east of the building. as shown on Alan Baxter drawing *'3021 Proposed Below Ground Drainage Plan'*. The below ground drainage proposal has been carefully designed by assessing all options and determining routes that minimise intervention to the building and cause the least harm to the historic fabric. For exact locations of the proposed below ground drainage routes please refer to ABA drawings *'3020 Proposed Below Ground Drainage Plan'* and *'3021 Proposed Below Ground Drainage Plan'*.

It should be noted that the layouts in the north range of the Old Stables are under review and therefore are currently in abeyance, pending a finalised design of a new catering kitchen facility which will be coming forwards as part of a separate NMA/LBC application in due course. In order to allow for some contingency, additional drainage infrastructure has been shown in the information contained within this submission

package to accommodate for the maximum amount of drainage points and associated runs and which are anticipated to come forward in the Old Stables as part of a 'worst case scenario'. These currently known drainage points and runs which are proposed will be built out in accordance with the submitted plans (subject to consent) and which are clearly noted on the accompanying Alan Baxter Associates plan (drawing refs. '3020 & 3021'). For the avoidance of doubt, any additional drainage points and runs that may need to be incorporated for the proposals for the catering kitchen (and other associated amendments) are technically in abeyance and are clearly noted on the accompanying Alan Baxter Associates plan (drawing ref. 3020) with a bubbled cloud around the relevant area. There is also a proposed service trench shown on drawing ref. '3020 Proposed Below Ground Drainage Plan' which is in abeyance and is shown indicatively in the area outside of the Old Stables between the Walled Garden and Garages (Building 30) which again will be submitted as part of a forthcoming application in due course. Any additional below ground drainage requirements arising from the forthcoming catering kitchen and related proposals will be submitted as part of a forthcoming amendment application (including updated layouts), once the full scope of changes has been finalised.

3.0 Impact on Existing Fabric

New foul water drainage points are required to be introduced throughout the ground floor of the Old Stables as part of the proposed scheme and to ensure the functionality of the building. The proposed drainage scheme will penetrate the floor and wall elements of the building. It is proposed to lift the existing floor finishes (subject to a separate condition discharge application ref. PL/2023/08567) to introduce new limecrete floor slabs at ground level. 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. Penetrations to allow for SVPs to drop from first floor to ground floor will be formed within the new concrete floor slab installed throughout, with no disturbance to the historic fabric. Where drainage runs will penetrate the existing walls, the openings will be kept to the smallest possible size to reduce the amount of existing material removed and the impact on the historic fabric. The above ground drainage scheme will avoid chasing any pipes into existing masonry walls and these will instead be surface mounted and accommodated within rooms.

4.0 Summary

The proposals to install a new foul and surface water drainage system are essential works to allow the Old Stables at Tottenham House and Estate to function as modern accommodation fit for 21st Century living and leisure. The proposal brings the drainage services within the Old Stables up to current and safe building regulation requirements. The works are considered crucial to ensure the sustainable longevity of the listed building as currently the below drainage system is not fit for purpose.