Wiltshire Council

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Dear Sir/Madam

Partial Discharge of Condition 10

Application No:	PL/2023/07261
Proposal:	Partial Discharge of Condition 10 of planning application18/00195/LBC (Method Statement for Structural Engineering Works) - The Old Stables.
Site Address	Tottenham House And Estate, Grand Avenue, Savernake, SN8 3BE
On Behalf of	Mr Chris Rokos

Thank you for your recent application for the partial discharge of Condition 10 (Structural Engineering Works) to the above consent. Condition 10 required the submission of details for proposed structural engineering works. The current proposals follow the grant of consent under 17/12461/OUT & 18/00195/LBC, as amended by PL/2021/07105 & PL/2021/06903 and seek consent for details relating to work to repair and convert the Stable Block to new uses.

The current works relate to proposed structural and strengthening works at first floor level of the Old Stables and following the previous partial discharge of details under Condition 10 in respect of the new roof trusses. Under the 2022 Non-Material Amendment (ref. PL/2021/07105) and Listed Building Consent (ref. PL/2021/06903) permissions it was approved to replace the deteriorated and largely collapsed timber first floor structure with a new reinforced concrete floor, supported on new steel beams that will be installed at the locations of the historic timber primary beams. Additional structural strengthening to that previously consented has now been found to be required to allow for the additional hanging weight for the placement of large hanging fixtures and finishes and for more substantial internal partitions for improved acoustic performance. Minor changes are also proposed to accommodate the design development.

The proposals are summarised in your covering letter ref. GAO/JOR/SAV/KAT/HDA/U0011639, dated 25th August 2023 and Adam Architects Architectural Justification Statement for Updated First Floor Proposals GSS/6150 – 23rd June 2023. Further details are provided in the following documents:

Adam Architects
*Internal Wall Build Ups (ref. SK-0001)
*Internal Wall Build Ups – Ground Floor Plan (ref. SK-0002)
*Internal Wall Build Ups – First Floor Plan (ref. SK-0003)

Alan Baxter Associates
Proposed Structure Drawings with Bubbled Changes

Zone 1 – First floor plan ref. THB002-ABA-XX-01-DR-S-2102 H
Zone 2 – First floor plan ref. THB002-ABA-XX-01-DR-S-2202 H
Zone 3 – First floor plan ref. THB002-ABA-XX-01-DR-S-2302 H
Zone 4 – First floor plan ref. THB002-ABA-XX-01-DR-S-2402 K
Ground Floor Plan Portal Frame – G04/G05 ref. THB002-ABA-XX-XX-DR-S-2055 Rev C
Concrete First Floor Details ref. THB002-ABA-XX-01-DR-S-2065 Rev E
Concrete First Floor Details (Sheet 2) ref. THB002-ABA-XX-01-DR-S-2066 Rev C
Concrete First Floor Details (Sheet 3) ref. THB002-ABA-XX-01-DR-S-2067

Window Concrete Beam Note 1896/10 OSB-SM-04-B dated 18/01/22
Addendum 1st Floor Notes dated 06/10/23

The proposals have been considered by Historic England's engineer and are considered to be acceptable in providing design and structural details for the additional structural strengthening required. However, it should be noted that the Adam Architects drawings marked in red* in respect of the wall build ups remain under consideration with regard to the level of breathability they will allow and are not approved via this letter. The approved works may 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