ADAM ARCHITECTURE

TOTTENHAM HOUSE & ESTATE
POND COTTAGE
Wiltshire

JUSTIFICATION STATEMENT

Pond Cottage (Building 7 on the approved Master Plan)
Justification Statement in regards to below ground drainage

1.0 Introduction

1.1 The existing below ground drainage to Pond Cottage has been partially surveyed historically and is in poor condition. The survey of the below ground drainage has identified that the existing drainage runs are typically blocked or have collapsed and were set below modern concrete at lower ground floor level.

2.0 Proposals

2.1 The very poor condition of the original drainage system confirms that a full restoration and replacement is required, even if the building was to be used for its original uses at lower 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 meets 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 new rainwater downpipes. The route of the new system will navigate as shown on Alan Baxter drawing ref. 1896/10/PC209. 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 drawing ref. 1896/10/PC209.

3.0 Impact on Existing Fabric

The majority of the below ground drainage is external. There are instances where the drain runs pass below or through the footings of Pond Cottage as shown on Alan Baxter drawing ref. 1896/10/PC251. New foul water drainage points were required to be introduced throughout the lower ground floor of Pond Cottage as part of the proposed scheme and to ensure the functionality of the building. The proposed drainage scheme penetrates the floor of the building. The new drainage runs were installed below channels cut in the lower modern ground floor concrete slab; these channels were then infilled with concrete. Floor finishes and waste pipe and services locations were approved and consented as listed under applications Ref: NMA 17/12461/OUT and 20/05075/LBC and condition discharge applications Ref: 20/10506/LBDC and 20/09532/DOC.

4.0 Summary

The proposals to install a new foul and surface water drainage system are essential works to allow the Pond Cottage 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 Pond Cottage up to current and safe building regulation requirements. The works are considered crucial to ensure the sustainable longevity of this curtilage listed building as currently the below drainage system is not fit for purpose.