Wiltshire Council

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12 December 2023

Dear Sir/Madam

Partial Discharge of Condition

Application No:	PL/2023/08893
Proposal:	Discharge of conditions Condition 6 – Site Protection, Removal of Materials etc, Condition 10 - Method Statement for Structural Engineering Works, Condition 12 – Conservatory and Winter Garden / Team Room, Condition 18 – Cast iron rain-works goods, Condition 28 – Ventilation and insulation / thermal upgrading, Condition 29 – Proposed New Works, Condition 33 – Key Details of New Elements, on planning application 18/00195/LBC.
Site Address	Tottenham House And Estate, Grand Avenue, Savernake, Malborough, Wiltshire, SN8 3BE
On Behalf of	Mr Chris Rokos

Thank you for your recent application for the partial discharge of the following conditions to the above approval in relation to works to the Summer Room (G74), Conservatory (G75) and Winter Garden (G76): Condition 6 (Site Protection, Removal of Materials etc), Condition 10 (Method Statement for Structural Engineering Works), Condition 12 (Conservatory and Winter Garden/Tearoom), Condition 18 (Cast Iron Rain-Works Goods), Condition 28 (Ventilation and Insulation /Thermal Upgrading), Condition 29 (Proposed New Works – respect of details of a)materials and d)rainwater goods) and Condition 33 (Key Details of New Elements – in respect of a)the new staircases).

The proposals set out details for the repair and reinstatement of the conservatory and winter garden, the iron framed structural elements of which are currently dismantled for off-site repair. Details are included for strengthening the conservatory roof via steel ties and the introduction of roof ventilation, changes to the design of rainwater disposal to protect the structure from future decay, changes to the layout of the beds and substructure etc. to accommodate the approved staircases and restoration of the trench heating system. Details are also included the Summer Room (G74), Conservatory (G75) and Winter Garden (G76) in relation to the installation and design of the approved stair cases and for the installation of new stone steps around the exterior of the buildings.

The details are summarised in your covering letter ref. GAO/JOR/SAV/KAT/HDA/U0011639, dated 11th October 2023 and the Adam Architects Condition Statement reference GSS/6150 3rd July 2023 and within the following documents:

Matthew Wigan Associates
Design and Planning Statement Rev 05 (dated July 2023) ref. 2202-MWA-00-XX-RP-L-2000 Rev 5 July 2023

Alan Baxter Associates
Structural Method Statement (dated 18 September 2023), prepared by Alan Baxter Associates
THB001-ABA-XX-00-DR-S-2L02 Proposed Structure Ground Floor Zone L Rev E
THB001-ABA-XX-00-DR-S-2M02 Proposed Structure Ground Floor Zone M Rev F
THB001-ABA-XX-00-DR-S-2N02 Proposed Structure Ground Floor Zone N Rev C
THB001-ABA-XX-LG-DR-S-2L01 Proposed Structure Lower Ground Floor Zone L Rev G
THB001-ABA-XX-LG-DR-S-2M01 Proposed Structure Lower Ground Floor Zone M Rev C
THB001-ABA-XX-LG-DR-S-2N01 Proposed Structure Lower Ground Floor Zone N Rev C
THB001-ABA-XX-B1-SK-S-2083 Main House Lower Ground Details Sheet 2 Rev C
THB001-ABA-XX-B1-SK-S-2086 Main House Lower Ground Details Sheet 5 Rev A
Conservatory Ties Sketch (dated 25 August 2023)

Vector Design
THB001-VEC-XX-00-SK-M-610 Winter Garden (G76) Heating Zone L Rev P7
THB001-VEC-XX-ZZ-SK-M-0014 Conservatory Heating Zone M&N Lower Ground & Ground Floor Rev P5

ADAM Architecture
Tottenham House National Building Specification (dated 4 July 2023); Materials (accepted in principle - samples required)*
Conservatory Stairs - South Pavilion Basement - Plans & Sections (ref. 6150_632A)
Conservatory Stairs - South Pavilion Basement - Details 01 (ref.6150_ 633 A)
Conservatory Stairs - South Pavilion Basement - Details 02 (ref. 6150_634A)
Conservatory Basement Stairs – Plunge Pool - Plans & Sections (ref. 6150_635A)
Conservatory Basement Stairs – Plunge Pool – Details (ref. 6150_636A)
External South Pavilion Basement Stairs - Plans & Sections (ref. 6150_637A)
External South Pavilion Basement Stairs - Details 01 (ref. 6150_638A)
External South Pavilion Basement Stairs - Details 02 (ref. 6150_ 639A)
New Winter Garden Rainwater Pipes (ref. 6150_665 no Rev)
Main House Conservatory & Winter Garden Roof - Existing Rainwater Flow Diagram (ref. 6150_ 666 no Rev)
Main House Conservatory & Winter Garden Roof - Proposed Rainwater Flow Diagram (ref. 6150_667 no Rev)
Conservatory Roof Vent Proposals (ref. 6150_SK107)
Enabling and Structural Alterations Ground Floor Plan 1:50 Zone L (ref. 6150_617F
Enabling and Structural Alterations Ground Floor Plan 1:50 Zone M (ref. 6150_618G
Enabling and Structural Alterations Ground Floor Plan 1:50 Zone N (ref. 6150_619F)
Conservatory & Winter Garden Services Trenches Section A-A (ref. 6150_711A)
Conservatory & Winter Garden Services Trenches Sections B-B & C-C (ref. 6150_712A)
BWIC MEP Ground Floor Plan 1:50 Zone L (ref. 6150_775B)
BWIC MEP Ground Floor Plan 1:50 Zone M (ref. 6150_776B
BWIC MEP Ground Floor Plan 1:50 Zone N (ref.6150_777B)

n.b. the details indicated on the submitted plans are only approved in so far as the relate to works within and relating to the Summer Room (G74), Conservatory (G75) and Winter Garden (G76). Where works in adjacent rooms are also included on the plans these are NOT APPROVED under the current submission.

n.b. *samples of the stone proposed for steps, treads and paving (internal and external) are required for inspection prior to their installation as the proposed Portland and Yorkstone are not typically found in their area and their appearance needs to be assessed.

It is considered that the proposals constitute an appropriate scheme for the repair and reinstatement of the conservatory and winter garden and for the installation of the approved new staircases and steps. The historic fabric, character and appearance of the building will be preserved as required - the works are therefore considered to be acceptable and 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