ADAM ARCHITECTURE

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

Partial Listed Building Condition Discharge Ref: 18/00195/LBC
Condition 6, 10, 29 and 31 for South Lightwell Extension
Main House - Building 1 (on the approved masterplan)

1.0 This document is submitted on behalf of our client Chris Rokos to provide details on proposed South Lightwell Extension to partially discharge condition of Listed Building Consent Ref: 18/00195/LBC in relation to the proposals at Tottenham House Estate for the Main House (Building 1 on the approved masterplan).

2.0 Partial Conditions for Discharge:

a) The documents supplied relate to Condition 6 of the Listed Building Consent Ref: 18/00195/LBC.
b) The documents supplied relate to Condition 10 of the Listed Building Consent Ref: 18/00195/LBC.
c) The documents supplied relate to Condition 29 of the Listed Building Consent Ref: 18/00195/LBC.
d) The documents supplied relate to Condition 31 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 10 of the Listed Building Consent Ref: 18/00195/LBC states:

"Method statement for structural engineering works –

Following the carrying out of 'preliminary works' approved under Conditions 5-7 and prior to the commencement of the approved repair and alteration works for any of the individual buildings or structures referred to in 1.1 to the Listed Building Justification and Work Methodology Statement final details in the form of a method statement for all required structural engineering interventions (including areas of significant replacement or rebuilding, underpinning or insertion of structural steelwork and the load testing of the main staircase) shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved schedule.

REASON: To control the phasing and specification of the works and in the interests of preserving the character, appearance and historic fabric of the listed building as final details for the implementation of the proposed works have not been provided. n.b. Historic England's engineers have particular concerns that calculations be provided to show that the hangers for the proposed cantilever beams will remain in tension. There are also concerns regarding the need to avoid irreversible damage in load testing the main staircase".

3.3 Condition 29 of the Listed Building Consent Ref: 18/00195/LBC states:

"Proposed new works –

Prior to the commencement of any new construction hereby approved, including extensions and areas of reconstruction, large scale details of the following elements shall be submitted to and approved in writing by the Local Planning Authority:

a) details of all new materials;
b) large scale details of proposed eaves and verges at not less than 1:5;
c) details of proposed new external joinery details shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections at not less 18-00195-LBC - Tottenham House - Decision Notice.doc than 1:2;
d) proposed rainwater goods shall be lead or painted cast iron as appropriate;
e) details of any required flues, extract ducts, vents, grilles and meter housings.

The works shall thereafter be carried out in accordance with the approved details.
REASON: In the interests of preserving the historic character and appearance of the listed building as detailed proposals have not yet been submitted.

3.4 *Condition 31 of the Listed Building Consent Ref: 18/00195/LBC states:*

"Proposed lifts -

Prior to the commencement of any works for the installation of the proposed lifts within the Main House, final details of proposals for the lifts including their type and structural requirements for their installation, including any lift pits, shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

REASON: In the interests of preserving the historic fabric, character and appearance of the listed building as detailed proposals have not yet been submitted."

3.5 Items supplied for discharge of these condition:

ADAM Architecture:

6150_752 B South Lightwell - Lower Ground Floor Plan
6150_753 B South lightwell - Ground Floor Plan
6150_754 B South lightwell - First Floor Plan

6150_755 B South Lightwell - Sections A_A and B_B
6150_756 B South Lightwell - Sections C_C and D_D

6150_757 B Catering Lift & WC Extension Details - Sheet 1
6150_758 B Catering Lift & WC Extension Details - Sheet 2
6150_759 B Catering Lift & WC Extension Details - Sheet 3

6150_737 B South Lightwell Window Details Sheet 1
6150_738 B South Lightwell Window Details Sheet 2
6150_739 B South Lightwell Internal Door Jamb Detail
6150_740 B South Lightwell Internal Door Head Detail

Alan Baxter Ltd:

THB001-ABA-XX-LG-DR-S-2K01 Proposed Lower Ground Floor Zone K Rev K
THB001-ABA-XX-00-DR-S-2K02 Proposed Structure Ground Floor Zone K Rev J
THB001-ABA-XX-01-DR-S-2K04 Proposed First Floor Zone K Rev L
THB001-ABA-XX-XX-SK-S-2095 Proposed Riser Sections Sheet 4 Rev A

Vertica Transportation Consultants:

V62070-01 Equipment Summary Issue 01 04-08-2022

4.0 Scope of Works

4.1 This package contains information for discharging conditions 6, 10, 29 and 31 attached to Listed Building Consent Ref: 18/00195/LBC in relation to providing details of the consented works approved under Ref: PL/2021/09253 & PL/2021/09506

at the South Lightwell. The proposal sets out the details for the consented extension into the south lightwell at lower ground and ground floor levels to provide two new WCs and a catering lift.

4.2 The two new WCs are designed to fit into the surrounding neo-classical fabric and positioned on an open loggia to maintain the spacious nature of the lightwell at lower ground floor level. The parapet and window detailing in stone references the parapets to the top of the lightwell and adjacent windows. Two lightwell windows are adapted to form access doors to WCs mitigating the need for new openings and unnecessary disruption to the historic fabric.

4.3 The partition wall in between ground floor WCs will be supported on a steel beam spanning from the new structure to existing fabric and will be anchored into the existing stone façade.

4.4 The Catering Lift (*Kitchen Service Lift* in specialist reports) is housed in a vertical shaft clad with stone to match the adjacent service risers. The lift provides an essential link between the catering kitchen at lower ground floor and main dining room at ground floor. Positioning the catering lift in a new structure abutting the existing lightwell façade allows for modern services to be introduced without altering the existing fabric. Fixing points to existing fabric for stability will be kept to a minimum.

5.0 Summary

5.1 The principle of the extension to provide a catering lift and two new WCs was approved under Approval Ref: PL/2021/09253 & PL/2021/09506, the submitted material sets out the details for the proposed works. The proposals are considered to provide essential facilities appropriate for the functioning of Main House as a modern family residence. The design takes into consideration the nature and character of the surrounding fabric while ensuring minimal interaction with the existing fabric.

5.2 It is believed that the structural repair and alteration details provided in this design package are appropriate to ensure that the building is sufficiently maintained and sympathetically repaired to function appropriately as a modern family home. Thes delivery of these proposals, alongside the wider package of restorations and alterations will help to provide a sustainable future for the Main House (Building 1 on the approved masterplan) and preserve the listed historic fabric of Tottenham House as best possible.