

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

Partial Listed Building Condition Discharge

Ref: PL/2024/09243 Condition 7 – New Basement Tunnel Lobby B03

The Old Stables - Building 2 (on the approved revised masterplan)

1.0 Introduction

- 1.1 This document and the accompanying drawings and structural statement are submitted on behalf of our client, Chris Rokos, to provide details of the proposed New Basement Tunnel Lobby B03, to be introduced below Guest Hall G23. These are issued to discharge Condition 7 of Listed Building Consent Ref: PL/2024/09243 in relation to the proposals at Tottenham House Estate for the Old Stables (Building 2 on the approved revised masterplan). The introduction of the proposed New Basement Tunnel Lobby B03 was granted under Section 73 application Ref: PL/2024/09312 and Listed Building Consent Ref: PL/2024/09243 for the revised masterplan proposals.

2.0 Conditions for Discharge:

This document and the drawing and structural statement supplied relate to Condition 7 of the Listed Building Consent Ref: PL/2024/09243.

3.0 Condition Details

- 3.1 Condition 7 of the Listed Building Consent Ref: PL/2024/09243 states:

Structural Interventions –

“Full details of any additional structural engineering interventions or works in connection with the Picture Gallery (building no. 47) and Tunnels (building no. 2A) where they interface with the Main House (building no. 1), Old Stables (building no. 2) or Walled Garden Walls (including areas of significant replacement or rebuilding, underpinning or insertion of structural steelwork etc.) 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 character, appearance and historic fabric of the listed building as final details for the implementation of the proposed works have not been provided.

Items supplied for discharge of this condition:

2025-10-21 OSB - Structural Statement - Tunnel Basement
Lobby Proposals – by Alan Baxter Associates

THB002-ABA-XX-00-DR-S-2201 – by Alan Baxter Associates
THB002-ABA-XX-B1-DR-S-2200 – by Alan Baxter Associates
THB002-ABA-XX-SX-DR-S-2520 – by Alan Baxter Associates
THB002-ABA-XX-XX-DR-S-0996 – by Alan Baxter Associates
THB002-ABA-XX-XX-DR-S-2525 – by Alan Baxter Associates

Tottenham House - Stables Plan - P01 – by MacLennan
HydroSump-Pro Sump Pump drawing – by MacLennan
Sump Chamber Layout diagram – by MacLennan
Typical Section Through Base of Retaining Wall – by MacLennan

The covering statement and drawings supplied by Alan Baxter Associates provide construction and structural details and commentary for the underpinning, new floor slabs and walls, with waterproofing details by MacLennan.

Please Note – All internal fit out details and finishes, including the proposed stairs, are to be finalised, with all applicable conditions being discharged at a later date.

Please Note – The removal of the existing floor finishes from the Guest Hall G23 have been removed, as conditionally discharged Ref: PL/2023/08567.

4.0 Context

The proposed works are for the creation of a New Basement Tunnel Lobby B03 and tunnel entrance, under the existing listed fabric of the Old Stables, in a localised area under Guest Hall G23, as approved and consented under Section 73 application Ref: PL/2024/09312 and Listed Building Consent Ref: PL/2024/09243 for the revised masterplan proposals.

5.0 Supporting Statement & Works Justification

The creation of this new approved and consented basement and tunnel entrance area requires:

1. The underpinning of the existing walls to create this new space and tunnel entrance. The underpinning will be formed below the existing wall foundations. Limited existing fabric will be removed, albeit, in some cases the brick spreader footings will need to be removed.
2. The potential to remove a part of the existing foundation above the proposed opening to the tunnel from the new Tunnel Lobby B03, due to limited headroom and the requirement for services passing above the opening to and from the tunnel itself.

3. Transitional loading underpins to the surrounding walls, outside of the area below Guest Hall G23.
4. A 250mm thick concrete liner wall inside of the areas of underpinning, and concrete subfloor and intermediate floor slab.
5. A cavity drain membrane inside the concrete liner wall, and on the concrete floor slab, draining to a sump and pump. It should be noted that similar cavity drainage systems have been conditionally approved for North Pavilion of the Main House (Building 1 on the approved revised masterplan) and Pond Cottage (Building 7 on the approved revised masterplan).
6. Builders work in connection openings for building services to the Basement Tunnel Lobby B03.
7. The proposals have been devised, and the works are considered to be the minimum required in order to deliver the approved New Basement Tunnel Lobby B03 and the works are largely contained below the existing historic fabric, requiring very little removal or alteration of such fabric.
8. Thermally insulated finishes will be installed inside the wall cavity drain membrane and to the floor. A staircase will also be installed. Details will follow in due course for condition discharge as appropriate.

6.0 Historic Significance

Very little core original fabric will be removed or lost as part of these approved and consented works. All works are below ground and do not affect the visual appearance of the Old Stables (Building 2 on the approved masterplan).

7.0 Summary

It is believed that the proposed condition details are appropriate to ensure that the building is sufficiently and sympathetically restored to function as originally designed and to accommodate the approved and consented new localised Basement Tunnel Lobby B03 and tunnel entrance under this part of the Old Stables (Building 2 on the approved masterplan) and to preserve the listed historic fabric of the Old Stables as best possible. The repair, restoration, refurbishment and conversion works are also considered to be sensitive and appropriate to the historic design and aesthetics of the building, whilst retaining as much of the core original historic listed fabric as possible.