

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

Partial Listed Building Condition Discharge Ref: 18/00195/LBC

Condition 20 – Floor Finishes – Ground Floor Justification Statement

Existing & Methodology

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

1.0 Introduction

- 1.1 This document and the accompanying drawings are submitted on behalf of our client, Chris Rokos to provide details of the existing internal ground floor finishes and an overview of the proposals. These are issued in order to partially discharge Condition 20 of Listed Building Consent Ref: 18/00195/LBC in relation to the proposals at Tottenham House Estate for the Old Stables (Building 2 on the approved masterplan).
- 1.2 Proposals and details for the new floor finishes and build ups are being supplied by BLDA and form part of this condition discharge package.

2.0 Partial Condition for Discharge:

- 2.1 The material supplied relates to Condition 20 of the Listed Building Consent Ref: 18/00195/LBC.

3.0 Condition Details

- 3.1 Condition 20 of the Listed Building Consent Ref: 18/00195/LBC states:

“Floors –

Notwithstanding the general details shown within the Condition Survey and Schedule of Works Reports Vol I-V and VIII (updated) and IX the presumption should be in favour of retaining all historic floors (including floorboards and flagstones) in situ. Prior to the commencement of any works for the lifting, removal or replacement of any historic floors or floor finishes (other than where these have previously been agreed for removal as part of dry rot fabric removals or under condition 5) within any of the individual buildings or structures referred to in 1.1 to the Listed Building Justification and Work Methodology Statement, a schedule of proposals for the storage, treatment, reinstatement and making good of the floors shall be submitted to and approved in writing by the Local Planning Authority. As appropriate this shall include:

- a) a methodology for the lifting, retention and storage of floorboards. Final details of the proposed areas to be lifted. Details of proposals for their reinstatement;*
- b) a methodology for the lifting, retention and storage of flagstones. Final details of the proposed areas to be lifted. Details of proposals for their reinstatement;*

- c) *a detailed specification for proposed limecrete floors;*
- d) *detailed specifications from appropriate specialist contractors for the repair and restoration of specialist floor finishes including parquet, marble, marquetry;*
- e) *details of any proposed new or replacement floor finishes.*

The works shall be carried out in accordance with the approved details.

REASON: To provide a proper record of the works carried out and in the interests of preserving the character, appearance and historic fabric of the listed building as detailed proposals have not yet been submitted.”

3.2 Items supplied for partial discharge of this condition:

Items & Drawings Supplied by Adam Architecture & Traditional Stone Restoration Limited:

6150 Stables - Existing Floor Finishes
6150_CE-110B - Existing Ground Floor Plan – Existing Floor Finishes and Areas
6150_CE-119 - Existing Ground Floor Finishes Images
THB002-ADA-XX-ZZ-DR-A-0477 Rev. A - Ground Floor Existing Internal Floor Finishes –
THB002-ADA-XX-ZZ-DR-A-0478 Rev. C - Ground Floor Proposed Floor Finishes -
Underlay Finishes
THB002-ADA-XX-ZZ-DR-A-0479 Rev. B - Ground Floor Proposed Floor Finishes - Overlay
Finishes
THB002-ADA-XX-00-DR-A-515 - External Door Threshold
Stables Pallet Legend - By Traditional Stone Restoration Limited

Items & Drawings Supplied by BLDA:

3123-240 - Proposed Ground Floor Finishes - Non Overlay Scenario
3123-240.1 - Proposed Ground Floor Finishes - With Overlay Scenario
3123-240.2 - Ground Floor Build Ups over existing RC Slab
3123-240.3 - Ground Floor Build Ups - Typical Cross Section
3123-240.4A - Ground Floor Finishes - Typical junction of overlay finish with stone skirting
3123-240.5A - Ground Floor Finishes -Typical Detail junction Historic Timber Skirting to
overlay - Overlay in position
3123-240.6A - Ground Floor Finishes - Typical Detail Junction Historic Timber Skirting to
overlay - Overlay removed
3123-240.7 - Ground Floor Finishes - Junction with Fireplace Hearth with and without overlay
3123-240.8 - Ground Floor Finishes - Junction with External Door Threshold - Overlay Area,
with and without overlay
3123-240.9 - Ground Floor Build Ups - Internal Thresholds - Overlay Junctions
3123-240.10 - Ground Floor Build Ups - Examples of Application of Glapor & SRT
3123-240.11 - Ground Floor Build Ups - Examples of Application of Glapor & SRT
3123-240.12 - Ground Floor Build Ups - Examples of Application of Glapor & SRT
3123-240.13 - Ground Floor Build Ups - Ground Floor - Examples of Limecrete Cracking
3123-240.14A - Ground Floor Build Ups - Diagram showing possible damp ingress routes
into the external wall
3123-240.15 - Ground Floor Build Ups - Section through the Trench Services
3123-240.16 - Ground Floor Build Ups - Section through the floor box
3123-240.17 - Ground Floor Build Ups - Section through the Heavy Loads sitting on the floor
3123-401.1 – Ground Floor Build Ups
The existing consented floor build up-an assessment of the current position and the reasoning
for modifications statement

4.0 Current Planning & Listed Building Status

- 4.1 The Old Stables has been granted planning approval and listed building consent for change of use. This was approved previously under the 2021 Non-Material Amendment Ref: PL/2021/07105 and Listed Building Consent Ref: PL/2021/06903 and again more via the 2024 Non-Material Amendment Ref: PL/2024/02052 and Listed Building Consent Ref: PL/2024/02034. The Old Stables are no longer to serve for equestrian use and will now provide ancillary guest accommodation for the Main House (Building 1 on the approved masterplan), in order to support the restoration of the Main House and the wider Estate and return it to its historic and optimum viable use. Inevitably, this change of use necessitates an adjustment to the floor finishes, as what is considered appropriate for stabling is considered to be largely inappropriate for guest accommodation from a health and safety, hygiene, serviceability and aesthetic perspective.

5.0 Existing Ground Floor Finishes & Substructure

- 5.1 The remains of the original floor finishes have been removed and salvaged, as conditionally approved Ref: PL/2023/08567 for Conditions 6 and 20. The removal of the ground floor finishes was granted to allow for the introduction of the limecrete and concrete hybrid floor substructure, as approved and granted via Non-Material Amendment Ref: PL/2021/07105 and Listed Building Consent Ref: PL/2021/06903. The lifting of the original floor finishes was also required to facilitate the installation of new below ground floor drainage and other functional services for the approved and consented repurposing of the building. This condition discharge solely relates to the reintroduction of salvaged and new floor finishes at ground floor level only.
- 5.2 It should be noted that owing to the age, condition and extent of failure and damage of the flooring, including the drainage system and that the majority of the finishes were laid directly over compacted ground, there had been much movement and damage of the floor finishes and would have required significant intervention and replacement, even if the building were to remain in use for equestrian purposes. Further to this, with the approved and consented change to domestic use, there was no occasion in which the flooring could be retained in situ as it was required to be lifted in order to facilitate the installation of the hybrid floor substructure and necessary services within the Old Stables. The wholesale lifting of the floors has/will enable the consolidation of the original floor finishes, when they are reinstated.

6.0 Historic Details, Existing Condition & Salvaged Floor Finishes

- 6.1 There was a mixture of historic and non-original floors throughout the Old Stables, including concrete. The Old Stables was in a very dilapidated state, prior to the current ownership, with the building being open to the weather, with substantial areas of collapse, including areas of the roof. The majority of the intermediate first floor structure had been lost and further damaged was caused with the collapse of The Clock Tower in December 2018, which meant that there were and are no salvageable floor finishes from across the first floor. The scale of the damaged fabric and failing structures, also extended to the ground floor finishes, where elements of collapsed fabric, together with exposure to the elements left the ground floor finishes in a very poor state of repair and has resulted in much of the remaining finishes being

considered to be beyond practical reuse for the approved and consented ancillary domestic use.

- 6.2 The original floor finishes at ground floor level consisted of a variety of hard-wearing finishes (i.e. flagstones, stone setts and brick pavements), suitable for stabling purposes and high levels of daily equestrian use and washing out of the stalls. There was a hierarchy of materials, in terms of function. The more domestic areas, i.e. those not used by horses, such as corridors, stairwells, offices and the tack room were flagstones, and this also included the higher status coach house. The higher status horse stalls and accessways used stone setts, whilst the lower status horse stalls used carved flagstones for the accessways, and a mixture of stone setts and brick pavements for the stalls. All areas where horses were permitted, incorporated drainage gullies, both within the stalls and to one side of the accessways. Some gullies were formed in profiled stone, with others formed from the material used for those areas. The floors and gullies were laid to fall. From the limitations of the existing digital survey and the general location of floor gullies provided by Traditional Stone Restoration Limited, it is estimated that the falls were in the region of 50-90mm, largely across the ground floor. There is one room which was surveyed more accurately by Traditional Stone Restoration Limited when lifting the floor slabs. This being G09, which had served as a wash down room in the north-east corner of the Old Stables, this had a fall of 160mm, being reflective of the room's historic use.
- 6.3 It should also be noted that historically the floor finishes had been failing, even when the building was in fulltime use, this was evident where several areas of the historic floor finishes had either been removed and replaced with concrete or overlaid with concrete during the 20th Century. This is evident in many rooms and where some rooms had retained areas of original fabric alongside areas of concrete. Please see drawing 6150_CE-110A - Existing Ground Floor Finishes.
- 6.4 The intention is to retain as much of the original floor fabric as possible where it is salvageable for reuse, as stated in the Condition Statement for the floor finishes lifting Ref: PL/2023/08567 for Conditions 6 and 20, where it was noted that:

“the intention remains for any existing floor finishes to be re-used where possible. All removed flagstone/brick pavement/stone setts will be retained and archived for potential refitting. Floor finishes considered to be salvageable will be reused either in their original location or elsewhere in the building (subject to the final requirements for flooring), retaining evidence of the original fabric.”

However, it is clear from the works associated with the lifting, recording and storing of the floor finishes, please see drawing 6150_CE-110B - Existing Ground Floor Finishes, shows that the ground floor finishes had been subject to considerable alterations over time, and consisted of different materials, which were generally in poor condition and are not deemed suitable for the change of use for domestic purposes and therefore the majority are not appropriate as a finished floor layer throughout the building. The fact that the original floor finishes are now to be hidden under new flooring should enable more of the historic fabric to be retained, as its condition is considered to be less important, from a visual and practicality or use perspective.

- 6.5 The Old Stables has an internal ground floor area of 872.26sqm (on a room-by-room basis, i.e. excluding internal dividing wall areas).

- 6.6 The 20th Century concrete floor finishes equated to 130.62sqm, which equated to 15% of the internal floor area (on a room-by-room basis). Which would not, in any case, be proposed to be reused in line with a conservation approach or the desired floor finish.
- 6.7 Overall, an estimated 237.60qm, which equates to 27.25% of the assumed salvageable floor finishes could theoretically be considered to be salvageable and serviceable for reuse, this being the flagstones. However, owing to the condition and variability of the remaining fabric, 55% is considered to be suitable for reuse.
- 6.8 An estimated 504.04sqm, which equates to 57.75% of the assumed salvaged floor finishes are not considered to be appropriate for the approved and consented ancillary and domestic purposes, this includes, carved flagstones, brick paviours and stone setts. However, stone setts are being reinstated as a finished surface in G06, i.e. to preserve this area of the buildings original flooring, whilst its proposed use is of a less domestic nature. The brick paviours are largely beyond practical reuse, and if in good condition might have been deemed appropriate for the approved repurposing of the building. The carved flagstones and stone setts are very uneven and even if they were capable of being retained in-situ, as they were historically, they would not have been considered appropriate for the approved repurposing of the building.

PLEASE NOTE – The existing floor finishes were lifted by Traditional Stone Restoration Limited and that despite best efforts to carefully lift and minimise disruption, the condition of many elements of the existing floor finishes across the ground floor was much worse than the initial visual inspection had shown and as is the case with the brick paviours had deteriorated further when lifted in line with the approved conservation methodology.

PLEASE NOTE - The areas and percentages above are based on the maximum floor areas available. However, the majority of the floor finishes are in very poor condition, thus reducing the level of salvageable fabric for any practical reuse for the approved and consented repurposing of the building. Further to this, some areas had been subject to inappropriate patch repair with large and localised areas of concrete. In effect the percentage above are idealised figures and not representative of the actual amount of existing remaining fabric.

PLEASE NOTE – There are very few areas where a certain quantum of any one type of salvageable and suitable material for the approved repurposing would have been sufficient to fill an entire room, if reused in the same location.

but will be salvaged and reused under the finished floor.'

Floor Finish Type	General Condition	Salvageable Status
Please refer to drawing 6150 CE-110B - Existing Ground Floor Finishes and Areas		
Flagstones	Generally, very poor condition	Approximately 130sqm of the 237.60sqm (notional) is considered salvageable for reuse in the Old Stables as a final finish, with the remainder being salvaged and reused under the finished floor surface

Flagstones carved to mimic stone setts	Generally, very poor condition	Much worn and unsuitable for approved and consented repurposing of the Old Stables as a final finish and will be salvaged and reused under the finished floor surface
Stone Setts	Generally, very poor condition	Much worn and generally unsuitable for the approved and consented repurposing of the Old Stables as a final finish. However, G06 will have this material reinstated as a final finish with the remainder being salvaged and reused under the finished floor surface
Brick Paviours	Generally, very poor condition	Largely beyond reusability for the approved and consented repurposing of the Old Stables as a final finish and will be salvaged and reused under the finished floor surface
Stone Thresholds	Generally, fair/poor condition	The majority of the external door thresholds are in poor condition and beyond practical repair. Albeit some would be suitable for internal use
Modern Concrete	Generally, poor condition	Removed and discarded, being of no heritage merit
All floor finishes other than the areas of modern concrete and localised patch concrete repair, are believed to have been contemporary with the construction of the Old Stables in the early 19 th Century, including some rooms which had more than one type of floor finish.		

- 6.9 Flagstones - Many have been subject to impact, resulting in broken corners and cracking and high levels of use, and wearing the surfaces down and making some uneven. Many have reached a point where they are no longer viable for practical reuse. Please refer to the accompanying photos on 6150/CE-119 - Existing Ground Floor Finishes - Images, which showcase instances of this.
- 6.10 Stone Setts - Many have been subject to impact from high levels of use, resulting in broken corners, wearing the surfaces down and being very uneven if they were to be reused for a domestic situation. Therefore, they have reached a point where they are considered no longer viable for reuse within the repurposed Old Stables, other than in G06, owing to its proposed Boot Room use. Please refer to the accompanying photos on 6150/CE-119 - Existing Ground Floor Finishes - Images, which showcase instances of this.
- 6.11 The Brick Paviours - Are in very poor condition, being considered to be largely beyond practical and salvageable use. The paviours are in various states, ranging from worn to well worn, cracked, dissolving and delaminating and have reached a point where the majority are no longer viable for practical reuse. Please refer to the accompanying photos on 6150/CE-119 - Existing Ground Floor Finishes - Images, which showcase instances of this.

7.0 Negotiation & Condition Discharge Process

7.1 The proposals have been subject to significant discussions with Historic England and Wiltshire Council, in developing the final floor finish and build up proposals, which form part of this condition discharge package.

7.2 Initially, proposals were developed and submitted for consideration which retained some elements of original finishes, with new finishes in the majority of rooms and the majority of the remaining salvaged floor finish material being proposed for reuse externally.

7.3 Initial Historic England & Wiltshire Council Feedback

7.3.1 General agreement from both Historic England and Wiltshire Council that new finishes should reflect the historic uses of the Old Stables and that there was a preference to use similar or reinstated original finishes where appropriate, albeit mixing of exposed finishes in any single area was not considered to be appropriate for the approved and consented new use of the building. However, whilst new materials were not preferred, the potential for overlaying new finishes above finishes that were more reflective of the Old Stables, was not discounted. New finishes however were and are considered to be appropriate in the proposed Hammam G09, Spa Shower G10, Catering Kitchen G13/G14 and W.C's.

7.3.2 In response to the feedback from Officers, various hybrid proposals were developed where elements of good condition flagstones were to be retained as a final finish and salvageable historic floor finishes were to be reinstated under modern new finishes. These options resulted in the finished floor level being raised above the original level, which was considered to be inappropriate as it could change the internal and external aesthetics of this Grade II* building.

7.3.3 Following further feedback from Historic England and Wiltshire Council, options were developed and proposed for the use of as much of the original flagstones, with new flagstones to match and new stone setts were developed throughout the ground floor to ensure that the Old Stables retained some original finishes and memory of its former function and would have been aesthetically appropriate from a historic position. These proposals were also considered to be inappropriate to the internal aesthetics and memory of the buildings original purpose, including the wholesale use of a limited palette of traditional materials.

7.3.4 The proposals have since been reviewed and revised further to seek to respond positively to Officers' feedback, whilst balancing the functional requirements of the buildings approved domestic use. It was agreed that some original finishes where feasible would be retained largely in core rooms in the west range at original floor level (i.e. G06 as a final floor finish), with as much of the remaining original salvaged historic floor finishes being reinstated largely in their original room locations throughout the building, albeit at a lower level, with new finishes set largely at the original floor finish level. These proposals are considered to be more heritage friendly as they will ensure that the historic finishes are retained within the building and being in areas/rooms where they were original positioned. Thus, retaining the memory of the former use of the room/area and materiality of the historic fabric for future generations, should the modern finish above be removed. The salvaged finishes will be consolidated and not laid to fall as agreed with Officers'.

8.0 Salvaged Floor Finishes & Overview of Proposed Floor Finishes

- 8.1 It is clearly evident owing to the age and condition of much of the original floor finishes of merit, that the majority of the salvaged finishes are not suitable for reinstatement for the approved and consented repurposing of the building as a final finished surface layer. Further to this, the proposed approved and consented ancillary and domestic repurposing of the Old Stables, requires a combination of level floors and new finishes to meet the needs of modern family living and guest entertainment in the 21st Century alongside the owner's specific design-led requirements, and also in order to comply with health and safety regulations and hygiene compliance, as is the case with the proposed Catering Kitchen G13/G14 in the North Range, the Hammam G09, Spa Shower G10 and W.C's.
- 8.2 It is therefore proposed to reinstate the salvageable elements of the following original ground floor finishes, in localised areas at finished floor level and below finished floor level:
- Flagstones
 - Stone Thresholds – Thresholds in good condition to be reused internally. New external thresholds have been conditional approved Ref: 21/02202/DOC as part of the replacement door and frame works.
 - All other salvaged material, such as stone setts (except those being reused for G06 as a final finish surface layer), brick paviours, carved flagstones to mimic stone setts and stone gullies – Reinstated in original locations/areas at lower level below new floating floor finishes.
- 8.3 In line with the approach specified within the approval of details application Ref: PL/2023/08567) for the lifting of the floor finishes, these materials are proposed to be reinstated in existing and some new locations as outlined in the accompanying proposed plans by ADAM Architecture and by BLDA and at section 7.3.4 of this Justification Statement, along with new stone flooring, some of which will match the existing, commercial tiles for the approved Catering Kitchen G13/G14 and floating floors for the more domestic areas of the consented guest accommodation to achieve a suitably high-quality specification that would be expected in an interior of a building of this status for its repurposed use.
- 8.4 The carved flagstones were and are in very poor condition, being considered to be beyond practical and salvageable interior domesticated use. The carved flagstones are in various states, ranging from worn to well worn, cracked and delaminating and have reached a point where they are no longer viable for interior reuse and will be salvaged and reused under the finished floor surface
- 8.5 The stone setts are largely much worn with rounded edges, being considered unsuitable for reuse for domestic purposes in relation to practicality of daily use (i.e. risk of potential trip hazards) and compliance with health and hygiene requirements for the repurposing of this building and will be salvaged and reused under the finished floor surface. However, stone setts are being reinstated as a finished surface in G06, i.e. to preserve this area of the buildings original flooring, whilst its proposed use is of a less domestic nature
- 8.6 The above demonstrates the owner's commitment to re-use as much of the salvageable finishes as appropriate for the domestic repurposing of the Old Stables at finished floor level and at the remaining salvageable floor finishes at lower level, which are not considered to be suitable for domestic repurposing of this building.

9.0 History Significance & Justification

- 9.1 Much of the ground floor finishes have been either lost and or were in a poor condition in the 20th and early 21st Centuries, with further damage caused with the localised collapse of the roof, Clock Tower, intermediate first floor and general poor condition of being open to the elements for several years, as is evident from the recording of the Old Stables fabric from 2015 and the conditional approved lifting of the floor finishes.
- 9.2 The existing floor finishes were lifted by Traditional Stone Restoration Limited and that despite best efforts to carefully lift and minimise disruption, the condition of many elements of the existing floor finishes across the ground floor was much worse than the initial visual inspection had shown and as is the case with the brick pavements had largely deteriorated further when lifted in line with the approved conservation methodology.
- 9.3 The proposals do not require any further removal of historic fabric following the approved floor finishes lifting works, as all such fabric has been lifted and evaluated for suitability for reuse in the Old Stables.
- 9.4 Areas of salvaged flagstones, some Stone Setts and the internal thresholds are being reinstated at original floor level, albeit the salvaged flagstones are now largely in localised areas to provide consistency of material (i.e. age, colour, texture etc.) and is considered more appropriate, from a conservation perspective, to progress the consolidation of floor finishes rather than the limited and piecemeal reinstallation of existing floor finishes across a larger number of rooms. Further to this, original finishes have been concentrated within the west range, which was the higher status area of the Old Stables and their reinstatement and consolidation in this area is also considered to be of a conservation and heritage benefit.
- 9.5 Retaining of the original finished floor level, will allow thresholds to be reset at their original level, whilst allowing skirtings to be reinstated without affecting the aesthetics and proportions of the rooms and retain doorways to their original dimensions.
- 9.6 All other salvageable historic floor finishes and stone gullies are being reinstated, in original locations/areas, albeit at lower level, below new floating floors. This is an unavoidable consequence of the compromise between the reinstatement of the historic floors and the requirements of the new use of the building. However, it does ensure that the Old Stables can be repurposed and remain in viable use, thus contributing to its long-term survival for future generations and its removal from the Heritage at Risk Register. This approach ensures that as much of the historic fabric is retained within the building and retains the memory of its for use.
- 9.7 The new floating floor finishes in the majority of the areas should be seen as being a positive, in retaining historic fabric below, whilst introducing a new layer of historic development to the building, owing to its approved and consented repurposing for ancillary and domestic use and is a client design preference for these areas which would suit the operational and functional use of the repurposed spaces.
- 9.8 The proposed floating timber floors provide a softer domestic environment considered appropriate to meet the needs of modern family living and guest entertainment in the 21st Century alongside the Owner's specific design-led

requirements for these areas. The use of this type of floating floor is also reversible, being a recognised heritage friendly approach for such historic buildings.

- 9.9 The new proposed exposed floor finishes could be seen as an introduction of a new layer of hierarchy to the building, that represents the new uses. For example, the more public areas such as the Boot Room G06, various halls and lobbies, the front of House Dining & Kitchen facilities G12, G13 & G14, the Party Room G21 and Guest Bar G22 are the higher status areas for entertaining guests, thus the materials in these areas are of a more durable nature, whilst the proposed timber flooring in the east range Sitting Room G24 and Kitchen/Dining Room G26) are for a more domestic ancillary use and require a softer approach in terms of materiality.
- 9.10 Following a detailed review of the lifted existing floor finishes, the proposals seek to strike a balance between the existing/historic position and client preferences noting the approved use of the Old Stables as ancillary guest accommodation to the Main House, rather than as an equestrian facility as was historically the case. It is natural that not all existing finishes would be either in good enough condition or of an appropriate material to be reinstated into the building following this change of use. The proposals have sought to consolidate the salvageable finishes which are in good condition within specific rooms and reinstated at lower level, below the floating floors. Where finishes are not considered to be salvageable or appropriate for the approved purpose of the room, new materials are proposed (either to match the existing in design or spirit or to better accommodate the new use – an example being the introduction of timber flooring in the living quarters of the building). It is therefore considered that the proposals are a contemporary evolution of the Old Stables (Building 2 on the approved masterplan), which actively retain the majority of the original surviving core fabric (i.e. either at finished floor level or below the floating floor) with new elements to match and other new finishes, that will assist with facilitating the maintaining and restoring of the external appearance of this heritage asset for future generations.

10.0 Summary

- 10.1 It is believed that these condition details and approaches are appropriate to ensure that the building is sufficiently maintained and sympathetically upgraded to provide improved functioning and the repurposing of the Old Stables (Building 2 on the approved masterplan) and to preserve the remaining listed historic fabric of the building as best as possible. The approach taken for the details and these restoration and refurbishment works are also considered to be largely in keeping and appropriate to the historic design and aesthetics of the building.