

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

First Floor Minor Layout Alterations & Other Works
Listed Building Consent Application
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 minor First Floor layout alterations and confirmation of former fireplace works in proposed Ensuite F2. The current approved layout for the reinstated First Floor was granted under Non-Material Amendment application Ref: PL/2024/02052 and Listed Building Consent Ref: PL/2024/02034. These revised proposals at Tottenham House Estate are for the Old Stables (Building 2 on the approved masterplan).

Items supplied for this listed building application are as follows:

6150-CE-102 A First Floor Plan – By ADAM Architecture
6150-PLS-102 I First Floor Plan - By ADAM Architecture

2.0 Fabric Condition, Planning & Listed Building Context

- 2.1 The First Floor was historically in extremely poor condition and prior to the client's ownership, it had largely collapsed and was in an advanced stage of decay. Its condition at that time is recorded in the document Revised Condition Survey - For Compliance of Condition 8 - REF: 18/00195/LBC, The Old Stables, Volume VII, 6150 December 2015 - March 2021, which was submitted and conditionally approved Ref: PL/2021/04490.
- 2.2 There has been a series of planning and listed buildings applications, the most recent being Non-Material Amendment application Ref: PL/2024/02052 and Listed Building Consent Ref: PL/2024/02034, all of which have resulted in the reinstatement of the First Floor, largely allowing new construction methods and materials, including the introduction of the structural concrete and steel floor and the use of concrete blockwork partition walls. It should be noted that whilst the approved reinstated First Floor layout has a degree of correlation with the original as designed layout, the approved reinstated layout does not fully respect the original partitions and functioning, owing to the substantial loss of the original fabric and the requirements for the approved and consented repurposing of this building.

3.0 Minor First Floor Layout Amendment & Justification

- 3.1 It is proposed to alter the reconfiguration of three approved and consented walls at First Floor level. Each of these three new walls have been consented following a similar configuration to the original and later altered mid-20th Century layout. The currently approved and consented proposals reinstate walls in the south, west, and east corners of the floor plan, and each would abut the framework of a replacement tripartite window, resulting in one sidelight serving one room or area and the central sash window and sidelight serving another area.

3.2 The proposed reconfiguration is to reinstate the new concrete blockwork partitions for each area and room of the south, west, and east corners of the First Floor, albeit with the tripartite windows being fully within one room or area, as follows:

- South Corner – Bedroom F03/F04 would have the south tripartite window fully within this room, with En-Suite F01 being marginally reduced in floor area and without a window.
- West Corner – Bedroom F18 would have the north tripartite window fully within this room, with En-Suite F21 being marginally reduced in floor area and without a window.
- East Corner – Study F45/F46 would have the south tripartite window fully within this room, with Lobby F47 being marginally reduced in floor area and without a window.

The revised proposals are to have full tripartite windows in each corner room, which is uninterrupted by a dividing wall and provides a more aesthetically balanced internal presentation for these rooms.

3.3 Justification

- There is no original surviving fabric for these walls, all original fabric was either removed historically (i.e. east corner mid-20th Century) or had failed and decayed and was removed as part of the approved and consented stabilisation and restoration works to this building.
- The original walls in the south and west corners were timber studwork with lath and lime plaster. The new wall would be of solid construction. The use of concrete blockwork at First Floor level has been approved and consented and is clearly identifiable as 21st Century new fabric within the historic core of this building.
- The original walls in the east corner had been much altered in the mid-20th Century, with the removal of the timber studwork, lath and lime plaster wall and being replaced with soft wood service housings and plyboard walls. The new wall would be of solid construction. The use of concrete blockwork at First Floor level has been approved and consented and is clearly identifiable as 21st Century new fabric within the historic core of this building.
- The reconfiguring of these three new walls is considered to be of neutral impact in terms of historic significance, primarily as there is no surviving historic fabric requiring removal or alteration and that the current First Floor approved and consent layouts are not a full recreation of the original as designed layout.
- The three rooms that are proposed to have these full tripartite windows also have another full tripartite window within. The proposals are believed to be of a more balanced aesthetic improvement to these rooms, being more appropriate to the approved and consented repurposing of this building, to provide high status ancillary accommodation for the main house.

- The minor reconfiguration of these new walls and rooms is considered to be of limited significance, when balanced against the benefits of the full refurbishment and restoration of the Old Stables (Building 2 on the revised masterplan) to its originally designed early 19th Century exterior.

4.0 Former First Floor Fireplace F21 Discovery

- 4.1 As part of the initial consolidation of the fabric of the building and ongoing works a blocked fireplace has been found in F21 and is indicated on the revised and updated existing and proposed floor plans. It is believed that this fireplace was removed in the mid-20th Century when the first floor was converted for ancillary use for Hawtrey's School, who were using the main house and the Old Stables at this time. The opening is being consolidated and will be infilled, and the flue is to be vented.
- 4.2 There are also other former fireplaces in F01 and F45/F46 that were blocked in the mid-20th Century as well as the modern fireplace to F18. These were already known, and the accompanying revised drawings clearly confirm their location and the previously consented and approved works.

5.0 Summary

It is believed that the proposed minor reconfiguring of the three new First Floor walls is appropriate to ensure that the building is sufficiently and sympathetically restored to function as originally designed and to accommodate the approved and consented new use for these parts of the Old Stables (Building 2 on the approved masterplan) and to preserve the listed historic fabric of the Old Stables as best as possible. The repair, restoration, refurbishment, and conversion works are also considered to be sensitive and appropriate to the historic design and character of these parts of the listed building the building, whilst retaining as much of the core original historic listed fabric as possible.