

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

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

Justification for Proposed Ground Floor Cornices – Revision C

1. Supporting Drawings:

743	Existing Ground Floor Plan – Original Cornice Location
744	Ground Floor – Original Cornice Detail
745 – Rev C	Ground Floor Plan – Proposed Cornice Location
747 – Rev A	Ground Floor – Proposed Cornice Type A - Typical Elevation and detail
748.2 – Rev A	Ground Floor – Proposed Cornice Type B - Typical Elevation and detail

This statement has been prepared in support of the proposed cornice strategy at Ground Floor level.

BLDA have been provided by Adam Architecture with detailed drawings of the original historic cornice profile present at ground floor level – see BLDA drawing 744 and a Condition Survey identifying where cornices were originally installed within the building – see BLDA drawing 743.

Existing Condition

Historically, the majority of the principal ground floor rooms incorporated simple cornicing. However, the north-east corner of the building it is assumed that there was no cornicing, creating a variation in decorative treatment across the plan.

There is no surviving original salvaged cornice at ground floor level or within the Old Stables. The proposed strategy is therefore informed by documentary evidence and measured drawings, prepared by Adam Architecture, rather than physical retention.

Design Principles

The proposed strategy has been developed in accordance with the following principles:

- To respect and reinforce the building's established historic character.
- To ensure functional suitability in rooms with specialist environmental requirements.
- To base new detailing on documented historic precedent.

North Corner

Historically, it is understood that no cornicing existed in the north corner. This principle is proposed to be retained, ensuring that the intervention respects the building's documented historic character and avoids introducing elements without precedent.

West Corner - Hammam G09 and Spa G10

In the west corner rooms, now proposed as wet rooms (Hammam and Spa), cornicing is proposed not to be reinstated.

This approach is justified on practical and environmental grounds, as the high-humidity conditions associated with these uses are not conducive to traditional cornice materials. The omission avoids potential long-term deterioration and maintenance issues.

East Corner - Guest Hall 1 G23

It is understood that no original cornicing existed in Guest Hall 1 G23. The proposed cornice is not intended to replicate the historic cornice but informed from original detail, minor refinements to detailing have been introduced while maintaining the established architectural character.

The proposed new cornice is intended to provide visual consistency with the adjacent principal room and to complement the room's more formal treatment. The recent addition of timber panelling - although not an original feature - has been approved, establishing a precedent for a design-led approach within this space. On this basis, the inclusion of a cornice is considered appropriate, helping to complete the overall

interior scheme. The intervention is modest in scale and is informed by the documented historic cornice profiles elsewhere at ground floor level.

Room G13 – Catering Kitchen

It is assumed that cornicing was historically present within this room. However, the ceiling has been lowered to accommodate kitchen services, which significantly reduces the available space above the window heads. Due to this constraint, the reinstatement of cornicing cannot be accommodated within the proposed arrangement.

In this context, the omission of cornicing is considered an appropriate and proportionate response to the functional requirements of the catering kitchen and avoids the introduction of compressed or visually compromised historic detailing.

Cornice Profile and Detailing – Cornice Detail A

The proposed cornice profile is informed directly by the original historic ground floor cornice provided by Adam Architecture.

The proposed profile matches the height and proportions of the historic cornice. Minor refinements to detailing have been introduced while maintaining the established architectural character – see BLDA drawing 747.

Rooms G22, G24 and G02 – Cornice Detail B

In Rooms G22, G24 and G02, the same cornice profile is proposed but at a reduced height, Profile B drawing 748.2. This is due to limited space above the window heads, the full-depth cornice cannot be accommodated without compromising existing architectural features.

The adjusted profile maintains proportional relationships and visual consistency while responding sensitively to spatial constraints.

Conclusion

The proposed cornice strategy has been carefully considered to balance historic evidence, room hierarchy, functional requirements, and architectural consistency.