From: [redacted]
To: [redacted]
Cc: [redacted]
Subject: TH Stable Floors
Attachments:
Sent: 07/04/2026 12:37:46

Helen, Jo

I hope you both had an enjoyable Easter.

I'm following up on our meeting last Tuesday. There were two areas where you requested for further information. Firstly, the proposed loadings and secondly, the approach to internal doors.

Loadings

You asked about the floor loadings, which you considered were unusually high. In relation to the imposed loads, 1.5 Kn/m sq – 2Kn/m sq applies to a 'normal' domestic setting, but the structural engineers have included an account for heavy fixtures and furniture. This is typical for high-end residential settings which would be appropriate here. It is worth noting as a comparison point that 2.5 kN/m sq – 3.0 Kn/m sq equates to a hotel loading requirement.

The team has anticipated loadings with total weights of over 350kg with transitional loads across the whole floor. It should be noted though that the loadings do not have an impact on the depth of the floor make up. This is being led by the need for insulation and to provide a support for the floor finishes over that insulation to prevent any cracking of the floor finish and protect the original floor finishes below. The structural engineers have there for taken a cautious approach to ensure sufficient distribution of loads imposed by particularly heavy items of furniture, so as not to damage the historic floor or crack the modern finishes.

In summary, the build ups are a factor of the following elements as shown on attached drawing (3123 240.1):

- **The Glapor** This is part of the previously consented floor buildup, its primary function is to provide insulation from the ground as it is made of foamed cellular glass. It also acts as a moisture buffer and due to its granular nature doesn't prevent moisture passing through it. This feature is used at the edges of the buildup to release any trapped rising vapour, so that it is not forced into the historic walls.
- **The 30mm fine granular fill**. This provides fine levelling adjustment over the coarse Glapor aggregate.
- **Two layers of cement particle board**. This is to provide a working layer over the finely levelled granular fill.
- **The 50mm XPS.** This replaces the insulation value lost in reducing the original Glapor layer due to the need to increase the thickness of the capping layers to support the floor finishes.
- **The Screed Replacement Tile**. This is there to support the floor finishes above the insulation layers. It forms a very strong and very thin plate to support the finishes without cracking over the insulation layers.

On the basis that the new reconstructed floor has to incorporate insulation to conserve heat and energy and provide the right level of comfort for the intended use, then the floating layer supporting the floor over the insulation has to be strong enough to support the stone finishes without cracking.

Internal doors

The strategy is informed by the following hierarchy of principles.

Firstly, the approach to internal doors has been to repair and restore existing doors wherever possible. There were 15 doors salvaged from the ground floor of the stables, in various states of repair ranging from fair to poor. The intention is to reuse 8 of the examples in fair condition within the ground floor proposals.

The strategy is also informed by compliance with the statutory Fire Protection Requirements. The fire strategy provides an appropriate level of fire safety for both life safety and property protection. This approach reflects the Stables' function as an extension of the accommodation within the Main House. The residential floor layout of the Stables incorporates corridors providing access to four protected staircases rising from ground-floor level.

The Stables building will be used for recreation with entertainment rooms located on the ground floor. These are supplemented with the sleeping accommodation which will be used for short-term stays by guests. The occupancy characteristic assigned to the ground floor areas fall under ‘awake and familiar’ while bedrooms on the first floor ‘asleep and unfamiliar’. As the building is akin to a hotel function it mandates that doors along the fire escape routes and protected areas are certified to ensure safety for the occupants.

Fire compartmentation as indicated on drawing (THB002-ADA-XX-ZZ-DR-A-0481), therefore require doors to be a commensurate fire rating to the dividing walls. As the historic doors do not have a verified fire rating, we have ensured all non-fire rated walls where timber doors are required, utilise restored historic doors rather than contemporary replicas.

We have considered the suitability of upgrading historic doors to meet a fire performance (in line with EH guidance) but this undermines their historic character as original fabric doors would require over cladding of the flush six-panel doors resulting in visual loss of historic fabric and associated damage.

I attach a drawing (THB002-ADA-XX-ZZ-DR-A-0481), illustrating where the historic doors will be relocated. You will note these generally coincide with those areas of the building where we are proposing a more faithful restoration revealing and restoring the original flooring. Largely, elsewhere we are using historic replicas where there are modern partitions and the need for fire compartments.

The attached drawing (THB002-ADA-XX-ZZ-DR-A-0481), shows where we are either putting back restored doors and or replacing with historically appropriate replicas.

In summary:

Original doors are to be reused where possible and focussed in areas where floors are at the original levels. The plan attached identifies 6 locations for reusing original doors in the west range. No alterations to these original doors will be necessary and these elements of historic fabric will not be adversely impacted.

Where new doors are required in original openings the design of these new doors will be historically appropriate will suit the overlaid FFL and internal thresholds. If necessary, the height of the door can be altered by removing and installing an extended bottom rail as per Detail 2 on drawing no. 519 to suit the threshold at historic level.

We hope this provides the information you require but if you wish to discuss please do not hesitate to contact me.

Graham

Graham Oliver
Partner
Newmark Planning and Development

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