

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

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

Condition 15 & Condition 29 Part a)

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

1.0 Introduction

This document and the accompanying drawings and details are submitted on behalf of our client, Chris Rokos to provide details of the new internal partitions and internal linings to existing walls. These are issued in order to partially discharge Condition 15 and Condition 29 Part a) 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).

2.0 Partial Condition for Discharge:

The drawings supplied relate to Condition 15 and Condition 29 Part a) of the Listed Building Consent Ref: 18/00195/LBC.

3.0 Condition Details

3.1 Condition 15 states:

“Brickwork repairs/rebuilding –

Prior to the commencement of any works for the repair or rebuilding of brickwork for any of the individual buildings or structures referred to in 1.1 to the Listed Building Justification and Work Methodology Statement, details (including new bricks if required, proposed brick bond, mortar specification and details of proposed pointing etc.) shall be submitted to and approved in writing by the Local Planning Authority. If required by the Local Planning Authority a sample panel of not less than 1 metre square shall be completed on site, inspected and approved by the Local Planning Authority. The works to the building/structure in question shall thereafter be carried out to match the agreed details and/or approved sample which shall represent the minimum standard required.

REASON: In the interests of preserving the historic fabric, character and appearance of the listed building as detailed proposals have not yet been submitted”.

Condition 29 states:

“Proposed new works –

Prior to the commencement of any new construction hereby approved, including extensions and areas of reconstruction, large scale details of the following elements shall be submitted to and approved in writing by the Local Planning Authority:

a) details of all new materials;

b) large scale details of proposed eaves and verges at not less than 1:5;

c) details of proposed new external joinery details shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections at not less than 1:2;

d) proposed rainwater goods shall be lead or painted cast iron as appropriate;

e) details of any required flues, extract ducts, vents, grilles and meter housings.

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

REASON: In the interests of preserving the historic character and appearance of the listed building as detailed proposals have not yet been submitted.

Please note that parts b) to e) of Condition 29 are not relevant to this approval of details application for discharge of this condition.

Items supplied for discharge of this condition:

THB002-ADA-XX-ZZ-DR-A-0482 – Brick Repair Scope – G21 Sheet 3

4.0 Proposals

In the east range, the wall finishes of the former coach houses of G21 and G22 were of painted brick featuring stone piers and brick arches. The brick wall finishes will all remain exposed with the paint removed to preserve the characteristic of this range and its distinction from the other three ranges. Paint removal was previously approved via a partial discharge of Condition 25 (detailed specification and methodology for painting removal, or historic surfaces and/or historic decorative finishes) under ref. PL/2025/01732 of 18/00195/LBC on 30th April 2025.

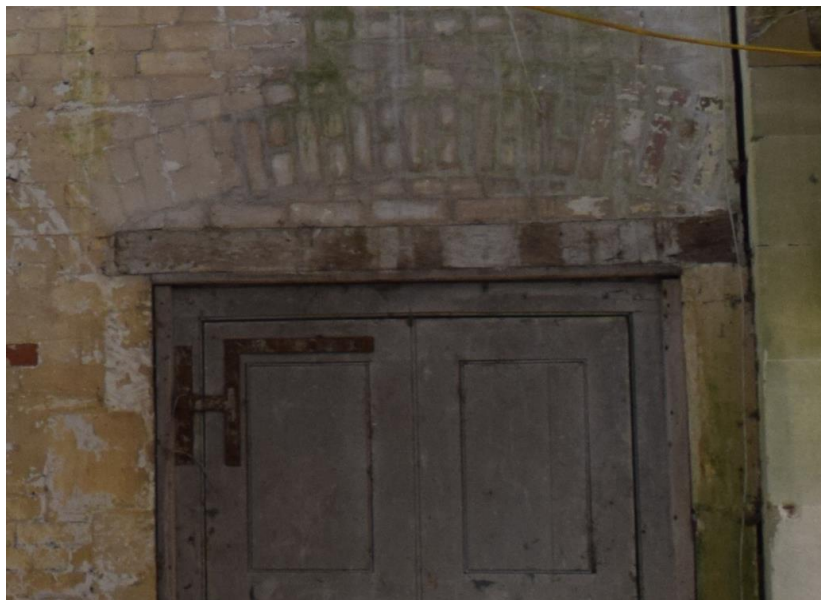
Mock Timber Lintels

Owing to the poor condition of the building, many of the historic timber lintels had shrunk or deteriorated, and permanent repairs using new precast concrete lintels were required. Where there is no internal wall lining proposed in G21 (Party Room) and G22 (Bar), the concrete lintels installed to the inner face of the brickwork are exposed above external doors ED11 and ED12. To avoid the concrete being visible, it is

proposed to install a false timber lintel to the concrete as per Detail 1 on drawing *THB002-ADA-XX-ZZ-DR-A-0482 – Brick Repair Scope – G21 Sheet 3* to give the appearance of a timber lintel that matches the historic detail (see photo below of ED11).



The exposed concrete lintel above ED11 and small area of brickwork above of a lesser quality and appearance than adjacent brickwork.



Historic timber lintel above ED11

Rebuilding of Area of Existing Brickwork

An area of existing brickwork that is noticeably different in quality and appearance in comparison with adjacent brickwork is identifiable in G21 above door ED11 (see photo on previous page). There is no internal wall lining proposed in G21, and the aesthetic quality of this brickwork is a concern in this space. It is proposed to rebuild the area indicated on drawing *THB002-ADA-XX-ZZ-DR-A-0482 – Brick Repair Scope – G21 Sheet 3* to a higher standard, consistent with the quality of the adjacent brickwork on this internal elevation.

Cleaning of the existing internal brickwork surfaces in G21 & G22 has already been carried out in accordance with the approved methodology. The proposed works would involve removing and replacing bricks exhibiting chipped or rounded arises and reducing the width of the joints, so that this area of brickwork is alike in appearance to the uniformity of the brickwork seen above DG19 (below). Defective existing bricks will be discarded and replaced with new like-for-like bricks. Where possible, suitable salvaged existing bricks will be reinstated. The rebuilt area of brickwork will be repointed using lime mortar.



Brickwork above DG19

5.0 Summary

It is believed that these condition details are appropriate to ensure that the building is sufficiently maintained and sympathetically upgraded to provide improved functioning 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 sensitive and appropriate to the historic design and aesthetics of the building.