

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

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

Condition 15

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

1.0 Introduction

This document is submitted on behalf of our client, Chris Rokos to provide details of for the application of a brickwork dust sealant to exposed internal brickwork in rooms G21 (Party Room), G22 (Guest Bar) and within the internal spaces of the Clock Tower. This information is issued to partially discharge Condition 15 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 of the Listed Building Consent Ref: 18/00195/LBC.

3.0 Condition Details

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”.

4.0 Proposals

The wall finishes of the former coach houses of G21 and G22 in the east range 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 has been approved via a separate application (Ref: PL/2025/01732) for condition discharge under Condition 25 – Site Protection & Removal of material.

G21 and G22 are to be bar and party spaces with a high spec fit out to create a high end and premium interior environment for entertaining guests. Given the significant area of exposed brickwork in these spaces, the application of a breathable sealant to the existing brickwork is deemed essential to inhibit dust shedding from brickwork and staining high value bespoke joinery, furniture and fixtures.



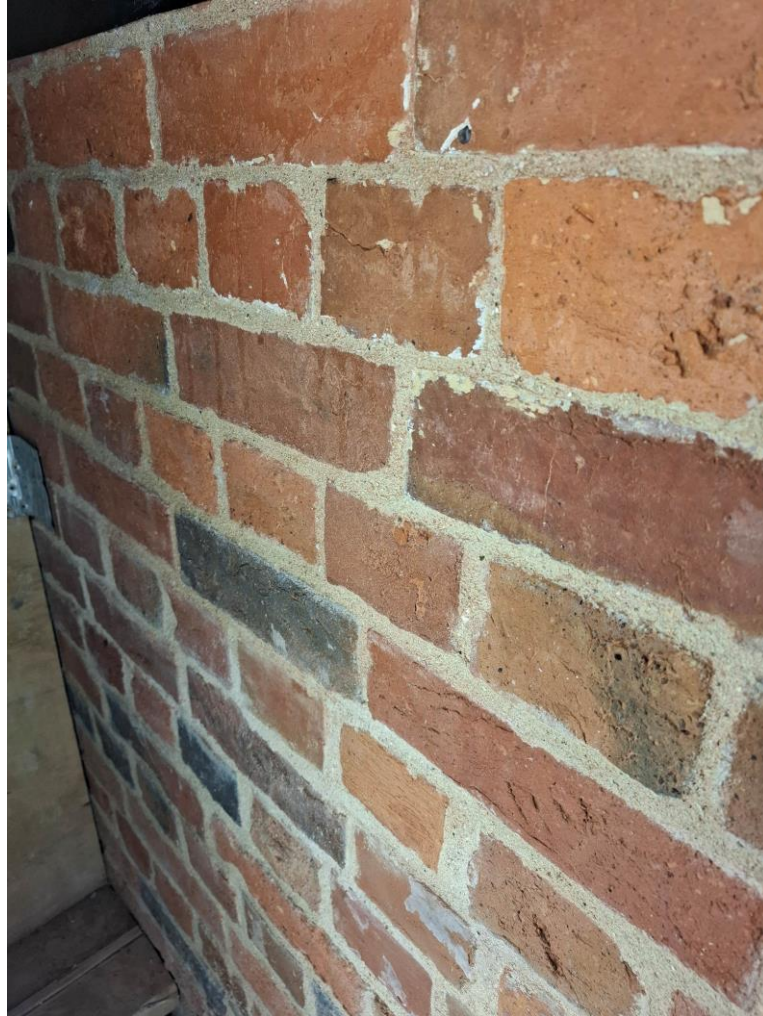
G22 (proposed Guest Bar) where the application of a breathable sealant to the exposed existing brickwork is deemed necessary.

The interior wall finishes of the newly rebuilt Clock Tower are also to be exposed brickwork. The Clock Tower spaces will be accessible to guests and the application of a breathable sealant to the internal brickwork is deemed necessary in these spaces as well to prevent brick dust from staining interior furniture and fixtures.

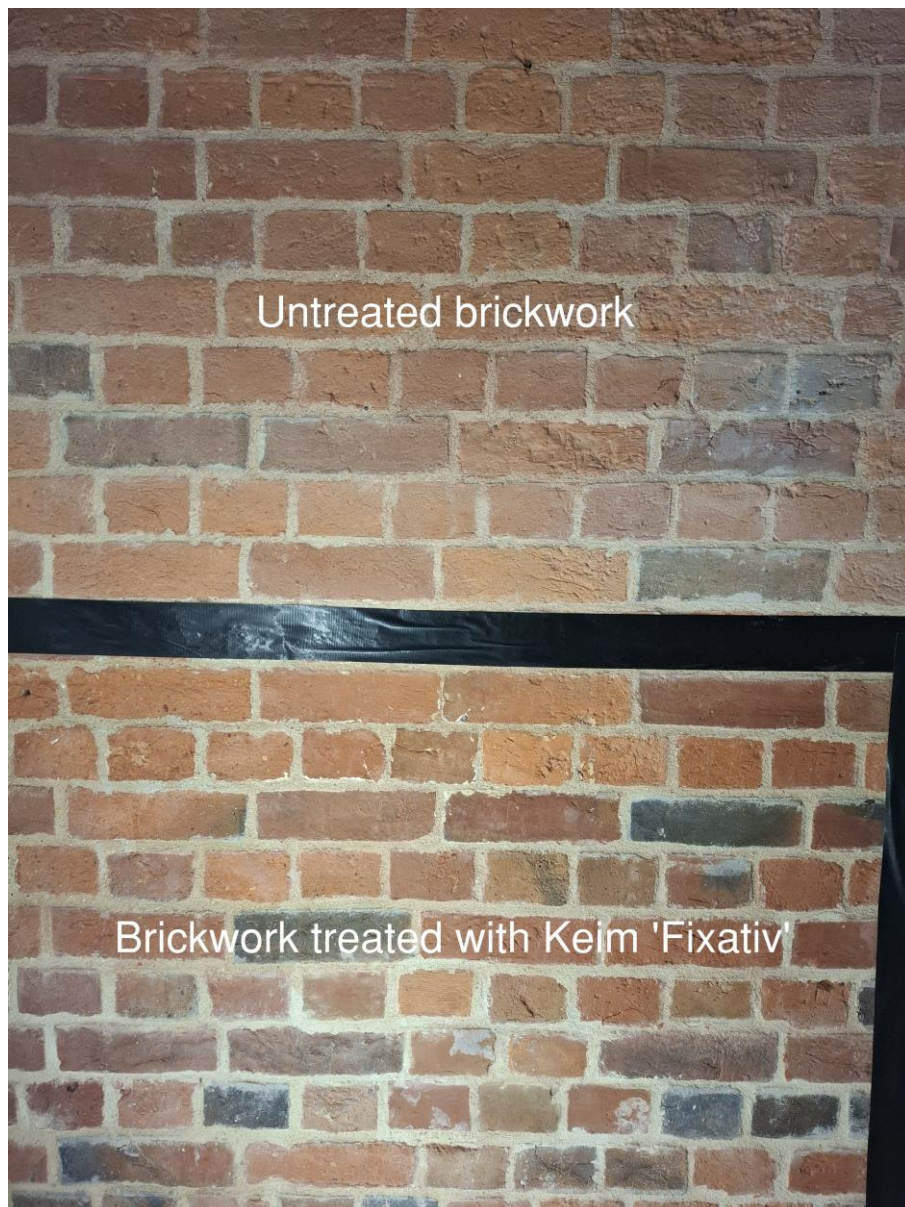
The most effective ant-dust solution for the bare brickwork in the Stables is to apply a clear and breathable coating. Historically, a lime wash would have been used to seal brick dust in, however this wouldn't provide a transparent coating and would result in a powdery finish that will wear and rub off over time. Sealing of exposed historic brickwork and other wall and ceiling surfaces with a transparent coating has been done elsewhere when applying the concept of 'arrested decay' in heritage projects; an example of this being the restoration works to the Grade II listed Alexandra Palace. The approach to the East Wing at Alexandra Palace involved consolidating crumbling exposed bare brickwork and mineral painted plaster walls with a clear drying coating of a breathable dust suppressant to retain historic authenticity.

It is proposed to apply Keim 'Fixativ' as a clear drying and highly permeable anti-dust finish on the internal existing brickwork in G21, G22 and the internal spaces of the Clock Tower. The product has a very high water permeability rating of 93+

(‘Technical Data Sheet Fixativ’ – Keim USA) and is suitable for anti-dust applications on various surfaces including interior brick. The potassium silicate base of the product is non-film forming and dries to a natural matt finish, ensuring that the existing brickwork in the Stables will remain unaltered in appearance. A sample of the product has been applied to an area of brickwork in G22 (see photos below), where it left the brick surface natural in appearance and unaltered in colour.



Sample of Keim ‘Fixativ’ applied to existing brickwork in G22



Sample of Keim 'Fixativ' to brickwork in G22 shown below the untreated brickwork for comparison. The sample area dried to a clear finish that remained the same as the untreated brickwork in texture and appearance.

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 these works are also considered to be sensitive and appropriate to the historic design and aesthetics of the building.