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Our ref: GAO/SAV/KAT/HDA/BEAN/U0011639

Your ref: PP-14460317

03 November 2025

Tottenham House and Estate, Savernake, Marlborough, Wiltshire, SN8 3BE
Town and Country Planning Act 1990 (as amended)
Approval of Details Application to Discharge Condition 7 (Structural Engineering Works) (ref. PL/2024/09243)

On behalf of our Client, Mr Chris Rokos ("the Applicant"), we write to enclose an application for the approval of details required by condition, in order to discharge Condition 7 (Structural Engineering Works) of Listed Building Consent (ref. PL/2024/09243) in relation to the Tunnel Entrance Lobby at the Old Stables at Tottenham House and Estate.

Background

The application site is the Old Stables which is a Grade II* listed 1820s stable block located to the north-west of the Main House within the wider Tottenham House Estate. The Old Stables is referred to as 'Building 2' on the approved masterplan of the Outline Planning Permission (ref. 17/12461/OUT).

Outline Planning Permission (ref. 17/12461/OUT) was granted for: **"Hybrid planning application: 'full application' for change of use and some extension/alteration of Tottenham House and grounds to residential use (C3 use) from educational use (C2 residential institution) and ancillary leisure development, related staff accommodation, and associated landscape works; 'outline application' for outlying related family houses and further related staff accommodation"** on 7 December 2018.

Listed Building Consent (ref. 18/00195/LBC) was granted for: **"Repairs and some extension/alteration to Tottenham House, The Old Stables, the Octagonal Pavilion and other outbuildings and garden walls within the curtilage of Tottenham House, to facilitate re-use as a country house and estate"** on 14 June 2018.

Following the grant of OPP and LBC (refs. 17/12461/OUT and 18/00195/LBC) Tottenham House and Estate was sold in 2019 to new owners who have displayed their commitment to the full repair and restoration of the Estate's buildings and landscape. The owners have embarked on an extensive programme of restoration and preservation, carried out to the highest conservation standards. This work is being carried in close collaboration with Historic England, Wiltshire Council and the local community. The below Section 73 and associated Listed Building Consent application relates to revisions of the approved masterplan (refs. 17/12461/OUT & 18/00195/LBC)

More recently, Listed Building Consent (ref. PL/2024/09243) was granted for: **“Repairs and extension/alteration to Tottenham House (including the erection of a Picture Gallery extension), the Old Stables, the Octagon Pavilion and other outbuildings and garden walls within Tottenham House and Estate to facilitate re-use as a Country House and Estate”** on 15 September 2025.

Other relevant background information

Applications for Non-Material Amendments (ref. PL/2021/07105) and Listed Building Consent (ref. PL/2021/06903) were approved in March 2022 for: **“Internal and external alterations, reconfiguration, restoration and refurbishment throughout the Old Stables block, including restoration of the stonework and chimneys; restoration of rainwater goods; restoration of doors and staircases; restoration of other internal elements and finishes; restoration and upgrading of the ground floor level structure; removal of unoriginal openings; reinstatement of original openings; reinstatement of original floorings; reinstatement of the original internal layouts; reinstatement and upgrading of the first floor level structure; opening up first floor level ceilings; rebuilding of the clock tower and timber roof; installation of new windows and doors; installation of domestic services; and other associated and ancillary works”**. The rebuilding of the clocktower was approved by these applications.

Applications for Non-Material Amendments (ref. PL/2024/02052) and Listed Building Consent (ref. PL/2024/02034) were approved on the 02 September 2024 **“To the Old Stables (Building 2 on the approved masterplan): Internal and external alterations reconfiguration of room layouts including opening up works and the installation of partition walls, proposed changes of use, the creation of a double height space, consolidation of bat lofts, adjustments to SVP positions, removal and restoration of identified historic internal elements and finishes, reconfiguration of a staircase, and other associated and ancillary works. To the Garages (Building 30 on the approved masterplan): the reconfiguration of layouts and the installation of an air exhaust well and other associated and ancillary works.”**

A Non-Material Amendment (ref. PL/2025/06624) application and Listed Building Consent (ref. PL/2025/06621) were approved on the 12 September 2025: **“To the interior of the Old Stables basement: Removal and replacement of existing internal staircase; installation of waterproofing including a cavity drain system, insulation and drylining; installation of wall and floor finishes, localised removal and repair of brickwork; installation of brick walls; and associated works. To the exterior of the Old Stables basement: Adjustment to the approved external basement staircase including additional treads; the installation of a sump pump, and associated works.”**

Conditions for Discharge

The Applicant is seeking to partially discharge Condition 7 attached to the aforementioned Listed Building Consent (ref. PL/2024/09243), which, in full, states the following:

Structural Engineering Works “Full details of any additional structural engineering interventions or works in connection with the Picture Gallery (building no. 47) and Tunnels (building no. 2A) where they interface with the Main House (building no. 1), Old Stables (building no. 2) or Walled Garden Walls (including areas of significant replacement or rebuilding, underpinning or insertion of structural steelwork etc.) shall be submitted to and

approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.”

Proposals

For the avoidance of doubt, this application provides details of the proposed rectangular, single-storey basement stairwell and B03 lobby room beneath Guest Hall G23 at the Old Stables (Building 2 on the approved revised masterplan). This space will form the approved entrance to the consented tunnel connection between the Old Stables and the Picture Gallery, as approved under Listed Building Consent (ref. PL/2024/09243).

The Old Stables comprises traditional load-bearing masonry on corbelled brick foundations with stone-faced external walls. The Guest Hall G23 lies in the south-east corner and is bounded on all sides by load-bearing walls. Site investigations undertaken previously confirmed that foundations in this location are at a depth of approximately 750 millimetres below external ground level. As part of earlier consented works (ref. PL/2024/01610), the ground floor slab and flagstones were removed and the first floor over G23 was reinstated as a concrete slab supported on steel beams.

The approved basement tunnel lobby B03 will be created through underpinning of the surrounding load-bearing masonry walls of the Guest Hall to a depth of approximately 4.25 metres. Stepped transitional underpins will be used where necessary to mitigate risks of differential settlement between the existing shallow foundations and the new deeper supports. Excavation of the basement volume will then proceed in a controlled manner, with horizontal temporary propping installed to maintain the stability of the retained structure. Only limited existing fabric will be removed as part of this process, although in some cases the brick spreader footings will need to be taken out, and a small section of the foundation above the new tunnel opening may also need to be removed to provide adequate headroom and allow services to pass above the opening.

This new approved and consented basement and tunnel entrance area will take the form of a reinforced concrete basement box comprising a 250 millimetre liner wall with a concrete subfloor and intermediate slab. A cavity drain membrane will be applied to the liner wall and floor, draining to a sump and pump system, while the interior will be completed with thermal insulation to the walls and floor. The detailed specification of the final finishes will be provided under a separate condition discharge.

The structural statement and associated drawings prepared by Alan Baxter Associates set out this engineering methodology in detail and demonstrate how the approved tunnel lobby can be constructed in a manner that safeguards the listed building. From an archaeological perspective, the area affected by the proposals is a small part of the Old Stables which has previously been monitored by Foundations Archaeology. The internal area of the Old Stables is very unlikely to retain any significant remains. If necessary and in line with Condition 4 attached to Listed Building Consent (ref. PL/2024/09243), initial excavation of the area could be subject to a watching brief which accords with the existing methodology.

In summary, this new approved and consented basement and tunnel entrance area will involve the removal of very little original historic fabric, with all interventions located below ground and having no

impact on the external appearance of the Old Stables, thereby protecting the building's special architectural and historic significance. The condition details are considered appropriate to secure the sympathetic restoration of the building, ensuring it can function as originally designed while accommodating the approved and consented localised Basement Tunnel Lobby B03 and tunnel entrance beneath this part of the Old Stables. The proposals are carefully designed to preserve the listed historic fabric of the building as far as possible, and the associated repair, restoration, refurbishment and conversion works are regarded as sensitive and appropriate to the historic design, proportions and aesthetic qualities of the structure. In this way, the integrity of the building will be retained alongside its continued adaptation to meet the requirements of the wider masterplan.

Conclusion

The works have been carefully designed to ensure the approved Basement Tunnel Lobby B03 can be delivered in a manner that protects the listed building. The proposals achieve the necessary functional improvements whilst retaining as much of the historic fabric as possible, and they represent an appropriate and sympathetic intervention consistent with the aims of the consented masterplan for the Tottenham House Estate.

Please refer to the supporting ADAM Architectural Condition Statement which provides a more comprehensive assessment for the proposals alongside a heritage assessment. The structural statement and associated drawings prepared by Alan Baxter Associates set out the engineering methodology for the formation of the basement tunnel lobby.

These proposals further showcase the careful and responsible stewardship of the Owner and the significant financial investment that they are willing to commit to the restoration of a building on the Historic England Heritage Risk Register, and the wider Estate. Whilst also retaining as much of the of the original remaining historic listed fabric as possible. The proposals are considered appropriate for the essential restoration of this significantly decayed building.

Accordingly, we enclose the relevant details to discharge Condition 10 attached to Listed Building Consent (ref. PL/2024/09243) in relation to the fireplaces at the Old Stables at Tottenham House and Estate for your formal approval.

Application Documentation

In accordance with the validation requirements of Wiltshire Council, alongside this Covering Letter, we enclose the following documentation to partially discharge these aforementioned conditions:

- Application Forms (ref. PP-14354845) submitted via the Planning Portal;

ABA

- Structural Statement - Tunnel Basement Lobby Proposals (dated 21 October);
- Assumed Sequence of Underpinning - South East Corner - Zone 2 (ref. THB002-ABA-XX-XX-DR-S-0996);
- Proposed Structure Basement Lobby Details - Sheet 1 (ref. THB002-ABA-XX-XX-DR-S-2525);

- Proposed Structure Zone 2 - Basement Plan (ref. THB002-ABA-XX-B1-DR-S-2200);
- Proposed Structure Zone 2 - Ground Floor Plan (ref. THB002-ABA-XX-00-DR-S-2201);
- Proposed Structure Zone 2 - Sections (ref. THB002-ABA-XX-SX-DR-S-2520);

MacIennan

- Cavity Drain Waterproofing System (ref. 001 Rev P01);
- HydroSump-Pro Sump Pump (ref.001 C00)

Images

- Sump chamber layout;
- Typical section through base of retaining wall

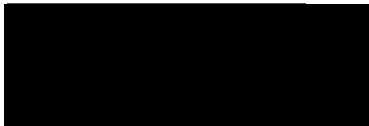
Summary

This approval of details application has been submitted via the Planning Portal as detailed above. As this application relates to a Listed Building Consent, there is no fee required to be paid by the Applicant.

We look forward to confirmation of the registration and subsequent validation of this approval of details application shortly.

In the meantime, should you have any queries, please do not hesitate to contact Sam Aviss (020 3486 3524), Hannah Davies (020 7333 6221) or Belinda Neilson (0203 486 3782) of this office.

Yours faithfully,



Newmark

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Enc. As above via the Planning Portal