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Our ref: GAO/SAV/BNE/U0011639

Your ref: PP-14450948

04 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 11 of Listed Building Consent reference: PL/2024/09243

Picture Gallery (building no. 47) and Tunnels (building no. 2A) - Scheme of Movement Monitoring

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 11 attached to Listed Building Consent (ref. PL/2024/09243) in relation to a final Scheme of Movement Monitoring in association with the construction of the Picture Gallery (building no. 47) and its adjacent Tunnels (building no. 2A) at Tottenham House and Estate.

Relevant Planning History and Background

Listed Building Consent (ref. PL/2024/09243) was granted by Wiltshire Council on 15 September 2025 for the following:

"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."

As part of the discussions with Wiltshire Council and Historic England during the determination of the Listed Building Consent ('LBC') (ref. PL/2024/09243) for the Masterplan Amendments, Officers advised that they wanted to understand the procedures for movement monitoring that would be implemented prior to works commencing on the construction of the Picture Gallery and associated Tunnels to ensure that appropriate measures and thresholds are incorporated which protect the fabric and preserve the structural integrity of the adjacent and nearby existing structures.

An extensive dialogue was therefore had between the appointed Structural Engineer (Alan Baxter) and the Historic England Structural Engineer through July 2025, including a meeting on 07 July 2025, to agree the overarching principles and approach to the scheme for movement monitoring prior to formal submission of the details once the Revised Masterplan LBC was determined. As part of this, the Historic England Structural Engineer queried if the intention was to install the monitoring points on the adjacent Main House prior to commencement of the proposed underpinning works required between the area where the Picture Gallery and Tunnel connect to the Map Room in the existing Main House, to which Alan Baxter confirmed would be done and reflected in their final information for the scheme of movement monitoring. The Historic England Structural Engineer subsequently informally advised via email correspondence that they were accepting of the proposed approach to the scheme of movement monitoring set out in the draft information prepared by Alan Baxter, and that they would be able to provide

sign-off once the design, temporary works scheme and sequence of construction had been finalised, and the Contractor(s) to undertake the works appointed.

Wiltshire Council therefore attached a condition (no. 11) requiring a final Scheme of Movement Monitoring to be submitted and approved prior to the commencement of any works for the construction of the Picture Gallery (building no. 47) or its adjacent Tunnels (building no. 2A) (including the link to the Main House). The condition set out that the final Scheme of Movement Monitoring should include provisions for notifying the LPA and advising them of the action taken in the event that specified alert level thresholds for movement are triggered.

Please refer to the following sections of the Covering Letter for the full wording of condition 11 and also for the final Scheme of Movement Monitoring including a summary of the proposals and relevant associated details.

Conditions for Discharge

The Applicant is seeking to discharge condition 11 attached to the aforementioned LBC (ref. PL/2024/09243). Condition 11, in full, states the following:

Condition 11

"Prior to the commencement of any works for the construction of the Picture Gallery (building no. 47) or its adjacent Tunnels (building no. 2A) (including the link to the main house) a final Scheme of Movement Monitoring, in accordance with the approved "Notes on Movement Monitoring Tottenham House Picture Gallery Alan Baxter Associates July 2025", shall be submitted to and approved in writing by the LPA. n.b. the Scheme should include provisions for notifying the LPA and advising them of the action taken in the event that specified alert level thresholds are triggered.

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

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

Proposals

This approval of details application sets out the appropriate details to satisfy the requirements to discharge condition 11 of LBC (ref. PL/2024/09243) for amendments to the Masterplan at Tottenham House and Estate which specifically relate to a final Scheme of Movement Monitoring in association with the construction of the Picture Gallery (building no. 47) and its adjacent Tunnels (building no. 2A).

The details submitted with this approval of details application are summarised below on an information specific basis as agreed with Wiltshire Council and Historic England prior to submission.

Please refer to the full suite of submitted information and read this in full for a comprehensive understanding of the details provided to satisfy the requirements of this condition.

Scheme of Movement Monitoring

The 'Notes on Movement Monitoring Tottenham House Picture Gallery' (dated 08 August 2025) prepared by Alan Baxter sets out the proposed strategy for the movement monitoring to be implemented during by the Contractor(s) during the undertaking of the Picture Gallery basement works at Tottenham House.

All proposed works associated with the construction of the Picture Gallery that are anticipated to result in movements to the existing ground and structures are set out on a work specific basis within the Alan Baxter Notes and should be read in full alongside this Covering Letter.

The Notes also set out the following details:

1. Monitoring procedure/reporting including details of the 'Green', 'Amber', and 'Red' alert levels, and the recommended actions and timeframes for if the ground movements corresponding to these alert levels are exceeded during the works.
2. Monitoring procedure/reporting of movement to adjacent existing buildings including the Contractor(s) monitoring and reporting requirements for any changes to existing building defects or if any new defects materialise during the works.
3. The location of monitoring points to be installed and the minimum frequency of them during the works.
4. Alert limits for the movement monitoring and how these should be monitored and reported.

Please note that it is the responsibility of the Contractor(s) to design, install and implement the required movement monitoring measures in line with those set out in the submitted Alan Baxter *'Notes on Movement Monitoring Tottenham House Picture Gallery'* (dated 08 August 2025).

An accompanying sketch plan *'Movement Monitoring Requirements'* (ref. TB407-ABA-XX-XX-SK-S-0002) (dated 14 August 2025) prepared by Alan Baxter should be read in conjunction with their *'Notes on Movement Monitoring'*.

Please note that the key members of the Project Team including the Conservation Architect and Lead Designer (ADAM Architecture), the Principal Contractor (Size Group), and the Temporary Works Engineer (CDS) have reviewed the final Scheme of Movement Monitoring for the construction of the Picture Gallery and its associated Tunnels and are accepting of the proposed approach.

Contractor(s) Appointment

Size Group are the Principal Contractor who are responsible for co-ordinating, managing and overseeing all works associated with the construction of the Picture Gallery. The appointment of Size Group as the Principal Contractor for the construction of the Picture Gallery will ensure continuity given their appointment on the restoration of the adjacent Main House and wider Estate which will help to ensure consistency in decision making and that the same high standards of workmanship and stewardship are implemented to ensure the long-term preservation of Tottenham House and Estate.

Sub-contractors that have been appointed for the construction of the Picture Gallery and its associated Tunnels include the following:

- Keller - Piling Works
- Sheehan - Underpinning Works

Newmark will share details of any further Sub-contractors that are appointed on works associated with the construction of the Picture Gallery with Wiltshire Council and Historic England as and when it is confirmed.

Temporary Works Scheme and Construction Sequence

Civil Engineers CDS (Contractor Design Services) have designed the temporary works scheme for the Picture Gallery construction. Please refer to the below accompanying drawings prepared by CDS which show the following:

- *'Picture Gallery Basement Proposed Temporary Works and Construction Sequence'* (refs. SG.23.273.DWG13-1 Rev B & SG.23.273.DWG13-2 Rev B) (dated 23 October 2025) - which shows the proposed construction methodology and associated sequence of works across 12 nos. stages for the Picture Gallery construction; and
- *'Picture Gallery Basement Temporary Works Pile Layout'* (ref. SG.23.273.DWG14) (dated 21 October 2025) which shows the temporary works pile layout for the basement of the Picture Gallery during construction.

Please note that the key members of the Project Team including the Conservation Architect and Lead Designer (ADAM Architecture), the Structural Engineer (Alan Baxter), and the Principal Contractor (Size Group) have reviewed the proposed temporary works scheme for the construction of the Picture Gallery and are accepting of the proposed approach.

Conclusion

The key focus in the design and implementation of the submitted details has been the preservation of the existing nearby structures to help prevent deterioration of existing fabric and therefore conserve their inherent heritage value for the long-term benefit of the Owner and wider local community in order to secure their preservation and enjoyment for future generations.

The submitted details have been considered in a sensitive and coherent manner, with the key members of the Project Team including the Conservation Architect and Lead Designer (ADAM Architecture), the Structural Engineer (Alan Baxter), the Principal Contractor (Size Group), and the Temporary Works Engineer (CDS) all having reviewed and inputted into the accompanying information for the construction of the Picture Gallery.

These proposals further showcase the careful and responsible stewardship of the Applicant and their Team of Specialist Advisors and the significant financial investment that they are willing to continue to commit to the restoration of Tottenham House and Estate.

Accordingly, we enclose the relevant details in order to discharge condition 11 attached to Listed Building Consent (ref. PL/2024/09243) in relation to a final Scheme of Movement Monitoring in association with the construction of the Picture Gallery (building no. 47) and its adjacent Tunnels (building no. 2A) at Tottenham House and Estate.

Please note that further details for the underpinning required where the new Tunnels (building no. 2A) connect with the existing Map Room (Room B45) in the Main House will be provided under separate cover in due course.

Application Documentation

In accordance with the validation requirements of Wiltshire Council, alongside this Covering Letter, we enclose the following documentation:

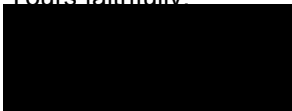
- Approval of Detail Application Forms (ref. **PP-14450948**), prepared by Newmark;
- Movement Monitoring Requirements Picture Gallery (dated 08 August 2025), prepared by Alan Baxter;
- Movement Monitoring Requirements Picture Gallery (ref. TB407-ABA-XX-XX-SK-S-0002) (dated 14 August 2025) prepared by Alan Baxter;
- Picture Gallery Basement Proposed Temporary Works and Construction Sequence (refs. SG.23.273.DWG13-1 Rev B & SG.23.273.DWG13-2 Rev B) (dated 23 October 2025), prepared by CDS; and
- Picture Gallery Basement Temporary Works Pile Layout (ref. SG.23.273.DWG14) (dated 21 October 2025), prepared by CDS.

Summary

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 application shortly.

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

Yours faithfully,



Newmark

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Enc. As above via the Planning Portal