

Major Projects & Performance Manager
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

FAO: Ms Helen Garside

Our ref: GAO/SAV/BNE/U0011639

Your ref: PP-14542663

28 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 12 of Listed Building Consent reference: PL/2024/09243

Pool House (building no. 36) 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 12 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 Pool House (building no. 36) 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 Pool House and associated Tunnels to ensure that appropriate measures and thresholds are incorporated which protect the fabric and preserve the structural integrity of the nearby existing structures comprising the walls of the Walled Garden.

As important background context, extensive dialogue was had between the Alan Baxter (the appointed Structural Engineer for the wider Estate) and the Historic England Structural Engineer through July 2025 for the final Scheme of Movement Monitoring on the Picture Gallery, 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. It was subsequently understood via further informal correspondence with the Historic England Structural Engineer that these same overarching principles and approaches to the final scheme for movement monitoring applied for the Pool House (building no. 36) and its adjacent Tunnels (building no. 2A). It is important to note that the final Scheme of Movement Monitoring, temporary works scheme and sequence of construction was approved by Wiltshire Council (ref. PL/2025/08815) on 28 November 2025.

Wiltshire Council therefore attached a condition (no. 12) requiring a final Scheme of Movement Monitoring to be submitted and approved prior to the commencement of any works for the construction of the Pool House (building no. 36) and its adjacent Tunnels (building no. 2A). 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 12 and also for the final Scheme of Movement Monitoring prepared by the appointed Structural Engineer for the Pool House, MBP, including a summary of the proposals and relevant associated details.

Conditions for Discharge

The Applicant is seeking to discharge condition 12 attached to the aforementioned LBC (ref. PL/2024/09243). Condition 12, in full, states the following:

Condition 12

"Prior to the commencement of any works for the construction of the Pool House (building no. 36) or its adjacent Tunnels (building no. 2A) (including the link to the subterranean spa) a final Scheme of Movement Monitoring 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 12 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 Pool House (building no. 36) 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 'Structural Engineer's Ground Movement Monitoring proposal' (dated 25 September 2025) prepared by MBP Structural Engineers sets out the proposed strategy for the movement monitoring to be implemented by the Contractor(s) during the undertaking of the construction of the Pool House and its associated Tunnels at Tottenham House and Estate.

All proposed works associated with the construction of the Pool House that are anticipated to result in (or which could) movements to the existing ground and any nearby existing structures (i.e. walls) are set out

on a work specific basis within the MBP information and should be read in full alongside this Covering Letter.

The MBP report also set out the following details:

1. The scope of works that they have considered in the preparation of the movement monitoring comprising the installation of the piling mat, perimeter piled wall, sequential soil excavation and associated temporary propping, installation of the new permanent reinforced concrete structure (inc. walls and floors), and any hard landscaping activities within 4 metres of the Walled Garden walls.
2. Monitoring design and regime including details on the equipment, set-up and frequency for the monitoring.
3. Monitoring procedure/reporting of movement to adjacent existing structures including details of the 'Green', 'Amber', and 'Red' trigger levels, and the recommended actions and timeframes for if the ground movements corresponding to these trigger levels are exceeded during the works.
4. The location of monitoring points to be installed.
5. A recommendation that all of the monitoring recommendations set out in the report prepared by MBP are installed prior to the commencement of the piling enabling works on site.

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 MBP '*Structural Engineer's Ground Movement Monitoring proposal*' (dated 25 September 2025).

A series of accompanying drawings prepared by MBP are appended (see Appendix A) to their '*Structural Engineer's Ground Movement Monitoring proposal*' and should be read in conjunction with this for a full understanding of the works. For completeness these are set out below:

- Site Plan Existing Walls Monitoring Proposals Sheet 1 (ref. 10442 MBP-PH-00-DR-S-0001 Rev P01) dated 25 September 2025
- Site Plan Existing Walls Monitoring Proposals Sheet 2 (ref. 10442 MBP-PH-XX-DR-S-0002 Rev P01) dated 25 September 2025
- Site Plan Existing Walls Monitoring Proposals Sheet 3 (ref. 10442 MBP-PH-XX-DR-S-0003 Rev P01) dated 25 September 2025

Please note that the key members of the Project Team including the Conservation Architect and Lead Designer (BLDA Architects), the Principal Contractor (Size Group), and the Temporary Works Engineer (CDS) have reviewed the final Scheme of Movement Monitoring for the construction of the Pool House 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 Pool House and Tunnels. The appointment of Size Group as the Principal Contractor for the construction of the Pool House will provide continuity given their appointment on the restoration of the adjacent Walled Garden and structures across 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 thus far for the construction of the Pool House and its associated Tunnels include the following:

- Sheehan - piling platform installation
- GSS - piling works

Newmark will share details of any further Sub-contractors that are appointed on works associated with the construction of the Pool House 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 reviewed the proposals and advised the following with regard to temporary works associated with the construction of the Pool House and its associated Tunnels:

“The wall to the Walled Garden does not require any temporary propping as the stability of the wall is not affected by the basement dig or Pool House construction. Because we are not affecting the ground within a zone of influence around the wall (basement dig circa 5m away, above ground structure circa 8m away from the wall). I would recommend facing the wall temporarily to protect it from splashes etc. with some sheeting or similar but as this won’t change how the structure behaves this can be done on site without additional structural support.”

The advice from CDS was sent via email correspondence and can be provided on request if necessary.

The Principal Contractor (Size Group) have prepared a methodology which shows how they intend to construct the substructure of the Pool House comprising a series of diagrammatic plans and sections which are annotated to outline the proposed top-down construction methodology. Please refer to the accompanying ‘Provisional Sequence of Works’ document (ref. ST23-04_TH_SOW-001-007_CP_SB) (dated 17 October 2025), prepared by Size Group for further details.

Please note that the key members of the Project Team including the Conservation Architect and Lead Designer (BLDA Architects), the Structural Engineer (MBP), and the Principal Contractor (Size Group) have reviewed the recommendations with regard to temporary works and also the proposed construction sequencing for the construction of the Pool House and its adjacent Tunnels and are accepting of the proposed approach.

Conclusion

They key focus in the design and implementation of the submitted details has been the preservation of the existing nearby structures (i.e. the walls of the Walled Garden) 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 (BLDA Architects), the Structural Engineer (MBP), 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 12 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 Pool House (building no. 36) and its adjacent Tunnels (building no. 2A) at Tottenham House and Estate.

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-14542663), prepared by Newmark;
- Structural Engineer’s Ground Movement Monitoring proposal and accompanying drawings (dated 25 September 2025), prepared by MBP; and
- Provisional Sequence of Works document (ref. ST23-04_TH_SOW-001-007_CP_SB) (dated 17 October 2025), prepared by Size Group.

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 Hannah Davies (020 7333 6221) of this office.

Yours faithfully,



Newmark

Sam.aviss@nrmk.com
Direct tel. +44 (0) 20 3486 3524
Enc. As above via the Planning Portal