

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-14602466

09 January 2026

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 of Listed Building Consent reference: PL/2024/09243

Main House (building nos. 1), Picture Gallery (building no. 47) and Tunnels (building no. 2A) - Underpinning and Additional Structural Alteration Works

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 partially discharge Condition 7 attached to Listed Building Consent (ref. PL/2024/09243) in relation to underpinning and additional structural alteration works 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."

Ground Movement Monitoring

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 (B45) 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. Condition 11 (Scheme of Movement Monitoring) attached to application reference: PL/2024/09243 was discharged by Wiltshire Council on the 28 November 2025 and the movement monitoring points have been installed ahead of the proposed underpinning and associated structural works that are sought under this application being undertaken.

Underpinning and Structural Alteration Works

Similarly, Wiltshire Council and Historic England Officers advised during the determination of the LBC (ref. PL/2024/09243) for the Masterplan Amendments that where any additional structural alterations are required in areas that affect, or are immediately adjacent, to existing structures associated with the Main House, that these will need to be submitted for approval to ensure an acceptable approach is being implemented that ensures the structural integrity, stability and preservation of the existing structures.

The dialogue between Alan Baxter and the Historic England Structural Engineer through July 2025, also included conversations in relation to the underpinning and associated structural works required for where the Picture Gallery tunnel extends through and connects to the B45 Map Room in the Main House. Following a meeting on 07 July 2025, the Historic England Structural Engineer subsequently informally advised via email correspondence that they had confidence in the approach for the proposed structural works given they would reinstate robustness in the historic fabric where this has been lost over time by piecemeal repairs, and also as the strategy to install the underpinning prior to the external works related to the new tunnels would minimise the risk of unnecessary damage to the historic fabric. It was subsequently understood that the underpinning scheme and other associated structural works would need to be refined further by the Design Team, Technical Consultants and Contractors, and that once finalised it would be submitted for approval.

Wiltshire Council therefore attached a condition (no. 7) requiring final 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) to be submitted and approved prior to the commencement of any such works. The relevant details for these works are set out within the information submitted as part of this approval of details application.

Please refer to the following sections of the Covering Letter for the full wording of condition 7 and also for a summary of the underpinning and additional structural alteration works.

Conditions for Discharge

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

Condition 7

“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

REASON: In the interests of preserving the character, appearance and historic fabric

of the listed building as final details for the implementation of the proposed works have not been provided.”

Proposals

This approval of details application sets out the appropriate details to satisfy the requirements to discharge condition 7 of the LBC (ref. PL/2024/09243) for amendments to the Masterplan at Tottenham House and Estate which specifically relate to the underpinning and additional structural alteration works 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.

Alan Baxter

The submitted ‘*B45 Underpinning Structural Statement*’ (dated 05 January 2026) prepared by Structural Engineer Alan Baxter sets out the proposed strategy for the underpinning and associated structural works required to enable the installation the tunnel that connects the Picture Gallery with the B45 Map Room within the Main House.

In summary, the Statement sets out the following details:

1. The existing situation including the construction and condition of the existing structures/areas that will be affected by the works, as well as the investigation works that have been undertaken to ascertain this.
2. The proposed underpinning and associated structural works to be implemented including loading distribution considerations, waterproofing details, and measures to mitigate long-term consolidation heave or settlement experienced by the existing structures in order to ensure their structural stability and on-going preservation.

Accompanying plans and drawings prepared by Alan Baxter which show the proposed structural works in detail should be read in conjunction with their Structural Statement.

All proposed structural works associated with the construction of the Picture Gallery tunnel link are set out in detail within the Alan Baxter information which should be read in full alongside this Covering Letter.

Please note that the key members of the Project Team including the Conservation Architect (ADAM Architecture), the Principal Contractor (Size Group), the Temporary Works Engineer (CDS), and the Sub-Contractor undertaking the underpinning works (Sheehan) have reviewed the final details proposed for the underpinning and associated structural alterations sought under this application and are accepting of the proposed approach.

ADAM Architecture

Conservation Architect ADAM Architecture have reviewed the proposed structural works and prepared architectural details of the proposed tunnel link which include floorplans, sections and relevant technical details. Please refer to these details alongside the other submitted information for further details of the proposals.

Contractor Design Services

Civil Engineers CDS (Contractor Design Services) have prepared information that show the assumed construction sequence across 10 stages alongside any temporary works that are recommended during the undertaking of the structural works for the tunnel link proposals. Please refer to the submitted CDS information: ‘*Picture Gallery Tunnel Entrance Proposed Sequence Details Sheet*’ (refs. SG.22.273.SK68-1 – 4) for the relevant details.

Please note that the key members of the Project Team including the Conservation Architect (ADAM Architecture), the Structural Engineer (Alan Baxter), the Principal Contractor (Size Group), and the Sub-Contractor undertaking the underpinning works (Sheehan) have reviewed the details proposed for the underpinning and associated structural alterations sought under this application and are accepting of the proposed approach.

Contractor 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 including the Tunnel link to the B45 Map Room. The appointment of Size Group as the Principal Contractor for the construction of the Picture Gallery and Tunnels 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.

Please note that it is the responsibility of the Contractor(s) to design, install and implement the recommended structural measures in line with those set out in the submitted information.

Conclusion

The key focus in the design and implementation of the submitted details has been the preservation of the existing structures to help prevent deterioration of existing fabric and therefore conserve their inherent heritage value and where possible provide an improvement for the long-term benefit of the Owner and wider local community in order to secure their preservation, enhancement 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 (ADAM Architecture), the Structural Engineer (Alan Baxter), the Principal Contractor (Size Group), the Temporary Works Engineer (CDS) and the Sub-Contractor undertaking the underpinning works (Sheehan), all having reviewed and inputted into the accompanying information for the construction of the tunnel link between the Picture Gallery and B45 Map Room in the Main House.

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 7 attached to Listed Building Consent (ref. PL/2024/09243) in relation to underpinning and additional structural alteration works in association with the construction of the Picture Gallery (building no. 47) and its adjacent Tunnels (building no. 2A) linking to the Main House (building no. 1) 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. **14602466**), prepared by Newmark;

Alan Baxter

- B45 Underpinning Structural Statement (dated 05 January 2026);
- Proposed Foundation Details - Sheet 06 (ref. THB047-ABA-PG-XX-DR-S-2306 Rev A);
- Proposed Foundation Details - Sheet 07 (ref. THB047-ABA-PG-XX-DR-S-2307 Rev A)
- Proposed Structure - Basement Mezzanine Plan Zone T (ref. THB047-ABA-PG-XX-DR-S-2T02 Rev D);
- Proposed Structure - Capping Beam Plan Zone T (ref. THB047-ABA-PG-XX-DR-S-2T03 Rev D);

ADAM Architecture

- Tunnel Link Floor Plans (ref. THB047-ADA-PG-XX-DR-A-0950, Rev P1);
- Tunnel Link Sections (ref. THB047-ADA-PG-XX-DR-A-0951, Rev P1);
- Tunnel Link Detail (ref. THB047-ADA-PG-XX-DR-A-0952, Rev P1);

CDS (Contractor Design Services)

- Picture Gallery Tunnel - Entrance Proposed Sequence (ref. SG.22.273.SK68-1- Rev A)
- Picture Gallery Tunnel - Entrance Proposed Sequence (ref. SG.22.273.SK68-2 Rev A)
- Picture Gallery Tunnel - Entrance Proposed Sequence (ref. SG.22.273.SK68-3 Rev A)
- Picture Gallery Tunnel - Entrance Proposed Sequence (ref. SG.22.273.SK68-4, Rev A)

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

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