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FAO: Ms Helen Garside

Our ref: GAO/SAV/HDA/BWA/U0011639

Your ref: PP-14607095

Dear Helen,

**Tottenham House and Estate, Savernake, Marlborough, Wiltshire, SN8 3BE
Planning (Listed Buildings and Conservation Areas) Act 1990 - Listed Building Consent
Application for Listed Building Consent at Tottenham House
Plaster Repairs and Reinstatement Works at Lower Ground Floor Level**

On behalf of our Client, Mr Chris Rokos ("the Applicant"), we write to enclose an application for a new listed building consent in connection with a series of conservation-led plaster repairs across the Lower Ground Floor of the Main House at Tottenham House and Estate.

Site

Tottenham House and Estate is a privately-owned country estate located within the Wiltshire countryside. The Grade I listed Tottenham House, which forms the application site, is an 1820's country house and is positioned at the heart of the Estate, with the Grade II* listed Stable Block to Tottenham House situated c.150m to the north-west of the Main House.

The Estate lies within the Grade II* Registered Park and Garden and to the south-eastern corner of Grade II* Savernake Forest. Some of these heritage assets are referenced on Historic England's 'at Risk Register' and are deemed "most at risk at becoming lost as a result of neglect, decay or inappropriate development".

The site also lies within the Marlborough Downs which forms part of the North Wessex Downs Area of Outstanding Natural Beauty ('AONB'). Taken as a whole, the Estate comprises 864 hectares of landscape including formal gardens, parkland, trees and woodland and arable farmland.

The application site is the Main House itself (i.e. Tottenham House) which is referred to as 'Building 1' on the approved 'extant' Masterplan pursuant to outline planning permission ref: 17/12461/OUT and associated listed building consent ref: 18/00195/LBC.

Aspirations and Objectives

Through careful and responsible stewardship and significant financial investment, the Applicant is committed to safeguarding the building and wider Estate and ensuring that its assets of significant heritage importance can be managed for the long-term benefit of its Owner, the wider local community, and to secure its enjoyment for future generations.

Background

The application site is the Main House which is an 1820s country house and is positioned at the heart of the Estate. The Main House (i.e., Tottenham House) is referred to as 'Building 1' 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.

Since the grant of the extant permissions (refs. 17/12461/OUT & 18/00195/LBC) there have been a number of permitted applications for non-material amendments ('NMAs') and associated listed building consents ('LBCs') for various elements of restoration and a range of revisions and alterations across the Main House to meet the needs and design-led aspirations of the Applicant. These permissions comprise a mix of works including alterations such as the addition of the North Courtyard leisure, health and wellbeing facilities (refs. 17/12461/OUT & 20/05531/LBC) in November 20220, and also a number of more recent minor amendments in respect of revised floor layouts and room uses alongside various internal alterations and remedial works across the building (refs. PL/2021/09506 & PL/2021/09253 and PL/2023/03297 & PL/2023/03196).

Subsequently, on 22 November 2024, an NMA (ref. PL/2024/07930) and an associated LBC (ref. PL/2024/07842) in respect of further revised floor layouts and room uses/functions, minor internal alterations and remedial works were approved by Wiltshire Council.

Most recently, on 12 November 2025, Wiltshire Council approved (ref. PL/2025/06633) further works for internal alterations, reconfiguration, restoration and refurbishments throughout the Main House as a result of detailed design development and changes that have materialised through the construction process.

Relevant Planning History and Condition Discharges

In March 2018 a series of fabric stabilisation and fabric removal works were approved by Wiltshire Council under the ADAM Architecture document *'Proposed & Post Fabric Removal Recording Report – March 2018'*. This was before the Applicant acquired the Estate.

On 30 November 2020 an approval of details application (ref. 20/09358/LBDC) was approved by Wiltshire Council for a series of careful opening-up works to inform repair strategies. This included some opening-up and removal of some limited areas of plasterwork.

On 01 February 2021 an approval of detail application (ref. 20/09704/LBDC) was approved by Wiltshire Council for investigative works required to allow assessment of the building fabric and the formulation of proposals in relation to flue investigations. This included some opening-up and removal of some limited areas of plasterwork.

On 18 February 2022 an approval of details application (ref. PL/2021/08292) was approved by Wiltshire Council for a series of carefully formed openings to the walls including localised removal of wall linings and plasterwork to inspect the areas of proposed structural repair and new installation of SVP pipework.

The above approval of details applications have all involved the removal of existing plasterwork fabric and are therefore, where applicable, set out within the ADAM Architecture Plasterwork Recording Schedule ('TH - 6150_MH Plain Plaster Recording Schedule Ground Floor 06') which accompanies this application to provide an accurate record of historic areas of plasterwork removal that are evident today on-site.

Following agreement to use Room F2 as a sample room for undertaking works to be rolled out across the rest of the house, on 17 November 2022, an approval of details application was approved (ref. P/2022/05326) in relation to details of structural engineering works required within Room F2, details for the repair (x1) and reinstatement (x1) of the fireplaces and details of works for the connection of some services including heating, public health, lighting and small power. Following this, agreement was reached with Wiltshire Council and Historic England on installing a series of internal finishes, decorative works, and other associated buildersworks installations within the room.

Another sample room was agreed for Room G32 and on 04 March 2024 an approval of details application (ref. PL/2024/01389) was approved for installing a series of internal finishes, decorative works, and other associated buildersworks and installations. The intention of this was for the completed room to serve as a useful example for implementing the Applicant's specific design requirements and desired finishes across wider areas of the building.

Both of the above approvals (refs. PL/2022/05326 & PL/2024/01389) included plasterwork repairs and the installation of different wall finishes including polished plaster. These works were subsequently inspected by both Wiltshire Council and Historic England at Site Meetings and where relevant are detailed further within the pre-application section of this Covering Letter.

An approval of details application (ref. PL/2024/10418) in respect of the finalised MEP service locations and associated builderswork installations, elective strengthening to selected areas and other minor internal alterations across the Lower Ground Floor of the Main House was approved on 22 August 2025 with the exception of proposal in Rooms B22 and B64.

An application for Listed Building Consent (ref. PL/2024/082404) for a series of plaster repairs throughout the Main House was submitted on 03 September 2024. Following this Officers requested that the room by room recording schedule 'Plain Plaster Condition Record' be completed and submitted to allow full consideration of the proposals. As such, revised information in relation to the Second Floor only was submitted to Wiltshire Council on 04 December 2024 and approved on 13 December 2024.

It should be noted that as part of the formal feedback from Historic England received on 10 December 2024, Officers set out that whilst did not object to the proposed approach to be taken to the plasterwork repairs and reinstatement works across the Second Floor, they requested a more robust commentary on the following aspects to be incorporated into any forthcoming application(s) across the other floors:

The potential for gypsum to negatively impact the stability of the plasterwork at Tottenham House and evidence of this manifestation including where water ingress is assumed to have contributed

to the deterioration of the plaster;

The level of commentary and specific references approvals for the proposed ceilings works where they differ from that outlined by Hayles and Howe and areas of fabric have been removed; and The use of Limco given it is a harder product than lime putty and therefore the Team should be confident that its widespread proposed use is appropriate and will present a long-term sustainable approach.

Where appropriate the above points have been addressed within this application and those that are relevant to these proposals are discussed in further detail below.

With regards to the impact of gypsum on the stability of plasterwork, following previous discussions with Plaster Specialist Rose of Jericho on this topic, it is understood that gypsum has been used widely in the UK as an ingredient in lime plaster to speed its curing time with no notable (or publicised) effect on its stability. Therefore, whilst noted in pre-application discussions, it is no longer considered that gypsum has an impact on the stability of plasterwork and this has therefore not been referenced within the submission documentation.

On 10 April 2025, Listed Building Consent (ref. PL/2025/00652) was approved for a series of conservation-led plain plasterwork repairs and reinstatement works across the Mezzanine Floor of the Main House; installation of new wall and ceiling finishes; and other associated and ancillary works.

On 23 April 2025, Listed Building Consent (ref. PL/2025/02727) was approved for a series of conservation-led plain plasterwork repairs and reinstatement works across the First Floor of the Main House; installation of new wall and ceiling finishes; and other associated and ancillary works.

Most recently on 16 July 2025, Listed Building Consent (ref. PL/2025/01037) was approved for a series of conservation-led plain plasterwork repairs and reinstatement works across the Ground Floor of the Main House; installation of new wall and ceiling finishes; and other associated and ancillary works.

Plasterwork Condition

With respect to approvals in relation to plain plasterwork, Condition 21 attached to the extant listed building consent (ref. 18/00195/LBC) allows for like for like patch repairs to plain plasterwork in accordance with the approved methodology document: 'Listed Building Justification and Work Methodology Statement Appendix V - Specification for general plain interior lime plaster'. The full wording of LBC Condition 21 is set out below:

Condition 21 Plasterwork -

"The presumption should be in favour of retaining historic plasterwork in situ. Where removal has been approved, plain plasterwork (walls and ceilings) should be replaced with lime plaster in accordance with the Listed Building Justification and Work Methodology Statement Appendix V - Specification for general plain interior lime plaster. Prior to the reinstatement of any decorative plasterwork in any of the individual buildings referred to in 1.1 to the Listed Building Justification and Work Methodology Statement a specification for the works shall be submitted to and approved in writing by the Local Planning Authority. The works should thereafter be carried out in accordance with the approved specification."

However, following further investigation and owing to the existing condition of much of the plasterwork, more significant repair and replacement works are now required in specific areas which would not fall under the scope of like for like patch repairs consented under the remit of LBC Condition 21. As such, it was confirmed in correspondence with both Wiltshire Council and Historic

England that new applications for listed building consent were required and which forms the basis of this submission.

For the avoidance of doubt, this submission relates to the plasterwork repair and reinstatement works that are required across the Lower Ground Floor of the Main House only. As noted above, details for the second floor, first floor, mezzanine and ground floor plasterwork repair and reinstatement works have been approved by Wiltshire Council.

The condition of the existing plasterwork, pre-application discussions with Officers at Wiltshire Council and Historic England, and the proposed approach to the plasterwork repairs and reinstatement across the Lower Ground Floor is set out in further detail below, and more comprehensively within the supporting documentation which should be read in conjunction with this Covering Letter.

Pre-Application Discussions

Initial conversations in respect of the proposed plasterwork repairs within the Main House were had with Wiltshire Council and Historic England at a Site Meeting on 26 January 2024. At the meeting, the Project Team showed Officers the completed works in Room F2, which were a good example that showcased the concept of chasing into walls to facilitate the MEP and buildersworks installations, and how the lime plaster had reacted in a positive way to these works which were undertaken in a sensitive manner and minimised as far as possible in order to seek to preserve the sound historic plasterwork. Whilst showing Officers these works, a section of wall within the room where polished plaster had been installed was shown to which Officers raised no concerns. At the same time, the Project Team outlined the Applicant's desire to install a polished plaster finish across other areas of the house and that further details of this would come forward in due course. Please note that in respect of the lower ground floor, discussions in relation to installing a polished plaster finish are not relevant as they are not considered appropriate in a back of house area of lower significance such as the lower ground floor, and are therefore not proposed on this basis. At the same meeting on 26 January 2024, the existing condition of the plain plasterwork ceiling in Room S2 was presented to Wiltshire Council and Historic England. It was verbally agreed (and subsequently set out in the Meeting Minutes) that the Project Team would undertake patch repairs in line with the methodology consented under LBC Condition 21 attached to the extant LBC (ref. 18/00195/LBC) and locally remove lime plaster from below where it is cracked and reapply on a like-for-like basis with new lime plaster. It is important to note that it subsequently became apparent that the condition of the plasterwork ceiling was in a worse condition than originally thought and/or more recent damage had become apparent due to onsite discoveries and water ingress, as such the strategy was revised to implement like for like replacement of plasterwork. Similar instances to this are known to have occurred elsewhere across the house and are more widespread than initially thought. Where this has occurred in the case of the lower ground floor, it is set out in the accompanying documentation submitted in support of this application.

At the 26 March 2024 Site Meeting with Wiltshire Council, more detailed conversations were had in respect of the plasterwork repairs across the Main House. Various issues with the condition of existing plain ceiling and wall plasterwork caused by historical water ingress and associated issues including the historical mix which in many areas of the ceilings was thought to have contributed to the accelerated deterioration of the plasterwork (i.e. lime plaster and supporting laths and battens). Instances of such issues were shown to the Wiltshire Council Conservation Officer, including within Room S6. The plasterwork repairs that had been undertaken in the G32 sample room were also shown and discussed. The Project Team showed that the majority of the lime plaster and supporting substrate beneath (i.e. laths and battens) in the room had decayed or were unsound and therefore had to be carefully removed and replaced on a like-for-like basis as they were not

suitable for retention and repair in-situ. The Wiltshire Council Conservation Officer advised that they would need to discuss the plain plasterwork repairs with Historic England and recommended that this would best be done as part of a further forthcoming Site Meeting. The Conservation Officer recommended that any issues being uncovered with the condition of the existing plasterwork needed to be clearly set out and evidenced in the follow-up conversations with Historic England.

At the Site Meeting on 22 May 2024, the poor condition of areas of plasterwork across the Main House were briefly touched upon again, with the decay of the lime plaster and rotten laths specifically shown in Rooms F13 and F15 in the South Range which had been caused by historic instances of water ingress. The Project Team said that there were a significant number of further instances of decay and rot to the plasterwork across the Main House due to water ingress from outside (i.e. issues with gutters, rainwater pipes and from wet walls outside). The Historic England Historic Building Inspector advised that the issues identified with the existing plasterwork needed to be discussed with a Specialist Architect at Historic England who has expertise in lime plasterwork repair within historic buildings and that a further Site Meeting should be organised that they could attend in order view the condition of the existing plasterwork. At the same Site Meeting, the completed G32 sample room showing the consented decoration works and finishes were shown to Officers. As part of this process, the consented installation of the polished plaster within Room G32 was shown and discussed. The Project Team outlined the specification of the polished plaster (Marmarino) which would ensure breathability of the walls and ceilings and also the intention of the Applicant to apply it to wider areas elsewhere across the Main House according to the Applicant's specific design requirements. The Historic England Historic Building Inspector noted that the use polished plaster is compatible with historic buildings and that in some ways it would be better than using modern paint products in terms of retaining sound existing plasterwork and maintaining breathability. The Team explained that the polished plaster would be applied over the top of the existing plasterwork (where sound) and new plasterwork with a thin layer of metal mesh between to minimise and accommodate any movement in the structure. Both Officers at Historic England and Wiltshire Council confirmed that the use of the polished plaster was acceptable in principle, subject to it being appropriate to the status/significance of the said room and further justification and specification details being provided as part of the formal submission. Please note that in respect of the lower ground floor, discussions in relation to installing a polished plaster finish are not relevant as they are not considered appropriate in a back of house area of lower significance such as the lower ground floor, and are therefore not proposed on this basis. Following correspondence with both Wiltshire Council and Historic England a Site Meeting was arranged for Specialist Architect Matthew Knight from Historic England to come and inspect the issues associated with the existing plasterwork across the Main House on 11 June 2024. The Project Team led Matthew Knight and the other Conservation Officers around the Main House and showed them a number of examples of the poor condition of the existing plasterwork where historic water ingress and general damp issues had meant that it had substantially deteriorated and in some instances had decayed and rotted meaning it was no longer fit for purpose. Following the Site Meeting a Formal Written Response was issued by Historic England on behalf of Specialist Architect Matthew Knight on 17 July 2024. In respect of the existing condition of the plasterwork, the Formal Written Response recognised the years of dereliction had meant many roofing defects had been left unattended causing water ingress which had meant that timber lathes, studs and grounds in the immediate vicinity of water leaks had substantially decayed and left plasterwork in those areas unsupported. The response stated that the decay looks to be localised in many areas, particularly in the higher status rooms to the ground floor, and appears worst near the top of the house at second floor, where rooms are of lower significance. In terms of the plasterwork repair strategy, the response recommended a hierarchical approach is implemented based on the condition, significance and construction of the plasterwork in question. The report set out that the minimum amount of plasterwork replacement should take place in order to retain as much of the sound historic fabric as possible, and that such works should generally be done using traditional

like for like lath and plaster to an agreed specification from an accredited Conservation Architect and to the approval of the LPA Conservation Officer. The response did advise that in small rooms considered of low significance, and/or if the plaster has substantially failed or is missing and needs replacement, then the use of a wood wool fibre board system with lime plaster would be supported.

The extensive pre-application discussions that have been had with both Historic England and Wiltshire Council have informed the approach taken to the proposed plasterwork repair strategy across the Main House, including a number of the recommendations made by the Historic England Specialist Architect Matthew Knight. The proposed approaches to the plasterwork repairs which this application is seeking Listed Building Consent for are discussed in the following section of this Covering Letter and are covered in further detail in the supporting information submitted with this application alongside the relevant associated justification.

Proposals

Plasterwork Repairs and Reinstatement

As set out in the above section, the majority of plaster deterioration and failure in the Main House has resulted from continuous water ingress. Water ingress has occurred in localised areas and sometimes across entire walls and has been particularly harsh where lath and plaster has been installed onto battens on external walls. As such, a bespoke approach to the wall and ceiling plasterwork repairs and reinstatement works has been developed across the ground floor and which is summarised below and outlined in further detail within the documentation supporting this application.

For the avoidance of doubt, this submission relates to the plasterwork repair and reinstatement works that are required across the Lower Ground Floor of the Main House only. The Lower Ground Floor is considered to be of lower significance and status to the Heritage Asset compared to the other floors across the building which already have approval for plasterwork repair and reinstatement works.

The proposed approach to the plain wall and ceiling plasterwork repairs has sought to implement a conservation-led evidence-based strategy according to the existing condition, status/significance and construction of the plasterwork. It seeks to use appropriate and sensitive plasterwork repair and reinstatement methods that accord with conservation best practice and established guidance, including a general presumption to retain as much of the sound historic plasterwork as possible. The proposed approach has sought to implement a number of recommendations made by the Historic England Plaster Specialist Matthew Knight in his Formal Written Response (dated 17 July 2024) where a hierarchical approach based on the condition, significance and construction of the plain plaster in question was recommended.

This Listed Building Consent application sets out the appropriate details in order to carry out the proposed plain plasterwork wall and ceiling repairs and the associated installation of finishes across the Lower Ground Floor at the Main House at Tottenham House and Estate.

ADAM Architecture have prepared a detailed Plasterwork Recording Schedule (6150_MH Plain Plaster Recording PH 1_Lower Ground Floor_v4_Ver1) which is the key document that has informed the strategy for the proposed plasterwork repairs/reinstatement works and includes the following information:

- Notes on the existing condition of the plasterwork, including existing wall by wall photographs (marked as “Elevations”) showing its current state and where historic damp

and water ingress has caused the plasterwork to deteriorate, or where historic works have seen existing plasterwork damaged and/or removed;

- Status of the existing approvals/consents in place which clarify why there may be altered plasterwork (i.e. previously approved under the 2018 fabric removal works, various consents for opening-up and investigative works, and as a result of the chasing and other implementation works required to facilitate the consented MEP/BWICs installations across the Lower Ground and Ground Floor); and
- The proposed repair/reinstatement methodology of the plasterwork with supporting justification (where appropriate).

In summary, the proposed works to the Lower Ground Floor plasterwork comprise [*inter-alia*] the following:

Like for like plaster repair

- Walls – traditional lath and plaster or traditional plaster on masonry
- Ceilings- traditional lath and plaster
- Vaults- traditional plaster on masonry

Like for like plaster replacement

- Walls - traditional lath and plaster or plaster
- Ceilings - traditional lath and plaster

Reconstruction of absent fabric

- Walls - traditional lath and plaster or plaster
- Ceilings - traditional lath and plaster or plaster

Fabric consolidated and covered by modern fabric

- Walls - Existing lath and plaster walls to be retained, repaired and protected behind modern stud wall or new waterproofing finish introduced as consented
- Ceilings - fabric repaired, dropped ceiling introduced
- Areas of low significance
- Walls and loft area – wood wool board

For a visual representation of the proposed works to the plain plasterwork repairs and reinstatement across the Lower Ground Floor of the Main House, please refer to the supporting ADAM Architecture plan: '6150_SK145 Plain Plaster Repair Strategy Lower Ground Floor' which outlines the proposed repair/reinstatement methodologies to be applied in each room based on its existing condition, status/significance and construction. Please note that the specific works proposed to the lower ground floor plasterwork within the accompanying floorplan correspond with the coloured key included on the plan.

Please note there are areas where no works to the plasterwork are proposed. These instances are also shown on the supporting ADAM Architecture plan: '6150_SK145 Plain Plaster Repair Strategy Lower Ground Floor' and set out below:

Acoustic ceilings - Ceiling introduced where no fabric present or decayed/ modern fabric replaced
Brickwork is left exposed on walls and ceilings
Modern cement render is left in-situ (if sound) but replaced with lime plaster if failing and beyond repair

It is important to note that unlike the other floors across the building (i.e. ground, first, mezzanine & second) there are no polished plaster finishes (or similar decorative finishes) proposed across the lower ground floor. This is because they are not considered appropriate owing to the function/use of the floor as primarily a staff and back of house function, and given the lower significance and status of the Lower Ground Floor which would not be appropriate from a hierarchical perspective. As such, the wall and ceiling finishes across this floor are all proposed to be lime plaster finishes.

Accordingly, this application is seeking Listed Building Consent for the following works:

“A series of conservation-led plain plasterwork repairs and reinstatement works across the Lower Ground Floor of the Main House; ; and other associated and ancillary works.”

Further information including appropriate justification and specific details on the strategy, specification and methodologies for undertaking the proposed works are outlined in the accompanying documentation, prepared by ADAM Architecture. These submitted details should be read in full alongside this Covering Letter for a comprehensive understanding of the proposed plasterwork repairs and reinstatement works across the Lower Ground Floor of the Main House.

Assessment

This application follows a number of approvals for the reinstatement of plaster work throughout the Main House. These plasterwork repair/reinstatement proposals across the Lower Ground Floor of the Main House submitted under this application have been developed by the Conservation Architect (ADAM Architecture) alongside other relevant Specialists within the Design Team and have taken account of and been informed by the following information:

- Hayles & Howe visual condition reports;
- Hutton & Rostron damp and decay investigation report;
- Site discoveries during consented chasing works and structural repairs;
- Adjusting level of intervention for proposals where new works conceal existing fabric; and
- ADAM Architecture's knowledge of areas of historic failure and water damage as well as the general structure and condition of the Main House.

In addition, the proposed approach to the plasterwork repairs and reinstatement works across the ground floor have sought to implement a number of recommendations made by the Historic England Plaster Specialist Matthew Knight in his Formal Written Response (dated 17 July 2024) where a hierarchical approach based on the condition, status/significance and construction of the plain plaster in question was recommended.

As previously discussed with Officers on Site, and as agreed within the Design Team and Consultants, the Lower Ground Floor of the Main House is acknowledged as of being lower significance/status and less importance, with a number of areas having only little or no original finishes surviving. Therefore, this application and the material are proportional to the significance/status of the area, the amount of fabric present and consented use/function of the areas.

Where more substantial replacement of plasterwork is proposed, this is based on the condition of the existing plasterwork (as detailed within the accompanying room by room Recording Schedule by ADAM Architecture) and in many instances is likely to be needed to rectify historic damp and water ingress issues that have arisen during the building's extensive period of dereliction. It is important to note that it is preferential from a site management/progress and cost perspective to

retain and repair as much of the existing plasterwork in-situ, so instances of where wholesale replacement is proposed are an absolute necessity and the last resort. The accompanying room by room Recording Exercise that has been undertaken, which outlines the condition of the existing plasterwork, has been the key tool that has informed the strategy for the proposed repairs to the plain wall and ceiling plasterwork repairs, and which should be read in conjunction with this application. This Recording Schedule includes the following information:

- Notes on the existing condition of the plasterwork, including existing wall by wall photographs showing its current state and where historic damp and water ingress has caused the plasterwork to deteriorate;
- Status of the existing approvals/consents in place which clarify why there may be altered plasterwork (i.e. previously approved under the 2018 fabric removal works, various consents for opening-up and investigative works, and as a result of the chasing required to facilitate the consented MEP/BWICs installations across the lower ground floor); and
- The proposed repair/reinstatement methodology of the plasterwork with supporting justification (where appropriate).

All sound historic fabric will be consolidated and retained in situ where appropriate. Where new works such as partitions and new finishes are proposed, these will be layered and installed to be reversible on top of protected existing fabric, unless consented otherwise. Where a significant volume of historic fabric is absent within smaller rooms considered of low significance, new work will be carried out with modern breathable materials to facilitate repairs and maintain fabric legibility, distinguishing modern 21st century work, unless consented otherwise.

As detailed within the accompanying information, the proposed plasterwork repair/reinstatement strategy, including techniques, materials and specifications repeat themselves throughout the building, therefore a general strategy assessing the proposed approach to each repetitive component has been established.

In line with other consents, various conversations with Wiltshire Council and other forthcoming applications, the chasing required to install MEP services and buildersworks will be kept to a minimum and undertaken in a sensitive manner by the appointed Plaster Specialists. In order to minimise intervention to existing plasterwork, where feasible, plug sockets and other small power installations have been relocated into skirting boards (from the wall plaster) which will enable as much sound plasterwork to be retained as possible. Where the installation of MEP services and buildersworks in wall plaster is unavoidable, methods of threading behind laths will first be investigated, before (as a last resort) small segments that are required only for the MEP and buildersworks installation are cut within the existing plasterwork. The same will occur where chasing into brickwork is required, which will be minimised as far as possible and areas of already damaged brickwork that require repair/replacement chosen, as well as conduits for pipework and electrical cables etc. Being consolidated where possible. All areas of plasterwork that have been chased to facilitate installation will then be carefully repaired on a like for like basis using the products and techniques set out above and within the supporting information. A detailed recording exercise of the lower ground floor MEP and buildersworks installations will be undertaken by both the James & Sons (Plaster Specialist) and ADAM Architecture to show the stage by stage recording process as the works progress which serves as clear evidence of the conditions encountered and for the decisions taken during the works. The proposed MEP and buildersworks across the majority of the building have been consented via the various applications set out in the planning history section of this Covering Letter.

For further details of proposed works to plain plasterwork across the Lower Ground Floor of the Main House, please refer to supporting ADAM Architecture plan: 6150_MH Plain Plaster Recording

PH 1_Lower Ground Floor_v4_Ver1) which outlines the proposed repair methodology to be applied in each room and is based on its existing condition, status /significance and construction in line with the hierarchical approach recommended by Historic England.

For a record of the existing condition of the existing wall plaster please refer to the ADAM Architecture Recording Schedule (6150_MH Plain Plaster Recording PH 1_Lower Ground Floor_v4_Ver1) which is submitted with this application. Please note that this recording document will be continuously updated and made available to both Wiltshire Council and Historic England as works progress. The recording will outline the condition of the plasterwork 'as existing', 'post completion' of the consented first fix chasing to facilitate the MEP and buildersworks installation, and also the 'final condition' at the last stage of the completed plasterwork repairs prior to decorating and the installation of the desired finishes. This will ensure that there is an accurate record of the condition of plasterwork as the consented works progress and that there is clear evidence for the decisions taken during the works.

The proposed works have been carefully considered by the Design Team and have been informed by the previously consented plasterwork repairs, and also the hierarchical approach based on the condition, significance and construction of the plain plaster in question as recommended by Historic England. The proposed works have been carefully designed to (where possible) minimise interventions to the historic fabric, whilst providing the desired finishes to reflect the Applicant's operational needs for the lower ground floor which will be predominantly used by staff and which therefore will help to meet the operational needs of the Main House and wider Estate.

The proposed works form part of the wider task of conserving, restoring and sensitively upgrading the interior of the Main House at Tottenham House and Estate. It is intended that the proposed plasterwork repairs across the Lower Ground Floor (and elsewhere) will ensure that a conservation-led design approach will be implemented with the highest quality specialist workmanship that is concomitant of the standard of work that has already been undertaken to date and which will continue across the building in the future.

Conclusion

This application for listed building consent seeks permission to implement an appropriate conservation-led strategy for the plasterwork repairs and reinstatement across the Lower Ground Floor of the Main House to rectify the deterioration and decay of the plasterwork arising from historic damp and water ingress issues following years of dereliction. The application also includes details of the proposed finishes that reflect the Applicant's design-led requirements in front of house areas and operational practicalities in back of house areas.

The proposed approach is considered to strike an appropriate balance between retaining as much of the existing sound plain plasterwork as possible, whilst replacing decayed and unsound plasterwork using traditional or otherwise appropriate methods in line with specialist advice from Historic England and other Technical Specialists - in order to future proof the building as part of its overall restoration.

The proposals will ensure that the building will be sufficiently and sympathetically restored to function as a family dwelling, as originally designed, whilst maintaining as much of the original historic listed fabric as possible to ensure that its architectural significance and appearance is safeguarded in line with appropriate conservation practices. In accordance with the relevant Legislation and Paragraph 215 of the National Planning Policy Framework, it is considered that any perceived harm to the fabric of the Main House resulting from the proposals is outweighed by the

public benefits of restoring and sensitively upgrading the Grade I listed building on the Historic England Heritage Risk Register in order to secure its optimum viable use.

Through continued careful and responsible stewardship and significant financial investment, the Applicant has committed to make the Estate (including the house) a model of how, in the 21st Century, an estate of significant heritage importance can be managed for the long-term benefit of its Owner and the wider local community, and to secure its enjoyment for future generations. This stewardship includes the delivery of a comprehensive restoration project which is significantly more sensitive to the historic use of the Estate than previous permissions and which would see the Estate returned to its original purpose for use as a family residence.

Accordingly, as part of this listed building consent application, we enclose the relevant details setting out the proposed plasterwork repairs and reinstatement at Lower Ground Floor level within the Main House at Tottenham House and Estate, for your formal approval.

Application Documentation

In line with the validation requirements of Wiltshire Council, the following documents, along with this Covering Letter, have been submitted as part of this LBC application via the Planning Portal:

- Listed Building Consent (PP-14607095) Application Forms prepared by Newmark ;
- TH - 6150-SLP-001 Estate Location Plan, prepared by ADAM Architecture;
- TH - Plain Plaster Repair Strategy Lower Ground Floor (ref. 6150_SK145), prepared by ADAM Architecture;
- TH - Plain Plaster Condition Record- Lower Ground Floor (ref. 6150_MH Plain Plaster Recording PH 1_Lower Ground Floor_v4_Ver1), prepared by ADAM Architecture;
- TH - MS023 Removal of Decayed Lime Plaster Typical Plaster Repair details (ref. 6150/2096), prepared by ADAM Architecture
- TH - Methodology for Lime plaster on timber laths – walls (ref. 6150 M20 310 rev I)
- TH - Methodology for Lime putty ceiling plaster on timber laths (ref. 6150 M20 311 rev H)
- TH - Methodology for Lime putty plaster on brickwork walls (ref. 309)
- TH - Savolit Plus Wood Wool Board Data Sheet (30/08/2024)

Summary

This listed building consent 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 these applications shortly.

In the meantime, should you have any queries, please do not hesitate to contact Sam Aviss (020 3486 3524), or Bethan Warwick (0738 540 9543) of this office.

Yours faithfully

NEWMARK

Newmark

Newmark

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Enc. As above via the Planning Portal