

Tottenham House & Estate, Savernake, Marlborough, Wiltshire, SN8 3BE
Partial Section 73 Condition Discharge Ref: PL/2024/09312 - Condition 15 & Condition 16
Partial Listed Building Consent Condition Discharge Ref. 18/00195/LBC - Condition 11
Hard and Soft Landscaping Details East Terrace – Tottenham House & Estate

1.0 Introduction

- 1.1 This document and the accompanying drawings and reports are submitted on behalf of our client, Mr Chris Rokos, to provide details of the proposed hard and soft landscaping to the external area of the East Terrace of the Main House. These are issued to partially discharge Condition 15 and Condition 16 of the Section 73 application Ref: PL/2024/09312, and Condition 11 of Listed Building Consent Ref: 18/00195/LBC in relation to the proposals at Tottenham House estate for the Main House (Building 1 on the approved masterplan).

2.0 Condition for Discharge:

- a) This document and the drawings and reports supplied relate to Condition 15 & 16 of Section 73 application (ref. PL/2024/09312) and Condition 11 of Listed Building Consent (ref. 18/00195/LBC).

3.0 Condition Details

3.1 Condition 15 States:

"No external lighting shall be installed on any building and/or other relevant area of the Estate or part thereof until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication " Institution of Lighting Professionals (ILP), Guidance Notes for the Reduction of Obtrusive Light, GN01:2021", have been submitted to and approved in writing by the Local Planning Authority for the relevant building and/or area of the Estate or part thereof."

Condition 16 States:

"Notwithstanding the details hereby approved as part of the Landscape Management Plan and Planting Principles reports by Matthew Wigan Associates, no hard and soft landscaping associated with any relevant building and/or other relevant area of the Estate or part thereof shall commence until further more detailed schemes of hard and soft landscaping works for the relevant building and/or other relevant area of the Estate or part thereof have been submitted to and approved in writing by the Local Planning Authority, the details of which shall include :-

- full details of trees to be retained, together with, where relevant, measures for their protection in the course of development;*
- finished levels and contours;*
- detailed car park and access (internal estate road) layouts;*
- other vehicle and pedestrian access and circulation areas;*
- all hard and soft surfacing materials;*
- minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);*
- proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines,*

manholes, supports etc.);
- retained historic landscape features and proposed restoration, where relevant;
- detailed plans and proposals for the future management of the overall estate,
to be set out in the more detailed Landscape Management Plan

Where site specific development is not proposed within a particular Phase or part thereof landscaping shall be carried out in accordance with the broad principles and Planting Principles report by Balston Agius dated December 2017 in any event."

3.2 Condition 11 States:

"Schedule of repair to Garden Structures and Features –

Prior to the commencement of repairs or rebuilding to any historic garden structure not specifically referred to within the Condition Survey and Schedule of Works - Estate Outbuildings of Merit Volume IX, including the walled garden walls and ha-ha, terraces, retaining walls, steps, ponds etc. detailed schedule(s) of the proposed repairs indicating the scope and nature of the works 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 schedule(s).

REASON: To control the specification of the works and in the interests of preserving the character, appearance and historic fabric of the listed building as detailed proposals have not yet been provided."

Drawings and documents supplied for discharge of this condition:

Hydreau Consulting Engineers:

- 792.0.IR.EL.1

DPA Lighting Consultants

- L10751A_LDT_LS_01_REV01_Ver2
- L10751A_LDT_LS_07_REV04_Ver2

Vector

- THIF01-VEC-EST-XX-DR-U-0011-P2
- 4318-3-6-ISS-251210-A

MBP

- 10588-MBP-XX-XX-DR-C-0520 P02
- 10588-MBP-XX-XX-DR-C-0600 P01

ADAM Architecture

Drawings are listed on the accompanying drawing register Ref: 6150 entitled: 6150 - Hard Landscaping Drawing Register – Architecture 16.12.25

4.0 Historical Background & Context

- 4.1 In 2017 and 2018, planning permission and listed building consent (Ref: 18/00195/LBC and 17/12461/OUT) were granted for repairs and alterations to Tottenham House and the wider Estate.
- 4.2 These ongoing works include the resurfacing of the East Terrace and the restoration of the East Terrace steps leading to the East Lawn.
- 4.3 Historically, the East Terrace was surfaced in gravel extending from the house to a grass bank where it transitioned into the formal lawns. The principal stone steps (an 1880s landscape addition) comprise stone treads and risers flanked by masonry retaining walls capped with stone vases. A secondary set of steps at the north-east corner is believed to be a later, low-significance intervention. These later steps are constructed in brick and finished with render to imitate stone; the render is now badly deteriorated.

5.0 Condition

- 5.1 The existing gravel surface has been carefully stripped to form a temporary haul road as approved by Wiltshire Council.
- 5.2 The original stone steps to the East Lawn are significantly degraded, with pronounced wear, settlement and displacement compromising their visual legibility and safe use. The flanking vases show substantial deterioration, including loss of decorative elements and noticeable movement between individual stone components, resulting in instability. Decorative motifs have weathered heavily.
- 5.3 The north-east steps are in poor condition, with extensive render failure, chipping and cracking.

6.0 Proposed Repair and Reinstatement Approach

6.1 Principles of Conservation

All works to the East Lawn steps and vases will follow established conservation principles, prioritising the retention and repair of original fabric and minimising the need for new material. Repairs will be carried out using methods and materials compatible with the historic construction.

6.2 Repair Strategy

- Retention and Reuse of Existing Stone: Sound original stone will be cleaned, repaired and reinstated in its original location wherever possible.
- Replacement Stone: New stone will be introduced only where material is missing or structurally unsalvageable. All replacement elements will match the existing stone in type, colour, and profile to maintain visual and material continuity.

- **Stone Repair Techniques:** Masonry repairs will be undertaken using lime-based mortars matching the original historic mix to ensure long-term compatibility and breathability.
- **Reference Documentation:** Further technical detail is provided in the ADAM repair schedule and associated drawings.
- **North-East Steps:** These steps have been carefully lifted, recorded and palletised in accordance with Listed Building Consent Condition 4 requirements. Given their limited historic significance, later date, and poor condition, reinstatement is not proposed. Instead, the terrace path will be extended northwards and regraded to form a gentle ramp, removing the abrupt level change. This improves the relationship with the adjacent lightwell—currently compromised by the sharp fall of the ground—and also facilitates emergency access for a fire tender to the north-east end of the property.

7.0 Proposed Resurfacing

- 7.1 The East Terrace forms the principal eastern route from the Main House to the East Lawn and provides access to secondary paths leading north and south. The terrace footprint remains broadly rectangular and is bounded to the east by a grass bank mediating the change in level. The area is primarily used for pedestrian movement but must also accommodate occasional maintenance and emergency vehicles. Material selection has therefore been guided by both the historic context and functional performance.
- 7.2 The proposed arrangement largely retains the existing terrace footprint. To reduce the dominance of hard surfacing and reinforce the historic garden hierarchy, a new formal lawn is introduced adjacent to the lightwells. This increases the apparent breadth of the terrace and refines the scale of adjoining paths.
- 7.3 York flagstones (minimum 80mm thick, riven finish) are proposed for the hard surfacing, reflecting the terrace's formal character and prominent position. The paved areas will be edged in stone, with drainage provided by discreet stone channels with perforated joints, allowing the system to blend seamlessly with the surrounding materials.
- 7.4 The eastern, southern and northern edges of the terrace will be defined with new stone balustrading, noted on Listed Building application Ref: PL/2024/09243 and Section 73 application Ref: PL/2024/09312. The profile, size and detailing will match the existing South Parterre balustrades to ensure architectural coherence. The balustrade will continue across the step retaining walls, creating a unified platform for reinstated stone vases. While visually prominent, this approach remains consistent with the surrounding architectural language and aligns with the stone balustrading used on the lightwell and South Parterre.
- 7.5 Service access points (inspection chambers) will be integrated using recessed covers to maintain an uninterrupted surface appearance.
- 7.6 The introduction of new formal lawn areas clarifies the terrace and path geometry. Stone edging provides a durable and refined boundary. No additional planting is

proposed. Irrigation and lighting are included to support ongoing maintenance and longevity of the scheme.

8.0 Historic Significance

- 8.1 The East Terrace, established in the 18th century, has historically remained a simple gravelled surface. The proposed scheme is heritage-led, balancing the character of the Grade I Listed Main House (Building 1 on the approved masterplan) with the practical requirements of a formal terrace and access route. The selected materials and detailing reinforce the architectural significance of this area and enhance its relationship with the wider designed landscape.

9.0 Summary

- 9.1 The proposed repair and new resurfacing and balustrading works represent a sensitive and well considered evolution of the East Terrace. The approach restores deteriorated historic fabric, replaces only what is beyond repair, and enhances the terrace's function and legibility within the wider landscape. The use of high-quality natural materials, appropriate detailing, and conservation-led repair and design techniques ensures the proposals will preserve and strengthen the architectural and historic significance of this key setting while securing its long-term sustainability and safe and practical use.