



The Town and Country Planning Act 1990
Approval of Variation of Conditions
Application Reference Number: PL/2024/09312
Decision Date: 29/01/2026

Applicant:	Esturmy Construction Limited C/O Agent, London, W1T 3JJ
Particulars of Development:	Variation of conditions 2-6, 8-10, 17-19, 21-23 & 25 of 17/12461/OUT - To enable revised ancillary accommodation proposals including the erection of new buildings comprising an Estate Office, Grand Avenue Lodge, Maintenance Barn, Irrigation Plant and Store, Pool House, a second Substation and Picture Gallery extension to Tottenham House in lieu of some of the previously proposed staff and leisure accommodation, plus revised landscape proposals, creation of subterranean family link between the Main House, Stables and proposed Pool House and associated works.
At:	Tottenham House, Savernake, Marlborough, SN8 3BE

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for variation or non-compliance with a condition or conditions imposed on an earlier permission in accordance with the application and plans submitted by you.

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to compliance with the following conditions:

- 1 Development at Lower Barn (building nos. 29 & 43) and Upper Wolfhall Farm (building nos. 24a, 24b, 25, 26, 41 & 42), as shown on the 'Site Masterplan' (drawing ref: THL001-MWA-XX-XX-DR-L-0800 - Rev. 12, dated May 2025, prepared by Matthew Wigan Associates), shall be carried out in strict accordance with the approved reserved matters permissions:

- PL/2021/10582 (dated 14 August 2024), and

- PL/2021/10266 (dated 22 January 2022),

unless further reserved matters details are submitted to and approved in writing by the Local Planning Authority in respect of any or all of the following:

- (a) The scale of the development;
- (b) The layout of the development;
- (c) The external appearance of the development;
- (d) The landscaping of the site;
- (e) The means of access to the site.

Any such revised details shall be implemented in accordance with the subsequently approved reserved matters application(s).

REASON: The application was made in part for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 5 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

3 The outline elements of the development hereby approved shall make provision for the following:

- (i) At Lower Barn, no more than 1 Family House and 2 Estate Cottages, to be designed in accordance with the parameters and principles set out in the Design Brief by Adam Architecture (dated June 2018).
- (ii) At Upper Wolfhall Farm, no more than 2 Family Houses and 4 Estate Cottages, to be designed in accordance with the parameters and principles set out in the Design Brief by Adam Architecture (dated June 2018).

The development shall be carried out in accordance with the approved reserved matters permissions:

- PL/2021/10582 (dated 14 August 2024), and
- PL/2021/10266 (dated 22 January 2022),

unless further reserved matters applications are submitted and approved by the Local Planning Authority. Any such subsequent applications shall continue to comply with the above provisions and design principles.

Where revised details are submitted under Condition 2 in relation to the layout of the development, they shall include the extent and location of gardens/domestic curtilages for each dwelling.

At Lower Barn the houses/cottages and their gardens/domestic curtilages shall be sited in proximity to the hedge line forming part of the 'blue' bat foraging /commuting route identified in the Ecological Assessment and Biodiversity Enhancement Report by Naturally Wild (dated December 2017) in accordance with the recommendations set out in 5872 Lower Barn EcoAp vf5 (dated 18 March 2024) prepared by Aspect Ecology, unless further ecological assessment is submitted to and approved in writing by the Local Planning Authority.

Prior to the commencement of development at the Upper Wolfhall Farm site, a local ecological survey shall be undertaken to assess the presence and extent of any wildlife corridor in the vicinity of the canal and railway line. The findings of this survey shall be submitted to the Local Planning Authority and shall inform:

- Whether an ecological buffer zone is required between the canal/railway line and the approved development; and
- If required, the dimensions and location of the buffer zone.

The bat foraging and commuting route at Lower Barn, as identified in the Ecological Assessment and Biodiversity Enhancement Report by Naturally Wild (December 2017) and the Aspect Ecology Report 5872 Lower Barn EcoAp vf5 (dated 18 March 2024), and any ecological buffer zone identified at Upper Wolfhall Farm, shall be retained and safeguarded in perpetuity for the lifetime of the development.

REASON: To clarify the terms of the planning permission, and to ensure an appropriate design and form of development having regard to the sensitivity of the site within the setting of heritage assets, within an Area of Outstanding Natural Beauty, and within an area with known ecological interests

- 4 The full elements of the development hereby permitted shall be carried out strictly in accordance with the drawings as listed in the schedules of drawings attached as annex 1 to this decision notice.

See Appendix 1

REASON: For the avoidance of doubt and to ensure the proper planning of the development.

- 5 The development shall be carried out strictly in accordance with the Phasing Plan set out at annex 2 of this decision notice (and references to a Phase in this decision notice shall be read in accordance with the Phasing Plan). For the avoidance of doubt approved elements not specifically identified in the Phasing Plan may be carried out at any time subject to otherwise complying with the terms of this planning permission.

REASON: Elements of the overall development are permitted exceptionally to ensure delivery of the repairs/restorations of 'at risk' heritage assets also forming part of the development. In view of the exceptional nature of the other elements a phased approach is required - to achieve the repairs/restorations of heritage assets in advance of some/all other development. This is in the interests of conserving heritage assets.

- 6 The occupation of the estate cottages at 'Lower Barn' (building no. 29 on the 'Site Masterplan' drawing reference: THL001-MWA-XX-XX-DR-L-0800 - Rev. 12 - dated May 2025 prepared by Matthew Wigan Associates) and at 'Upper Wolfhall Farm' (building nos. 25 & 26) shall be limited to households including at least one person (or the surviving partner or dependent(s) of such a person) solely or mainly working, or last working, at Tottenham House & Estate, or solely or mainly working, or last working, in the locality in agriculture or in forestry.

REASON: The site is in an area where residential development for purposes other than the essential needs of the Tottenham House & Estate or agriculture or forestry is not normally permitted and this permission is only granted on the basis of an essential need for a new dwelling/residential accommodation in this location having been demonstrated.

- 7 The occupation of the staff accommodation in Grand Avenue Lodge (building no. 20) and the Estate Office (building no. 32) (as shown on the 'Site Masterplan' drawing reference: THL001-MWA-XX-XX-DR-L-0800 - Rev. 12 - dated May 2025 prepared by Matthew Wigan Associates) shall be used by Estate staff solely as ancillary to the primary function of the buildings as security and office accommodation and for no other purposes.

REASON: The site is in an area where residential development for general occupation is not normally permitted and this permission is only granted on the basis of an essential need for new dwellings/residential accommodation in this location for the purposes of estate management having been demonstrated.

- 8 The guest accommodation at the 'Guest House' (building no. 40 on the 'Site Masterplan' drawing reference: THL001-MWA-XX-XX-DR-L-0800 - Rev. 12 - dated May 2025 prepared by Matthew Wigan Associates), shall be occupied by guests visiting Tottenham House & Estate or for other residential purposes ancillary to Tottenham House & Estate only and for no other purposes.

REASON: The site lies within an area where the creation of new independent dwellings is contrary to adopted planning policy. This permission is granted solely on the basis that the accommodation is ancillary to the existing estate, and not for general residential occupation.

- 9 The staff accommodation within the 'Main House & North Courtyard Spa ' (building no. 1 on the ' Site Masterplan' drawing reference: THL001-MWA-XX-XX-DR-L-0800 - Rev. 12 - dated May 2025 prepared by Matthew Wigan Associates) and within 'The Old Stables' (building no. 2) shall remain an ancillary and integral part of the Main House & North Courtyard Spa and The Old Stables, and shall be occupied by households including at least one person (or the surviving partner or dependent(s) of such a person) working within the Tottenham House & Estate. Likewise, any staff accommodation to be provided within the extended family houses ('Lower Barn' (building no. 43), 'Upper Wolfhall Farm Family House no. 2' (building no. 41) and "Upper Wolfhall Farm Family House no. 2' (building no. 42)) shall remain ancillary and integral to each of these respective houses, and shall be occupied by households including at least one person (or the surviving partner or dependent(s) of such a person) working within the Tottenham House & Estate or working within the respective houses.

REASON: The site is in an area where residential development for general occupation is not normally permitted and this permission is only granted on the basis of an essential need for new dwellings/residential accommodation in this location for the purposes of estate and/or house management and operation having been demonstrated.

- 10 Development shall be carried out in accordance with the Construction Environmental Management Plans (CEMP) approved under discharge of condition application references: PL/2024/03741 and PL/2024/03984 (dated 08 July 2025), unless further details, in the form of a revised CEMP, are submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of the amenities of surrounding occupiers during the construction of the development.

11 With the exception of the following buildings and areas:

- Main House & North Courtyard Spa (Tottenham House) – Building No. 1
- The Old Stables – Building No. 2
- Octagon Pavilion – Building No. 22
- Grand Avenue Lodge – Building No. 20
- Substation 2 – Building No. 48B
- Estate Office – Building No. 32
- Maintenance Yard – Building No. 11
- Irrigation Plant and Buggy Store – Building No. 49

No development above ground floor slab level of any other building or relevant part of the Estate shall commence until full details of the external materials to be used for:

- External walls and roofs
- Hardstanding surfaces

have been submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in full accordance with the approved materials.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

12 With the exception of the following buildings and areas:

- Main House & North Courtyard Spa (Tottenham House) (building no. 1)
- The Old Stables (building no. 2)
- the Octagon Pavilion (building no. 22)
- Grand Avenue Lodge (building no. 20)
- Substation 2 (building no. 48B)
- Estate Office (building no. 32)
- Maintenance Yard (building no. 11)
- Irrigation Plant and Buggy Store (building no. 49)

No development above ground floor slab level of any building or other relevant area of the Estate or part thereof shall commence on site until details of all eaves, verges, windows (including head, sill and window reveal details), doors, rainwater goods, chimneys, dormers and canopies to be used in the development of any building or other relevant area of the Estate or part thereof have been submitted to and approved in writing by the Local Planning Authority.

Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity, conservation and the character and appearance of the area.

13 Any below ground works shall be done so in compliance with the Written scheme of investigation [WSI] for a programme of archaeological monitoring and recording (dated February 2019) prepared by Foundations Archaeology approved under discharge of condition application references: 19/03601/DOC & 19/03597/DOC, unless a further WSI is submitted to and approved in writing with the Local Planning Authority.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in

order that the development is undertaken in an acceptable manner, to enable the recording of any matters of archaeological interest.

- 14** The ground floor slab levels for the following buildings, as shown on the 'Site Masterplan' (drawing ref: THL001-MWA-XX-XX-DR-L-0800 – Rev. 12, dated May 2025, prepared by Matthew Wigan Associates), shall be constructed in accordance with the approved details:

- Grand Avenue Lodge (Building No. 20)
- Substation 2 (Building No. 48B)
- Estate Office (Building No. 32)
- Maintenance Yard (Building No. 11)
- Irrigation Plant and Buggy Store (Building No. 49)

Unless updated slab level details are submitted to and approved in writing by the Local Planning Authority.

No above ground development of any other building or part thereof shall commence until details of the proposed ground floor slab levels for that building or part thereof have been submitted to and approved in writing by the Local Planning Authority.

Development shall thereafter be carried out in accordance with the approved levels.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity.

- 15** 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.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

INFORMATIVE TO APPLICANT: The lighting scheme must avoid any light spill in areas of woodland and/or other areas where there are known wildlife interests, such as bat commuting corridors.

- 16** 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 the 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;
- details of fountains and bridges;
- details of boundary treatments and other means of enclosure (including gates and gate piers).

Where site specific development is not proposed within any relevant building and/or other relevant area of the Estate or part thereof, landscaping shall be carried out in accordance with the Planting Principles report by Matthew Wigan Associates in any event.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 17** All soft landscaping for a particular building and/or other relevant area of the Estate or part thereof comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development within the Phase or part thereof whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any relevant part of the development or part thereof or in accordance with a programme to be agreed (or revised) in writing with the Local Planning Authority. Landscape management shall be carried out strictly in accordance with the approved more detailed overall Landscape & Estate Management Plan APRIL 2025 (ref. THL001-MWA-XX-XX-RP-L-0802 REV. 04) and related Planting Principles information prepared by Matthew Wigan Associates.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features, and to ensure appropriate future management.

- 18** Prior to commencement of construction of the lakes hereby approved detailed design information shall be submitted to the local planning authority for approval in writing. This information shall include plans showing existing and proposed ground levels, the grading of the lake profiles and edges, dam structures and associated earthworks, volumes of material excavated and where excess is to be spread, proposed final method(s) of supplying the lakes, proposed outfalls, existing trees to be removed, and proposed planting including marginal planting. The lakes shall be constructed strictly in accordance with the approved information.

REASON: The application contained insufficient information to enable this matter to be approved in advance, and the information is required to safeguard the amenities of the landscape and settings of heritage assets.

- 19** The development hereby approved shall be carried out strictly in accordance with the 'Recommendations for Construction' and 'Biodiversity Enhancements' set out in the Ecological Assessment and Biodiversity Enhancement Report by Naturally Wild dated December 2017. Prior to commencement of construction of the lakes a specific scheme setting out how the works will create new habitats for wildlife shall be submitted to the local planning authority for approval in writing. Thereafter the lake shall be constructed in accordance with the approved scheme. With regard to the works within the Walled Garden to reconstruct the walled garden building nos. 5, 14, 16, 16a, 17, 18 and 19, the development shall be constructed in strict accordance with the mitigation measures set out in the approved "Preliminary Ecological Appraisal (Walled Garden)" (dated September 2024) and the "Bat Survey report" (ref. 2887 dated August 2024).

REASON: To accord with the terms of the application and to safeguard wildlife interests.

- 20** Surface and foul water drainage arrangements for the development hereby approved shall be implemented strictly in accordance with the details set out in the set out in the Flood Risk Assessment by Edenvale Young Rev B (dated August 2024) and the Sitewide Surface and Foul Water Drainage Planning Strategy Rev A by Alan Baxter Associates dated 25 July 2025.

REASON: To ensure satisfactory drainage of the site in accordance with an agreed scheme.

- 21** Water supply arrangements to the development hereby approved shall be implemented strictly in accordance with the conclusions / recommendations of the Non-Potable Water Strategy Briefing Note by Hydreau (dated 14 September 2024), the Estate Potable Water Strategy by Vector (dated 29 July 2024) and the Ground Water Supply Feasibility Report by Ground Source Consult Ltd (dated 26 March 2016).

REASON: To ensure a satisfactory and managed supply of water to the development, in accordance with an agreed scheme.

- 22** Prior to first 'family' occupation of Tottenham House the measures to remove the oil tanks as set out in the Phase 1 Environmental Review by Environ dated December 2017 shall have been implemented. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it shall be reported in writing immediately to the local planning authority. An investigation and risk assessment shall then be undertaken, and a scheme of de-contamination presented to the local planning authority for approval in writing. The approved scheme will then be implemented as approved.

REASON: To accord with the terms of the application and to ensure the creation of a safe environment; and in relation to potential unknown contamination, the matter is required to be agreed with the local planning authority in order that the development is undertaken in an acceptable manner, in the interests of public health and safety.

- 23** Prior to first occupation of any particular building and/or other relevant area of the Estate or part thereof, access (as shown on Estate Tracks drawing no. THL001-MWA-XX-XX-DR-L-0806 prepared by Matthew Wigan Associates) and, where relevant, the turning head(s) and parking space(s) for the particular building and/or other relevant area of the Estate or part thereof have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter, or unless any updated details are agreed in writing with the Local Planning Authority.

REASON: In the interests of highway safety.

- 24** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking, re-enacting or amending that Order with or without modification), no buildings, structures, gates, walls, fences or other means of enclosure shall be erected or placed anywhere on the application site other than those shown on the approved plans or subsequently agreed in writing by the Local Planning Authority pursuant to condition 16.

REASON: To safeguard the character and appearance of the area, and in particular its designation as a registered park and garden and/or within an area of outstanding natural beauty.

- 25** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions/extensions or external alterations to any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations.

- 26** INFORMATIVE TO APPLICANT: It is understood that asbestos may be present in existing buildings. An Asbestos Removal Plan should be prepared by an approved contractor, and then actioned by the approved contractor. Further advice can be obtained from Wiltshire Council's Public Protection team.
- 27** INFORMATIVE TO APPLICANT: This planning permission should be read in conjunction with Listed Building Consent no. PL/2024/09243 and a Deed of variation to the original Section 106 agreement.

- 28** INFORMATIVE TO APPLICANT: The applicant is advised that the development hereby approved represents chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. The CIL contribution shall be that as agreed with the Council's CIL Officer - [document date reference]. Should the applicant require further information or to download the CIL forms please refer to the Council's Website www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy.

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk

PL/2024/09312 Annex 1 – Schedule of Approved Plans & Reports

Drawing / Report Title	Original approved drawings 17/12461/OUT	NMA 17/12461/OUT Approved 09/11/20 Main House	Pond Cottage PL/2021/05113 Approved 23/06/2021	Pond Cottage PL/2023/06478 approved 07/09/2023	NMA PL/2021/07105 Approved 14/03/2022 The Old Stables	NMA PL/2021/09506 Approved 05/04/2022 North Courtyard and Main House	NMA PL/2023/03297 Approved 22/05/2023 Main House	NMA PL/2024/02052 Approved 02/09/2024 The Old Stables	NMA PL/2024/08988 Approved 01/11/2024 Estate Infrastructure	NMA PL/2024/07930 Approved 12/11/2024 Main House	S73 PL/2024/05651 Approved 16/07/2025 Walled Garden	NMA PL/2025/06624 Approved 12/09/2025 Old Stables	S73 PL/2024/09312 Approved 29/01/26 Revised Masterplan
Whole Estate													
Phasing Plan	Annex 2 to Planning Permission no. 17/12461/OUT – Phasing Plan												Phasing Plan dated 06.01.2026
Park and Garden													
Site Masterplan Proposed	PLG-200D												Estate Landscape Masterplan THL001-MWA-XX-XX-DR-L-0800 Rev 13 January 2026
East Park Lakes – General Arrangement Plan	PLG-233B												PLG-233B
East Park Lakes – Sections	PLG-243A												PLG-243A
Lake CGI	PLG-407												
MWA Column Ride Condition Report dated May 2023													THL001-MWA-XX-XX-RP-L-0806 no Rev
MWA Core Areas Landscape Plan dated May 2025													THL001-MWA-XX-XX-DR-L-0700 Rev 07
MWA Illustrative Landscape Analysis dated July 2024													THL001-MWA-XX-XX-RP-L-0801 no Rev
MWA Landscape Change Reference Plan dated April 2025													THL001-MWA-XX-XX-DR-L-0812 Rev 03
MWA Landscape Change Table Appendix 2													THL001-MWA-XX-SH-L-0801 Rev 01
MWA Landscape Visual Appraisal dated April 2025													THL001-MWA-XX-XX-RP-L-0804 Rev 02
MWA Landscape Visual Appraisal dated October 2024 Appendix 2													THL001-MWA-XX-XX-SH-L-0803 Rev 00
MWA Landscape Design Statement Addendum							1						THL001-MWA-XX-XX-RP-L-0803 Rev 07 dated January 2026
Matthew Wigan Gazetteer dated January 2026													THL001-MWA-XX-XX-RP-L-0807 Rev 10
Estate Landscape Masterplan													THL001-MWA-XX-XX-DR-L-0800 Rev 13 January 2026
Estate Boundaries and Railings													THL001-MWA-XX-XX-DR-L-0805_02
Estate Tracks													THL001-MWA-XX-XX-DR-L-0806 December 2025
Riding Routes													THL001-MWA-XX-XX-DR-L-0808 April 2025
The Lodge Outline Landscape Layout													March 2025
Proposed Substation Outline Landscape Plan													Rev 05 April 2025
Approach Drive													THL001-MWA-XX-XX-DR-L-1450_00 May 2025
Circulation and Access													THL001-MWA-XX-XX-DR-L-0721_04
Boundary Features													THL001-MWA-XX-XX-DR-L-0720_05
Forecourt Landscape Layout													THL001-MWA-XX-XX-DR-L-500 Rev 01
Estate Offices Landscape Layout													THL001-MWA-XX-XX-DR-L-1400 Rev 03
Energy Centre Landscape Layout													THB009-MWA-XX-XX-DR-L-0000 Rev 02
Maintenance Yard Landscape Layout													THL001-MWA-XX-XX-DR-L-0100 Rev 02
The Slips Garden Landscape Layout													THL001-MWA-XX-XX-DR-L-0900 Rev 01
Pond Cottage Landscape Layout													THL001-MWA-XX-XX-DR-L-1100 Rev 02

elevations													
Sections C-C and D-D		PLH-14 (03/2020)				6150/PLH-14 Rev A							6150/PLH-14 Rev B
Service Courtyard Sections E-E and F-F		PLH-15A (19/10/2020)				6150/PLH-15 Rev A							6150/PLH-15 Rev B
Existing and Proposed Bay Comparison Details													6150/PLH-19 Rev A
Proposed North and South Elevations to North Parterre													6150/PLH-20 Rev E
Proposed Picture Gallery Section AA													6150/PLH-21 Rev B
Proposed North Elevation Analysis													6150_PLH-22 Rev B
Ground Floor Analysis													6150_PLH-23 Rev A
Lower Ground Floor Plan - Demolition		DE-001 (04/2020)				6150/DE-001 Rev A							6150/DE-001 Rev A
Ground Floor Plan – Demolition		DE-002 (04/2020)				6150/DE-002 Rev A							6150/DE-002 Rev A
First Floor Plan – Demolition		DE-003 (04/2020)				6150/DE-003 Rev A							6150/DE-003 Rev A
Second Floor Plan – Demolition		DE-004 (04/2020)				6150/DE-004 Rev A							6150/DE-004 Rev A
Roof Plan – Demolition		DE-005 (04/2020)				6150/DE-005 Rev A							6150/DE-005 Rev A
West Elevation – Demolition		DE-006 (04/2020)				6150/DE-006 Rev A							6150/DE-006 Rev A
South Pavilion Elevation – Demolition		DE-007 (04/2020)				6150/DE-007 Rev A							6150/DE-007 Rev A
North Pavilion Elevation – Demolition		DE-008 (04/2020)				6150/DE-008 Rev A							6150/DE-008 Rev A
East Elevation – Demolition		DE-009 (04/2020)				6150/DE-009 Rev A							6150/DE-009 Rev A
North & South Elevations – Demolition		DE-010 (04/2020)				6150/DE-010 Rev A							6150/DE-010 Rev A
Service Courtyard – Demolition		DE-011 (04/2020)				6150/DE-011 Rev A							6150/DE-011 Rev A
North & South Lightwells – Demolition		DE-012 (04/2020)				6150/DE-012 Rev A							6150/DE-012 Rev A
The Old Stables													
Ground Floor Plan	PLS-101C					6150/PLS 101 June 2021			6150/PLS 101 Rev F				6150/PLS 101 Rev F
First Floor Plan	PLS-102C					6150/PLS 102 Rev B June 2021			6150/PLS 102 Rev H				6150/PLS 102 Rev H
Roof Plan	PLS-103A					6150/PLS 103 Rev A June 2021			6150/PLS 103 Rev B				6150/PLS 103 Rev B
South-West & North-West Elevations	PLS-104A					6150/PLS 104 Rev B June 2021			6150/PLS 104 Rev C				6150/PLS 104 Rev C
North-East & South-East Elevations	PLS-105A					6150/PLS 105 Rev B June 2021	3		6150/PLS 105 Rev C				6150/PLS 105 Rev C
North-East & South-East Courtyard Elevations	PLS-106B					6150/PLS 106 Rev A June 2021			6150/PLS 106 Rev B				6150/PLS 106 Rev B
South-West & North-West Courtyard Elevations	PLS-107B					6150/PLS 107 Rev A June 2021			6150/PLS 107 Rev B				6150/PLS 107 Rev B
Courtyard Paviour Analysis	PLS-108					6150/PLS 108 Rev A June 2021			-				6150/PLS 108 Rev A June 2021
Proposed Basement Floor Plan	PLS-109					6150/PLS 100 June 2021			6150/PLS 100 Rev A				6150/PLS 100 Rev A
Proposed Loft Void Plan						6150/PLS 109 Rev A June 2021			6150/PLS 109 Rev B				6150/PLS 109 Rev B
Garage Building 30 – Proposed ground floor and roof plan						6150/PLS 110 Sept 2021			6150/PLS 110 Rev B				6150/PLS 110 Rev B
Garage Building 30 – proposed elevations and section						6150/PLS 111 Sept 2021			6150/PLS 111 Rev B				6150/PLS 111 Rev B
Proposed Floor Slabs						6150/CE 117 Rev A							6150/CE 117 Rev A
Stables Clock Tower Level Four Plan									THB002-ADA-XX-00-DR-A-0939 no Rev				THB002-ADA-XX-00-DR-A-0939 no Rev
Family Kitchen Extract Grill Location and Detail									SK0055 Rev A				SK0055 Rev A

External Basement Stairs Details												THB002-ADA-XX-B1-DR-A-0206 Rev D	THB002-ADA-XX-B1-DR-A-0206 Rev D
External Basement Stairs Plans and Sections												THB002-ADA-XX-B1-DR-A-0204 Rev E	THB002-ADA-XX-B1-DR-A-0204 Rev E
External Basement Stairs Section and Details												THB002-ADA-XX-B1-DR-A-0205 Rev F	THB002-ADA-XX-B1-DR-A-0205 Rev F
Proposed Structural Zone 1 - Ground Floor Plan												THB002-ABA-XX-00-DR-S-2101 Rev G	THB002-ABA-XX-00-DR-S-2101 Rev G
Proposed Structure Foundation and Basement Plan												THB002-ABA-XX-B1-DR-S-2500 Rev A	THB002-ABA-XX-B1-DR-S-2500 Rev A
Proposed Structure Sections												THB002-ABA-XX-SX-DR-S-2510 Rev C	THB002-ABA-XX-SX-DR-S-2510 Rev C
Proposed Structure Sections												THB002-ABA-XX-SX-DR-S-2511 no Rev	THB002-ABA-XX-SX-DR-S-2511 no Rev
Estate Outbuildings													
No. 3 Proposed Wheel House Restoration – Plans, Elevations & Section AA	PLE-402												PLE-402
No. 5 Proposed Outer Walled Garden Building – Plans, Elevations & Sections	PLE-404										6150/PLE 04 Rev C		6150/PLE 04 Rev C
No. 6, 7 (Pond Cottage) & 8 – Proposed Site Plan			PLE-04										PLE-04
No. 6, 7 & 8 Proposed Estate Office, Staff & Shoot Accommodation – LGF Plan	PLE-405		PLE-405B (18/03/2021)										PLE-405B (18/03/2021)
No. 6, 7 & 8 Proposed Estate Office, Staff & Shoot Accommodation – GF Plan	PLE-406		PLE-406B (18/03/2021)										PLE-406B (18/03/2021)
No. 6, 7 & 8 Proposed Estate Office, Staff & Shoot Accommodation – Roof Plan	PLE-407		PLE-407A (18/03/2021)										PLE-407A (18/03/2021)
No. 6, 7 & 8 Proposed Estate Office, Staff & Shoot Accommodation – E & W Elevation	PLE-408		PLE-408B (18/03/2021)										PLE-408B (18/03/2021)
No. 6, 7 & 8 Proposed Estate Office, Staff & Shoot Accommodation – N & S Elevation	PLE-409		PLE-409B (18/03/2021)										PLE-409B (18/03/2021)
No. 6, 7 & 8 Proposed Estate Office, Staff & Shoot Accommodation – Sections AA & BB	PLE-410		PLE-410A (18/03/2021)										PLE-410A (18/03/2021)
No. 6, 7 & 8 Proposed Estate Office, Staff & Shoot Accommodation – Section CC	PLE-411		PL-411A (18/03/2021)										PL-411A (18/03/2021)
Pond Cottage – Proposed Railing				6150_PC 119 Rev B									6150_PC 119 Rev B
Nos. 14 & 17 Proposed Gardeners Facilities & Glass House B – Plans, Elevations & Sections	PLE-418										6150/PLE-418 Rev C		6150/PLE-418 Rev C
Nos. 14 & 17 Proposed Gardeners Facilities & Glass House B – Roof Plans & Elevations	PLE-419										6150/PLE-419 Rev C		6150/PLE-419 Rev C

Nos. 16 & 16A Proposed Glass House A and Plant Room – Plans, Elevations & Sections	PLE-420											6150/PLE-420 Rev B		6150/PLE-420 Rev B
Nos. 18 & 19 Proposed Potting Shed & Glass House C – Plans, Elevations & Section	PLE-421											6150/PLE-421 Rev A		6150/PLE-421 Rev A
No. 23 Proposed Helicopter Hangar & Storage – Plans, Elevations & Section	PLE-426													PLE-426
No. 28 Proposed Estate Stores Refurbishment – Plans, Elevations & Section	PLE-429													PLE-429
No. 33 Proposed Tennis Court Pavilion – Plans, Elevations & Sections	PLE-437													PLE-437
No. 40 Proposed Banqueting House – Rear Elevation & Ground Floor Plan	PLE-444													PLE-444
No. 40 Proposed Banqueting House – Front Elevation & Lower Ground Floor Plan	PLE-445													PLE-445
No. 40 Proposed Banqueting House – Side Elevations, Section & Roof Plan	PLE-446													PLE-446
No. 45 Proposed Boathouse – Plans, Elevation & Section	PLE-447													PLE-447
No. 46 Proposed Temple – Plans, Elevations & Section	PLE-448													PLE-448
Proposed Below Ground Exedra Fountain														6150/HH-130 Rev B
Proposed Exedra Balustrading														6150/HH-135 Rev A
Estate Office (B032) – Lower Ground Floor and Roof Plan														6150-ADAM-B032-XX-DR-A-0402 Rev 01
Estate Office (B032) – Upper Ground Floor Plan							5							6150-ADAM-B032-XX-DR-A-0401 Rev 01
Estate Office (B032) – Elevations 01														6150-ADAM-B032-XX-DR-A-0403 Rev 01
Estate Office (B032) – Elevations 02														6150-ADAM-B032-XX-DR-A-0404 Rev 01
Estate Office (B032) - Sections														6150-ADAM-B032-XX-DR-A-0405 Rev 02
Estate Office (B032) - Parapet and Plinth Details														6150-ADAM-B032-XX-DR-A-0406 Rev 02
Estate Office (B032) - Front Entrance Door Details														6150-ADAM-B032-XX-DR-A-0407 Rev 02
Estate Office (B032) - Stone Pediment Details														6150-ADAM-B032-XX-DR-A-0408 Rev 02
Estate Office (B032) - Chimney Details														6150-ADAM-B032-XX-DR-A-0409 Rev 02
Estate Office (B032) Window Details														6150-ADAM-B032-XX-DR-A-0410 Rev 02
Estate Office (B032) Door Details 01														6150-ADAM-B032-XX-DR-A-0411 Rev 02
Estate Office (B032) Door Details 02														6150-ADAM-B032-XX-DR-A-0412 Rev 02
Grand Avenue Lodge Floor Plans														6150-ADAM-B020-XX-DR-A-0301 Rev 01

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Baxter													
Pond Cottage WSI for archaeology by Foundation Archaeology			June 2020										June 2020
Main House Planning & Listed Building Design Statement						GSS/6150 September 2021							GSS/6150 September 2021
Adam Architecture - The Old Stables – Design, Access and Heritage Statement – altered layout, uses and materials					GSS/6150 October 2021 Revision A			GSS/6150 Feb 2024 Rev B					GSS/6150 Feb 2024 Rev B
Adam Architecture – Existing and New Buildings Planning and Listed Building Design Statement													6150 Jan 2026 Rev D
Adam Architecture – Justification Statement (+ Roof Plan and B53)							17th April 2023			GSS/6150 v02 23and 30 July 2024, and B53			GSS/6150 v02 23and 30 July 2024, and B53
BLDA Architects Pool House and Walled Garden Outline Landscaping Layout													3121 202 Rev C
Adam Architecture - The Studio (Building 5) & Gardener's Cottage (Building 14), including Glass House B (Building 17), Glass House A & Plant Room (Buildings 16 & 16A) & Glass House C & Potting Shed (Buildings 18 & 19) – Design, Access and Heritage Statement											GSS/6150 Rev C May 2025		GSS/6150 Rev C May 2025
Adam Architecture – Condition Survey and Schedule of Works											GSS/6150 Aug 2015 – Nov 2024 Rev B		GSS/6150 Aug 2015 – Nov 2024 Rev B
Price & Myers Transport Statement Addendum													October 2024 Rev 01
Edenvale Young - Flood Risk Assessment									August 2024 Rev B				September 2024 Rev D
BSA Heritage – Archaeological Desk-Based Assessment							8						October 2024
Alan Baxter Associates Structural Engineering Notes													October 2024
Alan Baxter Associates – Site Wide Surface and Foul Water Drainage Planning Strategy									1896/10/RM 23 September 2024				1896/10/RM Rev A 25 July 2025
Hydreau Sitewide Non-Potable Water Strategy									14 September 2024				14 September 2024
Vector Estate Potable Water Strategy									4318-4-2-5-BN35-240729-C 29 July 2024				4318-4-2-5-BN35-240729-C 29 July 2024