

Tottenham House & Estate, Savernake, Marlborough, Wiltshire, SN8 3BE

Partial Listed Building Condition Discharge Ref: 18/00195/LBC

Condition 11 and Partial Discharge of Condition 16 Application Ref: PL/2024/09312

Section 73 – Repair of the Sunken Lawn Steps and Proposed Landscaping – Tottenham House & Estate

1.0 Introduction

- 1.1 This statement, together with the accompanying drawings and documents, is submitted on behalf of our client, Mr Chris Rokos, to provide the detailed hard and soft landscaping proposals for the Sunken Lawn area of the Main House. These documents support the partial discharge of Condition 16 and Condition 15 attached to Variation of Conditions PL/2024/09312 Section 73 application, and Condition 11 of Listed Building Consent 18/00195/LBC relating to the Main House (Building 1 on the approved revised masterplan) at Tottenham House Estate.

2.0 Condition for Discharge:

- a) This covering statement responds to the requirements of Condition 15 and Condition 16 of Variation of Conditions Planning Permission PL/2024/09312 Section 73 application, and Condition 11 of Listed Building Consent 18/00195/LBC.

3.0 Condition Details

3.1 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 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.

3.2 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.

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

3.3 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:

- Concept Irrigation – Sunken Lawn 792.0.IR.SL.1
- Drainage Plan – Sunken Lawn 792.0.DR.SL.1

DPA Lighting Consultants

- L10751A TH Landscape dpa Issue Sheet 260305_Ver3
- L10751A-LP-LS-09_Ver1
- L10751A_LES_01_Rev07_Ver7
- Tottenham House_Sunken Lawn Stair_Bat Corridor Light Calculations Report_Ver1

MBP

- 10588-MBP-XX-XX-DR-C-0604-P01

ADAM Architecture

Drawings are listed on the accompanying drawing register Ref: 6150 entitled: 6150 - Hard Landscaping Drawing Register - Architecture – dated 04.03.2026

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. A further Variation of Conditions (Ref: PL/2024/09312 Section 73 Application) for the revised masterplan was granted in January 2026, imposing a revised Condition 16 requiring detailed hard and soft landscaping proposals.
- 4.2 These ongoing works include restoration of the Sunken Lawn steps and enhancement of the surrounding formal lawn.
- 4.3 The Sunken Lawn sits to the South side elevation of the Main House (Building 1 of the revised Masterplan) and is part of the South Garden. In the early 18th Century of the Burlington period, the area was characterised by a large 'Bason', close to the house and a long axial view southwards to the Banqueting House, on top of the ridge. This basin was removed and maps of the period up to the 1830's, suggest that the area is simply treated with a lawn replacing the basin and a grouping of trees with paths cut through. The principal draw of the garden was southwards, through the boundary deer fence, linking to the Great Walk and routes to the King Henry's Walk and the Wilderness. The formation of the South Terrace in 1850s created a more comfortable link with the remodelled and extended south elevation. The new raised garden

provided a prospect over the lower lawn (Sunken Lawn) and southwards to the Tottenham Ridge. The lower Steps (closest to the Main House) are shown on the 1880-1887 Ordnance Survey map and are believed to have been built in the mid-1800s. The principal stone steps comprise stone treads and risers flanked by masonry retaining walls. A secondary set of steps at the South end are believed to be a later, low-significance intervention dating between 1887 and 1900. These later steps are stone treads and risers but are flanked with brick walls and finished with render to imitate stone; the render is now badly deteriorated.

5.0 Condition

- 5.1 The Sunken Lawn is currently a managed grassed area historically used as a small cricket pitch post-World War II.
- 5.2 The lawn is surrounded by a grass bank which accommodates the level changes. A gravel path which has since grassed over to the West bank is accessed via principal steps to the North and there are secondary smaller steps to the South. The original stone steps to the North are significantly degraded, with pronounced wear, settlement and displacement compromising their visual legibility and safe use.
- 5.3 The southern steps also exhibit significant deterioration, particularly the failing render and cracked surfaces.

6.0 Proposed Repair and Reinstatement Approach

6.1 Principles of Conservation

All works to the existing Sunken Lawn steps 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 their 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.
- Southern Steps: Although of lower significance, stone treads and risers will be preserved where feasible. Flanking walls are proposed to be rebuilt to match the character of the northern steps.

7.0 Proposed Landscaping

- 7.1 Lawn Refurbishment - The Sunken Lawn will be reinstated as a high-quality formal lawn, including new irrigation and drainage systems.
- 7.2 Path Treatment - The historic gravel path (now overgrown) will remain as a grassed-over gravel path, retaining its historic alignment.
- 7.3 Lighting - Low-level lighting is proposed at the northern steps, designed to provide safe illumination with minimal intervention to historic fabric and minimal environmental light spill.

8.0 Historic Significance

- 8.1 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 lawn and access route. The selected materials match the historical materials and there are no significant changes to the historical layout, only repairs and reinstatement that enhance this lawns relationship with the wider designed landscape.

9.0 Summary

- 9.1 The submitted drawings and documents provide the detailed information required to discharge Condition 16 (hard and soft landscaping), Condition 15 (external lighting) and Condition 11 (repairs to historic garden structures). The proposals deliver sensitive conservation repairs, reinstatement of the formal lawn, and minimal, well-considered interventions in keeping with the Estate's historic significance.