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Our ref: GAO/JOR/SAV/HDA/ACL/U0011639

Your ref: PL/2024/09312 /

13 March 2026

Tottenham House and Estate, Savernake, Marlborough, Wiltshire, SN8 3BE
Town and Country Planning Act 1990 (as amended)
Approval of Details Application to Partially Discharge Condition 15 and Condition 16 of Section 73
application reference: PL/2024/09312

On behalf of our Client, Mr Chris Rokos ("the Applicant"), we write to enclose an application for the approval of details required by condition to partially discharge Condition 15 and Condition 16 of Section 73 application (ref. PL/2024/09312), in relation to the proposed hard and soft landscaping to the external area of the South Parterre of the Main House, including external lighting proposals.

The Site

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

Most of the Estate lies within the Grade II* Registered Park and Garden and to the south-eastern corner of Grade II* Savernake Forest. The boundary of the Grade II* Registered Park and Garden ('RPG') extends between the Octagon and Langfield Copse.

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 864ha of landscape including formal gardens, parkland, trees and woodland and arable farmland.

The South Parterre occupies a prominent position along the southern elevation of the Main House and plays a key role in mediating the relationship between the principal building and the wider designed landscape. As confirmed within the approved masterplan, the current configuration of the South Parterre dates to the mid-

19th century, having been laid out in the 1850s. Earlier references to an 1870s date are incorrect (date cited in the earlier masterplan extract); historical evidence confirms the South Parterre was developed to respond to the introduction of the Winter Garden.

The South Parterre was conceived to provide a formal prospect across the lower lawn and towards the Tottenham Ridge, framing views of the gardens in front of the Library. The South Parterre is therefore of high landscape and architectural significance. Its revival forms a key component of the wider strategy to reinstate the Estate's formal gardens in a manner that respects its historic character whilst introducing durable, maintainable features appropriate for long-term stewardship.

Site Condition

As detailed in the approved Listed Building Consent Condition 11 justification (Ref: PL/2025/04737), the existing planting borders and central fountain within the South Parterre were found to be in advanced and irreversible disrepair. The borders, formed of clay moulds with cementitious coping, had suffered widespread structural failure due to material incompatibility, water ingress and repeated freeze-thaw action. This resulted in progressive frost damage, delamination and collapse.

The central fountain, original to the current South Parterre layout, exhibited comparable structural and cosmetic failure. Its condition rendered it unsafe, visually detrimental and incapable of repair or conservation without complete reconstruction. Consent for the removal and disposal of these elements was therefore granted.

Historically, all paths within the South Parterre were gravelled. Over time these surfaces became grassed over and visually indistinct.

The lower-level path connecting the East Terrace to the southern routes was also historically gravelled. This surface has been carefully stripped and temporarily repurposed as a haul road, in accordance with approval from Wiltshire Council.

Planning History

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 their purchase of the Estate, the Applicant has sought to partially discharge the relevant Conditions attached to the extant Outline Planning Permission (ref. 17/12461/OUT) and Listed Building Consent (ref. 18/00195/LBC).

Most recently, Section 73 (ref. PL/2024/09312) and associated Listed Building Consent (ref. PL/2024/09243) applications were submitted in October 2024 to adjust the extant Outline Planning Permission (ref. 17/12461/OUT) and Listed Building Consent (ref. 18/00195/LBC) to better reflect the Owner's aspirations for the Estate. These applications are referred to as the 'Revised Masterplan.'

The Listed Building Consent (ref. PL/2024/09243) was granted for: **"Repairs and extension/alteration to Tottenham House (including the erection of a Picture Gallery extension), the Old Stables, the Octagon Pavilion and other outbuildings and garden walls within Tottenham House and Estate to facilitate re-use as a Country House and Estate"** on 15 September 2025.

The Section 73 (ref. PL/2024/09312) was granted for: **"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"** on 29 January 2026.

Conditions for Discharge

The Applicant is seeking to partially discharge Condition 15 and Condition 16 attached to the aforementioned Section 73 application (ref. PL/2024/09312).

Condition 15 of the Section 73 application (ref. PL/2024/09312), in full, states the following:

Condition 15 – External Lighting

“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 of the Section 73 application (ref. PL/2024/09312), in full, states the following:

Condition 16 – Hard and Soft Landscaping

“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.”

Proposals

This application sets out the appropriate details to satisfy the requirements of and partially discharge Section 73 application Condition 15 and Condition 16, in relation to the proposed hard and soft landscaping works to the external area of the South Parterre of the Main House, including external lighting proposals.

As set out above, the existing planting borders and central fountain within the South Parterre are in advanced and irreversible repair. The proposals subsequently include the full removal and disposal of the existing planter borders, fountain remains (as currently conditionally approved) and overgrown surface finishes. While salvage was considered, the brittle and unstable nature of the failed materials renders reuse unviable.

The proposed new South Parterre layout replaces the above elements with stone planting borders and a new

water feature, which has been sensitively designed to reflect the historic scale, geometry and formality of the South Parterre. The revised layout simplifies the historic arrangement, whilst retaining its strong axial relationship with the Library. The new fountain proposals form part of a separate application, but will occupy a comparable footprint, and will reinstate the spatial focus and visual hierarchy of the garden.

Regarding the proposed planting borders, these will be constructed in stone to offer long-term resistance to weathering and frost damage. The new paths will predominantly be formed in reclaimed Yorkstone flags with a riven finish, with localised use of stone setts proposed to articulate spaces around the planting beds and family external dining areas.

External lighting is also proposed in the form of low-level spike lighting within planting beds, to provide indirect illumination to paths and limited uplighting is used so that only key elements of planting are selectively highlighted, with step lighting confined to the existing restored South Parterre steps to ensure safe circulation. The lighting has been sensitively designed to minimise visual and ecological impact.

Service access points have been discreetly integrated, and a comprehensive irrigation strategy is proposed. Please refer to the Condition Statement and drawings prepared by ADAM Architecture which are submitted in support of this application for further details of the proposals.

Archaeological Considerations

BSA Heritage have reviewed the proposals from an archaeological perspective, and have provided the following commentary:

The archaeological implications of the proposals for the Southern Parterre have been considered by the project's archaeological consultant. The area may contain earlier elements related to the evolution of Tottenham House and its antecedents, but the area is likely to have been disturbed by redevelopment and the proposals involve minimal disturbance of the ground surface, limited to new surfacing and flower beds in areas where they lay previously. Small-scale service ducts and maintenance access points, including for lighting and irrigation, would not only have a very limited impact, but would be impractical to monitor. It is suggested that the only element which would warrant monitoring is the installation of a rainwater storage tank close to the house. The initial excavation for this element could be monitored in accordance with the existing watching brief methodology (WSI).

Ecological Considerations

Ecology by Design have reviewed the proposals, specifically in regard to lighting, from an ecological perspective, and have provided the following commentary:

The majority of the lighting within the South Parterre is low-level atmospheric illumination of vegetation, a new pool, and walkways where there are steps. Light spill is considered to be minimal and will not extend significantly beyond their intended focus.

The external lighting strategy has been designed in compliance with the Institution of Lighting Professionals (ILP) Guidance notes for the reduction of obtrusive light and Bats and Artificial Lighting at Night. Vertical illumination levels have been checked for all new luminaires to ensure the levels are no higher than 0.4 lux on the vertical plane as set out within ILP 08/23 and where light spill is reduced down to 0.2 lux on the horizontal plane. These are to be classed as complete darkness as defined within IPL 08/23 as they represent levels lower than moonlight.

All new external light fittings will be DALI controlled, with full dimming capability and an astrological time clock could be utilised to allow for automatic control from dusk to dawn. A night scene can be programmed to ensure that at night the only lights that are switched on are for security/ wayfinding purposes.

Further measures that have been included to avoid glare and minimize impacts include:

- *Ensuring minimal light spillage to the surroundings, by using accessories, to shield or direct light to where it is required and restrict it from distributing upwards or horizontally.*
- *Timing of when lights will be on will be minimised to provide dark periods.*
- *Light sources to be used will emit minimal ultra-violet light, specifically avoiding white and blue wavelengths of the light spectrum to reduce insect attraction.*

Vertical and horizontal lux levels have been checked for all of the proposed new luminaires to check lighting lux levels, uniformity compliance and lighting spill. Luminaires proposed for lighting within the South Parterre

achieve 0.4 or less on the vertical plane illumination in so far as the bat flight criteria and 0.2 lux horizontal spill. Results below 0.2 are not recorded on the contour plans as they present darker than moonlight as defined with ILP 08/23.

In conclusion, I am satisfied that lighting for the South Parterre at Tottenham House has been designed sensitively in accordance with industry standard guidance (BCT & ILP, 2023) and accordingly, it is not anticipated that there will be any impact on bats and / or other nocturnal wildlife.

Summary

In summary, the existing South Parterre, including the planting borders, central fountain and paths, are in a significantly degraded condition, with advanced and irreversible disrepair and the paths now grassed over and visually indistinct. Considering this poor existing condition, it is necessary for sensitive, conservation-led resurfacing and landscaping works to be undertaken.

The proposed resurfacing and landscaping works will restore clarity, formality and durability to the South Parterre, whilst simultaneously respecting its 19th Century origins and its relationship to the Grade I listed Main House. The proposals will ensure the long-term preservation, usability and visual coherence of the South Parterre, and are therefore considered acceptable in principle.

Further details, appropriate justification and a summary of the proposals that are being sought for discharge are outlined in the accompanying documentation, prepared by ADAM Architecture, Alan Baxter Associates, DPA Lighting Consultants, Hydreau Consulting Engineers, MBP Consulting Engineers, Tillman Domotics and Vector Design Building Services Consultants, and which are submitted in support of this application to partially discharge Section 73 application Condition 15 and Condition 16 in relation to the proposals for resurfacing and landscaping works at the South Parterre to the Main House at Tottenham House and Estate, including proposals for external lighting.

Application Documentation

In accordance with the validation requirements of Wiltshire Council, the following documents, alongside this Covering Letter, have been provided:

- Condition Statement (ref. GSS/6150 Rev. 03), prepared by ADAM Architecture;
- Drawing Register, prepared by ADAM Architecture;
- Existing South Parterre Plan (ref. THL001-ADA-DR-ZZ-DR-A-0152 Rev. 02), prepared by ADAM Architecture;
- South Parterre Plan (ref. THL001-ADA-HL-XX-DR-A-1041 Rev. 07), prepared by ADAM Architecture;
- South Parterre Path Plan (ref. 6150-ADAM-HL-XX-DR-A-1042 Rev. 06), prepared by ADAM Architecture;
- South Parterre Hard Landscape Plan (ref. THL001-ADA-HL-XX-DR-A-1043 Rev. 03), prepared by ADAM Architecture;
- South Parterre Path Hard Landscape Plan (ref. 6150-ADAM-HL-XX-DR-A-1044 Rev. 03), prepared by ADAM Architecture;
- South Parterre Section AA (ref. THL001-ADA-HL-XX-DR-A-3541 Rev. 04), prepared by ADAM Architecture;
- South Parterre Section AA (ref. THL001-ADA-HL-XX-DR-A-3542 Rev. 04), prepared by ADAM Architecture;
- South Parterre Section BB (ref. THL001-ADA-HL-XX-DR-A-3543 Rev. 04), prepared by ADAM Architecture;
- South Parterre Section CC (ref. THL001-ADA-HL-XX-DR-A-3544 Rev. 04), prepared by ADAM Architecture;
- Section through Proposed Water Storage Tank (ref. 1896/10/SK418 Rev. C), prepared by Alan Baxter Associates;
- Main House: Ground Floor, Proposed External Drainage, Overall Plan (ref. THB001-ABA-XX-XX-DR-S-4-02 Rev. S), prepared by Alan Baxter Associates;
- Main House: Ground Floor, Proposed External Drainage, Zone M (ref. THB001-ABA-XX-XX-DR-S-4M02 Rev. L), prepared by Alan Baxter Associates;
- Main House: Ground Floor, Proposed External Drainage, Zone N (ref. THB001-ABA-XX-XX-DR-S-4N02 Rev. K), prepared by Alan Baxter Associates;

- Lighting Control Schedule (Rev. 05), dated 20.02.2026, prepared DPA Lighting Consultants;
- Lighting Equipment Specification (ref. L10751A-LES-01 Rev. 07), dated 05.03.2026, prepared by DPA Lighting Consultants;
- Landscape Lighting Layout Sheet 7 of 8, East Gardens, North and South Terrace (ref. L10751A_LP_LS_07 Rev. 08), prepared by DPA Lighting Consultants;
- Light Calculation Report, prepared by DIALux;
- South Parterre Irrigation Plan (ref. 792.3.IR.SP.1 Rev. 3), prepared by Hydreau Consulting Engineers;
- Proposed Below Drainage Design South Parterre (ref. 10588-MBP-XX-00-DR-C-0601 Rev. P04), prepared by MBP Consulting Engineers;
- Proposed Below Drainage Design South Parterre (ref. 10588-MBP-XX-00-DR-C-0602 Rev. P04), prepared by MBP Consulting Engineers;
- External Works Details South Parterre (ref. 10588-MBP-XX-XX-DR-C-0603 Rev. P03), prepared by MBP Consulting Engineers;
- Main House South Parterre External Services Layout (1 of 3) (ref. THIF01-VEC-XX-00-DR-U-0013 Rev. P2), prepared by Vector Design;
- Main House South Parterre External Services Layout (2 of 3) (ref. THIF01-VEC-XX-00-DR-U-0014 Rev. P2), prepared by Vector Design; and
- Main House South Parterre External Services Layout (3 of 3) (ref. THIF01-VEC-XX-00-DR-U-0015 Rev. P2), prepared by Vector Design.

Summary

These approval of details applications have been submitted via the Planning Portal as detailed above.

We can confirm that the requisite application fee of £383.00 (inclusive of the Planning Portal Service Charge and VAT) will be paid by separate cover by the Applicant, in relation to the application to partially discharge Condition 15 and Condition 16 of the Section 73 application.

We look forward to confirmation of the registration and subsequent validation of this approval of details application shortly.

Should you have any queries, please do not hesitate to contact Hannah Davies (020 7333 6221) or Anna Clements (0203 486 3359) of this office.

Yours faithfully,

**Newmark**