

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

Partial Revised Masterplan Section 73 application (ref. PL/2024/09312)

Condition 15 and Condition 16 – Hard & Soft Landscaping Details South

Parterre 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 South Parterre of the Main House. These are issued to partially discharge Revised Masterplan Section 73 application (ref. PL/2024/09312) Condition 15 and Condition 16 in relation to the proposals at Tottenham House estate for the Main House (Building 1 on the approved revised masterplan).

2.0 Condition for Discharge:

- a) This document and the drawings and reports supplied relate to the Revised Masterplan Section 73 application (ref. PL/2024/09312) Condition 15 and Condition 16.

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.

3.2 Condition 16 States:

"Hard and soft landscaping, access, drainage, power etc–

Notwithstanding the details set out in the Landscape Management Plan and Planting Principles reports by Balston Agius dated December 2017, no development shall commence on site in any particular Phase or part thereof until further more detailed schemes of hard and soft landscaping for the Phase or part thereof have been submitted to and approved in writing by the Local Planning Authority, the details of which shall include :

- location and current canopy spread of all existing trees and hedgerows on the land;
- full details of trees to be retained, together with, where relevant, measures for their protection in the course of development;
- a detailed planting specification (Tree and Plant Planting Strategy) showing all plant species, supply and planting sizes and planting densities;
- 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.

Drawings and documents supplied for discharge of this condition:

Alan Baxter

- 1896-10-SK418
- THB001-ABA-XX-XX-DR-S-G-4N02
- THB001-ABA-XX-XX-DR-S-G-4M02
- THB001-ABA-XX-XX-DR-S-G-4-02

Hydreau Consulting Engineers:

- 792.3.IR.SP.1

DPA Lighting Consultants

- L10751A-LES-01
- L10751A_LP_LS_07
- L10751A_LDT_LS_01

Vector

- THIF01-VEC-EST-XX-DR-U-0013
- THIF01-VEC-EST-XX-DR-U-0014
- THIF01-VEC-EST-XX-DR-U-0015

MBP

- 10588-MBP-XX-XX-DR-C-0601
- 10588-MBP-XX-XX-DR-C-0602

- 10588-MBP-XX-XX-DR-C-0603

Tillmans

- TD-1596-1004
- TD-1596-1020
- TD-1596-2201

ADAM Architecture

Drawings are listed on the accompanying drawing register Ref: 6150 entitled: 6150 - Hard Landscaping Drawing Register – Architecture 15.01.2025

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 South Parterre and the restoration of the associated walls, stone balustrading and steps.
- 4.3 The repair and restoration of the South Parterre walls, stone balustrading and steps are addressed separately under Listed Building Consent 18/00195/LBC, Condition 11, and do not form part of this submission (application reference PL/2025/02273).
- 4.4 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.
- 4.5 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.

5.0 Condition

- 5.1 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.

- 5.2 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.
- 5.3 Historically, all paths within the South Parterre were gravelled. Over time these surfaces became grassed over and visually indistinct.
- 5.4 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.

6.0 Proposed Resurfacing

- 6.1 The proposals 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.
- 6.2 The new South Parterre layout replaces the failed elements with stone planting borders and a new water feature designed to reflect the historic scale, geometry and formality of the South Parterre. The revised layout simplifies the historic arrangement while retaining its strong axial relationship with the Library. The new fountain proposals form part of a separate application; however, the replacement water feature will occupy a comparable footprint, reinstating the spatial focus and visual hierarchy of the garden.
- 6.3 The planting borders will be constructed in stone to provide long-term resistance to weathering and frost damage. New paths will predominantly be formed in reclaimed Yorkstone flags with a riven finish. Localised use of stone setts is proposed to articulate spaces around the planting beds and family external dining areas. Given the elevated position and stepped access, the South Parterre is intended solely for pedestrian use, with no vehicular access as originally designed.
- 6.4 Portions of the existing footprint adjacent to the South Pavilion and Conservatory are to be retained. The revised layout delivers a coherent and legible formal garden, incorporating two family external dining areas, one open and one more secluded, without compromising the historic hierarchy or symmetry of the South Parterre.
- 6.5 Service access points (inspection chambers) will be discreetly integrated using recessed covers to maintain uninterrupted surface finishes. A new kitchen extract grille is proposed, with its size and location fixed; the detailed design of the cast iron grille will be submitted separately once finalised.
- 6.6 Lighting has been designed to minimise visual and ecological impact. Low-level spike lighting within planting beds provides indirect illumination to paths, with limited uplighting used selectively to highlight key elements of planting. Step lighting is confined to the existing restored South Parterre steps to ensure safe circulation.

- 6.7 A comprehensive irrigation strategy is proposed to support the long-term maintenance of the soft landscaping. A new underground rainwater storage tank is proposed adjacent to the South Pavilion, replicating the historic function of the former tanks located within the South Pavilion basement. Due to their severely deteriorated condition, the original tanks cannot be reused. The new tank will have no visual impact, and new services will largely utilise existing routes. Any new openings will be addressed under separate condition discharge applications where required.
- 6.8 External speakers are proposed within the secluded family external dining area, and recessed pop-up power points will be distributed across the South Parterre to allow flexible use for maintenance and events without visual intrusion.
- 6.9 Soft landscape proposals are detailed on the Head Gardener's drawings and reflect the high horticultural standards historically associated with Tottenham House. Additional formal lawn areas are proposed at the base of the South Parterre to strengthen the connection between the East Lawn, Sunken Lawn and the South Parterre itself. The connecting path broadly follows its historic alignment, with minor refinements to accommodate emergency access if required. Surfacing is proposed in Breedon Golden Amber self-binding gravel, reinstating gravel as a historic surface type whilst providing improved performance.

7.0 Historic Significance

- 7.1 The South Parterre was designed to mediate changes in building and ground levels whilst providing a formal prospect southwards towards the Tottenham Ridge. The proposed works adopt a heritage-led approach that balances the architectural significance of the Grade I Listed Main House (Building 1 on the approved revised masterplan) with the functional requirements of a restored formal parterre. The selected materials, layout and detailing reinforce the historic character of the garden and strengthen its relationship with the wider designed landscape.

8.0 Summary

- 8.1 The proposed resurfacing and landscape works represent a carefully considered and justified response to the failure of historic but unsalvageable South Parterre elements. The scheme restores clarity, formality and durability to the South Parterre, whilst respecting its 19th-century origins and its relationship to the Grade I listed Main House (Building 1 on the approved revised masterplan). The proposals introduce high-quality natural materials, discrete servicing, and robust construction, ensuring the long-term preservation, usability and visual coherence of this important historic garden landscape feature.