

Major Projects & Performance Manager
Wiltshire Council
Bytyhesea Road
Trowbridge
Wiltshire
BA14 8JN

FAO: Ms Helen Garside

Our ref: GAO/SAV/BEAN/U0011639

Your ref: PP-14808553

25 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 29 and 27 of Listed Building Consent (ref. 18/00195/LBC).
North Courtyard Health and Wellness Complex- Roof Level MEP

On behalf of our Client, Mr Chris Rokos ("the Applicant"), we write to enclose an application for the approval of details required by condition, in order to discharge Condition 29 (New Works) and 27 (Mechanical and Engineering) of Listed Building Consent (ref. 18/00195/LBC) in relation to the Roof Level MEP within the North Courtyard attached to the Main House (Building 1 on the approved masterplan) at Tottenham House and Estate.

Background

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.

The application site is referred to as the North Courtyard which comprises a partially restored and also a newly built building to be attached to the Main House. The Main House (i.e., Tottenham House) is referred to as 'Building 1' on the approved masterplan of the Outline Planning Permission (ref. 17/12461/OUT). As part of the original Outline Planning Permission and Listed Building Consent, the North Courtyard was proposed to be used as garaging and parking, the North Service Wing was proposed to be converted to provide shoot facilities, and a sunken service courtyard. The original permission therefore approved the re-building of much of the North Service Wing. Following a review of the permission, the area has been subject to a number of Non-Material Amendments and Listed Building Consents as detailed below.

A Non-Material Amendment (ref. 17/12461/OUT) and associated Listed Building Consent (ref. 20/05531/LBC) were granted for: **"Internal and external alterations, reconfiguration and restoration throughout the Main House, including reinstatement of chimneys; demolition of the North Service Wing and 20th Century additions; installation of new plant equipment and**

a new swimming pool and associated facilities within the North Courtyard; reinstatement of a flag pole on the Main House; and raising of the main lantern roof profile; and other associated and ancillary works. Additional proposed amendments include the demolition of the North service Wing and other 20th Century additions; Internal and external alterations, reconfiguration and restoration, including the Introduction of new openings, throughout the North Courtyard, Winter Garden, Conservatory and Orangery areas of the Main House; Installation of plant and associated M&E facilities; Installation of a swimming pool and associated facilities; Restoration of the roof and minor raising of the main lantern roof profile of the Main House; Reinstatement of a flagpole on the Main House; Introduction of statues to the elevations of the Main House; Restoration and reinstatement of the South Parterre Garden and upgrading of all domestic services to meet modern standards” on 9 November 2020.

This application sought to demolish the majority of the existing North Courtyard area, whilst sensitively restoring and altering the area to provide a new swimming pool and associated facilities across ground and lower ground floor levels. The intention is that once built, the proposals will provide a more aesthetically traditional and contextual similar built form to the Main House than existing, whilst ensuring that the modern domestic requirements of 21st Century family living and leisure are met.

Details of the eaves and verges proposed at the North Courtyard were approved on 5 July 2021 under application reference: PL/2021/05513.

Further amendments to the design of the North Courtyard were then secured through a Non-Material Amendment (ref. PL/2021/09506) and associated Listed Building Consent (ref. PL/2021/09253) were granted for: **“Internal and external alterations, reconfiguration, restoration and refurbishment throughout the Main House, including remodelling of the North Service Wing for the installation of new plant equipment and a new swimming pool and associated leisure facilities; remodelling and strengthening of the East Portico; restoration of the Orangery (G74), the Conservatory (G75), and the Winter Garden (G76); introduction of a glazed walkway, arcade, catering lift, statues and some openings; reinstatement and introduction of chimneys; removal of 20th Century additions; relocation of a flag pole on the Main House; reconfiguration of internal layouts; and restoration and rebuilding of roof lanterns; and other associated and ancillary works”** on 5 April 2022.

This Non-Material Amendment (ref. PL/2021/09506) and Listed Building Consent (ref. PL/2021/09523) secured the external facades as stone relief, rustication and self-coloured lime render.

Updated floorplans detailing minor amendments to the floor layouts and other minor amendments across the Main House (including the North Courtyard) were approved (refs. PL/2023/03297 & PL/2023/03196) by Wiltshire Council on 22 May and 02 June 2023.

The condition discharges outlined below are of relevance to the proposals.

Details of the External Joinery Details at the North Courtyard (ref. 2025/03183) was approved on the 21/05/2025.

Details of Additional New Roof Lights at the North Courtyard (ref. PL/2025/05032) was approved on the 24/10/2025.

Conditions for Discharge

The Applicant is seeking to discharge Condition 29 (New Works) and Condition 27 (Mechanical and Engineering) attached to the aforementioned Listed Building Consent (ref. 18/00195/LBC). The condition wording for both conditions are outlined below:

Condition 27-Mechanical and Engineering

“Prior to the commencement of any works for the installation of mechanical and engineering services (including provision for heating, lighting, data distribution etc.) in any of the individual buildings referred to in 1.1 to the Listed Building Justification and Work Methodology Statement details of the proposals 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 details.”

Condition 29- Proposed New Works

“Prior to the commencement of any new construction hereby approved, including extensions and areas of reconstruction, large scale details of the following elements shall be submitted to and approved in writing by the Local Planning Authority:

- a) details of all new materials;**
- b) large scale details of proposed eaves and verges at not less than 1:5;**
- c) details of proposed new external joinery details shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections at not less than 1:2;**
- d) proposed rainwater goods shall be lead or painted cast iron as appropriate;**
- e) details of any required flues, extract ducts, vents, grilles and meter housings.**

The works shall thereafter be carried out in accordance with the approved details”

Proposals

This approval of details application sets out the appropriate details to satisfy the requirements to discharge Condition 29 (New Works) and Condition 27 (Mechanical and Engineering) of Listed Building Consent (ref. 18/00195/LBC) in relation to the Roof Level MEP at the North Courtyard at Tottenham House and Estate.

Proposed Roof Level MEP

The roof level MEP is located across three principal areas of the North Courtyard, namely the Gym Corridor Roof, the Escape Staircase Roof and the Service Wing Roof. As part of this there is a substantial amount of MEP equipment and associated installations proposed to meet the operational requirements of the new health and wellness facilities. These installations comprise four louvred terminals on the gym corridor roof, one fresh air terminal and one chiller unit on the escape staircase roof, and a combination of condenser units, ventilation grilles and roof ventilators on the service wing roof.

Construction has advanced to roof level, including the Bath House and service wing structures, and detailed coordination of mechanical and electrical services has now been undertaken. As set out within the accompany ADAM Condition Statement, while the majority of plant is accommodated within the subbasement, a number of ventilation terminals and items of equipment are required to be located at roof level.

The proposals include works to integrate all required MEP equipment within new-build elements and to locate them in positions that are inherently discreet, both in close range views and in views from the wider Estate. This has been a fundamental design driver throughout, ensuring that operational requirements are met without introducing unnecessary visual clutter or harm to the significance of the adjoining listed building or its surrounding setting.

The proposed works are outlined in further detail below on a work and locations specific basis.

Gym Corridor Roof

The gym corridor roof, situated on the northern side of the Bath House, is proposed to accommodate four louvred terminals serving the subbasement plant and ventilation systems, including smoke extract functions. This location for the installations has been selected due to its direct adjacency to service risers, allowing for efficient installation and avoiding unnecessary intervention and potentially visually intrusive installations elsewhere. The roof is effectively concealed from the Main House by the massing of the approved Bath House itself, and no adjacent internal spaces overlook this area. At ground level, the approved 4.5-metre-high courtyard wall further screens this MEP equipment from view.

Escape Staircase Roof

The escape staircase roof provides a discreet and enclosed location for essential MEP equipment, including a fresh air intake and a water chiller serving the plunge pool. Bounded by the clerestory and historic curved screen wall, the equipment is not visible from the Main House or surrounding areas and does not affect the building's significance or setting.

Service Wing Roof

The service wing roof accommodates a range of building services plant, including ventilation grilles and condenser units serving the approved laundry, kitchen, bathrooms and subbasement plant. Roof edge refinements replace sections of slate pitch with vertical lead aprons, allowing grilles to be integrated and condenser units concealed from upper-level views. Additional roof ventilators follow previously approved details. A further grille for the swimming pool plant is proposed, with the associated fresh air grille design to be submitted separately in due course.

Heritage Assessment

The roof level MEP equipment is contained entirely within new-build elements of the North Courtyard and will not affect the historic fabric of the Main House nor its significance. As such the assessment of heritage impact focusses on the visual impact to the wider setting, which has been summarised within this Covering Letter and described under the relevant sections within the accompanying ADAM Condition Statement.

Across the three locations, equipment has been carefully sited to minimise visibility. At the gym corridor roof, installations are screened by the Bath House and courtyard wall, with only limited distant views where their traditional finish ensures a recessive appearance. At the escape staircase roof, equipment is fully enclosed by the clerestory and historic curved screen wall and is not visible from the Main House or surrounding areas. At the service wing roof, plant is integrated within the roof form and concealed by lead aprons, preventing views from upper levels of the North Range of the Main House.

It is also noted that services have been deliberately excluded from the higher and more visually prominent roofscapes, with the Bath House roof remaining free of any MEP equipment. This approach reflects a clear understanding of the importance of preserving key views and the hierarchy of roof forms within the Estate.

Furthermore, acoustic impacts have been addressed, with all external plant to be attenuated to meet the strict noise criteria appropriate to this sensitive historic environment.

The proposals demonstrate a considered and proportionate approach to the integration of necessary roof level MEP required to meet the operational requirements of the approved North Courtyard health and wellness facilities. The limited visibility, appropriate material treatment, and avoidance of visually prominent roof areas, ensure that the works would preserve the significance and setting of the adjoining listed building. As such, the proposals are considered acceptable in heritage terms and would not result in harm to the Tottenham house and Estate.

In summary, the proposed roof level MEP installations are essential to the operation of the North Courtyard health and wellness complex and its associated facilities and have been carefully designed and located to ensure visual impact is minimised as far as possible. The proposals have been developed to a level of detail that ensures their discreet integration within the wider Estate. The works will facilitate the continued restoration and viable use of the listed building and will support its long-

term sustainable use as a modern dwelling that meets living and leisure needs expected within the 21st Century, without harm its the significance or setting.

Conclusion

Overall, the proposals have been considered in a sensitive and coherent manner, which will continue to ensure that the approved architectural theme of the Main House (as originally designed) is followed.

Please refer to the supporting ADAM Architectural Condition Statement, which provides further justification for the proposed works alongside a detailed heritage assessment.

The roof-level MEP installations are considered appropriate within the historic context of Tottenham House and its Estate, and are essential to the effective operation of the North Courtyard Health and Wellness Complex. Accordingly, the proposed works are deemed suitable and will support the restoration of the listed building, enabling its use as a modern 21st Century dwelling while respecting its historic significance.

Accordingly, we enclose the relevant details to partially discharge LBC Condition 29 (New Works) and Condition 27 (Mechanical and Engineering) attached to the aforementioned Listed Building Consent (ref. 18/00195/LBC) in relation to the proposed works at the North Courtyard of the Main House at Tottenham House and Estate, for your formal approval.

Application Documentation

In accordance with the validation requirements of Wiltshire Council, alongside this Covering Letter, we enclose the following documentation:

- Approval of Detail Application Forms (**PP-14808553**) prepared by Newmark

ADAM Architecture

- Condition Statement (dated March 2026)
- Proposed Roof Plan Zone A – HB001-ADA-XX-R1-DR-A-5191U Rev 0 (March 2021)
- Typical Ventilated Tile Detail & Lead Roof Penetration Detail 6150 / 326 Rev G (June 2019)
- Proposed Roof Plan Zone D – THB001-ADA-XX-R1-DR-A-5194H Rev 0 (N/A)
- Proposed Section M – THB001-ADA-XX-SX-DR-A-5204N Rev 0 (May 2021)
- Proposed Section NCL – THB001-ADA-XX-SX-DR-A-5215J Rev 0 (May 2021)
- Single Ply Tapered Roof Details Sheet 3 – THB001-ADA-XX-XX-DR-A-5541B Rev 0 (Jan 2024)
- Service Wing Flat Roof Details – THB001-ADA-XX-XX-DR-A-5542A Rev 0 (Jan 2024)

Summary

As this application relates to a listed building consent there is no fee required to be paid by the Applicant. We look forward to confirmation of the registration and subsequent validation of this applications shortly.

In the meantime, should you have any queries, please do not hesitate to contact Sam Aviss (*****REDACTED*****) or Belinda Neilson (*****REDACTED*****) of this office.

Yours faithfully,

Newmark

Newmark
Planning and Development