

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 Reservoir Plinth and New Water Storage Tanks– Tottenham House & Estate

1.0 Introduction

- 1.1 This document, along with the accompanying drawings, is submitted on behalf of our client, Mr Chris Rokos, to provide a methodology for the repair and reinstatement of the Reservoir plinth on Tottenham Ridge and new water storage tanks. This submission is in response to the Partial Discharge of Condition 11 of Listed Building Consent Ref: 18/00195/LBC, dated 14th June 2018 for the ongoing restoration works at Tottenham House & Estate and partial discharge of Condition 16 attached to Variation of Conditions PL/2024/09312 Section 73 application

2.0 Purpose Condition for Discharge:

- a) This covering statement responds to the requirements of 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 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.

3.2 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.

3.3 Drawings supplied for discharge of this condition:

ADAM Architecture - Drawings are listed on the accompanying drawing register Ref: 6150 entitled Reservoir 27.04.2026.

4.0 Historical Background & Context

- 4.1 Planning permission and listed building consent were initially granted in 2018 Ref: 18/00195/LBC and 17/12461/OUT. These works are ongoing and include the restoration of the Estate's garden structures, such as the Reservoir railings and plinth.
- 4.2 The Reservoir is located on Tottenham Ridge at the southern end of the Great Walk and was constructed in 1824 following the demolition of the Banqueting House. It forms part of the Grade II* Listed Park & Gardens of Tottenham House & Estate.

5.0 Condition Assessment of Existing Railings & Plinth, and underground storage tanks and Reservoir Lining

5.1 The Reservoir railings and associated stone plinth are in a significantly deteriorated condition. Key defects are summarised as follows:

- **Stone Plinths:** Advanced erosion, cracking and spalling are evident, primarily resulting from long-term weathering and failure of the masonry sockets. This has led to localised instability and loss of structural integrity.
- **Metal Railings:** The iron railings exhibit widespread corrosion at base connections, with further deterioration at top rail junctions. Several sections are missing, fractured, or distorted, largely as a consequence of movement within the supporting plinth. The railings no longer provide a consistent or structurally reliable enclosure.
- **Underground Storage Tanks:** Two historic brick-lined underground storage tanks are located to the north of the Reservoir. One tank has been redundant for an extended period and is no longer operational. Both structures show signs of age-related degradation and are not suitable for continued functional use without substantial intervention.
- **Reservoir Lining:** The existing lining appears to comprise a later black synthetic geomembrane which has exceeded its service life. The lining is deteriorated, locally detached from the substrate, and no longer provides a reliable waterproof barrier, compromising the operational function of the reservoir.

5.2 Given the extent of deterioration, the existing railings cannot be comprehensively repaired without disproportionate replacement of original fabric. Similarly, the existing reservoir lining and underground tanks no longer perform their intended function and are not capable of viable repair. Retention in their current state would result in continued deterioration, potential safety risks.

6.0 Proposed Repair & Reinstatement Approach

6.1 Principles of Conservation

All repair and reinstatement works will be carried out in accordance with established conservation best practice, prioritising the retention and repair of original fabric, minimising the introduction of new material, and ensuring that any necessary replacements are sympathetic, durable, and visually consistent with the historic structure. Interventions are informed by the condition of the existing fabric and the need to secure the long-term functionality and significance of the Reservoir.

6.2 Repair Strategy

- **Cleaning and Repainting:** Stonework will be cleaned using approved conservation methods. Existing ironwork will receive a full heritage-compliant repainting system in colour BS 14C40 (dark green), consistent with the colour palette used across the Estate.
- **Retention and Reuse of Stone:** Sound original stone will be cleaned, repaired, and reinstated in its original location wherever feasible.

- **Replacement Stone:** New stone will only be introduced where existing material is missing or structurally compromised. Replacement units will match the existing stone in type, colour, and profile to ensure a seamless appearance.
- **Stone Repair Techniques:** Masonry repairs will be undertaken using lime mortar compatible with the original construction, ensuring breathability and long-term performance.
- **Iron Railings:** The railings are beyond viable repair and no longer perform a structural or functional role. Their removal will simplify and clarify the form of the Reservoir edge, allowing the stone plinth to be read as the principal architectural feature. Avoiding wholesale replacement of railings prevents the introduction of large quantities of new, non-original material, which would otherwise dilute the authenticity of the structure. All railings will be carefully dismantled, recorded and archived prior to removal.
- **Water Storage Underground Tanks:** The existing brick-lined tanks are redundant and no longer capable of fulfilling their original function. Their condition and configuration do not allow for practical upgrade or reuse without substantial alteration and loss of remaining fabric. They will therefore be retained in situ but decommissioned, avoiding unnecessary disturbance to historic fabric. A new underground GRP 50,000-litre water storage tank is proposed to provide a reliable and efficient rainwater attenuation system. The tank will be fully buried, with existing ground levels reinstated, ensuring no visual impact on the historic setting. The proposed approach avoids intrusive intervention to historic fabric and reinstates a functional water management strategy consistent with the historic use of the estate.
- **Reservoir Lining:** The existing reservoir lining is a modern black synthetic geomembrane that has exceeded its service life and is no longer performing effectively. As a non-original element, it holds no heritage significance. Its deterioration compromises the functionality of the Reservoir and risks ongoing water loss and associated structural issues. The removal and replacement of the lining therefore restores the operational integrity of the Reservoir, prevents further deterioration of the structure.

7.0 Summary

7.1 The proposed works will:

- Retain and repair all significant historic stone fabric, preserving the defining character of the Reservoir.
- Remove elements that are beyond repair and of limited heritage value, including the existing railings and failed lining.
- Avoid unnecessary reconstruction, thereby maintaining authenticity and reducing the introduction of new material.
- Introduce discreet modern infrastructure required for long-term functionality, with no visual impact on the historic setting.

7.2 The submitted methodology provides a clear and robust conservation approach for the repair of the Reservoir. The proposals adopt a sensitive, heritage-led strategy that restores both the functional performance and the historic character of this Grade II* landscape element, ensuring its long-term preservation and continued contribution to the significance of the Estate.