

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

FAO: Ms Helen Garside

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

Your ref: PP-14911399 & PP-14911407

06 May 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 16 of Section 73 application reference: PL/2024/09312, and to Partially Discharge Condition 11 of Listed Building Consent application reference: 18/00195/LBC

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 16 of Section 73 application (ref. PL/2024/09312) and to partially discharge Condition 11 of Listed Building Consent application (ref. 18/00195/LBC), in relation to the proposed removal of the existing railings, in-situ restoration, repair and replacement of the existing stone plinths, installation of a new underground water storage tank, and removal and replacement of the existing reservoir lining.

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 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. Please refer to the Location Plan prepared by ADAM Architecture and submitted in support of this application, for further details of the reservoir's location within the wider Tottenham House Estate.

Site Condition

The reservoir metal railings and associated stone plinths are in a significantly deteriorated condition. Regarding the metal railings, the existing iron railings are extensively corroded at the base connections, with further deterioration at the top rail junctions, with several sections missing, fractured or distorted, largely due to movement within the supporting plinth. Subsequently, the railings no longer provide a consistent or structurally reliable enclosure. The existing stone plinths also exhibit advanced erosion, cracking and spalling, which is primarily the result of long-term weathering and failure of the masonry sockets, which has led to localised instability and loss of structural integrity.

Please refer to the Reservoir Image References document, prepared by ADAM Architecture and submitted in support of this application, for reference photographs showing the current condition of the existing railings and stone plinths. The Reservoir Repair Schedule, also prepared by ADAM Architecture and submitted in support of this application, provides further details of the existing condition, alongside the proposed repair and replacement works. The various Reservoir Condition Survey plans, prepared by ADAM Architecture, also detail the existing condition of the railings and stone plinths on a zone-by-zone basis.

Furthermore, there are two historic, brick-lined underground storage tanks located to the north of the reservoir; one of these tanks 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.

Regarding the existing reservoir lining, this appears to be comprised of 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, thereby compromising the operational function of the reservoir.

In summary, 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, and subsequently retention in their current state would result in continued deterioration, and potential safety risks.

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 16 attached to the aforementioned Section 73 application (ref. PL/2024/09312), and to partially discharge Condition 11 attached to the aforementioned Listed Building Consent application (ref. 18/00195/LBC).

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.”

Condition 11 of the Listed Building Consent application (ref. 18/00195/LBC), in full, states the following:

Condition 11 – 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).”

Proposals

This application sets out the appropriate details to satisfy the requirements of and partially discharge Section 73 application Condition 16, and Listed Building Consent application Condition 11, in relation to the proposed removal of the existing railings, in-situ restoration, repair and replacement of the existing stone plinths,

installation of a new underground water storage tank, and removal and replacement of the existing reservoir lining.

Regarding the proposed in-situ restoration, repair and replacement of the existing stone plinths, the submitted Reservoir Repair Schedule, prepared by ADAM Architecture, details the proposed works and cross-references to the submitted Reservoir Image References document. The various Reservoir Condition Survey plans also outline where repair, replacement, resetting and reuse of the existing stone plinths are proposed. Sound, original stone will be cleaned, repair and reinstated in its original location wherever feasible. The stonework will be cleaned using the approved conservation methods, and masonry repairs will be undertaken using lime mortar compatible with the original construction, ensuring breathability and long-term performance. The existing ironwork will receive a full heritage-compliant repainting system in dark green (colour BS 14C40), to be consistent with the colour palette used across the Estate. New replacement stone will only be introduced where existing material is missing or is structurally compromised, and replacement units will match the existing stone in type, colour and profile to ensure a seamless appearance.

Regarding the existing iron railings, as is outlined above, unfortunately these 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. All railings will be carefully dismantled, recorded and archived prior to removal.

Additionally, regarding the two historic, brick-lined underground storage tanks, as has been outlined above, these are now redundant and are no longer capable of fulfilling their original function. Due to their condition and configuration, it is not possible for them to be practically upgraded or reused without substantial alteration and loss of remaining fabric. It is therefore proposed for these existing tanks to be retained in-situ, but decommissioned to avoid unnecessary disturbance to historic fabric.

Instead, a new underground Glass Reinforced Plastic ('GRP') 50,000 litre water storage tank is proposed to provide a reliable and efficient rainwater attenuation system, to store collected water which will then be used for irrigation purposes. This will be a standalone water storage tank, which is not proposed to be connected to the site wide drainage. 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.

Furthermore, as is discussed above, the existing reservoir lining no longer performs effectively and has exceeded its service life and, 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 and, subsequently, the proposed removal and replacement of the lining will restore the operational integrity of the reservoir, thereby preventing further deterioration of the structure, with the reservoir then proposed to be refilled with water. An access hatch to the proposed subterranean tank is also proposed, alongside a new connection to the reservoir. Please refer to the Reservoir Location Plan, prepared by ADAM Architecture and submitted in support of this application, which shows the location of the reservoir within the wider Estate.

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. The proposed interventions are informed by the condition of the existing fabric and the need to secure the long-term functionality and significance of the reservoir.

Archaeological Considerations

In terms of archaeology, Archaeologists 'BSA Heritage' have reviewed the proposals and have provided the below commentary.

The archaeological implications of proposals for a new tank and pipe linking to the extant reservoir have been considered. The area does not have especially high potential, although cropmarks which may reflect prehistoric or later field systems lie in the vicinity. It is also known that an 18th century 'banqueting house', taking advantage of extensive views, was located near to the current reservoir's position, possibly south of where the reservoir lies, given map evidence. This had been replaced by the circular reservoir by the late 19th century.

Given the vagaries of historical survey and mapping, it is recommended that the initial strip for the pipe and tank is subject to archaeological monitoring to confirm whether any related features lay there. However, remains would almost certainly be limited to ditches and brickwork wall foundations and is most likely to be absent. The work could be completed in accordance with existing Written Schemes of Investigation.

Summary

In summary, the proposals seek to retain and repair all significant historic stone fabric, and remove elements which are beyond repair and of limited heritage value, including the existing railings and redundant reservoir lining. Unnecessary reconstruction has been sought to be avoided, thereby maintaining authenticity and reducing the introduction of new material, with discreet modern infrastructure introduced which is required for long-term functionality, with no visual impact on the historic setting.

The supporting documents and drawings, prepared by ADAM Architecture, detail and provide a clear methodology for the proposed conservation approach to the repair of the reservoir and the other associated works, and are submitted to partially discharge Section 73 Condition 16 (ref. PL/2024/09312) and Listed Building Consent application Condition 11 (ref. 18/00195/LBC).

Accordingly, we enclose the relevant details to partially discharge Section 73 application Condition 16 (ref. PL/2024/09312), and to partially discharge Listed Building Consent application Condition 11 (ref. 18/00195/LBC), for the proposed removal of the existing railings, in-situ restoration, repair and replacement of the existing stone plinths, installation of a new underground water storage tank, and removal and replacement of the existing reservoir lining.

Application Documentation

In accordance with the validation requirements of Wiltshire Council, alongside this Covering Letter, we enclose the following documentation to partially discharge Section 73 application Condition 16, and to partially discharge Listed Building Consent application Condition 11.

- Completed Application Forms (refs. PP-14911399 & PP-14911407), prepared by Newmark;
- ADAM Document Issue Register (dated 27 April 2026), prepared by ADAM Architecture;
- Condition Statement (ref. GSS/6150 Rev. A), prepared by ADAM Architecture;
- Reservoir Image References (dated 16th and 21st October 2025) (ref. 6150/HH 0174-0187 Rev. A), prepared by ADAM Architecture;
- Reservoir Repair Schedule (ref. 6150/HH 0174-0187 Rev. A), prepared by ADAM Architecture;
- Reservoir Condition Survey – Zone A (1-10) (ref. 6150-ADAM-HH-XX-DR-A-0174 Rev. B), prepared by ADAM Architecture;
- Reservoir Condition Survey – Zone B (11-20) (ref. 6150-ADAM-HH-XX-DR-A-0175 Rev. B), prepared by ADAM Architecture;
- Reservoir Condition Survey – Zone C (21-30) (ref. 6150-ADAM-HH-XX-DR-A-0176 Rev. B), prepared by ADAM Architecture;
- Reservoir Condition Survey – Zone D (31-42) (ref. 6150-ADAM-HH-XX-DR-A-0177 Rev. B), prepared by ADAM Architecture;
- Reservoir Condition Survey – Zone E (43-52) (ref. 6150-ADAM-HH-XX-DR-A-0178 Rev. B), prepared by ADAM Architecture;
- Reservoir Condition Survey – Zone F (53-62) (ref. 6150-ADAM-HH-XX-DR-A-0179 Rev. B), prepared by ADAM Architecture;
- Reservoir Condition Survey – Zone G (63-73) (ref. 6150-ADAM-HH-XX-DR-A-0180 Rev. B), prepared by ADAM Architecture;
- Reservoir Condition Survey – Zone H (74-83) (ref. 6150-ADAM-HH-XX-DR-A-0181 Rev. B), prepared by ADAM Architecture;
- Reservoir Condition Survey – Zone I (84-93) (ref. 6150-ADAM-HH-XX-DR-A-0182 Rev. B), prepared by ADAM Architecture;
- Reservoir Condition Survey – Zone J (94-100) (ref. 6150-ADAM-HH-XX-DR-A-0183 Rev. B), prepared by ADAM Architecture;
- Reservoir Condition Survey – Zone K (101-109) (ref. 6150-ADAM-HH-XX-DR-A-0184 Rev. B), prepared by ADAM Architecture;

- Reservoir Condition Survey – Zone L (110-119) (ref. 6150-ADAM-HH-XX-DR-A-0185 Rev. B), prepared by ADAM Architecture;
- Reservoir Condition Survey – Zone M (120-129) (ref. 6150-ADAM-HH-XX-DR-A-0186 Rev. B), prepared by ADAM Architecture;
- Reservoir Condition Survey – Zone N (130-134) (ref. 6150-ADAM-HH-XX-DR-A-0187 Rev. B), prepared by ADAM Architecture;
- Reservoir with Proposed Water Tank (ref. 6150-ADAM-HH-XX-DR-A-0191 Rev. 02), prepared by ADAM Architecture; and
- Reservoir Location Plan (ref. 6150-ADAM-HL-00-DR-A-0192 Rev. 01), prepared by ADAM Architecture.

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 £400.00 (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 16 of the Section 73 application.

It is noted that the approval of details application to partially discharge Condition 11 of the Listed Building Consent carries no application fee.

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

In the meantime, 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,

A handwritten signature in dark ink that reads "Newmark". The letters are cursive and slightly slanted to the right.

Newmark