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FAO: Helen Garside

Our ref: GAO/SAV/HDA/SWA/U0011639

Your ref: PP-14975856

2 June 2026

Dear Helen Garside,

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 11 attached to Listed Building
Consent ref: PL/2024/05601

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 11 attached to the Listed Building Consent ref. PL/2024/05601. Specifically, this application relates to the key details of the rebuilding of the Spine Wall and Second Spine Wall within the Walled Garden.

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.

Background

The application site is the Walled Garden which is located northwest of the main house. The walled garden covers approximately 5 acres and is divided into two sections by a spine wall running from east to west.

The current condition of the spine wall is in very poor condition with large sections of the wall missing. The remaining sections had missing coping stones and the brick work had suffered extensive damage caused by water saturation of the top of the third of the wall washing out the joints and darkening the brickwork. The bricks can be seen becoming loose at the top of the wall with early evidence showing creeping plants rooted at the top of the wall which has caused much of the damage.

During severe storm events in 2022, additional sections of the wall and several openings collapsed, significantly worsening its condition. Further storm damage sustained in 2024 accelerated the deterioration of the remaining sections and resulted in increasing concerns regarding public and site safety. As a result, an application was made Wiltshire to notify that dismantling of the remaining wall sections was necessary to ensure site safety and was permitted under Section 9.

The remaining sections of the spine wall were carefully dismantled in stages commencing 20 January 2025.

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.

A Section 73 application (ref. PL/2024/05651) was approved on 16 July 2025 for: **“Variation of Condition 5 (Annex 1 - approved drawings) of 17/12461/OUT in so far as this relates to Buildings 5 (Studio), 14 (Gardener’s Facilities), 16A (Plant Room) and 19 (Potting Shed); rebuilding of Buildings 16 (Glass House A), 17 (Glass House B) and 18 (Glass House C). Change of use of proposed use of Building 5 from Estate Repair / Workshop to Studio and Building 14 from ancillary residential accommodation to a gardening facility.”**

An associated Listed Building Consent (ref. PL/2024/05601) application were approved on 16 July 2025 for: **“Deconstruction and rebuilding of Buildings 5 (The Studio), 14 (Gardener’s Facilities), 16 (Glass House A), 16A (Plant Room), 17 (Glass House B), 18 (Glass House C) and 19 (Potting Shed) including toothing and bonding of the new masonry to specified locations of the existing Walled Garden walls; and associated works.”**

A Section 73 application (ref. PL/2024/09312) and associated Listed Building Consent (ref. PL/2024/09243) were submitted to adjust the wider masterplan in line with the Owner’s aspirations and requirements. The Listed Building Consent (ref. PL/2024/09243) was approved on 15 September 2025. The S73 application (ref. PL/2024/09312) was approved on 29 January 2026.

A discharge of condition application (ref. PL/2022/05196) relating to Condition 11 was approved on 29 September 2022 for the repair and reinstatement of sections of the western perimeter wall of the Walled Garden that had collapsed.

The same application (ref. PL/2022/05196) was subsequently partially discharged on 18 March 2025 in relation to Condition 11, following amendments to the proposed construction principles and methodologies to address defects identified within the remaining sections of the existing walls.

A further discharge of condition approval under ref. PL/2022/05196 was issued on 18 March 2025 in respect of the proposed panel-by-panel approach to the selection of additional bricks required to address material shortfalls during the implementation of the wall repairs.

Most recently, a further discharge of condition approval under ref. PL/2022/05196 was granted on 14 January 2026 in relation to the cleaning of the remaining coping stones, pier caps, and finials associated with Gate ED01, prior to their reassessment and reuse.

Condition Discharge

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

“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).”

In line with Condition 11, we are specifically submitting details in relation to rebuilding of the Spine Wall and Second Spine Wall which is located within the Walled Garden.

Proposals

The proposed works seek to reconstruct the spine wall in a like for like manner using new bricks closely matching the original bricks and header pattern in accordance with the approved sample panel. Many of the existing bricks recovered from the dismantling of the spine wall are in very poor condition and not fit for reuse. The limited number of salvaged bricks considered suitable for reuse will therefore be incorporated into the repair of the adjacent east and west garden walls.

The reconstructed wall will faithfully replicate the original alignment, thicknesses, piers, and localised wall thickening around openings, based on detailed survey information. Investigations have confirmed that the original foundations were inadequate and that sections of the wall had been raised above their original height over time. Consequently, entirely new foundations are required to ensure the long-term structural stability of the reconstructed wall.

In addition, it has been necessary to incorporate slender reinforced concrete columns within selected piers to provide structural reinforcement to the more slender wall sections and ensure adequate resistance to wind loading.

Sections of the Spine Wall that form part of, or are enclosed within, the Walled Garden buildings will be reconstructed on new foundations and rebuilt to their historic height as part of the wider garden building reconstruction works that have already received consent.

Openings

Opening 1: The western arched opening will be carefully reconstructed using the original stone hinge support block, arch springing stones, and keystone where these elements remain suitable for reuse. New gauged brick voussoirs will be provided to replace decayed original components and to match the historic detailing. A new timber gate will be installed, designed in accordance with the principles established for the external garden gates, incorporating traditional ledges, stiles, and L-shaped hinge straps.

Opening 2: The central arched opening will be reconstructed in a larger form while retaining the character and detailing of the original design. The opening will be widened by approximately 1.5 metres to facilitate the operational requirements of the Walled Garden, allowing maintenance vehicles, including small tractors and trailers, to move materials and equipment between the garden and the maintenance compound located beyond the northern wall. To maintain the proportions and appearance of the original feature, the height of the arch and wall above will be increased accordingly. It should be noted that the historic section of wall above the original arch had previously been reduced in height. The proposed reconstruction will therefore align the wall above the arch with the height of the adjoining sections of the Spine Wall.

Opening 3: The eastern opening will be reconstructed as a flat-arched opening in its historic location. This approach reflects the evidence available on site and acknowledges that the height of the adjacent coping stones would not accommodate an arched opening within the existing wall height.

Brickwork

Due to the current condition of the existing bricks recovered from the dismantling of the spine wall being in poor condition, it is intended that reuseable bricks recovered will therefore be used in the repair of the adjacent east and west garden walls and possibly during the reconstruction of the secondary spine wall between Buildings 18 and 19.

Although there is evidence to suggest that some original sections of the wall may have been a full chequer board pattern when constructed, there are also areas evidence where the pattern is diminished or not visible. Therefore, it is proposed to reconstruct the wall in accordance with the 50% Chequerboard pattern in accordance with Wall Type C as shown on ADAM Architecture drawing THW001-ADA-XX-XXDR-A-0346B. The brick size will vary slightly from that stated to match those bricks in the Garden buildings and the Pool House. This approach has been agreed in principle with Officers.

Coping Stones

As the original spine wall was in such a state of disrepair, only a small number of coping stones were present, and these are in very poor condition. As a result, new replacement coping stones to the consented details are being used during the repairs to the main garden walls.

Following the approved cleaning of the coping stones, the salvaged coping stones are to be consolidated and used for the reconstruction of the short spine wall between Buildings 18 and 19 where the stand-alone wall will not create a juxtaposition between the old and new coping stones.

It is planned to use those coping stones that are no longer suitable for their original use within landscaping features within the walled garden, which would be a natural progression for old building materials like this.

Summary

We consider that the details submitted alongside this application fully meet the requirements of Condition 11 in relation to the rebuilding of the Spine Wall and Second Spine Wall.

For further details of the proposed development please refer to the drawings and design and heritage statement provided by BLDA Architects submitted in support of this application.

Application Documentation

In line with the validation requirements of Wiltshire Council, the following documents, alongside this Cover Letter, have been submitted via the Planning Portal:

- Completed Discharge of Condition Application Form, prepared by Newmark;
- 3122_001 Existing Location Plan, prepared by BLDA Architects
- 3122_002 Existing Site Plan, prepared by BLDA Architects
- 3122_020_Rev B Existing Spine Wall Elevation to North, prepared by BLDA Architects;
- 3122_021_Rev B Existing Spine Wall Elevation to South, prepared by BLDA Architects;
- 3122_022_Rev A Existing Second Spine Wall South and North Elevation, prepared by BLDA Architects;
- 3122_202_Rev A Proposed Site Plan, prepared by BLDA Architects;
- 3122_220_Rev C Proposed Spine Wall Elevation to North, prepared by BLDA Architects;
- 3122_220.1_Rev C Proposed Spine Wall Elevation to North, prepared by BLDA Architects;
- 3122_221_Rev D Proposed Spine Wall Elevation to South, prepared by BLDA Architects;
- 3122_222_Rev A Proposed Second Spine Wall South and North Elevation, prepared by BLDA Architects; and
- 3122_Design and Heritage Statement (dated 22 May 2025), prepared by BLDA Architects;

This application is an approval of details application in respect of a Listed Building Consent application. As such, there is not fee payable.

We trust that you find the enclosed Discharge of Condition Application in order and we look forward to hearing confirmation of the applications validation.

In the meantime, should you have any queries, please do not hesitate to contact Sam Aviss (Sam.Aviss@nmrk.com / 020 3486 3524), Hannah Davies (Hannah.Davies@nmrk.com / 020 7333 6221), or Sam Ward (Sam.Ward@nmrk.com / 020 3486 3630) of this office.

Yours faithfully,

