

Tottenham House and Estate

Design and Heritage Statement

Approval of Details Application to partially discharge
Condition 11 Ref 18/00195/LBC Walled Garden Repairs
and Openings and Condition B Ref PL/2024/09243

22 May 2026

BLDA ARCHITECTS

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1.0 Authorship and Associated Documents

1.1 This Statement, which is submitted in support of Approval of Details Application to partially discharge Condition 11 Ref 18/00195/LBC Walled Garden Repairs and Openings and Condition B Ref PL/2024/09243, has been prepared by BLDA Architects in conjunction with other consultants and should be read with their associated documents as noted below.

BLDA Architects

1.2 The design of the proposed reinstatement of the Historic Walled Garden Spine Wall.

3122 Tottenham, House: SPINE WALL APPLICATION				
DRAWING	Scale	Drawing Number	Latest Revision	Latest Revision Date
EXISTING DRAWINGS				
Existing Location Plan	1:5000 at 1	3122 / 001	*	07/01/26
Existing Site Plan	1:150 at A1	3122 / 002	*	15/01/26
Existing Spine Wall – Elevation to North	1:100 at A1	3122 / 020	B	19/03/26
Existing Spine Wall – Elevation to South	1:100@A1	3122 / 021	B	19/03/26
Existing Second Spine Wall – South and North Elevation	1:100 at A1	3122 / 022	A	17/02/26
PROPOSED DRAWINGS				
Proposed Site Plan	1:500@A1	3122 / 202	A	17/02/26
Proposed Spine Wall – Elevation to North	1:200@A1	3122 / 220	C	19/05/26
Proposed Spine Wall – Elevation to North	1:100@A1	3122 / 220.1	C	19/05/26
Proposed Spine Wall – Elevation to South	1:100@A1	3122 / 221	D	19/05/26
Proposed Second Spine Wall – South and North Elevations	1:100@A1	222	A	17/02/26

Michael Barclay Partnership – Structural Engineer

1.3 Structural design principles have been considered by Michael Barclay Partnership in the design of the Spine Wall and Openings.

Newmark – Planning Consultants

1.4 Planning matters have been addressed by Newmark and this Statement should be read in conjunction with their Planning Statement and the assessment undertaken for the proposals within the Walled Garden.

Adam Architecture – Architects

1.5 ADAM Architecture are the architect and designers of the Walled Garden, and Historic Walled Garden Buildings.

1.6 The statement should be read in conjunction with the following documents that cover the walls forming the enclosure of the Walled garden.

:

- Adam Architecture Statement GSS/6150 – 23rd August 2024 (Rev.B)
- Partial Listed Building Condition Discharge Ref: 18/00195/LBC
- Part Revised Condition 11 – Walled Garden Repairs & Openings
- Walled Garden Ref: PL/2022/05196 – Tottenham House & Estate

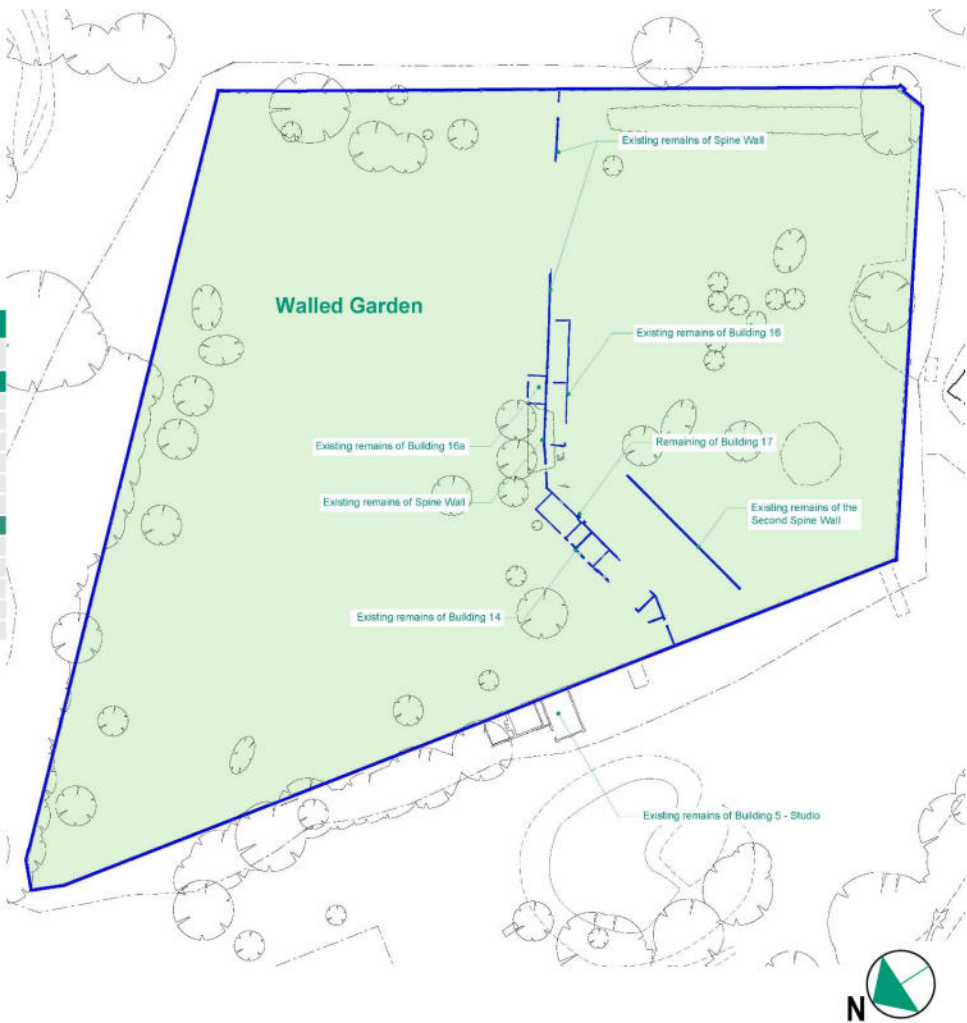


Figure 1 - Existing Spine Wall within Walled Garden Landscape – Not to Scale

2.0 Introduction

- 2.1 This Statement sets out the works to the Spine Wall which divides the Walled Garden into a North and South Section. The Spine wall is also enclosed and incorporated into the construction of the following buildings within the walled garden as described in Drawing No: 3122 202 / A Proposed Site Plan, and as follows:
- 2.2 **Building 36 - The Pool House:** This is a new building – Consented under Application Ref PL/2024/09312. The spine wall is here reconstructed as part of the North Elevation of the new building. PL/2024/09312 covers the sections of wall which are not included on the consented plans and elevations. The relevant elevations and sections for the reconstruction are however attached here for completeness and to allow consideration during the approval of material to satisfy Condition 11 attached to Listed Building Consent (Ref18/00195/LBC) and Condition B attached to Listed Building Consent (Ref PL 2024/09243.)
- 2.3 **Building 16 - Glass House A:** This is built against the South Elevation of the Spine Wall west of the Pool House and the wall is enclosed as part of the building. This building has been approved to be rebuilt under application Refs PL/2024/5651 and PL/2024/05601. External details have been submitted under Ref PL/2026/00533.
- 2.4 **Building 16A -** This is a smaller building, again built against the Spine wall, on the North Side, (behind Building 16). This building has been approved to be rebuilt under application Refs PL/2024/05651 and PL/2024/05601 and external details have been submitted under Ref PL/2026/00533
- 2.5 **Building 17 - Glass house B:** This is built against the south face of the western section of the Spine wall. This building has been approved to be rebuilt under application Refs PL/2024/05651 and PL/2024/05601 and external details have been submitted under Ref PL/2026/00533
- 2.6 **Building 14 - Gardeners Facilities:** This is built against the north face of the Spine Wall behind Building 17 and also incorporates the spine wall at this point. This building has been approved to be rebuilt under application Refs PL/2024/05651 and PL/2024/05601 and external details have been submitted under Ref PL/2026/00533.
- 2.7 We also include here the section of wall standing between and incorporated into the reconstruction of Building 18 and 19. This is built in the same manner as the central spine wall but stands separately. Although included already within the consents for those buildings- it is intended to incorporate existing coping stones recovered from the external walls that have been cleaned and are deemed fit for reuse into the reconstruction of this wall between Buildings 18 and 19.
- 2.8 In summary- this statement is to cover the sections of Spine Wall where it is not part of the buildings listed above and therefore covered under those consents. (See BLDA Drawing No 3122 202 A and the Elevations 3122 220;220.1;221;222 for demarcation of already consented sections.)

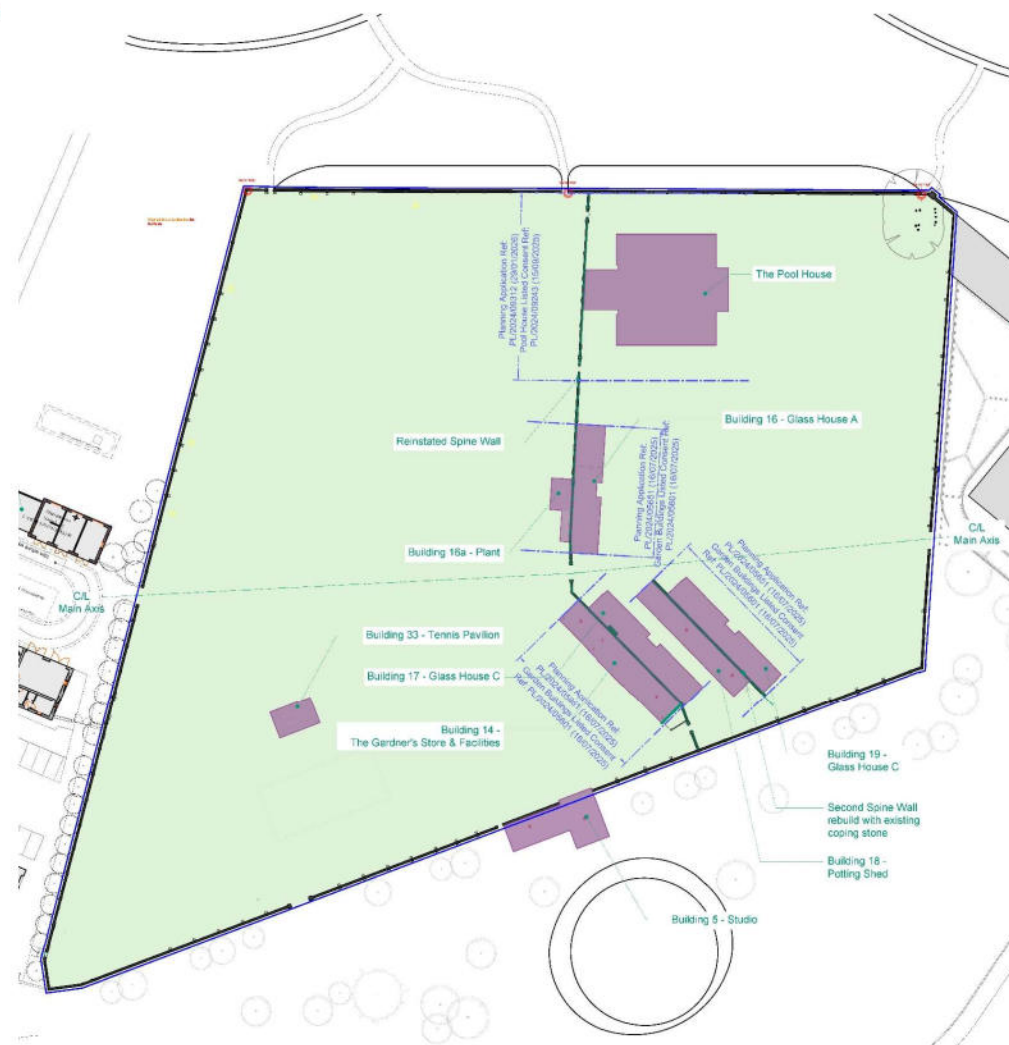


Figure 2 - Proposed Spine wall within Walled Garden Landscape (Not to scale) identifying buildings

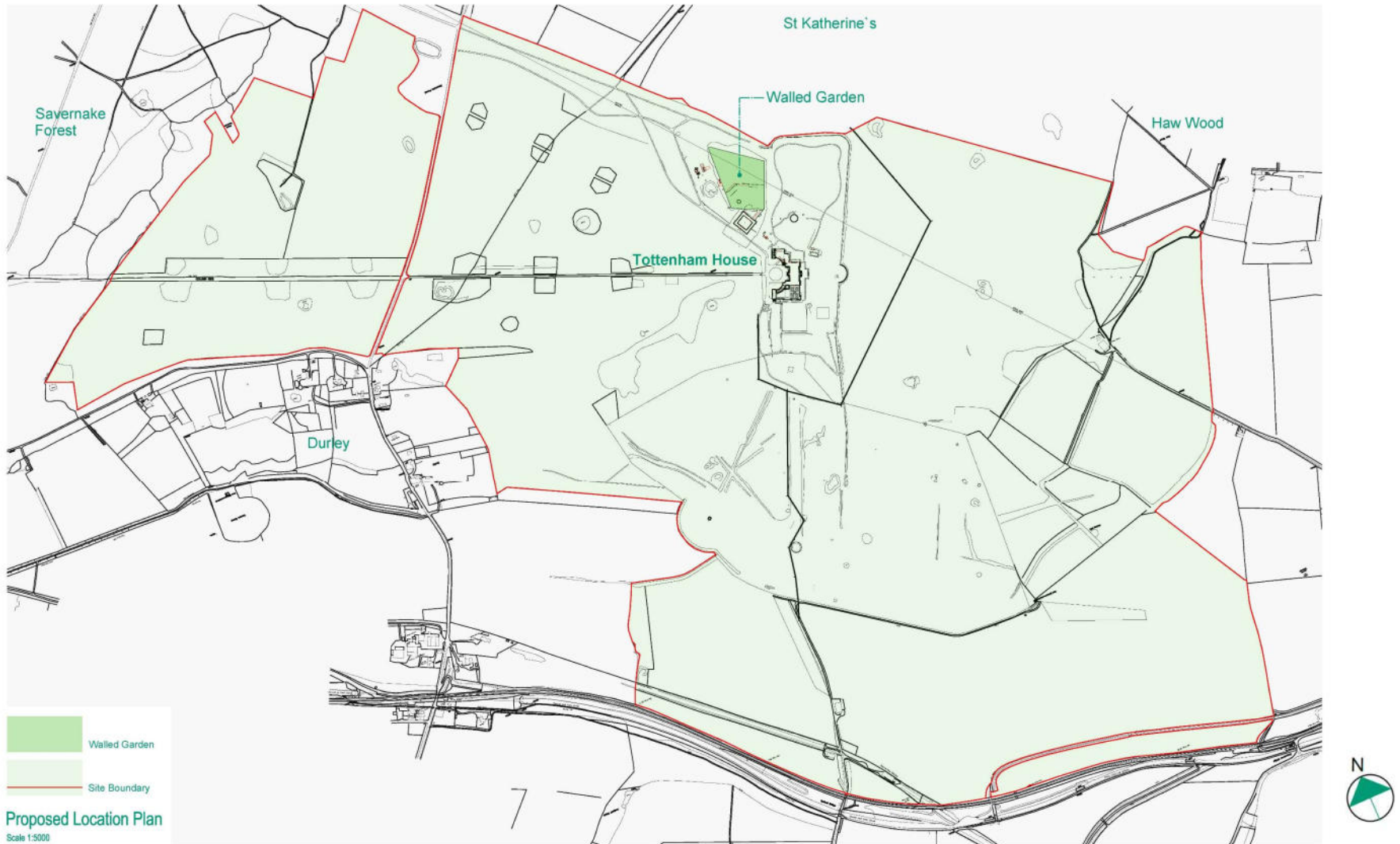


Figure 3 - Location Plan highlighting the Walled Garden (Not to Scale)

3.0 Historical Background and Setting

- 3.1 The Walled Garden sits within the Grade II* listed Registered Park and Garden of Tottenham House. It was laid out by Lancelot, 'Capability' Brown and built between 1767 and 1768.
- 3.2 The walled garden covers approximately 5 acres and is divided into two sections by a spine wall running from east to west- which is primarily the subject of this Statement.
- 3.3 The photographic evidence from the recently surviving sections of the wall show that it was built with a similar Flemish bond red brick with black header pattern to that in the surviving external walls. There is strong evidence to suggest that the pattern was originally a full regular black header pattern. This can be seen where the original construction has been enclosed within Building 16 as an example. The original thickness was generally about 380mm thick or 1 1/2 bricks, (with regular piers approximately 440mm thick) all laid in lime mortar.

Spine Wall

Walled Garden Boundary

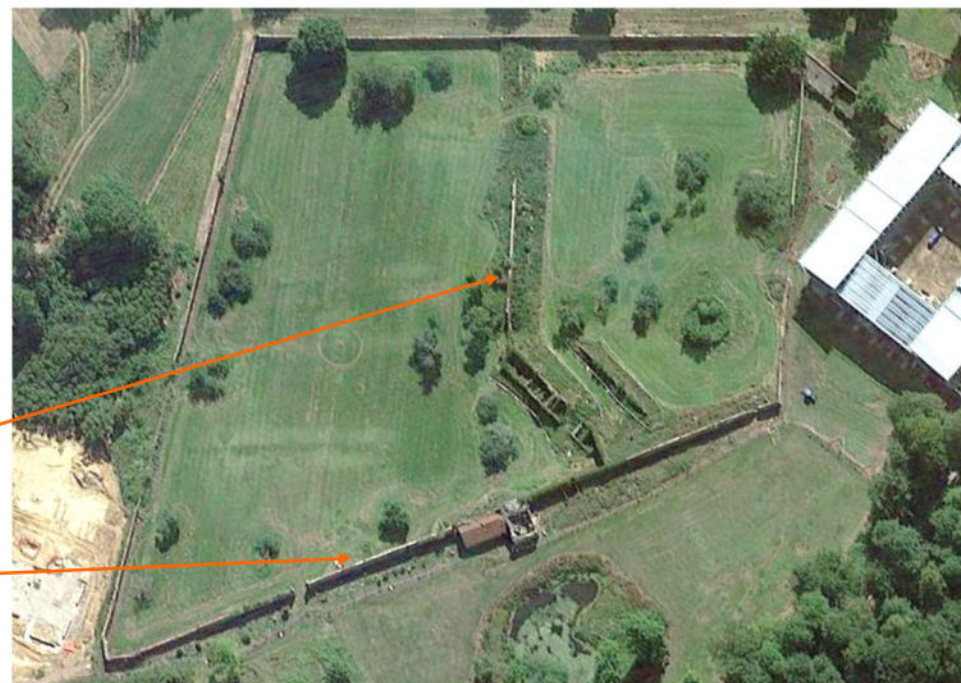


Figure 4 - Aerial photograph of the historic walled garden

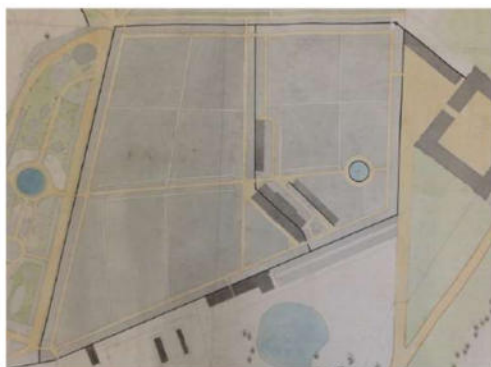


Figure 5 - Historic Walled Garden 1830 Plan

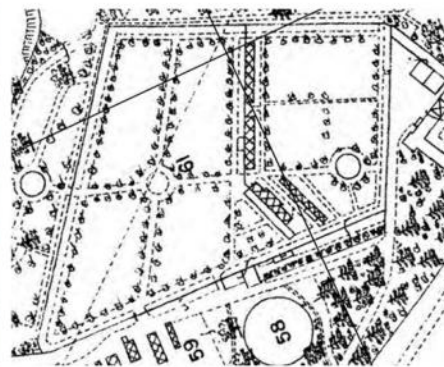


Figure 6 - Historic Walled Garden 1880 OS Plan



Figure 7 - Historic Walled Garden (Historic Photograph)

- 3.4 The principal spine wall was originally built with 3 openings. For clarity these are labelled as openings 1, 2 and 3 on the existing elevations.

Opening 1:

- 3.5 A round topped arched opening built within a thickened section of the spine wall near the west perimeter garden wall. We can see this in recent photographs taken in 2024- with original gauged red brick voussoirs, stone string course, key stone and stone hinge pintle support blocks. The opening is rebated with the remains of wrought iron hinge pintles which would have supported a gate within the opening. (See Photos XXXXX)

Opening 2

- 3.6 There was also a larger arched opening in the center section of the wall on the line of the historic pathway axis running north south between the historic fountain pond in the south section and the feature plinth in the North section . The available photographs, taken in 2021, show this opening to be in very poor condition. We can also see that the arch and the brick work around it have been rebuilt at some time in a different brick to that in the adjacent wall- with a distinct jagged vertical construction joint and mismatched brick coursing due to the different size of the bricks used. It is also notable that it is a common arch, not gauged as the original opening near the west end of the spine wall. All evidence suggests that this central arch and this section of the wall have been rebuilt at some stage and the work is not of the quality of the rest of the original wall. Please see the photographs on Drawing Number 3122 220.1

- 3.7 It can also be seen that the spine wall was extended up wards at some time possibly to enclose the north side of building 16 . This added brickwork does not have the regular black header pattern.

Opening 3

- 3.8 Located near the east wall, there was only evidence of the edge of the opening extant in the existing survey - and this now covered under the consented Pool House North and South elevations. See Drawing Ref No:3122 021 A



Figure 8 - Historic photograph of opening 2

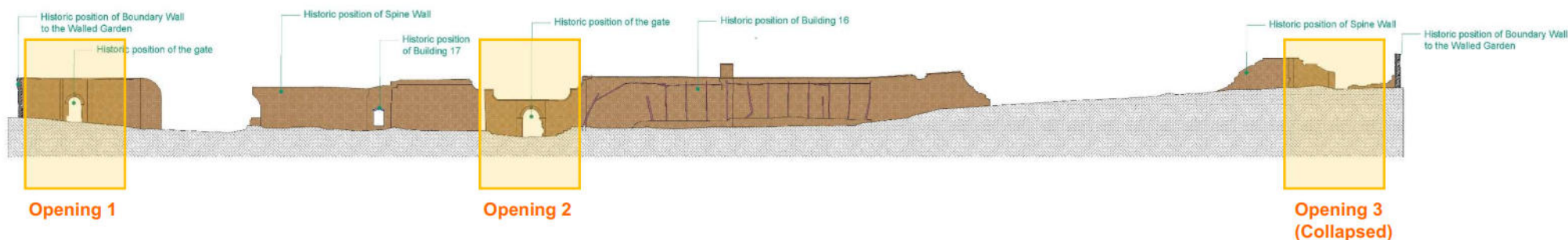


Figure 9 - Existing Spine Wall Elevation to South (Not To Scale)

- 3.9 By the time of the current ownership of the site, the spine wall was in a 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 third of the wall- washing out the joints and darkening the brickwork. The bricks can be seen to be coming loose at the top of the wall- early photographs show extensive creeping plants rooted at the top of the wall, which will have caused much of this damage.
- 3.10 During 2022 there was a severe storm which caused further damage to the weakened wall- some sections collapsed- it is at this time the central arched Opening 2 appears to have fallen down - such that by the time of the current existing survey it had disappeared altogether.
- 3.11 In the latter quarter of 2024 the site was prepared by the contractor to start the restoration works to the external garden walls. There was also a further storm in November 2024. It was decided that the remaining sections of the spine wall and the remnants of the enclosing garden buildings were now in a precarious condition- and represented a safety hazard to site personnel moving around site and working on the external wall repairs.
- 3.12 An application was therefore made to Wiltshire 25th November by Newmark to notify that dismantling of the remaining wall sections was necessary to ensure site safety. Wiltshire LPA acknowledged that this action was permitted under Section 9.
- 3.13 The remaining sections of spine wall were carefully dismantled in stages commencing 20th January 2025
- 3.14 The delay was due to the intervening Christmas break and the need to carry out and verify a careful cloud point survey of the remains before the dismantling works were carried out.
- 3.15 Key elements of the west arched opening 1 were retained e.g. stone elements for reuse in the reconstruction of this opening.
- 3.16 Bricks, where not decayed, have been carefully cleaned and sorted for reuse in the reconstruction and repair works to the garden walls.



Figure 10 - Historic photographs of Spine Wall, Opening 3 on RHS

4.0 The Scope of the Proposed Work

- 4.1 The scope of the proposed work is 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 an approved sample. Many of the existing bricks recovered from the dismantling of the spine wall are in very poor condition and not fit for reuse. The small quantity of useable bricks will therefore be used in the repair of the adjacent east and west garden walls
- 4.2 In the reconstruction, the original piers and wall thickening around the openings will be faithfully reconstructed to the original plan and section following the survey information.
- 4.3 The original foundations of the spine wall, were at best marginal, and sections of the original wall were raised above the original height- it seems at a later date- to enclose the buildings built against them- and were technically unstable. This now means that completely new wall foundations are required to ensure the stability of the reconstructed wall.
- 4.4 It has now also been found necessary to incorporate slender reinforced concrete columns within the piers in selected places to reinforce the slender wall sections to resist wind loadings. This is shown in the elevation, typical details and wall sections prepared by the Structural Engineer (MBP). Please also see their Structural Statement
- 4.5 The sections of the wall, where enclosed and part of the garden buildings, will be rebuilt on new footings to the same height as part of the garden building reconstruction works already consented.

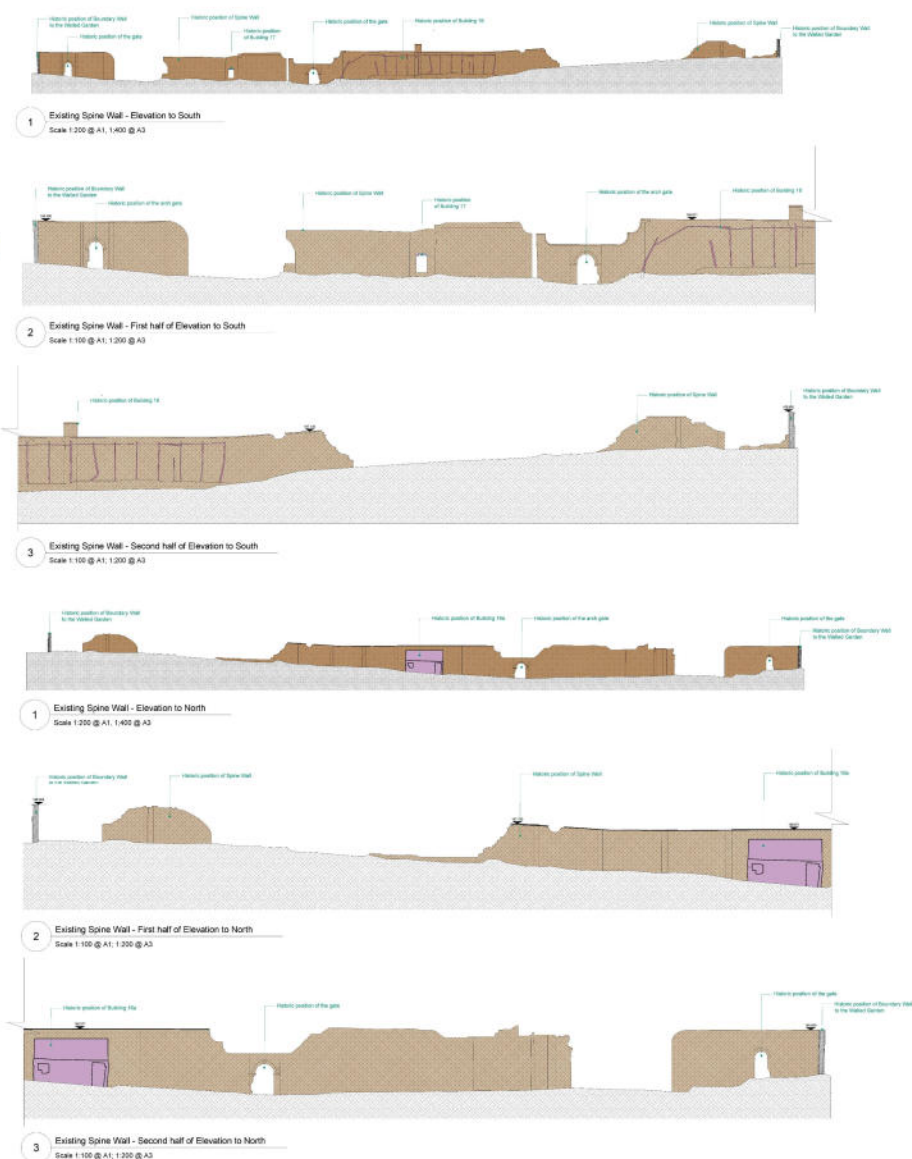


Figure 11 - Existing spine wall

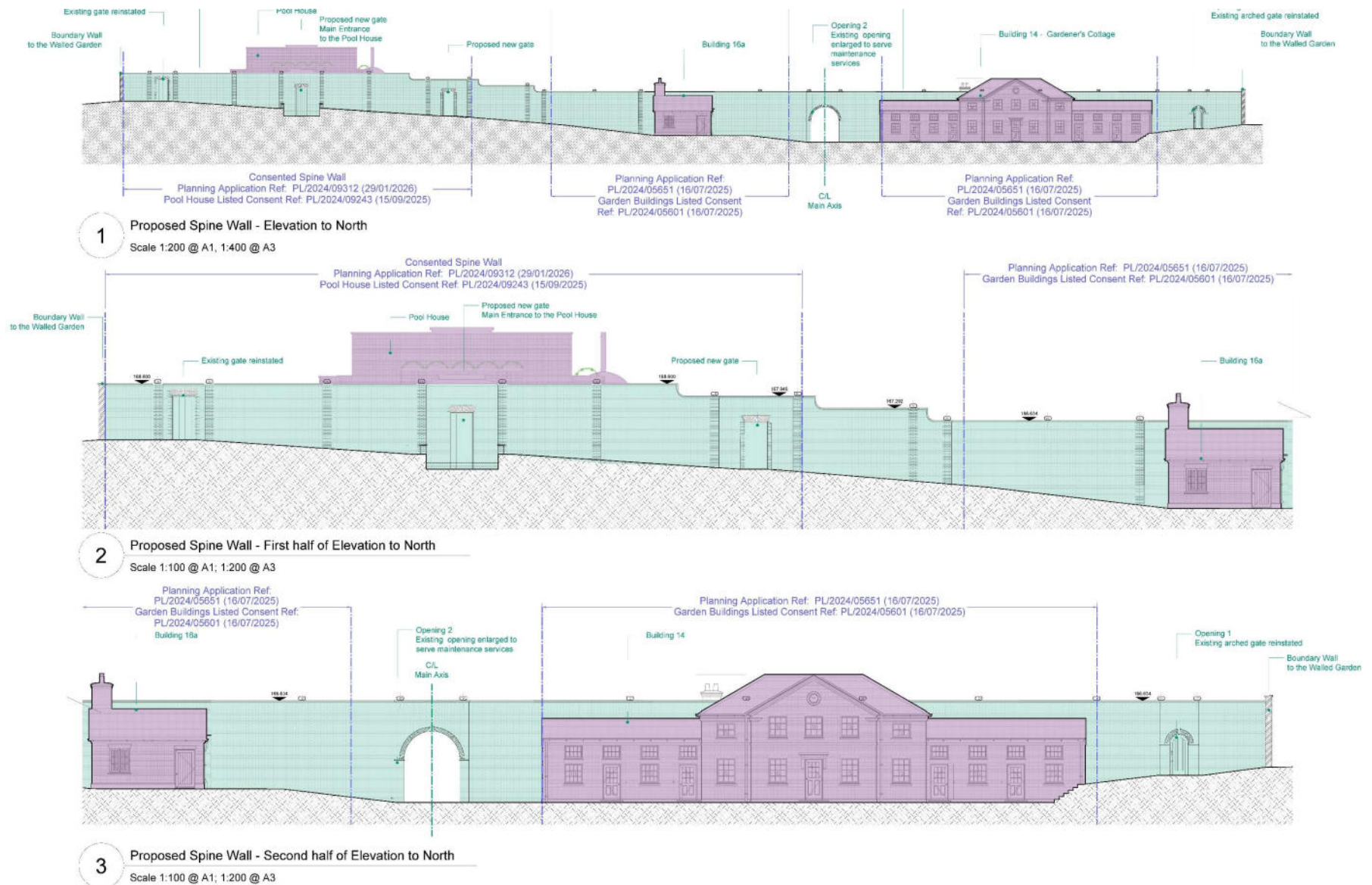


Figure 12 - Proposed Spine Wall Elevation to North (Not to scale)

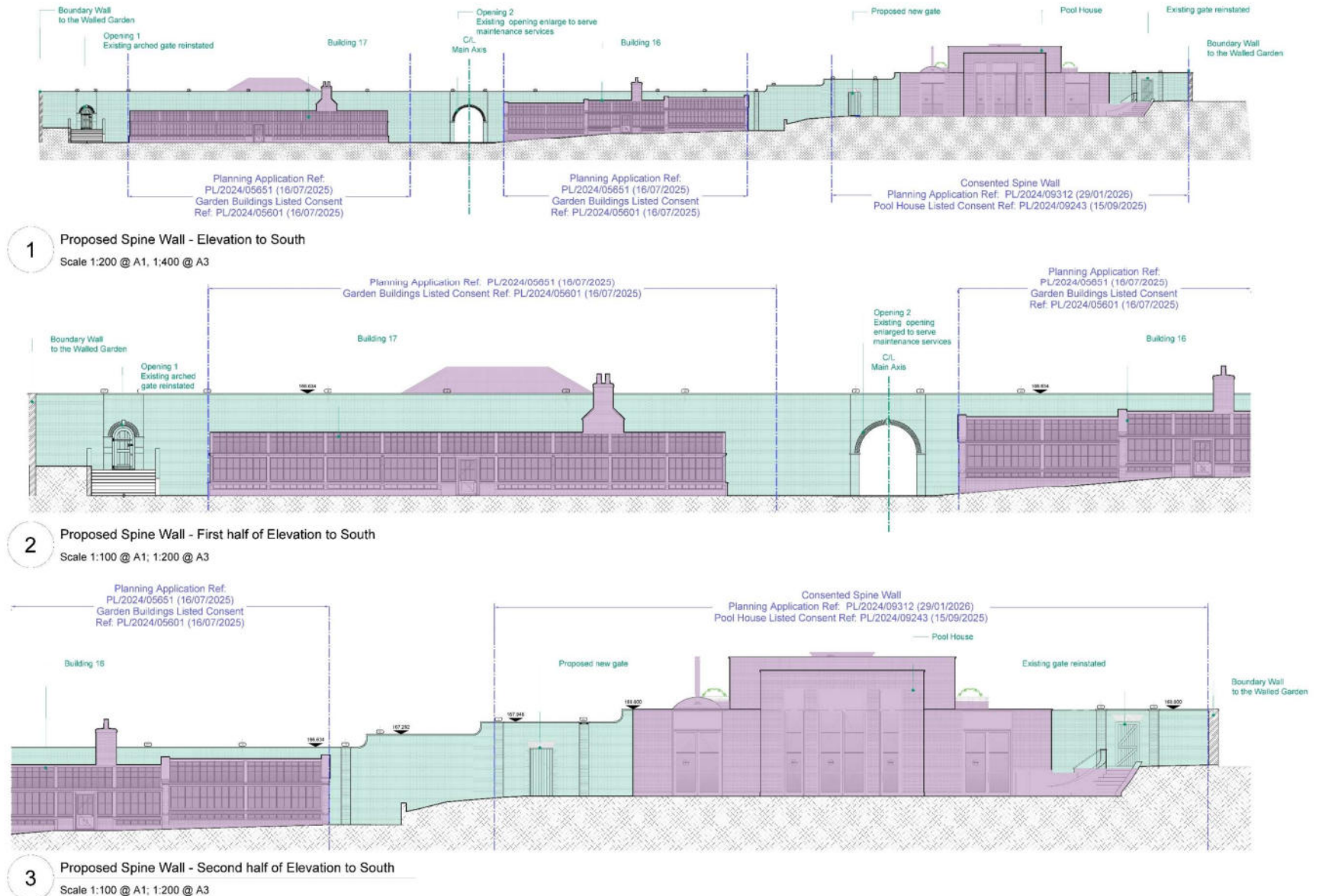


Figure 13 - Proposed Spine Wall Elevation to North (Not to scale)

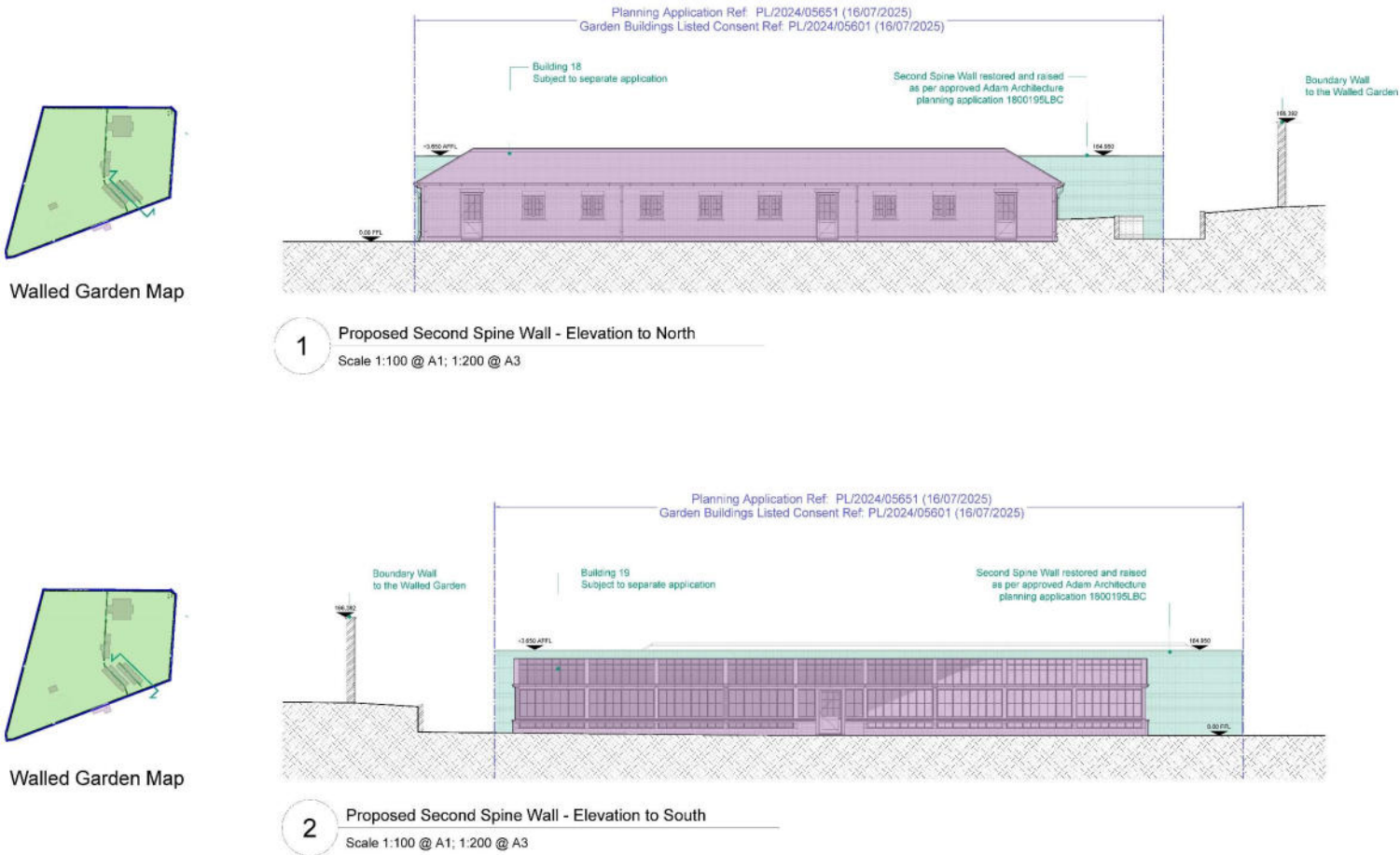


Figure 14 - Proposed Second Spine Wall Elevations (Not to scale)

- 4.6 **Opening 1 West arched opening**
Opening 1 will be carefully reconstructed incorporating the original stone hinge support blocks arch springing point stones and keystones- with new gauged voussoirs to match the originals which were decayed.
- 4.7 A new gate will be manufactured for this opening using the principles established with the wooden gates in the external walls with similar ledges and stiles and L shaped hinge straps.



Figure 15 - Existing Opening 1



Figure 16 - Opening 1: North Elevation

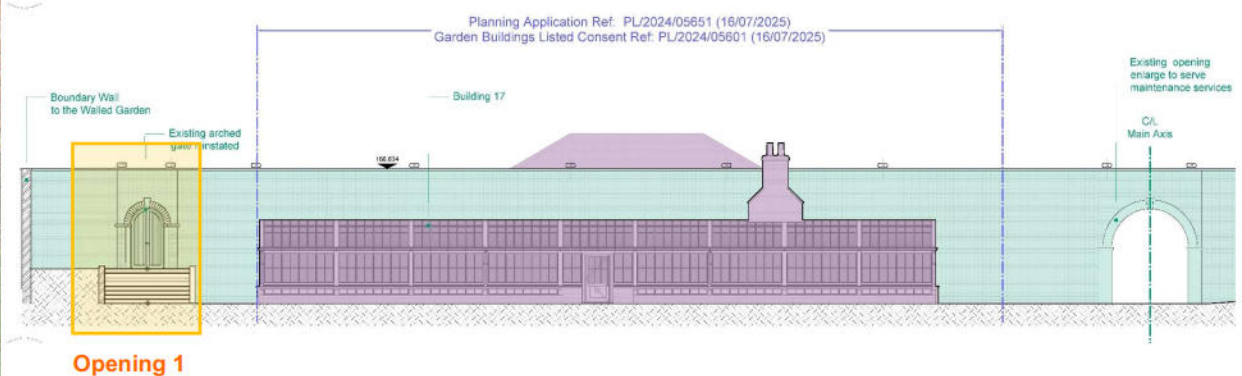


Figure 17 - Opening 1: South Elevation

- Opening 2 The Central Arched Opening**
- 4.8 This opening frames the main access pathway between the two parts of the garden divided by the spine wall. It is proposed to reconstruct this opening in a larger scale to the same style.
- 4.9 In order to carry out the landscape maintenance operations required by the restored garden when in full use, the maintenance team will need to use small tractors with trailers to move materials and equipment both around site, and from the maintenance compound outside the North wall of the walled garden enclosure. This requires that the width of the reconstructed central opening is increased to 3 metres wide from the original 1.5 metres wide opening. This is the minimum to allow the functional operation of the walled garden.
- 4.10 The larger arch would replicate the appearance of the original opening, as typified by the original west arched **Opening 1**. The top of the wall would be increased in height to maintain the scale and appearance of the original opening. It should be noted that the original section of wall above the original arch was reduced at this point and the new raised height above the arch would thus be level with the main section of the spine wall.
- 4.11 The arch that did exist recently had patently been crudely rebuilt with common brick voussoirs. We propose that the original example set by **Opening 1**-the West arch is followed to set the proportions and style for the reconstructed opening. New keystones and arch springing stones will be built into the work- as the originals have been lost. In the original survey data for both the old central arch 2 and West arch Opening 1 the section of wall was thickened by one brick thickness either side of the wall. During the reconstruction of the archway slender reinforced concrete columns will be incorporated into the greater wall thickness and it is intended to incorporate a concrete core to the brick arch as has been consented for the openings in the main garden walls to ensure stability and long life.

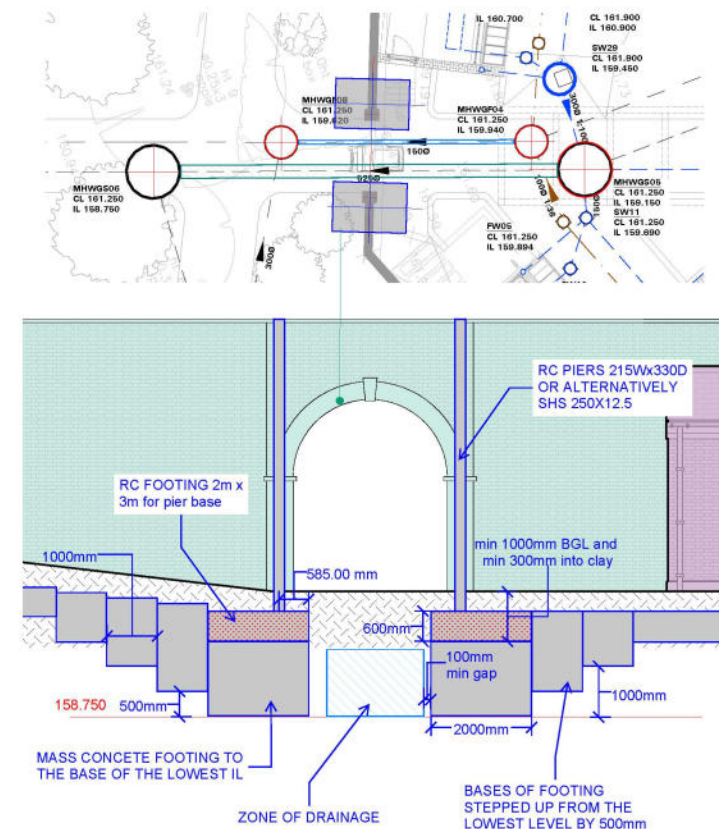


Figure 19 - Proposed Spine Wall: Elevation to North – not to scale

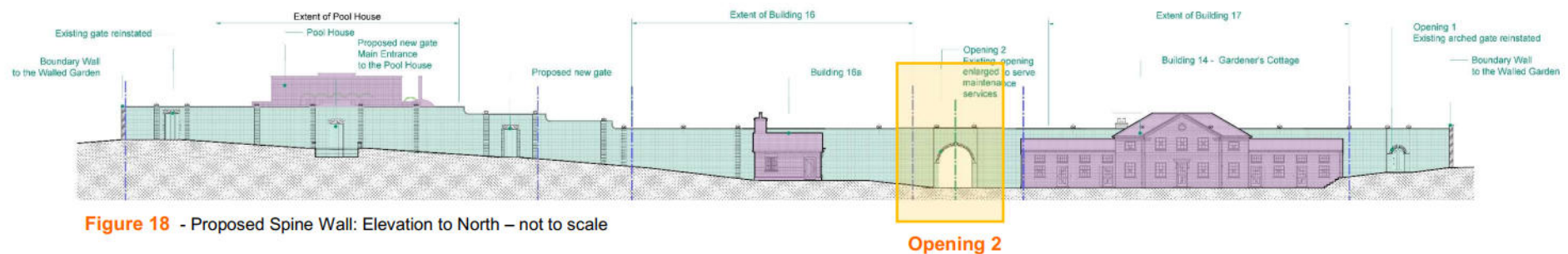


Figure 18 - Proposed Spine Wall: Elevation to North – not to scale

Opening 2

Opening 3

- 4.12 The opening near the East external wall must have been a flat gauged arch opening - as the known height of the adjacent coping stones would mean that an arched top opening would not fit within the wall height. This is therefore shown as a flat arched opening in the consented elevations for The Pool House. (see Drawing Number 3121/220/E)

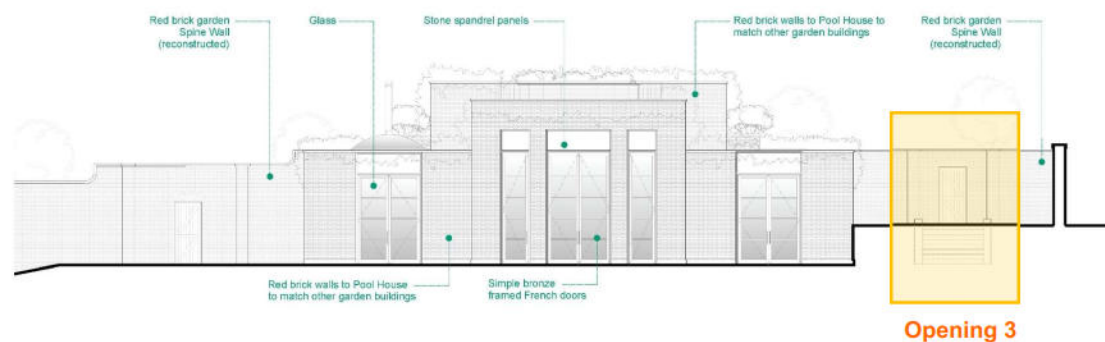


Figure 20 - Extract from approved drawing 3121/220/E

Brickwork

- 4.13 Many of the existing bricks recovered from the dismantling of the spine wall are in very poor condition and not fit for reuse. 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 to match the reused coping stones as set out in the section below.
- 4.14 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 evident where the pattern is diminished or not visible.
- 4.15 It is therefore proposed to reconstruct the wall in accordance with the 50% Chequerboard pattern in accordance with Wall Type C as shown on Adam Architecture Drawing No: THW001-ADA-XX-XXDR-A-0346B which has been consented as part of the external garden wall repairs, and of which there is a sample built on site. The Brick size will vary slightly from that stated to match those bricks in the Garden buildings and the Pool House.

Coping Stones

- 4.16 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.
- 4.17 It has also been the case during the ongoing repairs to the main garden walls that many of the original coping stones that have been recovered have also been found to be in very poor condition. New replacement copings stones to the consented details are being used during the repairs to the main garden walls.
- 4.18 All of the recovered main wall original coping stones have been gathered together, and the condition surveyed by the stone specialist contractor to determine those which are fit for reuse. Approval has been sought and gained to thoroughly clean these selected stones and further check their condition. We think that the linear length of wall that these useable stones can cover is around 47metres which is less than half of the length of the spine wall. It is therefore proposed to use new coping stones to the consented details for the main garden walls on the rebuilt spine wall.
- 4.19 It would seem best to use the cleaned salvaged coping stones during 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 the new coping stones.
- 4.20 It is planned to use those coping stones that are no longer suitable for their original use within landscaping features with the garden – which would be a natural progression for old building materials like this.



Figure 21 - Existing spine wall brickwork

APPENDIX 1:

Structural Engineer's Statement - Spine Wall Reconstruction

MBP

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WALLED GARDEN, TOTTENHAM HOUSE, WILTSHIRE

Structural Engineer's Statement - Spine Wall Reconstruction

RIBA Stage 4

April 2026

Issue P01



Status	Revision	Issued For	Date	Author
INFORMATION	P01	RIBA Stage 4	01/04/2026	PT

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MBP Ltd is the trading name of Michael Bailey Projects Ltd a limited company registered in England and Wales - Reg No 3250630 - Registered address 88 Kingsway, London, WC2B 6AA

MBP

MBP

1.0 INTRODUCTION

This report presents Michael Barclay Projects Ltd.'s proposals, as Structural Engineer, for the reconstruction of the historic spine wall of the Walled Garden within the Tottenham House Estate:

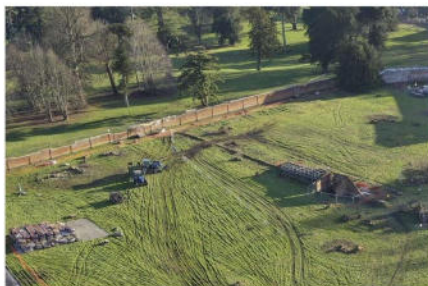
1.1 THE BRIEF

Our proposal is based on the planning drawings prepared by BLDA architects, the Client's brief and design discussions with the project team.

2.0 EXISTING STRUCTURE

The spine wall is of masonry construction and situated within the confines of The Walled Garden within The Tottenham House Estate and runs across the full width in an East-West direction. The wall was originally built in the late 18th Century, laid out by Lancelot 'Capability Brown'. Surviving sections of the wall show that the original construction was generally 380mm thick brickwork, with regular projecting piers that are approximately 440mm thick, all laid with lime mortar. There is evidence that the wall has been adapted over its lifetime observable by construction joints and mismatching brick coursing, with vertical extensions also visible to the north side of Building 16.

The wall was in a poor and unstable condition as a result of water saturation, vegetation growth and possibly ground movement (foundations were shown to have varying depths). During 2022 the structure suffered storm damage and some sections collapsed. In 2024 it was decided by others that the wall was in an unsafe condition and represented a safety hazard to site personnel working on the external boundary wall repairs. The wall was therefore carefully dismantled in stages from January 2025.



Spine Wall – Existing condition

3.0 PROPOSED STRUCTURE

The spine wall is proposed to be rebuilt in a like for like manner using new bricks to match the original in a header pattern. The original piers and wall thickenings around the openings will be set out to match the original plan following the survey information.

As a result of the variability of the existing footings and possible historical ground movement, the existing footings are all to be grubbed out and new mass concrete strip footings provided. The new footings are to be at least 800mm wide, taken to a depth of at least 1m below ground level and toed at least 300mm into the underlying Lambeth Group Clay.

Given that the original wall had been increased in height and the wall is being entirely rebuilt, it has not been possible to justify the original unreinforced masonry construction to modern design codes. Therefore, where the spine wall is not restrained by the buttressing walled garden buildings it is deemed to be necessary to introduce discreet embedded structural columns within the masonry piers. These columns are to be founded on reinforced concrete pad footings, designed to limit the bearing pressures from self-weight in combination with overturning moments resulting from wind loading, limited to an allowable stress suitable for the ground conditions as set out in the Ground Investigation report produced by GCC Ltd. The masonry walls are then justified as unreinforced masonry panels supported on 3No aises, such that under horizontal wind loading, they span between adjacent piers and their footings.

A large number of buried services and below ground drainage runs are proposed to run beneath the archway situated between buildings 16/16a and 14/17. Two reinforced concrete pad footings are required to the reinforced piers either side of the archway, these are to be positioned on plan so as to not clash with the buried services and founded at a depth to match the lowest invert level so as to not surcharge them.

The structural proposals are described on the below drawing numbers

- 10443-MBP-WG-XX-DR-S-0301
- 10443-MBP-WG-XX-DR-S-0401

4.0 SUMMARY

In summary, the existing spine wall has already been carefully dismantled for safety reasons and is to be reconstructed in a like for like manner. In combination with the historic ground movement and increased height of the wall over the original, it is also deemed necessary to grub out and remove the existing foundations and provide a new mass concrete strip footing to the wall founded directly onto the Lambeth Group clay strata. The historic location of the piers are to be repeated in the reconstruction, with structural reinforcement embedded within them and founded onto reinforced concrete pads in order to provide sufficient resistance to the environmental design actions and meet modern design standards.

Report Prepared by:

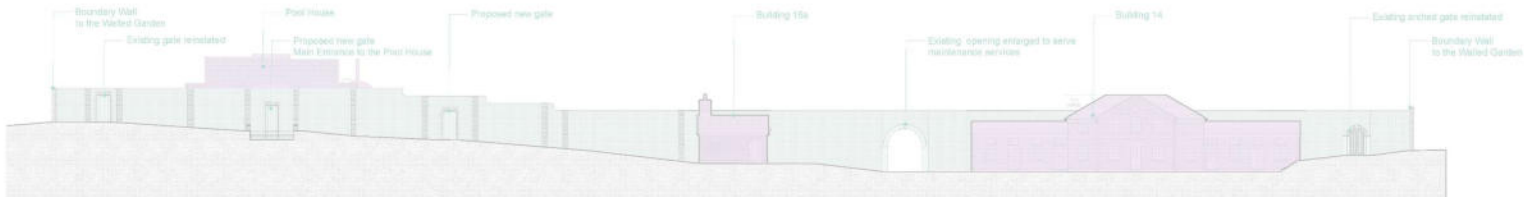
Report Approved by:

Phil Tyler CEng MICE MEng
Associate

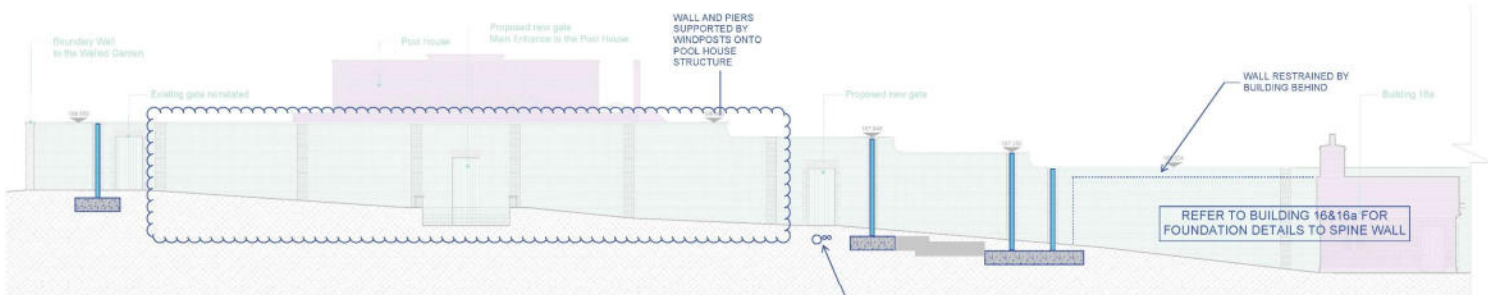
Tony Hayes, BSc(Hons) CENG MStructE
Principal Director

For MBP Ltd
Date: 01/04/2026

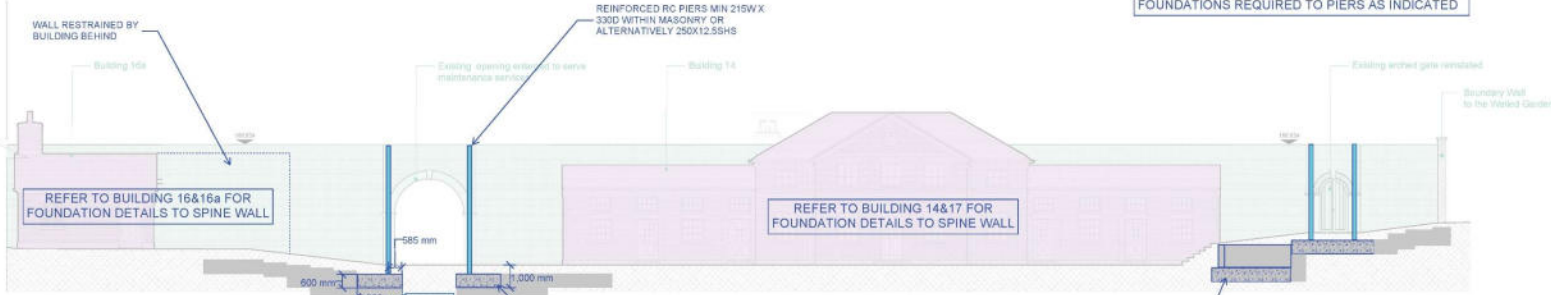
For MBP Ltd
Date: 01/04/2026



1 Proposed Spine Wall - Elevation to North
Scale 1:200 @ A1, 1:400 @ A3



2 Proposed Spine Wall - First half of Elevation to North
Scale 1:100 @ A1, 1:200 @ A3



3 Proposed Spine Wall - Second half of Elevation to North
Scale 1:100 @ A1, 1:200 @ A3

NOTES: 1. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS. 2. FOR SETTING OUT REFER TO ARCHITECT'S DRAWINGS. 3. ALL DIMENSIONS ARE IN MILLIMETRES (mm) UNLESS NOTED OTHERWISE. 4. DO NOT SCALE FROM THE DRAWING OR THE COMPUTER DIGITAL DATA. ONLY DIMENSIONS TO BE USED.	Job TOTTENHAM HOUSE WALLED GARDEN BUILDINGS		Title SPINE WALL ELEVATION AND FOUNDATIONS		MBP Consulting Engineers 28 Kingsway London W12 8AA T: 020 7243 1191 E: london@mbp-uk.com W: mbp-uk.com
	Drawing Status TENDER		Scale N/A	Date 20/01/24	
			By PT	Checked PT	
			Drawing Number 10443-MBP-WG-XX-DR-S-0301	Revision T02	