

Tottenham House and Estate

Design, Access and Heritage Statement

Pool House and Spa (Building 36)
Plant Room (Building 16a)

v3 / 2 June 2026

BLDA ARCHITECTS

Contents

	Page:
1.0 Authorship and Associated Documents	3
2.0 Introduction	4
3.0 Historic Context and Setting	5
4.0 Current Approved and Consented Works	8
5.0 Local Authority: Pre-application Enquiry	12
6.0 Pool House and Spa Pavilion: Proposals Sought and Justification	13
7.0 Building 16a: Proposals Sought and Justification	18
8.0 Heritage Statement	19
9.0 Accessibility	20
10.0 Summary	20

BLDA Architects Ltd.
Unit 109 Harbour Yard
Chelsea Harbour
London, SW10 0XD

mail@blda.co.uk
www.blda.co.uk
t +44 (0) 20 7838 5555

Copyright BLDA Architects Ltd. 2026
All rights reserved. NO part of this publication may be reproduced or transmitted in any form
by any means without permission from the author

1.0 Authorship and Associated Documents

- 1.1 This Design and Access Statement 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 amendments to the Pool House and Spa Pavilion (Building 36), and Plant Room (Building 16a) has been prepared by BLDA Architects Ltd. in close collaboration with the wider Design Team and owner.

- 1.3 Each element of the proposal described in this statement is cross referenced to, and should be read in conjunction with, the BLDA Architects drawings described in the schedule.

Edward Pearce – Mechanical, Electrical and Public Health Consultant

- 1.4 The design of the Pool House, Spa Pavilion and Plant Room has been informed by detailed MEPH designs provided by the MEPH Engineer Edward Pearce.

Michael Barclay Partnership – Structural Engineer

- 1.5 Structural design principles have been considered by Michael Barclay Partnership in the design of the Pool House, Spa Pavilion and connecting tunnel, and Plant Room.

Newmark – Planning Consultants

- 1.6 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.

3121_Tottenham, House_The Pool House_200 Planning Series Drawings				
DRAWING	Scale	Drawing Number	Latest Revision	Latest Revision Date
PROPOSED PLANS				
Proposed Location Plan	1:5000@A1	200	*	13/09/24
Proposed Site Plan	1:1250@A1	201	H	01/05/26
Proposed Walled Garden Plan & Outline Landscape	1:500@A1	202	G	01/05/26
Proposed Walled Garden & Outline Landscape Sections	1:200@A1	206	F	01/05/26
Proposed Pool House Basement Plan	1:100@A1	210	E	05/02/26
Proposed Pool House Basement Plan Summary of Amendments	1:100@A1	210.1	A	05/02/26
Proposed Pool House Mezzanine Plan	1:100@A1	211	G	01/05/26
Proposed Pool House Mezzanine Plan Summary of Amendments	1:100@A1	211.1	C	01/05/26
Proposed Pool House Ground Floor Plan	1:100@A1	212	J	01/05/26
Proposed Pool House Ground Floor Plan Summary of Amendments	1:100@A1	212.1	D	01/05/26
Proposed Pool House Roof Plan	1:100@A1	213	G	01/05/26
Proposed Pool House Roof Plan Summary of Amendments	1:100@A1	213.1	E	01/05/26
PROPOSED ELEVATIONS				
Proposed Pool House North & South Elevations	1:100@A1	220	G	08/05/26
Proposed Pool House North Elevation (with outline of omitted consented buildings)	1:100@A1	220.1	G	08/05/26
Proposed Pool House East & West Elevations	1:100@A1	221	I	21/05/26
Proposed Spa Building Elevations	1:100@A1	222	C	21/05/26
Proposed Pool House North & South Elevations Summary of Amendments	1:100@A1	225.1	C	05/02/26
Proposed Pool House North Elevation (with outline of omitted consented buildings)Summary of Amendments	1:100@A1	225.2	C	05/02/26
Proposed Pool House East & West Elevations Summary of Amendments	1:100@A1	225.3	E	21/05/26
PROPOSED SECTIONS				
Proposed Pool House Section A-A	1:100@A1	230	H	21/05/26
Proposed Pool House Section A-A Summary of Amendments	1:100@A1	230.1	D	21/05/26

3124_Tottenham House_Walled Garden Buildings_Building 16 & 16a (Plant)_200 Planning Series Drawings				
DRAWING	Scale	Drawing Number	Latest Revision	Latest Revision Date
PROPOSED PLANS				
Building 16 & 16a (Plant) - Ground Floor Plan	1:50@A1	240	P3	01/05/26
Building 16 & 16a (Plant) - Roof Floor Plan	1:50@A1	241	P3	01/05/26
PROPOSED ELEVATIONS				
Building 16 & 16a (Plant) - Elevations	1:50@A1	242	P3	01/05/26
PROPOSED SECTIONS				
Building 16 & 16a (Plant) – Section CC	1:25@A1	247	P3	01/05/26
Building 16 & 16a (Plant) – Section DD	1:25@A1	248	P3	01/05/26

2.0 Introduction

- 2.1 This Design, Access and Heritage Statement details a Section 96A planning application (Non-Material Amendment) and associated listed building consent application for the Pool House and Spa Building (Building 36); and the Plant Room (Building 16A).
- 2.2 The Pool House and Spa Building are new buildings within the historic Walled Garden of Tottenham House Estate.
- 2.3 The Plant Room (Building 16a) is a derelict buildings located within the grounds of Tottenham House Estate, attached to the historic Walled Garden, which has permission to be rebuilt.
- 2.4 Approval for Building 16a was granted through planning permission Notice of Planning Permission for Variation/Non-Compliance with a condition imposed on an earlier permission (Ref. PL/2024/05651) and Listed Building Consent (ref: PL/2024/05601).
- 2.5 Approval for the Pool House and Spa was granted through Approval of Variation of Conditions (Ref: PL/2024/09312) and Listed building consent (Ref: PL/2024/09243).
- 2.6 The proposals which are being submitted are not dissimilar to the approved and consented schemes, and the amendments put forward are not believed to be controversial. They will not have a greater impact on the historic character and fabric of the heritage assets, particularly because the majority of the historic Walled Garden Buildings, and the spine wall no longer exist due to storm damage and general decay.
- 2.7 Pre-application advice was undertaken with Wiltshire Council which took place in advance of this formal submission, in the form of an online Teams meeting on 9 April 2026. It was agreed with the Conservation Officer that the application route for this application should be a Section 96A planning application (Non-Material Amendment) and associated listed building consent.



Figure 1 - Walled Garden Panorama view towards the Old Stables

3.0 Historic Context and Setting

- 3.1 The buildings that are the subject of this application are located within a Walled Garden that was constructed in the late 18th Century and which forms part of the Grade II* Registered Park and Garden associated with the Grade I listed Tottenham House. The quadrilateral Walled Garden lies to the North of the Grand Avenue on approach to the main house.
- 3.2 The Plant Room (Building 16a) is located inside the historic Walled Garden, and is built against the northern side of the spine wall, which runs east to west, subdividing the enclosed landscape.
- 3.3 The Pool House is a new building, which will be built against the South Side of the Spine Wall in the Eastern part of Walled Garden. The building has been arranged on the site of a previously consented scheme for Orangery and pair of Pool Buildings that was not implemented (ref: 17/12461/OUT and 18/00195/LBC). The Spa Pavilion is located on the other side of a proposed external pool, and is connected to the Pool House by a subterranean tunnel.

Figure 4 - Aerial photograph of the historic kitchen garden



Remnants of Building 16A

The historic Kitchen Garden Walls

Future site of Building 36: Pool House and Spa Building



Figure 2 - Historic Walled Garden 1830 Plan

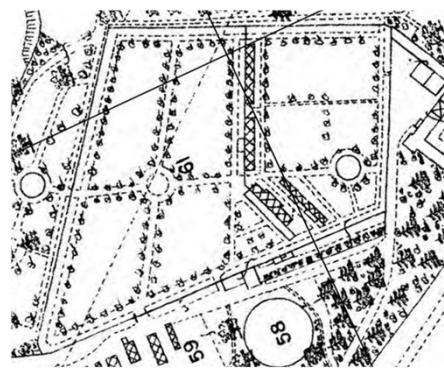


Figure 3 - Historic Walled Garden 1880 OS Plan



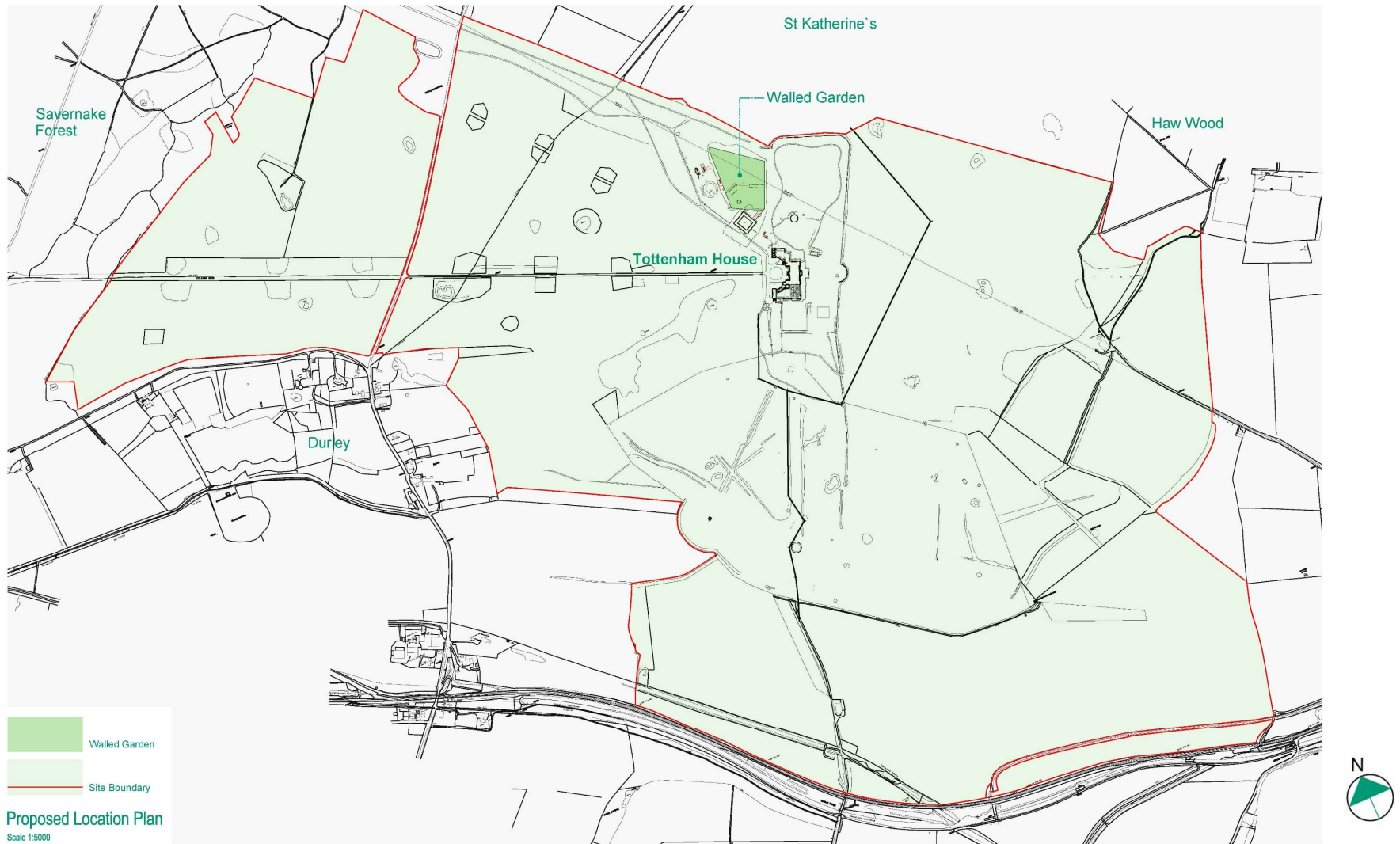


Figure 5 - Location Plan – Part Drawing No. 200 highlighting the Walled Garden – Not to Scale

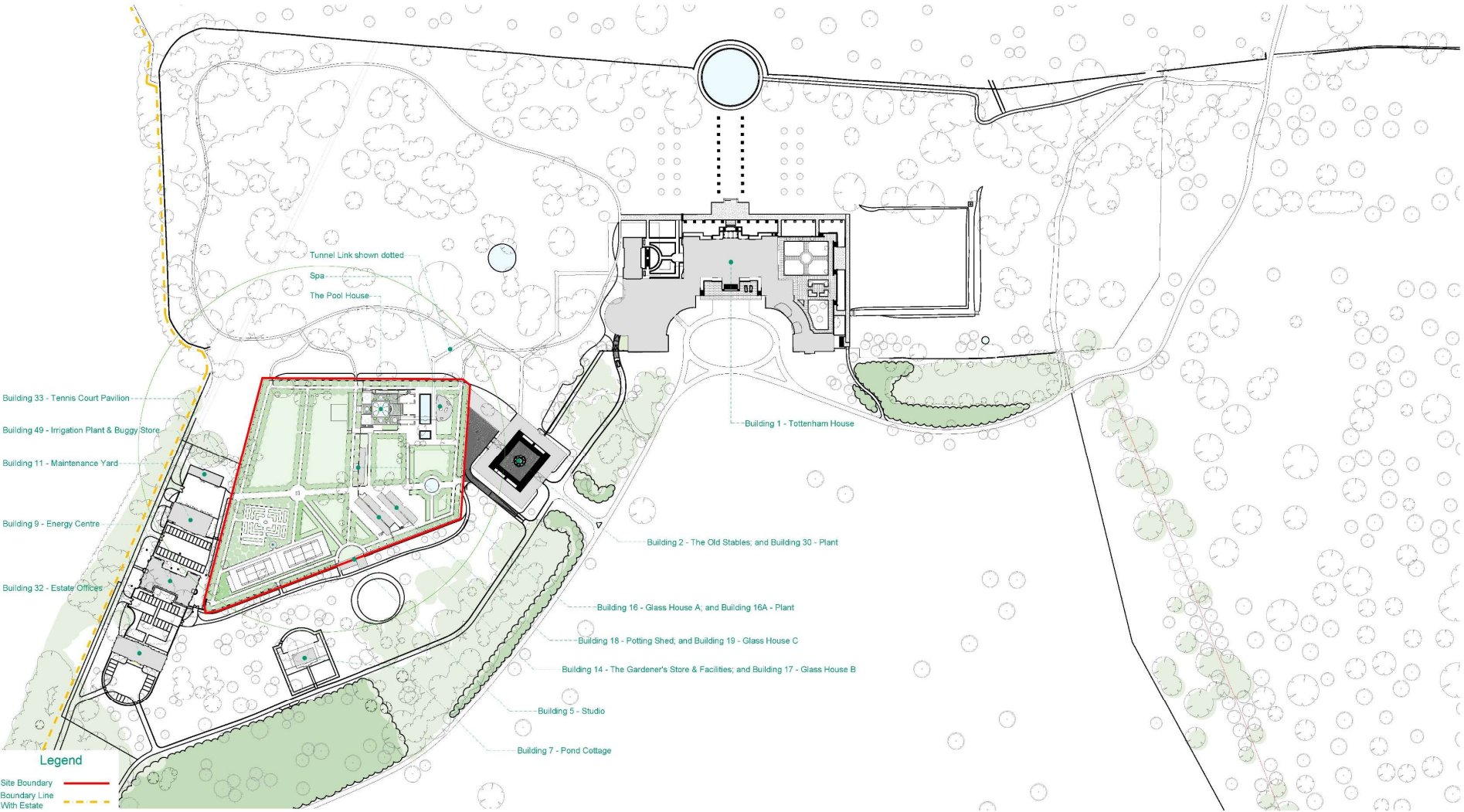


Figure 6 - Location Plan – Part Drawing No. 201H – Not to Scale



4.0 Current Approved and Consented Works

- 4.1 Approval for Building 16a was granted through planning permission Notice of Planning Permission for Variation/Non-Compliance with a condition imposed on an earlier permission (Ref: PL/2024/05651) and Listed Building Consent (ref: PL/2024/05601).
- 4.2 Approval for the Pool House and Spa was granted through Approval of Variation of Conditions (Ref: PL/2024/09312) and Listed building consent (Ref: PL/2024/09243).
- 4.3 The revised proposals that are being put forward in this application seek similar consents for these buildings.

-  **Building 16/16a:**
Planning Consent (ref: PL/2024/05651)
Listed Building Consent (ref: PL/2024/05601).
-  **Pool House and Spa (Building 36):**
Planning Consent (Ref: PL/2024/09312)
Listed building consent (Ref: PL/2024/09243).

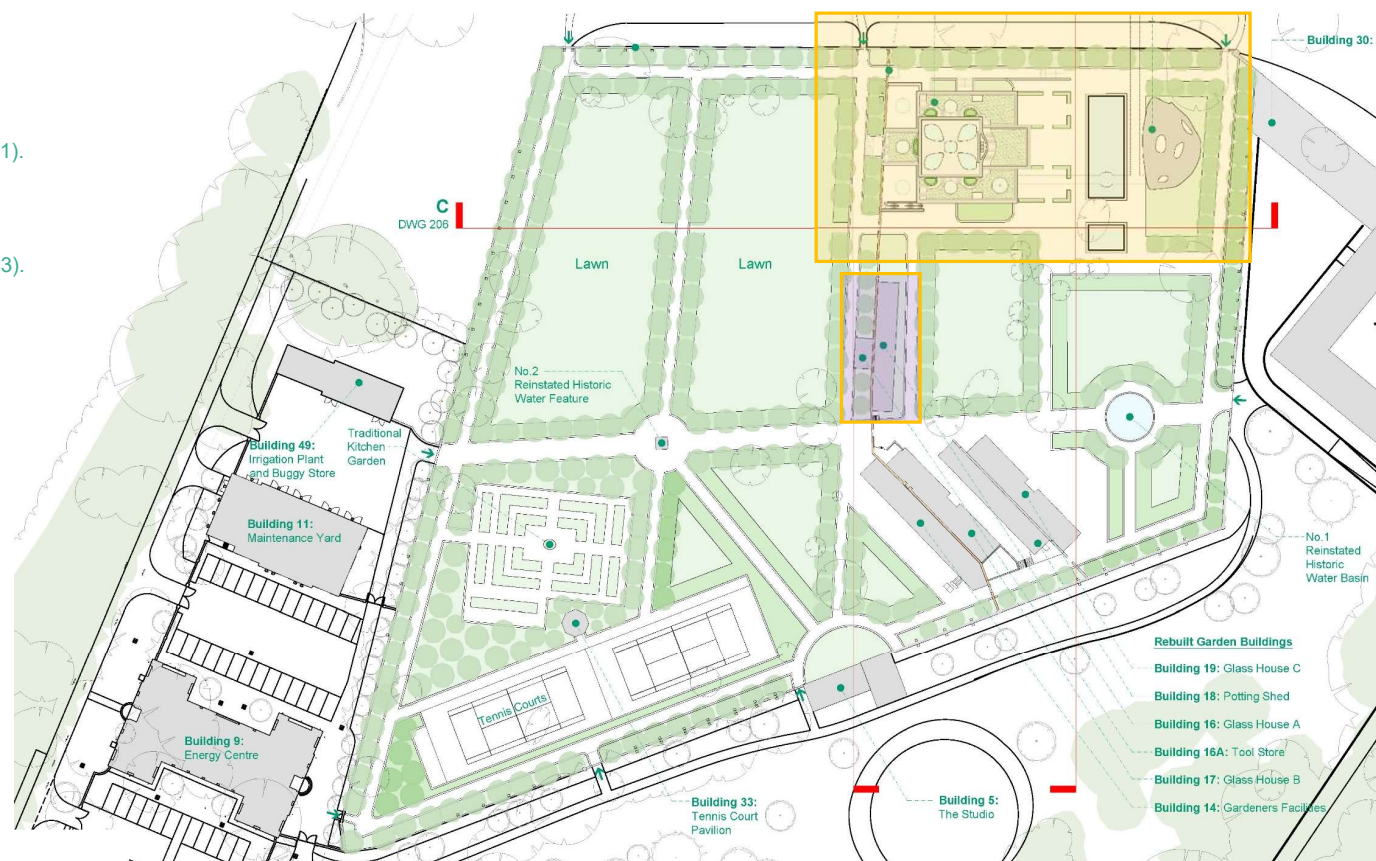


Figure 7 - Consented buildings that are the subject of this application – Not to Scale

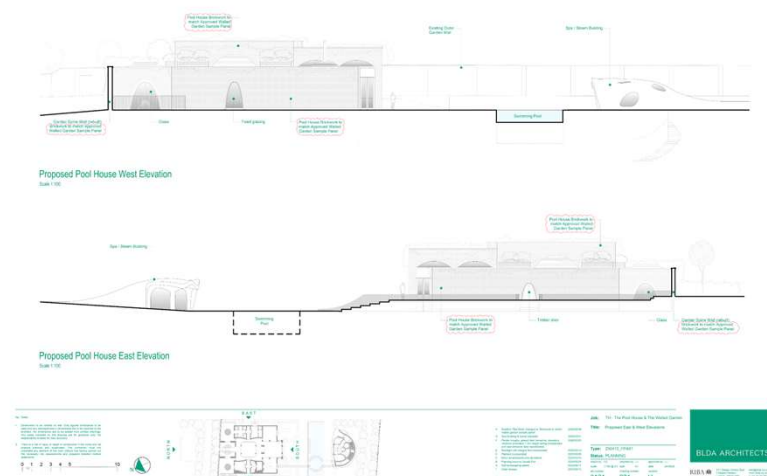
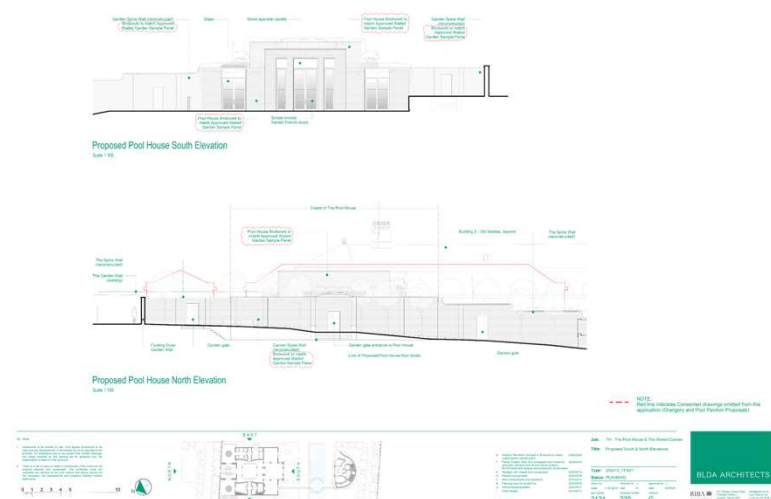


Figure 8 - Consented Pool House / Spa (Building 36) Proposals by BLDA Architects (Not to scale)

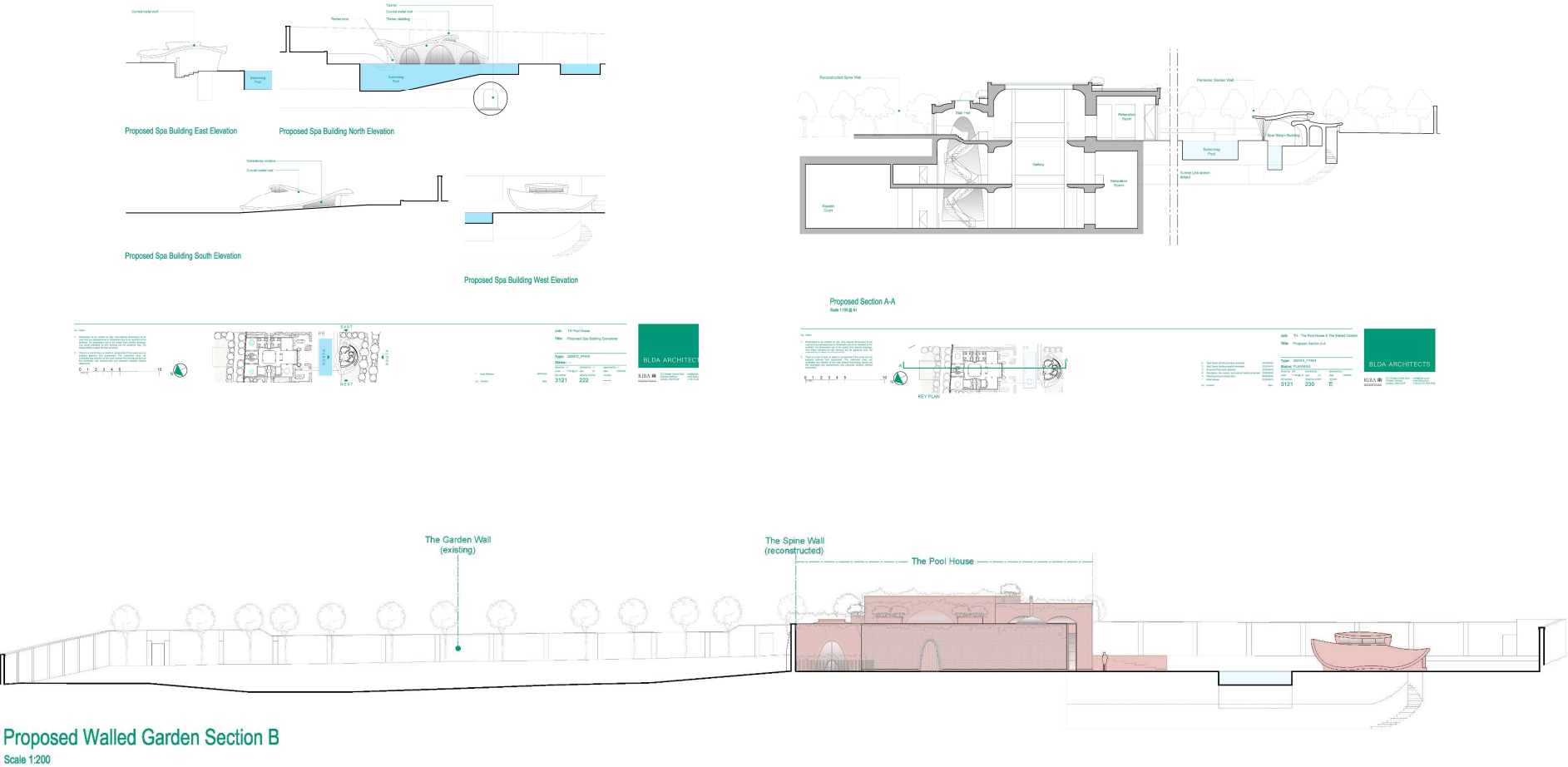
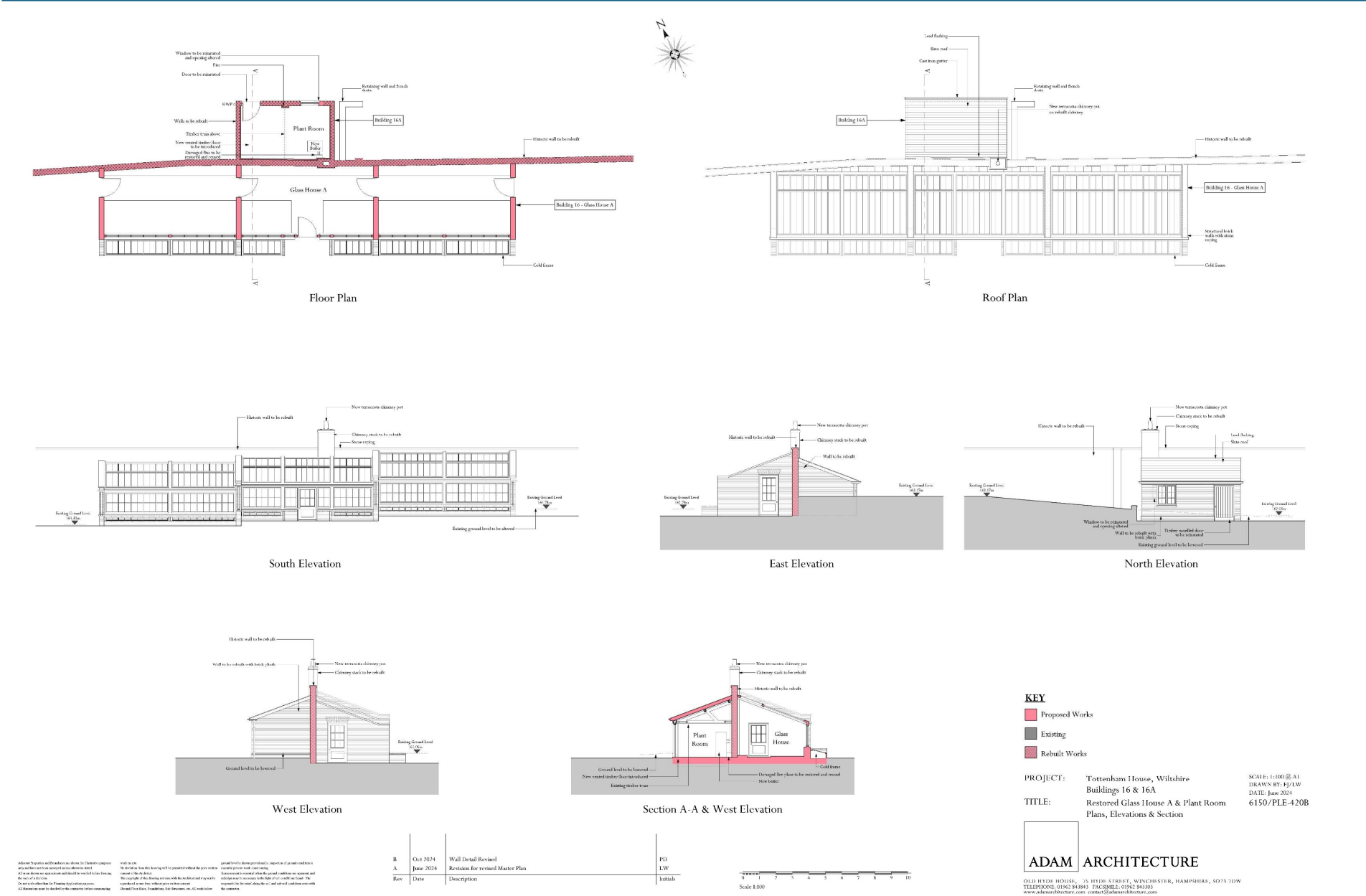


Figure 9 - Consented Pool House / Spa (Building 36) Proposals by BLDA Architect (Not to scale)



5.0 Local Authority Consultation / Pre-application Enquiry

- 5.1 A pre-application meeting was held on 9 April 2026 attended by Wiltshire Council Conservation Officer, Helen Garside, Newmark, and BLDA Architects. The proposals that are the subject of this application were presented, and council's views were discussed.
- 5.2 The proposed amendments to the Pool House, Spa Building and Building 16 Plant Room Extension were discussed. Helen Garside advised that the changes described were functionally justifiable, minor in impact, and appeared non-material.

6.1 The following amended proposals are sought for the Pool House and Spa (Building 36).

Proposed External Stair to Courtyard 2

- 6.2 An external stair is required from ground floor to courtyard 2 at mezzanine level to provide access for fire services, and service maintenance to the gardens and the subterranean floors.
- 6.3 A proposed staircase has been inserted within the space of the previously approved courtyard 2, which will facilitate essential emergency access to the lower floors of the building without the need to adjust, reposition or enlarge the courtyard walls.

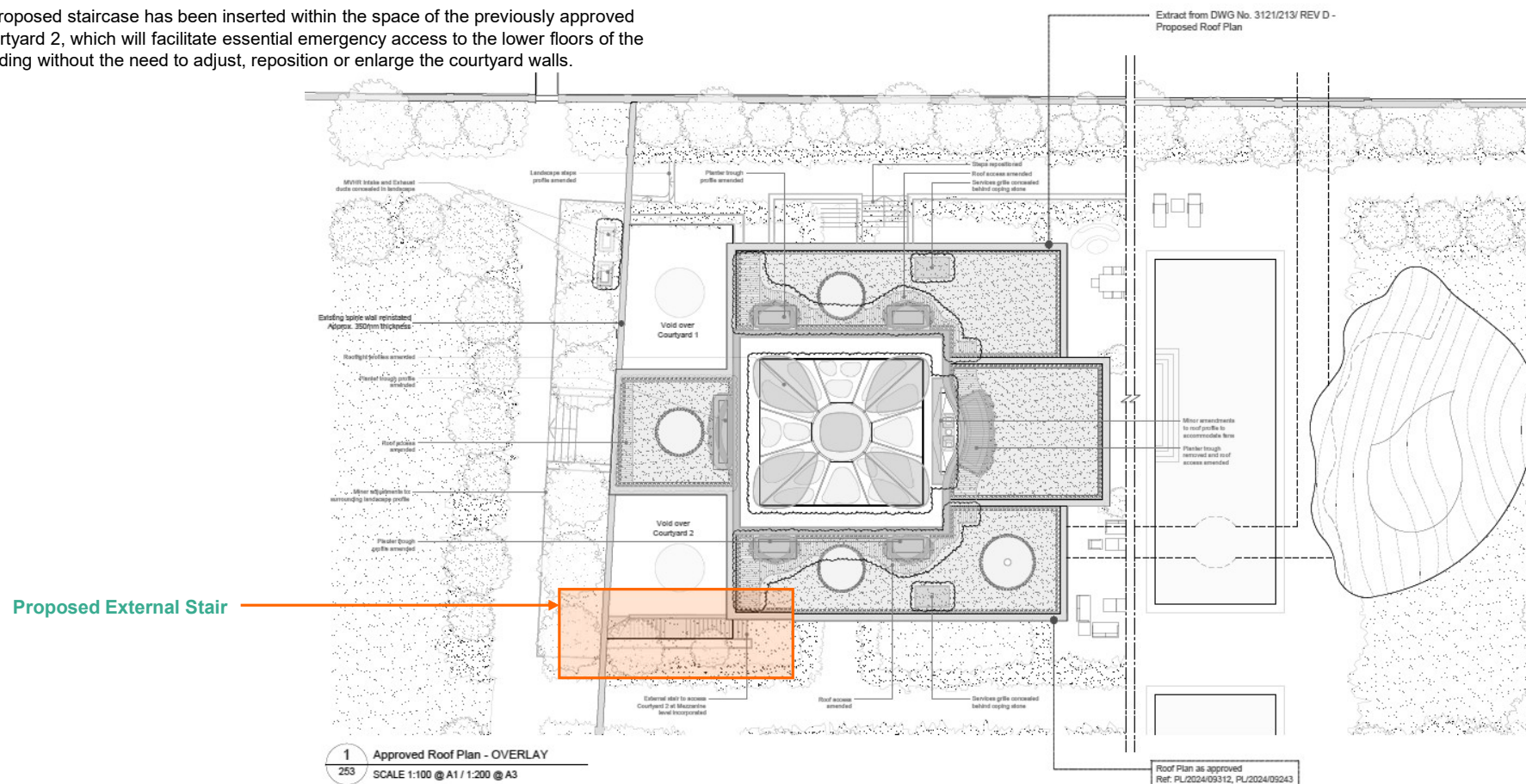


Figure 11 - Pool House Plan indicating location of proposed external Stair

6.4 North Elevation: Amendment to Access Door in Spine Wall

The principal entrance level door, which had previously been shown as a double leaf was amended to a single leaf, so it would be similar in proportion, and consistent in appearance to, the two flanking garden wall doors, and others timber doors in the walled garden.

6.5 To improve accessibility within the Pool House, internal floor levels within the stair hall were amended to create a flat, step-free means of escape for wheelchair users to the front door in the spine wall. Externally, the impact of this was to lower the level of the front door in the spine wall, and introduce a stepped entrance in the landscape.

6.6 The proposed amendment responds to the scale and character of the walled garden setting of the building, as the proposed timber door is consistent in proportion and appearance to other approved timber doors in the spine wall.

Service Terminations in Landscape

6.7 Two further termination points have been shown on the North Elevation at ground level. These low-level grilles will be set deep within a 4m deep planted border, and as such will concealed them from view.

West Elevation: Catenary Curved Window

6.8 The approved timber door set in a catenary curved opening was no longer required for access to the Pool House. In the amended drawings the curved opening in the brickwork has been retained, but the timber door has been replaced with a fixed glazed window.



Figure 12 - Amended Access Door (Orange), Service Terminations (Blue)

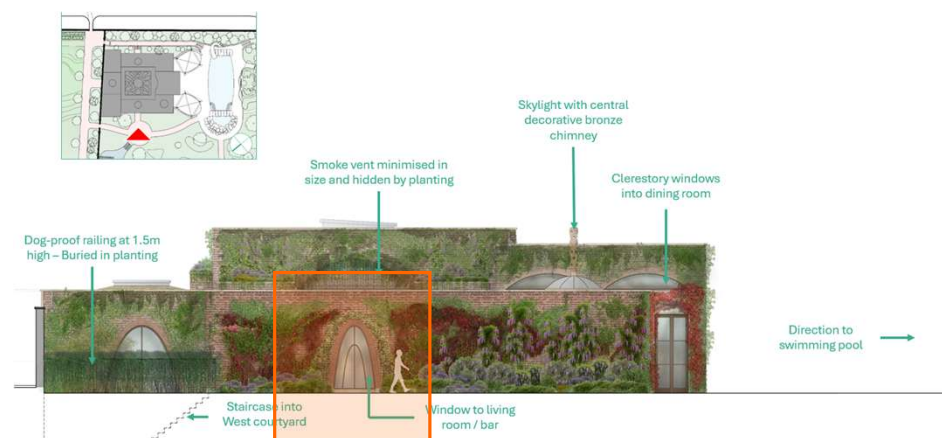


Figure 13 - Amended Catenary Curved Window

East and West Elevation: Clerestory Windows / French Doors

- 6.9 The single leaf French Doors in both the east and west elevations have been amended to double leaf doors, which improved the proportion of the elevation. The curved clerestory windows above the French doors have been adjusted to align with the door reveal.

Eastern Elevation: Side Access Door

- 6.10 Following a request to amend the internal layout of the Pool house, the position of the timber Eastern Access Door was adjusted, moving 2.9m to the south.

South Elevation: Fenestration

- 6.11 The proportions and glazing subdivisions of the French Doors of the South Elevation have been refined in the amended planning drawings to create a more harmonious and balanced composition. The flanking French doors have been vertically subdivided into three panes, and the taller doors to the gallery have been divided into four equal parts. The head of the smaller doors has been arranged to align with the third transom of the taller doors to achieve a cohesive geometric relationship across the whole façade.

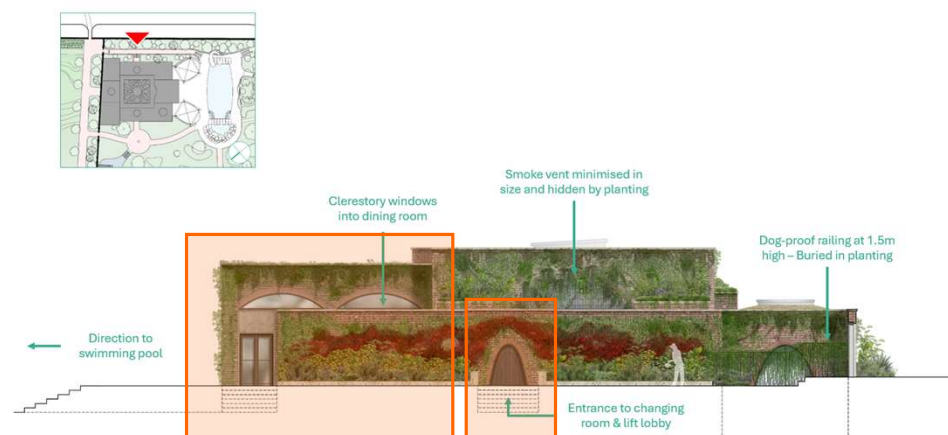


Figure 14 - East Elevation: Amended Fenestration / Eastern Access Door



Figure 15 - South Elevation: Amended Fenestration

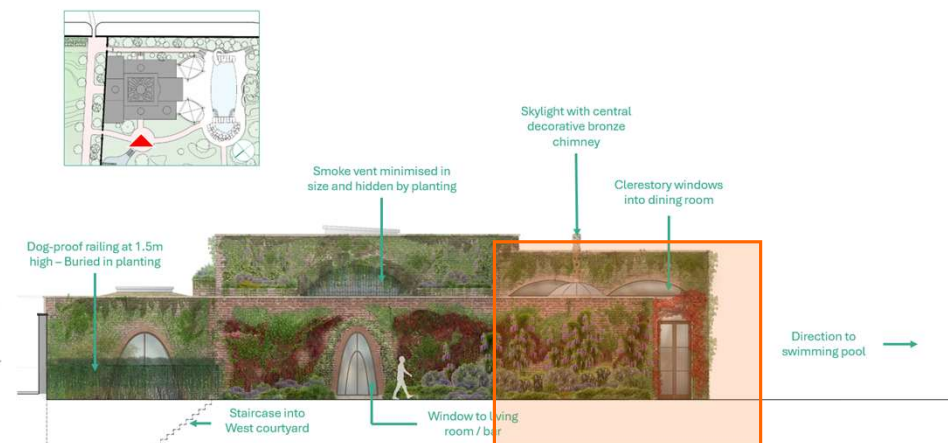


Figure 16 - West Elevation: Amended Fenestration

Roof Plan: Atrium Glazing

- 6.12 The approved roof plan featured a fully glazed, pyramidal roof set over the atrium below. The roof plan of the amended proposals has been rationalized, and the single glazed roof has been replaced with four larger organic, petal-shaped, rooflights arranged radially around a central rooflight.

Roof Level Planting Containers

- 6.13 The approved scheme included six planting containers built from solid brickwork, which would provide space for a growing medium to support climbing plants at high level. In the amended proposals, the southern planter closest to the flue terminals has been removed, and the shape of the remaining five planters has been designed with organic, curved forms.

External Service Terminations at Roof Level

- 6.14 The amended drawings identify the proposed air intake and exhaust terminals required to deliver the mechanical ventilation strategy. Two termination points are shown at roof level on the East and West sides of the roof. The ductwork cowlings will be concealed behind the parapet and coping stones.

Coping Stone Detail

- 6.15 The historic existing coping stone profile for the Walled Garden has a once-weathered profile which has a 90mm face thickness. The coping stones in the approved planning drawings were drawn with a reduced thickness. In the amended drawings the coping thickness has increased to match the existing profile, which has been retained in places, and followed consistently throughout the repairs of the walled garden.

Guarding around Sunken courtyards

- 6.16 The guarding shown around the courtyards has been increased from 1.1m to 1.5m to provide increased protection from falling.

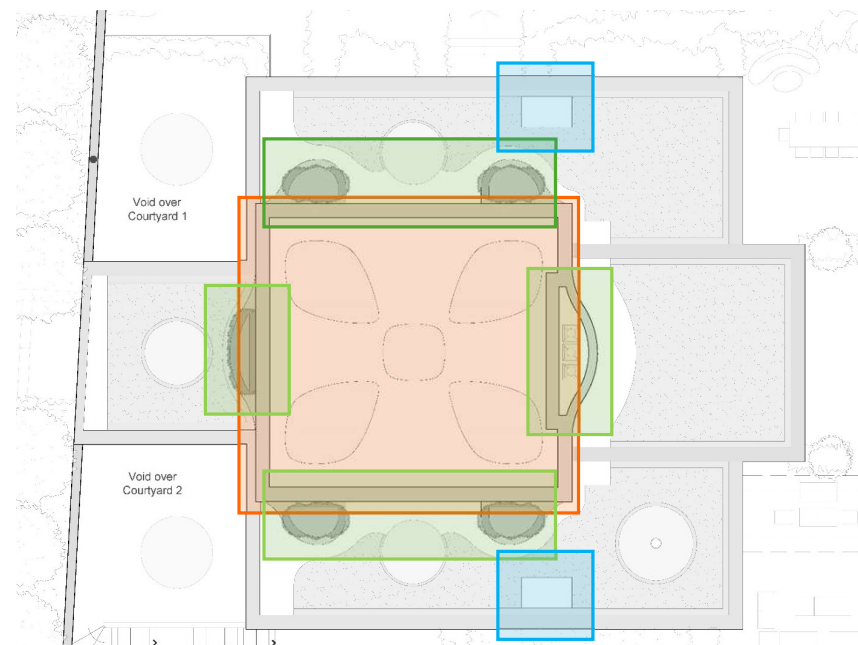


Figure 17 - Amended Atrium Glazing (Orange), Planters (Green) and Service Terminations (Blue)

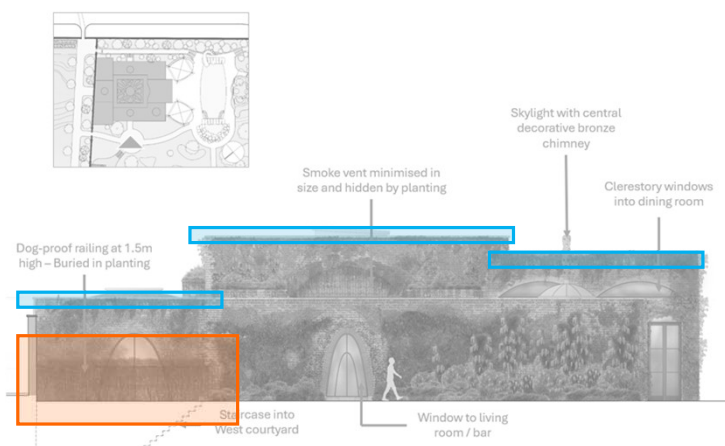


Figure 18 - Amended Guarding (Orange), Copings (Blue)

Spa Pavilion: Proposals Sought and Justification

- 6.17 The consented proposals for the Walled Garden included a spa pavilion which takes the form of a simple organic shaped pavilion building which is hierarchically secondary in scale to the Pool House and the Grade II* listed Old Stables.
- 6.18 The approved building sits below the adjacent historic walls to the east and south of the Walled Garden, with a proposed internal finished floor level (FFL) which is set 750mm lower than the surrounding swimming pool level.
- 6.19 The approved elevations are largely hardwood and infill glass, emulating lines of trees to blend within the landscape. The construction of an organic metal roof with a vertically glazed dormer projection that provides additional lighting to the central area of the pavilion.
- Proposed alterations to layout:**
- 6.20 The organic form of the Spa pavilion is being retained in this application, which helps the form of the proposed building to blend into the proposed landscape.
- 6.21 The proposed revisions to the Spa pavilion include:
- Simplification of the organic roof form by omission of a glazed projection that had formed a 'dormer' providing light to the main area of the building.
 - Alterations to the roof construction to replace the metal roof with a green roof planted with a tailored vegetation layer - sedum or wildflowers - to further blend the pavilion with the surrounding landscape.
 - Amendment to use a fine grained sprayed concrete finish rather than timber construction to provide structural support to green roof of the building.
 - Minor adjustments to the outline of the main façade of the Spa pavilion to integrate the entrance with the staircase and tunnel, whilst retaining the proposed elevations tripartite glazed facade.
 - Amendment to proposed finished floor level (FFL) of the pavilion, raised to the level of the surrounding swimming pool and Pool House.
 - Amendment to the roof form to keeping the building below the level of the adjacent Walled Garden historic walls, despite the amendment to internal floor levels.

Justification

- 6.22 The proposed amendments to the floor level of the Spa Building have been made to improve accessibility to the building. The proposed level threshold will ensure the building can be used by all, and will also reduce the risk of accidents associated with stepped access with wet feet in the pool environment.
- 6.23 The proposed amendment to the roof design has been conceived to better integrate the pavilion into the surrounding historic landscape, and further minimize the visual impact of the pavilion ensuring it will not be visible from the 'Slips Garden'.

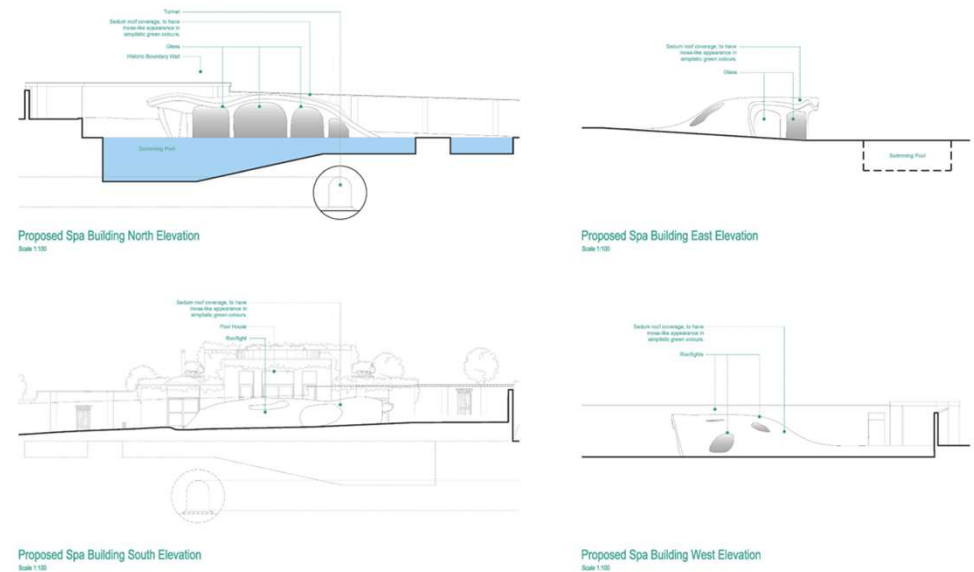


Figure 19 - Amended Spa Elevations

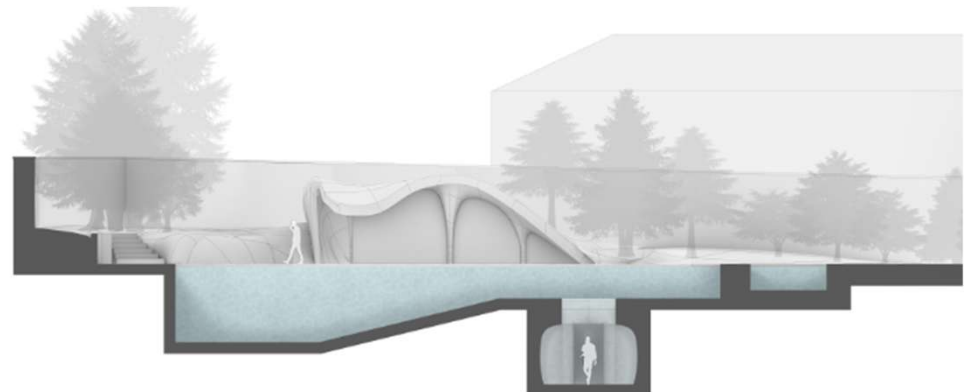


Figure 20 - Proposed Spa Section through pool (early development model)

7.0 Building 16a: Proposals Sought and Justification

- 7.1 Building 16a was described as a plant room in the consented application serving the surrounding historic buildings within the walled garden.
- 7.2 The amended proposals for Building 16a are for a side extension which will house a proposed plant room / condenser enclosure for the Pool House (Building 36) .
- 7.3 The Pool House (Building 36) is a modern, fully-serviced building which has been designed to be extremely airtight and highly insulated to maximize energy efficiency in cold weather. However, as a consequence, the building envelope can trap heat and can cause internal spaces to overheat in months with rising external temperatures and internal heat gains.
- 7.4 To maintain the appropriate levels of environmental comfort inside the Pool House, fan coil units have been proposed to provide internal comfort cooling. These mechanical devices comprise a heat exchanger, a filter and fan, and to function they must be connected, by refrigerant lines, to an external condenser unit which requires unobstructive airflow to the outside air to ensure efficient operation.
- 7.5 The plant room, B16a, was considered as a potential place in which to locate the condenser units, but as this building was already being used as a plant room for the other Historic Buildings there was insufficient space within in to also accommodate the condensers for the Pool House.
- 7.6 In addition, the louvred grilles required to facilitate airflow to and from the enclosures could not be integrated within the reconstructed historic fabric and would have had an inappropriate and deleterious impact on the significance of the heritage asset.
- 7.7 To resolve the issue, an alternative proposal was developed, where the Pool House condensers would be located inside a purpose designed enclosure that can be open to the air, whilst also providing full acoustic insulation and attenuation.
- 7.8 The condenser enclosure was conceived as a simple brick building with a lowered internal floor, and sufficient internal space for the condensers and acoustic attenuators. The airflow required by the mechanical equipment would all be provided through a layer of mesh at roof level, concealed behind the parapet, rather than through large louvred panels in the walls that would be incongruous in this historic environment.
- 7.9 Within the context of the historic walled garden, Building 16a, is a relatively simple and utilitarian building. The proposed condenser enclosure will read as a modest brick extension to Building 16a, accessed only by a simple timber door.
- 7.10 A planted strip between the path and the condenser enclosure will be used to soften the visual impact of the building, which will be concealed behind a layer of vegetation. As such, the impact of the proposed structure on the setting of the adjacent listed buildings and historic landscape will be minimized.

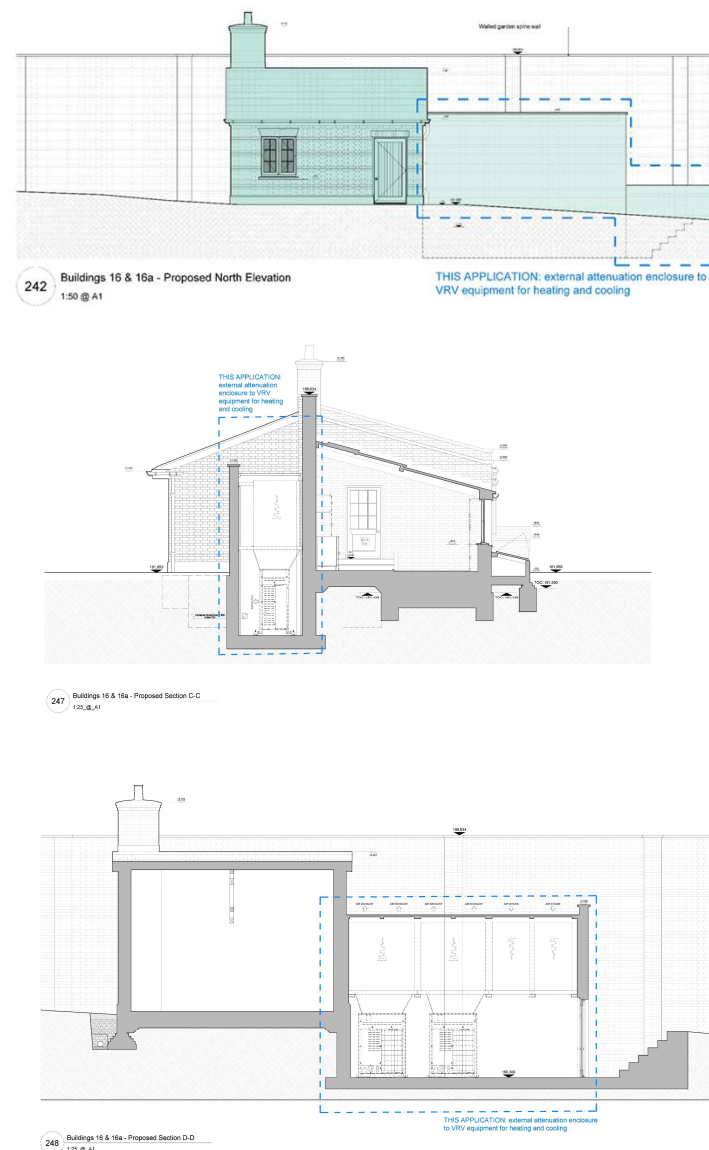


Figure 21 - Proposed Extension to Building 16a housing condensers

8.0 Heritage Statement

- 8.1 The purpose for this section of the Heritage Statement is to identify the significance of the Plant Room (Buildings 16A) and the surrounding heritage assets that form the context to the new-built Pool House and Spa Building.

Location, Setting & Context

- 8.2 The Plant Room (Building 16A) are curtilage listed buildings and lie adjacent to and within the existing Walled Garden of the Tottenham House Estate. The principal heritage assets to be considered are therefore the buildings themselves, and the Walled Garden itself.
- 8.3 The Pool House and Spa (Building 36) are new buildings, which have been proposed inside the land bounded by the historic masonry of the Walled Garden.
- 8.4 The universally established principles of good conservation practice have been central to the evolution of the design of the proposals for the amended designs put forward in this application.
- 8.5 These include National Planning Policy Framework (NPPF) section 15 - Conserving and enhancing the historic environment (and associated guidance – Planning Practice Guidance and HE Historic Environment Good practice Advice); BS 7913 – Guide to the conservation of historic buildings and General Heritage England Practical Building Conservation.
- 8.6 The consented proposals for all these buildings have been informed by a detailed assessment of the significance of their design and setting within the Walled Garden, and by their setting in relation to the adjacent buildings.
- 8.7 The proposed design of the Pool House is fully cognisant of its relative hierarchy and scale in the historic context. The building is a significant distance from the Old Stables (Grade II*) and has only a single storey above ground level to minimise its visual impact and visibility in key views.

Impact on Heritage Assets

- 8.8 It is considered that the amendments presented in this application are minor in character, and will not have any greater impact on the significance of the heritage assets, or the Walled Garden itself, than that which was previously consented.
- 8.9 It is therefore considered that the amendments to the consented proposals that have been presented in this application are in line with Historic England's guidance to minimise the impact on heritage assets while also weighing up the practical requirements to ensure that Listed buildings have a viable ongoing future.

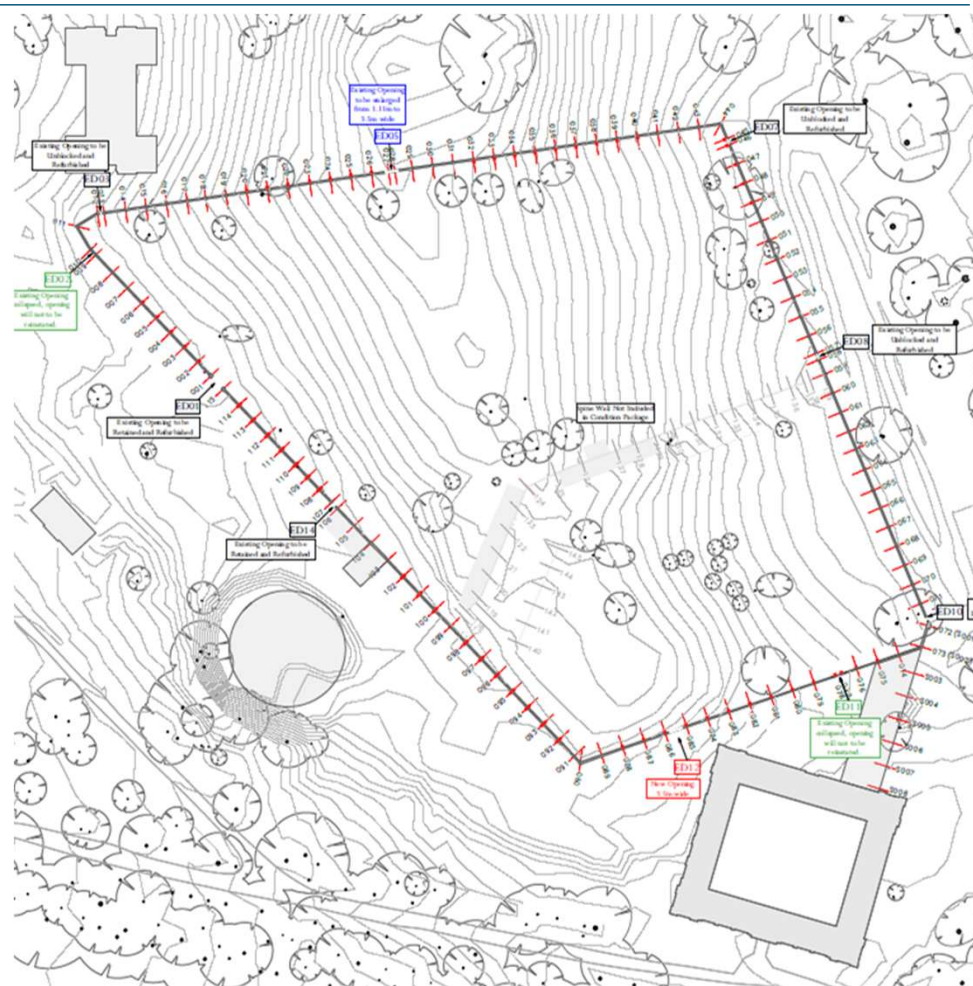


Figure 28 - Garden Wall Plan (ADAM Architecture) and panoramic photograph

9.0 Accessibility

9.0 Accessibility

- 9.1 The proposed amendment to Spa Building, which raised the internal floor level until it was level with the external finished floor level, has improved accessibility for all, including disabled people, older people, and children. As a result, the building is more closely aligned with Wiltshire's Core Strategy which aims to ensure new developments are accessible, safe, and high-quality.

10.0 Summary

- 10.1 The proposals presented in this application are for minor amendments to the Pool House and Spa Building (Building 36), and the Plant Room (Building 16a).
- 10.2 The proposed minor amendment to the Pool House and Spa (Building 36), and Plant Room (Building 16a), are the product of a logical progression of the detailed design of these buildings where practical and aesthetic decisions have resulted in alterations to the consented scheme that are functionally justifiable.
- 10.5 In all instances, the design proposals that have been presented in this application have been carefully considered to ensure that they relate to the historic built form and context in a sensitive and respectful manner that conserves the special characteristics and inherent historical and heritage value of these buildings and their context. They seek to maintain the spirit of the approved works, whilst introducing non-material amendments to the proposals that have occurred as the detailed design of the buildings has progressed.