

Tottenham House & Estate, Savernake, Marlborough, Wiltshire, SN8 3BE

**Revised Masterplan Section 73 application – Partial Condition Discharge Ref:
PL/2024/09312 Condition 16 – Hard and Soft Landscaping Details Site Wide Finishes –
Tottenham House & Estate**

1.0 Introduction

- 1.1 This document and the accompanying drawings and reports are submitted on behalf of our client, Mr Chris Rokos, to provide details of the proposed hard landscaping finishes around various areas of the estate. The material supplied forms part of the submission to partially discharge Condition 16 attached to the Application PL/2024/09312 on the approved revised masterplan.

2.0 Condition for Discharge:

- a) This covering statement, alongside the referenced drawings and supporting documentation, addresses the requirements of Condition 16 of application PL/2024/09312.

3.0 Condition Details

3.1 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.

Drawings and documents supplied for discharge of this condition:

ADAM Architecture

Drawings are listed on the accompanying drawing register Ref: 6150 entitled: 6150 - Hard Landscaping Drawing Register – 30/07/2026

4.0 Historical Background & Context

- 4.1 Planning permission and listed building consent (Refs: 17/12461/OUT and 18/00195/LBC) were granted in 2017–18 for extensive repairs, alterations and estate wide works at Tottenham House Estate. A further Variation of Conditions (Ref: PL/2024/09312) for the revised masterplan was granted in January 2026, imposing a revised Condition 16 requiring detailed hard and soft landscaping proposals.
- 4.2 Hard Landscape proposals submitted previously that describe existing condition and proposed use are follows:

PL/2025/07632 Bakehouse Courtyard landscaping - Partial discharge of condition 17 (Hard and Soft Landscaping Details) relating to application 17/12461/OUT.

PL/2026/01143 East Terrace - Partial discharge of Condition 15 (External Lighting) and Condition 16 (Hard and Soft Landscaping) of PL/2024/09312.

PL/2026/02008 Sunken South Lawn - Partial discharge of Condition 15 (External Lighting) and 16 (Hard and Soft Landscaping) of PL/2024/09312.

PL/2026/02007 South Parterre - Partial discharge of Condition 15 (External Lighting) and Condition 16 (Hard and Soft Landscaping) relating to application PL/2024/09312.

PL/2025/06888 Old Stables landscaping - Partial discharge of condition 17 (Hard and Soft Landscaping) relating to application 17/12461/OUT.

5.0 Condition

- 5.1 The existing road and path surfaces across the estate predominantly comprise tarmac with a number of gravel footpaths and tracks. The existing surfacing

arrangements have been described within the separate area-specific Condition 16 discharge applications submitted for the various parts of the estate.

- 5.2 The proposed works seek to remove the existing tarmacadam and gravel surfacing and replace them with a coordinated palette of high-quality materials appropriate to the significance, function and hierarchy of each space. The proposed surfacing strategy has been developed to reinforce the historic character of the estate whilst ensuring that each material is suitable for its intended use, anticipated traffic loading and long-term maintenance requirements. The proposed materials are described below and are consistent with the previously submitted area-specific Condition 16 applications.

6.0 Proposed New Layout & Justification

- 6.1 The proposed hard landscape materials have been selected to establish a clear hierarchy of spaces across the estate, reflecting the relative importance of each location whilst responding to the historic character of the site and the practical requirements of their intended use. The palette has intentionally been kept small and consistent, with materials repeated throughout the estate to provide visual continuity and coherence.

6.2 Reclaimed York Stone

Reclaimed York Stone is proposed within the principal formal areas of the estate, including the pedestrian approach to the Main House Western Entrance (Forecourt), the South Parterre, the path along the southern elevation of the Main House, the eastern elevation pathway, the East Terrace and the Inner Stables Courtyard.

York Stone is one of the most traditional paving materials associated with English country estates and has a long-established relationship with historic architecture. Its natural weathered appearance, subtle colour variation and ability to develop an attractive patina over time ensure that it complements the listed building and its wider setting. The use of reclaimed stone further reinforces the established character of the estate by introducing materials that possess the visual maturity expected within a historic landscape.

The material has been reserved for the estate's most prestigious spaces and those immediately adjacent to the stone façades of the Main House, where it creates a high-quality perimeter stone band that visually anchors the building within its setting. This approach reflects the historic hierarchy of the estate, giving prominence to the principal spaces.

The proposed use of York Stone is also informed by historic precedent. Existing York Stone survives within the Main House lightwells and the porticos, demonstrating that it formed part of the original palette of materials associated with the principal elevations. Its proposed usage within the surrounding external spaces therefore represents an appropriate and historically informed enhancement.

6.3 Sandstone Setts

Sandstone setts are proposed within areas subject to regular vehicular use, including the Stables Courtyard adjacent to the garage building, the North Courtyard Service Courtyard and the Bakehouse Courtyard.

Natural sandstone setts are a robust and traditional paving material commonly found within service yards and working courtyards associated with historic estates. Their strength and durability make them particularly well suited to areas accommodating regular vehicle movements whilst maintaining a high-quality appearance appropriate to the historic setting.

In addition to their use within the principal vehicular courtyards, the sandstone setts are proposed as transition bands where different surface materials meet. These transition zones provide a deliberate visual and physical change between adjoining materials, creating clear definition whilst reducing the likelihood of edge deterioration. The setts are also proposed at junctions and turning areas where frequent manoeuvring by vehicles will result in increased wear. Their durability makes them particularly appropriate in these locations, ensuring the longevity of the finished surfaces whilst maintaining a consistent appearance throughout the estate.

Tar and Chip

The principal estate roads, including Grand Avenue and the Service Road, will be surfaced in tar and chip with a golden gravel dressing.

These roads accommodate the greatest volume of estate traffic, including service vehicles, and extend over considerable distances. A tar and chip finish represents the most appropriate and pragmatic solution, providing a durable and easily maintainable surface capable of withstanding regular vehicular use while avoiding the overly engineered appearance of conventional asphalt.

The selected golden aggregate provides a softer, more natural appearance that sits comfortably within the historic parkland setting and is visually more sympathetic than the existing black tarmac. The textured finish also helps reduce the visual dominance of the carriageways within the wider landscape.

Breedon Gravel

The estate road adjacent to the western wall of the Walled Garden is proposed to be finished in Breedon Gravel.

This route will primarily accommodate smaller estate maintenance vehicles and occasional light traffic. The self-binding gravel provides an informal appearance appropriate to this secondary estate road, allowing the route to integrate successfully with its surrounding landscape while remaining durable enough for its intended use.

Reinforced Grass Emergency Access

The emergency vehicle route providing fire tender access to the eastern wall of the Walled Garden will comprise a concealed reinforced sub-base with a grassed finish above.

This solution enables emergency vehicle access when required while ensuring that the route remains visually unobtrusive during normal operation. The grassed surface preserves the open landscape character of this part of the estate and minimises the visual impact of essential infrastructure.

DecraSet Gold Amber Bonded Gravel

The Forecourt, forming the principal vehicular arrival space to the Main House, is proposed to be surfaced in DecraSet Gold Amber bonded gravel.

This bonded gravel system successfully replicates the visual qualities of traditional loose gravel while providing a durable, stable and permeable surface suitable for modern vehicular and pedestrian use. The material is widely accepted within historic settings and provides a significantly more appropriate and visually sympathetic finish than the existing tarmacadam. Its warm colour tones reinforce the formal character of the principal approach and contribute positively to the setting of the listed building.

Brownian Drive

Brownian Drive forms the sweeping serpentine approach to the Forecourt, passing through existing and proposed woodland before arriving at the Main House.

To reinforce the picturesque character of this historic approach, the drive is proposed to comprise dual wheel tracks with a central grass strip finished in Cotswold Hill Hoggin. This traditional treatment reflects the informal, rural character associated with country estate drives and ensures that the route sits comfortably within its woodland setting. The restrained intervention reduces the visual presence of hard surfacing, allowing the surrounding landscape to remain dominant whilst enhancing the sense of arrival as visitors emerge at the Forecourt.

7.0 Historic Significance

- 7.1 The proposed material palette has been carefully developed to respond to the architectural and historic significance of the estate whilst ensuring that each surface is appropriate for its intended function.
- 7.2 The hierarchy of materials reflects the hierarchy of spaces across the estate. The highest quality natural stone is reserved for the principal formal spaces surrounding the Main House, where the historic significance is greatest and where the relationship between architecture and landscape is most important. Traditional sandstone setts define the working courtyards and heavily trafficked junctions, reflecting the robust character historically associated with these service areas. More informal materials, including tar and chip, hoggin and gravel, are utilised within secondary estate roads and landscape settings where they are more appropriate to the rural character of the estate.
- 7.3 The selected materials have been chosen because they are traditional, durable and sympathetic to the significance of the listed buildings and registered landscape.

- 7.4 Careful consideration has also been given to the transitions between materials. Sandstone sett margins and transition bands provide logical and durable interfaces between differing surface treatments, helping to define changes in character, accommodate areas of increased wear and create a cohesive palette of materials throughout the estate. This approach ensures that changes in surface treatment appear deliberate and considered, reinforcing the legibility of the estate while supporting long-term durability and ease of maintenance.

8.0 Summary

- 8.1 The proposed hard landscape materials have been selected to provide a coherent and historically appropriate surfacing strategy across the estate. The material palette reinforces the hierarchy of spaces, reinstates traditional materials where historic evidence exists, and introduces robust, sympathetic finishes that respond to the operational requirements of each location.
- 8.2 The proposals balance heritage considerations with modern performance requirements, ensuring that each material is appropriate for its intended use whilst preserving and enhancing the significance of the listed buildings and their landscape setting. The carefully considered transitions between materials further strengthen the overall design, resulting in a unified approach that respects the historic character of the estate and delivers a durable, high-quality public realm.