



One Fitzroy 6 Mortimer Street
London W1T 3JJ
Tel. +44 (0)20 7493 3338
nrmk.com/en-gb

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

FAO: Helen Garside

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

Your ref: PP-15138426

06 August 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. 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 11 attached to the Listed Building Consent (ref. 18/00195/LBC). Specifically, this application relates to the key details for the infilling of the wells and chambers found 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

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/2024/09312) 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.

Condition Discharge

Condition 11 of Listed Building Consent (ref. 18/00195/LBC) states:

"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 the infilling of the walled garden wells and chambers.

Proposals

The subterranean structures subject to this application are marked on Walled Garden Structures Location With Levels (2026.02.24) and photographs have been submitted for clarity:

- Photo 1 - entrance to chamber by building 14
- Photo 2 - well within chamber by B14
- Photo 3 - well adjacent to B16

Chamber

The chamber located above the well on the western side of the Walled Garden - identified as the most significant surviving subterranean historic structure within the Walled Garden - will be retained in its current position. To ensure its long-term stability and preservation along with safe access/circulation, the chamber is proposed to be filled with foamed concrete. The infill will stabilise the structure below ground and prevent any sudden failure or associated health and safety risks. Once filled, the crown of the chamber will be covered with soil, as it is at present, to a depth appropriate for the proposed landscape planting above. This will result in a gentle rise and fall in the ground level over the chamber, reflecting the existing condition. The historic below-ground opening in the chamber wall, formerly used to access the internal space, will be infilled prior to the placement of the foamed concrete. A small opening will then be formed in the crown of the chamber to allow the

void between the top of the foamed concrete and the chamber crown to be filled. Please refer to Detail B on the attached 'Well and Chamber Backfilling Proposals' plan (ref. 10443-MBP-XX-XX-SK-S-0301 Rev P01) prepared by MBP for further details of how the chamber is proposed to be backfilled.

The foamed concrete will be wet poured into the chamber to enable it to fully fill and support the historic structure and the landscape above. Foamed concrete is justified for void infilling in a heritage setting due to its lightweight, low-strength, and minimally invasive properties, which reduce loading/intervention on historic fabric and avoid damage to underlying or adjacent structures. Its fluid nature allows it to fill irregular voids without the need for compaction or heavy machinery, thereby limiting disturbance. Importantly, it is considered a reversible form of construction because it can be relatively easily broken out and removed in the future without significant harm to surrounding historic materials. This aligns with conservation principles by ensuring that interventions do not permanently alter or compromise the significance or integrity of the heritage asset and that should one want to revert to its original form in the future they can.

Well shaft

The proposed infilling of the historic well shaft is justified on safety and landscape management grounds. The feature comprises an unlined shaft with no surviving built fabric or heritage structural elements and therefore holds limited evidential or architectural significance. Its open condition presents a potential hazard within the Walled Garden setting during construction and once in use. The use of inert granular material (i.e. pea shingle) to infill the shaft, finished with a bentonite grout cap, provides a reversible and non-invasive solution that stabilises the ground while preventing water ingress pathways. Please refer to Detail A on the attached 'Well and Chamber Backfilling Proposals' plan (ref. 10443-MBP-XX-XX-SK-S-0301 Rev P01) prepared by MBP for further details of how the well shaft is proposed to be backfilled.

This approach preserves any deeper archaeological deposits (although none are considered likely) in situ and ensures no adverse impact on heritage significance, while making the area safe and suitable for ongoing use.

Foamed concrete has already been utilised successfully elsewhere on the project in proximity to historic fabric in the sub-basement masonry furnace chamber in B18 of the Main House prior to 2019.

For further details of the proposed works please refer to the statement prepared by MBP submitted in support of this discharge of condition 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;
- Covering Letter, prepared by Newmark; and
- Structural Engineer's Statement – use and removal of foamed concrete, prepared by MBP;
- Photo 1 - entrance to chamber by B14;
- Photo 2 - well within chamber adjacent to B14;
- Photo 3 - well adjacent to B16;
- Use and Removal of Foamed Concrete (ref. 10443-MBP-XX-XX-RP-S-0003-P2);
- Walled Garden Structures Location With Levels (2026.02.24);

- Well and Chamber Backfilling Proposals (ref. 10443-MBP-XX-XX-SK-S-0301-P01).

This application is an approval of details application in respect of a Listed Building Consent application. As such, there is no fee payable.

We trust that you find the enclosed Discharge of Condition Application in order and we look forward to hearing confirmation of the application's 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,

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

Newmark