

**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 Main House  
Forecourt – 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 and soft landscaping to the external area of the Forecourt of the Main House. The material supplied forms part of the submission to partially discharge Condition 16 attached to the Application PL/2024/09312, relating specifically to Building 1 (Main House) 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:

ABA

- THB001-ABA-XX-XX-DR-S-G-4-02

Hydreau Consulting Engineers:

- Forecourt Drainage Plan – Planning – 23.04.24- v1
- Forecourt Irrigation Plan – Planning – 29.04.24- v3

Vector

- Refer to Drawing Register 4318-3-6-ISS\_260430

MBP

- 10588-MBP-XX-XX-DR-C-0605 P01
- 10588-MBP-XX-XX-DR-C-0606 P02

Tillman Domotics

- TD-1596-8020- Tottenham House – Ext. Build. & Site Wide – Access & Security Layouts (2of6) – Rev C -PLANNING

ADAM Architecture

Drawings are listed on the accompanying drawing register Ref: 6150 entitled: 6150 - Hard Landscaping Drawing Register – 19/05/2026

## **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 The Forecourt, located on the western elevation of the Main House, has undergone a number of significant alterations over time, broadly reflecting changing architectural and landscape approaches. These included an enclosed forecourt arrangement in the 1730s, its subsequent opening to the parkland in the late 18<sup>th</sup> century, the introduction of a fully hard-landscaped forecourt in the 1880s, and the addition of a central circular lawn within this arrangement in the 1920s. More recent 20<sup>th</sup> century interventions include the introduction of soft landscaping adjacent to the North and South Pavilions, tarmacadam surfacing, and the formation of a formalised vehicular roundabout with a linking road to the Lion Arch gate and Bakehouse. These later changes define the current forecourt arrangement.
- 4.3 The existing tarmacadam levels are understood to be raised above the historic forecourt datum, likely introduced to accommodate drainage associated with the impermeable surface. This alteration has resulted in the partial concealment of original architectural features, including the plinth course of the lightwell balustrading and the lowest step of the West Portico, both of which are currently obscured by the modern surface treatment.
- 4.4 The current proposal seeks to remove these later, unsympathetic interventions and reconfigure the forecourt to establish a more coherent and historically informed arrangement. The design draws on the principles of the late 19<sup>th</sup> century forecourt, reinstating a predominantly hard-landscaped setting with a defined central feature, while rationalising circulation to create a clearer and more legible approach to the Main House.

## **5.0 Condition**

- 5.1 The existing tarmacadam surfacing across the Forecourt, whilst not structurally defective, represents a modern intervention that is neither historically appropriate nor visually sympathetic to the setting of the Main House. The current layout creates an incoherent and inefficient circulation pattern, detracting from the legibility and hierarchy of the principal entrance.
- 5.2 The existing finished levels are artificially raised above the historic forecourt datum. This has resulted in the partial concealment of significant architectural features, including the plinth course to the lightwell balustrading and the lowest step of the West Portico. The current levels therefore actively obscure historic fabric and diminish the architectural integrity of the building.
- 5.3 The impermeable nature of the tarmacadam surface has also necessitated ad-hoc drainage solutions, which are visually intrusive and do not reflect the character of the historic forecourt.

## **6.0 Proposed New Layout & Justification**

- 6.1 The proposals include the complete removal of the existing tarmacadam surfacing and concrete kerbing. Ground levels adjacent to the Main House will be reduced to reveal the original architectural features, including the lightwell balustrade plinth

course and the base step of the West Portico. New falls and discreet stone drainage channels will be introduced to direct surface water away from the building in a controlled and sympathetic manner.

6.2 The redesigned Forecourt is organised into two principal zones:

- **Principal Terrace (Pedestrian Threshold):**

A formal terrace immediately adjacent to the West Portico, constructed in reclaimed York stone flags with a riven finish, which was historically used as a finish in existing west and east lightwells. This material reflects the architectural importance of the principal entrance and provides a high-quality, durable surface appropriate to the setting. The terrace is designed to fall gently away from the building, with integrated stone drainage channels and recessed service covers to maintain a continuous and uncluttered surface. This space clearly defines the arrival point, establishing a legible threshold between vehicular and pedestrian movement.

- **Vehicular Forecourt:**

The wider forecourt is designed to accommodate vehicular circulation and is informed by the historic late 19<sup>th</sup> century layout. The geometry has been refined to sit coherently within the architectural composition of the Main House while reinstating the principle of a circular approach.

The design draws on the traditions of the late 18<sup>th</sup> century English Landscape movement, with sweeping approach routes arriving obliquely to enhance the experience of arrival. The removal of the existing link road to the Bakehouse eliminates the current awkward geometry and significantly improves spatial coherence.

The proposed surfacing is resin-bound gravel, providing the visual characteristics of traditional gravel while offering durability and permeability appropriate for modern use. This material is widely accepted within historic settings and provides a more appropriate finish than the existing tarmacadam.

A central water feature is to be introduced as a focal element, aligned with the historic footprint of the house. This reinforces the symmetry and hierarchy of the forecourt, while naturally organising vehicular movement into a circular pattern appropriate to a principal entrance.

6.4 No additional external lighting is proposed beyond that already approved for the Main House facade, ensuring that the scheme does not introduce unnecessary visual clutter or light spill.

6.5 Soft landscaping proposals reinforce the formal character of the forecourt. Lawns adjacent to the North and South Pavilions will be reinstated as high-quality formal lawns with appropriate irrigation and drainage. The wider West Park lawn will remain as managed grassland, maintaining the transition between the formal forecourt and the parkland setting.

6.6 A land drainage system is proposed to intercept and manage perched groundwater affecting the areas adjacent to the North and South Pavilion basements. Evidence on

site indicates that groundwater movement currently accumulates at these interfaces, increasing the risk of moisture ingress to the below-ground structures. The proposed land drainage will capture this groundwater and redirect it into the wider surface water drainage network, thereby reducing pressure against the historic basement walls and improving the long-term environmental conditions of the structure. The system will be installed below ground and designed to operate discreetly, with no visual impact on the historic setting. Its introduction represents a preventative measure aimed at safeguarding the historic fabric from ongoing moisture-related deterioration, while integrating with the wider drainage strategy of the forecourt.

## **7.0 Historic Significance**

- 7.1 The Forecourt has undergone multiple phases of alteration, reflecting changing architectural and landscape preferences over time. However, the existing arrangement is largely defined by 20th-century interventions that do not positively contribute to the significance of the Main House or its setting.
- 7.2 The proposed scheme adopts a heritage-led approach, removing unsympathetic modern additions and reinstating key historic design principles, including a coherent hard-landscaped forecourt and a strong central focus. Lowering ground levels to reveal previously obscured architectural features represents a clear enhancement to the understanding and appreciation of the building.
- 7.3 The introduction of high-quality natural materials, historically informed geometry, and improved spatial organisation strengthens the relationship between the Main House and its wider landscape setting. As such, the proposals preserve and enhance the significance of the Grade I listed building and its associated designed landscape.

## **8.0 Summary**

- 8.1 The proposed works represent a comprehensive and justified reconfiguration of the Forecourt, addressing the shortcomings of the existing modern layout and restoring a coherent, historically informed setting to the Main House. The removal of inappropriate materials, reinstatement of appropriate levels, and introduction of high-quality natural finishes will significantly enhance the architectural legibility and functional performance of the space.
- 8.2 The scheme delivers a balanced and conservation-led solution, preserving historic fabric, removing elements of limited value, and introducing carefully considered interventions necessary for long-term use. It is therefore considered that the proposals fully satisfy the requirements of the condition and will result in a clear enhancement to the significance, setting, and usability of this important heritage asset.