

Tottenham House and Estate

Walled Garden Landscaping

Design & Access Statement – NMA Application

28th August 2026

BLDA ARCHITECTS

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1.0 Authorship and Associated Documents

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

The design of the proposed new Walled Garden Landscape, has been prepared by BLDA Architects Ltd. in close collaboration with the wider Design Team and owner. Each element of the proposal described in this statement is cross referenced to, and should be read in conjunction with the following BLDA Architects drawings:

Landscape

- 001 Location Plan
- 002 Site Plan
- 210 Walled Garden Landscape - Proposed Masterplan_rev P3
- 211 Walled Garden Landscape – Proposed Infrastructure_rev P3
- 212 Walled Garden Landscape - Proposed Grading Levels_rev P2
- 220 Walled Garden Landscape - Proposed Section A_rev P1

Tennis Pavilion – Building 33

- 221.1 Tennis Pavilion – Building 33_Proposed Section B_rev P1
- 250.1 Tennis Pavilion – Proposed Ground Floor Plan_rev P1
- 250.2 Tennis Pavilion - Proposed Roof Plan_rev P1
- 250.3 Tennis Pavilion - Proposed North & East (Front) Elevations_rev P1
- 250.4 Tennis Pavilion - Proposed South & West (Rear) Elevations_rev P1

Landscape - Building 5

- 260.1 Proposed Building 5 Acoustic Enclosure_rev P1

Newmark – Planning Consultants

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.

DE Landscape & Heritage Ltd – Heritage Consultants

Heritage matters have been addressed by DE Landscape & Heritage Ltd and this Statement should be read in conjunction with their Walled Garden Summary and the assessment undertaken for the proposals within the Walled Garden.

Green Knight Estates – Estate Directors and Head Gardeners

The new landscape design proposal has been put together in close collaboration with the estate team to achieve an extensive and ambitious design but respectful of the historical significance of the site, this Statement should be read in conjunction with GKE documents.

2.0 Introduction

2.1. Description of Development

This Design & Access Statement has been prepared in support of a pre-application advice at Tottenham House and Estate, Wiltshire, SN8 3BE and refers exclusively to the landscaping layout within the Walled Garden (all other aspects of the proposals across the wider Estate with respect to the history, changing Client requirements and wider set of proposals are covered within the Adam Architecture Design and Access Statement and other supporting Consultant information).

Previous approved Landscape designs:

- Adam Architecture design – consented ref. 18-00195-LBC
- BLDA design – consented, ref PL/2024/09312

This pre-application focuses on the changes proposed to the BLDA design previously consented.

2.2 Main Aspirations and Objectives

The changes to the Walled Garden Landscaping are illustrated in DE Landscape & Heritage Ltd 'Walled Garden Summary' accompanying this application.

The notable – but not significant - changes from the consented scheme are:

- the reduction of the tennis courts to one court, but in the same location
- the substitution of the octagonal tennis pavilion for a larger Chinese-inspired building .

In principle the scheme has no significant changes: cross-axis, spine wall, historic basin and restored glasshouses all remain, as does the pool house and spa in the southwest

Other minor changes are:

- Additional serpentine paths in a variety of materials such as brick, reclaimed York stone, wood chip and even mown grass to provide greater access through planted areas now proposed and a richer experience of the garden overall
- Additional water features close to the Tennis Court and in the North Corner towards the Energy Centre

2.3 Changes to the consented Walled Garden Tennis Court Pavilion (building 33)

The Tennis Court Pavilion (Building 33) proposed by Adam Architecture has been approved and consented for the current masterplan ref 17/12461/ OUT and 18/00195/LBC and was retained in the BLDA scheme consented, ref PL/2024/09312

The proposed revised design of the larger Chinese-inspired building is not only for practical reasons (providing further service spaces to the Tennis Court) but also as a reference to similar building present in other historical gardens **such as the Chinese House (1783) at Stowe, the Ranelagh Gardens Chinese Pavilion (added in 1750 and demolished in 1805), the 19th century Chinese inspired buildings in Whaddon House, & the pagoda at Kew Gardens (designed by William Chambers in the 1760s) Refer to examples on page 16.**

2.4 General Conservation Principles

The universally established principles of good conservation practice have been central to the evolution of the design of the proposals. 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.

The current proposals have been informed by a detailed assessment of the significance of its design and setting within the Walled Garden and its setting in relation to the buildings adjacent. The reconstruction of the historic garden spine wall preserve and sustain its significance

The design preserves the special interest of the site & enhances the significance of the designated heritage assets in the Walled Garden and nearby.

3.0 Location

3.1 Walled Garden Location Plan



Figure 1 - Location Plan highlighting the Walled Garden – BLDA drawing No 200 – Not to Scale

4.0 Site

4.1 Walled Garden Site Plan

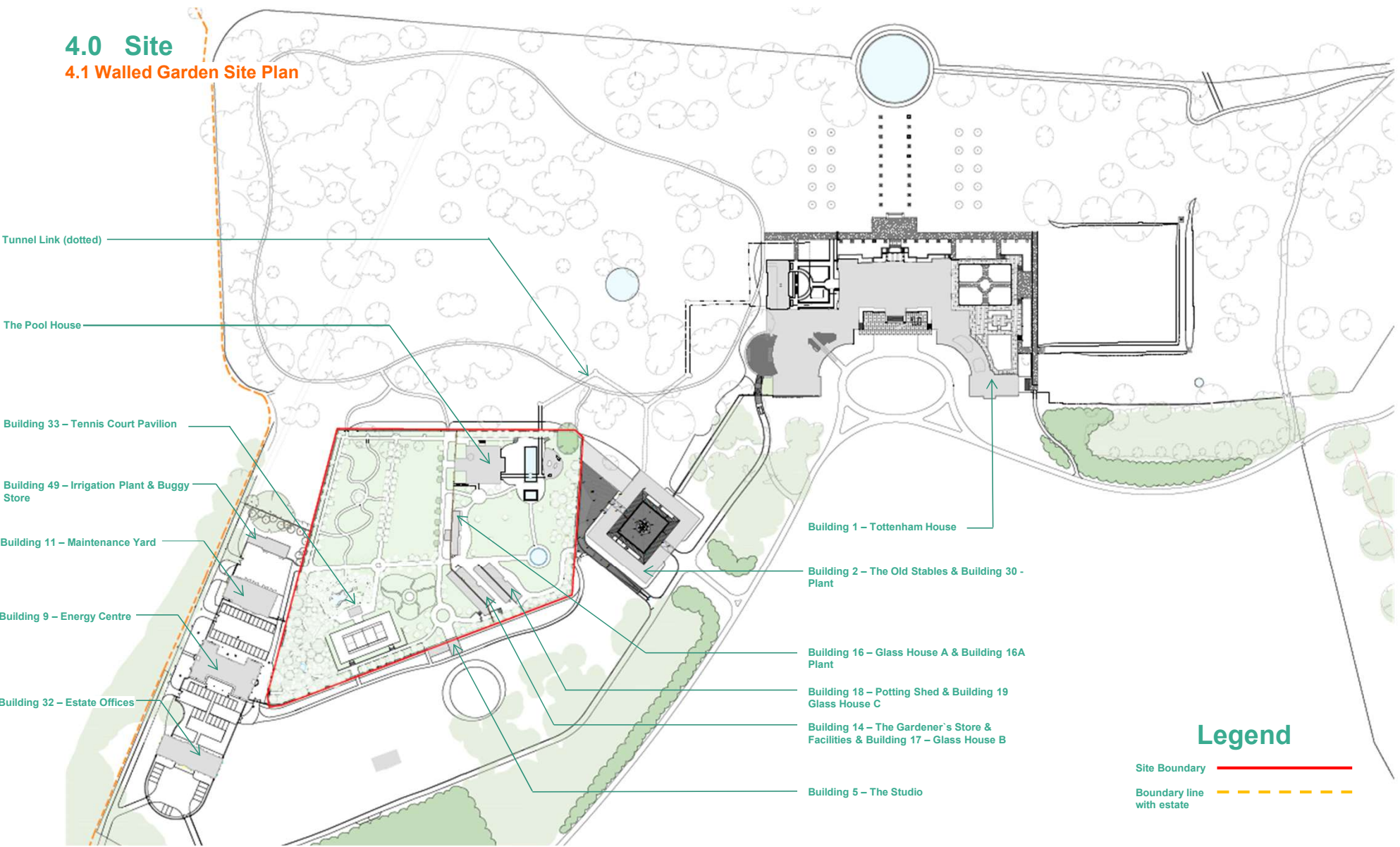


Figure 2 - Location Plan, highlighting the Walled Garden – Not to Scale

4.2 Walled Garden Location & Site - Photographs



Figure 3 - Aerial Photograph of the historic Kitchen Garden



Figure 4 - Panorama view towards the Old Stables, East Garden Wall and remains of Spine Wall & Building 16



Figure 5 - View looking North / Northeast



Key Plan





Figure 6 – View looking Northeast with the remains of the Spine Wall in the foreground and Outer Garden Wall to the right



Figure 7 – View toward the Energy Centre



Figure 8 – View towards South with Outer Garden Wall to the right and Old Stables in the background



Key Plan



5.0 Walled Garden Landscape Layout and Buildings – Consented Proposal 18-00195-LBC

5.1 Consented Walled Garden Landscape Layout

Consented proposals for the landscape layout, Master Plan ref. 18-00195-LBC illustrated here, are not sought under this application but are included here for comparison.

The consented Adam Architecture design for the pool area (including the Orangery and the two Pool Pavilions, illustrated in more detail overleaf) are also not sought under this application. These proposed new buildings were originally positioned in relation to the rebuilt historic garden wall in keeping with other garden buildings. The new swimming pool was located to the north of the spine wall.

Several consented buildings, also shown here and highlighted in Section 5.3 below, are also not sought under this application, but have been included here for comparison.

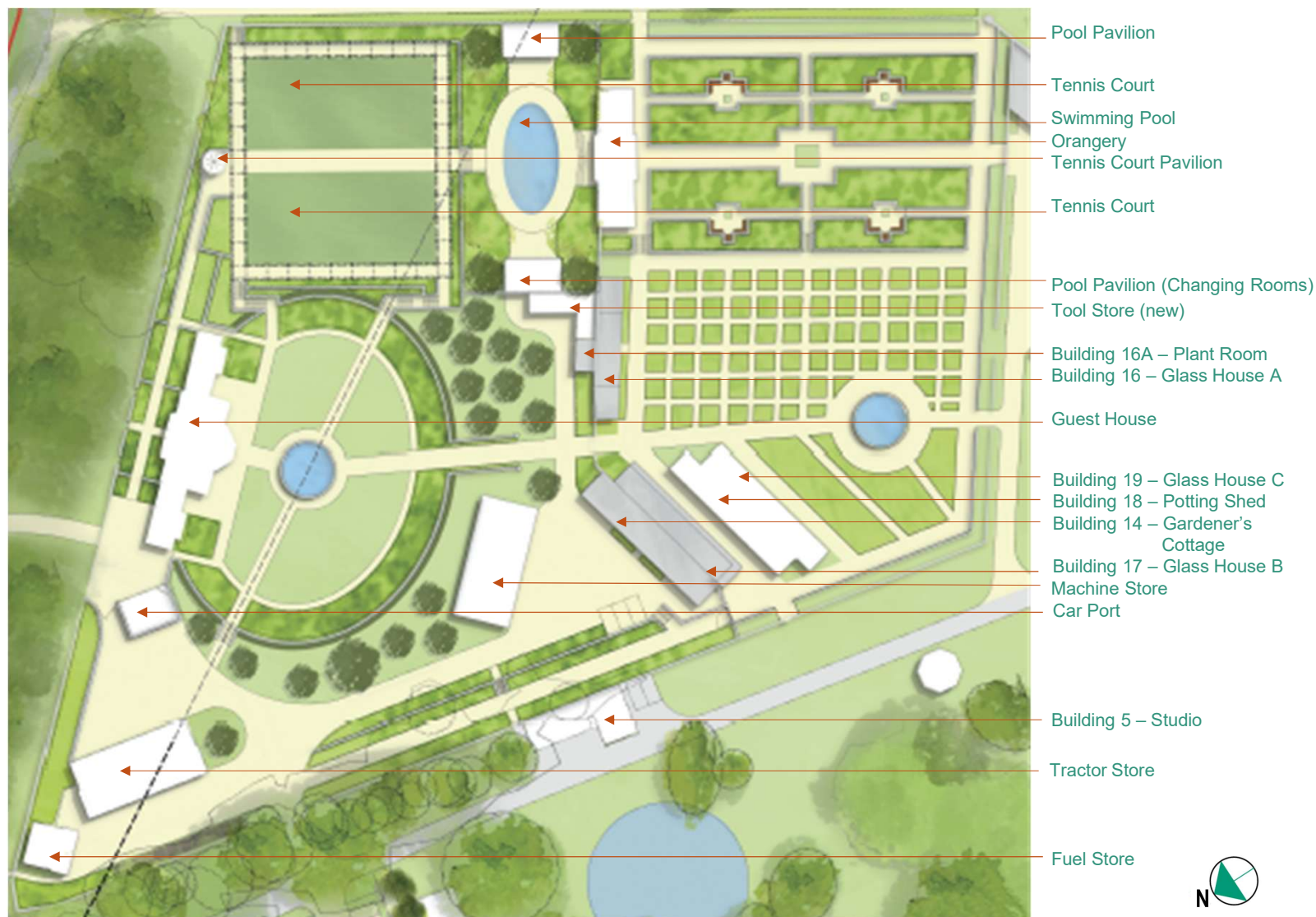


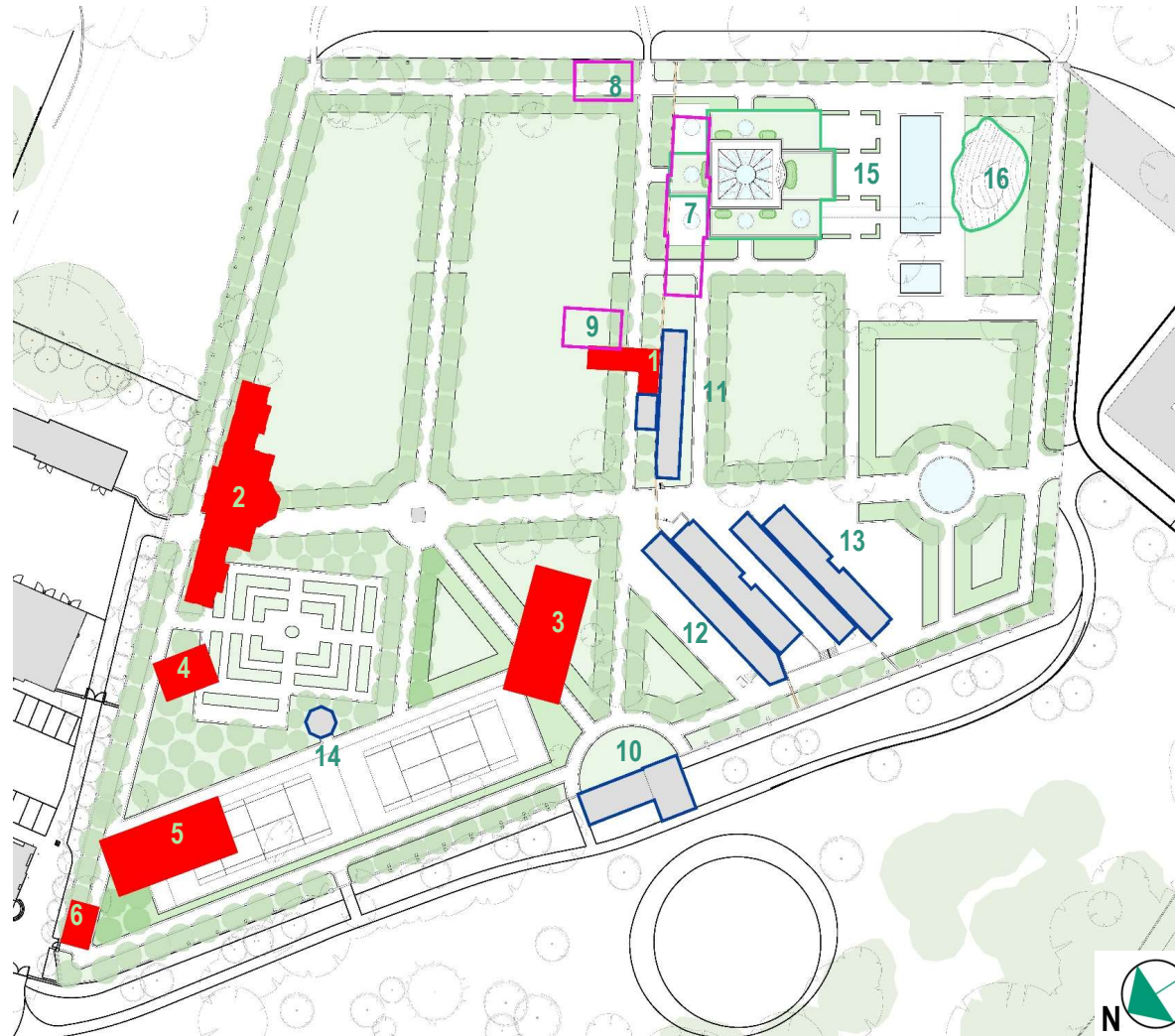
Figure 9 - 2018 Consented Walled Garden Layout and Buildings - Master Plan ref. 18-00195-LBC

5.2 Walled Garden Landscape Layout and Buildings – Consented Proposal: PL/2024/09312

5.3 Consented Walled Garden Landscape Layout

Fig. 10 Indicates:

- Previously consented buildings within the Walled Garden which were omitted in the 2024 Application as they no longer meet the needs of the owner nor are they required from an operational perspective for the Estate (these are overlaid over the Proposed Outline Landscape Layout approved in 2024)
- Consented buildings under application PL/2024/09312
- Consented layout showing pathways, walls, tennis courts and water features



Legend:

Consented Buildings omitted:

1. Tool Store
2. Guest House
3. Machine Store
4. Car Port
5. Tractor Store
6. Fuel Store

Consented Pool Pavilions and Orangery Omitted:

7. Orangery
8. Pool Pavilion
9. Pool Pavilion (Changing Rooms)

Consented Buildings included, to be Rebuilt:

10. Building 5 – Studio
11. Building No 16 & 16A – Glasshouse A & Plant
12. Building No 14 & 17 – Gardener's Cottage & Glass House B
13. Building No 18 & 19 – Potting Shed & Glass House C

Consented Building:

14. Building 33 – Tennis Court Pavilion

Consented New Pool House Buildings:

15. Proposed New Pool House and adjoining Spa Building.
16. Proposed New Spa Pavilion (linked via tunnel to Pool House)

Figure 10 - Consented buildings included and omitted from these proposals, overlaid onto Proposed Landscape Layout (ref Section 5 for detail)

5.4 Walled Garden Landscape Layout and Buildings – New Proposal

5.5 Proposed new Walled Garden Landscape Layout

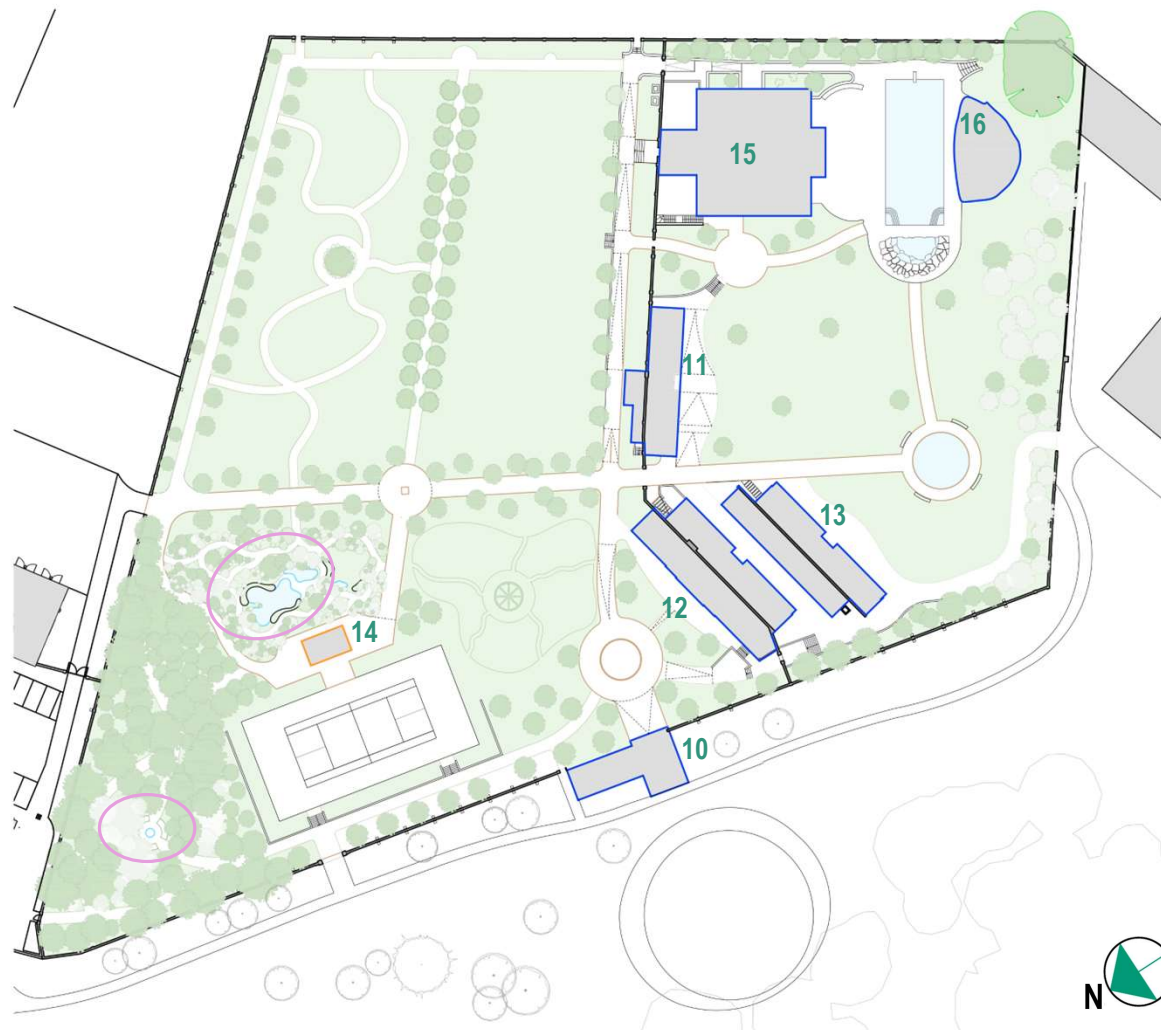
Fig. 11 The changes to the Walled Garden Landscaping from the consented scheme are:

- the reduction of the tennis courts to one court, in the same location, the main reason behind the change was to increase the space for more planting and create more screening and privacy around the court
- the substitution of the octagonal tennis pavilion for a larger Chinese-inspired building (No.14), the main reason for this change not only to increase service spaces to the Tennis Court but also as a reference to similar building present in other historical gardens

In principle the scheme has no significant changes: cross-axis, spine wall, historic basin and restored glasshouses all remain, as does the pool house and spa in the southwest

Other minor changes are:

- Additional serpentine paths
- Additional water features
- Changes to the soft landscaping
- Circular planting space between buildings 10 & 12 to improve circulation



Legend:

- Consented Buildings**
 - 10. Building 5 – Studio
 - 11. Building No 16 & 16A – Glasshouse A & Plant
 - 12. Building No 14 & 17 – Gardener's Cottage & Glass House B
 - 13. Building No 18 & 19 – Potting Shed & Glass House C
 - 15. Proposed New Pool House
 - 16. Proposed New Spa Pavilion (linked via tunnel to Pool House)
- Revised Design to Consented Building**
 - 14 Tennis Court Pavilion & Tennis Court
- Proposed new water features**
 - 17. Natural ponds
 - 18. Water fountain

Figure 11 – Proposed new Landscape Layout incl. Buildings

5.6 Walled Garden Landscape – Consented & New Proposal comparison

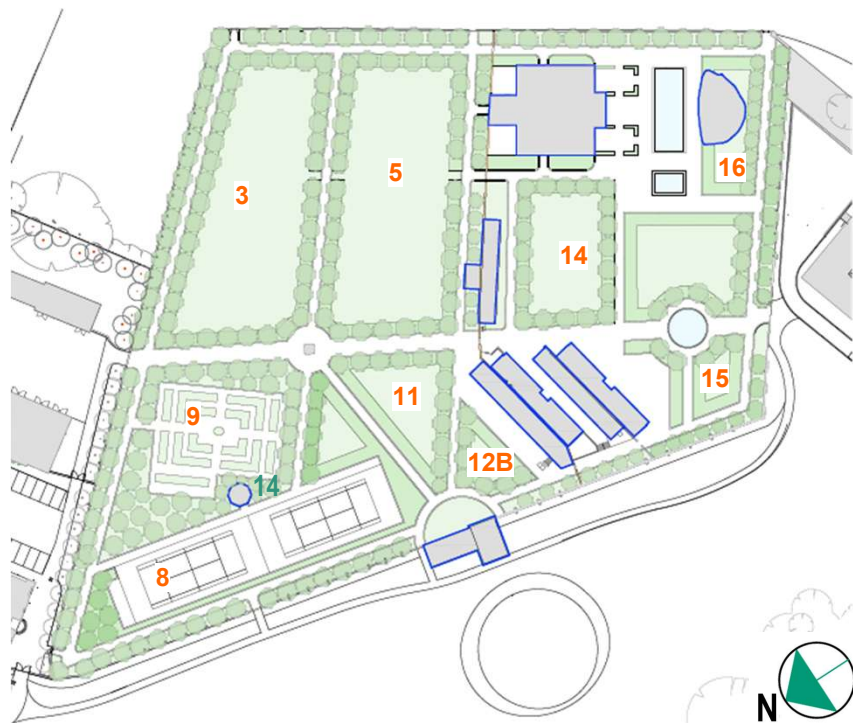


Figure 12 – Consented Landscape

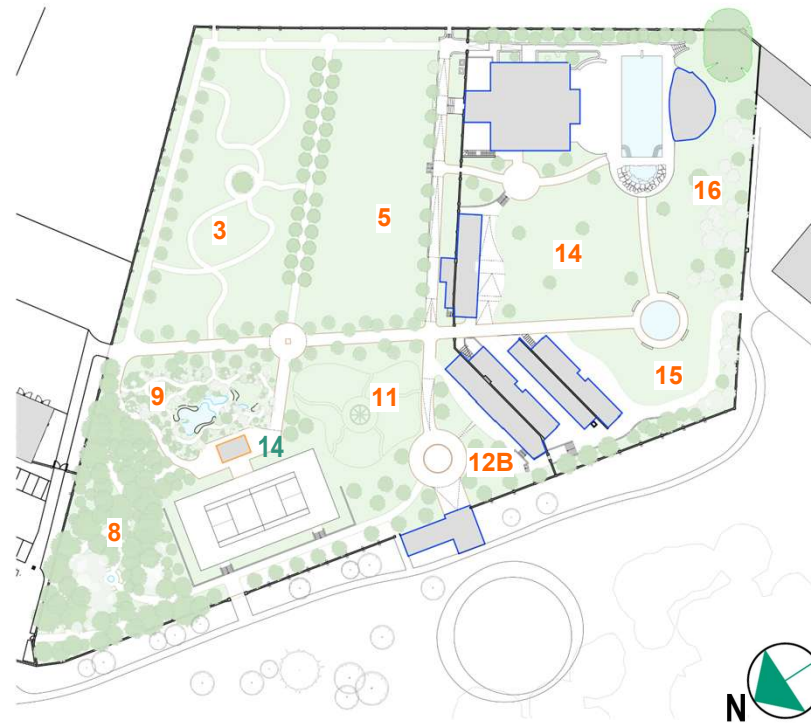


Figure 13 – Proposed new Landscape

5.7 Consented (fig 12) & Proposed Walled Garden Landscape (fig 13) Layouts

AREA 3 - Additional serpentine paths

AREA 5 – no changes

AREA 8 – 1No. Tennis court omitted to increased area for planting

AREA 9 – formal planting replaced by natural ponds and planting, better for wildlife

AREA 11 – pathways altered and increased area for planting

AREA 12B – circular planting area introduced for better circulation

AREA 14 - Additional serpentine paths & reduced formal planting

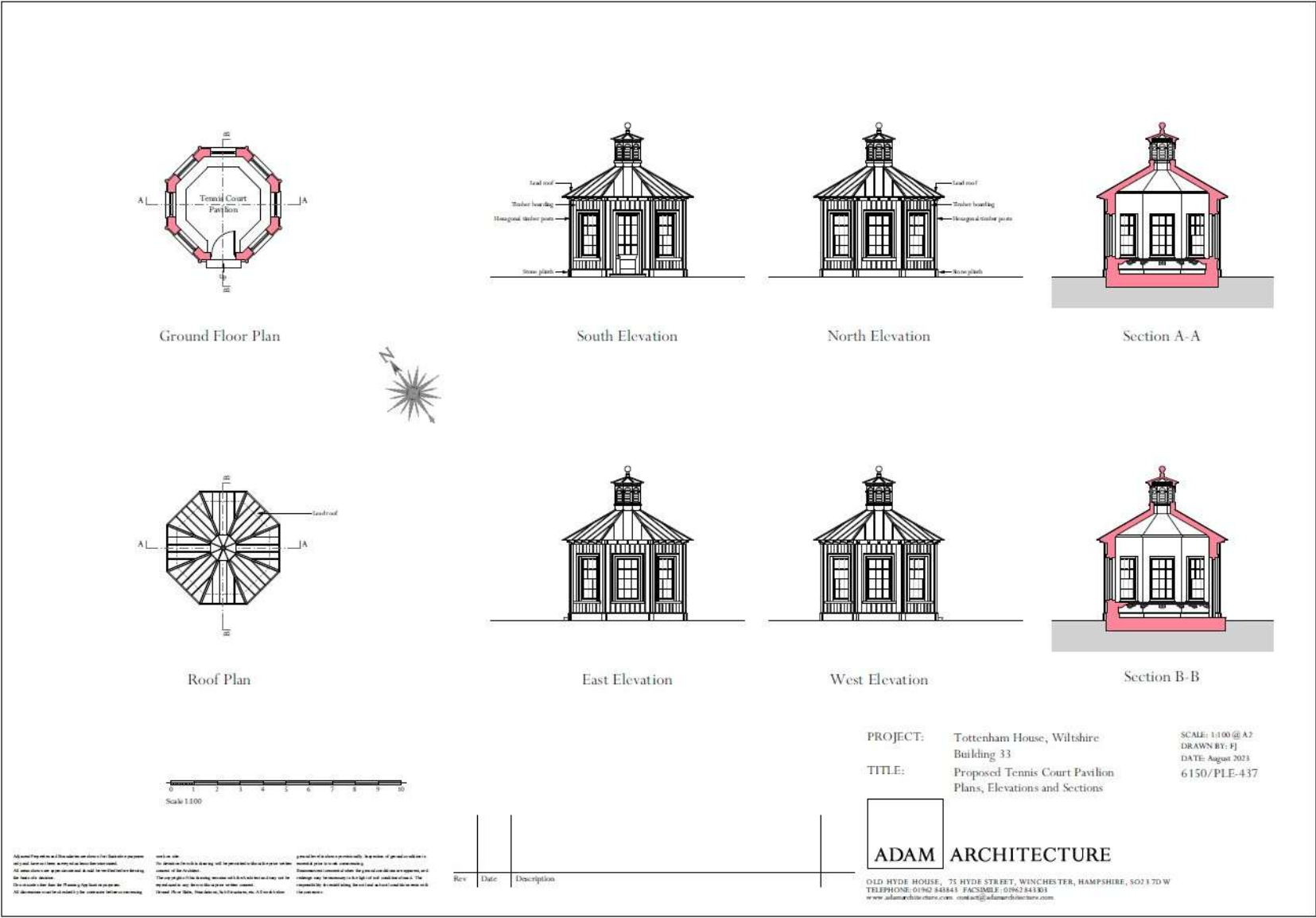
AREA 15 - Paths revised to more fluid shape & reduced formal planting

AREA 16 – Formal paths omitted, increased area for planting

ITEM 14 – Revised design of Tennis Court Pavilion, Building 33

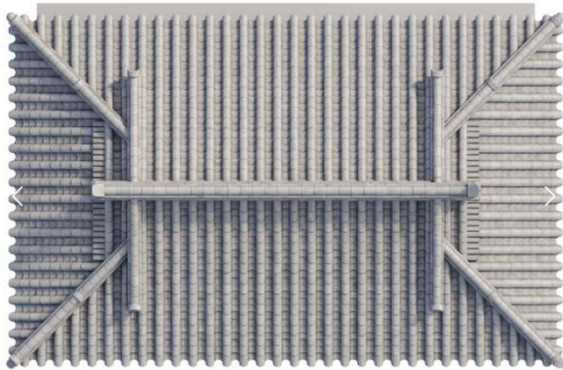
6.0 Walled Garden Landscape – Consented Tennis Court Pavilion

6.1 Building No 33 – Tennis Court Pavilion – CONSENTED: ref Adam Architecture Drawing No 6150 PLE-437

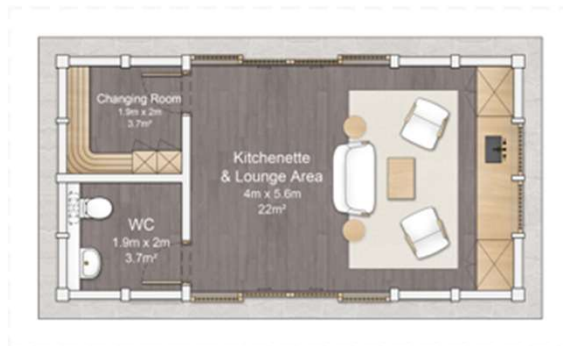


6.2 Walled Garden Landscape – Proposed Tennis Court Pavilion

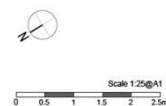
6.3 Building No 33 – Tennis Court Pavilion – proposed new design



1 - Roof Plan



2 – Ground Floor Plan



3 – West Elevation (Front)



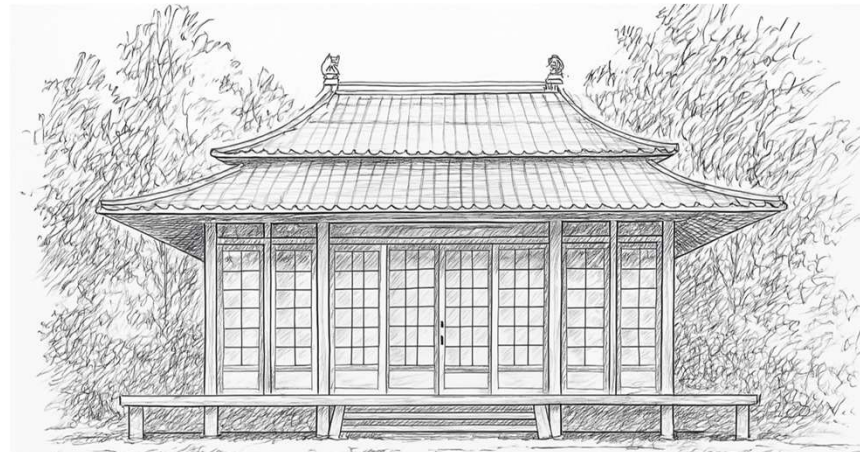
7 – North Elevation



4 – East Elevation (Rear)



6 – South Elevation



5 – Reference image

6.4 Walled Garden Landscape – Proposed Tennis Court Pavilion

6.5 Building No 33 – Tennis Court Pavilion – reference images



1 – Kew Gardens, the pagoda



2 – Whatton House, Chinese inspired structure



3 – Stowe, the Chinese House



4 – Whatton House, Chinese inspired structure



5 – Whatton House, Chinese inspired structure



6 – Ranelagh Gardens, the Chinese Pavilion

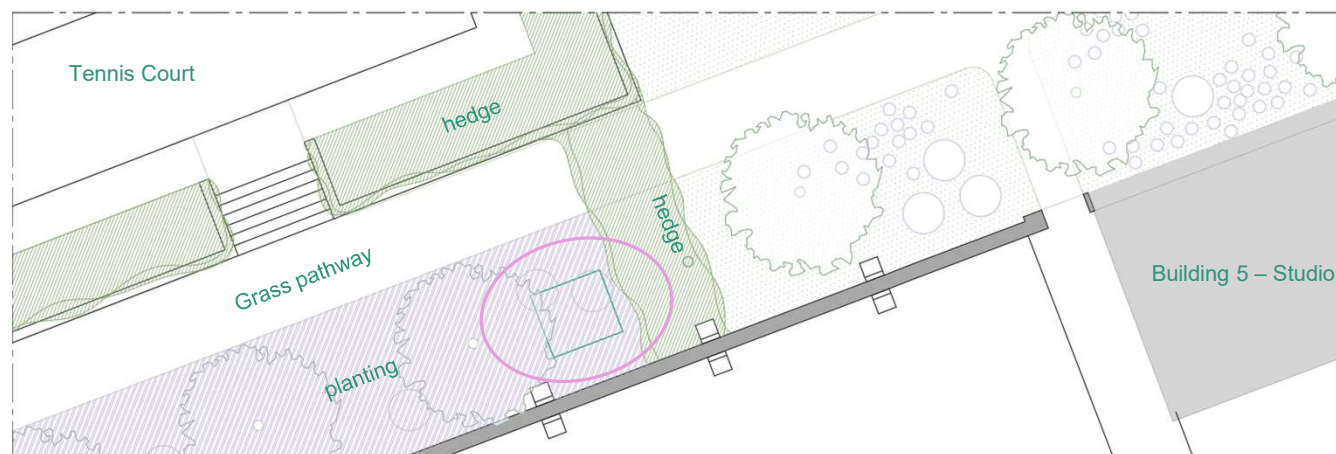
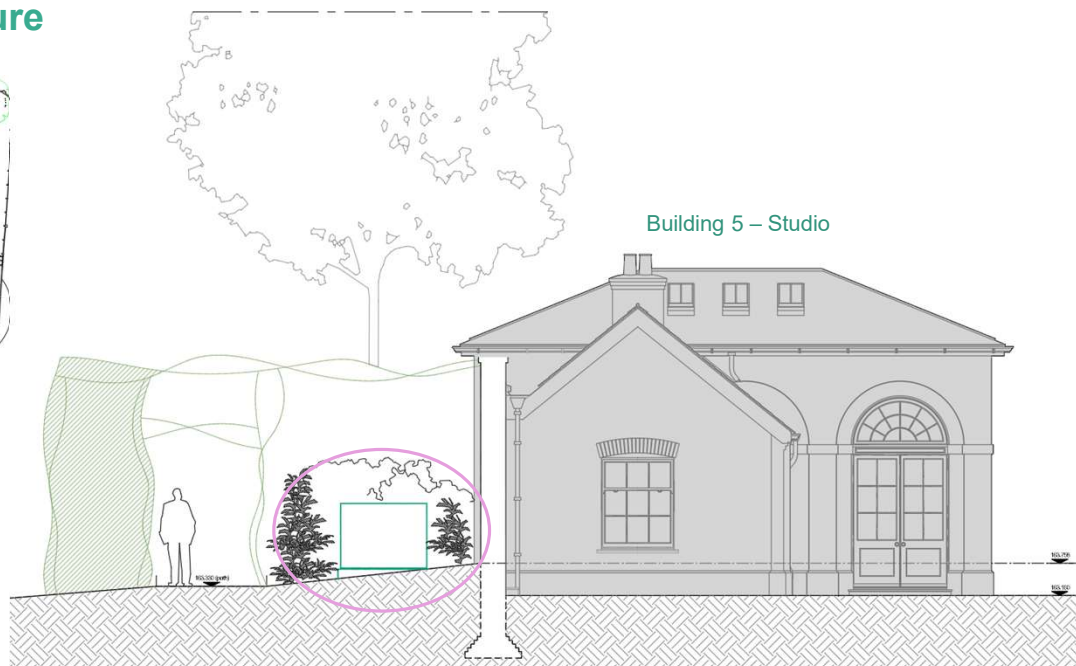
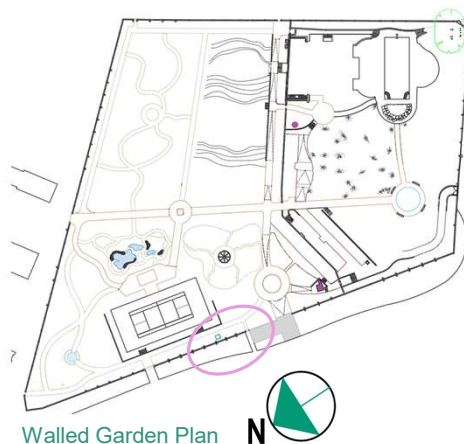
7.0 Building 5 – Proposed Acoustic Enclosure

7.1 Proposed new acoustic enclosure to service Building 5

It is proposed to position an acoustic enclosure to service Building 5, the Studio in the enclosed area between the tall hedges of the Tennis Court and the existing West Garden Wall.

Proposed Condenser Acoustic Enclosure details:

- measurements in mm: 1800L x 1600D x 1200H
- material: galvanized mild steel painted in dark green to reduce visibility
- surface mounted
- effective noise reduction and vibration isolation
- must be located no more than 20 / 30m from Building 5
- Required to supply comfort cooling to Building 5 with minimum visibility and no obstruction to other services and circulation within the Walled Garden.



Proposed acoustic enclosure located between the existing West Garden Wall and the proposed Tennis Court tall hedges