

Tottenham House and Estate

Design, Access and Heritage Statement

Pool House and Spa (Building 36)

v6 / 8 September 2026

BLDA ARCHITECTS

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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), 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
PROPOSED PLANS			
Proposed Location Plan	1:5000 at A1	200	*
Proposed Site Plan	1:1250 at A1	201	I
Proposed Walled Garden Plan & Outline Landscape	1:500 at A1	202	H
Proposed Walled Garden & Outline Landscape Sections	1:200 at A1	206	I
Proposed Pool House Basement Plan	1:100 at A1	210	E
Proposed Pool House Basement Plan Summary of Amendments	1:100 at A1	210.1	A
Proposed Pool House Mezzanine Plan	1:100 at A1	211	I
Proposed Pool House Mezzanine Plan Summary of Amendments	1:100 at A1	211.1	E
Proposed Pool House Ground Floor Plan	1:100 at A1	212	M
Proposed Pool House Ground Floor Plan Summary of Amendments	1:100 at A1	212.1	G
Proposed Pool House Roof Plan	1:100 at A1	213	J
Proposed Pool House Roof Plan Summary of Amendments	1:100 at A1	213.1	H
PROPOSED ELEVATIONS			
Proposed Pool House North & South Elevations	1:100 at A1	220	I
Proposed Pool House North Elevation (with outline of omitted consented buildings)	1:100 at A1	220.1	H
Proposed Pool House East & West Elevations	1:100 at A1	221	K
Proposed Spa Building Elevations	1:100 at A1	222	D
Proposed Pool House North & South Elevations Summary of Amendments	1:100 at A1	225.1	E
Proposed Pool House North Elevation (with outline of omitted consented buildings)Summary of Amendments	1:100 at A1	225.2	E
Proposed Pool House East & West Elevations Summary of Amendments	1:100 at A1	225.3	G
PROPOSED SECTIONS			
Proposed Pool House Section A-A	1:100 at A1	230	H
Proposed Pool House Section A-A Summary of Amendments	1:100 at A1	230.1	D

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).
- 2.2 The Pool House and Spa Building are new buildings within the historic Walled Garden of Tottenham House Estate.
- 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 A further application for Approval of non-material change to a planning permission was approved on 23 July 2026 (PL/2026/03741) along with Listed building consent for the same. (PL/2026/03721)
- 2.6 The proposals which are being submitted in this application are for :
- A basement plant room beneath the footprint of the Spa Building, which will serve the Spa building and also the external pool, including external air vents behind the spa building.
 - Enlargement of a permitted flat arched opening in the Spine Wall to provide improved access to the Pool House
 - Minor amendments to the landscape to provide improved access to the Pool House, introducing a level step-free access to the eastern entrance door of the Pool House, and ramped access to the spine wall opening.
 - Removal of a domed rooflight and flue, to be replaced with a flat rooflight.
- 2.7 The submitted proposals 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.



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 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 2 - Aerial photograph of the historic kitchen garden



The historic Kitchen Garden Walls

Future site of Building 36: Pool House and Spa Building



Figure 3 - Historic Walled Garden 1830 Plan

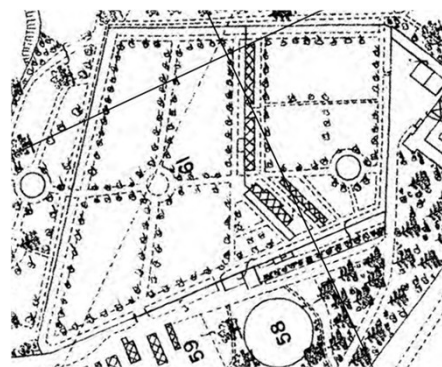


Figure 4 - Historic Walled Garden 1880 OS Plan



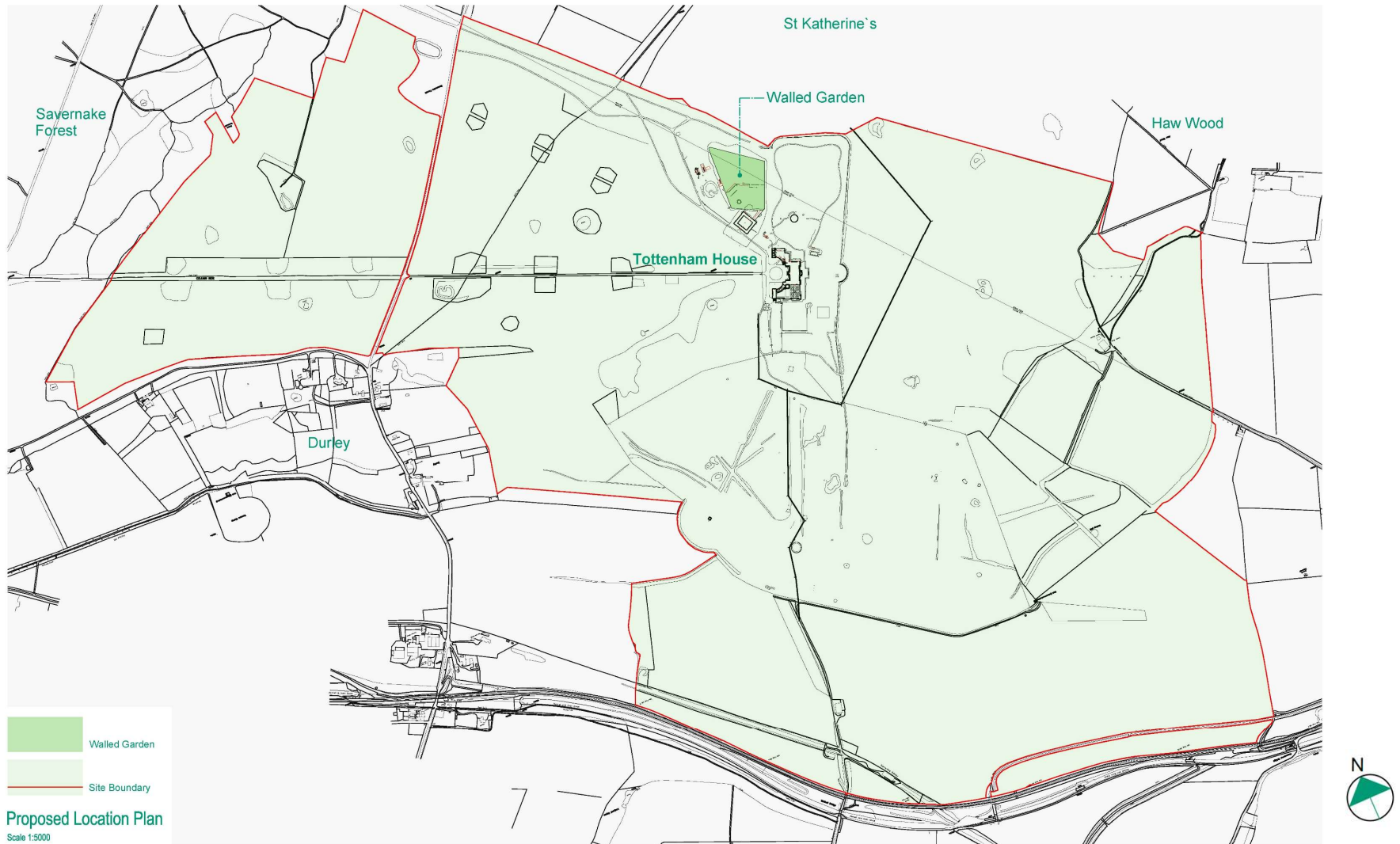


Figure 5 - Location Plan – Part Drawing No. 200 highlighting the Walled Garden – Not to Scale

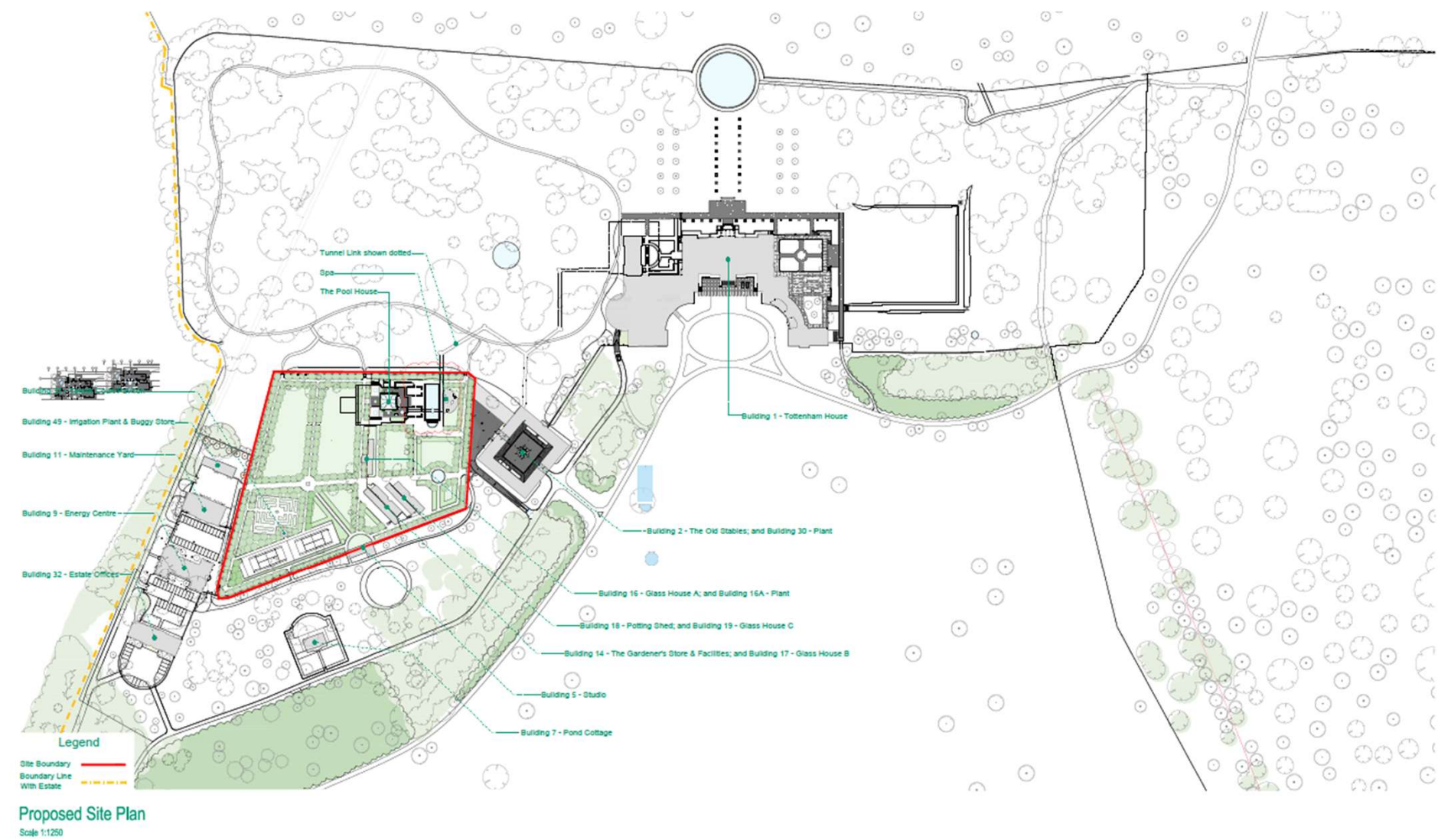


Figure 6 - Location Plan – Part Drawing No. 201H – Not to Scale



4.0 Current Approved and Consented Works

- 4.1 Approval for 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).
- 4.2 A further application for Approval of non-material change to a planning permission was approved on 23 July 2026 (PL/2026/03741) along with Listed building consent for the same. (PL/2026/03721)
- 4.3 The revised proposals that are being put forward in this application seek similar consents for these buildings.

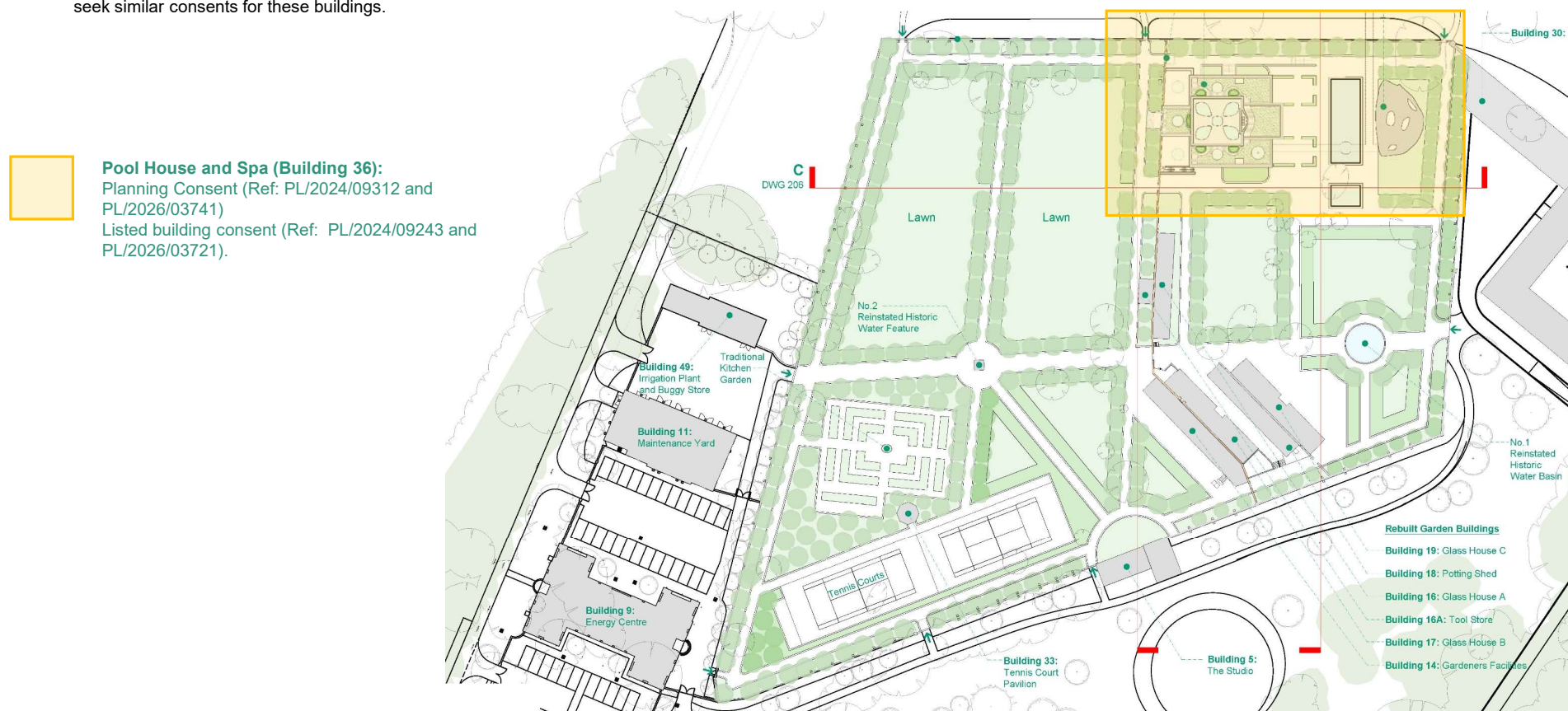


Figure 7 - Consented buildings that are the subject of this application – Not to Scale



5.0 Pool House and Spa Pavilion: Proposals Sought and Justification

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

Proposed Basement Plantroom for Spa Building

5.2 A basement plant room is proposed, directly beneath the footprint of the approved Spa Building, in the space between the approved tunnel running towards the Eastern boundary of the Walled Garden and the approved staircase leading up to ground level from the North-South tunnel.

5.3 The proposed basement plantroom (G.I.A. 83sqm) will serve the Spa Building (Sauna / Steam Room / Plunge) and also the Swimming Pool and Spa Pool.

5.4 The proposed basement extension to the permitted building is functionally justifiable, and as it is entirely subterranean, will have no visual impact on the walled garden or wider heritage assets.

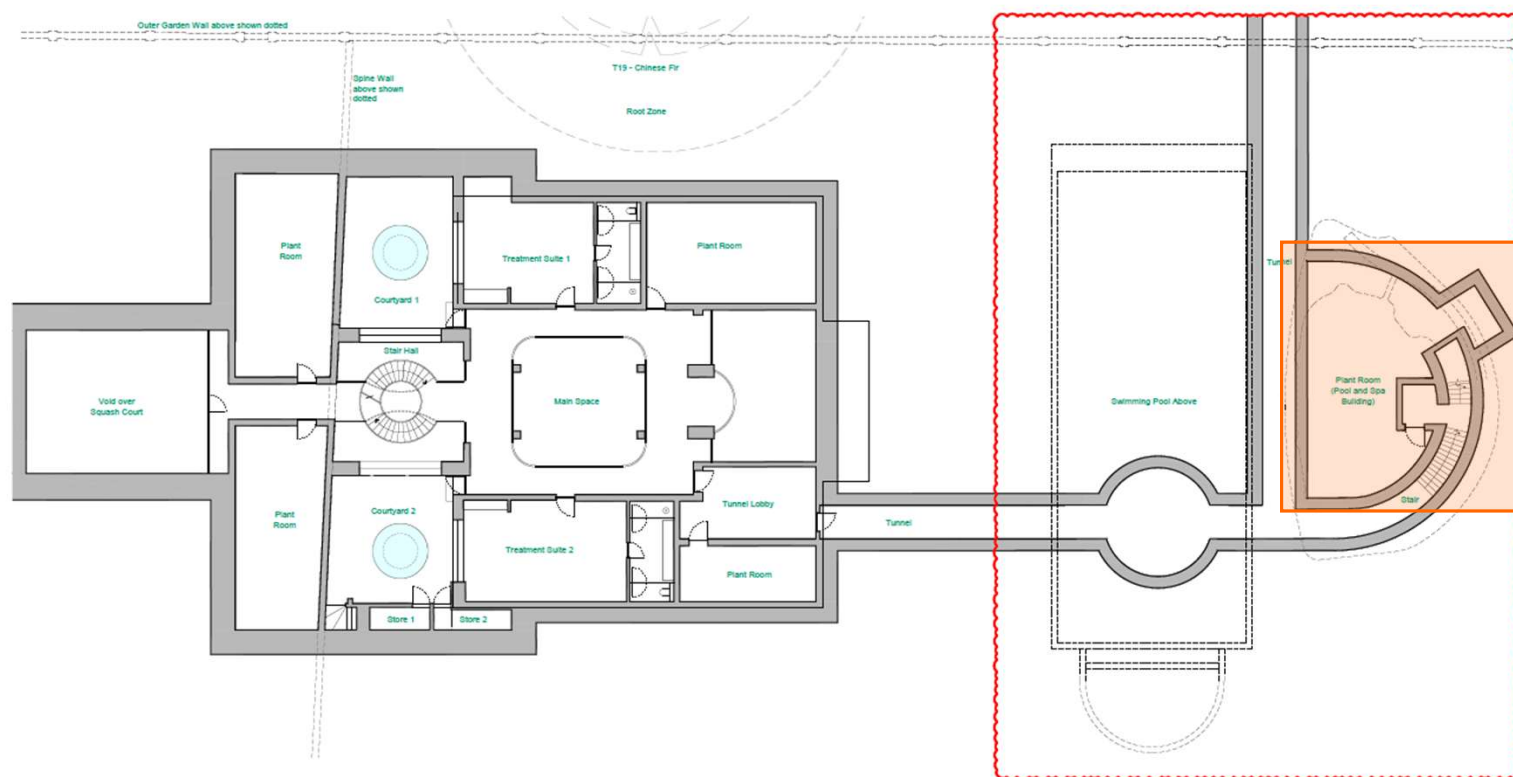


Figure 8 - Pool House / Spa Building Plan indicating location of proposed Basement Plant Room

- Amendment to the Swimming Pool**
- 5.5 The application includes proposals for an amended swimming pool and spa pool.
- 5.6 The proposed amendments to the pool follow those that were discussed with officers during pre-application enquiries for the whole landscape of the walled garden, which were received favourably; and which will form part of the application to discharge conditions in relation to the landscape.
- 5.7 The pool is included in this application because its footprint directly impacts the position of the tunnel which forms part of the wall for the basement plant room.
- Addition of two external Vents**
- 5.8 At ground floor level, behind the Spa Building, and visually concealed by landscape, a pair of external vents from the plant room are proposed.
- 5.9 The proposed vents are a minor amendment to the approved scheme. They are small accoutrements to the Spa Building, that will be fully screened by landscaping, and will have no visual impact on the setting of the heritage assets.

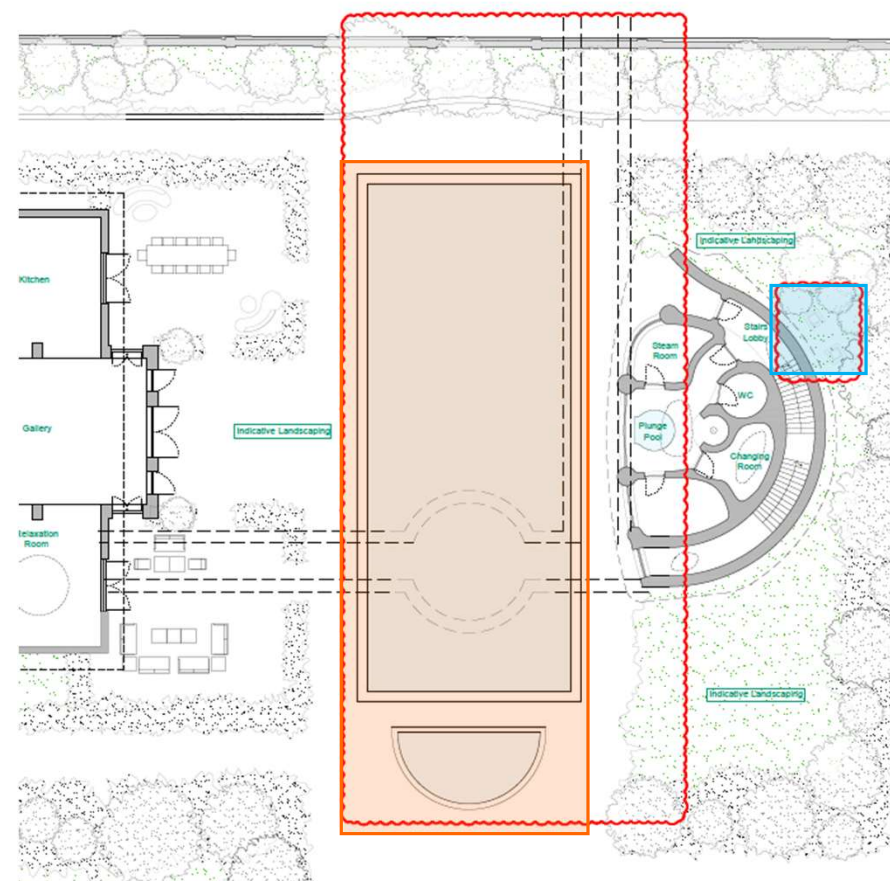


Figure 9 - Ground Floor Plan showing Pool (Orange) and Proposed Vents (Blue)

Amendment to the Spine Wall / Pool House Accessibility

- 5.10 To improve accessibility to the eastern entrance of the pool house, a level, step-free access route has been proposed on the Eastern Elevation from the pool to the entrance door.
- 5.11 This will allow people of all abilities to move freely, without any changes in level between the pool and changing rooms located on the ground floor.
- 5.12 The need was also identified to provide improved, step-free access to the pool house and pool through the spine wall for maintenance and servicing of the building.
- 5.13 The proposals submitted with this application seek to introduce a wider, flat arched opening in the spine wall which will provide unimpeded access which will be required over the lifetime of the building, which will be served by a pair of ramps which lead down the Eastern entrance door.

Removal of Domed Rooflight and Flue

- 5.14 The application includes the removal of a domed rooflight and flue, which will be replaced with a flat rooflight.
- 5.15 The replacement rooflight will be identical to others that have already been approved for the building.

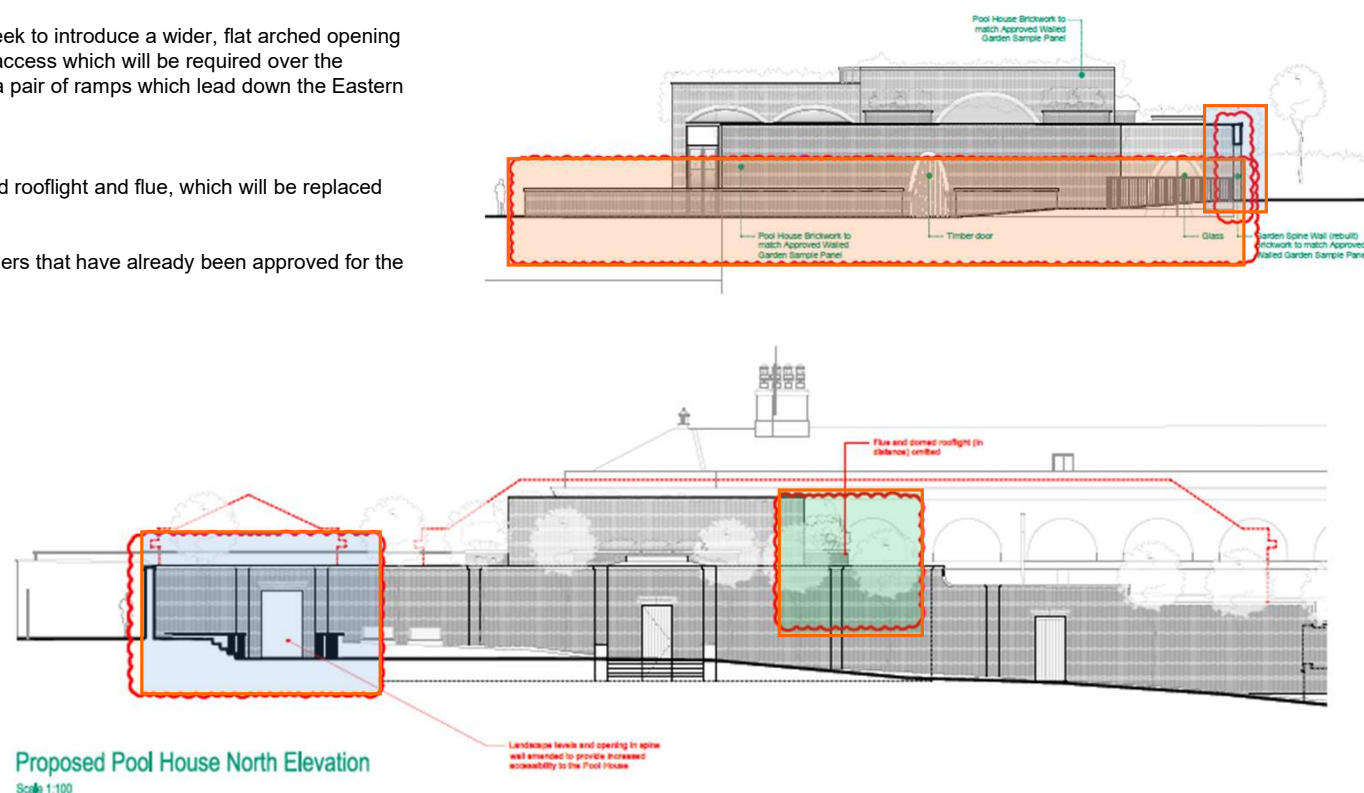


Figure 10 - Pool House Elevations

6.0 Heritage Statement

- 6.1 The purpose for this section of the Heritage Statement is to identify the significance of the surrounding heritage assets that form the context to the new-built Pool House and Spa Building.

Location, Setting & Context

- 6.2 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.
- 6.3 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.
- 6.4 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.
- 6.5 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.
- 6.6 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**
- 6.7 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.
- 6.8 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.

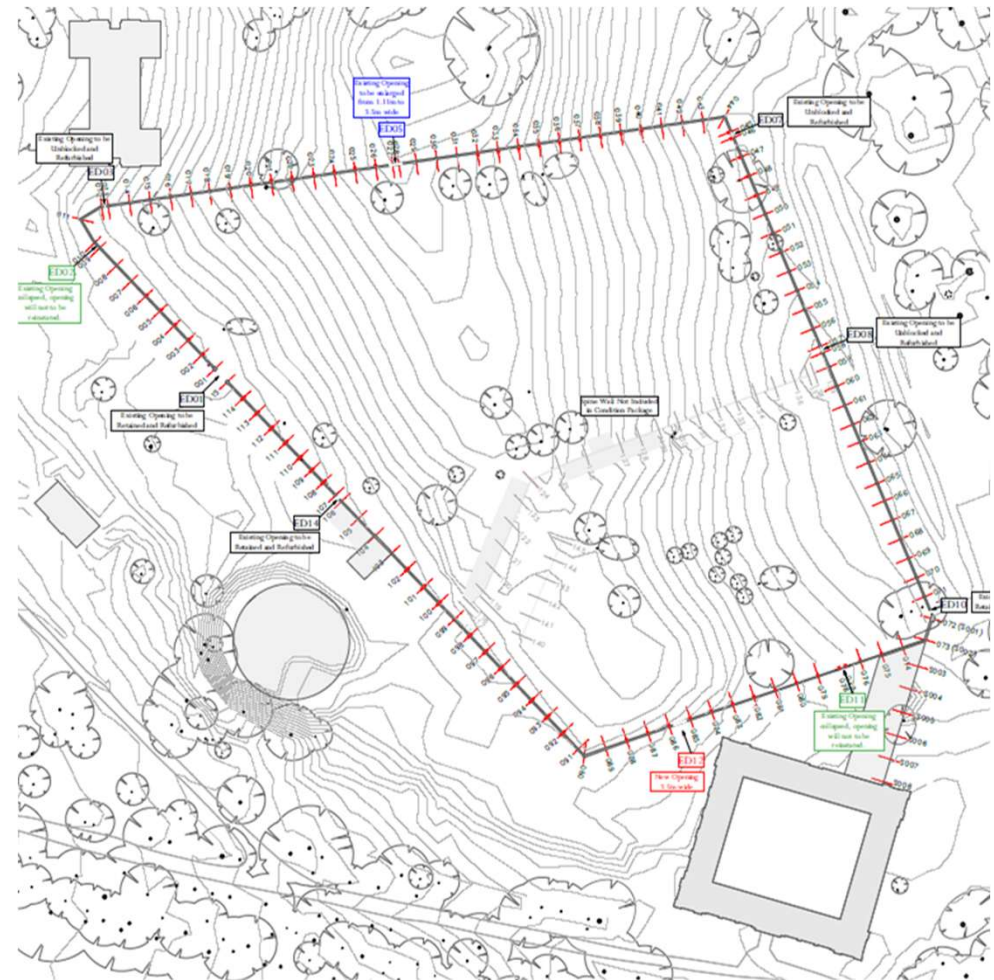


Figure 11 - Garden Wall Plan (ADAM Architecture) and panoramic photograph

7.0 Accessibility

7.0 Accessibility

- 7.1 The proposed amendments to the Pool house, which include introducing level and step free access to the Eastern entrance door, improve accessibility for all, including disabled people, older people, and children.
- 7.2 As a consequence of the proposals, the building will be more closely aligned with Wiltshire's Core Strategy which aims to ensure new developments are accessible, safe, and high-quality.

8.0 Summary

- 8.1 The proposals presented in this application are for minor amendments to the Pool House and Spa Building (Building 36).
- 8.2 The proposed minor amendments 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.
- 8.3 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.
- 8.4 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.