

Heritage Assessment

Tottenham House Estate – The Studio (Building 5): Amended Proposals

September 2026

Our reference
GREH3020_HTAL

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1. Heritage Assessment

Background

- 1.1 The structures comprising the Studio (Building 5 in the Masterplan) had their origins as functional buildings used in relation with the Walled Garden and The Slips. The Studio Building is located and built against, and as part of, the west wall of the historic Walled Garden, in an area of land that has historically been known as the 'Slips Garden'. The area was the site of the original Home Farm and farmyard, which was relocated in the early C19th.



Figure 1: South elevation of the south wing of Building 5

- 1.2 The Studio is located away from the grade I listed House (Building 1), purposely out of direct view, with the grade II* Old Stables (Building 2) located to the south, separated by an area of open ground with fishpond set behind the walls of the Walled Garden.

- 1.3 Whilst not specifically listed, this building, other ancillary structures and the associated Walled Garden are listed by virtue of being within the curtilage of the principal listed buildings¹ (Tottenham House, grade I and Old Stables, grade II*). Building 5 is also located together with the wider Estate within the Tottenham House and Savernake Forest Registered Park and Garden (grade II*) and within the wider setting of the principal listed buildings.
- 1.4 As found today the structures are in an extremely dilapidated condition with significant areas of fabric collapse and removal and as such their inherent significance and wider contribution is now limited.

History



Figure 2: 1786 Estate Plan (reproduced from Matthew Wigan Associates Walled Garden Analysis 2022)

- 1.5 The Walled Garden lies to the rear of the stable block, c 150m to the north of the House. The trapezium-shaped garden of c.2ha is divided into two compartments by the internal wall. The latter was lined on both sides with outbuildings, sheds, and the footings of former greenhouses. To the west of the kitchen garden is a group of outbuildings, including the Studio, former gardeners' houses, and the remains of a circular fishpond. Abutting the kitchen garden to the north-east is the site of a late C18th menagerie, previously an orchard².

¹ S.1(5)b Planning (Listed Buildings and Conservation Areas) Act 1990

² National Heritage List for England, Tottenham House and Savernake Forest, Registered Park and Garden of Historic Interest (grade II*).

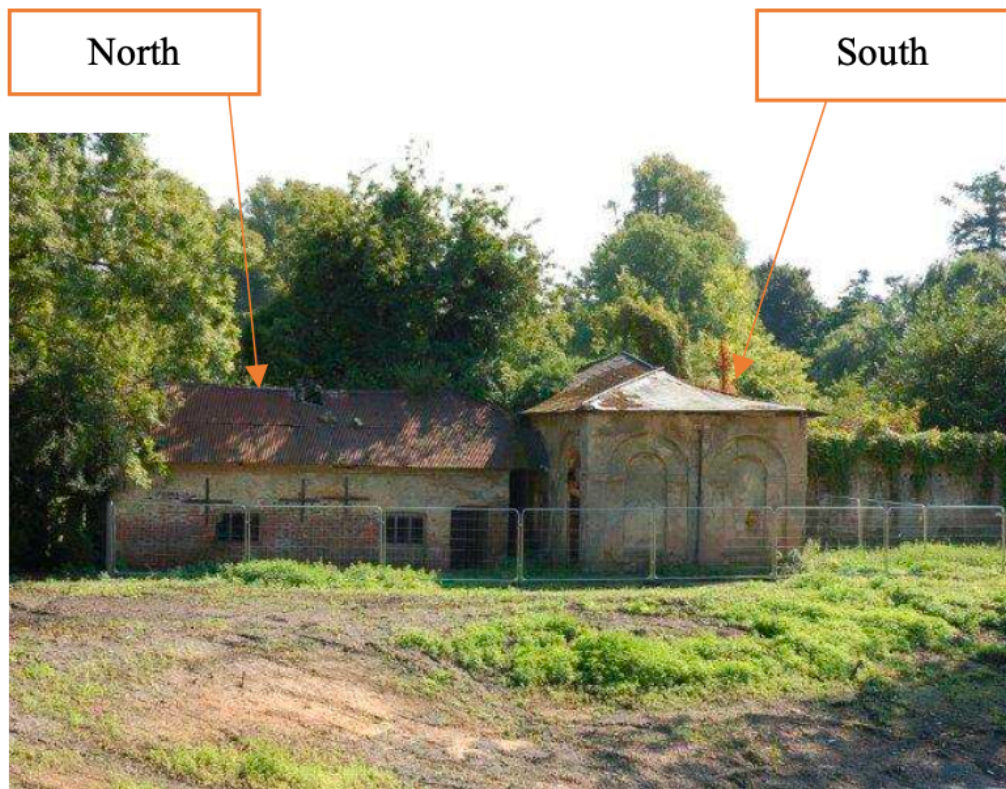
- 1.6 In the later part of the C18th the walled garden was relocated from the more visually sensitive East Park to be set within any easy walk of the main House whilst being set back from Home Park, with associated screening.
- 1.7 The 1786 Estate Plan (Figure 2) indicates a linear range of buildings on the outer side of the wall to the Walled Garden possibly partly associated with Home Farm and the farmyard before it was demolished around 1820 when the farmstead was relocated to Warren Farm. A Stewards Cottage was built in its place (now known as Pond Cottage - Building 7) and a new entrance was formed in the northwest section of the Walled Garden and further greenhouses and outbuildings were constructed.
- 1.8 The lower north range of Building 5, extant today and vernacular in character, may be a partial remnant of the farm buildings. By the early C19th (see Figure 3 1830 Estate Plan) the southern wing may have been enlarged or rebuilt, with larger footprint indicated, directly facing the fishpond in The Slips. By the 1960s OS maps suggest that the buildings were also extended further southwards, at some point, although these structures are not evident today.



Figure 3: Kitchen Garden 1830 Plan (Wiltshire Records Office) reproduced from Tottenham House & Estate Heritage Report Volume 1, 2017,



South elevation of south wing - 2015



West elevation showing south and north wings -2015

Figure 4: Estate Buildings Condition Survey and Schedule of Works 2015-2024 (prior to storm damage) - Adam Architecture



South elevation of south wing – 2022



West elevation of south wing - 2022

Figure 5: Estate Buildings Condition Survey & Schedule of Works 2015-2024 (after storm damage) - Adam Architects

- 1.9 Therefore, the remnants of the structures found today appear to date to two periods, the north, lower wing of more vernacular character, likely to be earlier than the Walled Garden (as the walled garden was built around/up to it) and the south building, probably contiguous with the construction of the Walled Garden or altered/extended soon after (as it is built into the walled garden stepping forward of it).
- 1.10 The overall condition of the existing fabric is extremely poor with large areas of fabric missing and/or collapsed. Most of the masonry walls have either collapsed or are in very poor condition and the roof structure collapsed and been removed as part of previously agreed urgent stabilisation/ making safe works³.
- 1.11 The building was already in decay and derelict prior to further significant storm damage in 2022 which then necessitated the urgent stabilisation works.
- 1.12 The south wing was a brick and lime rendered structure, which once had recessed arches to three elevations, two blind in the west elevation, under a hipped slate roof. The blocking of windows in the west elevation evidenced alterations over time before the building fell into severe decline resulting more in collapse. Whilst its original purpose is not clear, the building when intact had the appearance of a politely designed pavilion with finely detailed masonry and a trussed timber roof with slates.
- 1.13 The area of the estate where the building is located is of historic significance in terms of evidencing the historic development as an area of ancillary functional uses to serve the main House.
- 1.14 As found today, the significance of Building 5 and the south wing specifically, in terms of architectural and historic interest has been eroded to the extent that its contribution as a curtilage listed structure is limited. Whilst its location, relationship with the walled garden and general form, as far as it remains legible, have some historic interest, architectural interest has been severely diminished due to the extent of fabric collapse, loss and removal. The structure retains some archaeological interest which is capable of being recorded.

³ Tottenham House and Estate, Studio & gardener's Facilities, Design, Access and Heritage Statement, Adam Architecture May 2025 rev C

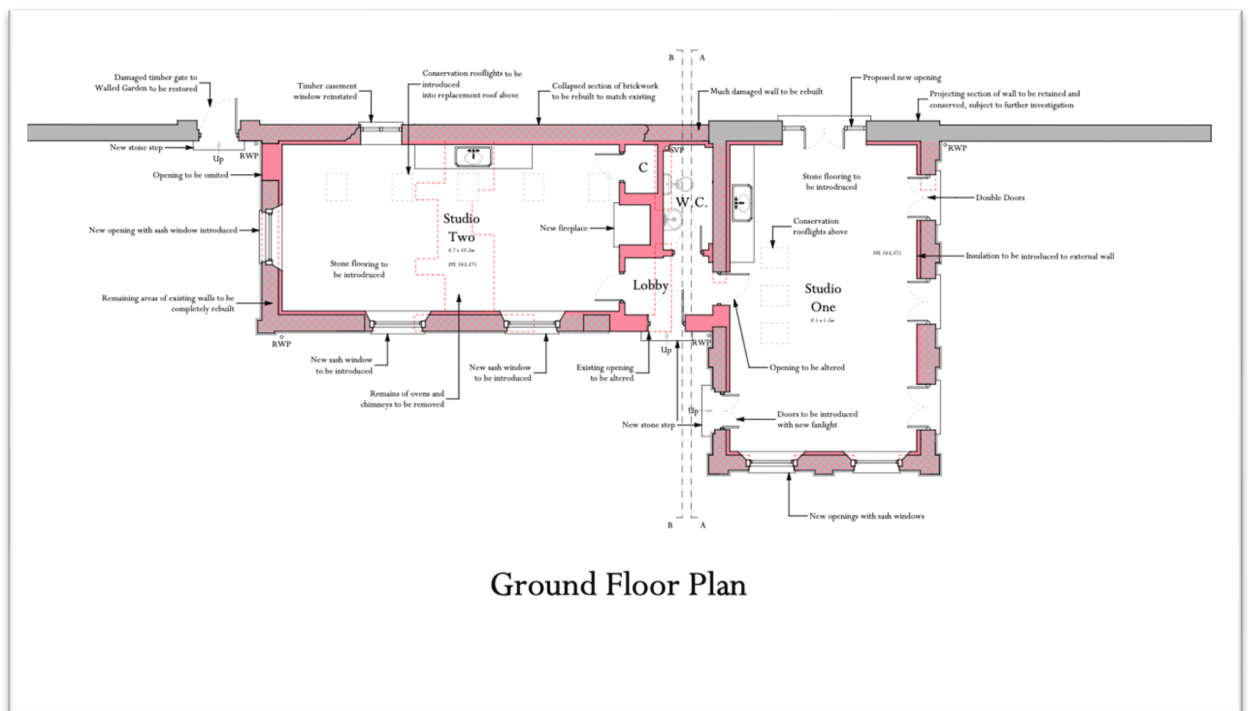


Figure 6: Extent of consented rebuilding (red) of Building 5 – Adam Architecture

1.15 Listed building consent (PL/2024/05601) and s.73 planning permission (PL/2025/05651) were granted in 2025 for the demolition and almost total rebuilding of Building 5 (among other proposals), necessitated as a result of its advanced decay. New doors and fanlights were to be introduced in the window openings with a new doorway also consented to be inserted into the east wall of the south building to allow more practical and direct access to the walled garden.

1.16 At the time of determination of those applications officers noted⁴:

“In this case there is limited remaining significance in the remnants of the former building and good evidence to guide the reinstatement. The need for reconstruction of the ancillary buildings rather than the originally proposed restoration is self-evident and the proposals to reinstate will preserve the contribution that the walled gardens make to the significance of the remaining historic assets, including the main house, stable block and registered park.”

⁴ PL/2024/05651 Case Officer’s Report, 13th May 2025

Revised Proposals

- 1.17 The overarching aim remains to bring the structure back into a use compatible with the wider restoration and re-use of the Estate and the associated buildings. The Design and Access Statement prepared by BLDA Architects sets out the proposals.
- 1.18 The intended use of the structure is for an art studio, and the associated functional use requirements have been reviewed. Whilst rebuilding in its general form as already consented is intended, it is considered that opportunity exists given the extremely dilapidated condition of the structures and their associated limited significance, for rebuilding with alterations to better meet the requirements of the new use. As an art studio the building requires optimal natural lighting. As part of its rebuilding, it is therefore proposed to include proportionately widened windows.
- 1.19 In effect, this requires enlarged window openings, whilst following the form of the original arched openings, with larger timber framed sash windows with arched over-lights. This will result in an altered appearance to that part of the building as it likely appeared before collapse – although noting that consent was previously granted for doors in place of windows to be inserted into the window openings. Otherwise, the original form of the structures will be carefully re-instated through rebuilding in traditional materials otherwise replicating its appearance prior to dereliction.

Impact

- 1.20 Given the existing baseline condition and associated severely diminished significance of the structure, in effect now a ruin, and the limited impact of the enlarged window openings within the context of the otherwise restored form and re-use of the building, the proposals will have a proportionately limited effect on significance.
- 1.21 If harm is discerned, this would be limited given the condition and relative contribution to significance that the structures now make to the heritage value of the Tottenham House Estate and the principal designated heritage assets. In these terms such harm would not be substantial⁵ but is nevertheless a matter of considerable importance and weight. However, this is to be weighed against the considerable benefits of rebuilding and reuse of the structure and restoring its original general form in authentic traditional materials.
- 1.22 As such, the rebuilt building would make a greater contribution to the wider significance of the walled garden, principal listed buildings and registered park than the present dilapidated ruin.

⁵ NPPF 2026 HE6

