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Our ref: GAO/JOR/SAV/HDA/ACL/U0011639

Your ref: PL/2024/09312 / PP-14952152

06 October 2026

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 16 of Section 73 application reference:
PL/2024/09312

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 16 of Section 73 application (ref. PL/2024/09312), in relation to the proposed hard and soft landscaping to the external area of the Forecourt of the Main House.

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.

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 18th 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 20th 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.

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.

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 19th 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.

Site Condition

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.

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.

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.

Planning History

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.

Since their purchase of the Estate, the Applicant has sought to partially discharge the relevant Conditions attached to the extant Outline Planning Permission (ref. 17/12461/OUT) and Listed Building Consent (ref. 18/00195/LBC).

Most recently, Section 73 (ref. PL/2024/09312) and associated Listed Building Consent (ref. PL/2024/09243) applications were submitted in October 2024 to adjust the extant Outline Planning Permission (ref. 17/12461/OUT) and Listed Building Consent (ref. 18/00195/LBC) to better reflect the Owner’s aspirations for the Estate. These applications are referred to as the ‘Revised Masterplan.’

The Listed Building Consent (ref. PL/2024/09243) was granted for: **“Repairs and extension/alteration to Tottenham House (including the erection of a Picture Gallery extension), the Old Stables, the Octagon Pavilion and other outbuildings and garden walls within Tottenham House and Estate to facilitate re-use as a Country House and Estate”** on 15 September 2025.

The Section 73 (ref. PL/2024/09312) was granted for: **“Variation of conditions 2-6, 8-10, 17-19, 21-23 & 25 of 17/12461/OUT - To enable revised ancillary accommodation proposals including the erection of new buildings comprising an Estate Office, Grand Avenue Lodge, Maintenance Barn, Irrigation Plant and Store, Pool House, a second Substation and Picture Gallery extension to Tottenham House in lieu of some of the previously proposed staff and leisure accommodation, plus revised landscape**

proposals, creation of subterranean family link between the Main House, Stables and proposed Pool House and associated works” on 29 January 2026.

Conditions for Discharge

The Applicant is seeking to partially discharge Condition 16 attached to the aforementioned Section 73 application (ref. PL/2024/09312).

Condition 16 of the Section 73 application (ref. PL/2024/09312), in full, states the following:

Condition 16 – Hard and Soft Landscaping

“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.”

Proposals

This application sets out the appropriate details to satisfy the requirements of and partially discharge Section 73 application Condition 16, in relation to the proposed hard and soft landscaping to the external area of the Forecourt of the Main House.

As set out above, the existing tarmac 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 proposals subsequently include the complete removal of the existing tarmac 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.

The redesigned Forecourt is proposed to be organised into two principal zones.

Principal Terrace (Pedestrian Threshold)

The first proposed principal zone is the Principal Terrace (Pedestrian Threshold), which is proposed to consist of a formal terrace immediately adjacent to the West Portico. The formal terrace will be constructed in reclaimed York stone flags with a riven finish, which was historically used as a finish in existing west and east lightwells, and 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 second principal zone will consist of the Vehicular Forecourt, which will be a wider forecourt designed to accommodate vehicular circulation. Its layout has been informed by the historic late 19th century layout, and the geometry has been refined to sit coherently within the architectural composition of the Main House while reinstating the principle of a circular approach. Its design draws on the traditions of the late 18th 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. Details of this water feature will be brought forward under a separate application.

For the avoidance of doubt, the proposals brought forward under this application do not propose any additional external lighting beyond that already approved for the Main House façade, thereby ensuring the scheme does not introduce unnecessary visual clutter or light spill.

The soft landscaping proposals have been designed to reinforce the formal character of the forecourt, with the lawns adjacent to the North and South Pavilions to be reinstated as high-quality formal lawns with appropriate irrigation and drainage. The wider West Park lawn is proposed to remain as managed grassland, thereby maintaining the transition between the formal forecourt and the parkland setting.

Furthermore, 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.

Please refer to the Condition Statement and drawings prepared by ADAM Architecture which are submitted in support of this application for further details of the proposals.

Archaeological Considerations

BSA Heritage have reviewed the proposals from an archaeological perspective, and have provided the following commentary:

The proposed works to install new services in the forecourt area have potential to disturb sub-surface elements relating to the evolution of the house. Although the area is known to have seen activity from prehistory and in the Roman period, it is less likely that any remains of this period would be disturbed. Nonetheless, in light of the potential for post-medieval deposits, it is recommended that a watching brief is maintained on the initial construction activity. As an understanding of the nature of sub-surface deposits is gained, it may be appropriate to curtail or reduce the monitoring. The work could be undertaken in accordance with existing methodologies (WSIs).

Summary

In summary, at present, there is existing tarmacadam surfacing across the Forecourt which is not historically appropriate or visually sympathetic to the setting of the Main House, and the current layout also creates an incoherent and inefficient circulation pattern which detracts from the legibility and hierarchy of the principal entrance. Alongside this, the existing finished levels are artificially raised above the historic forecourt datum, which has resulted in the partial concealment of significant architectural features, and the impermeable nature of the tarmacadam surface has necessitated ad-hoc drainage solutions that are visually intrusive and do not reflect the character of the historic forecourt. Considering this, it is necessary for sensitive, conservation-led resurfacing and landscaping works to be undertaken.

The proposed resurfacing and landscaping works will remove inappropriate materials, reinstate appropriate finished levels, and will introduce high-quality natural finishes which will significantly enhance the architectural legibility and functional performance of the space. The Forecourt will be arranged into two principal zones, the first being the formal, principal terrace and the second being the vehicular forecourt which will include a central water feature, details of which will be brought forward under a separate application. Soft landscaping is also proposed to reinstate the formal character of the Forecourt, with the lawns adjacent to the North and South Pavilions to be reinstated as high-quality formal lawns, with an associated land drainage system.

To summarise, the proposals deliver a balanced and conservation-led solution, preserving historic fabric, removing elements of limited value, and introducing carefully considered interventions necessary for long-term use. The proposals will enhance the significance, setting and usability of this area which is adjacent to the Grade I Listed Main House, and are therefore considered acceptable in principle.

Further details, appropriate justification and a summary of the proposals that are being sought for discharge are outlined in the accompanying documentation, prepared by ADAM Architecture, Alan Baxter Associates, Hydreau Consulting Engineers, MBP Consulting Engineers, Tillman Domotics and Vector Design Building Services Consultants, and which are submitted in support of this application to partially discharge Section 73 application Condition 16 in relation to the proposed hard and soft landscaping to the external area of the Forecourt of the Main House.

Application Documentation

In accordance with the validation requirements of Wiltshire Council, the following documents, alongside this Covering Letter, have been provided:

- Main House Ground Floor Proposed External Drainage Overall Plan (ref. THB001-ABA-XX-XX-DR-S-G-4-02 Rev. U), prepared by ABA;
- Condition Covering Statement ref. GSS.6150 Rev. A dated April 2026, prepared by ADAM Architecture;
- Drawing Register dated 19.05.26, prepared by ADAM Architecture;
- Existing Forecourt Plan (ref. THL001-ADA-ZZ-DR-A-0125 Rev. 01), prepared by ADAM Architecture;
- Forecourt Combined Services Plan (ref. THL001-ADA-HL-XX-DR-A-0132 Rev. 05) , prepared by ADAM Architecture;
- Forecourt Details Drawing (ref. THL001-ADA-HH-XX-DR-A-4111 Rev. 02) , prepared by ADAM Architecture;
- Forecourt Section CC (ref. THL001-ADA-HL-XX-DR-A-3522 Rev. 02) , prepared by ADAM Architecture;
- Forecourt Section DD (ref. THL001-ADA-HL-XX-DR-A-3524 Rev. 02) , prepared by ADAM Architecture;
- Forecourt Sections AA and BB (ref. THL001-ADA-HL-XX-DR-A-3521 Rev. 02) , prepared by ADAM Architecture;
- Proposed Forecourt Finishes Plan (ref. THL001-ADA-HL-ZZ-DR-A-0131 Rev. 11), prepared by ADAM Architecture;
- Site Plan showing Planning Packages (ref. THL001-ADA-HL-XX-DR-A-0308 Rev. 05), prepared by ADAM Architecture;
- Forecourt Irrigation Plan (ref. 792.1.IR.FC.1 Rev. 4), prepared by Hydreau;
- Forecourt Lawn Drainage Plan (ref. 792.1.DR.FC.1 Rev. 3), prepared by Hydreau;

- External Works Details Forecourt (ref. 10588-MBP-XX-XX-DR-C-0606 Rev. P02), prepared by MBP;
- Proposed Below Ground Drainage Forecourt (ref. 10588-MBP-XX-XX-DR-C-0605 Rev. P03), prepared by MBP;
- External Buildings and Site Wide AV and Security Locations Plan (ref. TD-1596-8099 Rev A), prepared by Tillmans;
- Main House Front Courtyard External Services Layout 1 of 4 (ref. THIF01-VEC-EST-XX-DR-U-0016 Rev. P3), prepared by Vector;
- Main House Front Courtyard External Services Layout 2 of 4 (ref. THIF01-VEC-EST-XX-DR-U-0017 Rev. P3), prepared by Vector;
- Main House Front Courtyard External Services Layout 3 of 4 (ref. THIF01-VEC-EST-XX-DR-U-0018 Rev. P3), prepared by Vector; and
- Main House Front Courtyard External Services Layout 4 of 4 (ref. THIF01-VEC-EST-XX-DR-U-0019 Rev. P4), prepared by Vector.

Summary

These approval of details applications have been submitted via the Planning Portal as detailed above.

We can confirm that the requisite application fee of £400.00 (inclusive of the Planning Portal Service Charge and VAT) will be paid by separate cover by the Applicant, in relation to the application to partially discharge Condition 16 of the Section 73 application.

We look forward to confirmation of the registration and subsequent validation of this approval of details application shortly.

Should you have any queries, please do not hesitate to contact Hannah Davies (020 7333 6221) or Anna Clements (0203 486 3359) of this office.

Yours faithfully,



Newmark