

# AGENDA SUPPLEMENT (2)

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**Meeting:** Eastern Area Planning Committee  
**Place:** Wessex Room, Corn Exchange, Market Place, Devizes SN10  
1HS  
**Date:** Thursday 14 June 2018  
**Time:** 3.00 pm

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The Agenda for the above meeting was published on **6 June 2018**. Additional documents are now available and are attached to this Agenda Supplement.

Please direct any enquiries on this Agenda to Tara Shannon, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01225 718352 or email [tara.shannon@wiltshire.gov.uk](mailto:tara.shannon@wiltshire.gov.uk)

Press enquiries to Communications on direct lines (01225)713114/713115.

This Agenda and all the documents referred to within it are available on the Council's website at [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

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8 **Planning Applications (Pages 3 - 81)**

Attached is a copy of the presentation received by Committee members on 14 June 2018.

DATE OF PUBLICATION: 17 June 2018
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# Planning Application No. 17/12461/OUT

Tottenham House



SAVERNAKE FOREST

ST KATHARINE'S

WEST PARK

HOME PARK

DURLEY

TOTTENHAM COPPICE

London Ride

Stable Block

Phoenix Ground

Enedra Lawn

EAST PARK

HAW WOOD

Formal Gardens

Great Walk

Lady Lawn

LOWER BARN

LANGFELD COPSE

UPPER WOLFHALL FARM



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-  Site Boundary
-  Existing Buildings
-  Proposed Buildings
-  Site Contours
-  Existing Trees
-  Proposed Trees
-  Roads/ Tracks
-  Proposed Footpath/ Track
-  Grass Ride
-  Water Body

Page 4

- Key**
- Principal Buildings**
1. Main House & Guest Hall
  2. The Old Stable & Tannery
- Other Accommodation & Structures**
3. Wood House
  4. Pigeon Pit Lodge
  5. Maintenance Office
  6. Guest Guest & Temporary Staff Accommodation
  7. Estate Office
  8. Staff Accommodation
  9. Staff Accommodation
  10. Fuel Store
  11. Tractor Store
  12. Car Port
  13. Machine Store
  14. Gardener's Cottage
  15. Tool Store
  16. Glass House A
  17. Glass House B
  18. Glass House C
  19. Potting Shed
  20. Grand Avenue Security Point & Cottage
  21. Coburn Ride Security Point
  22. Outages Pavilion
  23. Heliporter Hangar & Storage
  24. Kennels & Groom Yard
  25. Upper Wolfhall Farm Cottages
  26. Upper Wolfhall Farm Cottages
  27. Livery Store
  28. Lower Barn
  29. Lower Barn Stable Cottages
- Equitables & Leisure**
30. Stable/ Garage/ Display
  31. New Stable
  32. Indoor Riding School
  33. Tennis Court Pavilion
  34. Pool Pavilion
  35. Pool Pavilion
  36. Orangerie
  37. Quays
  38. Cricket Pavilion
- Guest & Family Accommodation**
39. Guest House
  40. Banqueting House
  41. Upper Wolfhall Farm
  42. Servants Grange
  43. Lower Barn
- Open Closures**
44. Boat House
  45. Temple

- General Notes:**
1. To be read in conjunction with other documents and any potential conditions, drawings, documents and specifications.
  2. Do not make any drawing or copy for planning purposes, use signed documents only.
  3. All site drawings are based on a current and up to date 1:1000 scale plan.
  4. Unless otherwise noted, all dimensions are given in millimetres and to the nearest millimetre.
  5. All proposed buildings and structures are shown for illustrative purposes only and, unless otherwise stated, their location is approximate.
  6. All work to be carried out should be undertaken in accordance with the relevant planning and building regulations.

APPROVED BY: PLANNING  
 Reference: 397 / 200  
 Date: 14/06/2017  
 Project: Tottenham House & Estate  
 Site Masterplan Proposed  
 Scale: 1:2000 (S&A) Date: 14/06/2017



Background Imagery: ©2017 OpenStreetMap contributors, ©2017 Mapbox, ©2017 Microsoft Corporation, ©2017 Mapbox, ©2017 Microsoft Corporation



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# Tottenham House



- Site Boundary
- Existing Buildings
- Proposed Buildings
- Site Contours
- Existing Trees
- Proposed Trees
- Roads/ Tracks
- Proposed Footpath/ Track
- Grass Ride
- Water Body

Page 5

- Key**
- Principal Buildings**
- 1. Main House & Guest Hall
  - 2. The Old Stable & Tannery
- Other Development & Infrastructure**
- 3. Wood House
  - 4. Pepper Pot Lodge
  - 5. Maintenance Office
  - 6. Guest Guest & Temporary Staff Accommodation
  - 7. Estate Office
  - 8. Staff Accommodation
  - 9. Staff Accommodation
  - 10. Pool House
  - 11. Doctor House
  - 12. Car Port
  - 13. Machine Store
  - 14. Gardener's Cottage
  - 15. Tool Room
  - 16. Glass House A
  - 17. Glass House B
  - 18. Glass House C
  - 19. Potting Shed
  - 20. Grand Avenue Security Point & Cottage
  - 21. Colston Ride Security Point
  - 22. Outcrop Pavilion
  - 23. Indigo Tree Manger & Storage
  - 24. Kennel & Green Larder
  - 25. Upper Wolfhall Farm Cottages
  - 26. Upper Wolfhall Farm Cottages
  - 28. Estate Barn
  - 29. Lower Barn Estate Cottages
- Equine & Leisure**
- 30. Stable / Garage / Overlay
  - 31. New Stable
  - 32. Below Riding School
  - 33. Tennis Court Pavilion
  - 34. Pool Pavilion
  - 35. Pool Pavilion
  - 36. Orangerie
  - 37. Green
  - 38. Caravan Pavilion
- Guest & Family Accommodation**
- 39. Guest House
  - 40. Banqueting House
  - 41. Upper Wolfhall Farm
  - 42. Servant Grange
  - 43. Lower Barn
  - 44. Car Port
  - 45. Boat House
  - 46. Temple

- Notes:**
1. To be read in conjunction with other documents and any associated technical drawings, documents and specifications.
  2. Do not use off-bearing capacity for parking purposes, use agreed directions only.
  3. NB: This drawing is issued in colour and may be a reproduction of a print.
  4. Unless otherwise stated, all dimensions are given in metres and to centre lines.
  5. Adjacent properties and boundaries are shown for reference purposes only and, unless otherwise stated, have not been surveyed.
  6. All work shall be carried out in accordance with the specifications of the relevant standards.

APPROVED PLANNING  
 397 PLG 200  
 Tottenham House & Estate  
 The Masterplan  
 Proposed  
 Date: 1/10/2017  
 Scale: 1:5000  
 Drawn: SA  
 Checked: SA  
 Date: 1/10/2017

Background aerial image: © 2017 DigitalGlobe (2017) (6115)  
 0 100 500 1000





Page 6

Tottenham House - Front



Page 7

Tottenham House - Front



Page 8

Side (south west)  
elevation –  
inc. conservatory  
and winter garden







Page 9

Side (south west) / Rear Elevation



Rear Elevation



Page 11

Side (north east) / Rear Elevation



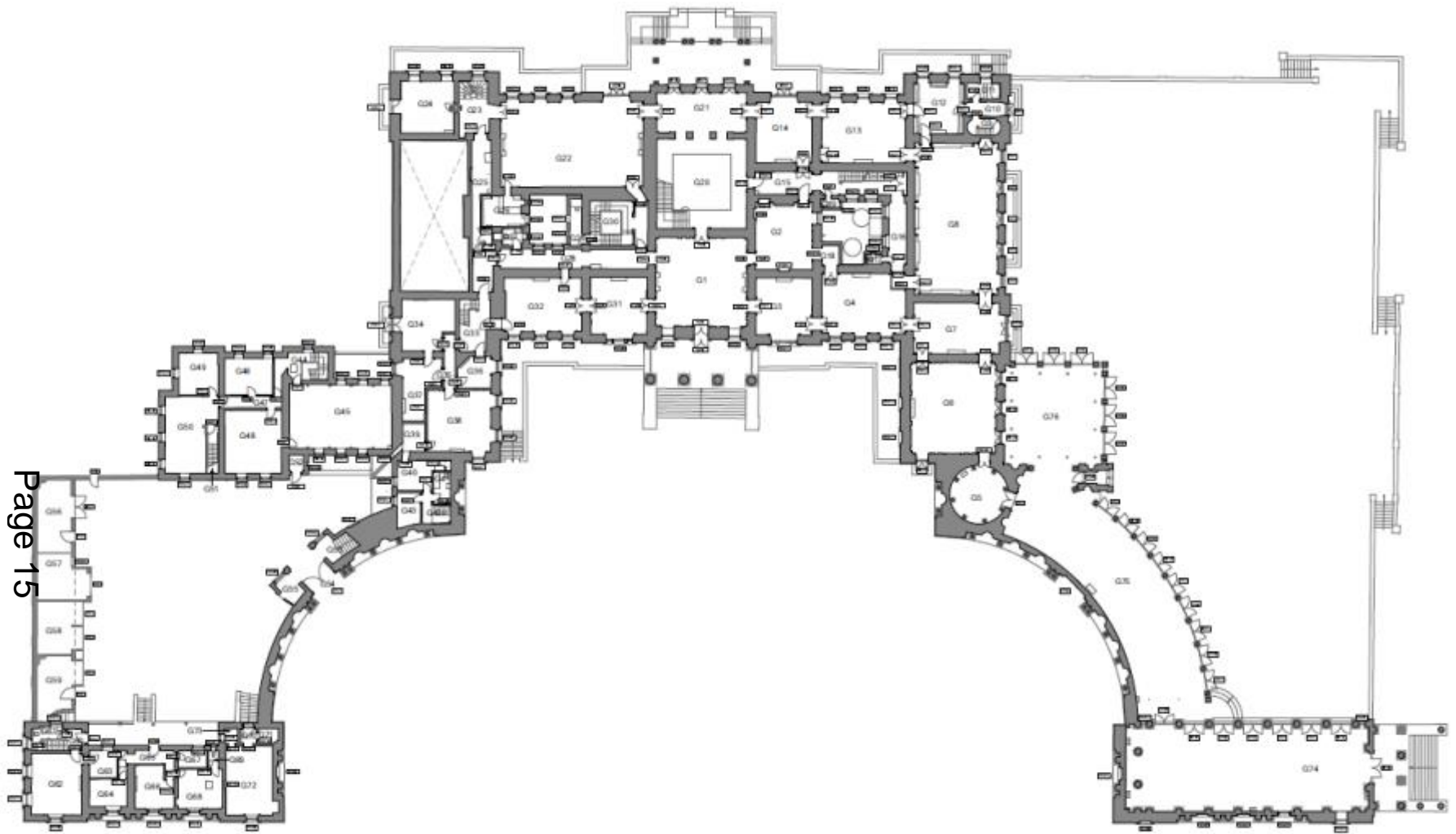
Page 12

Side elevation (north east) – including north wing service buildings





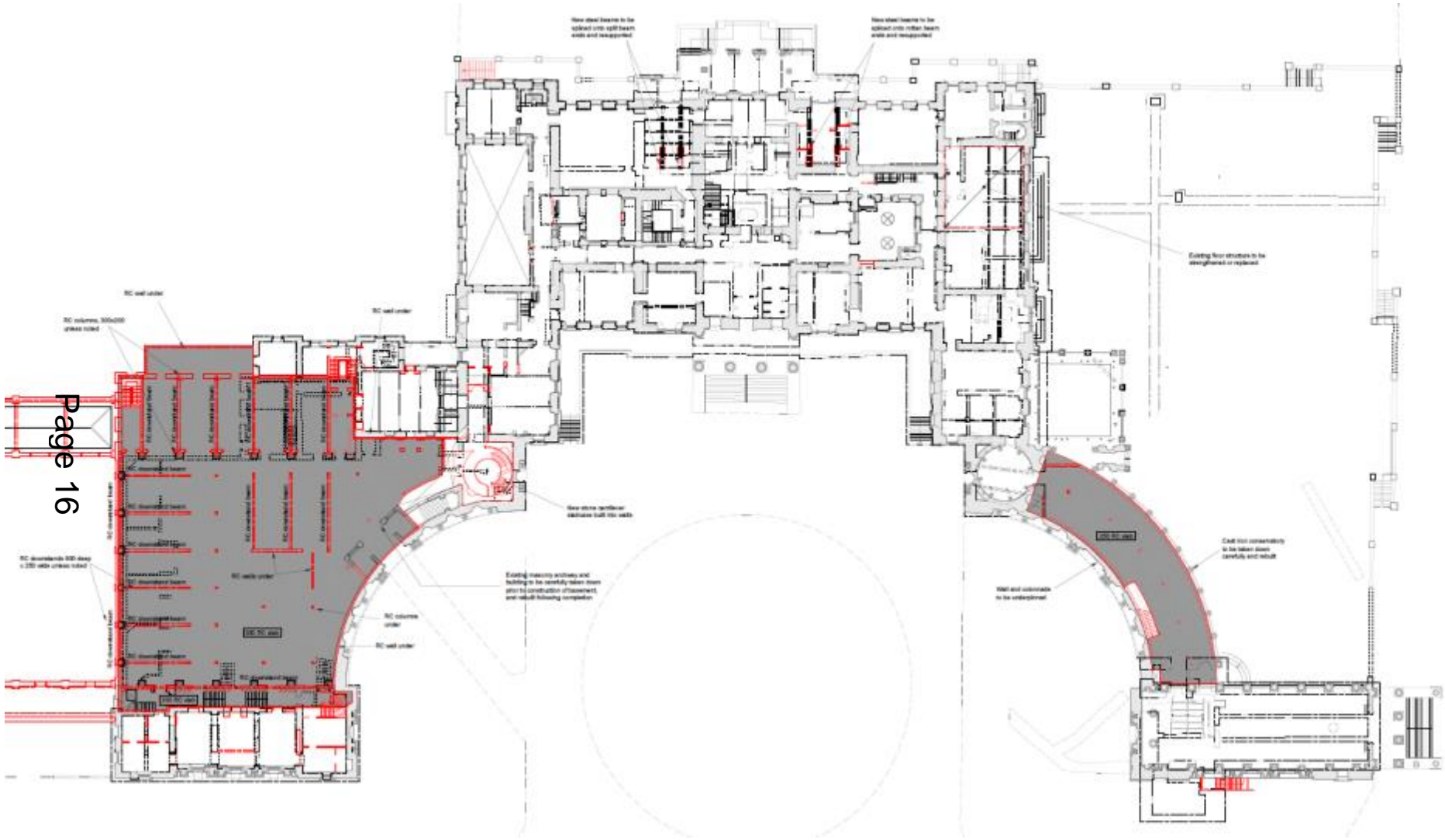




Page 15

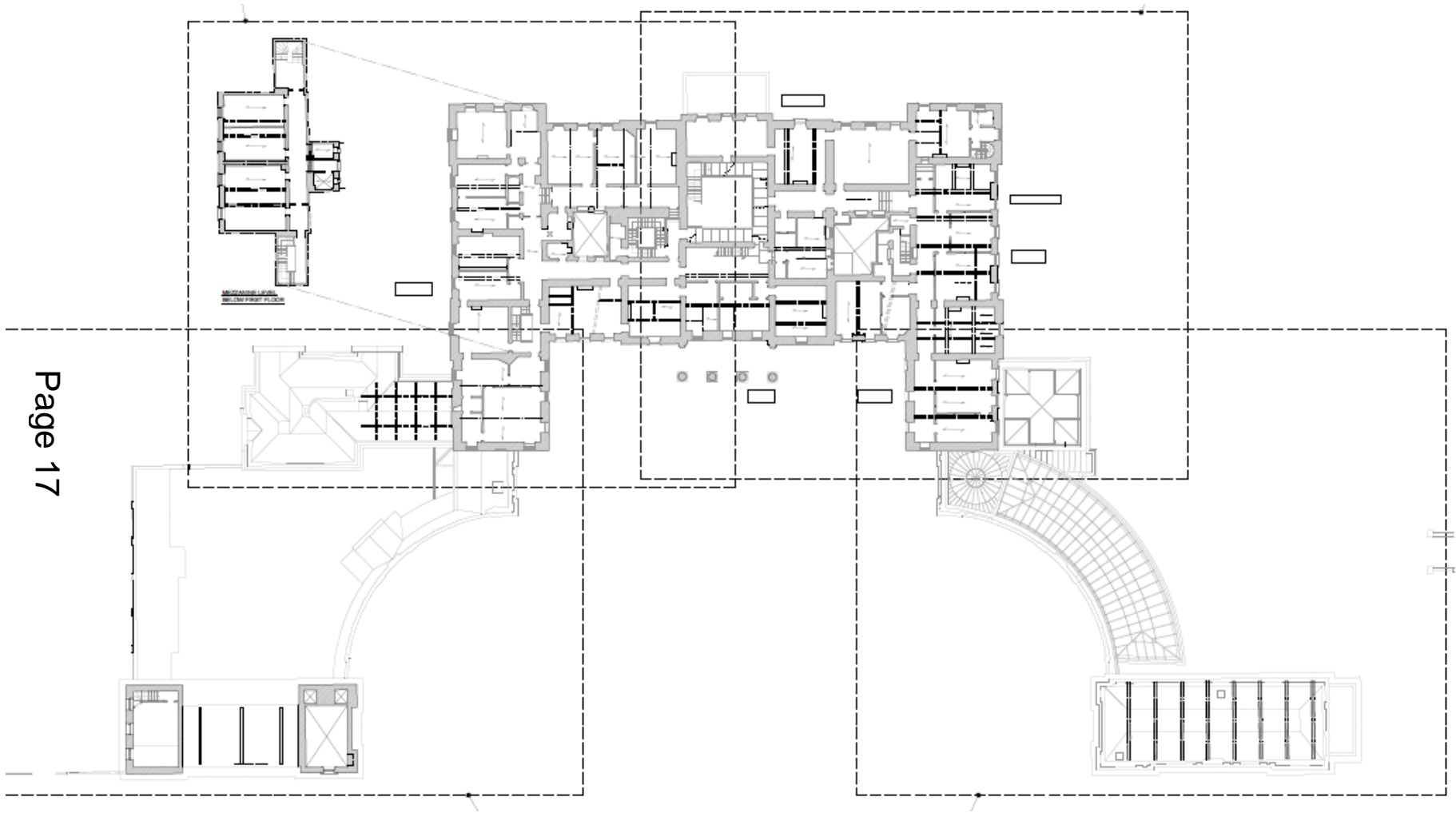
Tottenham House – Existing Ground Floor Plan



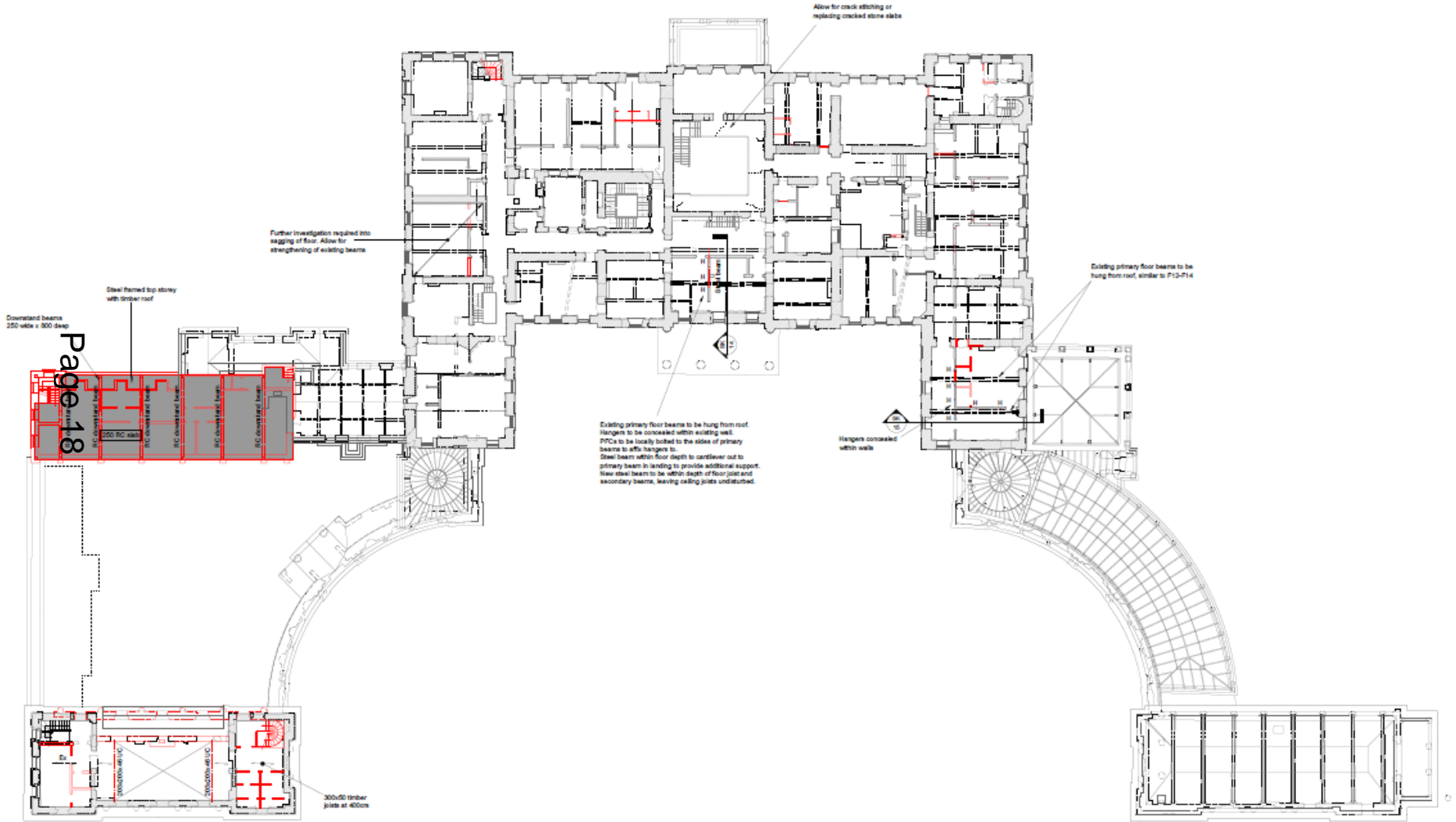


Tottenham House – Proposed Ground Floor Plan





Tottenham House – Existing First Floor Plan



Page 18

Tottenham House – Proposed First Floor Plan



Proposed 'front' & 'rear' elevations



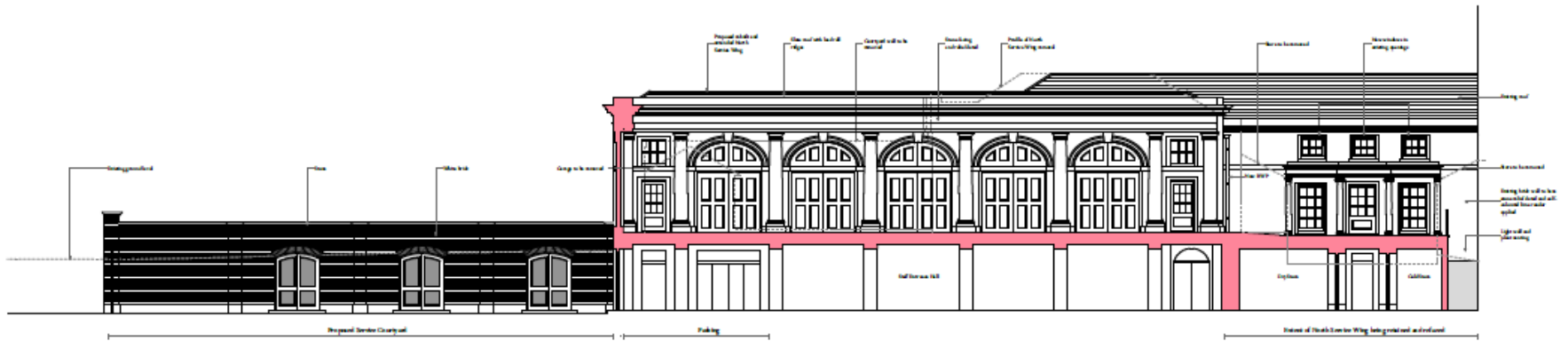
Elevation T - West Service Courtyard



Elevation Q - East Elevation

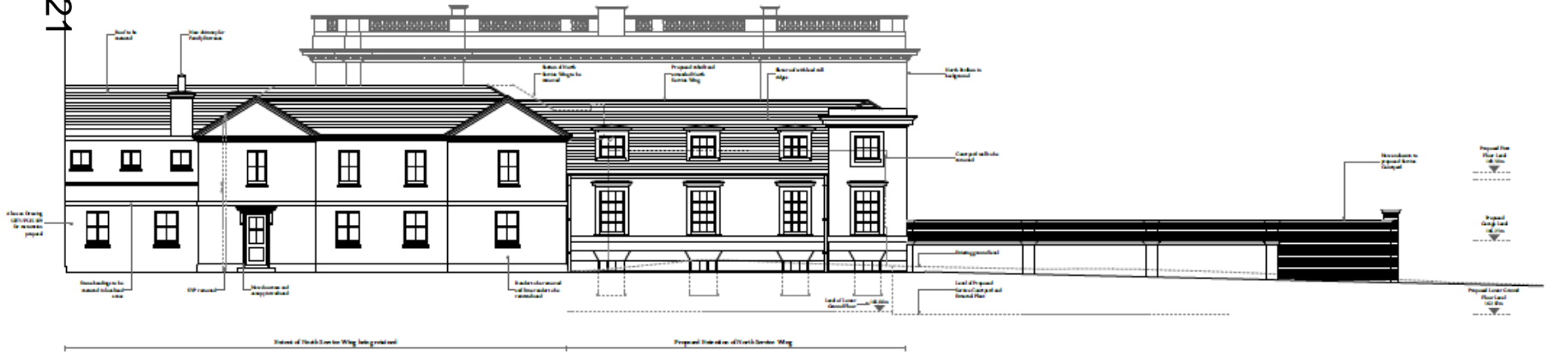
North Wing – Existing Arrangement





Elevation T - West Elevation, North Family and Service Courtyards

Page 21



## North Wing – Proposed Alterations / Extensions



Page 22

Side elevation (north east) – including north wing service buildings



SAVERNAKE FOREST

ST. KATHARINE'S

**Core Area**

WEST PARK

HOME PARK

TOTTENHAM COPPICE

EAST PARK

HAW WOOD

LOWER BARN

LANGFELD COPSE

Lady Lawns

LEPPER WOLFHALL FARM

DURLEY

Page 23

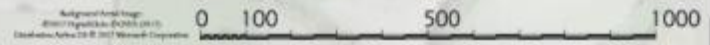
- Key:**
- Principal Buildings**
  - 1. Main House & Store Hall
  - 2. The Old Stable & Kennel
  - Other Accommodation & Structures**
  - 3. Wood House
  - 4. Figger Pie Lodge
  - 5. Maintenance Office
  - 6. Short Guard & Temporary Staff Accommodation
  - 7. Estate Office
  - 8. Staff Accommodation
  - 9. Staff Accommodation
  - 10. Pool Store
  - 11. Tractor Store
  - 12. Car Port
  - 13. Machine Store
  - 14. Gardener's Cottage
  - 15. Tool Store
  - 16. Glass House A
  - 17. Glass House B
  - 18. Glass House C
  - 19. Junkyard
  - 20. Grand Avenue Security Point & Cottage
  - 21. Colmore Ride Security Point
  - 22. Cottages Pavilion
  - 23. Wilkinson Hanger & Store
  - 24. Kennel & Game Larder
  - 25. Upper Wolfhall Farm Cottages
  - 26. Upper Wolfhall Farm Cottages
  - 28. Fossil Store
  - 29. Lower Barn Utility Cottage
  - 30. Equitables & Livery
  - 31. New Stable
  - 32. Indoor Riding School
  - 33. Tennis Court Pavilion
  - 34. Pool Pavilion
  - 35. Pool Pavilion
  - 36. Orangerie
  - 37. Green
  - 38. Cricket Pavilion
  - Guest & Family Accommodation**
  - 39. Guest House
  - 40. Banqueting Room
  - 41. Upper Wolfhall Farm
  - 42. Reception Garage
  - 43. Lower Barn
  - 44. Gate House
  - 45. Boat House
  - 46. Trough

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- Site Boundary
- Existing Buildings
- Proposed Buildings
- Site Context
- Existing Trees
- Proposed Trees
- Roads/Tracks
- Proposed Footpath/Track
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- Water Body

- Notes:**
1. To be read in conjunction with other standards and any specialist construction drawings, materials and specifications.
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  6. All work shall be carried out in accordance with the requirements of each.

PLANNING			
Application No.	Date	Page No.	Total Pages
397		200	2
Project Name			
Tottenham House & Estate			
Site Masterplan			
Proposed			
Scale	1:5000	Scale	1:4000000



Author: [Name]  
 Date: [Date]  
 Version: [Version]









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The Old Stables - front





Walled Garden – typical wall elevation





Walled Garden – wall  
and typical outbuilding





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Gardener's Cottage





Core Area - Existing



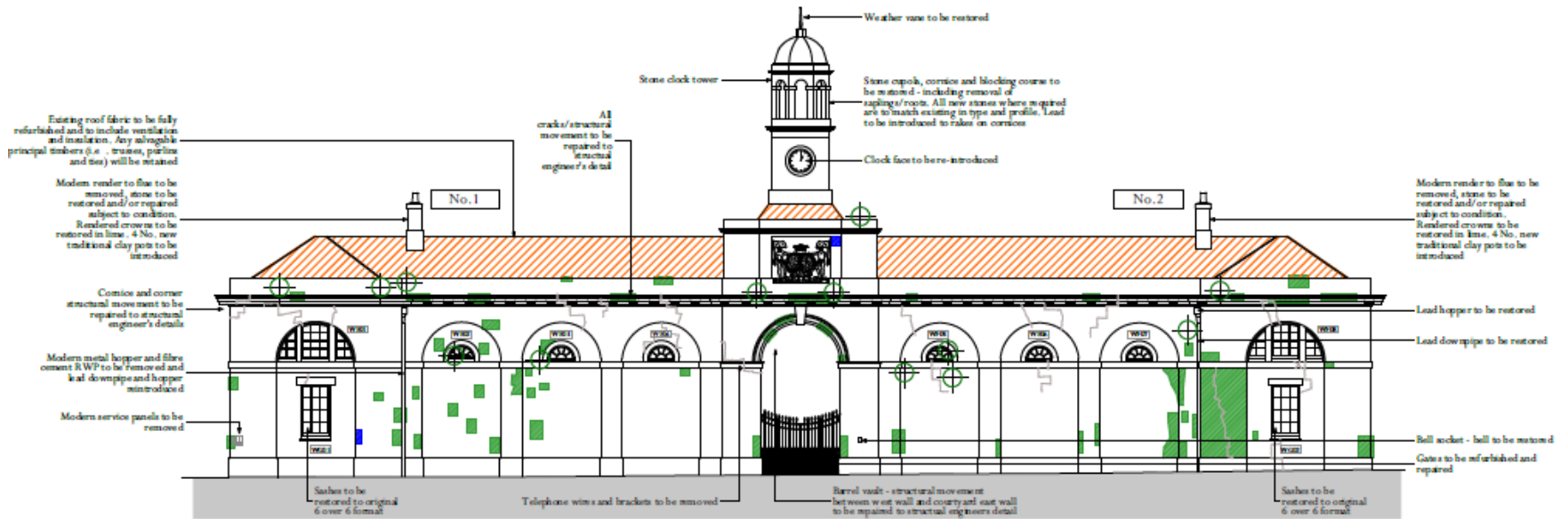
Page 31

Core Area – Proposed

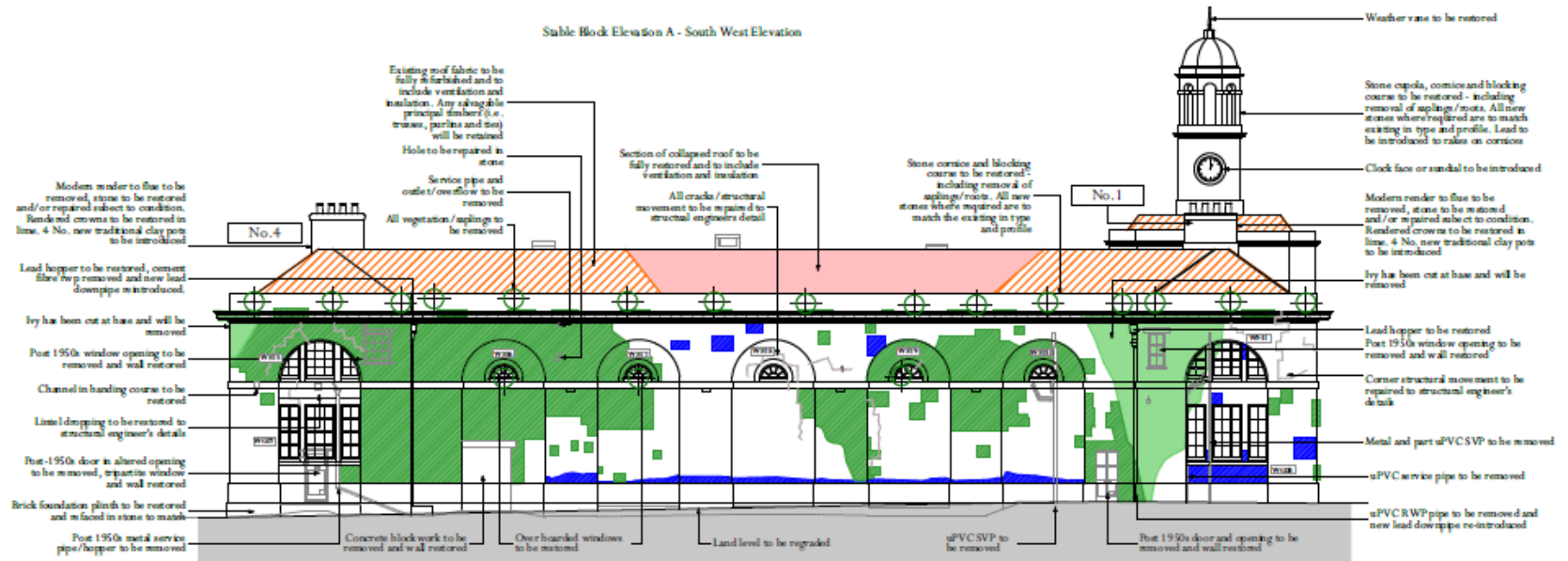




The Old Stables – repair/restoration for incidental residential uses

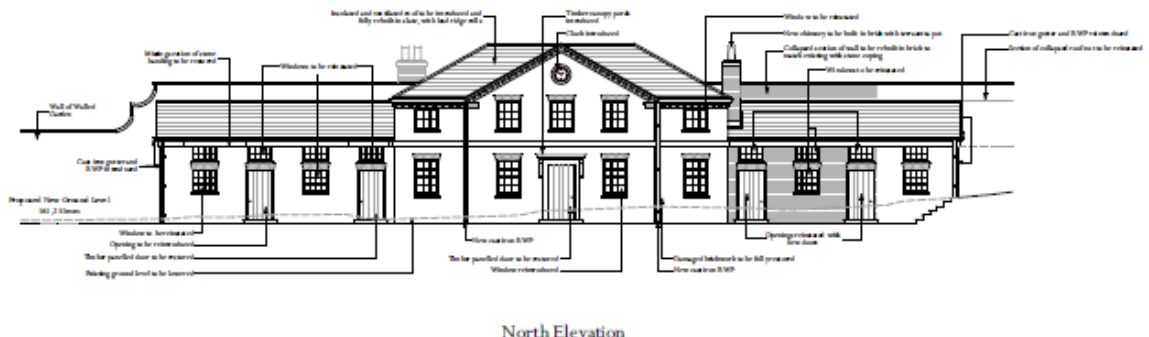


Stable Block Elevation A - South West Elevation

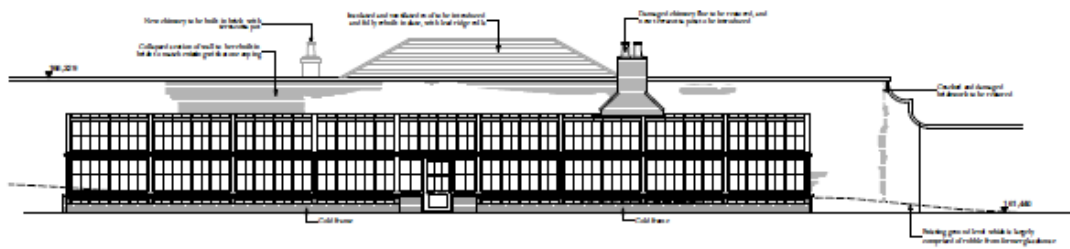


Stable Block Elevation B - North West Elevation

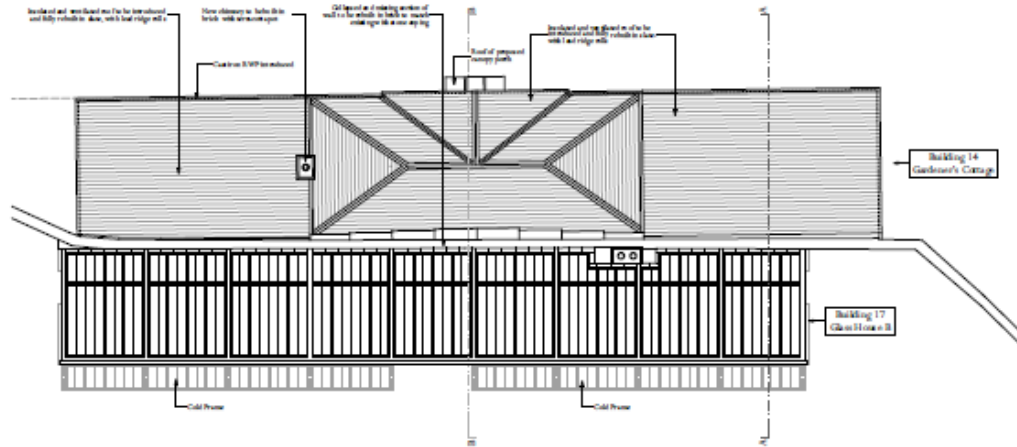
The Old Stables – repair/restoration for incidental residential uses



North Elevation

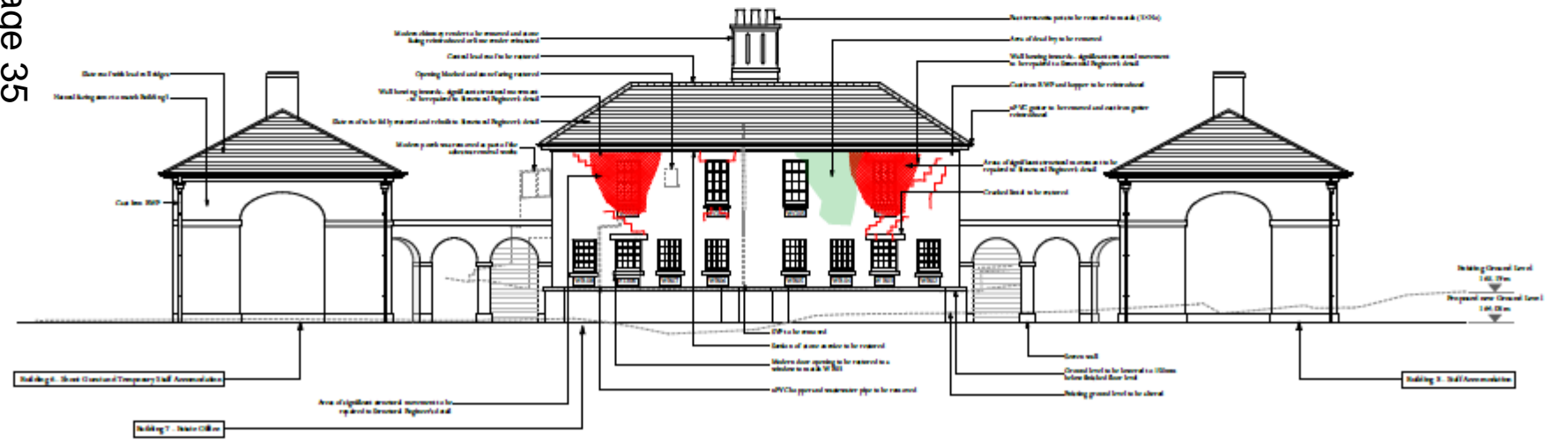
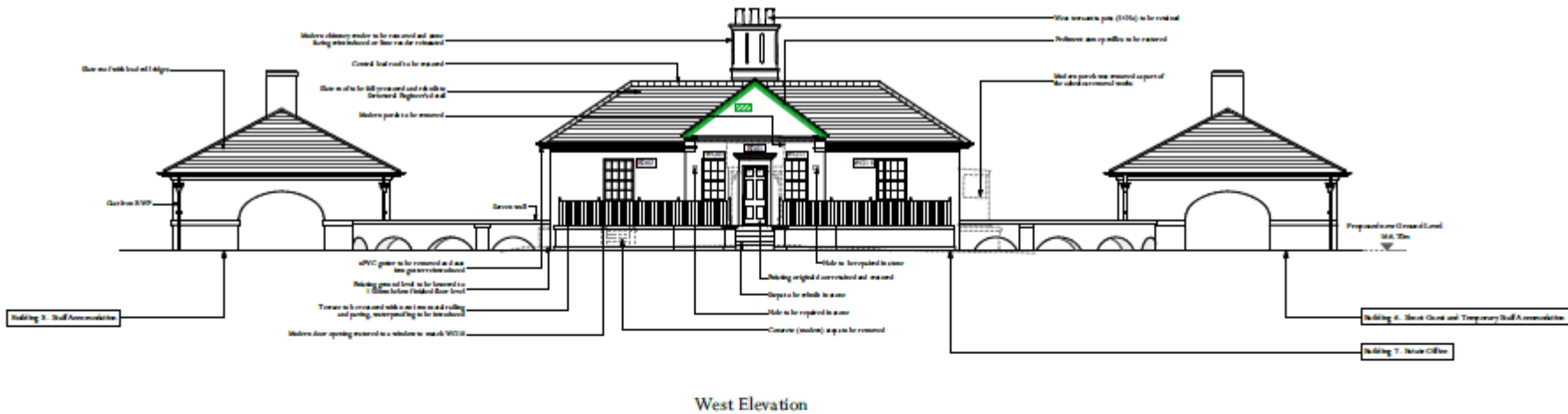


South Elevation

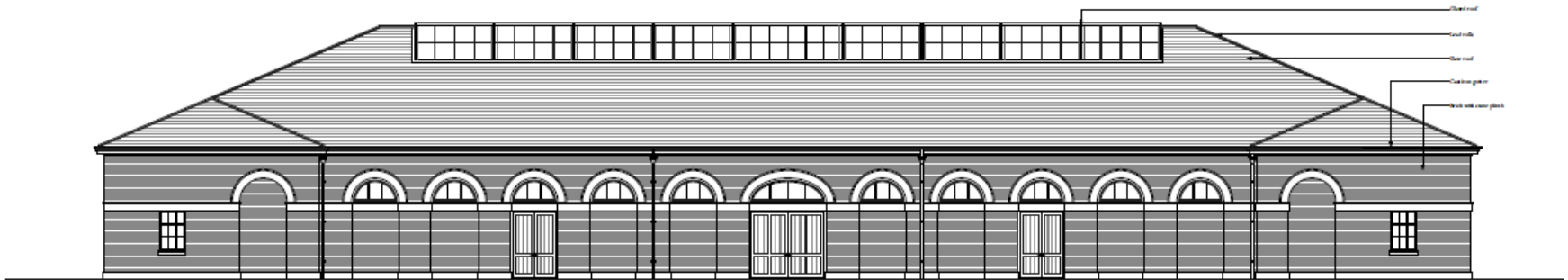


Example other repaired/restored buildings – Gardener’s Cottage & greenhouses

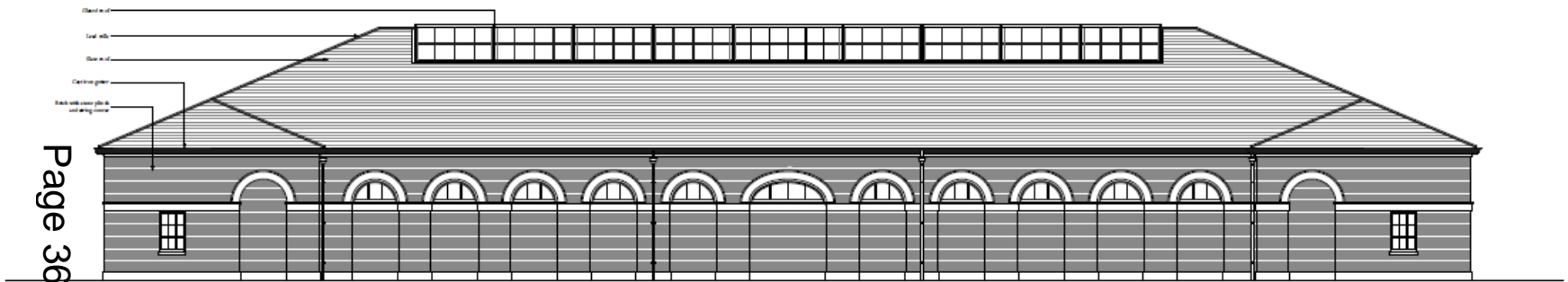




Example other repair/restoration – Gardener’s Cottage (centre); new build wings for shoot & staff accommodation.



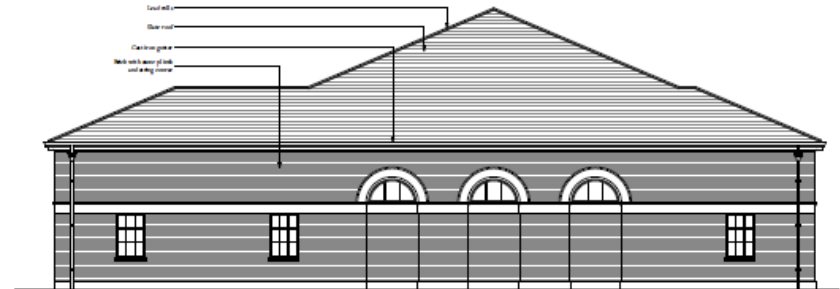
South-West Elevation



North-East Elevation



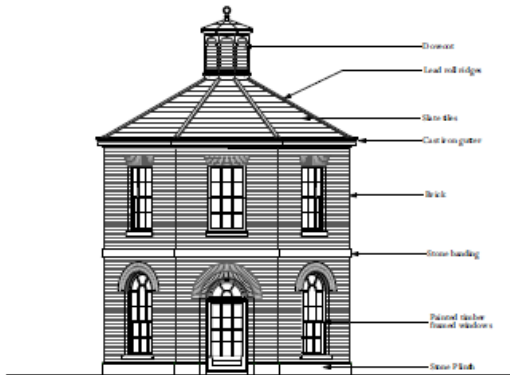
North-West Elevation



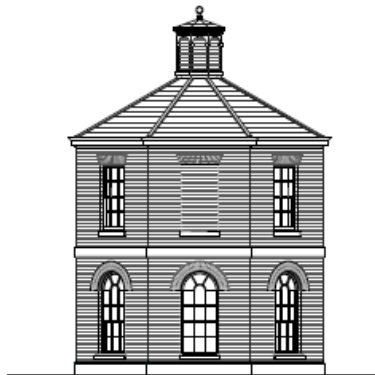
South-East Elevation

Page 36

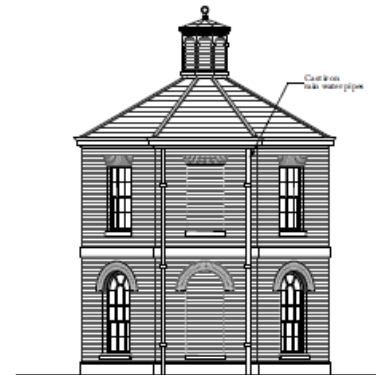
## Example new building – Indoor Riding School



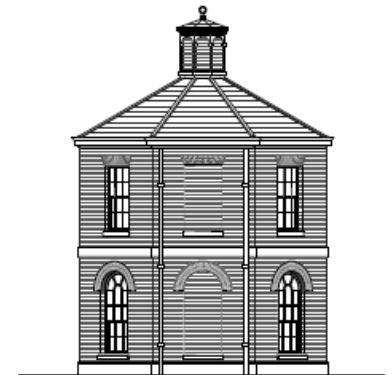
South West Elevation



North East Elevation



South East Elevation

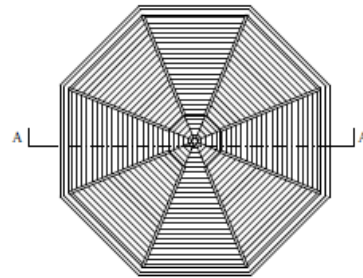


North West Elevation

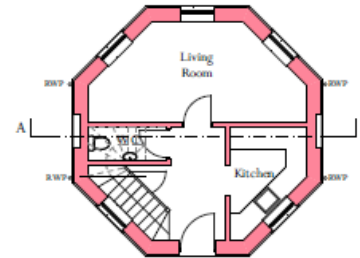
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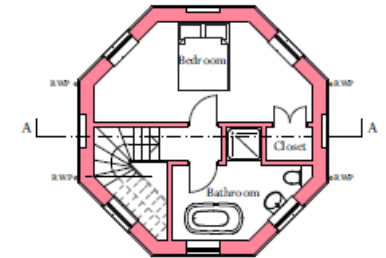
Section A-A



Roof Plan



Ground Floor Plan



First Floor Plan

PROJECT: Tottenham House, Wiltshire Building 4

SCALE: 1:100 @ A2  
DRAWN BY: EHW  
DATE: December 2016

Example new building – Pepper Pot Lodge staff accommodation

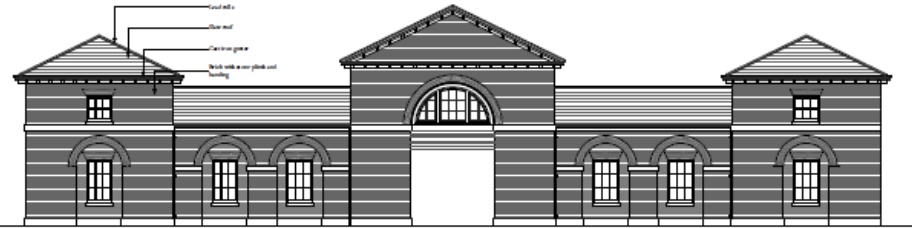


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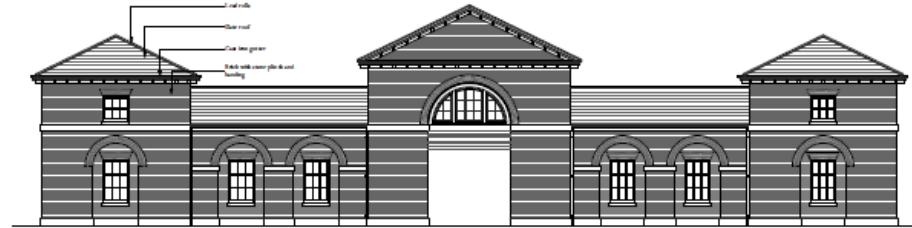


Example new building – Staff Accommodation

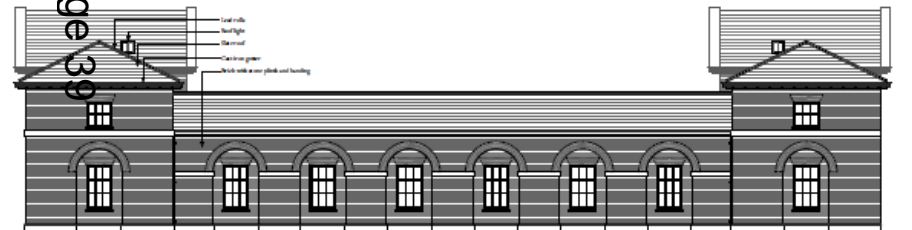




South Elevation



North Elevation



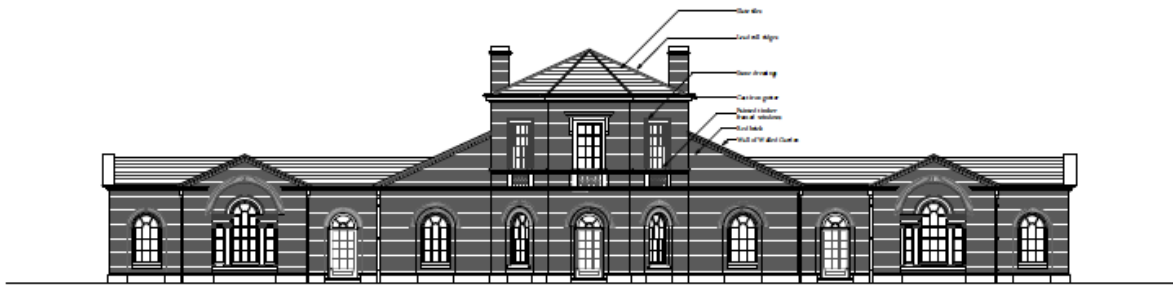
East Elevation



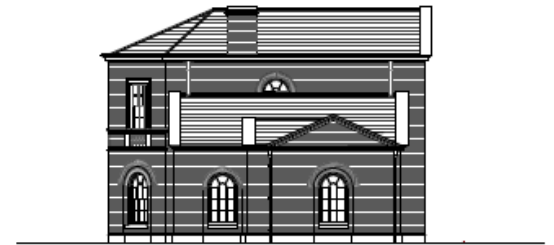
West Elevation

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Example new building - Stables



South West Elevation



South East Elevation

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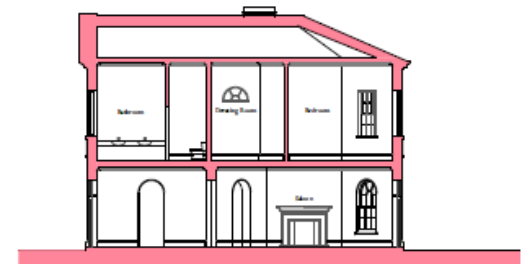
North East Elevation



North West Elevation



Section A-A



Section B-B

## Example New Building - Guest House



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- Site Boundary
- Existing Buildings
- Proposed Buildings
- Site Contours
- Existing Trees
- Proposed Trees
- Roads/Tracks
- Proposed Footpath/Track
- Grass Pile
- Water Body

**General Notes:**

1. This plan is subject to all other conditions and any amendments to the planning application.
2. The site is subject to a planning application for a residential development.
3. The site is subject to a planning application for a residential development.
4. The site is subject to a planning application for a residential development.
5. The site is subject to a planning application for a residential development.
6. The site is subject to a planning application for a residential development.

**PLANNING**

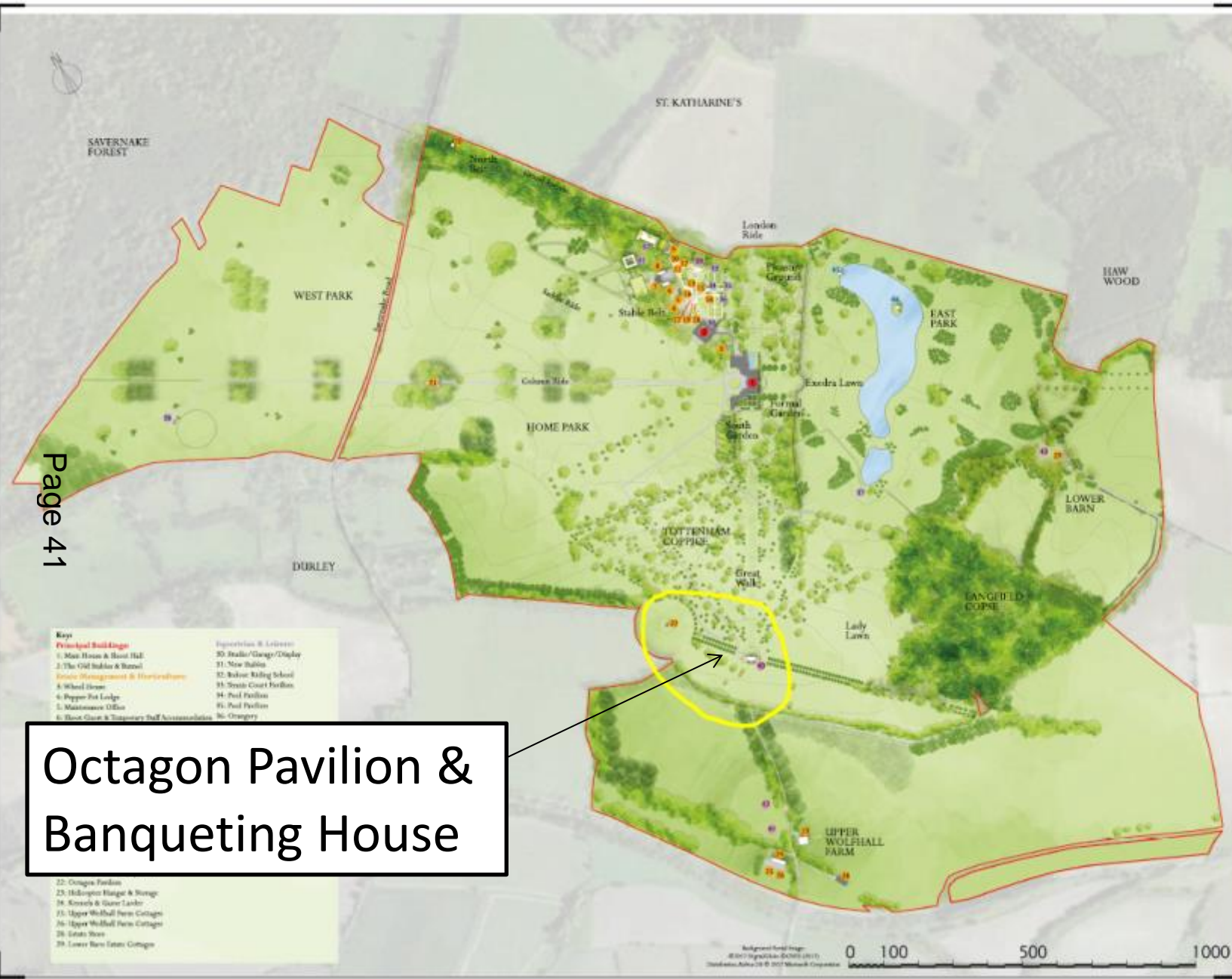
397 PLG 200

Tottenham House & Estate

382 Masterplan Proposed

Date: 1/2009 Scale: 1:4000

This plan is subject to all other conditions and any amendments to the planning application.



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**Octagon Pavilion & Banqueting House**

- Keys**
- Principal Buildings**
    - 1. Main House & Board Hall
    - 2. The Old Stable & Barn
  - Other Structures & Installations**
    - 3. Wheel Store
    - 4. Pigeon Pit Lodge
    - 5. Maintenance Office
    - 6. Stone Store & Temporary Half Accommodation
  - Infrastructure & Leisure**
    - 30. Stable/Garage/Display
    - 31. Star Stable
    - 32. School Riding School
    - 33. Sports Court Pavilion
    - 34. Pool Pavilion
    - 35. Pool Pavilion
    - 36. Orangerie

- 22. Orangerie Pavilion
- 23. Maintenance Storage & Storage
- 24. Kennel & Groom Lodge
- 25. Upper Wolfhall Farm Cottage
- 26. Upper Wolfhall Farm Cottage
- 27. Stable Store
- 28. Lower Barn Farm Cottage





Great Walk – views towards site (from South Garden) for proposed Banqueting House



Site for Banqueting House (approx.)



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View from Burbage / Crofton Road

# Historic Evidence of original Banqueting House

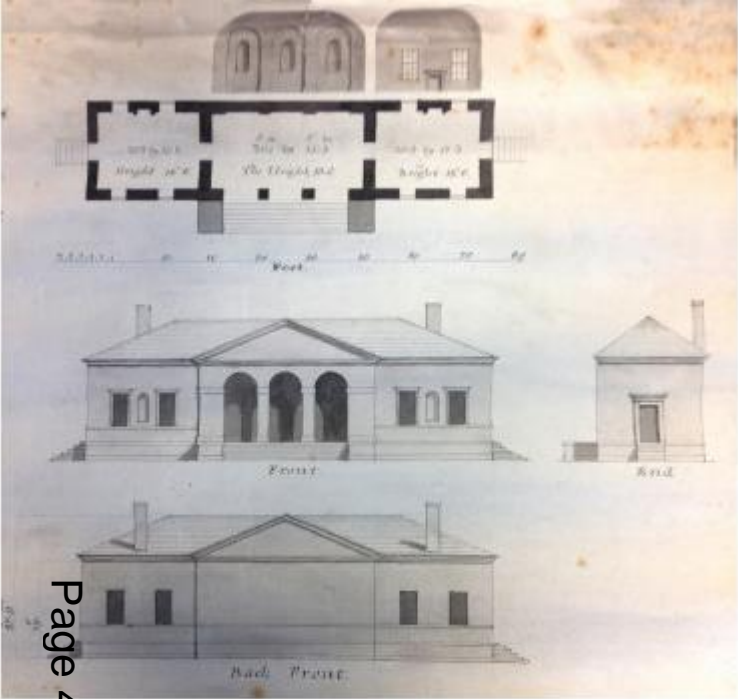
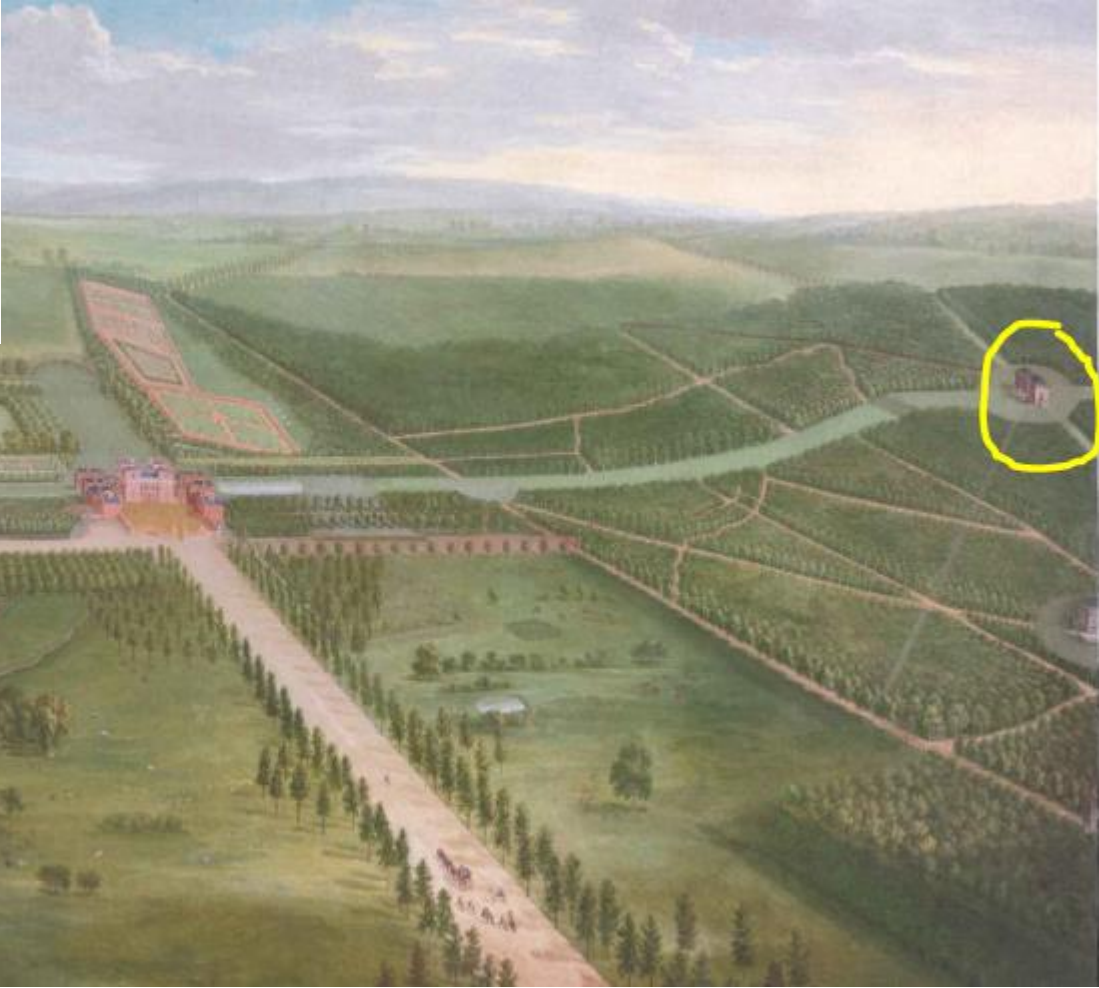
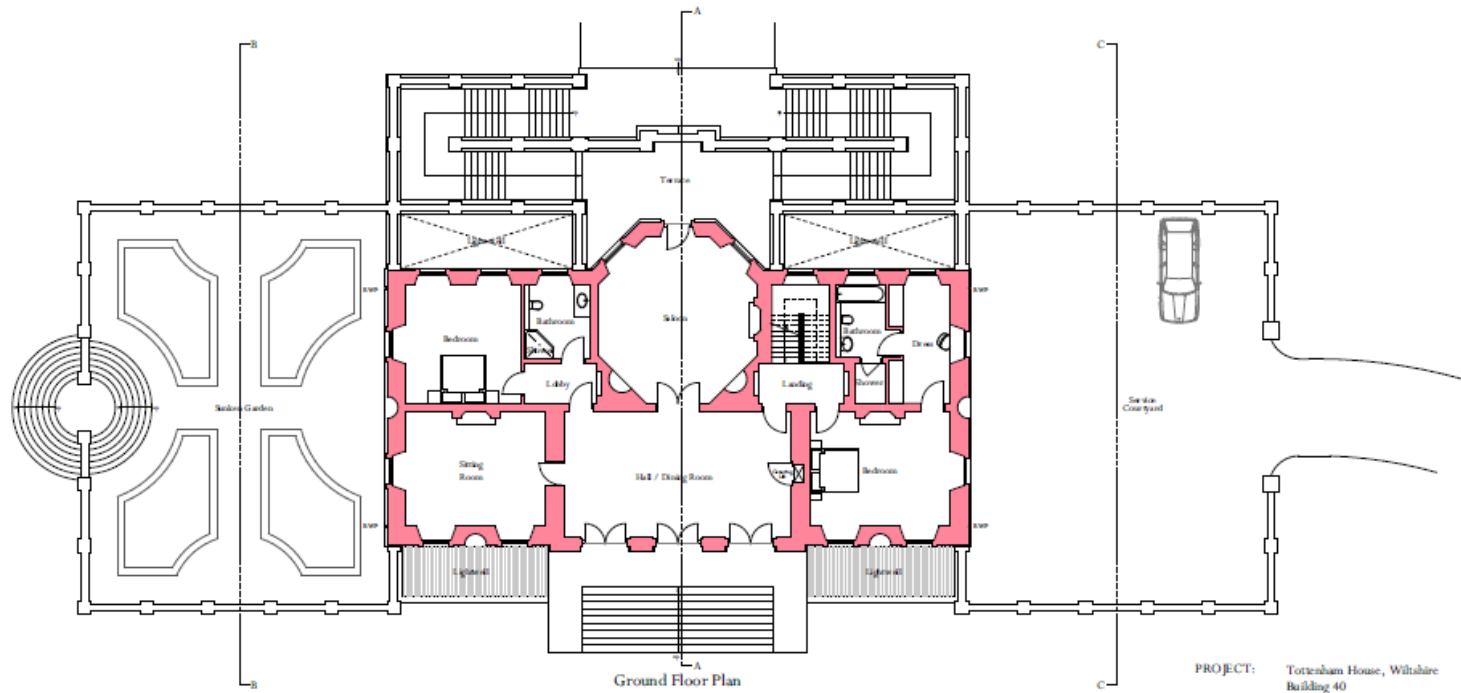


Fig 1 Burlington's design for the Banqueting House



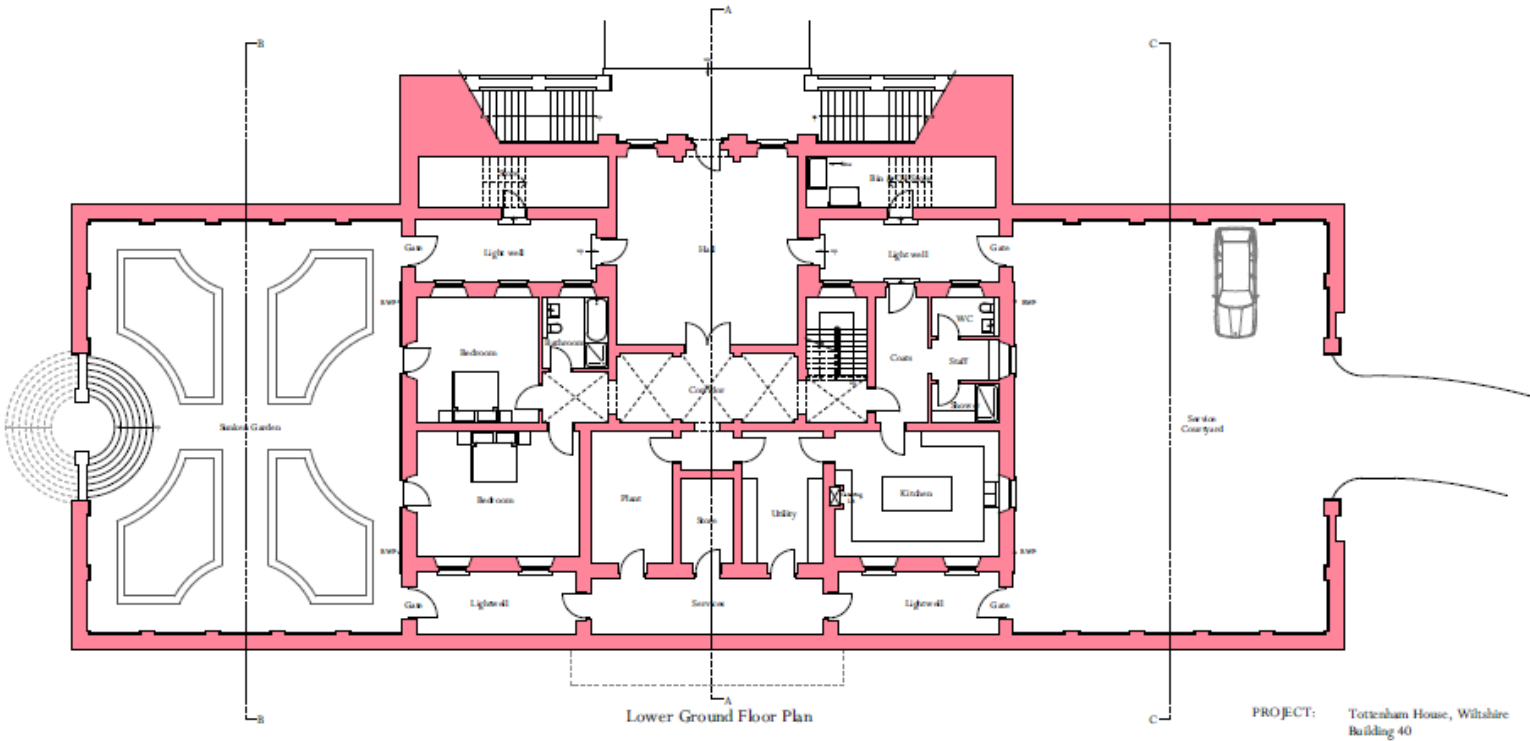
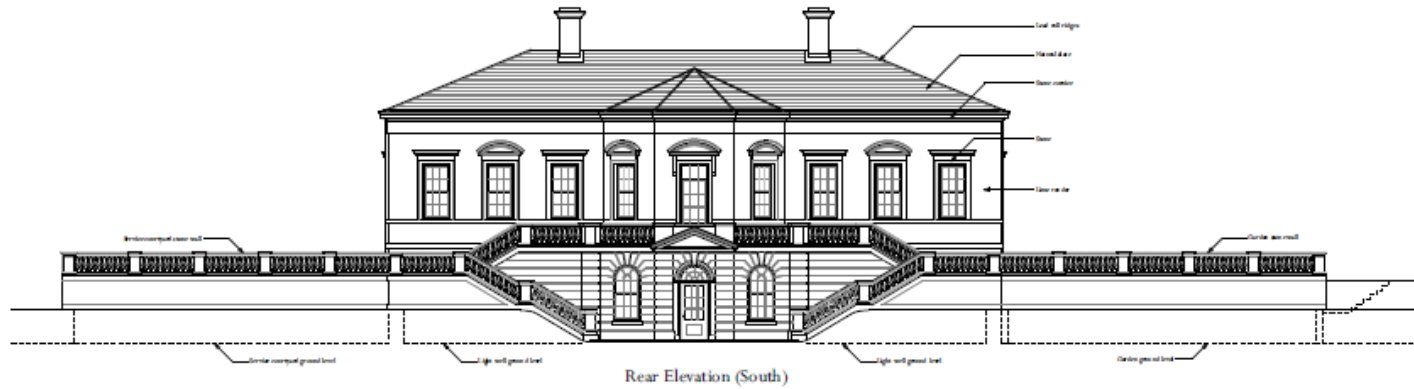
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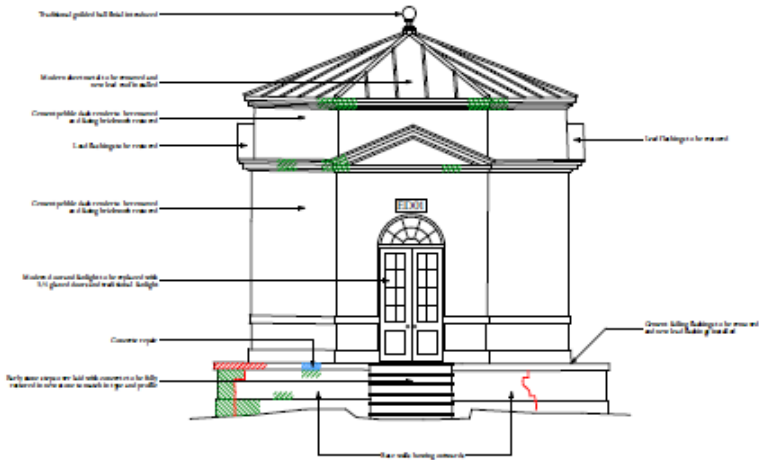


Proposed Banqueting House – north elevation & floor plan

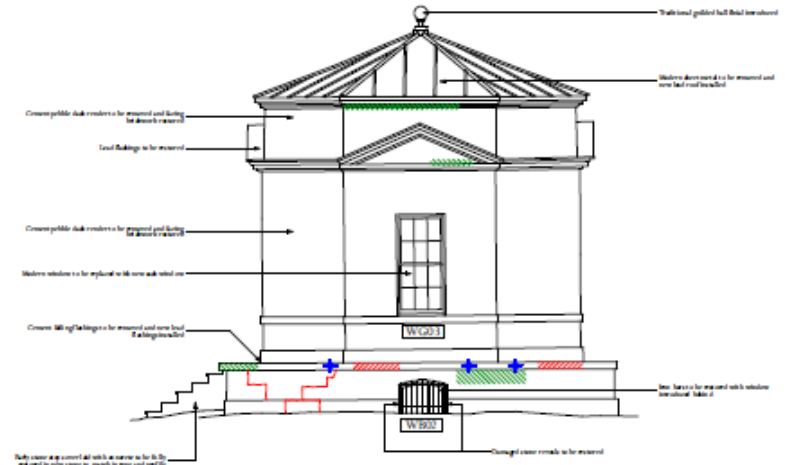




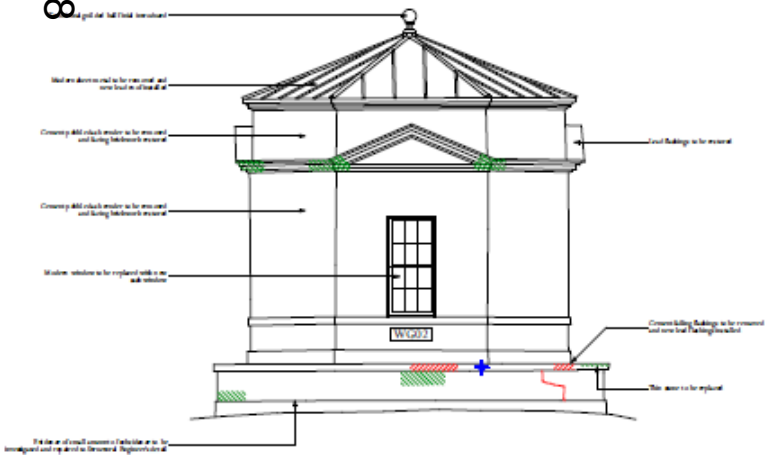
Proposed Banqueting House – South Elevation & Lower Ground Floor Plan



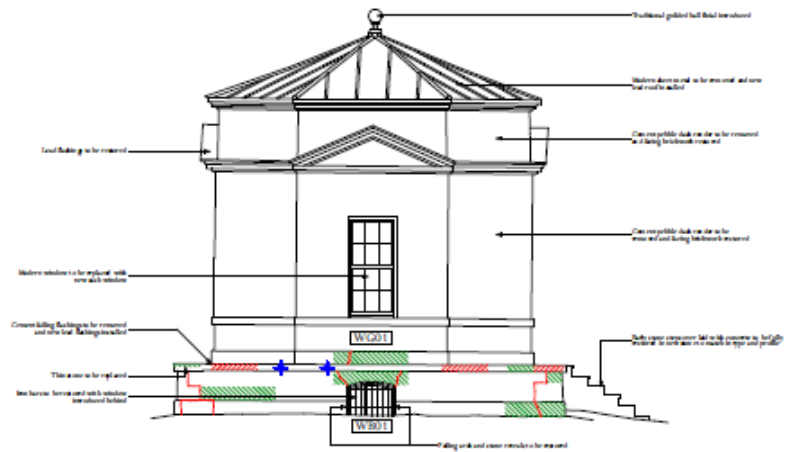
North-East Elevation



North-West Elevation



South-West Elevation



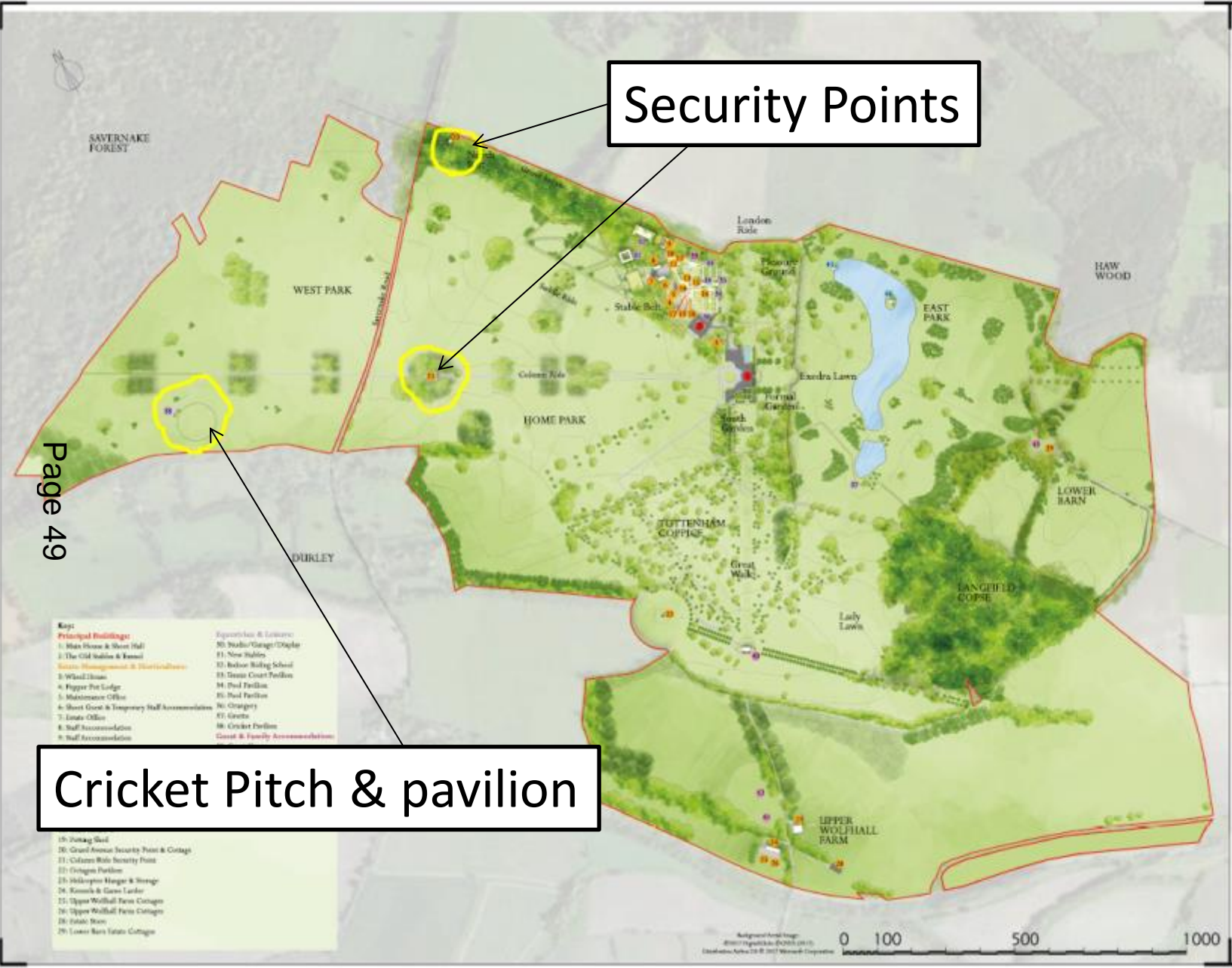
South-East Elevation

## Existing Octagon Pavilion – repaired / restored

# Security Points

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# Cricket Pitch & pavilion



- Key:**
- Principal Buildings:**
    - 1. Main House & Screen Hall
    - 2. The Old Stable & Kennel
  - Other Buildings & Structures:**
    - 3. Wood House
    - 4. Pigeon Post Lodge
    - 5. Maintenance Office
    - 6. Street Gate & Temporary Staff Accommodation
    - 7. Estate Office
    - 8. Staff Accommodation
    - 9. Staff Accommodation
  - Services & Leisure:**
    - 10. Stables/Garage/Driveway
    - 11. New Stables
    - 12. Indoor Riding School
    - 13. Tennis Court Pavilion
    - 14. Pool Pavilion
    - 15. Pool Pavilion
    - 16. Outlets
    - 17. Cricket Pavilion
    - 18. Cricket Pavilion
    - 19. Staff Accommodation

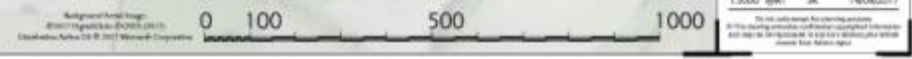
- 19. Parking Stand
- 20. Grand Avenue Security Point & Cottages
- 21. Colman Walk Security Point
- 22. Outings Pavilion
- 23. Millington Manager & Storage
- 24. Kennels & Grass Larder
- 25. Upper Wallball Farm Cottages
- 26. Upper Wallball Farm Cottages
- 27. Lower Wallball Farm Cottages
- 28. Trench House
- 29. Lower Barn Trench Cottages

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- Site Boundary
- Existing Buildings
- Proposed Buildings
- Site Context
- Existing Trees
- Proposed Trees
- Roads/ Tracks
- Proposed Footpath/ Track
- Grass Ride
- Water Body

- General Notes:**
- To be read in conjunction with other documents and any applicable planning, statutory and regulatory requirements.
  - Do not make off-site changes for planning purposes, use signed dimensions only.
  - All site changes to be made in order to comply with the relevant planning rules.
  - Unless otherwise stated, all dimensions are given in millimetres and rounded to the nearest millimetre.
  - Adjacent properties and boundaries are shown for reference only and are not to be construed as having been surveyed.
  - All work to be carried out in accordance with the relevant planning and regulatory requirements.

Project: **Tottenham House & Estate**  
 Drawing: **218 Waterplan Proposed**  
 Date: 15/06/2017  
 Scale: 1:500 (A4) SA 14/06/2017





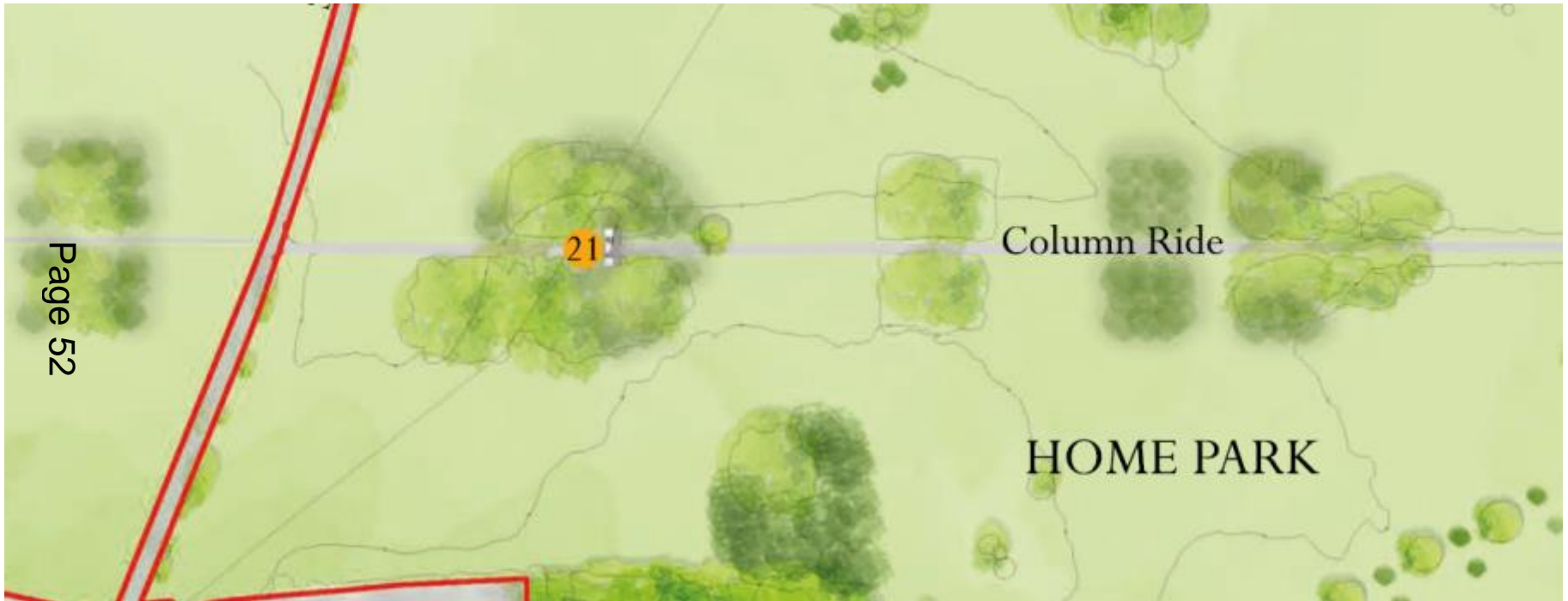
Page 50

Column Ride – towards Column





Column Drive – from existing entrance gate towards Tottenham House



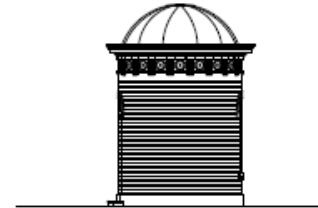
Column Ride

HOME PARK

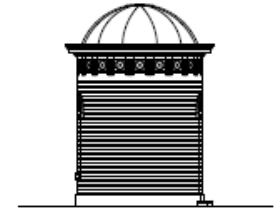
Column Ride – Security Point & Gates



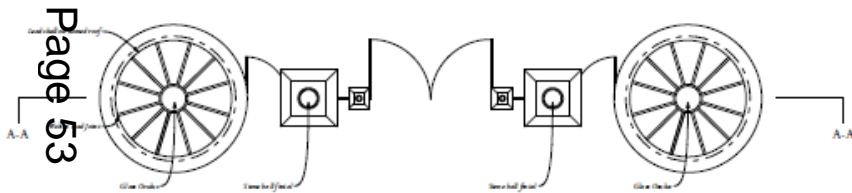
West Elevation



North Elevation



South Elevation



Roof Plan



East Elevation

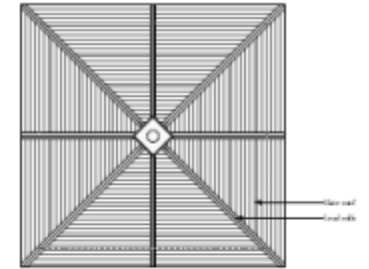
## Column Ride – Security Point / Gates







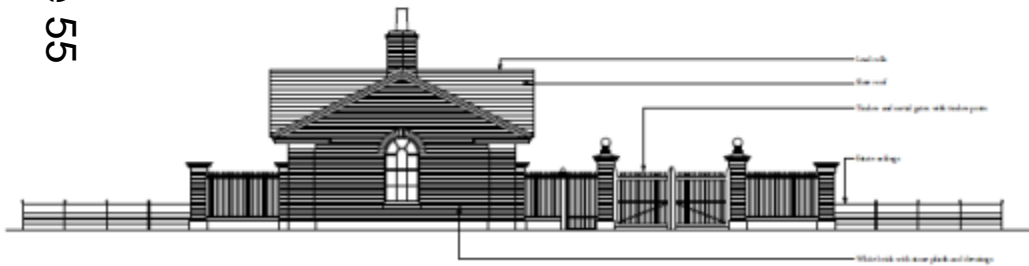
Ground Floor Plan



Roof Plan



Page 55

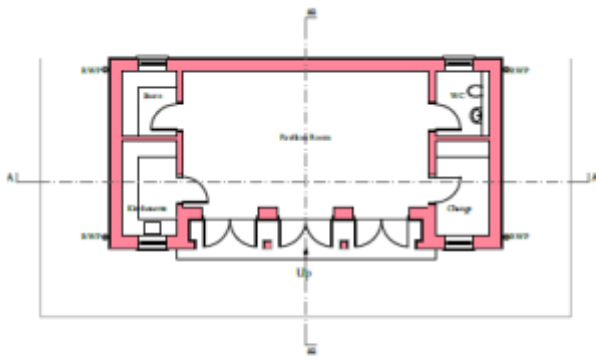


West Elevation

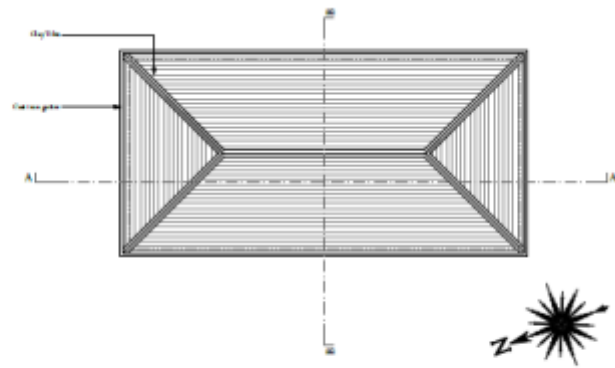


North Elevation

## Grand Avenue Security Point & Staff Accommodation



Ground Floor Plan

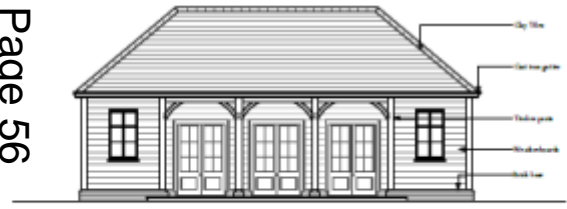


Roof Plan



North Elevation

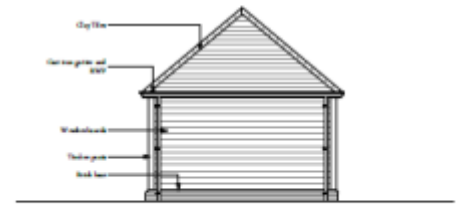
Page 56



West Elevation



East Elevation



South Elevation

# Cricket Pavilion



SAVERNAKE FOREST

ST. KATHARINE'S

Lakes / follies



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- Site boundary
- Existing Buildings
- Proposed Buildings
- Site Context
- Existing Trees
- Proposed Trees
- Roads/Tracks
- Proposed Footpath/Track
- Grass Fills
- Water Body

Page 57

WEST PARK

HOME PARK

TOTTENHAM COPPICE

Paedra Lawn

EAS PARK

HAW WOOD

LOWER BARN

LANGFIELD COPSE

Lady Lawns

LOWER WOLF-HALL FARM

DURLEY

- Key:**
- Principal Buildings**
1. Main House & House Hall
  2. The Old Kitchen & Pantry
- Other Structures & Hardscapes**
3. School House
  4. Pigeon Post Lodge
  5. Maintenance Office
  6. Staff Office & Temporary Staff Accommodation
  7. Staff Office
  8. Staff Accommodation
  9. Staff Accommodation
  10. Staff House
  11. Truckee House
  12. Car Port
  13. Machine Store
  14. Gardener's Cottage
  15. Yard Store
  16. Glass House A
  17. Glass House B
  18. Glass House C
  19. Parking Shed
  20. Groundsman Security Point & Cottage
  21. Cottage - Parkers
  22. Cottage - Parkers
  23. Hilltopper Hangar & Storage
  24. Kewen & Game Lodge
  25. Upper Woodhall Farm Cottage
  26. Upper Woodhall Farm Cottage
  27. Estate Store
  28. Estate Store
  29. Lower Barn Fabric Cottage
- Openings & Entrances**
30. Studio/Garage/Display
  31. New Balcony
  32. Access Entry School
  33. South Court Pavillion
  34. Pool Pavillion
  35. Pool Pavillion
  36. Driveway
  37. Driveway
  38. Driveway
  39. Driveway
  40. Driveway
  41. Driveway
  42. Driveway
  43. Driveway
  44. Driveway
  45. Driveway
  46. Driveway

Parkland

- General Notes:**
1. To be read in conjunction with other consultants and any specialist technical drawings, documents and specifications.
  2. Do not scale off if being changed for planning purposes, use figure dimensions only.
  3. NB: This drawing is issued in colour and may be a non-reproducible print.
  4. Unless otherwise stated, all dimensions are given in millimetres and levels in metres.
  5. Approval of proposals and boundaries can change for illustration purposes only and, unless otherwise stated, does not have to be accepted.
  6. All work below ground is shown provisionally, regardless of ground conditions or neighbouring structures.

**PLANNING**

Application No: 397 / 200

Date: 14/06/2017

Site: Tottenham House & Estate

Project: 31/17 Masterplan Proposed

Scale: 1:500 (A1) 1:500 (A2)

Drawn: [Name]

Checked: [Name]

Approved: [Name]

On site only unless the planning permission is granted.

This drawing is for the use of the client only and is not to be used for any other purpose without the written consent of Balston Agius.





Parkland – South Lawn





Page 59

Parkland – Formal Garden & South Lawn



Parkland – Pleasure Ground

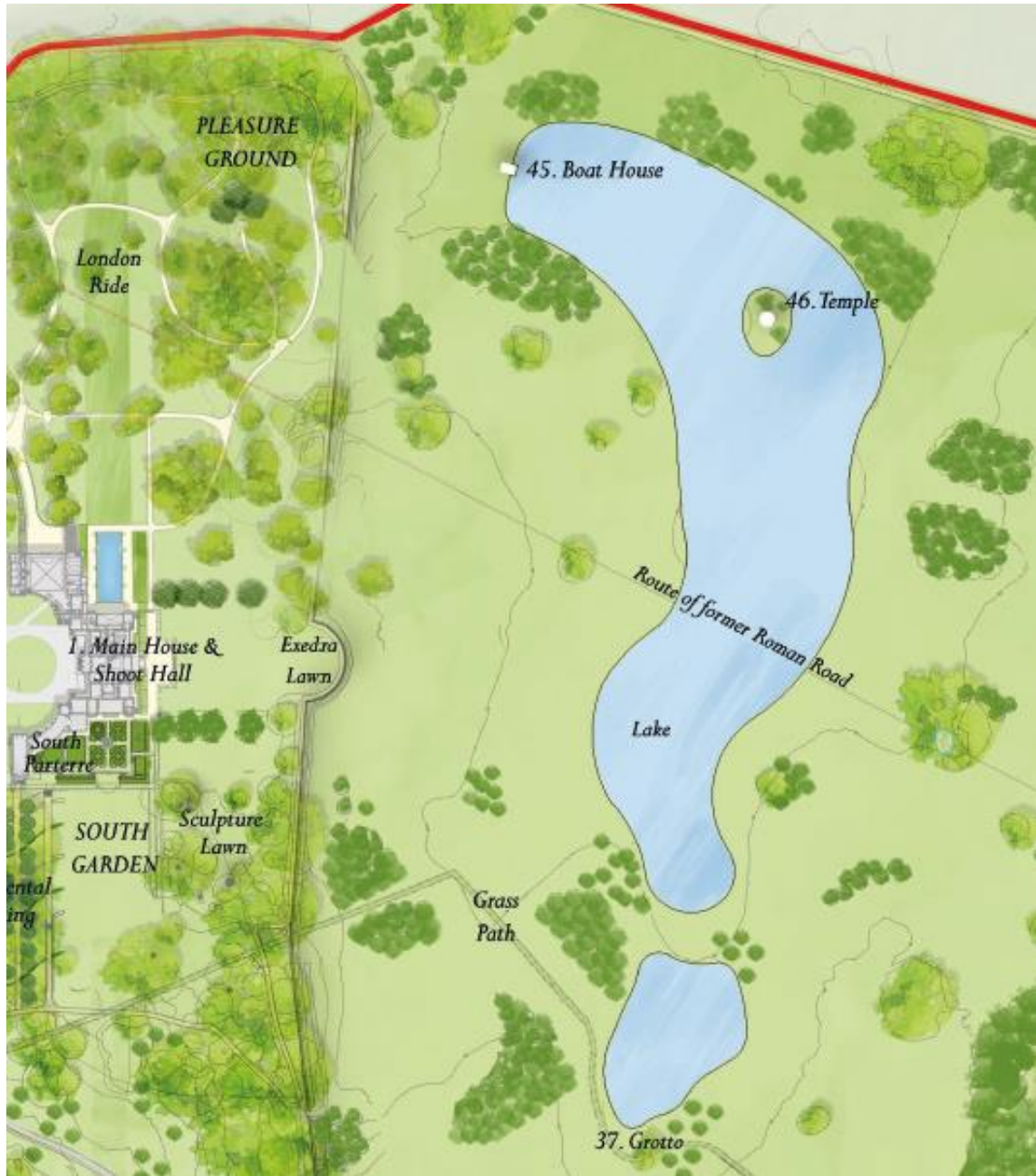


Page 61

Parkland –  
East Park &  
Lady Lawn











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- General notes
1. This report is prepared with the materials and any details contained therein, drawings and specifications.
  2. It is the responsibility of the client to ensure that the design is suitable for the intended use and that all necessary permissions are obtained.
  3. All the drawings are based on the information provided by the client.
  4. The client is responsible for ensuring that the design is suitable for the intended use and that all necessary permissions are obtained.
  5. All work is done on a 'best endeavours' basis and the designer is not responsible for any errors or omissions.

**NOTES:**

CG3 illustrates the view across the proposed new lake in East Park back towards the Main House.

The proposed new tree planting is shown as appears a 10 year height and spread.

Marginal planting illustrates only at this stage.

Visualisation: Nick Rowley@visualisations



Not to Scale



Location of view

PROJECT	PLANNING
Plot No	PLG 407
Client	Tottenham House & Estate
View	Lake CGI

Date: 04/03/2021  
 Drawn: [Name]  
 Checked: [Name]  
 Approved: [Name]



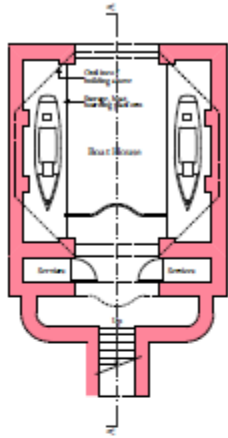
Existing View



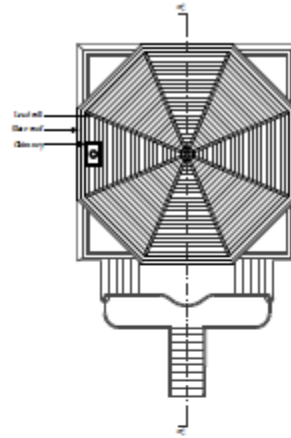
Proposed View

Page 63

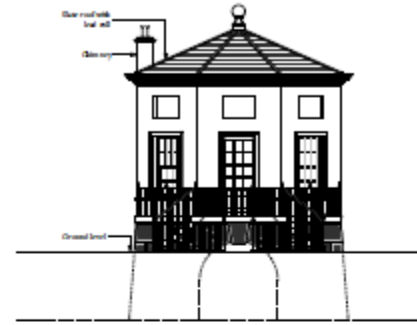
# Lakes – Existing and Proposed



Lower Ground Floor Plan

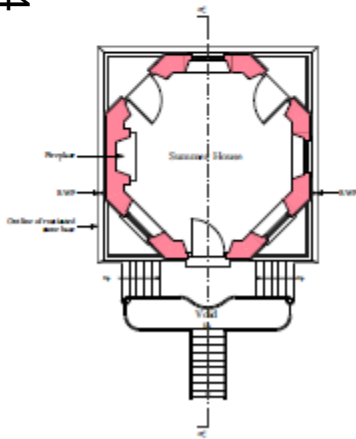


Roof Plan

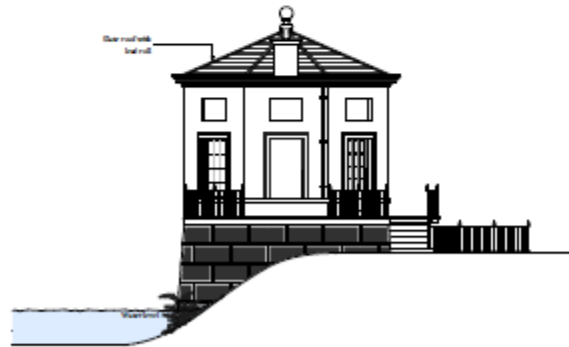


North Elevation

Page 64



Ground Floor Plan

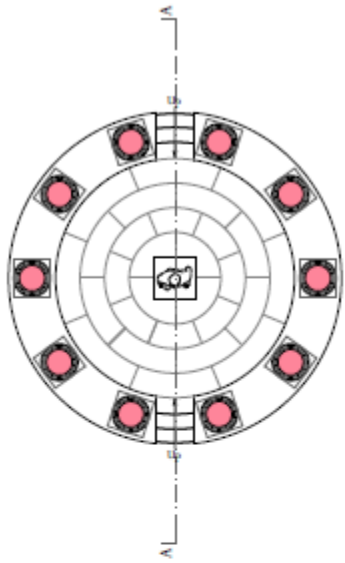


East Elevation

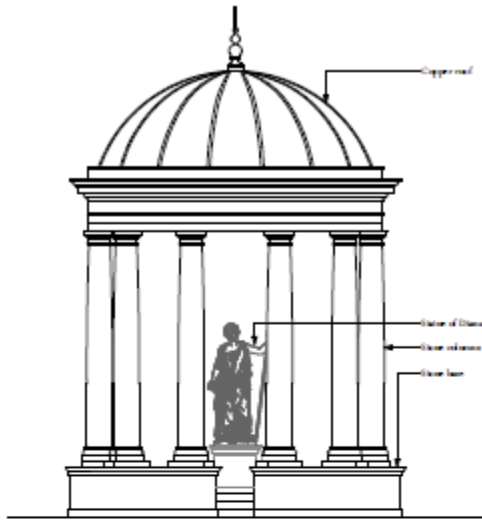


West Elevation

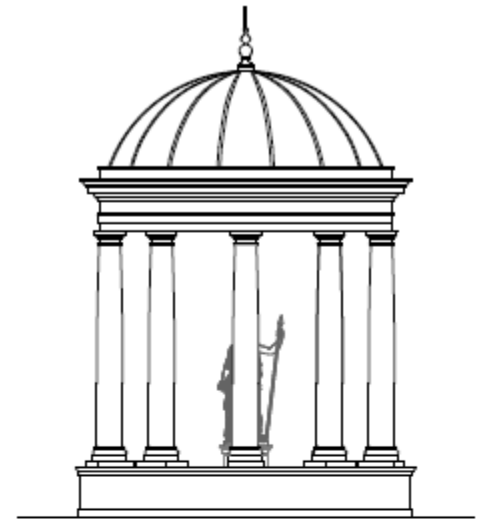
## Proposed Boat House



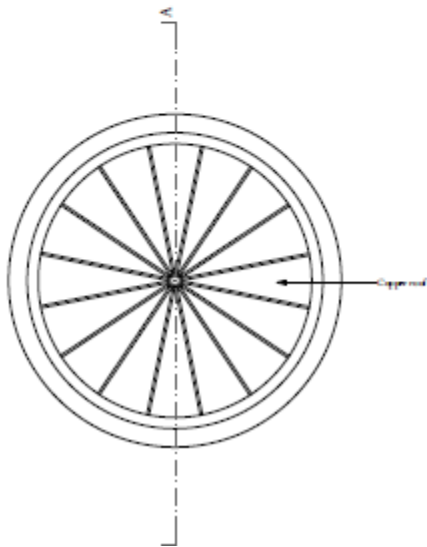
Ground Floor Plan



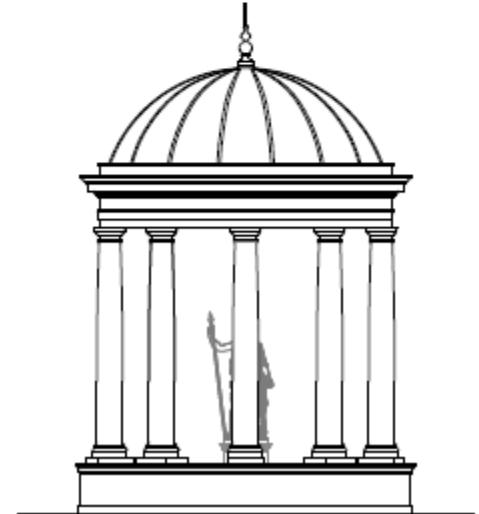
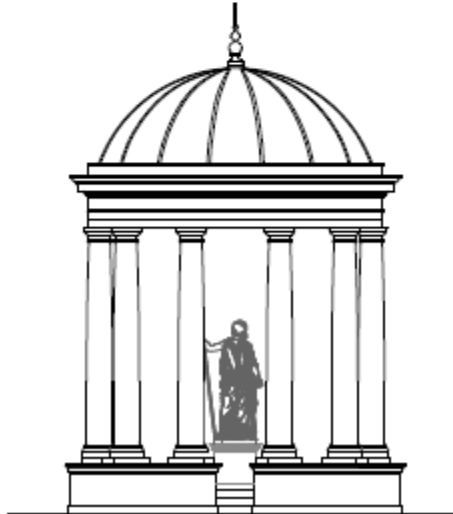
North Elevation



East Elevation



Proposed Temple



# Lower Barn Outlying Houses

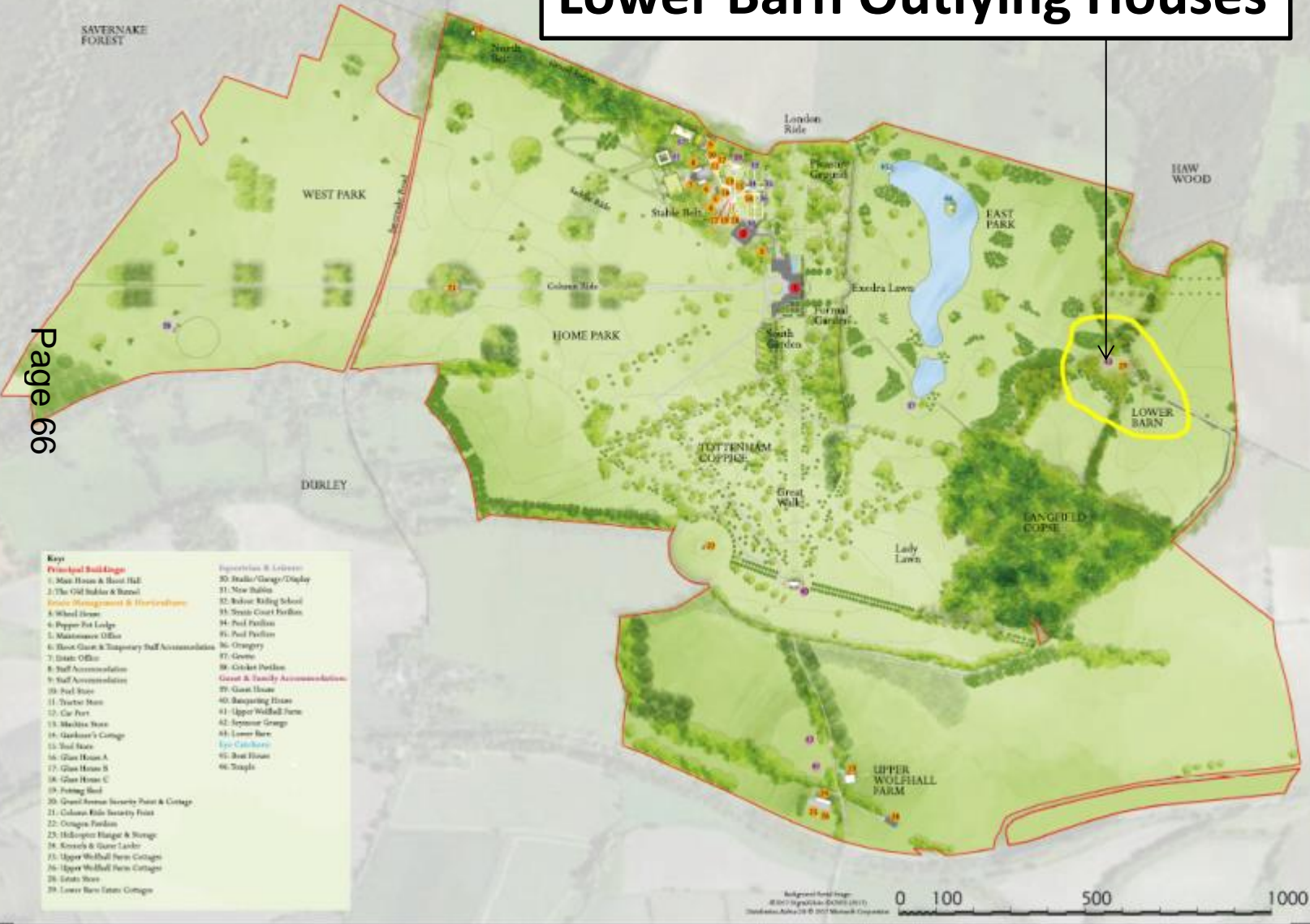


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- Site Boundary
- Existing Buildings
- Proposed Buildings
- Site Contours
- Existing Trees
- Proposed Trees
- Roads/Tracks
- Proposed Footpath/Track
- Green Field
- Water Body

Page 66

- Keys**
- Principal Buildings**
- 1. Main House & Hunt Hall
  - 2. The Old Indian & Barn
- Utility Management & Horticulture**
- 3. Wheel House
  - 4. Pepper Pot Lodge
  - 5. Maintenance Office
  - 6. Shop Glass & Temporary Staff Accommodation
  - 7. Drain Office
  - 8. Staff Accommodation
  - 9. Staff Accommodation
  - 10. Pool Store
  - 11. Trestle Store
  - 12. Car Port
  - 13. Machine Store
  - 14. Gardener's Cottage
  - 15. Tool Store
  - 16. Glass House A
  - 17. Glass House B
  - 18. Glass House C
  - 19. Potting Shed
  - 20. Ground Service Security Point & Cottage
  - 21. Colours, Bins Security Point
  - 22. Omega's Garden
  - 23. Hedgesley Hayrack & Storage
  - 24. Kneels & Gunter Lamb
  - 25. Upper Wolfhall Farm Cottages
  - 26. Upper Wolfhall Farm Cottages
  - 28. Lathes Store
  - 29. Lower Barn Gates Cottage
- Propositions & Leases**
- 30. Stable/Carriage/Display
  - 31. New Stable
  - 32. Belvoir Riding School
  - 33. Sports Court Pavilion
  - 34. Pool Pavilion
  - 36. Orangerie
  - 37. Green
  - 38. Cricket Pavilion
  - 39. Glass House
  - 40. Banqueting House
  - 41. Upper Wolfhall Farm
  - 42. Leysmore Garage
  - 43. Lower Barn
- Green & Family Accommodation**
- 44. Glass House
  - 45. Boat House
  - 46. Temple



- General Notes**
1. This plan is subject to all other conditions and any amendments to the planning application.
  2. Do not make any building work for planning purposes, see Agius dimensions etc.
  3. All the drawings are for information only and are not to be used for construction purposes.
  4. Unless otherwise stated, all dimensions are given in metres and levels in metres.
  5. All work is to be carried out in accordance with the relevant British Standards and Codes of Practice.
  6. All work is to be carried out in accordance with the relevant British Standards and Codes of Practice.

PLANNING

397 PLG 200

Tottenham House & Estate

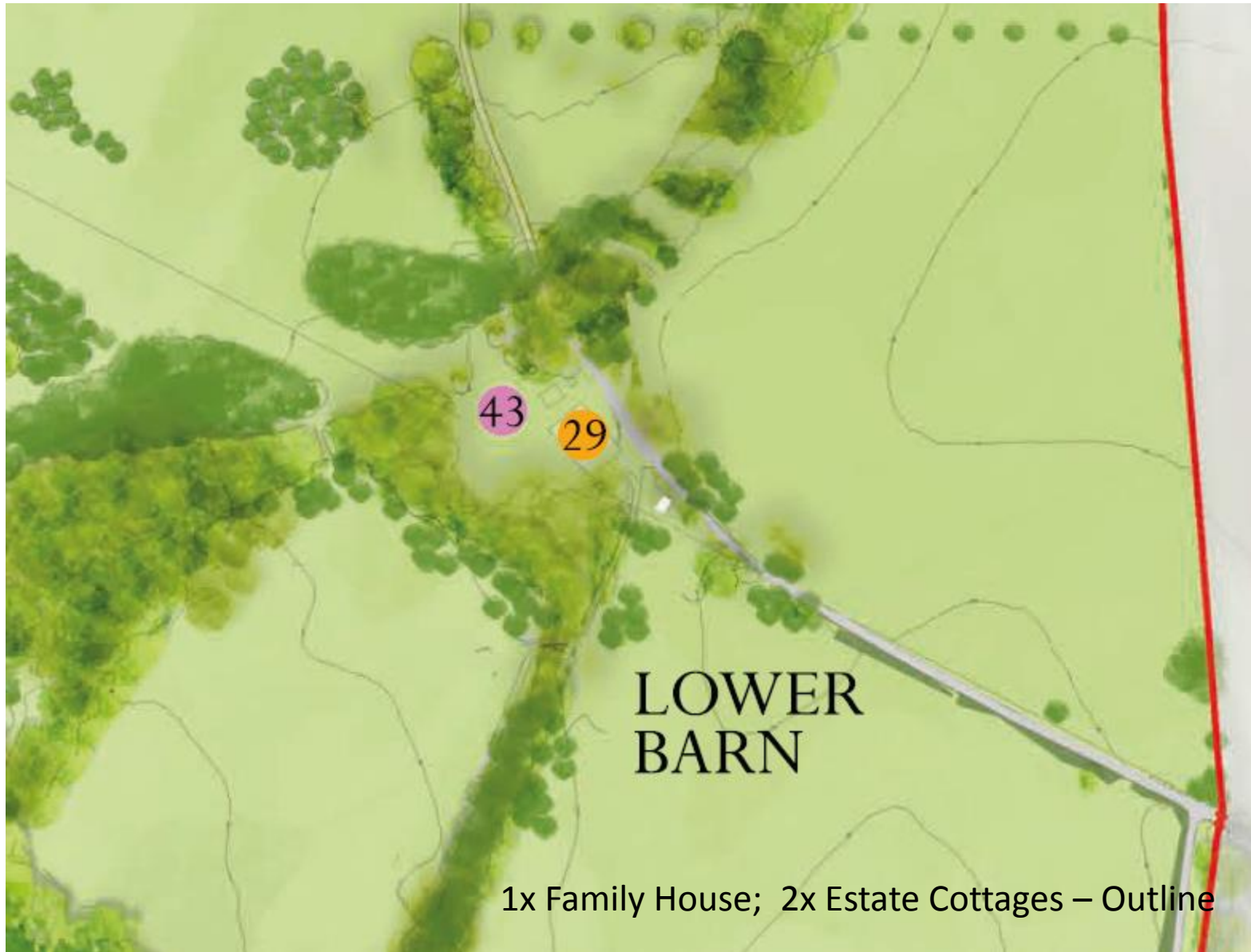
Site Masterplan

Proposed

Scale 1:5000

Date 14/08/2017





# LOWER BARN

1x Family House; 2x Estate Cottages – Outline



Existing farm buildings at Lower Barn



Page 69

Site for Family House and Estate Cottages (x2) – approx.





Page 70

View from back towards Tottenham House from East Park



# Upper Wolfhall Farm – Outlying Houses, Kennels & Helicopter Hangar

Page 71



**Key**

<b>Principal Buildings:</b>	<b>Equine/Trails &amp; Leisure:</b>
1. Main House & Guest Hall	30. Stable/ Garage/Display
2. The Old Stable & Tannery	31. New Stable
<b>Other Management &amp; Services:</b>	32. Indoor Riding School
3. Ward House	33. Tennis Court Pavilion
4. Pigeon Pit Lodge	34. Pool Pavilion
5. Maintenance Office	35. Pool Pavilion
6. Guest Guest & Temporary Staff Accommodation	36. Orangerie
7. Estate Office	37. Garage
8. Staff Accommodation	38. Cricket Pavilion
9. Staff Accommodation	<b>Guest &amp; Family Accommodation:</b>
10. Pool House	39. Guest House
11. Storage Shed	40. Swimming House
12. Car Barn	41. Upper Wolfhall Farm
13. Machine Store	42. Service Garage
14. Gardener's Cottage	43. Lower Barn
15. Tool Store	44. Lower Barn
16. Glass House A	<b>Ice Catches:</b>
17. Glass House B	45. Boat House
18. Glass House C	46. Temple
19. Putting Green	
20. Grand Avenue Security Point & Cottage	
21. Coburns Ride Security Point	
22. Outings Pavilion	
23. Helicopter Hangar & Storage	
24. Kennels & Grooming Lodge	
25. Upper Wolfhall Farm Cottage	
26. Upper Wolfhall Farm Cottage	
27. Tennis Barn	
28. Tennis Barn	
29. Lower Barn Extra Outlets Cottage	

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- Site Boundary
- Existing Buildings
- Proposed Buildings
- Site Contours
- Existing Trees
- Proposed Trees
- Roads/ Tracks
- Proposed Footpath/ Track
- Grass Ride
- Water Body

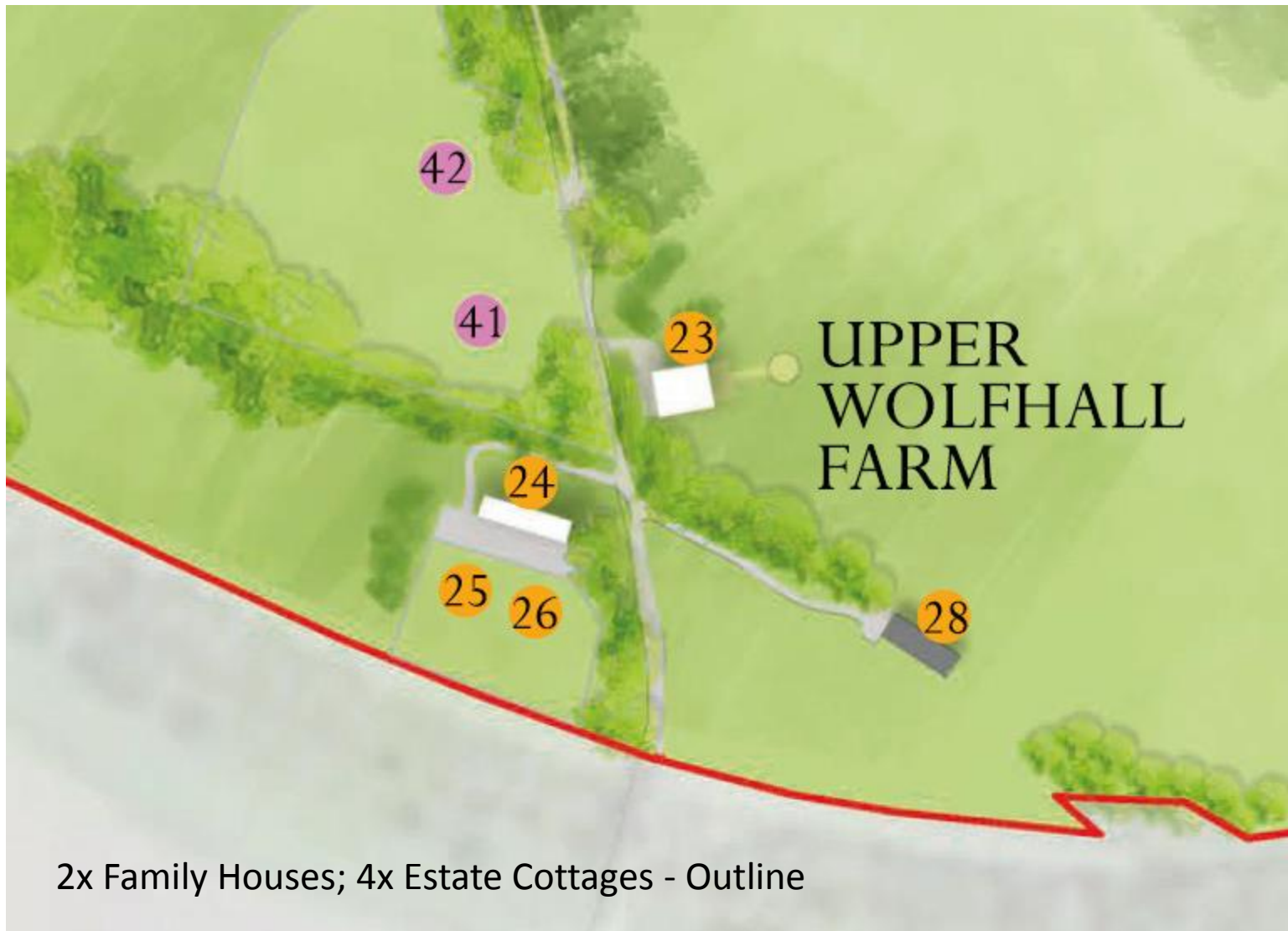
- General Notes:
1. To be read in conjunction with other documents and any special conditions, drawings, documents and specifications.
  2. Do not work off drawing without the planning permission. Use signed drawings only.
  3. All this drawing is based on a survey and may be a preliminary plan only.
  4. Unless otherwise stated, all dimensions are given in millimetres and to the nearest millimetre.
  5. All work to be carried out in accordance with the Building Regulations and any other relevant laws, codes and standards.
  6. All work to be carried out in accordance with the Building Regulations and any other relevant laws, codes and standards.

PROPOSED PLANNING PERMISSION

Application No: 397 / 2017  
Local Plan Ref: PLG 200

Tottenham House & Estate  
Site Masterplan  
Proposed

Date: 17/09/2017  
Scale: 1:4000  
Sheet: 01A



2x Family Houses; 4x Estate Cottages - Outline

Upper Wolfhall Farm site

Site for Banqueting House



Page 73

View from Burbage / Crofton Road





Page 74

Site for  
Estate  
Cottages (x4)  
& Kennels





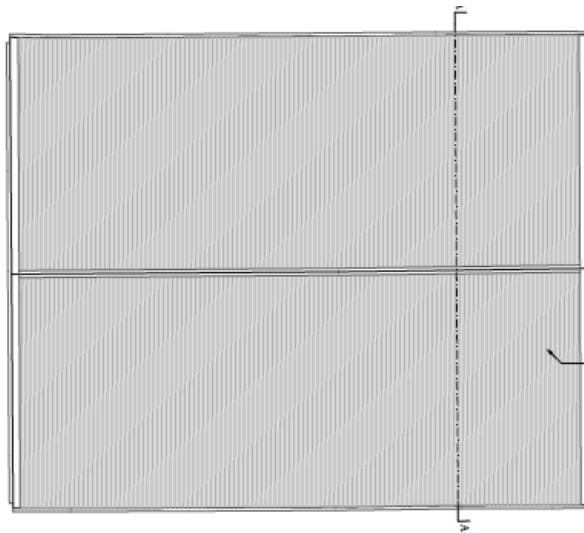


Site for Helicopter Hangar

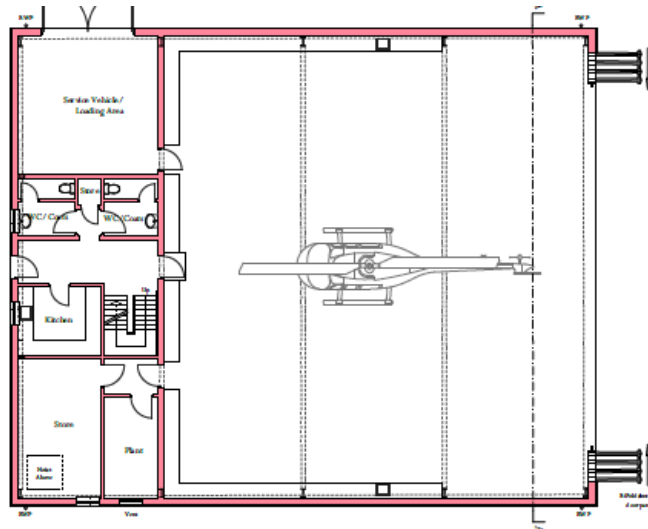


Page 76

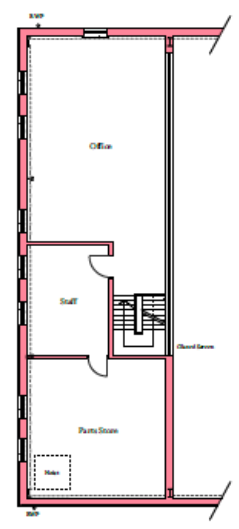
Sites for Family Houses (x2)



Roof Plan

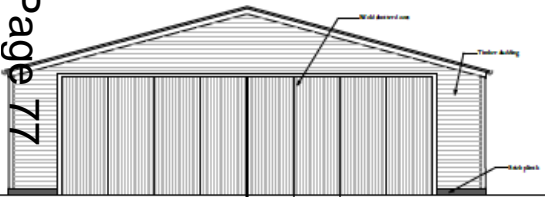


Ground Floor Plan



First Floor Plan

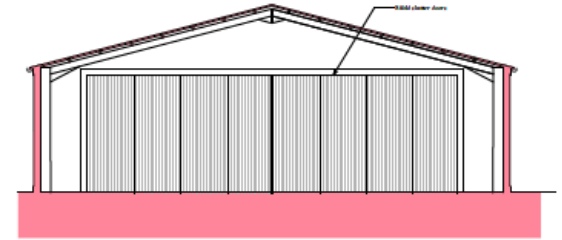
Page 77



East Elevation



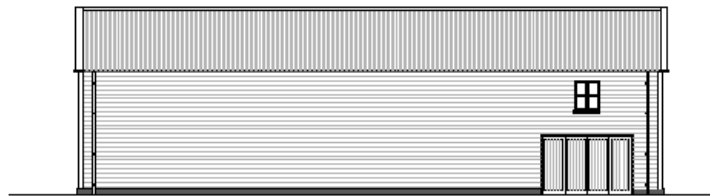
West Elevation



Section A-A



South Elevation

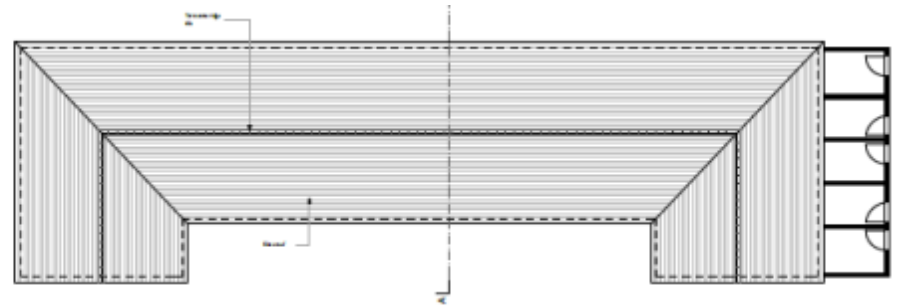


North Elevation

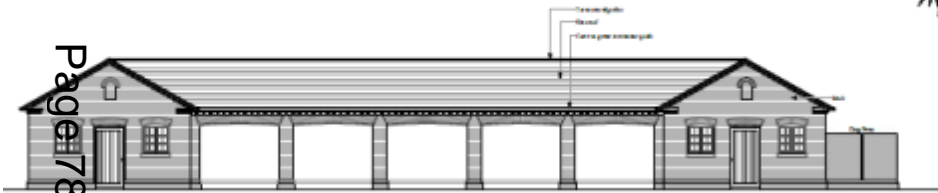
# Helicopter Hangar



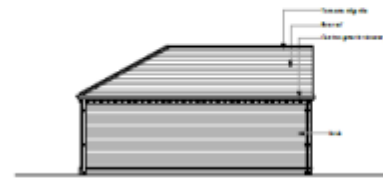
Ground Floor Plan



Roof Plan



South Elevation



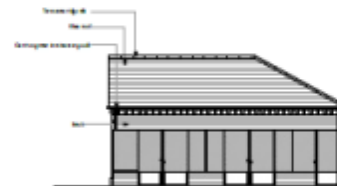
West Elevation



Section A-A



North Elevation



East Elevation

Kennels



# Planning Considerations – statutory duties

- T&CP Act – applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
- P(LB&CA) Act – ‘special regard’ to the desirability of preserving listed buildings, their settings and any features of special architectural or historic interest.
- C&RoW Act – ‘have regard to’ the purpose of conserving and enhancing AONB’s.

# Planning Considerations

- Re-use of Tottenham House as a family home
- Associated recreation/creation of a country estate with related development
- Demonstration that such related development can take place with neutral and/or positive impacts on heritage assets and AONB
- ‘Sustainable Development’ in terms of its economic, social and environmental dimensions

# Planning Considerations

- Matters of detail satisfactorily addressed – amenity, highway safety, ecology, services/utilities, etc.

Page 81

Planning history – relatively recent planning permission for ‘golf resort hotel’ remains a relevant material consideration

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