

Planning Application No.  
17/12461/OUT

Tottenham House



Long Barn, Farmy, Devies  
WROTHAM ST10 2SD  
T +44 (0) 1280 848181  
F +44 (0) 1280 848189  
www.balstonagrius.co.uk

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

- Key**
- Principal Buildings**
- 1. Main House & Guest Hall
  - 2. The Old Stable & Tannery
- Other Accommodation & Structures**
- 3. Wind 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 Barn
  - 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. Helicopter Hangar & Storage
  - 24. Kennels & Groom Yard
  - 25. Upper Wolfhall Farm Cottage
  - 26. Upper Wolfhall Farm Cottage
  - 27. Livery Barn
  - 28. Lower Barn
  - 29. Lower Barn Stable Cottages
- Equine & Leisure**
- 30. Stable/ Garage/ Display
  - 31. New Stable
  - 32. Indoor Riding School
  - 33. Tennis Court Pavilion
  - 34. Pool Pavilion
  - 35. Pool Pavilion
  - 36. Outing
  - 37. Garage
  - 38. Cricket Pavilion
- Guest & Family Accommodation**
- 39. Guest House
  - 40. Banqueting House
  - 41. Upper Wolfhall Farm
  - 42. Service Garage
  - 43. Lower Barn
- Open Closures**
- 44. Boat House
  - 45. Temple



- General Notes:**
- 1. This plan is to be used in conjunction with other documents and any specific conditions, drawings, documents and specifications.
  - 2. Do not work off drawings without the planning approval, see figure 10/20/2017.
  - 3. All site drawings are based on aerial and topographic information.
  - 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 shall be done in accordance with the current Building Regulations and all other relevant legislation.

APPROVED BY PLANNING  
Reference: 397 / PLG 200  
Date: 17/03/2017  
Scale: 1:5000  
Author: GBA  
Date: 14/03/2017  
Project: Tottenham House & Estate  
Site Masterplan Proposed

# Tottenham House



**BALSTON  
A C I U S**  
Long Barn, Pottery, Devizes  
Wiltshire SN10 3RB  
T +44 (0)1280 848181  
F +44 (0)1280 848189  
www.balstonaia.co.uk

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



- 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 Store
  - 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's Hanger & Storage
  - 24. Kennels & Green Larder
  - 25. Upper Wolfhall Farm Cottages
  - 26. Upper Wolfhall Farm Cottages
  - 28. Estate Store
  - 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. Orangery
  - 37. Green
  - 38. Caravan Pavilion
- Guest & Family Accommodation**
- 39. Guest House
  - 40. Banqueting House
  - 41. Upper Wolfhall Farm
  - 42. Lower Barn
  - 43. Car Port
  - 44. Boat House
  - 45. Temple

- Notes:**
1. To be read in conjunction with other site plans and any associated technical drawings, documents and specifications.
  2. Do not use off boundary for parking purposes, use agreed directions only.
  3. NB: This drawing is issued in order that it may be a record of the site.
  4. Unless otherwise noted, all dimensions are given in metres and to the nearest millimetre.
  5. Adjacent properties and boundaries are shown for reference purposes only and, unless otherwise stated, have not been surveyed.
  6. All work shall proceed in strict accordance with the specification of the contract and in accordance with the relevant Building Regulations.

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



Tottenham House - Front





Tottenham House - Front



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





Side (south west) / Rear Elevation





Rear Elevation





Side (north east) / Rear Elevation



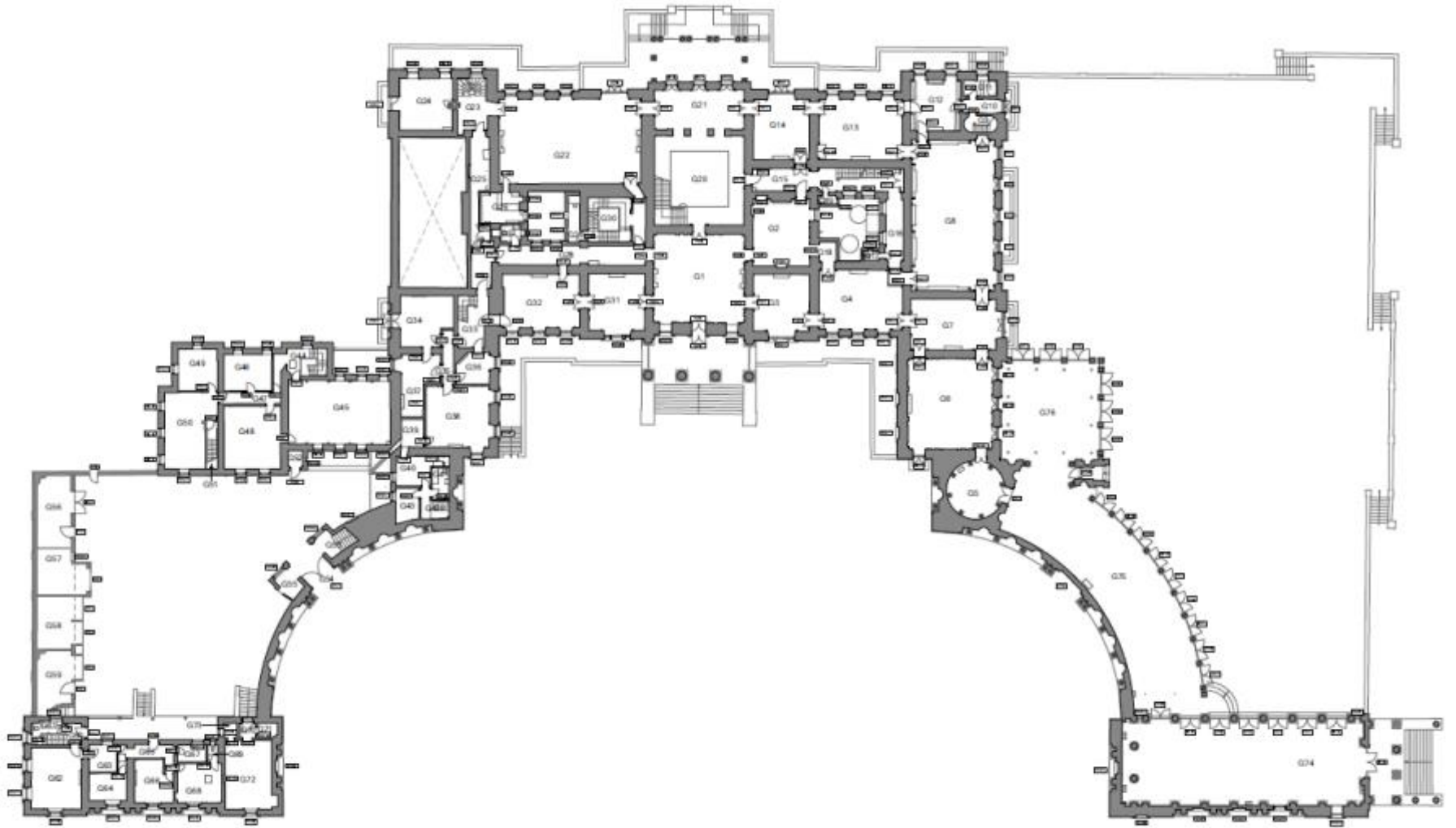
Side elevation (north east) – including north wing service buildings





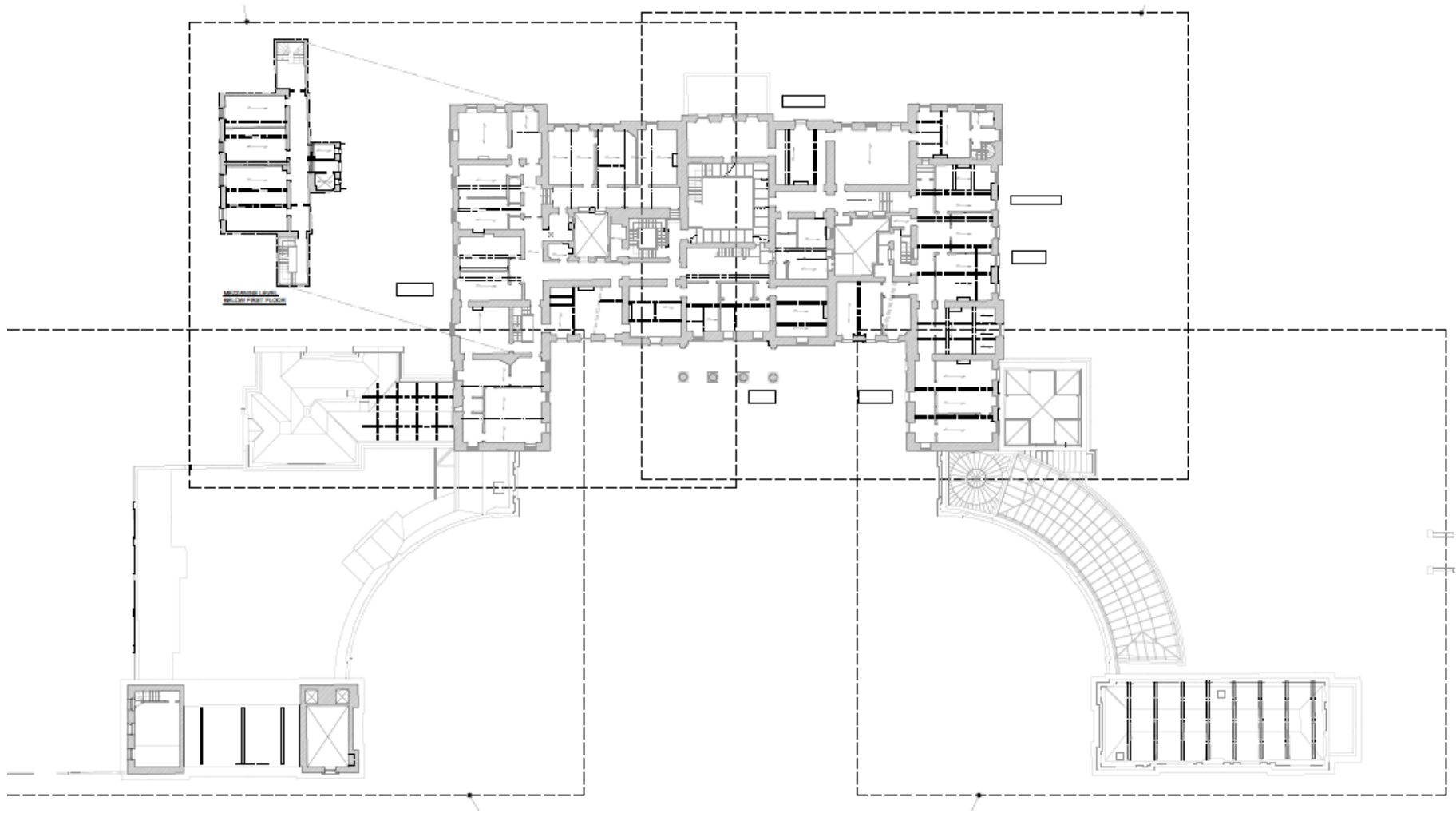




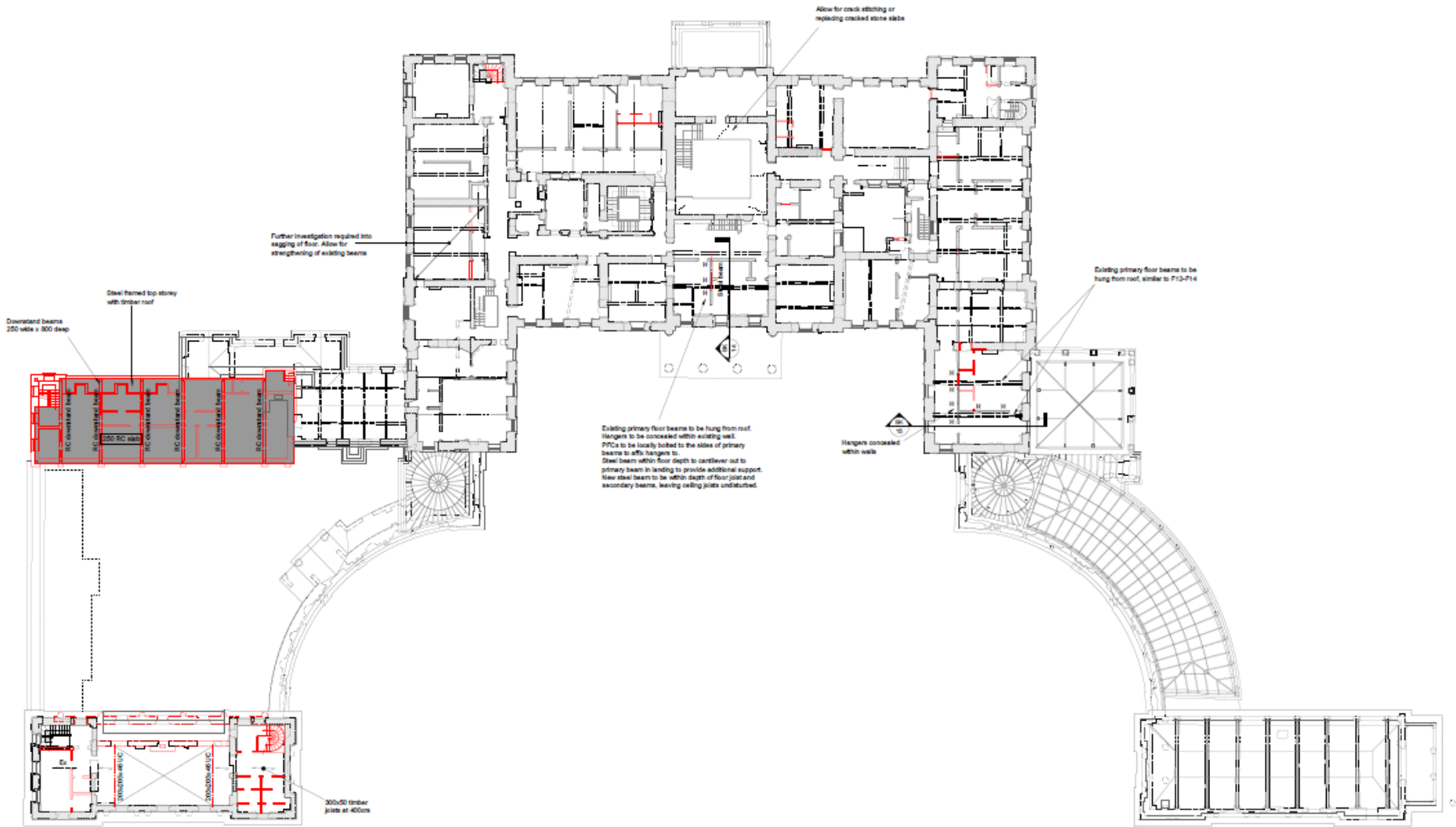


Tottenham House – Existing Ground Floor Plan



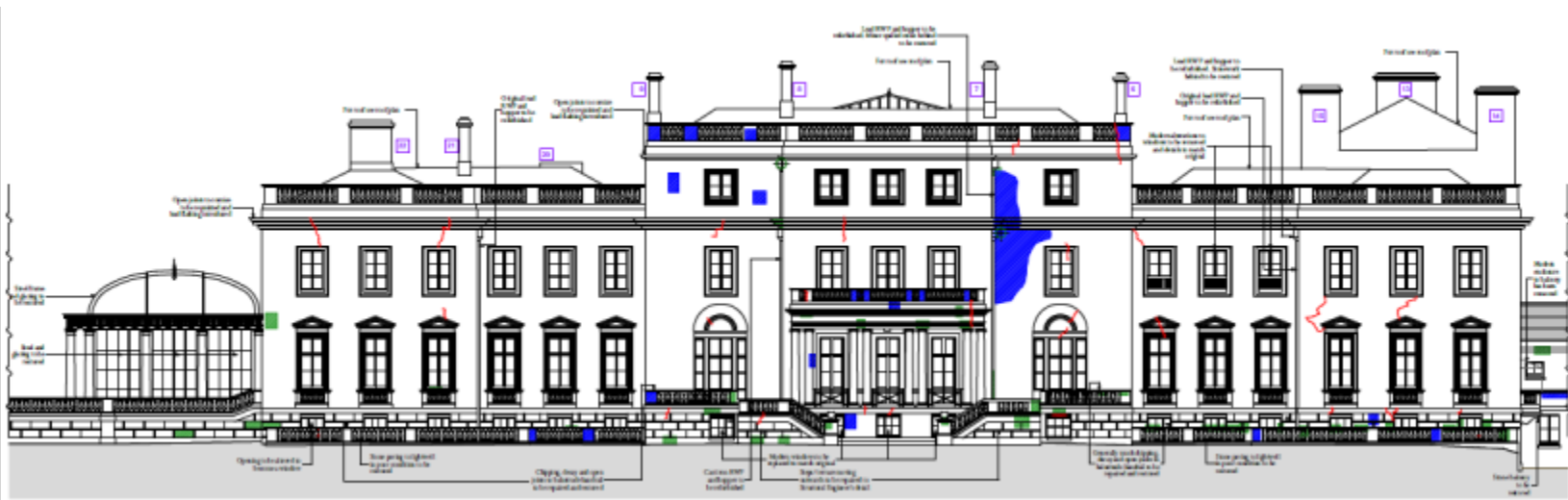


Tottenham House – Existing First Floor Plan



Tottenham House – Proposed First Floor Plan





Proposed 'front' & 'rear' elevations



Elevation T - West Service Courtyard



Elevation Q - East Elevation

North Wing – Existing Arrangement





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





SAVERNAKE FOREST

ST. KATHARINE'S

**Core Area**

WEST PARK

HOME PARK

TOTTENHAM COPSE

EAST PARK

HAW WOOD

DURLEY

LOWER BARN

LANGFELD COPSE

Lady Lawns

LEPPER WOLFHALL FARM

- 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 Guest & 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 Shed
  - 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. Equinex & Livery
  - 31. Treadle Garage/Diary
  - 32. New Stable
  - 33. Indoor Riding School
  - 34. Tennis Court Pavilion
  - 35. Pool Pavilion
  - 36. Pool Pavilion
  - 37. Orangerie
  - 38. Green
  - 39. Cricket Pavilion
  - Guest & Family Accommodation**
  - 40. Guest House
  - 41. Banqueting Room
  - 42. Upper Wolfhall Farm
  - 43. Terrace Garage
  - 44. Lower Barn
  - 45. Gate House
  - 46. Boat House
  - 47. Temple

**BALSTON AGIUS**  
 Long Barn, Putney, Devon  
 Tipton SH10 3RS  
 T +44 (0) 300 444191  
 F +44 (0) 1802 444199  
 www.balstonagius.co.uk

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

- Notes:**
1. To be read in conjunction with other standards and any special conditions, design, materials and specifications.
  2. Do not scale off drawings except for planning purposes, use figures dimensions only.
  3. All site drawings are based on aerial photography for a given date/season only.
  4. Unless otherwise stated, all dimensions are given in millimetres and rounded to nearest.
  5. Adjacent parties and boundaries are shown for identification purposes only and are not intended to have any legal effect.
  6. All work shall be carried out in accordance with the provisions of the relevant codes of practice.

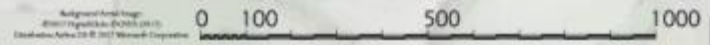
Authorisation: **PLANNING**

Project	Date	Page	D
397	PLG	200	

Client: **Tottenham House & Estate**  
 Project: **Site Masterplan Proposed**

Scale	Date	Scale	Date
1:5000	04/11	1:5000	14/08/2017

This site plan is for planning purposes only. It is not intended to be used for any other purpose and should not be relied upon for any other purpose. It is not intended to be used for any other purpose and should not be relied upon for any other purpose.











The Old Stables - front







Walled Garden – typical wall elevation



Walled Garden – wall  
and typical outbuilding







Gardener's Cottage



Core Area - Existing



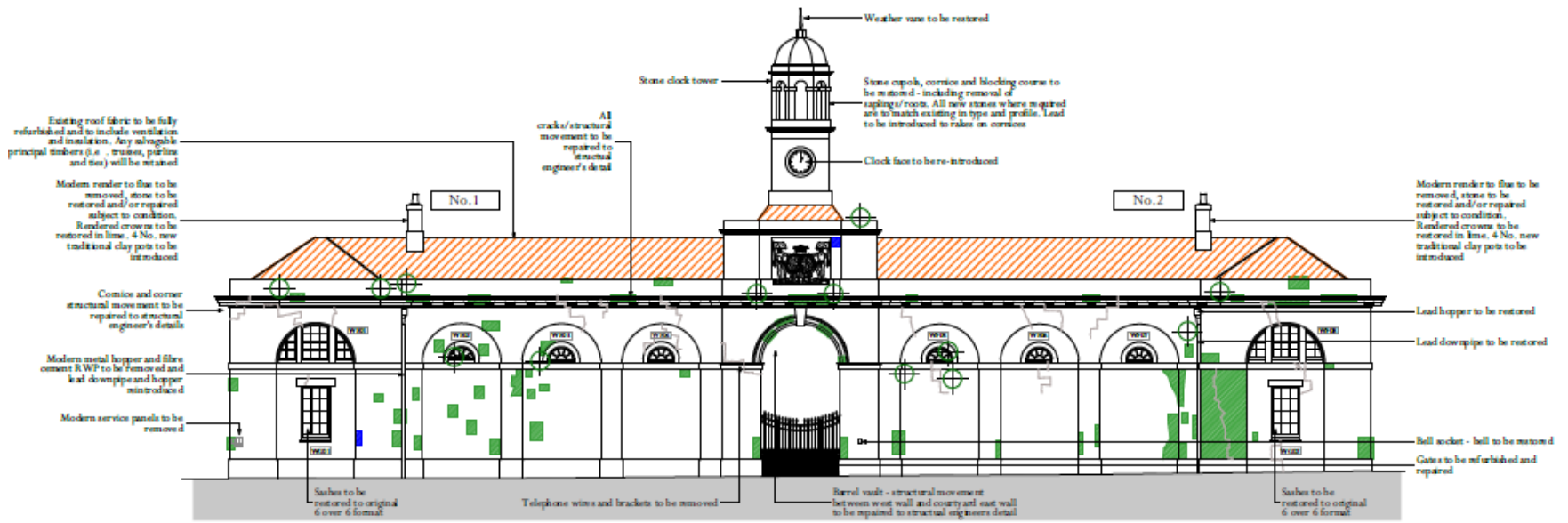


Core Area – Proposed



The Old Stables – repair/restoration for incidental residential uses



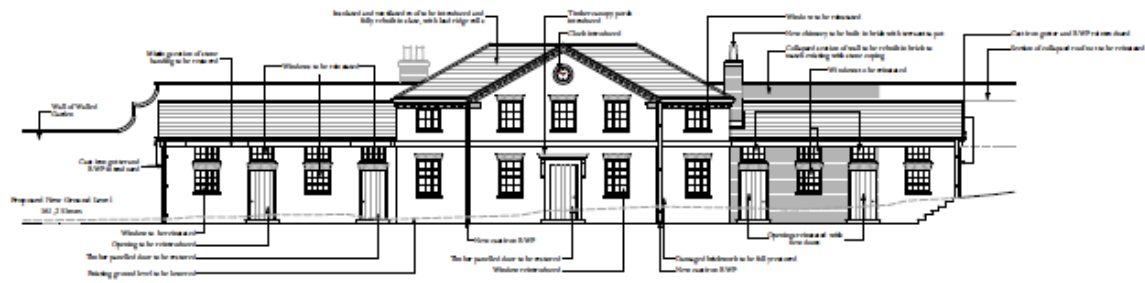


Stable Block Elevation A - South West Elevation

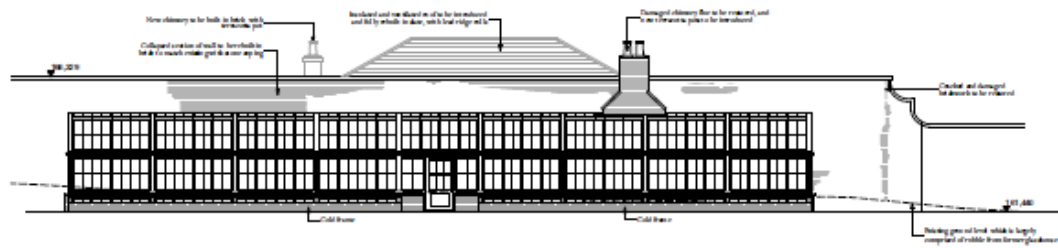


Stable Block Elevation B - North West Elevation

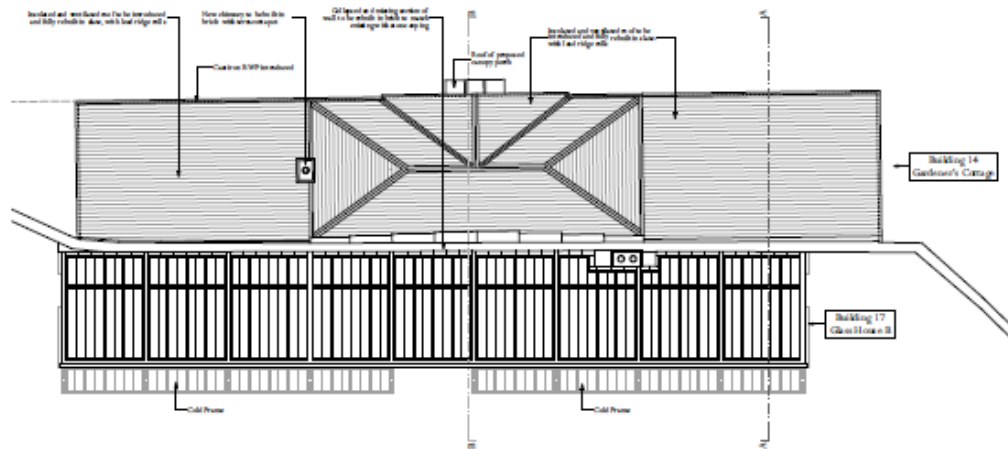
The Old Stables – repair/restoration for incidental residential uses



North Elevation

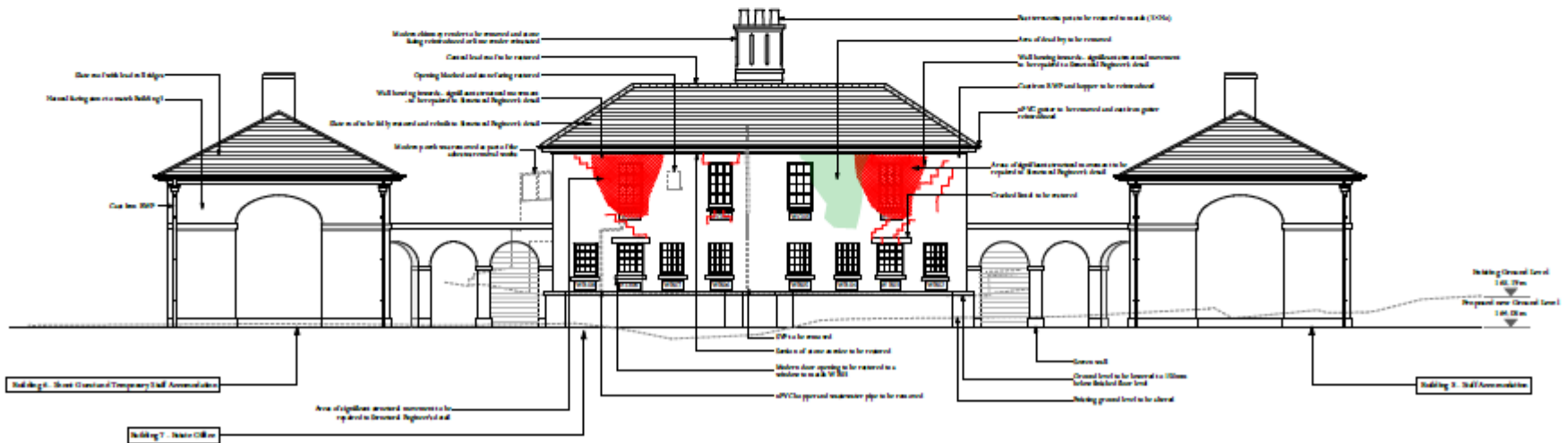
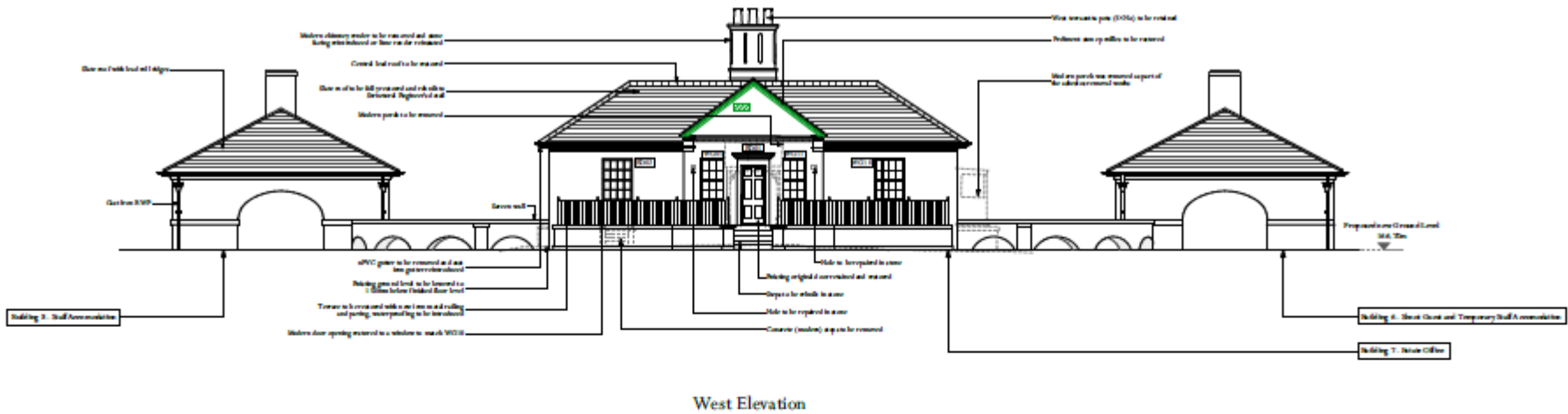


South Elevation

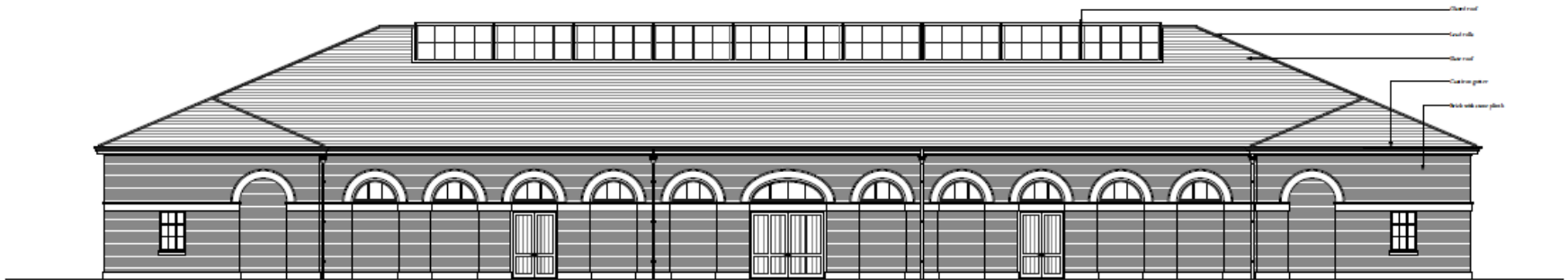


Example other repaired/restored buildings – Gardener's Cottage & greenhouses

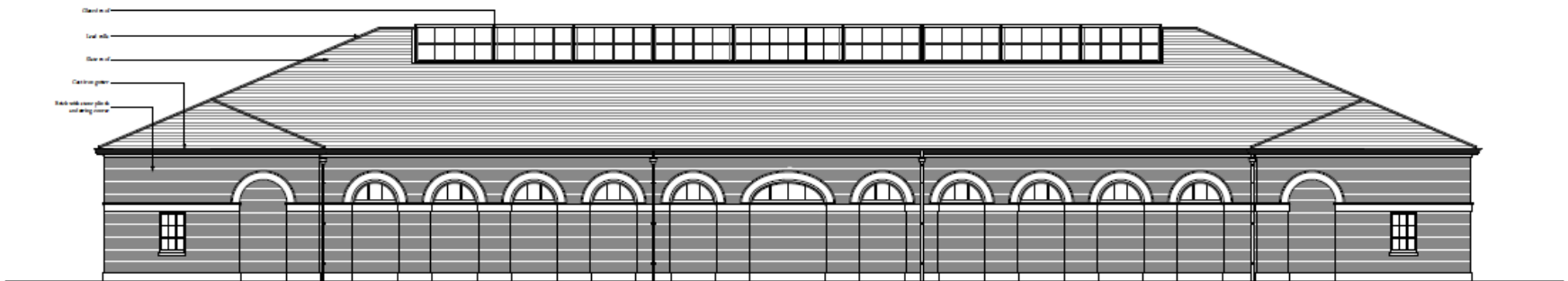




Example other repair/restoration – Gardener’s Cottage (centre);  
 new build wings for shoot & staff accommodation.



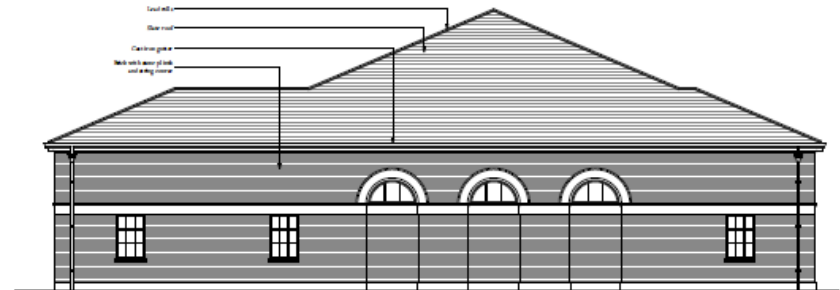
South-West Elevation



North-East Elevation

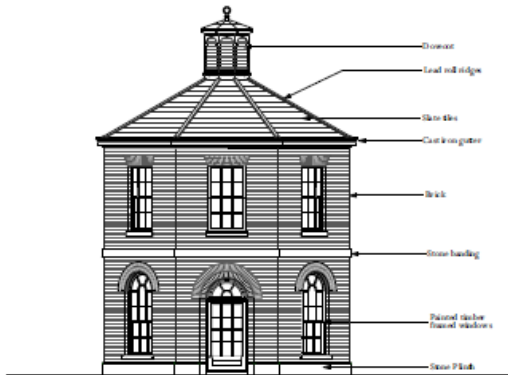


North-West Elevation

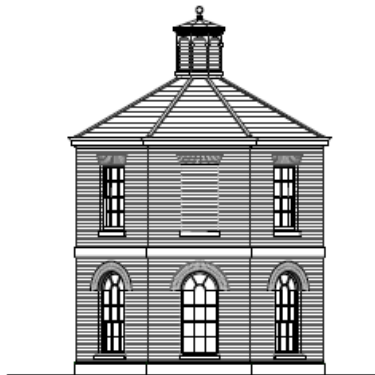


South-East Elevation

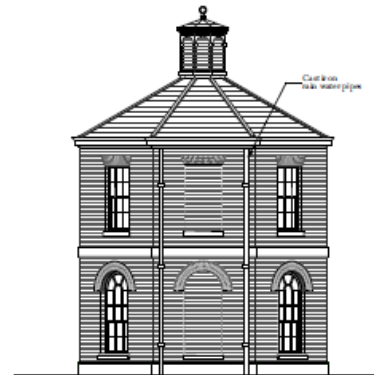
Example new building – Indoor Riding School



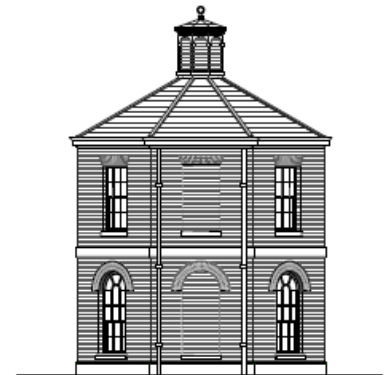
South West Elevation



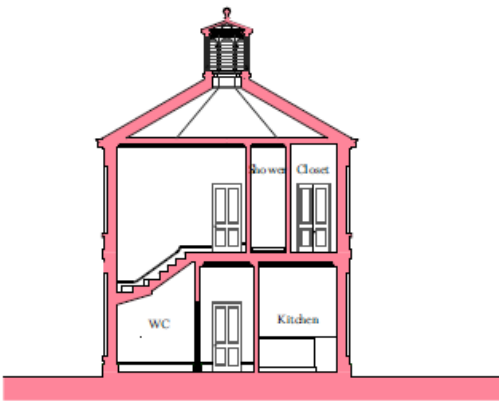
North East Elevation



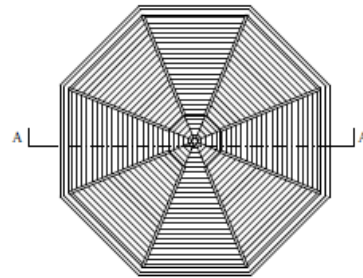
South East Elevation



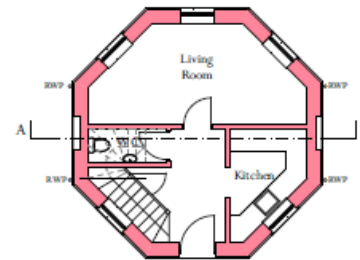
North West Elevation



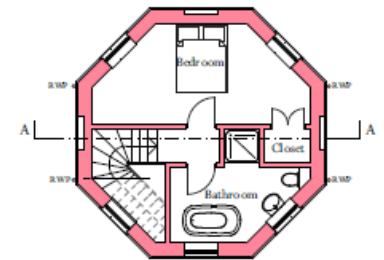
Section A-A



Roof Plan



Ground Floor Plan



First Floor Plan

PROJECT: Tottenham House, Wiltshire  
Building 4

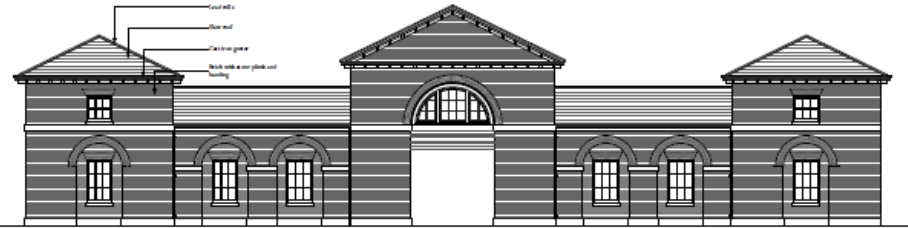
SCALE: 1:100 @ A2  
DRAWN BY: EHW  
DATE: December 2016

Example new building – Pepper Pot Lodge staff accommodation

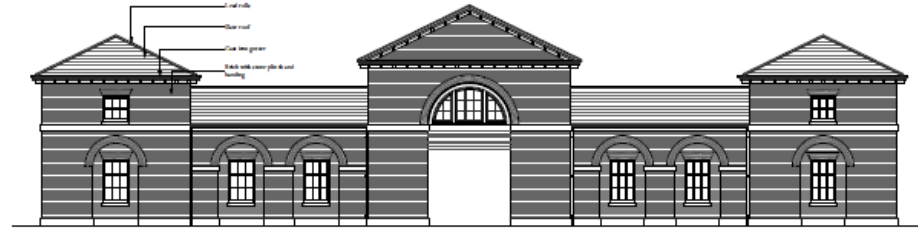


Example new building – Staff Accommodation

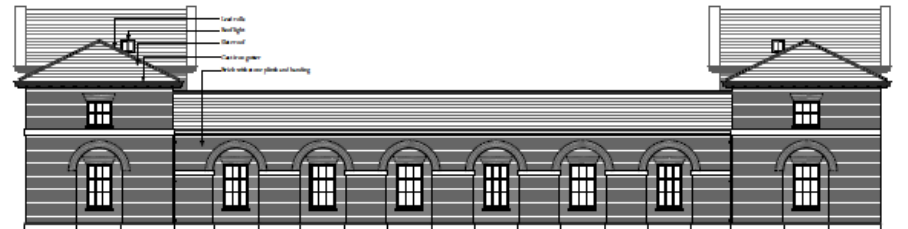




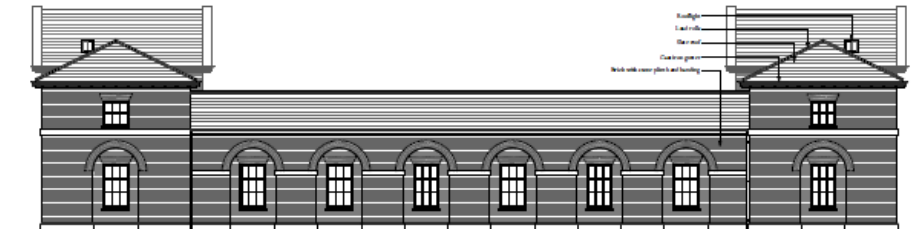
South Elevation



North Elevation

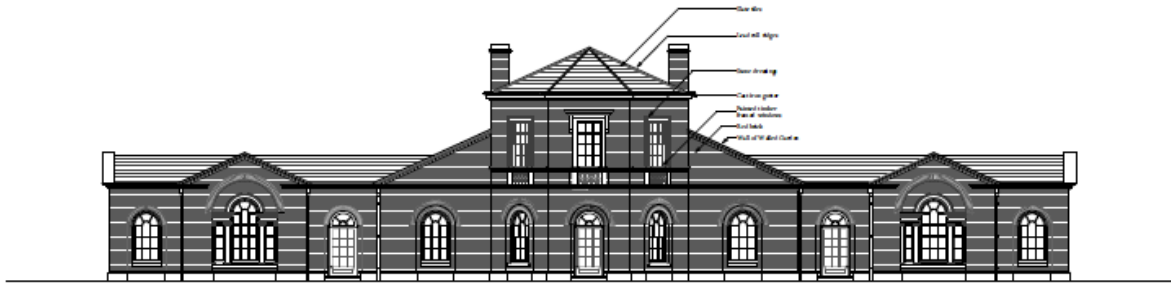


East Elevation

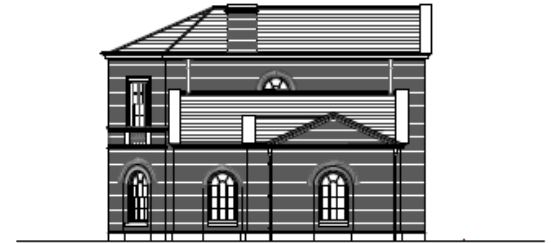


West Elevation

Example new building - Stables



South West Elevation



South East Elevation



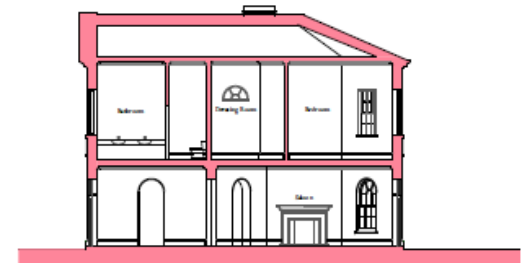
North East Elevation



North West Elevation



Section A-A



Section B-B

## Example New Building - Guest House



BALSTON  
A G I U S

Long Barn, Peatry, Devils  
Wishive SN10 3RB  
t +44 (0)1280 848181  
f +44 (0)1280 848189  
www.balstonagius.co.uk

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

General Notes:

1. To be read in conjunction with other documents and any amendments to these drawings, documents and specifications.
2. Do not scale drawings except for planting patterns, use figures dimensions only.
3. All site changes to be made in order to meet for a successful tender only.
4. Unless otherwise noted, all dimensions are given in millimetres and levels in metres.
5. Proposed quantities and quantities to be shown for materials to be used only and, unless otherwise stated, have not been checked.
6. All work shall be carried out in accordance with the specifications of good practice in the industry and to the satisfaction of the client.

PLANNING

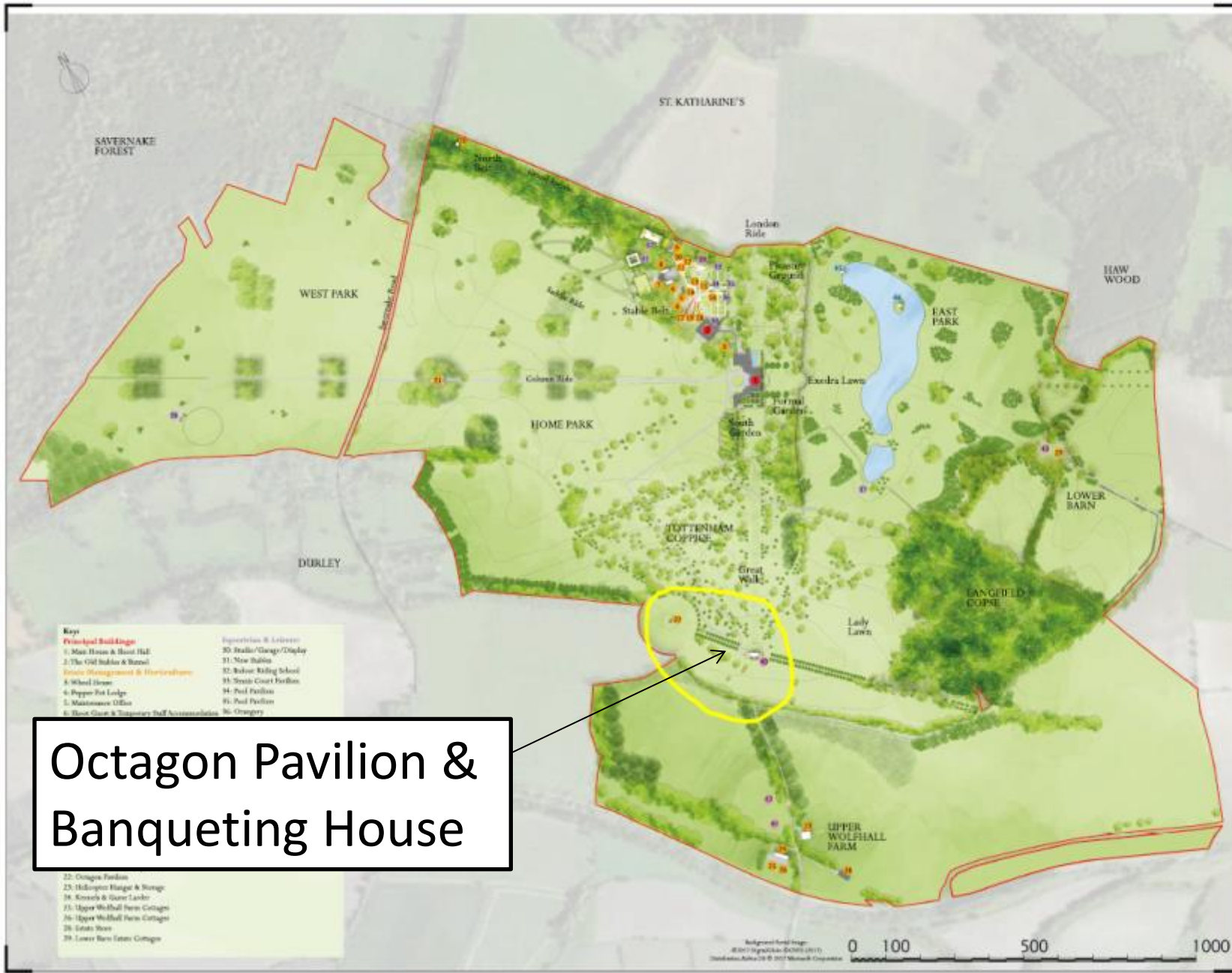
397 PLG 200

Tottenham House & Estate

322 Masterplan Proposed

Date: 1/3/2017 Author: SK Date: 14/09/2017

This set of drawings is for planning purposes only. It is not to be used for construction purposes. It is the client's responsibility to ensure that all work is carried out in accordance with the relevant building regulations and other applicable legislation.



**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 Gate & Temporary Staff Accommodation
  - Infrastructure & Leisure**
    - 30. Stable/Garage/Display
    - 31. New Stable
    - 32. School Riding School
    - 33. Sports Court Facilities
    - 34. Pool Pavilion
    - 35. Pool Pavilion
    - 36. Orangerie

- 22. Orangerie Pavilion
- 23. Maintenance Building & Storage
- 24. Kennels & Groom Larder
- 25. Upper Wolfhall Farm Cottages
- 26. Upper Wolfhall Farm Cottages
- 27. Stable Store
- 28. Lower Barn Farm Cottages







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

Site for Banqueting House (approx.)



View from Burbage / Crofton Road

## Historic Evidence of original Banqueting House

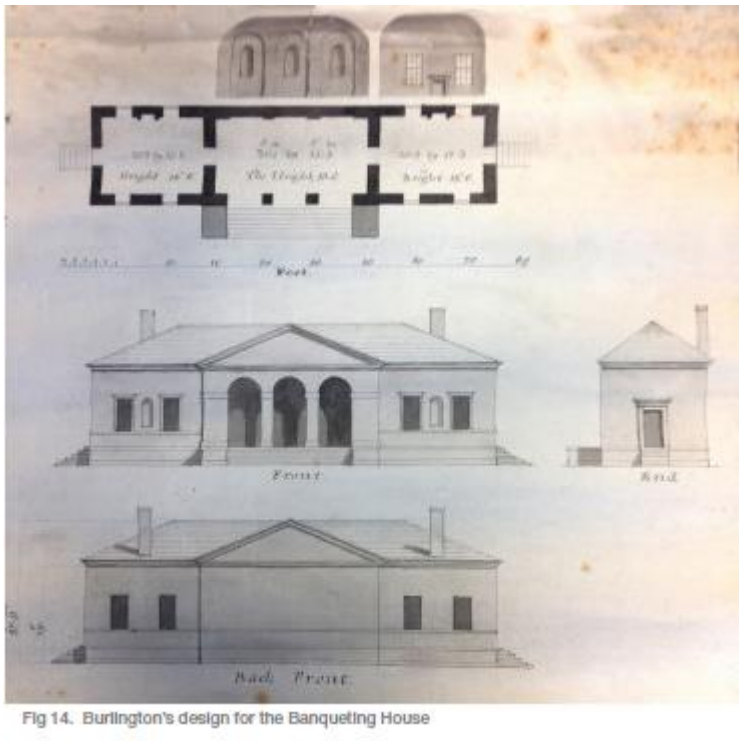
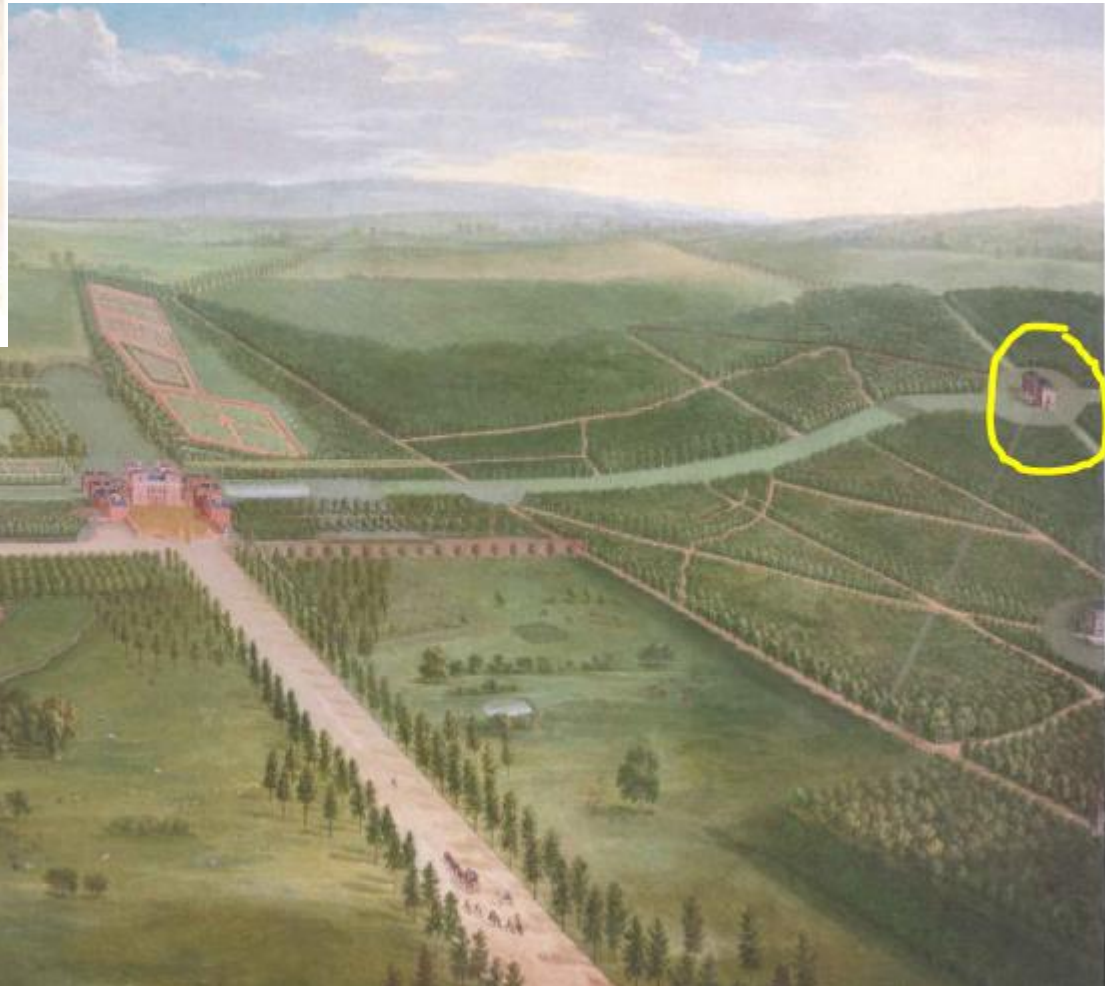


Fig 14. Burlington's design for the Banqueting House







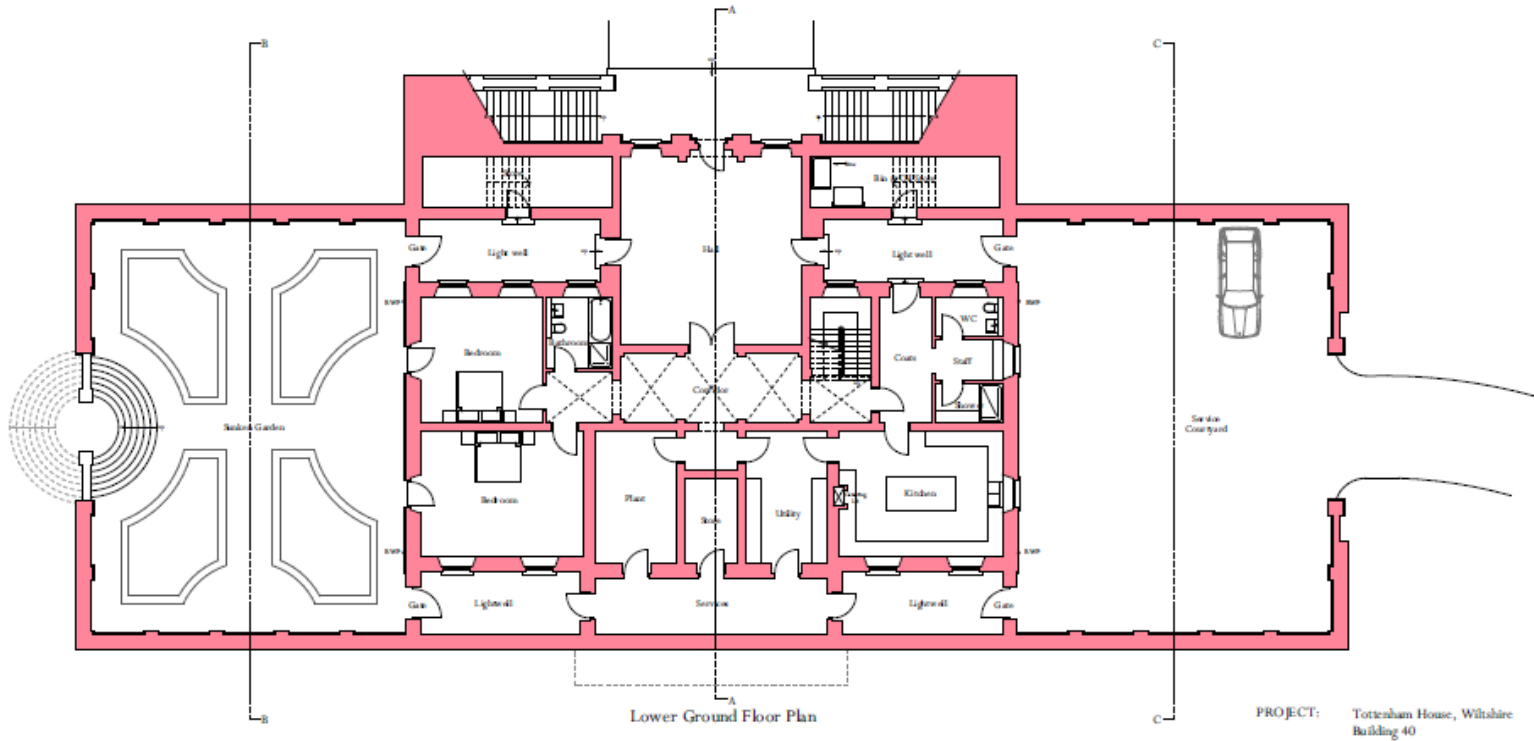
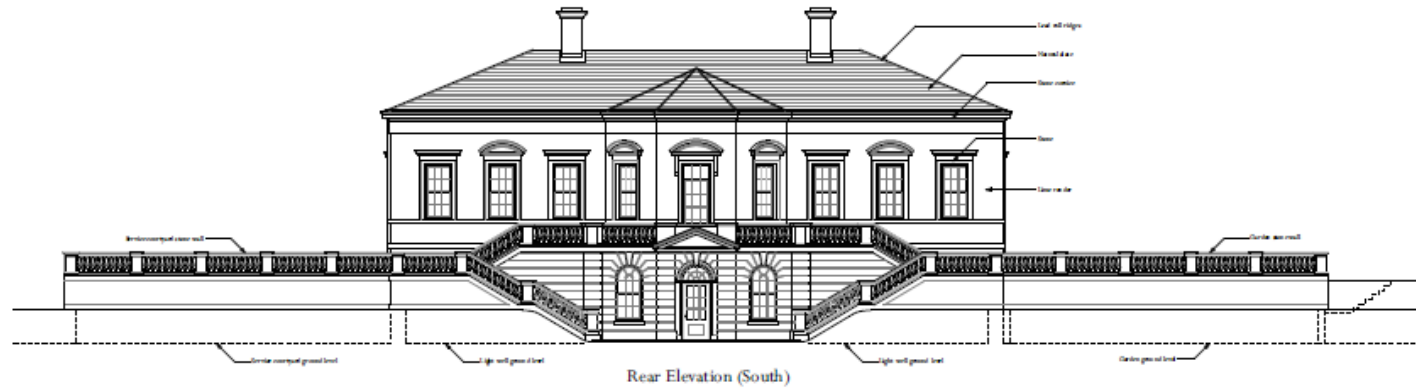
Great Walk

Lady Lawn

22

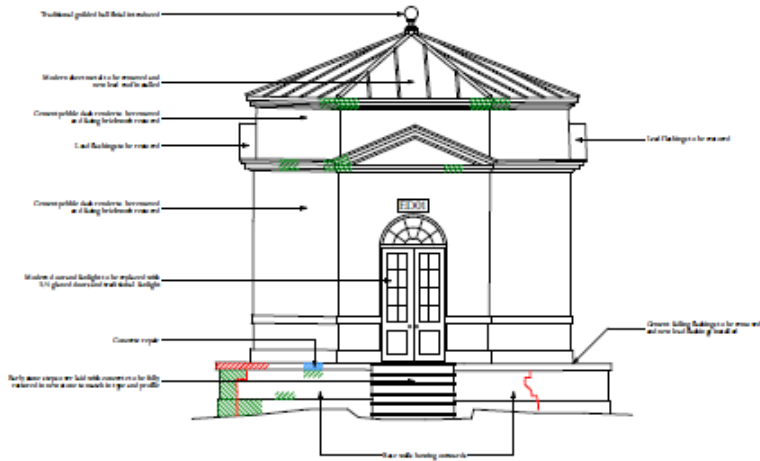
40



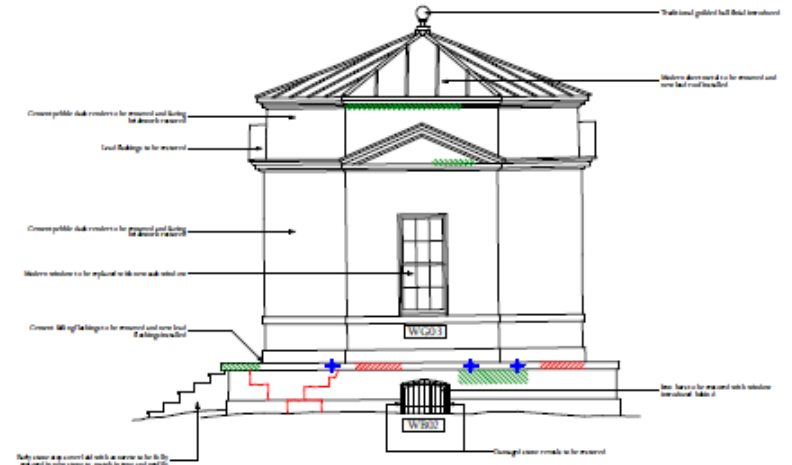


Proposed Banqueting House – South Elevation & Lower Ground Floor Plan

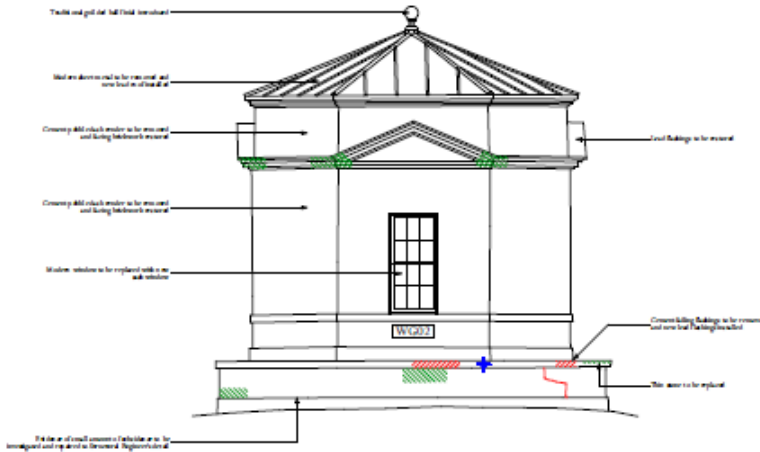




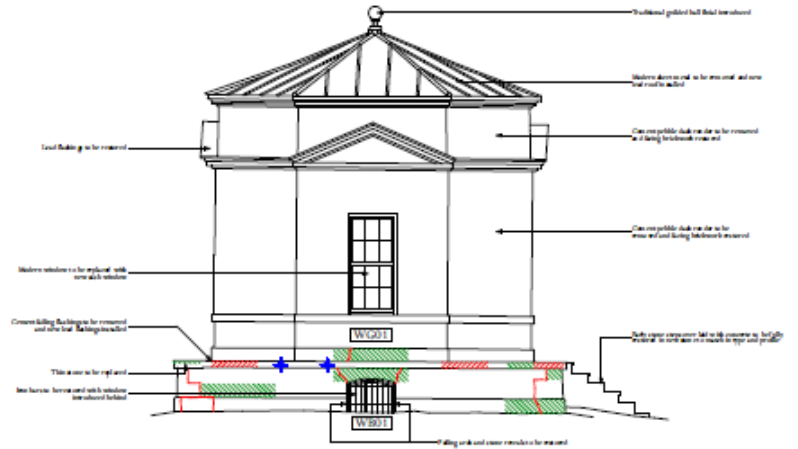
North-East Elevation



North-West Elevation



South-West Elevation



South-East Elevation

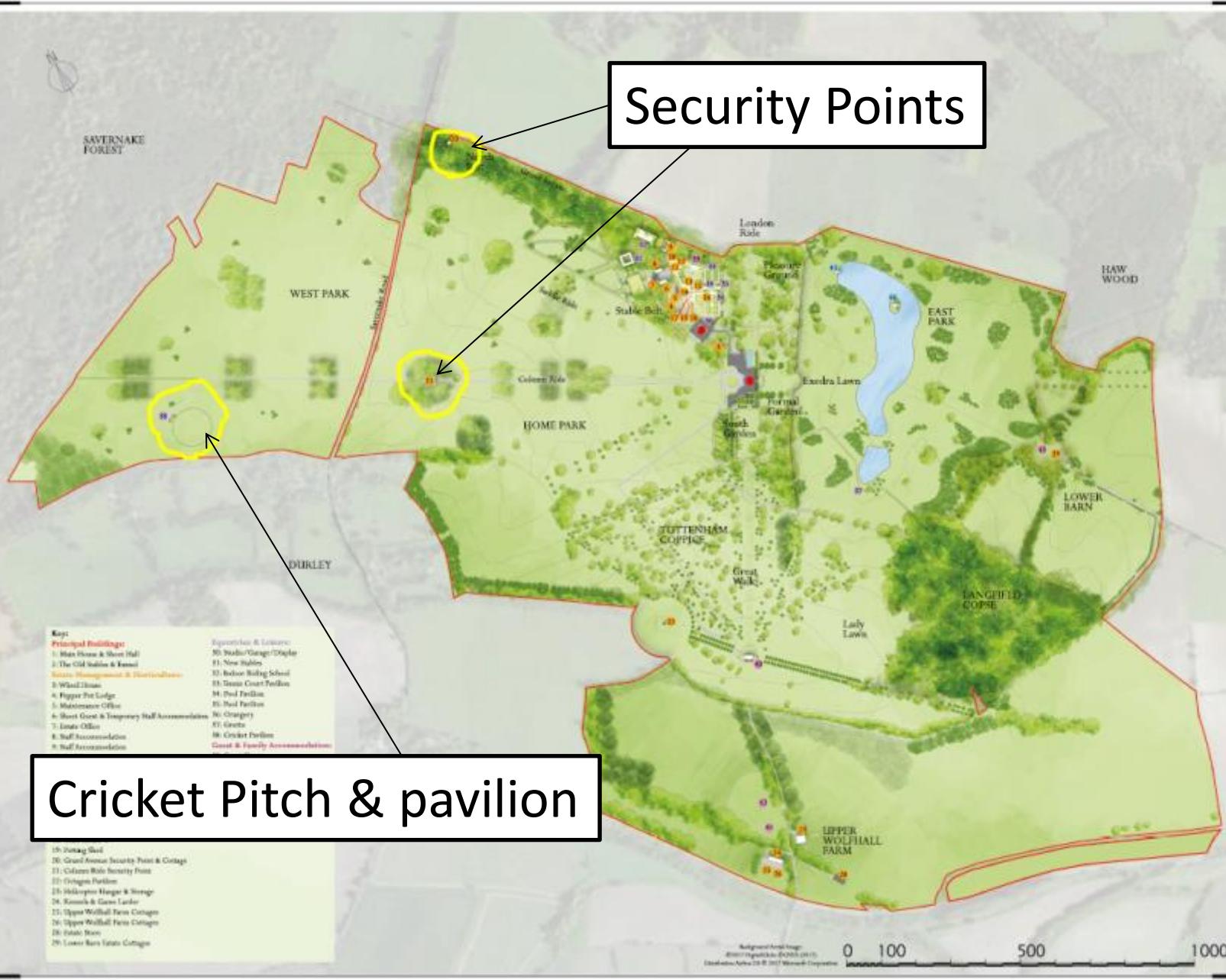
## Existing Octagon Pavilion – repaired / restored

# Security Points



BALSTON  
AGTUS  
Long Barr, Parkway, Devizes  
Wiltshire SN10 3JH  
T +44 (0) 1280 848181  
F +44 (0) 1280 848189  
www.balstonagtus.co.uk

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



# 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. Sheet Store & Temporary Staff Accommodation
    - 7. Estate Office
    - 8. Staff Accommodation
    - 9. Staff Accommodation
  - Services & Leisure:**
    - 10. Stables/Garage/Drivage
    - 11. New Stables
    - 12. Indoor Riding School
    - 13. Tennis Court Pavilion
    - 14. Pool Pavilion
    - 15. Pool Pavilion
    - 16. Outing
    - 17. Cinema
    - 18. Cricket Pavilion
    - 19. **Cricket & Family Accommodation**

- 19. Parking Stand
- 20. Grand Avenue Security Point & Cottages
- 21. Colman Ride Security Point
- 22. Outing Pavilion
- 23. Millington Manager & Storage
- 24. Kennel & Grass Larder
- 25. Upper Wallball Farm Cottages
- 26. Upper Wallball Farm Cottages
- 28. Tatala Store
- 29. Lower Barn Tatala Cottage

- General Notes:**
1. To be read in conjunction with other documents and approved conditions, drawings, specifications and specifications.
  2. Do not make off-site changes for planning purposes, use signed drawings only.
  3. All site changes to be made in order to comply with the relevant planning rules.
  4. Unless otherwise stated, all dimensions are given in millimetres and rounded to the nearest millimetre.
  5. Adjacent properties and boundaries are shown for reference only and do not constitute any guarantee or warranty.
  6. All work to be carried out in accordance with the relevant planning conditions and specifications.

Approved by: **PLANNING**

Project: **397 PLG 200**

Client: **Tottenham House & Estate**

Site: **21st Waterplan Proposed**

Date: 1.5.000 (BA) SA 14/08/2017

Scale: 1:5000



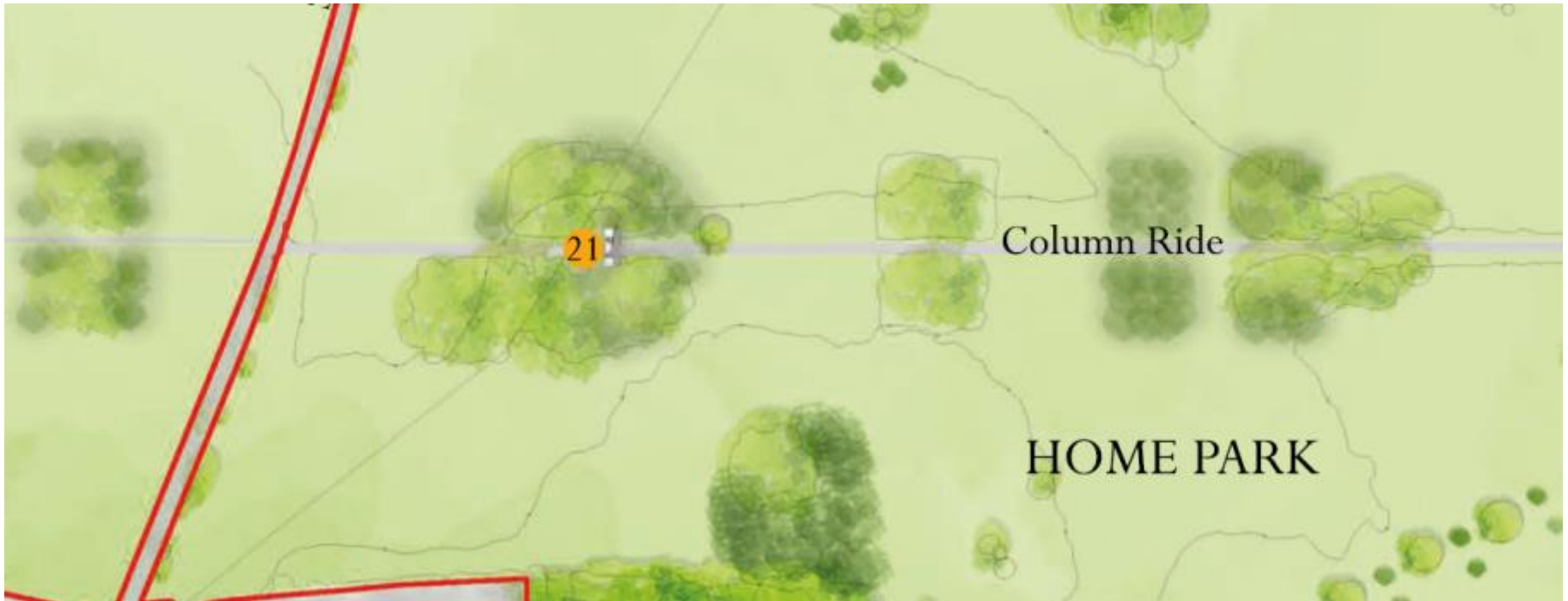


Column Ride – towards Column





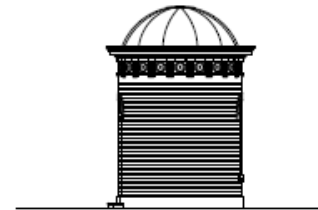
Column Drive – from existing entrance gate towards Tottenham House



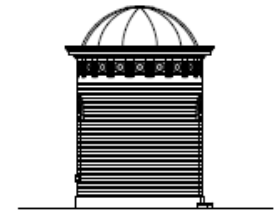
Column Ride – Security Point & Gates



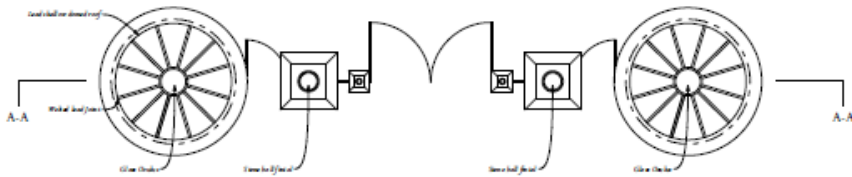
West Elevation



North Elevation



South Elevation



Roof Plan



East Elevation

## Column Ride – Security Point / Gates





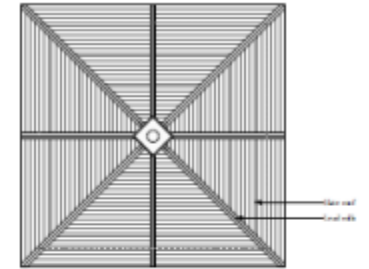
20

North  
Belt

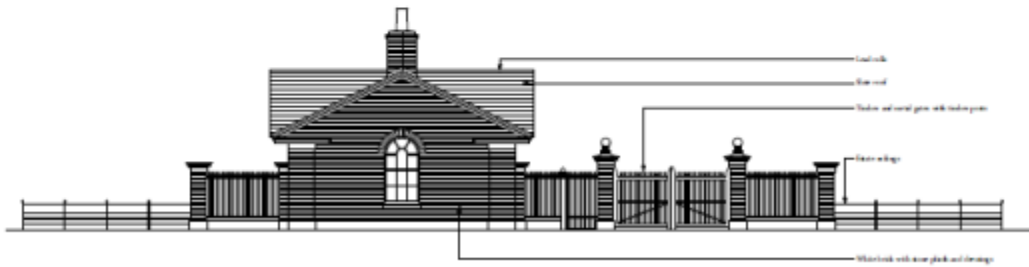
Grand Avenue



Ground Floor Plan



Roof Plan

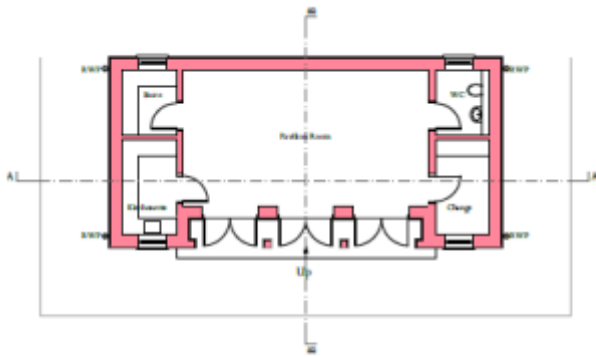


West Elevation

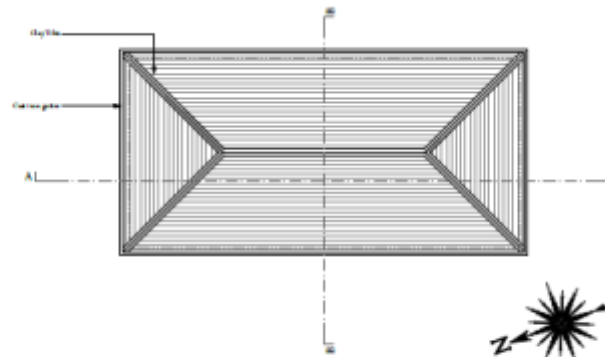


North Elevation

## Grand Avenue Security Point & Staff Accommodation



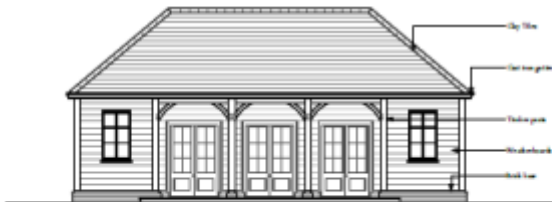
Ground Floor Plan



Roof Plan



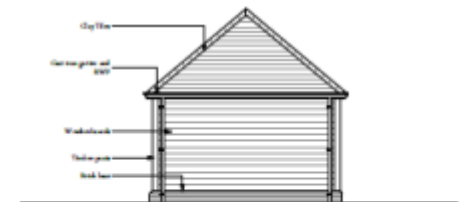
North Elevation



West Elevation



East Elevation



South Elevation

# Cricket Pavilion





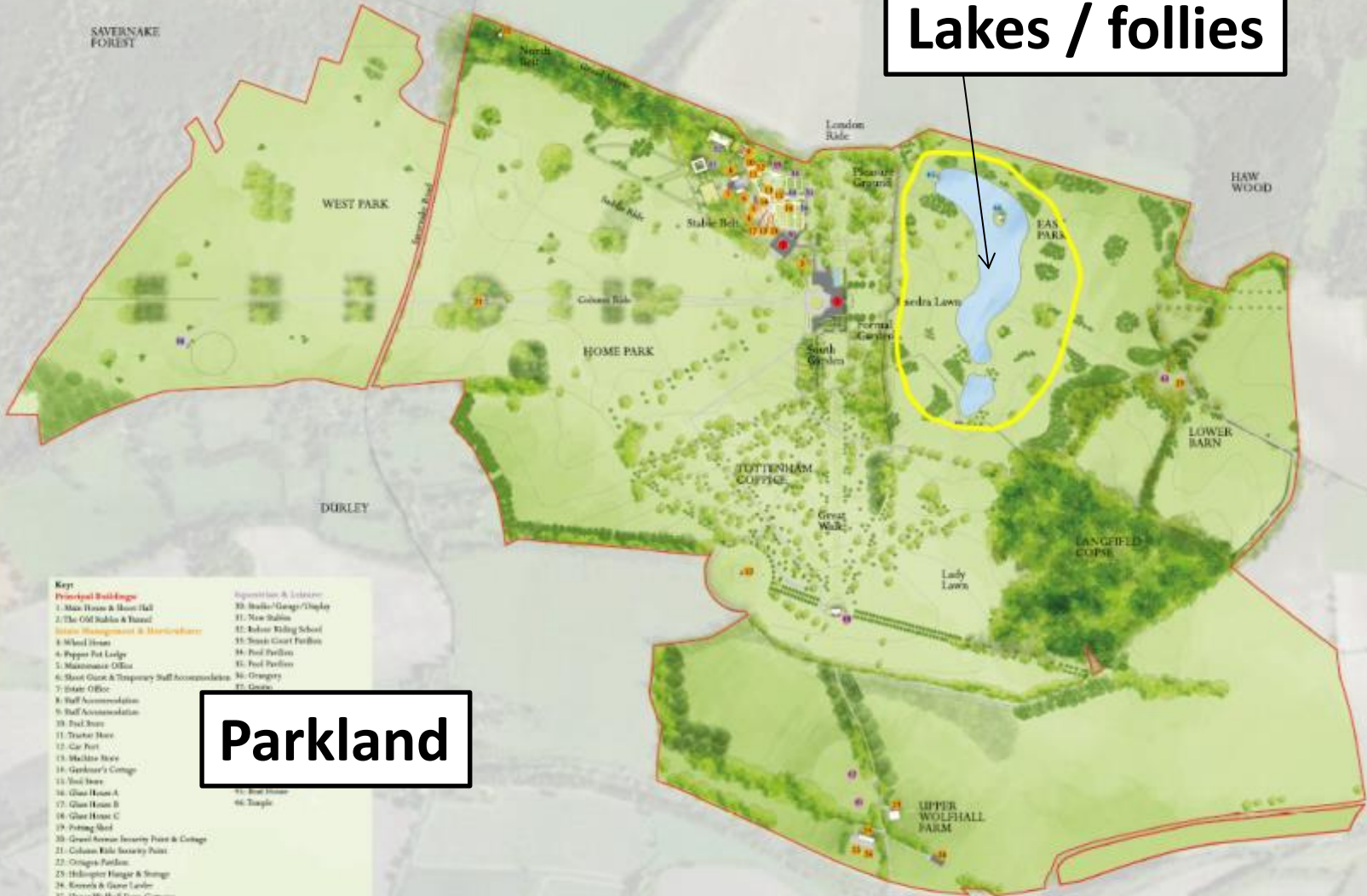
SAVERNAKE FOREST

ST. KATHARINE'S

Lakes / follies



Long Barn, Watney, Devizes  
Wiltshire SN10 2RS  
t +44 (0) 1262 846181  
f +44 (0) 1262 846186  
www.balstonagius.co.uk



- Site boundary
- Existing Buildings
- Proposed Buildings
- Set Context
- Existing Trees
- Proposed Trees
- Roads/Tracks
- Proposed Footpath/Trail
- Grass Risk
- Water Body

- Key:**
- Principal Buildings**
1. Main House & House Hall
  2. The Old Kitchen & Pantry
- Other Structures & Hardscapes**
3. School House
  4. Pepper Pot Lodge
  5. Maintenance Office
  6. Staff Gate & 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. Potting Shed
  20. Groundsman Security Point & Cottage
  21. Cottage - Parkers
  22. Cottage - Parkers
  23. Hilltopper Hangar & Storage
  24. Kewen & Game Larder
  25. Upper Woodhall Farm Cottage
  26. Upper Woodhall Farm Cottage
  28. Estate Store
  29. Lower Barn Fabric Cottage
- Openings & Entrances**
30. Studio/Garage/Display
  31. New Balcony
  32. Balcony Entry School
  33. South Court Follies
  34. Pool Follies
  35. Pool Follies
  36. Driveway
  37. Driveway
  38. Driveway
  46. Triangle

Parkland

- General Notes:**
1. To be read in conjunction with other consultants and any specialist technical drawings, documents and specifications.
  2. Do not state off site being covered for planning purposes, use agreed alternatives only.
  3. NB: This drawing is issued in colour and may be a non-reproducible copy.
  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, have not been surveyed.
  6. All work shall be carried out in strict accordance with the specifications of ground conditions to be made prior to commencement of work.

**PLANNING**

Application No: 397 / 200 / 10

Site: Tottenham House & Estate

Proposed: 1/10 Masterplan

Scale: 1:500 (A4) 1:500 (A3)

Drawn: 14/08/2017

Check: 14/08/2017

Issue: 14/08/2017

Do not scale unless the drawing is printed at the correct scale. If the drawing is printed at a different scale, the dimensions and areas will not be correct. All dimensions and areas are given in millimetres unless otherwise stated.





Parkland – South Lawn





Parkland – Formal Garden & South Lawn



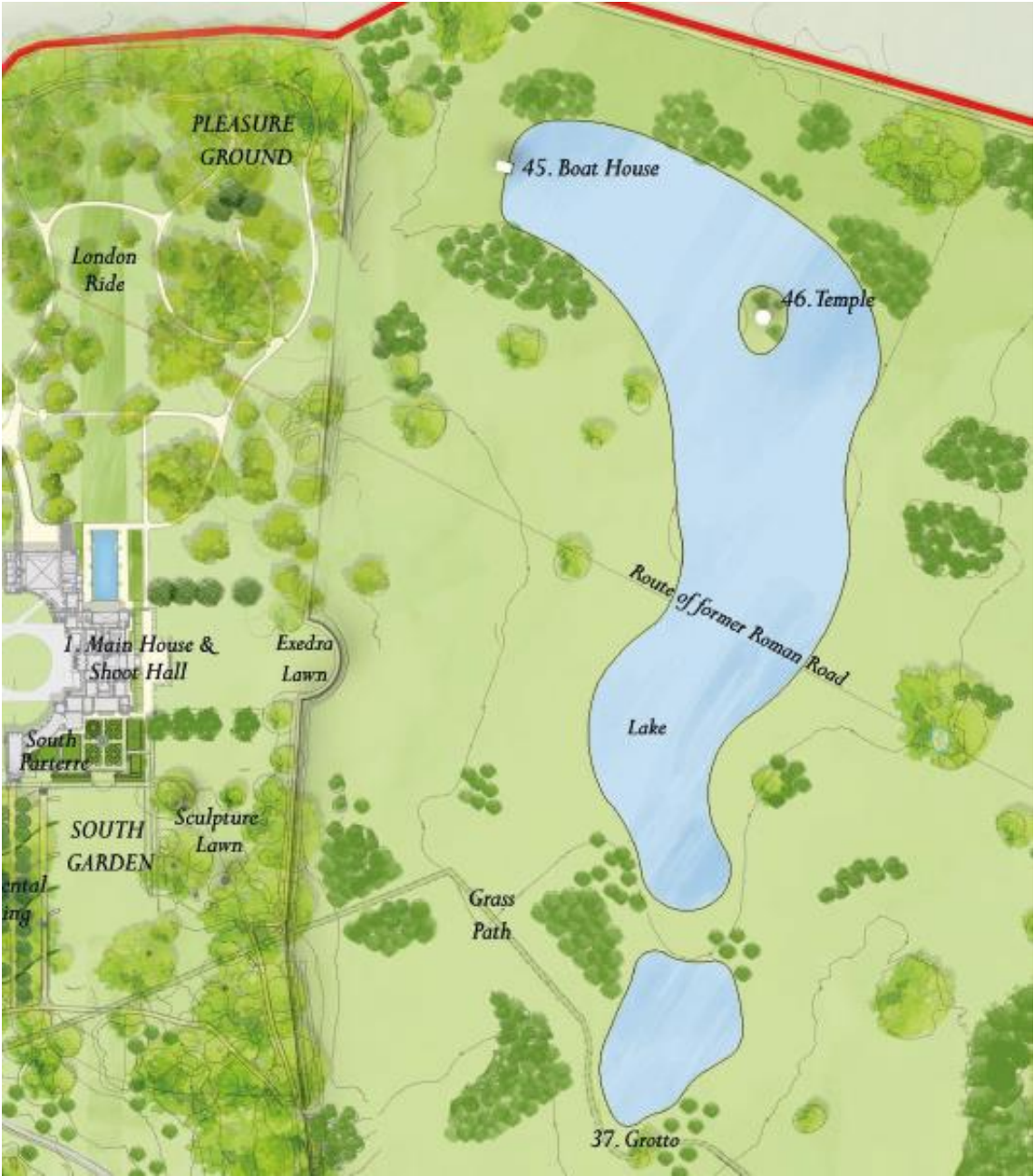


Parkland – Pleasure Ground



Parkland –  
East Park &  
Lady Lawn









Existing View



Proposed View



**BALSTON  
A G I U S**  
Long Barn, Patney, Devizes  
Wiltshire SN11 2 2AB  
t +44 (0)1463 846101  
f +44 (0)1800 046100  
www.balstonagius.co.uk

- General notes
1. To be used in conjunction with other products and any detailed technical drawings, documents and specifications.
  2. To be used as a guide only. It is not intended to be used as a contract document. Use of the drawings is at the user's own risk.
  3. All drawings are based on the most up-to-date information available at the time of printing.
  4. The drawings are not to be used for any other purpose without the written consent of the author.
  5. All work shall be carried out in accordance with the relevant standards and specifications.

**NOTES:**  
CG3 illustrates the view across the proposed new lake to 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@visualisers.net



Not to Scale

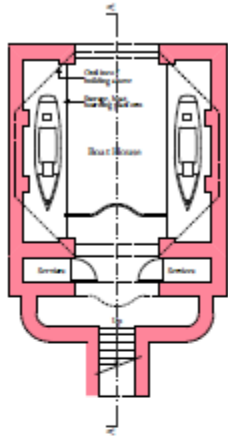


Location of view  
**PLANNING**  
 Approved by 397 P/LG 407  
 Date 10/10/2017  
 Project: Tottenham House & Estate  
 Lake CGI

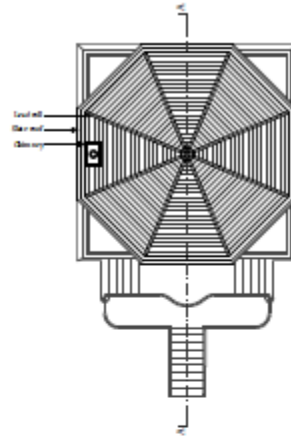
Scale: 1:1000  
 Date: 10/10/2017  
 Author: [Name]  
 Checked: [Name]  
 Approved: [Name]

# Lakes – Existing and Proposed

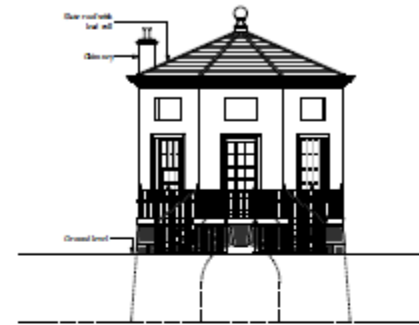




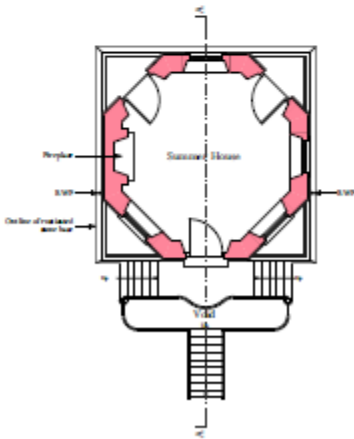
Lower Ground Floor Plan



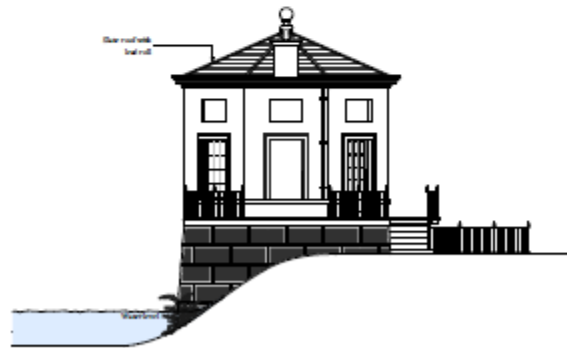
Roof Plan



North Elevation



Ground Floor Plan

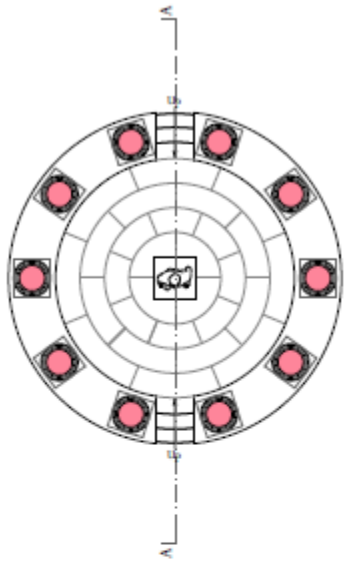


East Elevation

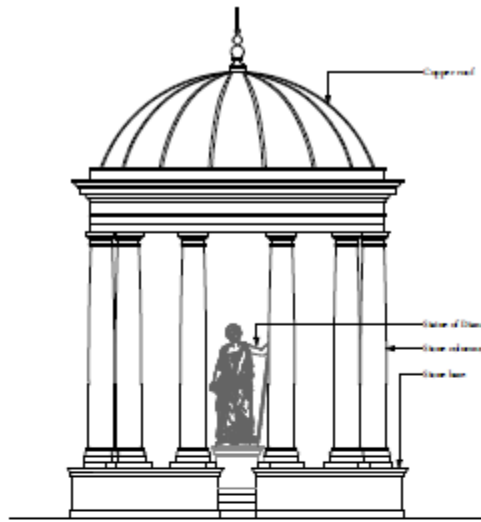


West Elevation

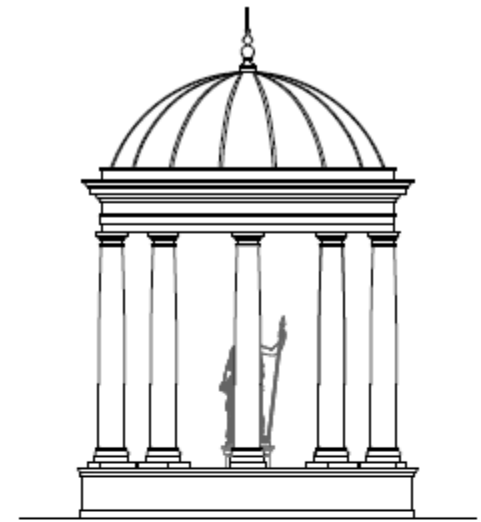
Proposed Boat House



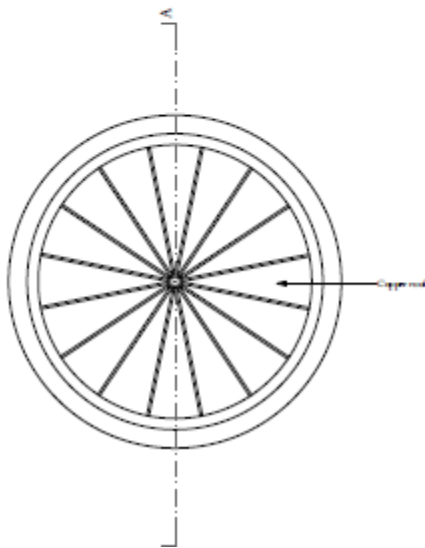
Ground Floor Plan



North Elevation

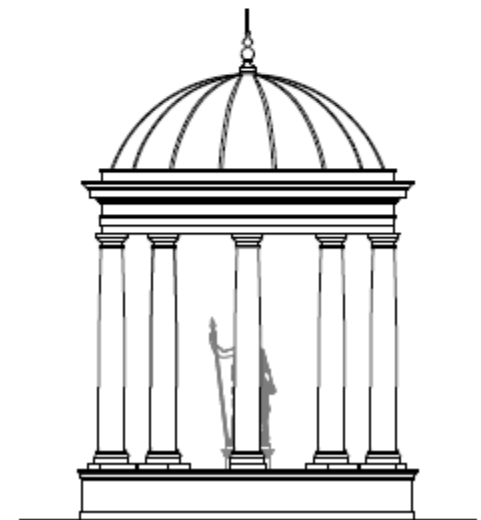
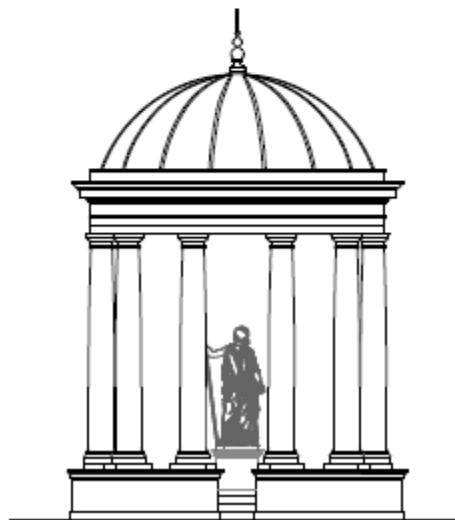


East Elevation



N

Proposed Temple



# Lower Barn Outlying Houses



BALSTON AGIUS  
 Long Barn, Peasey, Devizes  
 Wiltshire SN10 3RD  
 t +44 (0)1240 848101  
 f +44 (0)1240 848109  
 www.balstonagius.co.uk

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

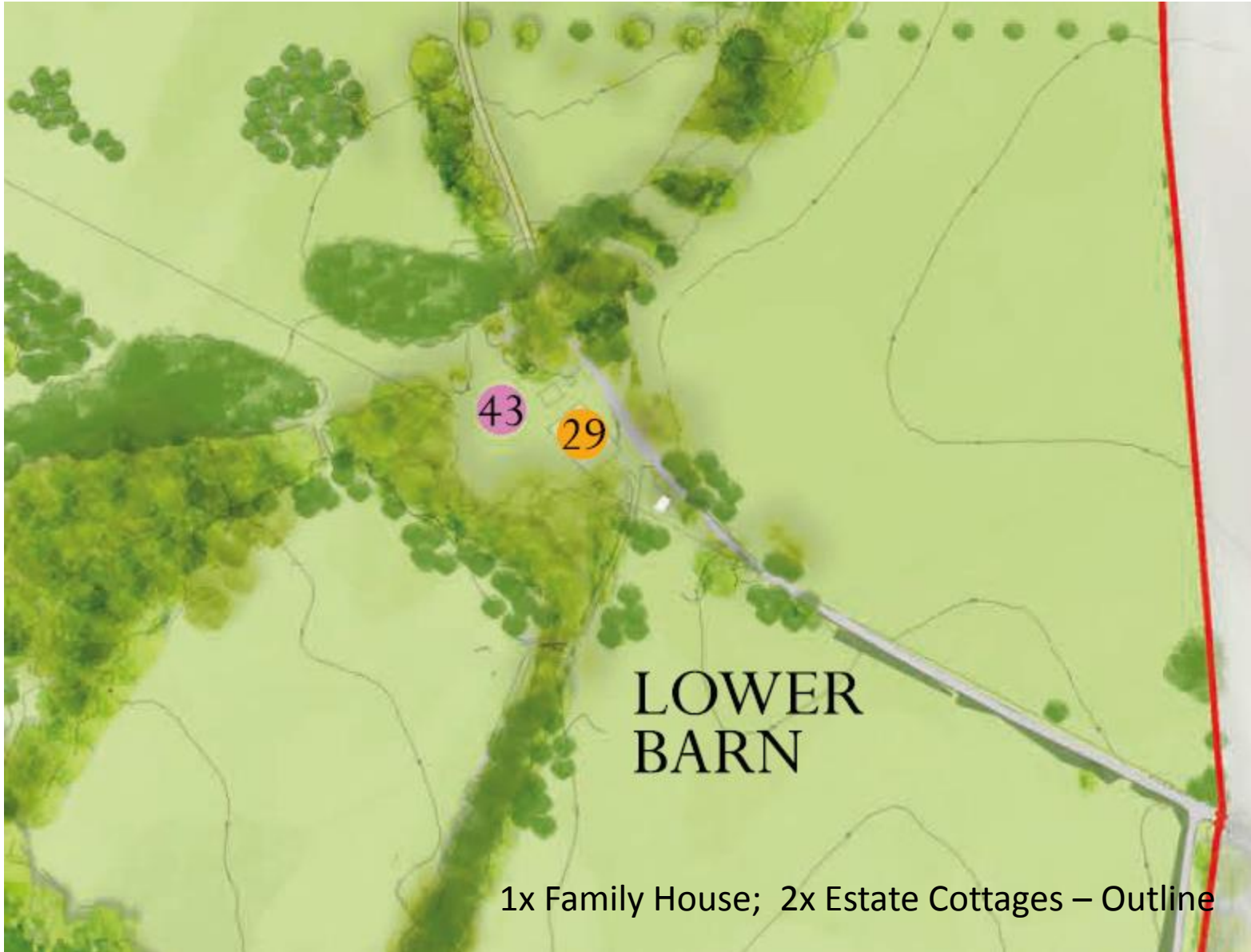


- Keys**
- Principal Buildings**
- 1. Main House & Hunt Hall
  - 2. The Old Indian & Bureau
- Guest Management & Hospitality**
- 3. Wheel House
  - 4. Pepper Pot Lodge
  - 5. Maintenance Office
  - 6. Shop Glass & Temporary Staff Accommodation
  - 7. Dinner Office
  - 8. Staff Accommodation
  - 9. Staff Accommodation
  - 10. Pool Store
  - 11. Tuxedo Store
  - 12. Car Port
  - 13. Machine Store
  - 14. Gardener's Cottage
  - 15. Staff House
  - 16. Glass House A
  - 17. Glass House B
  - 18. Glass House C
  - 19. Parking Shed
  - 20. Grand Avenue Security Point & Cottage
  - 21. Colours, Bids Security Point
  - 22. Omega's Garden
  - 23. Helicopters Hangar & Storage
  - 24. Kitchens & Guest Larder
  - 25. Upper Wolfhall Farm Cottages
  - 26. Upper Wolfhall Farm Cottages
  - 28. Lido Store
  - 29. Lower Barn Guest Cottage
- Recreation & Leisure**
- 30. Studio/Storage/Display
  - 31. New Studio
  - 32. Belvoir Riding School
  - 33. Sports Court Pavilion
  - 34. Pool Pavilion
  - 35. Pool Pavilion
  - 36. Orangerie
  - 37. Green
  - 38. Cricket Pavilion
  - 39. Glass House
  - 40. Banqueting House
  - 41. Upper Wolfhall Farm
  - 42. Limestone Grange
  - 43. Lower Barn
- Guest & 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 dimensions are given in metres and levels in metres.
  6. All dimensions are given in metres and levels in metres.

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



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



View from back towards Tottenham House from East Park



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



Long Barn, Pacey, Devizes  
Wiltshire SN10 2PH  
T +44 (0) 1280 848181  
F +44 (0) 1280 848189  
www.balstonagius.co.uk

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

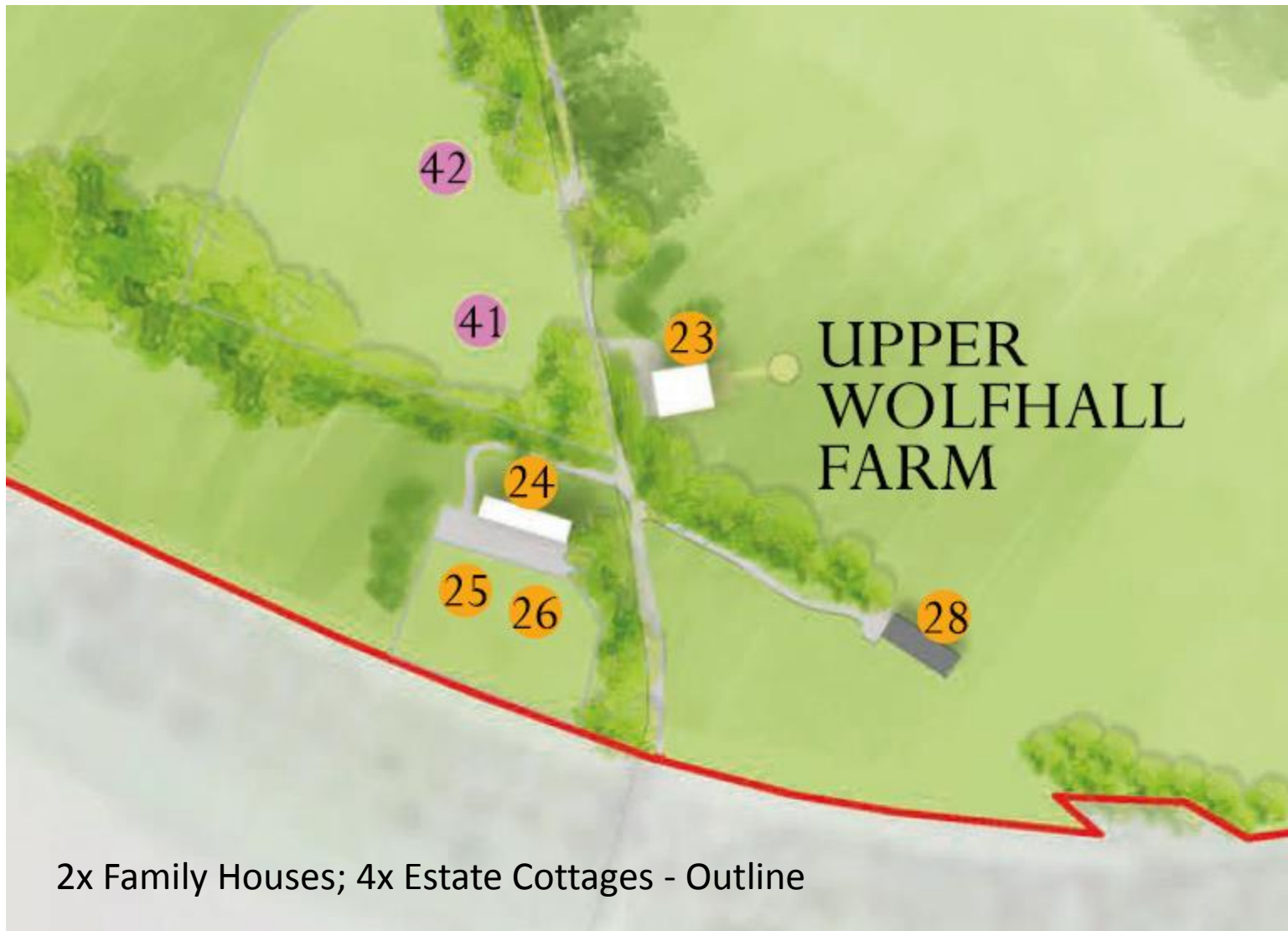


- Key**
- Principal Buildings:**
1. Main House & Guest Hall
  2. The Old Stable & Tannery
- Other Management & Horticultural:**
3. Wood House
  4. Pigeon Pit Lodge
  5. Maintenance Office
  6. Guest Guest & Temporary Staff Accommodation
  7. Estate Office
  8. Staff Accommodation
  9. Staff Accommodation
  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. Fencing Shed
  20. Ground Access Security Point & Cottage
  21. Coburn Ride Security Point
  22. Outings Pavilion
  23. Helicopter Hangar & Storage
  24. Kennels & Grooming
  25. Upper Wolfhall Farm Cottages
  26. Upper Wolfhall Farm Cottages
  27. Livery Store
  28. Lower Barn
  29. Lower Barn Erection Cottage
- Equine/Trails & Leisure:**
30. Stable Block
  31. New Stable
  32. Indoor Riding School
  33. Tennis Court Pavilion
  34. Pool Pavilion
  35. Pool Pavilion
  36. Outing
  37. Guest
  38. Cricket Pavilion
- Guest & Family Accommodation:**
39. Guest House
  40. Reception House
  41. Upper Wolfhall Farm
  42. Service Garage
  43. Lower Barn
- Ice Catches:**
44. Boat House
  45. Temple

- 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 approval. Use signed drawings only.
  3. All the drawings are based on a certain set of topographic information (paper site).
  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.

APPROVED BY PLANNING  
 Reference: 397 / 2017  
 Date: 14/09/2017  
 Title: Tottenham House & Estate  
 Site Masterplan  
 Proposed





2x Family Houses; 4x Estate Cottages - Outline

Upper Wolfhall Farm site

Site for Banqueting House



View from Burbage / Crofton Road



Site for  
Estate  
Cottages (x4)  
& Kennels





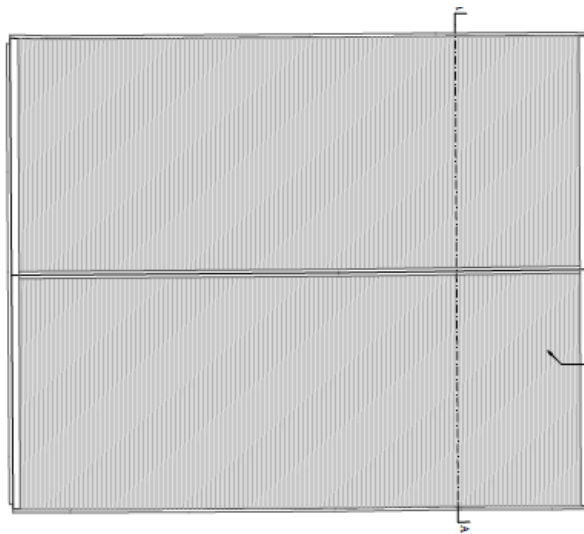


Site for Helicopter Hangar

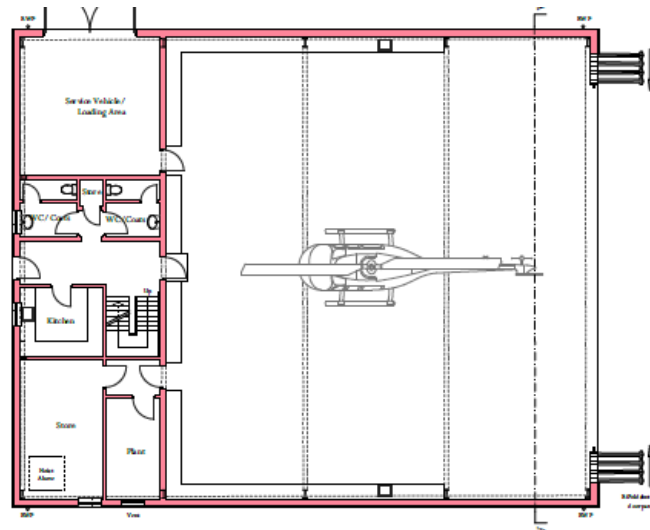




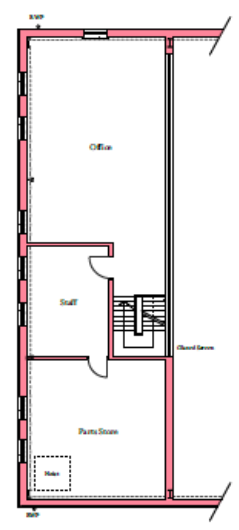
Sites for Family Houses (x2)



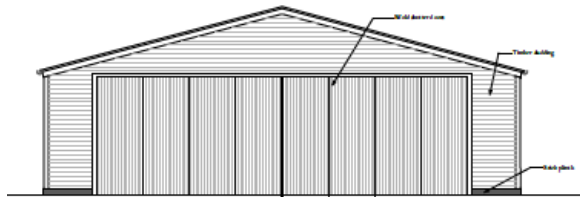
Roof Plan



Ground Floor Plan



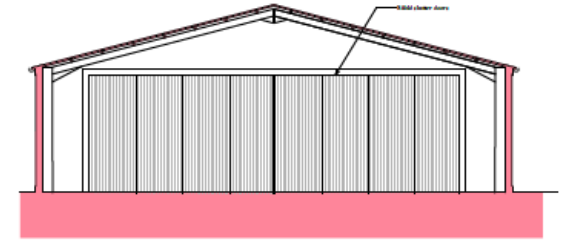
First Floor Plan



East Elevation



West Elevation



Section A-A

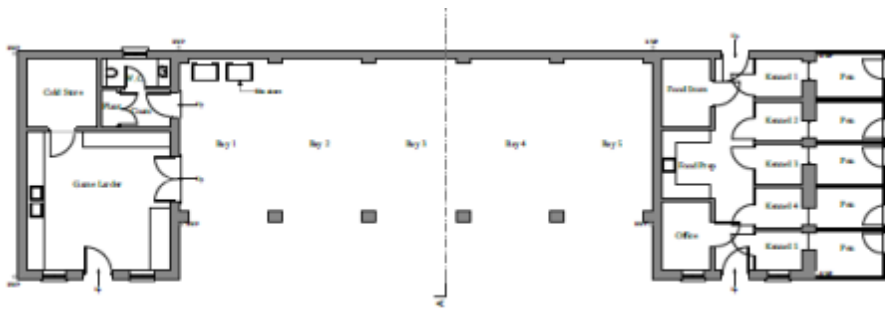


South Elevation

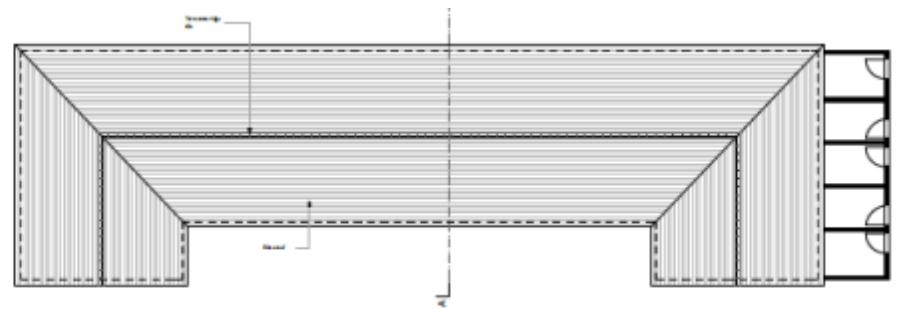


North Elevation

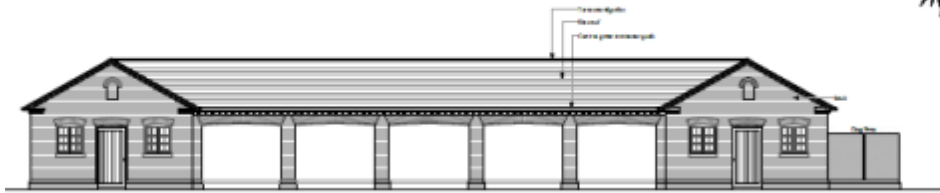
# Helicopter Hangar



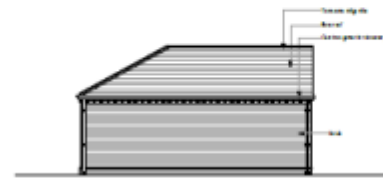
Ground Floor Plan



Roof Plan



South Elevation



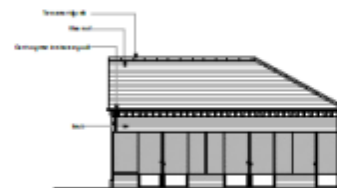
West Elevation



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