AARON EVANS ARCHITECTS

Design, Access, and Heritage Statement



Applicant

Bishopstrow House Ltd

Date

July 2023

Site

Bishopstrow Hotel & Spa
Boreham Road
Warminster BA12 9HH

Proposal

Alterations to Rooms 23 and Lord Castle Suite to form three guest suites.

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1. Introduction

Aaron Evans Architects have been appointed by the applicant to prepare and submit planning and listed building applications for alterations to Room 23 and Lord Castle Suite in the former stables at Bishopstrow Hotel and Spa.

The former stables sit to the north-east of the main hotel building. They form two sides of a yard, the third and fourth sides being the northern end of the main building and a tall wall. The stables were converted to two storey hotel accommodation in the 1980s.



Fig 1. View of stables.

The applicant appointed Bristol & Bath Heritage Consultancy Ltd to undertake a Built Heritage Assessment (Built Heritage Assessment for Bishopstrow House Limited, October 2021). This has been submitted as part of the application and will be referred to in this document as the BHA.

2. Brief Stables History

The construction of the main house commenced in 1817 (BHA 6.2). The stables followed on during the second phase of development (BHA Period 1b, soon after 1823) with the central section of the north wing first to be constructed. This provided accommodation for two carriage houses (BHA 7.62-65). The stables of the eastern wing were thought to be added shortly afterwards as they can be seen on the 1839 Tithe Map (BHA p31).

The chronology of development has been illustrated in the BHA with coloured coded plans (pages 73-76)

The stables originally had a tall ground floor with haylofts above. Evidence for this includes the tall arched openings that can be seen on historic photographs and a high hay loft loading door which can be seen on the west facing elevation of the east wing (BHA fig.59). The external walls to both wings also have a pronounced step-back (thinning) at what would have been the hayloft floor level. This step would have provided bearing for the hayloft floor joists. The hayloft floor would have been just over 1m higher than the current first floor.

The stables were converted into hotel guest rooms during 1984-85. The hayloft floors were removed, and new floors inserted lower down to form two storeys of hotel guest room accommodation. The interiors were completely gutted and re-modelled leaving nothing of heritage significance.

'*The interiors of these ranges have been completely gutted and refitted and reorganised, including the* insertion of upper floors (replaced at a different level in the eastern range). Before 1976 the eastern range contained seven loose boxes in full working order. There is now nothing of any heritage *significance left in the interior of these ranges'* (BHA 7.69)

3. Heritage Status

The stables are mentioned in the listing description for Bishopstrow House Hotel (Grade II - List No. 1364375). The full description is included in Appendix 1 of the BHA but the description relating to the stables is as follows:

'*Attached to right is early C19 L*-plan 2-storey stable block in English garden wall bond brick with slate *roof. Currently undergoing extensive renovation and conversion to hotel accommodation (April 1985)'*

The east wing sits adjacent to the East Bowl Barrow (scheduled ancient monument, list no 1019973).

4. Planning History

Previous consents relating to the former stables are:

Reference	**Valid Date**	**Proposal**	**Decision**
W/76/00861	02/09/1976	Change of use to hotel	Approve with conditions
W/77/00036/HIS	15/01/1977	Alterations to country house for hotel purposes	Approve with conditions
W/84/00872/LBC	12/07/1984	Change of use and conversion of stables into two hotel suites	Approved
PL/2022/00789	12/05/2022	Refurbishment of guest accommodation in former stables	Grant with conditions
PL/2022/00951	12/05/2022	Refurbishment of guest accommodation in former stables	Grant Listed Building Consent with conditions

The 2022 documents associated with these consents are accessible from the Wiltshire Council Website.

The pre-2022 documents associated with these consents are not accessible from the Wiltshire Council Website.

There have been many other applications for other parts of the hotel and grounds that are not listed here as they are not directly relevant.

5. Proposals

The proposals are for one area within the converted stables, where no works were proposed under the 2022 consents. They comprise Guest Room 23 and the Lord Castle Suite on the first floor and Guest Room 22 on the ground floor.

Please refer to drawing 1501-007 for the location of this area and the photo sheets in Appendix B.

Internal Proposals

The first floor accommodation will be modified to create three guest suites. The alterations include demolition of a fitted wardrobe, provision of two doorways in existing masonry walls, new stud partitions and door, acoustic and fire protection upgrade to an existing partition and blocking an existing opening.

The floor separating the first floor rooms from ground floor Room 22 allows noise transfer and will be upgraded with an acoustically isolated floor overlay and acoustic insulation in the floor void A new plasterboard cased svp is provided in Room 22 to provide foul drainage from the new ensuite bathroom above.

External Proposals

New roof terminals will be provided for the new svp and bathroom extract ventilator. A new manhole with recessed cover to accommodate brick paving is installed on the north side of Room 22.

Proposed internal joinery

The existing internal joinery dates from the 1984-5 conversion and has no heritage significance. It is proposed that new door, architrave, and skirting board joinery will be of a more rustic nature, sympathetic with the historic stables use. It is proposed to use hardwood for joinery with low sheen hard wax oil finish. Refer to drawing 1501-071 for details.

6. Access

There are no changes proposed to the existing external access.

The existing staircase was installed in the 1984-5 alterations and is over 900 mm wide. It will be retained and is considered to be suitable to serve the proposed guest suites.

7. Planning and Heritage Impacts

Planning impacts

Although an additional guest suite is proposed, the total occupancy of the three rooms at 6 persons should be considered against a possible occupancy of 8 persons in the existing suites which include living areas with convertible sofa beds. Therefore, we do not consider that the additional room is significant enough to warrant additional parking with this application, particularly when taking consent 18/07238/FUL (includes a substantial increase in parking) into account. Works to implement this consent were started towards the end of 2021.

Heritage impacts

The proposals predominantly only affect modern building fabric installed during the 1984-5 conversion. The exception to this is the proposed doorway between the bedroom and bathroom of the new guest room in the centre of the plan. This doorway is cut into a masonry wall dating from the 1820s (Period 1b as BHA figure 8, page 75).

We do not believe that this proposal introduces significant harm to the heritage asset.

8. Summary

The proposals have been designed to improve hotel viability. The existing suites include living areas with convertible sofa beds, but there is not sufficient demand for this type of accommodation and will be replaced by three guest suites with generous ensuite bathrooms.

The alterations provide the opportunity to address significant noise issues in Room 22 arising from the first floor above.

The majority of proposals only affect modern construction within the former stables. The impact of the exception to this (where historic fabric is affected) is minimal and is more than offset by the improvement to the hotel accommodation and long term viability of the hotel.

Appendix A – Drawing List

No.	Description	Scale	Size
002	Location Plan	1:2500	A3
007	Block Plan as Existing	1:200	A1
016	Room 23 and Lord Castle Suite - Plans as Existing	1:50	A1
017	Room 23 and Lord Castle Suite - Roof Plan as Extg.	1:50	A1
022	Room 23 and Lord Castle Suite - Elevation as Extg.	1:50	A1
036	Room 23 and Lord Castle Suite - Demolition Plans	1:50	A1
037	Room 23 and Lord Castle Suite - Demoln. Roof Plan	1:50	A1
042	Room 23 and Lord Castle Suite - Demoln. Elevation	1:50	A1
056	Room 23 and Lord Castle Suite - Plans as Proposed	1:50	A1
057	Room 23 and Lord Castle Suite - Roof as Proposed	1:50	A1
062	Room 23 and Lord Castle Suite - Elevation as Propd.	1:50	A1
071	Room 23 and Lord Castle Suite – Details as Propd.	mixed	A1

Appendix B – Photographs



Fig 2. The Lord Castle Suite Bedroom



Fig 3. The Lord Castle Suite Bedroom



Fig 4. The Lord Castle Suite Living Area



Fig 5. The Lord Castle Suite Living Area



Fig 6. The Lord Castle Suite Living Area



Fig 7. Stairwell Door to The Lord Castle Suite



Fig 8. Room 23 Bedroom

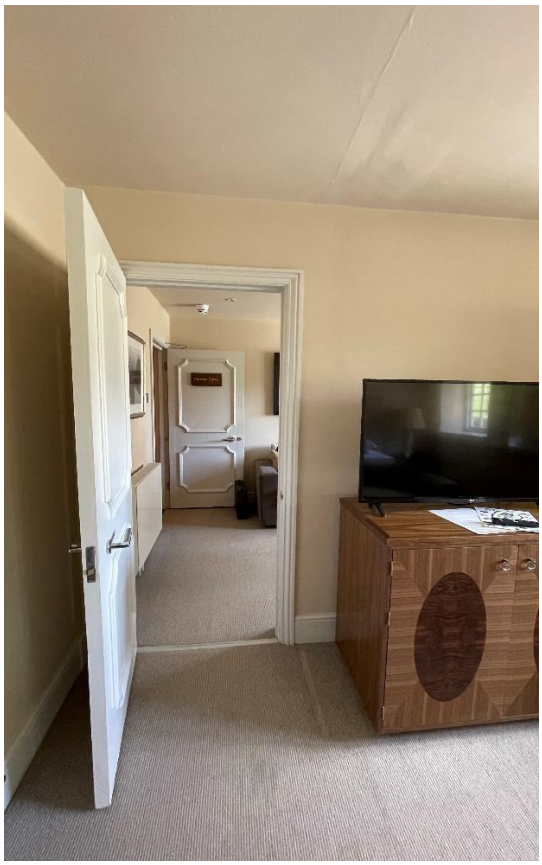

Fig 9. Room 23 Bedroom door to Living Area



Fig 10. Room 23 Living Area



Fig 11. Room 23 Living Area



Fig 12. North Elevation