DESIGN, ACCESS AND HERITAGE STATEMENT

relating to

APPLICATION FOR PLANNING PERMISSION & LISTED BUILDING CONSENT

for

PROPOSED CONVERSION OF EXISTING FUNCTION ROOM & ASSOCIATED TOILETS (WITHIN FORMER STABLES AND GROOMS QUARTERS) INTO 2 No. ADDITIONAL LETTING BEDROOMS

at

HOWARDS HOUSE HOTEL, HOLT LANE, TEFFONT EVIAS, SALISBURY, WILTSHIRE SP3 5RJ

Ref: 3875.DAHS (letting rooms)

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Location and Description -

The hotel is located in the south Wiltshire rural village of Teffont Evias in the Nadder Valley, about 9 miles east of Salisbury. It is Listed Grade II and within a designated Conservation Area that covers most of Teffont Evias and extends northwards into Teffont Magna. The locality also lies within the Cranbourne Chase Area of Outstanding Natural Beauty. The general area is of extremely attractive appearance in both landscape and built form terms.

The property is understood to date originally from around 1623 and has been subject to numerous alterations over time. It comprises a three-storey main block directly adjoining Holt Lane. Ancillary outbuildings of varied height lie to the rear. The roof areas are largely of slate or profiled tiles and the walls of stone.

For reference, the Historic England listing details for the former stables and carriage house (now the function room and preparation / storage areas) are as follows:

> Stables and carriage house. C17 and early C19. Dressed limestone, double-roman tiled roof. Two-storey carriage house to right has two segmental-arched carriage doorways with double planked doors, first floor has two 2-light casements. Attached to left are single-storey stables with two planked stable doors and three 2-light casements, loft has central planked door and 2-light casement to left. Attached to right of carriage house is C19 single-storey stable with Welsh slate roof; planked door and 2-light and 1-light casements. Interior not inspected.

The application concerns the proposed conversion of the existing function room and associated toilets (within the former stables and grooms quarters respectively) into 2 No. additional letting bedrooms.

This statement and assessment concentrates on the effects that the proposals might have on the context, including the significance of the listed structure.

Planning History

Details as taken from the Wiltshire Planning Explorer website:

- S/2001/2033:
  For continued use of hotel for 18 residential guests and between 150 and 400 persons catered for at functions receptions or dinners (approved)
- S/2010/0051:
  Awning to south elevation and extension of terrace (approved)
- S/2010/0052:
  Awning to south elevation and extension of terrace (approved)
- S/2011/1666:
  Conversion of existing coach house, stables and grooms quarters to ancillary dining accommodation including bar, preparation area and toilets including external alterations (approved)
- S/2012/004:
  Conversion of existing coach house, stables and grooms quarters to ancillary dining accommodation including bar, preparation area and toilets including external alterations (approved)
- 15/03014/FUL:
  Conversion of existing coach house, stables and grooms quarters to ancillary dining accommodation including bar, preparation area and toilets including external alterations (approved)
- 15/03287/LBC:
  Internal and external alterations to facilitate the conversion of existing coach house, stables and groom's quarters to ancillary dining accommodation including bar, preparation area and toilets.

- PL/2023/07927:
  Orangery & carpark as of 22nd November is pending.

The Proposal

The hotel is undergoing a change of management and it is intended to refurbish and enhance this special hospitality venue. This will ensure the viability of the premises into the future. The proposal stems from a need to update and refresh the facilities. Specifically, the existing function room / ancillary dining area as housed in the former stables, together with the associated toilets (within the former grooms quarters) are to be converted into 2 No. new letting bedrooms. This will increase the capacity of the bedroom accommodation in the hotel from the existing 10 rooms to 12, thereby significantly enhancing the financial viability of the enterprise.

Understanding the property

The property is an interesting example of an elegant period house. The architectural character of the exterior of the building is notable.

The contemporary usage of the building as a small hotel is well suited to the property and, due not least to the residential element of that role, is not regarded as detrimental to the character or architectural quality of the property.

The adaptation of the outbuilding concerned here to create a function suite for private dining and gatherings was carried out after planning and listed building consent were obtained in 2015. Upon inspection, the conversion appears to be of appropriately high quality and is not seen as compromising the appeal of the listed asset.

Heritage significance of the premises -

Heritage value can be assessed in a number of ways, including aesthetic, communal, historic, archaeological, architectural, artistic and evidential terms. The building concerned represents an example of a genteel house of early date albeit one that has been re-purposed as a charming small hotel in

latter years. The significance of the house and other nearby historic structures lies separately in each as well as in the wider context through association over time.

The setting also means that its value is reinforced through association with other historic buildings that are located nearby. It is clear that the property has undergone various changes over time, yet the quality and attractive character remain undiminished.

The proposal and impact on significance -

The applicant is wholly aware of the historic status of the property and keen to safeguard and enhance the special qualities of the property. The aim is minimise the effect of the changes on the historic fabric and character.

However, it is a fact that all buildings are modified to some extent over time to keep them suited to the changing needs of their users. Good conservation practice supports adaptation where necessary to support the viability of the usage, especially where established and appropriate. In this instance, the existing function suite arrangement is not seen as sufficiently helping the viability of the premises to be worth retaining.

The scheme put forward avoids unnecessary changes to the fabric of the existing outbuilding. This, in turn, means that the external appearance and character of the building are not materially affected.

Internally, the basic layout of the existing toilets area is to be kept, the toilet and adjoining store at ground level being combined to form a bathroom

(incorporating either a bath or shower), while the stair is to be retained and the upper level modified to form an open mezzanine area to accommodate a bunk bed. The main area to Room 12 is to be formed by inserting a non-loadbearing independent sound-proofed framed partition within the existing function room (taking approximately a third of the present space).

Room 11 (including bedroom and ensuite) will be created on the other side of this new partition, with the existing door to the preparation area built up.

While the impressive ceiling height (of almost 5 metres) within the existing function room is appropriate for the relatively large space, it is felt that it will feel excessive in the subdivided spaces proposed. A new lower ceiling will therefore be inserted at about 3 metres height) throughout, this being a plain plasterboard lined ceiling supported on a lightweight framed suspension system. At this height, the new soffit will be clear of the existing external door and window apertures.

Apart from these changes, other alterations are to three of the existing doors to alter the hanging arrangements in a way that is appropriate to the new use. It is intended to reuse the existing (modern) doors. There will be no material visual impact.

While the insertion of a subdividing partition and lowered ceiling into the existing function room will break up the space and reduce the height, it should not be forgotten that, in its original form, the stables contained a loft as well as stall subdivisions. In that sense, there is precedent for the proposal.

Externally the scheme also includes new access steps to Room 12. This is to enhance privacy through avoiding the necessity for the guests using this room having to pass uncomfortably close to the frontage of Room 11 (as otherwise dictated by the current access path).

Parking provisions will remain as existing (the requirement attributable to the new rooms being judged less than from groups using the function room).

Also of significance in consideration of the proposals is the relative ease with which the works could be reversed in future, if desired. Further, the only fabric materially affected will be of modern date (circa 2015).

Avoiding, minimising and mitigating any impact -

It is considered that the proposal will successfully avoid any material impact on the historic fabric and character of the building concerned. There will be very little in the way of external alterations, while internally the alterations are deemed appropriate and justifiable in the context. Careful consideration has been given to the details of the changes concerned and proposals put forward on the basis of appropriate appearance, functional need and concern to avoid harm to the listed building and context. Overall, the changes proposed will have little impact on the listed context and none on the wider setting. But just as importantly, the proposal is truly reversible if desired at any point in the future.

Access Statement -

The proposal will serve to provide two new letting bedrooms for the hotel that have the added bonus of being more easily accessible through their unique location at ground floor level. While the circumstances mean that they will not suit wheelchair users, they are likely to be useable by those with lesser mobility limitations. Otherwise, the access arrangements relating to the property will be effectively unchanged by the proposal. Therefore, the implications of the envisaged works will, if anything, be positive. There are no implications as regards the wider site or locality.

Conclusion -

The proposal represents a carefully considered scheme. It will have little material effect on the historic building and no harm whatsoever to the wider locality. The envisaged works will enhance the practicality and convenience of the property concerned as well as help to keep it viable into the future and suited to the established hotel usage (which is consistent with relevant conservation aims).



View of outbuilding



View towards west end of outbuilding.

Left hand part (once grooms quarters) now

accommodates toilets to function room



View of function room (once stables)



View towards east end of outbuilding.

Right hand part (once carriage house) now accommodates preparation and storage areas (note – not included in proposal)



View inner doorway to function room. (The doors are two pairs of outward opening bifold leafs which are to be altered to form a pair of inward opening leafs).



View towards west end of rear of outbuilding



View towards east end of rear of outbuilding



View towards west end of function room.



View towards east end of function room.



View into ground floor toilet



View into storage area adjoining ground floor toilet



View of stairs to upper level toilet



View of stairs to upper level toilet



View into upper level toilet