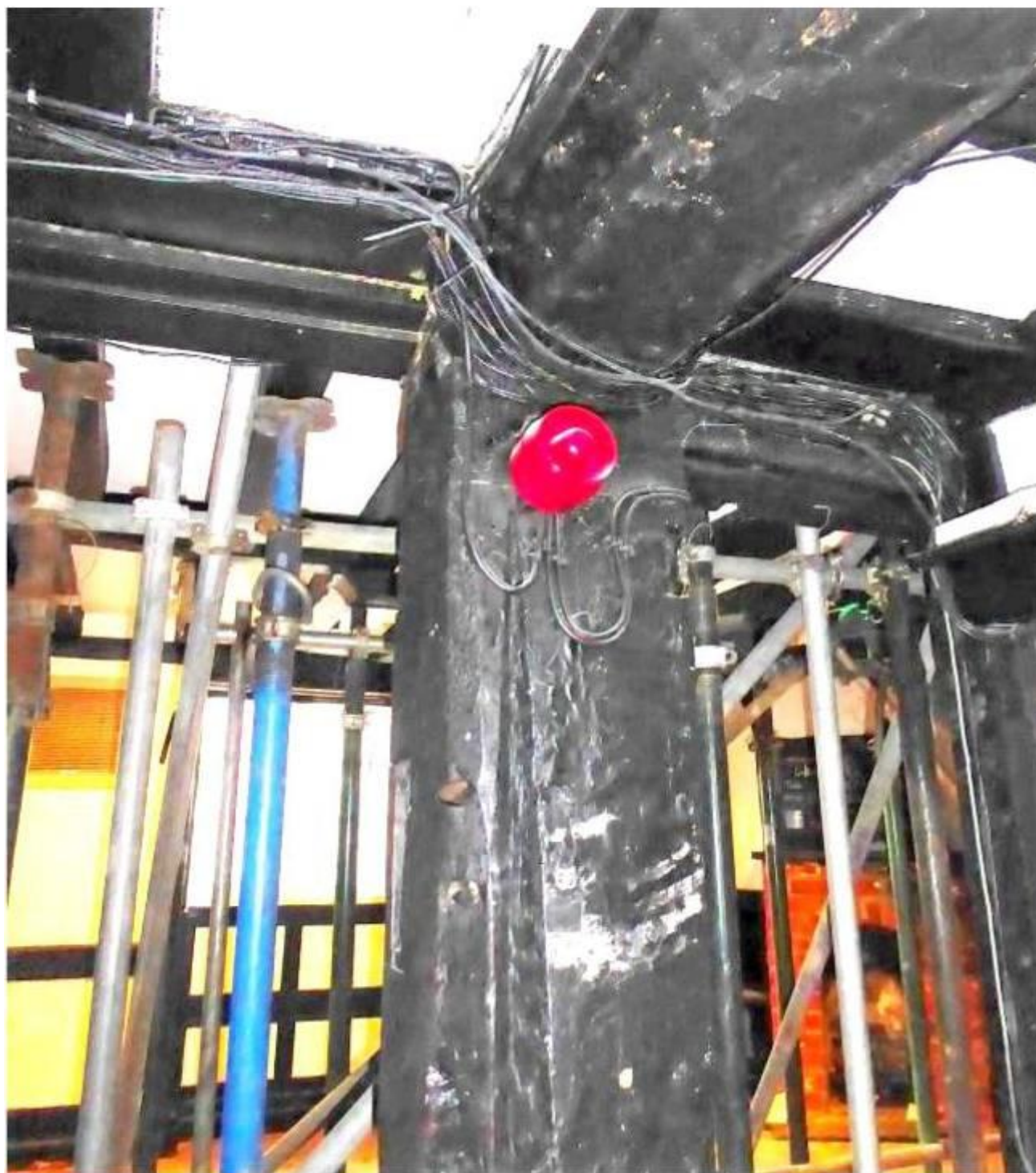




**Historic Building  
Advisory Service**

## **Planning Support Statement**

**George Hotel, 19 High Street,  
Amesbury, Wiltshire**



May 2025

Reference: 24905

**GEORGE HOTEL  
19 HIGH STREET,  
AMESBURY,  
SALISBURY  
WILTSHIRE.**

**Opening-Up Works Support Statement**

Prepared on behalf of

**Coaching Inns Group  
Friars House,  
Quaker Lane,  
Boston,  
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PE21 6BZ**

By

**The Historic Building Advisory Service  
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Salisbury  
Wiltshire  
SP2 2DW**

Reference: 24905  
**April 2025**

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**GEORGE HOTEL  
19 HIGH STRET,  
AMESBURY,  
SALISBURY  
WILTSHIRE.**

**Opening-Up Works Support Statement**

**Summary**



Fig: The George Hotel

The Historic Building Advisory Service was commissioned by Coaching Inns Group to produce a planning support statement to support a planning application being submitted

for opening-up work to a listed building at George Hotel, 19 High Street, Amesbury, Salisbury, Wiltshire.

The purpose of this planning support statement is to consider the initial works to small areas of the interior of this building to determine the extent of repairs that are necessary to maintain the stability of the structure. This is to allow for the development of a concept and design for remedial work to be undertaken to this listed building.

This document is to be considered to be part of the overall planning application.

The works will involve the opening-up of small areas of the interior of the building to identify the extent of two elements of failure in the structure of this historic building. One part is in connection with severe wet related decay to the upper part of the building and part of the roof structure. The other is to allow the design of a floor beam over part of ground floor public area, where this is failing due to historic deterioration of that member.

The opening-up work will involve the removal of modern, mostly late 20<sup>th</sup> C panelling, wall linings, casings, etc. The work will be limited where possible to providing sufficient space and safe working access to understand the part of the structure that are failed as well as the parts of the building they support so it is all properly understood. That will enable a fully informed design process to be put-hand and then be subject to further planning approval to allow for implementation.

Once the extent of the failed elements has been determined and how they form part of the overall body of the building a full package of remedial works can be properly designed. Those works will be appropriate in form and materials employed for this historic structure to cause minimum intrusion and retain as much historic fabric as possible.

It is anticipated that following any grant of approval for this opening-up work it will be possible to continue in a well ordered manner to obtain consent to undertake the actual repairs and reinstate the fabric on completion. This is to ensure that the work is brought to as speedy a conclusion as is possible to ensure the safety of the structure and re-occupation of bedrooms that will need to be not of use during the works.

**GEORGE HOTEL  
19 HIGH STREET,  
AMESBURY,  
SALISBURY  
WILTSHIRE.**

**Opening-Up Works Support Statement**

**1 INTRODUCTION**

**1.1 Project background**

- 1.1.1 The Historic Building Advisory Service was commissioned by Coaching Inns Group to produce a planning support statement to support a planning application being submitted for opening-up work to a listed building at George Hotel, 19 High Street, Amesbury, Salisbury, Wiltshire.
- 1.1.2 This document takes into account the building as it presently stands and the initial conceptual and work procedure that is to be undertaken and which forms the basis of this planning application.

**1.2 Statement Content**

- 1.2.1 The aim of this statement is to produce an overall impression of the property and its setting at this time, the evident failures in the fabric, the envisaged opening-up process and explain what the overall objective of the application is intended to achieve. This also includes a consideration and details of the design process that has been undertaken to achieve that purpose.
- 1.2.2 The existing drawing shown on a measured survey of the property. These drawings have been used throughout to try to understand and inform the consideration of the fabric and nature of construction of the structure. Further opening-up is required to properly understand the extent of the remedial works that will be necessary to properly restore the integrity to the building.
- 1.2.3 This planning support statement has been compiled generally in line with good practice to meet the requirements of NPPF in helping to provide information to enable a constructive consideration of the planning application it supports.

### 1.3 Survey Information

- Premises : George Hotel
- Location: 19 High Street,  
Amesbury,  
Salisbury,  
Wiltshire.
- Applicant: Coaching Inns Group
- Current Use: Hotel
- Listed Building? Grade II
- Registered Park / Garden No
- Scheduled Monument No
- Conservation Area? Yes
- National Park / Landscape? No
- Designated Greenbelt? No
- World Heritage Area? No

## **2 GENERAL**

### **2.1 Location**

- 2.2.1 The George Hotel is positioned on the north side of the High Street in Amesbury in approximately central position, where it sits to the back edge of the pavement.
- 2.2.2 It is attached to adjoining buildings on the east end and has an access to its car park to the rear on the west end.

### **2.2 Description**

- 2.2.1 The main part of the building is a mixture of two and three storeys that extends along the side of the road and which contains the oldest part of the block. Towards the east end of this is a former carriage arch under the building, but which now is for pedestrian access only. Extending out from the back there are a series of one, two and three storey wings, some of which adjoin each other.



Fig 2.2.2: George Hotel from east

- 2.2.2 At the front the earliest part of the block appears to be the four bay part at the east end, with a suggested dating to the mid 16<sup>th</sup> C. To that was added the coach arch and next three bays in the 17<sup>th</sup> C, which now form the present main bar area. It would appear that about this time the original building was raised by an additional floor as indicated by the change in framing seen in what would have been the back wall.
- 2.2.3 As was found with most coaching inns that developed from the 17<sup>th</sup> C onwards this had a large yard to the rear where horses could be stabled as well as carriages housed. Over time this became a considerable group of buildings till going out of use in the late 19<sup>th</sup> C and early 20<sup>th</sup> with first the coming of the railways that replaced the coaching services and then the motor car and coach. From the early part of the last century these were steadily removed and at the same time additional wings and accommodation were built on the back of the front block.
- 2.2.4 It is a combination of these additional rear additions being built-on and the quality of the workmanship involved that has resulted in the failure necessitating the need for opening-up of the fabric to determine the extent of the repairs that are needed. This work will primarily involve the removal of finishes and the like that are typical of the date of the building of these additions, which varies from the early to late 20<sup>th</sup> C.
- 2.2.5 Following opening-up of the areas around the defective areas of the structure it will be possible to see the extent of the work that is necessary. That will allow the remedial works to be designed for the parts of the failed parts of structure that will employ materials and workmanship that is appropriate for an historic building of this nature. Such work will then be subject to detailed listed building approval before it is undertaken.

### **3 DEFECTIVE AREAS**

#### **3.1 Main Bar Beam**



Fig 3.1.1: Bar beam

- 3.1.1 In the main bar, towards the west side, there is a beam within the ceiling that extends from the back of one of the main frame posts in the back wall of the original part of the building. From there it pitches on to a modern post that has been bolted on to another modern post where the back wall of one of the 20<sup>th</sup> C rear additions has been removed. This latter support could date to the third or fourth quarter of the 20<sup>th</sup> C when the area beyond, now the dining room has been formed.
- 3.1.2 This beam is under a first floor wall between two rooms where one is bedroom 107 and the other is a linen store. In turn this wall supports the west side wall of a two storey rear extension that is a hip ended structure covered with clay tiles. On the west side of this wall it carries loading from a catslide roof that runs down from a level equating to the rear eaves of the main building to a single storey eaves at the rear.
- 3.1.3 The floor of room 107 appears to be carried on a steel beam placed alongside the beam over the bar, but the floor of the linen cupboard and the ceiling below are carried onto the lower part of this wall that it supports.

- 3.1.4 The primary concern is over excessive deflection that is occurring to the beam of the bar, which is also associated with cracking in this. There is now a gap between the sides of the beam where this is bowing down below the ceiling surface. Adjacent to this there is further displacement occurring with the ceiling and so suggesting there is further movement happening in the floor and structure to the area under the linen cupboard floor.
- 3.1.5 From the limited inspection afforded by lifting floor boards in the linen cupboard and bedroom 107 it is believed that the first floor level side wall to the rear extension, which is of loading bearing stud construction face with plasterboard with a skim coat of plaster. This has a secondary stud wall facing on the bedroom side, which was possibly applied to even it up for decorative reasons.
- 3.1.6 It would seem that the original wall, where it spans over the bar below is based on a large timber wall plate or beam over that seen in the beam that is visible in bar below. The upper plate has evidence of suffering from heart rot so this is likely to be in a state of failure and in turn applying increased load to the beam below and which is resulting in the deflection seen in the bar.



Fig 3.1.7: Wall and roof sections supported on wall above bar beam

- 3.1.7 Loading on to this wall comes from a section of the rear cat slide roof to the main part of the hotel as well as the roof over the rear extension section that is over room 207. It is to better understand the amount and type of loading that the

upper wall and therefore the bar beam is carrying that further opening-up of the internal fabric is requested. That will allow a comprehensive design to be prepared to ensure it is appropriate for this historic structure.

### **3.2 Main Rear Frame Post**

- 3.2.1 This post is part of the main framing to the back of the original hotel where on the first floor this is situated between bedroom 111 and the attached en-suite bathroom.



Fig 3.2.2: Position of failed bear plate

- 3.2.2 The defect first came to light following the sudden failure and collapse of timber bearer plate that carried the ends of the attic (second) floor joists from a possible late 18<sup>th</sup> or early 19<sup>th</sup> C rear extension as suggested by the external brickwork used within this part. This plate was secured to the posts of the timber framing to the 17<sup>th</sup> C raised back wall of the original building by timber pegs and a narrow bearing ledge.



Fig 3.2.3: Decayed main timber post

- 3.2.3 Following the collapse of the plate emergency propping was installed up through this part of the building from the ground floor to support the whole of the upper structure of this section of rear wing some limited opening up was undertaken to try and identify the cause of the failure of the member. In doing that it was found that there is very extensive wet related decay to the main post from approximately first floor level to second floor head plate, as well as the side rails that run in to it.



Fig 3.2.3: Propping at ground floor level

- 3.2.4 In this location it can be seen where the main frame and rear wall of the original building has been raised to create the second floor. From this limited investigation it would seem that the lower part of the post dates to the 16<sup>th</sup> C building of the inn and that the upper section was added after a significant fire in the early 17<sup>th</sup> C. This post has also become a major support member to the rear extension roofs where the junction of two of thee as well as the main building roof pitches on to the head as well as taking secondary support.

- 3.2.5 The decay seems to have come about through very long term or even historic water entry from defective valley gutters and roof coverings. This has resulted in very severe wet related decay to the post, head plate, the connecting side rails and infill panels of various ages. It can be seen where there has also been outward movement in the lower post where this has the added floor framing fixed over the top, possibly as a result of the increased loading from the adjacent roofs.

## **4 DESK TOP STUDY**

### **4.1 Map Study**

- 4.1.1 This map progression is intended to show the development of the rear extensions to the hotel to try to determine when the various parts were added or adapted. This has employed Ordnance Survey large scale mapping to show this growth.
- 4.1.2 Earlier mapping of Amesbury, such as the Tithe maps of the 1840s do not show any buildings in this part of the town.
- 4.1.3 The first edition of the 25" to the mile scale Ordnance Survey (OS) map shows the front block with a carriage arch through it. This would appear to have the present configuration of three bays on the east side and four on the other. Extending off the east end to the rear and then returning across the middle of the site are two blocks that would be typical of stabling and carriage houses for a traditional coaching inn. A separate closed off the west side of what would have been a courtyard behind the back of the frontage inn. A further block of buildings ran further to the rear from the gap between the rear cross block and that on the west side.
- 4.1.4 A burgage plot was a rented strip of land found in a town, hence its name derived from borough or burgh, owned by a lord, but in this case probably the Abbess of Amesbury Abbey. The property ("burgage tenement") is narrow on the street frontage, where a house was built, that runs back as a long narrow strip of land. Over time these plots have become amalgamated as is apparently seen with this building.
- 4.1.5 When the plot width of the George is compared to others along the High Street as seen on the first edition 25" scale OS it appears to be approximately the width of four typical burgage plots along this section of the street. These run back to a common boundary line, which was probably the south precinct wall to Amesbury Abbey. It is quite noticeable that the development of the building seems to follow the street frontage division of the plots. This would correspond with the east three bays and carriage arch, the four bay west section, what is now the early 20<sup>th</sup> C west addition and then the car park entrance against the west side.
- 4.1.6 A history of the George the George, first mentioned in 1522. The original part of the present building is a timber-framed range facing on to the street where it had a jettied upper floor and was evidently built c. 1560. Shortly after the inn was damaged by fire and eastern end was raised and a carriageway made through the centre. The front jetty was underbuilt with stone in the 18th century, apparently soon after the inn was damaged in the fire of 1751. About 1908 a back range which formed the north-west side of a courtyard was demolished

and a brick wing was built at the south-west end. The inn had a cockpit and a skittle alley in c. 1735.

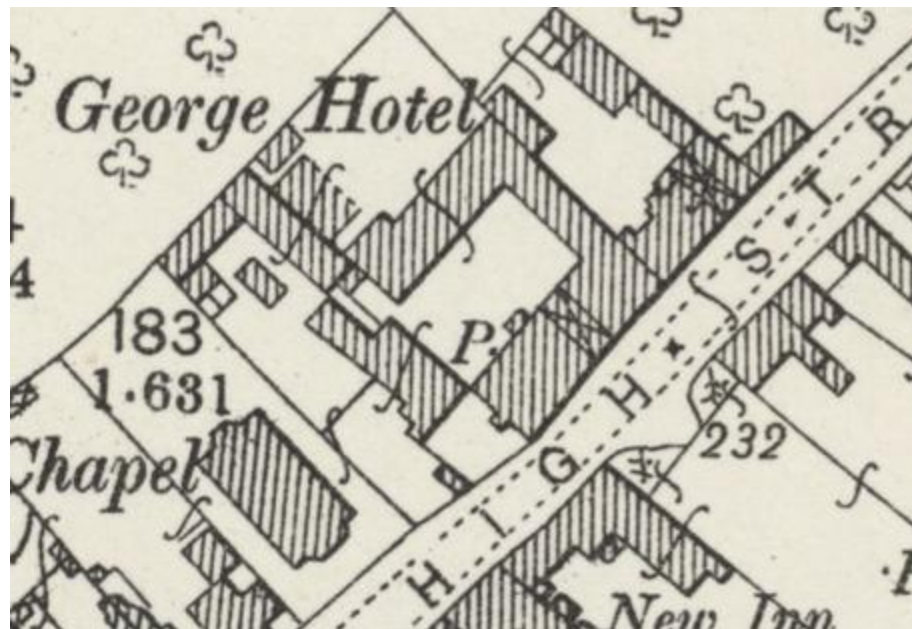


Fig 4.1.7: Rear east wing (east)

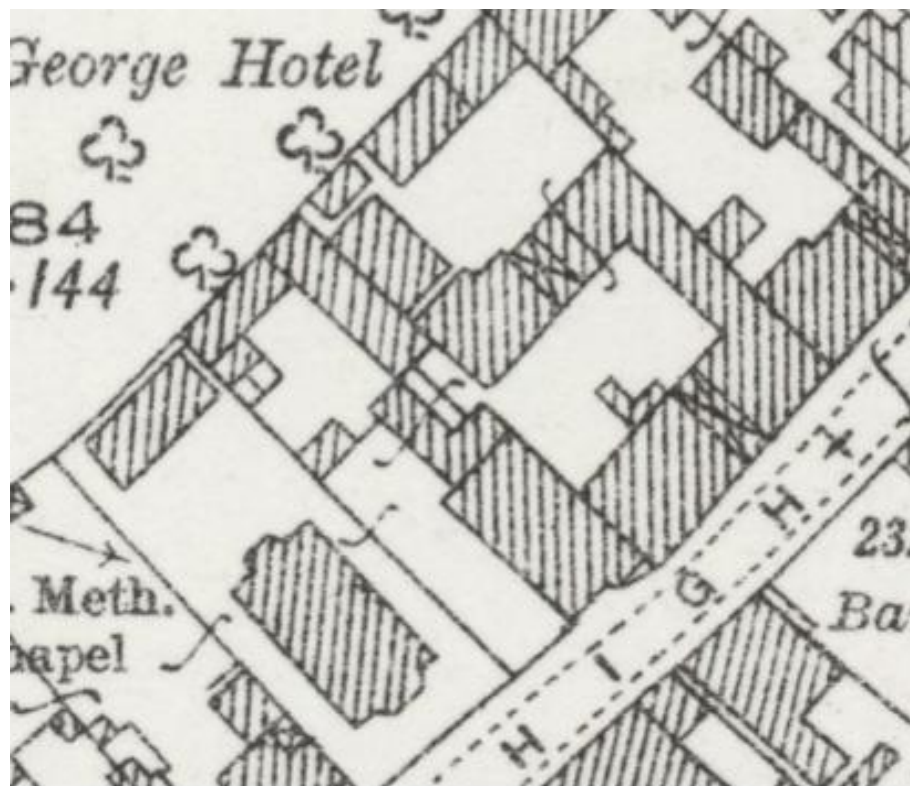
- 4.1.7 The east wing was rebuilt along the east boundary in the early 20<sup>th</sup> C as suggested by the form of construction of this part. It was effectively built to the east side of the third bay from the east and then continued out with the west side wall extending the side of the other part. The front end of west side of this roof pitches over the man support post in room 207.
- 4.1.8 By the time of the 1923 edition of the map the west end block, now the reception area end west end staircase had been added together with the section behind that.



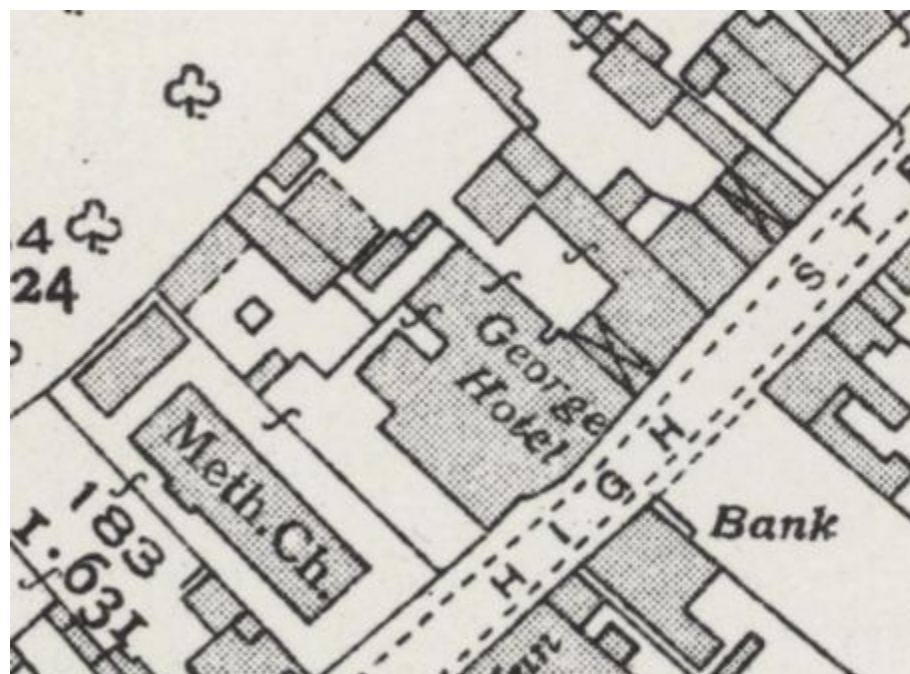
1879 OS 25" scale map extract



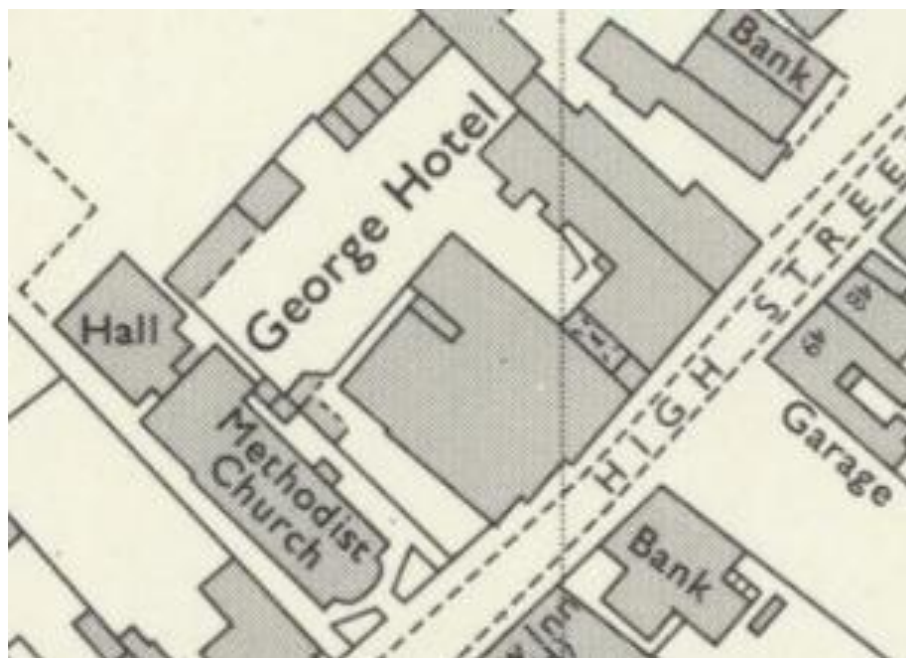
1901 OS 25" scale map extract



1923 OS 25" scale map extract



1938 OS 25" scale map extract



1972 OS 25" scale map extract

## **5 PROPOSED WORKS**

### **5.1 Bar Beam**

- 5.1.1 It is proposed to remove a section of the roof side wall within the linen room where this closes off the eaves to the ca slide roof over this section of the building to allow the full structure of the wall to be exposed. This will remove the plaster board facing to the wall as well as some of the studwork to allow access within the lower roof space. Following completion of any subsequently completed repair work this is to be restored in a like for like manner to that dismantled.
- 5.1.2 The chipboard floor over the linen room is to be taken up to allow access to the base of the wall along this side. On completion this will be replaced with the boarding that has been lifted.
- 5.1.3 Within the bar area temporary structural propping will be introduced on either side of the bar beam to support the floors above and the base of the wall between the two rooms. Then a section of ceiling beside the beam is to be removed to allow a full inspection of the floor and beam arrangement as well as the lower part of the first floor dividing wall. This ceiling is of plasterboard with a skim plaster finish. In the time between the opening-up and the start of any subsequent repair work the ceiling will be replaced with a temporary finish of decorated plasterboard.
- 5.1.4 At this time it is not anticipated that any exploratory opening-up will be required within bedroom 107. However, to allow any repairs to be undertaken to the bottom of the wall between this room and the linen room it will require opening up of the floor and possibly the base of the wall at that time.

### **5.2 Main Rear Frame Post**

- 5.2.1 Additional structural propping is to be inserted between the ground floor and the underside of the roof framing at high level to support the roof to the rear extensions and the eaves at the back of the original building. This is to be to specialist engineer design.
- 5.2.2 Around the rear post it is proposed to remove the late 20<sup>th</sup> C casings and wall lining to properly expose this post from ground floor to high wall plat level. This primarily involves plasterboard, plywood and other lightweight modern materials. Sections of modern plaster board ceilings will be removed at ground and first floor levels.

- 5.2.3 Historic wattle and daub panels within the timber framing at first floor level will be retained within the framing wherever possible in an appropriate manner for each situation.
- 5.2.4 At roof level localised stripping of the coverings may be found to be necessary to determine the extent of any decay to the head plate to the timber framing and the bottom of rafter feet where they pitch on to that part of the top of the wall timber framing.

### **5.3 The Hotel**

- 5.3.1 To allow the work to take place, from the initial opening-up stage through to completion, will require structural propping to be inserted at the east end of the hotel in the area of the main rear frame post due to its structural importance.. This will rise up through the building from floor to floor to roof level to provide the necessary stability. This will be designed by a special temporary structures engineer for this purpose.
- 5.3.2 The insertion of this propping will mean that corridors at first floor level will be obstructed and that will impinge on fire safety within the hotel and so as to ensure there is no risk to any occupant it will mean that between four and six bedrooms will need to be taken out of use. As a result the applicant would like to seek a good working relationship with planning conservation staff to help ensure this and any subsequent work can be progressed in an efficient manner.

## **6 IMPACT**

### **6.1 Setting**

- 6.1.1 None of the proposed work will have any effect on the setting of the building as it is all internal apart from possibly some work to the roof coverings on the back slope of the original building within a valley gutter.

### **6.2 Significance**

- 6.2.1 This initial opening-up work will have some limited impact on the historic significance of the building where the finishes will be removed from small areas of the interior to allow for exploration work to take place. This will be temporary and allow the cause and extent of the underlying faults to be properly understood and from that the appropriate remediation design work can be undertaken for subsequent approval.
- 6.2.2 Apart from the section of ceiling within the main bar none of this work will be seen by the public during the opening-up and repair work. On completion of the remediation works the finishes and decorations where removed will be restored on a like for like basis to restore the existing appearance of the rooms affected.
- 6.2.3 Following overall completion of all the works that might be approved to this building to restore its structural form it will properly restore its structural integrity. That will ensure its longevity and therefore its historic significance with no loss of historic character

## **7 LISTING**

### **7.1 Official list entry**

|                      |                           |
|----------------------|---------------------------|
| Heritage Category:   | Listed Building           |
| Grade:               | II                        |
| List Entry Number:   | 1318491                   |
| Date first listed:   | 10-Jan-1953               |
| List Entry Name:     | GEORGE HOTEL              |
| Statutory Address 1: | GEORGE HOTEL, HIGH STREET |

### **7.2 Location**

|                          |                               |
|--------------------------|-------------------------------|
| Statutory Address:       | GEORGE HOTEL, HIGH STREET     |
| District:                | Wiltshire (Unitary Authority) |
| Parish:                  | Amesbury                      |
| National Grid Reference: | SU 15391 41537                |

### **7.3 Details**

AMESBURY HIGH STREET SU 1541 (north side)

11/43 George Hotel

10.1.53 II Hotel. c1560 for Philip Power, altered C17, modernised c1768, and extended to west in early C20. Timber framed, rendered to front, brick to rear and mathematical tiles over carriageway. Tiled roofs. Two storeys, cellars and attics. Two main blocks aligned along street, that to right of 4 bays with carriageway through the gabled left bay. To left, 3 bays/C17, right section contains recessed door and irregular fenestration of paired and triple 8-paned sashes and casement windows. Two hipped dormers and large stack backing on to carriageway with five diagonally set shafts. Secondary stack on right gable. Carriageway heightened. Large canted oriel window to first floor and window in gable. Left block has 16-pane sashes to ground floor and paned casement windows to first floor. Three hipped dormers. Stack to left gable and rebuilt stack at junction with right block. Doors to carriageway inset. Right block has long rear wing, probably originally stables, now increased to 2 storeys. Left block has attached C20 hall. At far left end, an added block, c1916, of 2 bays, rendered and roughcast brickwork with tiled roof. Right bay is 3-storey and gabled with framed shop window and door on ground floor, and 12-paned sashes with gauged lintels. Venetian window to second floor under with keyed brick arch. Left bay has entrance, double doors over steps, set in stone frame with cantilevered balcony over with cast iron railings. Keyed oculus to left and sash windows to first floor. Hipped dormer. Roughcast brick stack. Elevation returns on west with close set 12-pane sashes and brick gauged lintels for 7

bays. Stair in second bay, raised above eaves as flush gabled dormer and having an elongated Venetian window on second floor. Three hipped dormers. Interior altered. Both blocks have deeply chamfered cross beams. C17 wainscot at head of stair and turned balustrade around head. (NMR 50088)

Listing NGR: SU1539141537

#### **7.4 Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 321354

Legacy System: LBS

#### **7.5 Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

## **8 CONCLUSION**

- 8.1.1 There are two significant structural problems that have come to light in this building in very recent times where important repair and conservation work is required to maintain the integrity of the fabric. This application is initially for opening-up of the fabric to determine the extent of the defects and from that design the necessary stabilisation work. The extent of the opening-up fabric for inspection of the defects will largely involve the removal of lightweight late 20<sup>th</sup> C materials. On completion this will be restored on a like for like basis.
- 8.1.2 When the defective elements of the building have been exposed the design for the rectification work can be completed in manners that are appropriate for the part of the structure that is being considered. It is anticipated that this subsequent work will be able to run-through a successive planning process to ensure the speedy rectification of these defects.