



**Historic Building
Advisory Service**

**Historic Building Impact Assessment
Historic Door Restoration, Bourne Hill House
Bourne Hill, Salisbury, Wiltshire**



November 2025
Reference: 25984

**HISTORIC DOOR RESTORATION
BOURNE HILL HOUSE
BOURNE HILL
SALISBURY
WILTSHIRE**

Historic Building Heritage Impact Assessment

Prepared on behalf of

**Wiltshire County Council
Country Hall,
Bythesea Road,
Trowbridge,
BA14 8JQ**

By

**The Historic Building Advisory Service
PO Box 2140
Tisbury
Salisbury
Wiltshire
SP2 2DW**

Reference: 25984

November 2025

Contents

	Summary.....	2
1	INTRODUCTION	3
	1.1 Project background.....	3
	1.2 Survey Content	3
	1.3 Survey Information	3
2	GENERAL	5
	2.1 Location.....	5
	2.2 Description.....	6
3	PROPOSED WORKS	9
	3.1 Description of works	9
4	LISTING – COUNCIL HOUSE	11
	4.1 Overview.....	11
	4.2 Location.....	11
	4.3 Details.....	11
	4.4 Legacy	12
	4.5 Legal	12
5	CONCLUSION	13

HISTORIC DOOR RESTORATION BOURNE HILL HOUSE BOURNE HILL SALISBURY WILTSHIRE

Historic Building Heritage Impact Assessment

Summary

The Historic Building Advisory Service was commissioned by Wiltshire County Council to prepare a scheme of works to restore an historic door within a building known as Bourne Hill House, Bourne Hill, Salisbury, Wiltshire. These works are to restore an historic door and its supporting door case that was improperly removed and lost and which were replaced by an inappropriate new door and linings. The restoration work is based on measurements of a similar and adjoining door and door case to room N° 0/049 and which has been used to suggest a replacement that is to be of fire resistant construction.

The assessment was undertaken by means of a visual appraisal and an analysis of the removed door opening and its setting inside the building to determine as much as possible the level of damage that has occurred. The proposed restoration work has been based on a measured survey of an adjacent unaltered door, together with evidence from this affected opening, so as to ensure that proposed restoration matches as much as possible to what has been lost. The replacement work is intended to provide a door that is has the appropriate fire resistance for this position.

This heritage assessment is to consider what impact this restoration proposal is likely to be have on the historic character and / or significance of the interior of this listed building. This includes both the fabric and the appearance of the door, as well its surroundings and other adjacent heritage assets.

This assessment aims to meet the requirements of the National Planning Policy Framework (NPPF).

The site inspection was carried out in 24th September 2025.

HISTORIC DOOR RESTORATION BOURNE HILL HOUSE BOURNE HILL SALISBURY WILTSHIRE

Historic Building Heritage Impact Assessment

1 INTRODUCTION

1.1 Project background

- 1.1.1 The Historic Building Advisory Service was commissioned by Wiltshire County Council to prepare a scheme of works to restore an historic door within a building known as Bourne Hill House, Bourne Hill, Salisbury, Wiltshire.
- 1.1.2 The examination of the unauthorised door was undertaken within the guidelines of good surveying and building archaeology practice to gather details of its original size as well as other ancillary details so as to understand what has been lost and prepare a restoration proposal. This impact assessment now considers the historic nature and character of this door and its setting within this historic building that is presently used as offices and how it may be affected by the proposed work.

1.2 Survey Content

- 1.2.1 The aim of this report is to produce an overall impression of the work to necessary to restore this door opening and its position inside the building at the time of the inspection. This was undertaken by a visual examination of the elements that make up this facility to identify the means of construction, analyse its construction, and assess its historic significance and what historic character remains.
- 1.2.2 This assessment has been compiled in line with good practice to meet the requirements of NPPF.

1.3 Survey Information

- Element inspected: 0/049 Office door
- Location: Bourne Hill House
Bourne Hill
Salisbury

- Client: Wiltshire County Council
- Current Use: Offices
- Reason For Inspection: Heritage impact assessment
- Inspection By: R J Hill MRICS, MCIfA
- Inspection Date: 24th September 2025
- Listed Building? Grade II*
- Conservation Area? Yes
- National Landscape / Park? No

2 GENERAL

2.1 Location

- 2.1.1 Bourne Hill House is located on the west side of Bourne Hill, at the northeast corner of the historic town centre. The building has a public garden on the east side, modern landscaped gardens to the north, a gravelled parking area to the south. To the west is St Edmund's Church, which is now the Salisbury Arts Centre.
- 2.1.2 The historic part of Bourne Hill House is the three storey block at the south and on to which a large modern addition, built in contemporary style was added in the early 21st C. Within the historic part there have been alterations and adaptations undertaken over the years, but it retains many original features and has an overall historic appearance and character.
- 2.1.3 The subject of this assessment is a fire door, which is located inside the southwest wing of the historic part of the house on a landing between the lower and higher ground floors to one of the principal staircases and provides access into office N° 0/049.

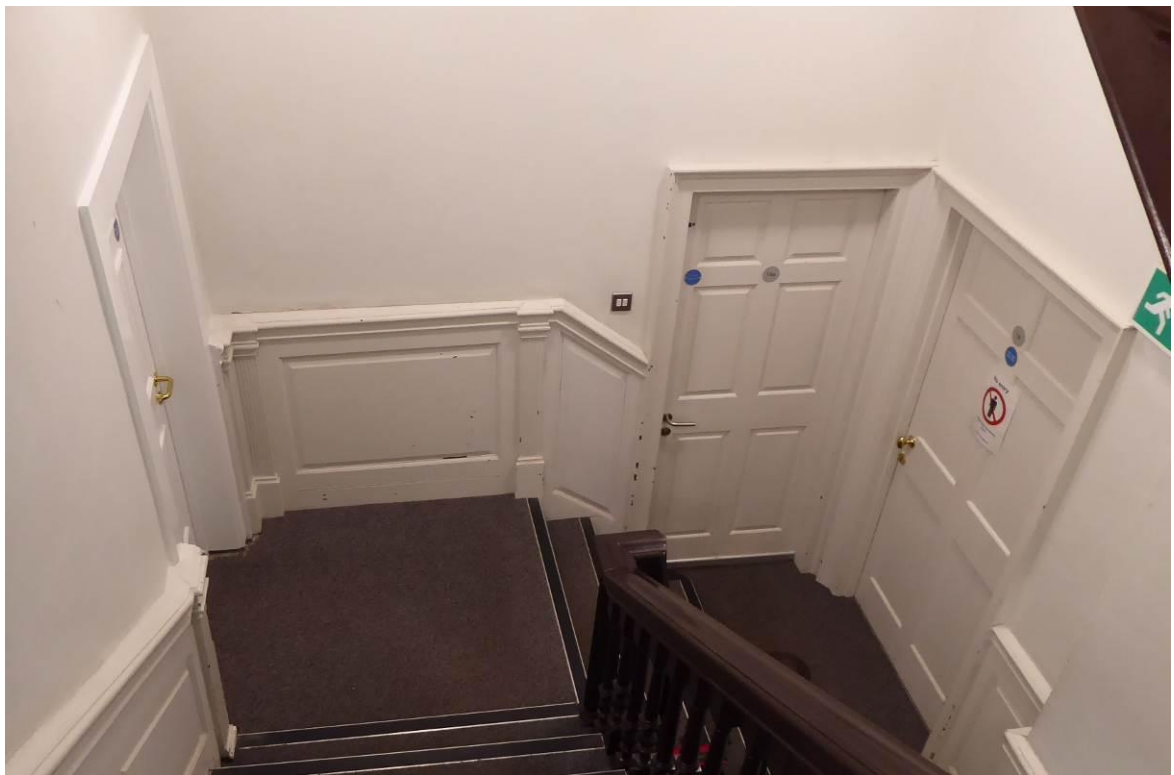


Fig 2.1.3: Door position (changed door left)

- 2.2.4 There are two other doors in the immediate vicinity that are traditional six-panelled timber units, where one has a more detailed panelling than the other, and both have the same form of linings and architraves to the openings. Both are classed as fire doors and painted white.

2.2 Description



Fig 2.2.1: Timber panelling and typical door lining

- 2.2.1 The original door was a painted timber six panel door with raised and fielded panel hung with a door case lining with wide painted timber facings to the walls on both sides with projecting architraves of a late 18th or early 19th pattern. On either side

of the door opening there is painted timber dado panelling of a matching appearance and style.

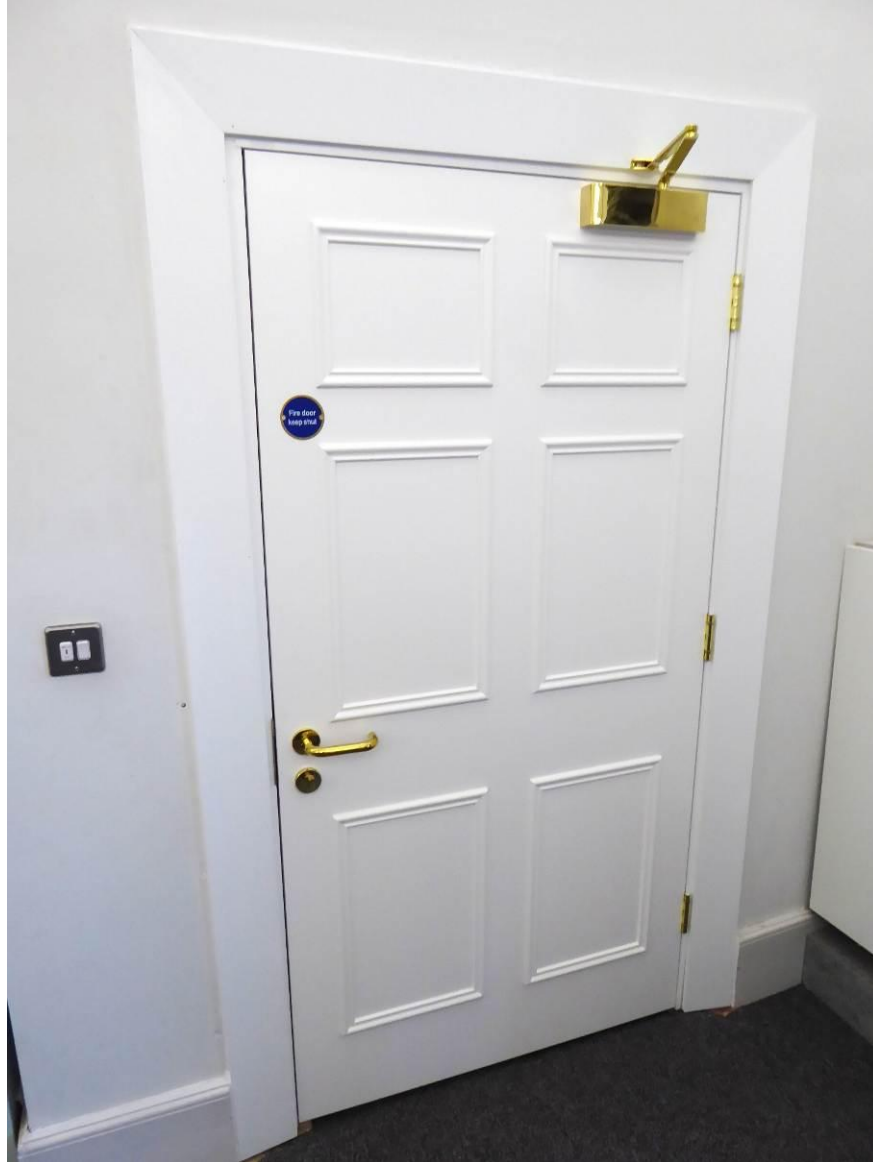


Fig 2.2.2: Unauthorised door

- 2.2.2 The door to this office was subject to unauthorised removal and disposal by a company as part of a fire safety works. This entailed removal of the door, the surroundings and the widening of the opening so as to be able to fit a standard blank fire door. This had nominal decorative beading applied to the external face in an attempt to simulate the panelling of the original door. The adapted opening was fitted with a plain white, apparently plastic, architrave type surround as, at

best, a token to replicate that which had been removed. The ironmongery that was fitted to this door is of a totally different colour, style and character of that to the existing doors. The result is an installation that has an appearance that does not relate to any other door installation in this locality and of a style is out of character that is alien to this historic building.



Fig 2.2.3: Widened door opening and lining change

- 2.2.3 On either side of the opening, where fitted carpet has been installed through it, the outline of the original door lining as well as its width can be seen. This clearly shows the widening of the opening that took place as the difference in the style of the original, compared to the replacement, door linings.

3 PROPOSED WORKS

3.1 Description of works

- 3.1.1 The proposal seeks to restore the unauthorised change with a replacement door of a traditional six-panelled timber door, as well as new door case and lining within an opening that will be adjusted in width to what it was originally. This replica is based on measurements of an adjacent similar door, together with its lining and architrave. The aim is to restore this opening to appearance and functionality as it was before this work altered.

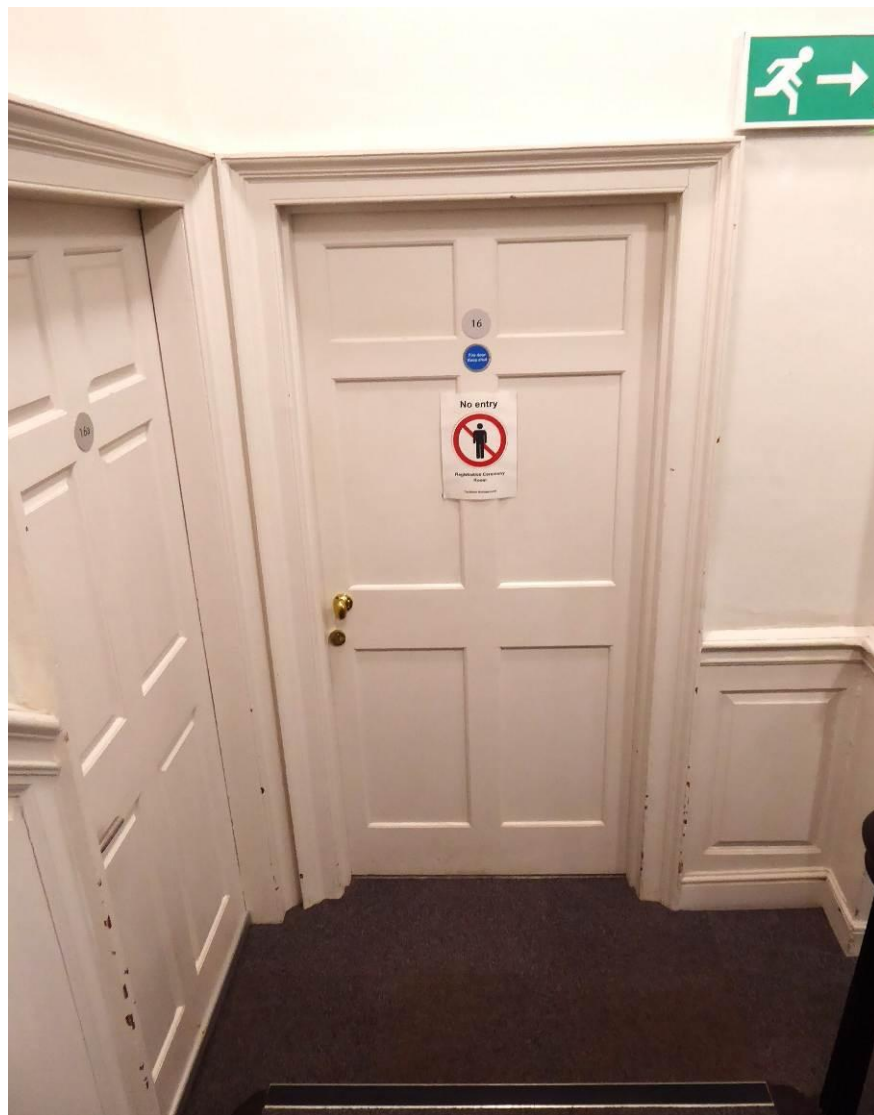


Fig 3.1.1: Adjacent fire doors and wall panelling



Fig 3.1.1: Original pattern door linings and architraves

- 3.1.2 The new door has been designed in accordance with the “*Guide to the fire resistance of Historic timber panel doors*” published by The institution of Fire Engineers to achieve T30 fire-resistance level. Fire stops, intumescent stripping, etc have been shown to be appropriate for this installation.
- 3.1.3 As part of this work it will be necessary to reduce to the door width to that as it was before this unauthorised work took place. This will involve solidly blocking out the back of the replacement door lining in a suitable manner to achieve a fire rating as would have been supplied by the wall fabric before this alteration took place. It will be necessary to ensure that there will be no loss of fire integrity in the structure in this position to avoid any risk of fire bridging or break-through.

4 LISTING – COUNCIL HOUSE

4.1 Overview

Heritage Category:	Listed Building
Grade:	II*
List Entry Number:	1023544
Date first listed:	28-Feb-1952
Statutory Address:	COUNCIL HOUSE, BOURNE HILL

4.2 Location

Statutory Address:	COUNCIL HOUSE, BOURNE HILL
District:	Wiltshire (Unitary Authority)
Parish:	Salisbury
National Grid Reference:	SU 14736 30355

4.3 Details

II* (On site of St Edmund's College). The site and remains of St Edmund's College founded by Bishop de la Wyle, was bought by the Wyndham family in 1660 and the south front of the present house, rebuilt about 1670, with alterations in early C18 and in 1788. South front of 2 storeys. Red brick on stone plinth with projecting band at ground floor cill level. Bracketed stone cornice and blocking course, and brick parapet over with stone piers between bays, stone coping crowned with stone balls over the piers. A long front of 7 bays with narrow flanking wings each of 1 bay. 7 windows on 1st floor and 6 on ground floor, all with rusticated stone architrave surrounds with voussoir heads and moulded cills on curved brackets. The side wings are full height each with a 3-centred arched 1st floor window and oval panel above, with a rectangular ground floor window. The inner faces of the wings have circular niches with moulded stone surrounds and carved scroll brackets supporting base at foot. Central 6 Panel double door (C18) with radiating fanlight in rusticated bonded stone arch, under a late C18 well proportioned stone Doric porch with blocks of triple (engaged) columns supporting entablature with triglyph frieze and pediment. The 1788 east front C18 has 2 3-storey angular bays, full height, flanking central part with 2 windows on 1st floor and very large 3-light window on ground floor recessed in 4-centred arch. The lights have architrave surrounds and are divided by panelled pilasters and flat carved brackets (Acanthus ornament) supporting fluted frieze and cornice broken forward over bracket. Panel over with delicate urn ornament, no glazing bars. Additional end bays of 2 windows. The west front has a large sham Gothic window C18/C19. The north elevation is stuccoed with parapet and string below that is possibly

C16. There is a stone mullioned and transomed window on this front. The interior has had alterations but retains 2 C16 plaster ceilings. The entrance hall is in the position of a medieval hall and has fluted Doric pilasters. Council room with screen of Ionic columns. Staircase with single iron balusters and continuous moulded handrail.

Listing NGR: ST98952 28835

4.4 Legacy

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

Legacy System number: 318865

Legacy System: LBS

4.5 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

5 CONCLUSION

- 5.1.1 The southern half of Bourne Hill House is the historic element of this grade II* listed building and it is within this part that an unauthorised element of work took place involving the removal and loss of an historic timber panel door and its door case. As a result it is necessary to attempt to correct this action with the installation of a replacement door and ling that will as closely as possible match that which has been removed.
- 5.1.2 Towards the base of one of the principal staircases of the building this period door and its surround has been replaced with a modern, wide and totally inappropriate fire door and lining. In doing this the door opening was increased in width so as to fit a 'standard' door, which resulted in further loss of historic fabric. The result is an installation that is completely out of character with the interior of this historic building and very significantly impacts on its historic character and significance.
- 5.1.3 This proposal seeks to restore this unauthorised word and inappropriate installation with a replica door six-panelled timber door of an appearance that matches one that is adjacent, together with a door lining and reduction in the opening width to as it should be. This is restore the door and so the character and significance of the property, while maintain the necessary fire safety installation to this part.