

February 2026

Eastleigh Court, Bishopstrow, Wiltshire, Heritage Impact Assessment



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1 Introduction

Purpose

- 1.1 This report has been prepared to consider the history, development and heritage significance of Eastleigh Court, Bishopstrow, Warminster, Wiltshire to help inform proposals designed by Studioshaw on behalf of The Kindred Living Project.

Author

- 1.2 The author of this report is Nick Collins BSc (Hons) MSc MRICS IHBC. Nick is a Director of Portico Heritage. He has thirty years experience in the property sector, including working with KMHeritage and as a Project Director at Alan Baxter & Associates.
- 1.3 Nick spent nine years at Historic England where he was a Principal Inspector of Historic Buildings & Areas leading a specialist team of historic building inspectors, architects, and archaeologists on a wide range of heritage projects in London. Previously a Conservation Officer at Bromley Council, Nick began his career at real estate consultancy Jones Lang LaSalle as a Chartered Surveyor.
- 1.4 Nick is a member of the Institute of Historic Building Conservation and the Royal Institution of Chartered Surveyors and sits on the Historic England London Advisory Committee.
- 1.5 Historical research for this report was undertaken by Jonathan Clarke, a conservation and heritage professional with many years' experience. Formerly a Senior Investigator in the Conservation & Protection Department at Historic England and the Royal Commission on the Historical Monuments of England (RCHME), Jonathan recently authored 'A Discreet Revolution: Early Structural Steel in London Buildings'.

2 The Site and its Historical Context

History and Development



Figure 1: Eastleigh Court as photographed in 2000 as part of the Images of England project (Historic England; IoE01/02471/06)

- 2.1 The principal and largest estate in the locality was the Manor of Bishopstrow. Eastleigh Court, its estate and former stable block derive from one of the lesser estates in Bishopstrow, a parish and village on the southeastern edge of the town of Warminster.
- 2.2 The name of the parish may derive from 'bishop's tree', relating to the place where St Adhelm's staff miraculously grew into an ash tree; by 1086, as recorded in the Domesday Book, the parish had passed to Edward of Salisbury.¹
- 2.3 The origin, and perhaps core, of the present Eastleigh Court, is an early 19th century house called Eastleigh Lodge or Eastleigh House. Built in c.1830, it was owned by F. P. B. Mart in 1837 and described in the Tithe Map and Apportionment Book for the parish of Bishopstrow, published in 1839, as a 'Mansion House'.² The stables and outbuildings noted in the Eastleigh Estate Sale Catalogue of 1884 were in place by 1838.³
- 2.4 In 1849 Eastleigh Lodge was acquired by Sir John Dugdale Astley, although there is no record of the Astleys moving into the house or of any alterations or modifications being

¹ <https://www.british-history.ac.uk/vch/wilts/vol8/pp6-13/>. Adhelm (c. 639 – 25 May 709), Abbot of Malmesbury Abbey, Bishop of Sherborne, and a writer and scholar of Latin poetry, was born before the middle of the 7th century. <https://en.wikipedia.org/wiki/Aldhelm>

² <https://www.british-history.ac.uk/vch/wilts/vol8/pp6-13/>; Barbara Brebner, 'The Eastleigh Miscellany', 11

³ Barbara Brebner, 'The Eastleigh Miscellany', 12

made to the property. However, in 1865, following the death of its occupant, 'Mrs Emma Elizabeth Kerrish, a widow of independent means', it was occupied by the Astleys.⁴

2.5 In 1873, on the death of Sir Francis Dugdale Astley, Eastleigh Lodge was occupied by his second son, Hugh Francis Lethbridge Astley (1831-1910) who remained resident until around the time of the Eastleigh Estate Sale in 1884.⁵ There is no record of any alterations having been undertaken to Eastleigh Lodge up to this year.⁶

2.6 As noted above, Capt. Arthur Southey acquired the house in 1885. Although there is no written or pictorial description of the house at this time, it is depicted on the Eastleigh Estate Sale Map of 1884, which possibly forms the core of the present house. According to Brebner:

It looks as if the original structure had been considerably enlarged by the addition of two extensions at the west and east ends. The east end was further increased in size by the addition of a large conservatory (figures 3 & 4).

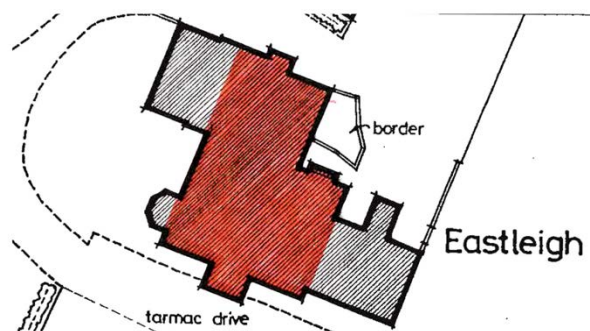
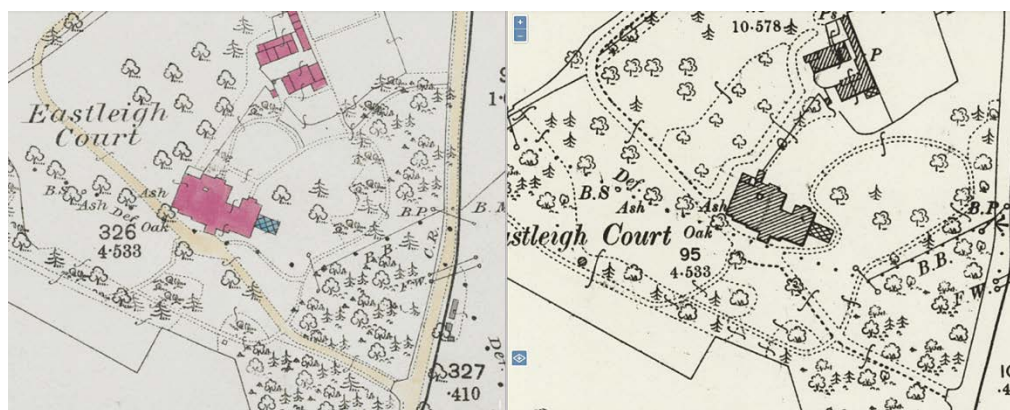


Figure 2: Sketch by Barbara Brebner showing footprint of Eastleigh Court in 2000, with possible original core – Eastleigh Lodge – highlighted in red.



Figures 3 & 4 Extract from the OS 25-inch maps of 1886 (survey date) and 1899 (revision date). The former captures the footprint of the house following its enlargement as Eastleigh Court, including a large conservatory to the east elevation

⁴ Ibid, 19

⁵ 'The Eastleigh Estate submitted to the hammer', *The Western Gazette*, 6 June 1884, 8; 'Sale of the Eastleigh Estate', *Warminster & Westbury Journal*, 7 June 1884, 3.

⁶ Ibid

- 2.7 The new, or newly extended, house was built to Capt. Southey's own designs, and stylistically he recast it in the Scottish Baronial style, with turrets, dormer windows and a stucco finish. Photographs that were in the possession of his grandson, Major John Southey, show Eastleigh Court in the years soon after its completion (figures 5 & 6).
- 2.8 A new graveled carriage drive called the 'Long Drive' was made from the north, designed to impress visitors since it arrived at the front of the house. It superseded the original one, which was partially reinstated in tarmac when the National Trust occupied the building in the 1990s.
- 2.9 The builder is likely to have been Frank Henry Ponton, of 51 Vicarage Street, Warminster: in April 1886 a mason called William Turner had his trowel stolen by a fellow mason '*while working at Eastleigh House for Mr. Ponton, of Warminster*'.⁷ In August that year, Ponton himself made a public apology to Capt. Southey in the local newspaper for '*the unwarranted trespasses I have lately committed upon the Eastleigh Estate, by abstracting a quantity of Sand from the said property without leave or excuse*'.⁸



Figure 5: Photocopy of a photograph showing the principal (south) front of Eastleigh Court in 1888 with western extension of a similar scale to that on the east (from bay window and to the left).



Figure 6: Photocopy of a photograph showing the west elevation of Eastleigh Court in 1896. [Barbara Brebner, 'The Eastleigh Miscellany']

⁷ Warminster & Westbury Journal and Wilts County Advertiser, 1 May 1886, 5

⁸ Ibid, 28 August 1886, 4

- 2.10 The following photograph shows the east elevation with the original large 'orangery' that can be seen on the Ordnance Survey Maps of both 1886 and 1899.



Figure 7: The Eastern elevation with orangery and one of Cpt Southey's Scots Baronial turrets

- 2.11 The photographs also show the extent of mature trees surrounding the house at that time.
- 2.12 Little change was made to Eastleigh Court until Lieutenant-Colonel John Arthur Southey inherited it following the death of his father in 1915. He was serving in France at the time, and did not resign from the army until 1919, but upon taking up residence '*he decided upon a complete overhaul*', being of the opinion that '*the house was cold, draughty and highly impractical*'.⁹
- 2.13 He employed Detmar Jellings Blow (1867-1939) as architect, who gave it a more Arts and Crafts character, with a half octagonal bay similar to those of Blow's own house, Hilles, Gloucestershire (1914-1939; Grade II*).¹⁰
- 2.14 The building work, undertaken in the early 1920s, was probably undertaken by Butchers of Warminster, which did jobs on the estate until Colonel Southey's death in 1956.¹¹
- 2.15 It included the demolition of a large section at the west end, the removal of the turrets and conservatory at the east end, the removal of stucco and the replacement of many of the timber-framed windows with stone mullioned windows. It was at this time that the half-octagonal bay at the 'new' west end was added. The timber-framed windows at the back of the house were seemingly left unaltered, and the stables remained although the trees were cleared from the front of the house and the paths were removed.
- 2.16 The Wylde Valley Hounds used to meet at Eastleigh Court, and photographs of this show some of the external alterations to the house (figure 7). Similarly, photographs taken by Mr and Mrs John Greville Earle, who leased the house in the years 1922 to 1929 when Colonel Southey was living in Paris, document the appearance of the house in these years (figure 8).

⁹ Barbara Brebner, 'The Eastleigh Miscellany', 12

¹⁰ Ibid, 65. However, Brebner notes that 'although Major John Southey maintained that 'his uncle employed the then Duke of Westminster's architect to draw up the necessary plans ... I have been unable to connect Detmar Blow with Eastleigh Court'.

¹¹ Ibid, 65

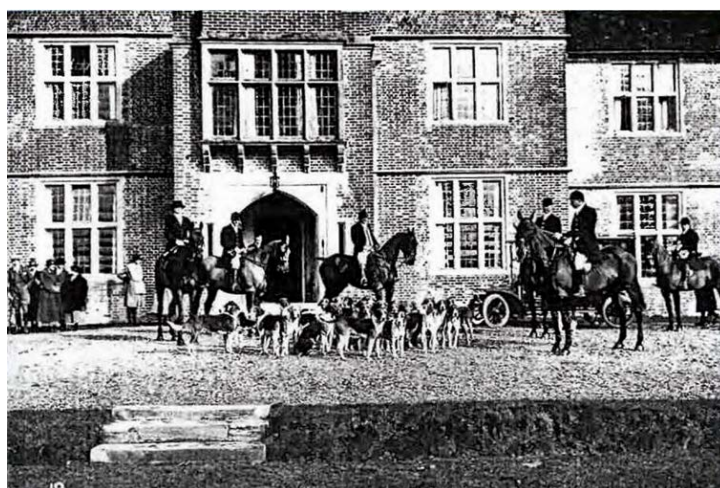


Figure 7: Meet of the Wylde Valley Hounds at Eastleigh Court in 1922 [Barbara Brebner, 'The Eastleigh Miscellany']

- 2.17 In 1930 a fire damaged a bedroom at the west end of the house and was repaired by Butchers of Warminster.¹² In 1932 another fire was of such seriousness that it forced two maids to break a window and crawl along the roof to safety and render one of the firemen unconscious. It affected the oldest part of the house ('having been built about the 19th century') and '*fortunately the flames were confined to the servants' quarters*'.¹³



Figure 8: 1920s view of Eastleigh Court, when home to the Earle family [Barbara Brebner, 'The Eastleigh Miscellany']

- 2.18 In 1956, when the Eastleigh Court Estate was put on the market '*for the first time for more than 50 years*',¹⁴ the house was described as a '*medium sized residence in the Elizabethan style of mellowed red brick with main electricity and water, central heating and 4 bathrooms*'.¹⁵ A subsequent, illustrated, advertisement in 1957 gave more details

¹² Ibid, 66

¹³ *Wiltshire Times and Trowbridge Advertiser*, 31 December 1932, 3

¹⁴ *Country Life*, 18 October 1956, 119

¹⁵ *Country Life*, 18 October 1956 (supplement), 9

about the property (figure 10), as did the sales particulars produced by John D. Wood & Co (figure 10).

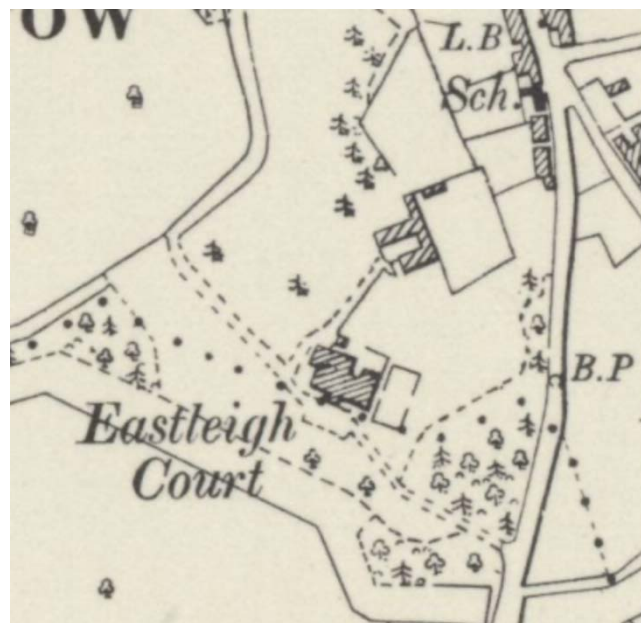


Figure 9: Ordnance Survey Map 1947

- 2.19 The Ordnance Survey Map of 1947 suggests that the tennis court, which can be seen in the foreground of the photograph in figure 5 had been moved to the eastern side of the building, following the demolition of the orangery.

COUNTRY LIFE—OCTOBER 24, 1957 SUPPLEMENT—7

CURTIS & HENSON

ESTABLISHED 1875

5, MOUNT STREET,
LONDON, W.1
GROsvenor
5131 (8 lines)

WILTS—MIDWAY BETWEEN BATH AND SALISBURY
EASTLEIGH COURT, NEAR WARMINSTER

and at
21, HORSEFAIR,
BANBURY, OXON
Tel. 3295-8

ELIZABETHAN STYLE COUNTRY HOUSE

In a lovely rural position with delightful views over woods and farmland, and virtually surrounded by a large private estate.

VERY SUITABLE FOR SMALL PRIVATE SCHOOL OR SIMILAR PURPOSE, OR COULD BE ADAPTED FOR RESIDENTIAL USE AS FLATS



4 RECEPTION ROOMS
(including fine 50-ft. entertaining room),
8 PRINCIPAL BED. AND DRESSING ROOMS
and
4 BATHROOMS ARRANGED IN 4 SUITES
7/8 ATTIC ROOMS WITH BATHROOM.
Main water and electricity.
Central heating.
GARAGE AND STABLE BLOCK
ABOUT 12½ ACRES
LOW PRICE OF £6,500 FREEHOLD to allow
for redecoration and some modernisation.

Sole Agents: CURTIS & HENSON, London.

Figure 10: Advertisement for the sale of Eastleigh Court

The principal residence, Eastleigh Court, built of mellowed red brick under a tiled roof with stone mullioned windows in the Elizabethan Manor House style, has good sized lofty rooms: it faces mainly South and West overlooking its appurtenant lands, is screened from the Warminster-Sutton Veny road by a thick belt of trees and approached by a short drive to a car turn before the front door (S). The accommodation comprises :-

On the Ground Floor - Entrance Hall with galleried oak staircase opening to a very pleasant Sitting Room (S) 19' x 17' with stone chimneypiece and open fireplace: Main Sitting Room (S & W) 26' x 19'6" with two radiators and marble bolection moulding enclosing an open fireplace: Dining Room 22' x 16'6" plus square bay with stone bolection moulding to fireplace: large Drawing Room (not at present in use) measuring 50' x 28' with windows on three sides, open fireplace and four radiators: Butler's Pantry: Cloakroom with basin and W.C.: Second W.C. with basin: Kitchen with 4-oven 'Esse' range: Staff Sitting Room: very good white tiled Larder etc. Outside Stoke-hole containing 'Ideal' boiler for central heating (out of repair) and 'White Rose' boiler for the domestic hot water service.

On the First Floor - Suite of Bedroom (1) 26' into bay x 18' (S & W) with wash basin and radiator, communicating with Dressing Room, or Bedroom (2) 16' square with radiator and Bathroom (1) with basin and bidet: Bedroom (3) 16' x 14'6" (S) with basin and radiator: Double Bedroom (4) 22' x 17' (N) with radiator and Bathroom (2) en suite with basin and heated towel airer: very large Bedroom (5) 33'6" x 30' with two radiators: Single Bedroom (6) 15' square (S) with radiator, communicating with Bathroom (3) with basin, radiator, towel airer and W.C.: off the back stairs is a W.C.: Two Bedrooms (7 & 8) with radiators and basins and Bathroom (4).

On the Top Floor - Housemaid's Cupboard: Two Bedrooms, each with basin, and Day & Night Nurseries, each facing South.

Figure 11: Extract from John D. Wood & Co's Sales Particulars of c1957, detailing the rooms of Eastleigh Court (Wiltshire and Swindon History Centre)

- 2.20 In 1958, when plans were approved for the conversion of Eastleigh Court into three flats for Mrs Ethel Young of Alresford, R. Butcher & Son, Builders, Warminster, began the work in earnest.

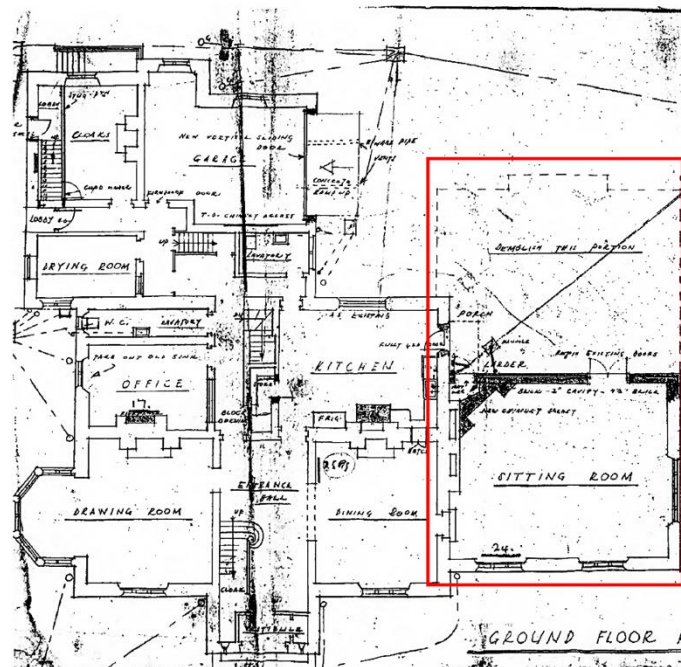
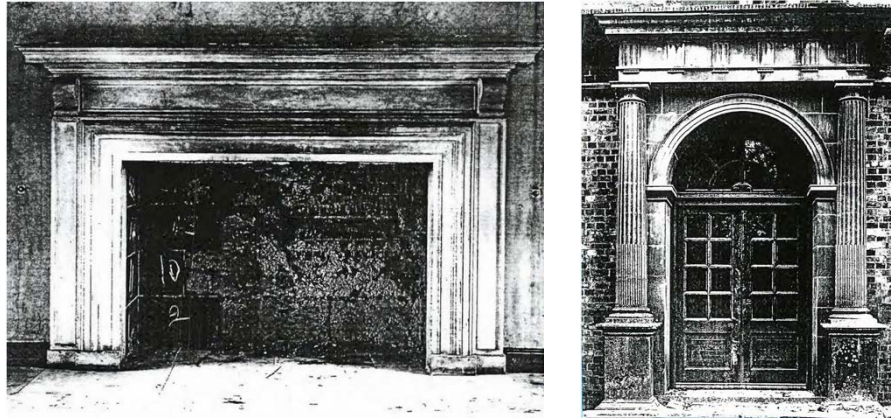


Figure 12: Ground floor plan by R. Butcher & Son, Builders, dated 1958, showing proposed changes, including demolition of the northern half of the former ballroom and the conversion of the southern half to a sitting room, with a new corner chimney breast.

- 2.21 Their work included the removal of the north-east corner of the house; the truncation of the ballroom on the ground floor and its conversion to a sitting room (this became a

Conference Room during the National Trust's occupancy) (figure 12); the conversion of, respectively, the old kitchen into a garage, and the scullery into a kitchen; the creation of a new corner chimney breast, albeit reusing the original stone fire surround, hearth and firebrick ashlars (figure 13).¹⁶



Figures 13 & 14: Fireplace that was originally part of the ballroom and reused in the new corner chimney breast in Mrs Young's sitting room & Doorway that was formerly located on the east front of the house; whilst the door and fanlight were reused and relocated, the fine stone surround was lost.

- 2.22 The exterior doorway that was sited at the east end of the house (figure 14) was removed and its door and fanlight incorporated in the new entrance to Mrs. Young's sitting room. Throughout, bricks from the demolished parts of the building were used to form new walls.
- 2.23 In the 1960s when the house belonged to the Ashcrofts, landscaping and planting was undertaken to the surrounding gardens and grounds and in the early 1970s they added a swimming pool within the stable block. A photograph from 1975 shows the house much as it looked in the in the 1950s, if not the 1920s (figure 16).
- 2.24 The Ashcrofts lived at Eastleigh Court until 1975, when it, and the stables, were conveyed to Ronald Edwin Nevill. Nevill sold the property to Philip Victor Stott in 1987, and in 1988, its then owner, Warren King, sold off the stables and some eight acres of land from Eastleigh Court.

¹⁶ Barbara Brebner, 'The Eastleigh Miscellany', 75



Figure 15: Eastleigh Court as photographed in 1975 (Historic England)

- 2.25 In 1989 King sold Eastleigh Court to the Company of Designers Ltd, who in spite of the recent statutory listing of the house (in 1986),¹⁷ *'completely transformed the property from a family home to an office block!'*¹⁸ This firm went into liquidation in 1990,¹⁹ and in 1991 Eastleigh Court became the Wessex Regional Office of the National Trust.²⁰
- 2.26 The Trust added a single-storey extension to the north front in the 1990s (figure 1),²¹ before vacating the building in 2013-14 and selling it in 2014 *'to free up some funds'*.²²
- 2.27 Although the Trust was *'looking for a buyer to restore Eastleigh to its original purpose as a rather grand family home'*, and Wiltshire council granted consent for this in 2012,²³ and again in 2015, in 2017 it was still in office use when consent was granted for demolition of the single-storey extension and construction of a two-storey extension and associated works. In 2018 a further permission was granted for its conversion from commercial to domestic dwelling.
- 2.28 In 2024 the building was still in commercial use, be is now largely empty.

¹⁷ List entry number 1036335 (30 June 1986)

¹⁸ Ibid, 85

¹⁹ Elaine Milton, 'Assessment of Significance In respect of: Eastleigh Court, Bishopstrow, Wiltshire, BA12 9HW On behalf of: Eastleigh Court Ltd, January 2017', 18

²⁰ *Bristol Evening Post*, 6 December 1991, 69

²¹ Elaine Milton, *op. cit.*, 18

²² Emma Wells, 'Branch Out', *Sunday Times*, 20 April 2014, 15; see also Robert Buckland, 'National Trust moves staff to new Bristol base ahead of sale of historic house', *Bath Business News Online*, 8 January 2013.

²³ Emma Wells, 'Branch Out', *Sunday Times*, 20 April 2014, 15

Eastleigh Court Today

- 2.29 Eastleigh Court remains, today, in its office use but perhaps most significantly, the former Eastleigh Court Stable Block and northern part of the Estate has been brought back into single ownership – reuniting the house and its Estate buildings and wider grounds.
- 2.30 As expected following the extent of change identified previously, the planform of the house will have undergone considerable alteration over time. The following photographs illustrate the house today (July 2024):



Figures 16 & 17: Ground floor principal rooms (July 2024)

- 2.31 Figure 16 shows the bay window as added in the 1920s and Figure 17 the ‘converted’ and truncated ballroom with the original fireplace re-used and the re-used fanlight and door.
- 2.32 There are a number of older panelled doors, fireplaces and decorative plaster ceilings and cornices remaining.
- 2.33 The staircase remains, but with the ‘usual’ partitions for fire purposes at the top relating to its commercial use.



Figures 18 & 19: Staircase (July 2024)

- 2.34 Elements of the original 'back stair' remain with modern additions and the attic space also contains features such as original fireplaces, but has otherwise been opened up to provide modern office accommodation. A large number of modern 'velux' rooflights were inserted into the roof to light the second floor 'office space'.



Figures 20 & 21: Back, secondary, staircase and attic space (July 2024)

- 2.35 The impact of the later demolitions and alterations is most apparent externally to the rear, where the removal of the north eastern part of the eastern wing (that once formed the ballroom) is apparent, with a secondary stair replacing it in a white-rendered extension and the concrete lintel of the former garage still apparent to the side of the northern wing.



Figure 22: northern elevation of Eastleigh Court with 'modern' stair to the left and concrete lintel for the former garage doors in the centre.

- 2.36 To the north of the house is car-parking including the shed identified in figure 22 above, beyond which are the former stables.

The Former Eastleigh Court Stable Block

- 2.37 The former Eastleigh Court Stable Block, not listed separately in its own right, has been much altered. Now converted to accommodation the buildings have little-to-no historical or architectural interest remaining other than a few elements of remnant structure. A modern outdoor swimming pool sits alongside.
- 2.38 The stables were converted to residential use via a previously consented planning permission and were subsequently sold as a dwelling. The current owners have undertaken some subsequent refurbishment works.



Figures 23 & 24: The former stable block

- 2.39 The former stables sit alongside the walled garden – now partially filled by a tennis court but retaining its main brick enclosing walls.
- 2.40 Whilst this part of the grounds were in separate ownership access was via the former northern entrance to Eastleigh Court – comprising part of what was known as the Long Drive.

The Wider Estate

- 2.41 Although the ownership of the Estate has been divided for much of the second half of the 20th and early 21st century, much of its form has remained intact, even if in separate ownership.
- 2.42 As well as a number of mature Estate trees this is particularly apparent in the remnant, now partially grassed, driveway (referred to as the Long Drive earlier) that wound its way from the north, around the western side of the landscape before crossing to the front of the house.
- 2.43 The drive was laid out in a particularly picturesque manner, with a bank on its eastern side partially hiding the main house until it turned to reveal itself across the Parkland.



Figures 25&26: The former Long Drive

- 2.44 The majority of the planting and pathways shown on the historic maps has been removed leaving the landscape open as 'parkland', with open views to the south and west which now gives a very different impression of how the estate would have been viewed historically.



3 The heritage significance of the site & its context

The heritage context of the site

- 3.1 Eastleigh Court was listed Grade II July 1986 and is situated within the Bishopstrow Conservation Area, itself designated in February 1988. Whilst Eastleigh Court is the only buildings specifically identified within the Eastleigh Estate, there are a number of listed buildings to the east, within the village.

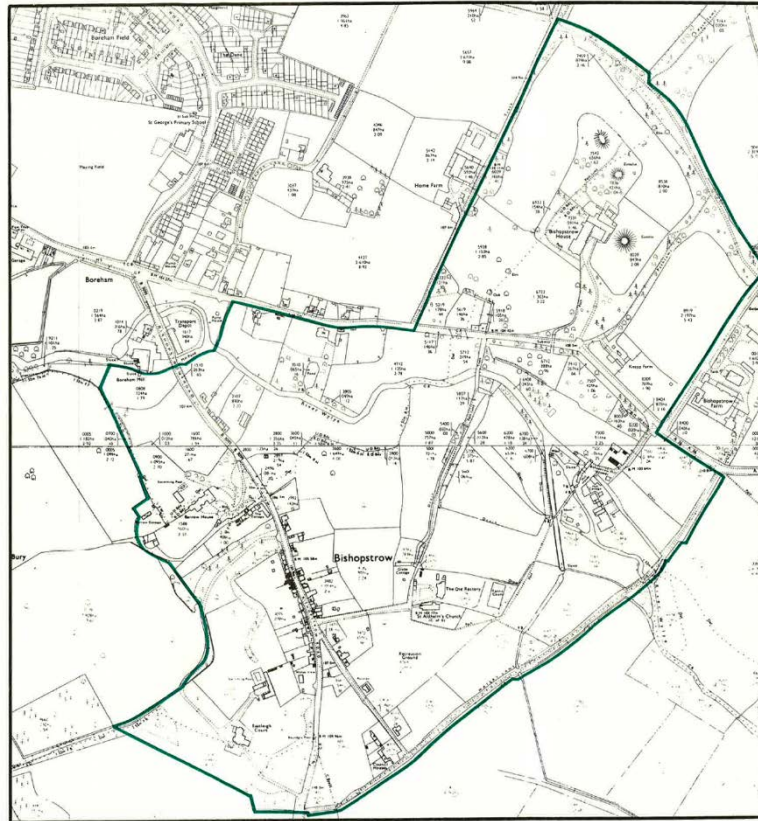


Figure 27: Bishopstrow Conservation Area

Heritage Significance

Assessing heritage and townscape significance: definitions

- 3.2 Listed buildings and conservation areas are 'designated heritage assets', as defined by the National Planning Policy Framework (the NPPF). Other buildings and structures identified as having heritage significance can be considered as 'non-designated heritage assets'.

- 3.3 Heritage 'significance' is defined in the NPPF as 'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic'. The Historic England 'Historic Environment Good Practice Advice in Planning Note 2' puts it slightly differently – as 'the sum of its architectural, historic, artistic or archaeological interest'.
- 3.4 'Conservation Principles, Policies and Guidance for the sustainable management of the historic environment' (English Heritage, 2008) describes a number of 'heritage values' that may be present in a 'significant place'. These are evidential, historical, aesthetic and communal value.
- 3.5 Within the context of this application the relevant heritage assets to be considered are the listed building itself, the character and appearance of the Bishopstrow Conservation Area and the setting of the nearby listed buildings.
- 3.6 The character and appearance of the conservation area is articulated by the Council in the Bishopstrow Conservation Area Appraisal. Of particular relevance is the following:

The main part of the village lies along the Boreham Road and consists chiefly of continuous terraces of early 19th century stone cottages. The similarity of their design, particularly in the wooden drip-moulds above the doors and windows probably indicates that they were built by the lord of the manor. Some were formerly thatched, but all now have tiled roofs. A number of properties on the eastern side are listed as being of architectural and or historic interest.

West of the village streets the large houses of Barrow House and Eastleigh Court stand in extensive wooded grounds which provide an attractive green backdrop to the village.

One of the unique characteristics of Bishopstrow is the difference between the core of the village, with its terraces of stone cottages, and the outlining cottages and larger detached houses which are separated from the main street by attractive open spaces. It is considered that these important open spaces, along with the tranquil water meadows give great character to the village and should remain undeveloped.

- 3.7 The conservation area boundary cuts across the historic estate parkland to the south and west of the house however clearly Eastleigh Court and its remaining parkland, as well to a lesser extent the stables, contribute positively to the character and appearance of the conservation area by virtue of their architectural, historical and landscape composition and qualities.

Eastleigh Court

- 3.8 Eastleigh Court contains considerable special historical and architectural interest as a Grade II listed building.

'Historic interest' or 'Historical value'

- 3.9 The house, its grounds, along with the surrounding village and their relationship to one another and the conservation area collectively illustrate the development of this part of

rural Wiltshire, on the outskirts of Warminster, from the medieval period to the present day. In particular the evolution of the 19th century 'gentleman's residence'.

- 3.10 It is of local importance for its historic connections with a number of local families and businesses and social activities within the village and wider environs – including its use by the local Wylde Hound Hunt.
- 3.11 In terms of Historic England's 'Conservation Principles' the building provides us with 'evidence about past human activity' and by means of its fabric, design and appearance communicates information about its past. The myriad occupiers of Eastleigh Court reflect the changing fortunes and uses within the area – from its residential origins to its conversion to 3 dwellings, the separation of the stable block and its conversion to office use.
- 3.12 Whilst the multiple changes in ownership and use are important in the historical evolution of the Estate they also provide an explanation as to why the building has seen so much change throughout its life – leaving very little that has not been fundamentally altered at some point in the last 200 years.

'Architectural interest', 'artistic interest' or 'aesthetic value'

- 3.13 It is clear that Eastleigh Court has 'architectural' and 'artistic interest' (NPPF) or 'aesthetic interest' (Conservation Principles). In respect of design, 'Conservation Principles' says that 'design value... embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship'.
- 3.14 Whilst the history of Eastleigh Court can be traced back before the 19th century, the buildings that exist today relate largely to the 19th and the beginning/mid 20th century.

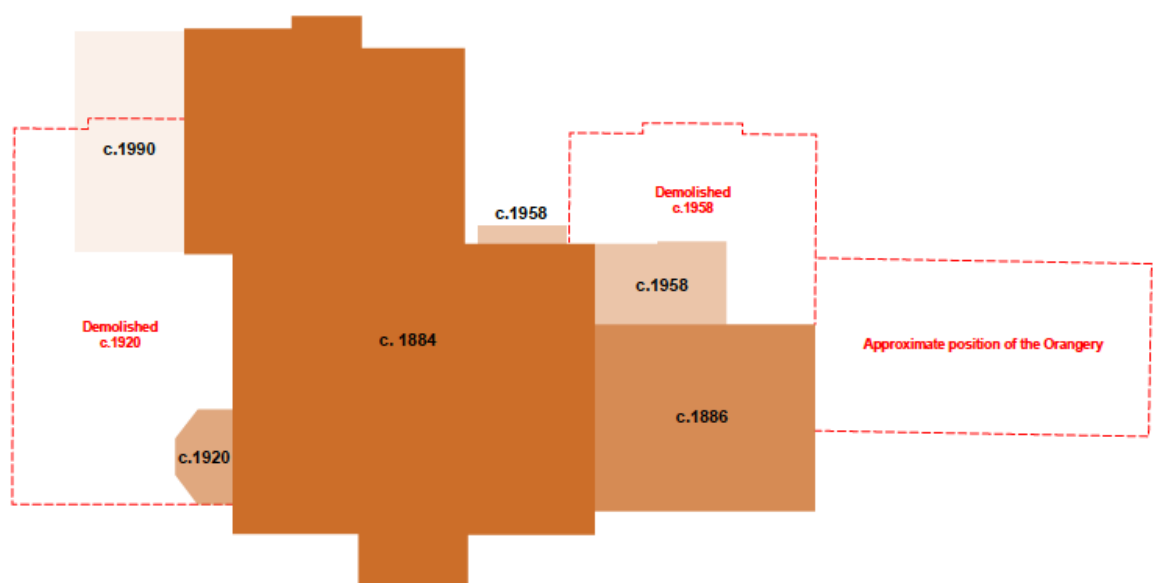


Figure 28: Plan showing the evolution of the house up to today

- 3.15 Although the core of the 19th century house remains, the extent of subsequent alterations and ‘reincarnations’ means that even where older features such as fireplaces, cornices and ceiling decoration remains it is often stylistically incoherent – reflecting the different fashions at the time different elements were built.
- 3.16 Perhaps the greatest two changes at the house were the demolition of the western wing in the early 1920s and the partial demolition of the eastern wing (including the truncation of the ground floor ballroom) and removal of the orangery. The loss of the west wing altered the symmetry created by Capt. Southey with his 1880s Scots Baronial pile, but in reality the overall changes brought about by the 1920s alterations fundamentally altered the whole architectural concept of those 1880s changes.
- 3.17 Although there is reference to the involvement of Dettmar Blow it has not been possible to verify this. The 1920s bay on the western side of the building is, nevertheless, of some quality and interest.
- 3.18 Whilst many alterations were carried out in a sympathetic manner, the new stair added to the rear of the former ballroom is obviously a postwar addition, as is the flat roofed office extension added in the 1990s – neither of which contribute to the significance of the building.
- 3.19 The Victorian combination of principal rooms and ‘service accommodation’ remains largely legible, with the service element being typically more plain in detailing and the former kitchen’s conversion to a garage resulted in the insertion of a utilitarian concrete lintel which detracts from the rear elevation of the building. Although now extended the original service ‘secondary’ stair remains and the location of the former kitchen.
- 3.20 The former Stable Block, now completely altered, nevertheless contributes to the setting of Eastleigh Court by virtue of its contribution to the overall concept of the 19th century model estate – it does not contribute architecturally.
- 3.21 Similarly the remnant Kitchen Garden is an important element of the overall Estate.
- 3.22 The car park to the north of the house is located in the most appropriate location for such a facility, however it has the effect of limiting views and the relationship between the main building and its associated stable block and the tarmac surface and utilitarian landscaping does not contribute positively to the setting of the building.
- 3.23 An important contributing element of the building’s setting is its designed parkland landscape – which was clearly designed to both enhance an appreciation of the house as well as the aspects and views from it.
- 3.24 Both historic photographs and maps show the extent to which this landscape had contained many more trees. They would have had the effect of creating ‘glimpsed’ rather than direct views in many cases and created a less open parkland. The loss of many of these trees has diminished this element of the landscape although it has opened up wide and distant views to the south and west.

- 3.25 The Long Drive from the north was an important part of the picturesque landscape which, even though largely grassed over, is still a perceptible landscape feature. It is regrettable that it is no longer in use as it clearly formed part of the designed late 19th century landscape character.
- 3.26 The gardens to the east of the house have seen considerable alteration from the location of the original orangery, the setting of the ballroom, an informal landscape with trees and woodland paths, to the site of the tennis court and now a lawn with box hedging.

Summary

- 3.27 Eastleigh Court and its grounds have elements of special interest which derive from the remaining architectural quality, detailing and plan form of the historic house, and also its landscape setting and the sense of a gentleman's residence of the 19th century.
- 3.28 However, whilst on a superficial level Eastleigh Court feels intact, in reality there have been myriad changes, alterations, additions and demolitions which have fundamentally changed the house and its parkland.
- 3.29 Some of those changes have been so fundamental that they have changed the whole concept of the house, others benign and some of the more recent interventions less successful- in this regard the flat roofed extension, former garage intervention and the conversion of the stable block (although not listed). Alterations to the landscape have also changed the original 19th century concept but the house still sits comfortably and attractively within its setting.
- 3.30 This extent of change provides opportunity for restoration, enhancement and sensitive intervention.

4 The proposed scheme and its effect

- 4.1 The proposals are described and illustrated in detail in the Design & Access Statement prepared by Studioshaw Architects.
- 4.2 Kindred Living Project propose to turn Eastleigh Court and the former Eastleigh Court Stables into luxury short stay self-catering accommodation where guests can also hold celebrations and events.
- 4.3 Planning permission is sought for the change of use of Eastleigh Court from Use Class E Offices to short stay rental accommodation. In addition, planning permission and listed building consent is sought for internal and external repair, restoration and enhancement works, including the demolition of the existing ground floor extension and the provision of a new single storey extension.
- 4.4 The scheme also proposes the construction of a new pavilion building to deliver an ancillary acoustically treated events space and pool house facilities, along with a new outdoor swimming pool.
- 4.5 As part of their stay, guests will be able to use the new extension in Eastleigh Court for seated dining of up to 60 people. For events involving more than 60 seated guests the option will be available to hire a marquee and a designated landscaped space will be provided away from neighbouring properties.
- 4.6 Following Kindred Living Project's purchase of the adjacent former Eastleigh Court stables building, the properties have been reunited under a single ownership. The former stables are currently in Use Class C3 use and planning permission is sought to convert the property from residential to short stay rental accommodation – this will have no impact on any heritage significance.
- 4.7 The proposals for Eastleigh Court itself have been carefully designed to both respect the significance of the building whilst also restoring the building as an elegant dwelling (as opposed to offices) – with the services and facilities commensurate with such a use.
- 4.8 The design team have been mindful of previously granted consents which have, in themselves, accepted the case for substantial extension and this application has been the subject of pre-application discussion with Officers, including a site visit.
- 4.9 The proposals seek to reinstate its status, quality and function – reinstating the majority of the rooms back to their former purpose as grand reception rooms, luxurious bedrooms and associated accommodation. This aim is to ensure minimal intervention into historic plan form where it remains with the de-institutionalisation and restoration of the principal spaces being one of the key benefits of the proposals.

Eastleigh Court

Ground Floor

- 4.10 The approach, for the ground floor, is to ensure that the principal reception rooms are retained intact with minimal intervention. Staircases and circulation spaces will also all be retained.
- 4.11 Where openings are proposed between rooms these are through existing recesses which lend themselves to arched openings (ensuring the proportions of the rooms remains unchanged), with the incorporation of 'nibs' to further define the new openings and importantly will not lead to the loss of any historic fabric of special interest, or features.
- 4.12 A new 'jib' door is proposed between the new kitchen and adjoining service/storage area. Detailed correctly this will have no impact on heritage sensitivity or significance.
- 4.13 Following pre-application feedback, the number of openings has been reduced to better reflect the existing plan form.
- 4.14 The proposals include the removal of the modern kitchen from one of the main west-facing rooms – reinstating it as a reception room rather than functional space.
- 4.15 As described earlier, the 'service wing' element of the ground floor is, as to be expected, more utilitarian in finish, has been subject to much previous change (the original kitchen being converted to a garage) and the location of the detracting modern extension. Changes to this part of the house have been kept to a minimum but are necessary to provide necessary facilities that link the proposed new ground floor extension to the house and create rooms that functionally support the use of the house for modern accommodation. Nevertheless this will lead to a minor loss of plan form.
- 4.16 Subsequent to input from the Conservation Officer amendments have been made to the arrangement of ground floor WC facilities to better reflect the existing plan form – allowing the retention of the historic proportions of the possible housekeepers room.
- 4.17 The aspiration with the new extension is to create a new structure that will enhance the existing building – but this requires an element of internal change to effectively work, including the removal of two subsidiary rooms (one currently a WC) within the service wing to create access. The 60 dining covers that this extension will enable is an essential part of the brief and by providing this in the new extension means that there is less requirement for intervention into the historic plan form.
- 4.18 The house previously had a large orangery structure and is a typical feature of large country houses, with those of the 19th century often being architectural statements in their own right. To the contrary, the 1990s extension – which would be replaced – is not of high quality or architectural merit. These proposals provide an opportunity to create a high-quality 21st interpretation of such a structure – highly crafted and intricately detailed, using local limestone and with a copper roof.

- 4.19 The proposed widening of the secondary door to the main entrance will not change the sequence or status of either entrance and the existing secondary door is not of any special interest in its own right. The proposed glazed double doors will provide a more appropriate entrance into the hall.
- 4.20 The design has evolved following both pre-application and Design Review Panel feedback to create a more simplified form with greater glazing and transparency but still echoing details from the house, such as the stone mullions to the historic window openings.

First Floor

- 4.21 Changes to the first floor have been approached in a similar way to that of the ground floor – introducing necessary services and facilities in a manner that ensures the overall significance of the building - as originally intended as a house – is preserved.
- 4.22 The layout of the floor has changed over time as elements of the historic building were added, demolitions and altered. This is particularly the case for the eastern end of the building.
- 4.23 The challenge for the first floor has been to introduce necessary bathroom facilities whilst preserving the overall sense of space and planform. The aim of the proposals is to balance the aspiration to maintain the proportions of the main rooms whilst carefully inserting bathroom facilities into others in a manner that ensures any original fireplaces, chimney breasts and cupboards are retained; the generous hallways and circulation is preserved and the three staircases all function as originally intended.
- 4.24 Where doorways are no longer required the doors will be left in situ and locked shut to ensure that the hall spaces maintain their character.

Second Floor

- 4.25 As described earlier in this report, the second floor, whilst retaining a number of features such as fireplaces and chimney breasts, was much altered and opened-up to create office space. There was also the installation of a considerable number of modern 'velux' roof lights which, whilst providing much needed light have a particularly detrimental impact on the external appearance of the building in some views.
- 4.26 The proposals work with the existing remaining plan form to ensure that the key spaces are retained, and particularly where they relate to a remaining fireplace.
- 4.27 It is proposed that the previously consented dormer windows (20/06499FUL) are incorporated into this proposal to provide light to the south-facing rooms in a manner that is sympathetic to the style of the building – replacing a number of the existing roof lights.
- 4.28 The remaining roof lights will be replaced with conservation-style units that will appear more appropriate where visible in views towards the Court.

- 4.29 Overall, whilst the proposals do, inevitably, require some alteration and intervention this has been kept to the minimum required to create a high-quality sustainable use for the building and does not lead to the loss of any fabric of special interest. The interventions will, however, in some cases lead to alterations to historic plan form.
- 4.30 In terms of benefits, the proposals will: remove the modern kitchen from one of the principal ground floor rooms; remove the existing functional single storey extension and replace it with a high quality conservatory space that will add an element of architectural quality in the spirit of the 1920s bay window extension to the house; replace the utilitarian, and detracting, window and lintel that fills the former garage door space with a window that lines up with that above and is in proportion, materiality and form that is more in keeping with the architecture of the building; remove the unsympathetic 'fire barrier' from the top of the main staircase – reinstating the sense of space and grandeur; replace the remaining modern rooflights with conservation rooflights.
- 4.31 Throughout the house it is also proposed that where existing historic features remain (coving, fireplaces, ceiling decoration) they will be incorporated into a high quality interior refurbishment that will restore the house to its former glory.

The Wider Estate

- 4.32 From a heritage perspective, the proposals for the wider estate are pertinent in so much as how they relate to the setting of Eastleigh Court and sit within its landscape. The reconnection of Eastleigh Court with the former Stable Block through the landscaping proposals, and the reintroduction of the drive that will re-connect the two properties together will be a positive enhancement of the overall Estate.
- 4.33 With regards the wider conservation area Eastleigh Court & estate forms an almost independent element, so its overall enhancement would be seen as an enhancement of the wider character of the conservation area.
- 4.34 Whilst the landscape is not of historical importance in its own right, maps and photographs do nevertheless give an indication of how the Court was previously perceived within its grounds.
- 4.35 These illustrate a landscape that contained considerably more trees and shrubs – providing a more 'glimpsed' set of views towards the Court and grounds than is currently the case.
- 4.36 The proposals seek to locate a single new pavilion structure in a location where it will not detract from or interfere with key views towards and from the house – or its relationship with both the Long Drive to the west and the southern entrance – and in a position close to where the former Orangery once stood.
- 4.37 The landscaping approach to the south of the Court will be at low level, creating an element of lost formality close to the house while opening up views across the landscape as would previously been possible and encouraging ecological diversity. The proposals aim to reinstate historic pathways where possible.

- 4.38 The proposed location for a temporary marquee, which would only be put up for events and then taken down, will be located away from key views towards the Court, to the south east of the Court entrance and screened behind hedges.
- 4.39 Inevitable requirements such as parking have been carefully located in less sensitive parts of the landscape, behind the former stables, for example to the north.
- 4.40 A new sub-station is required to meet the renewable electrical heating and cooling needs of Eastleigh Court. Located near the south entrance its position has been carefully chosen to both avoid all tree root protection zones and also avoid any visual impact on key views. It will be naturally screened and cause no harm to any heritage significance or character.
- 4.41 The proposed change of use of the former Eastleigh Court Stable Block from residential to short stay accommodation will have no impact on any element of identified heritage significance.

Pavilion Building

- 4.42 The Pavilion was referred to as the Pool House during the pre-application discussions, and this contained a sauna, steam room, toilets, gym and plant room that served a pool. The building was located to the east of Eastleigh court but set back from the primary east façade in order to preserve views from the south east and retain an element of subservience to the main house.
- 4.43 Following feedback from both the local authority and local community, the client decided to remove the large venue building, that had been proposed to the north west of the Court, and combine some of the uses into the pool house building. The result is what is now being referred to as the Pavilion, with a perfectly square footprint – retaining many of the architectural qualities of the Pool House that were supported during the pre-application process.
- 4.44 As described earlier in this report, this part of the landscape has been much altered over time and at different points in history visitors approaching from the east would have seen either the orangery or tennis court to the east of the house.
- 4.45 Tucked into a landscape ‘enclave’ and set back behind the line of the Court, the presence of the Pavilion would be low-key, intended to be read as a garden structure and therefore complimenting the setting of the house beyond, with the pool in front, alongside the eastern side of the house.
- 4.46 The new Pavilion building will be a simple, single-storey building that combines a series of structures around its edge, with a small events space in the centre. The walls will be simply detailed in a local limestone whilst a slender copper roof will sit on top.
- 4.47 In line with the pre-application advice received regarding the boundary treatment of the pool, the previously shown wall has been replaced with a hedge to further soften the impact on the landscape.

- 4.48 The proposals are illustrated in detail in the Design & Access Statement but the following images help to firstly show the proposal in comparison to the previously presented pool house and also showing the proposal in a wider context from the south east.



Figure 29: Previously proposed pool house



Figure 30: Currently proposed Pavilion

- 4.49 The illustrations show how the proposal should have a lesser impact in terms of its relationship with the principal elevation of the house, further softened by the introduction of the hedge (a feature that currently exists).
- 4.50 Whilst the Pavilion clearly has greater depth than the previously presented pool house, this will only be appreciable from the 'rear' of the house in the back-of-house area that is currently car parking and sheds and also a position where consent has previously been granted from a two storey building. New landscaping to the rear of the Court will further mitigate and integrate the proposal in a manner that does not detract or compete with the main house. The choice of materials — particularly the roof — has been driven by comment received at pre-application stage, suggesting copper would sit comfortably.
- 4.51 The proposed soft planting and hedges create a layered but porous relationship between the buildings and the landscape. The intent is for the building to form a subtle backdrop to the new pool and overtime plants will grow up the walls of the building, further bedding the pavilion structure into the landscape.

- 4.52 Overall, we believe that the proposed Pavilion will make a complimentary contribution to the setting of the listed building and its surrounding landscape, preserving the special interest of the main house, creating a subservient but high quality addition to the Eastleigh Court estate.



Figure 31: The proposed Pavilion from the south east

- 4.53 The image above illustrates how the Pavilion would be appreciated in one of the important views towards the house - it would not appear in other views from the west (for example the view in fig.15) leaving views across the landscape from the stables and former Long Drive open and uninterrupted.

Landscape

- 4.54 The proposals for the landscape aim to combine a design to enhance the ecological value of the site whilst respecting and also enhancing its historic character. The landscape design has had full regard for the historic maps of the estate – which show, along with historic photographs, the extent to which the landscape had once contained many more trees and planting. The effect of this was to create ‘glimpsed’ rather than direct views, with a much less open parkland setting to the Court.



Figure 32: Visualisation of Eastleigh Court looking north with new extensions, seen with the benefit of the proposed new planting

- 4.55 The addition of trees will help to restore this element of ‘glimpsed views’ as well as helping to bed the new Pavilion into its landscape setting and the proposed new pond will further encourage a more diverse ecological character.

Summary

- 4.56 A key aspiration of this project, from a heritage perspective, is to reinstate the quality and status of Eastleigh Court and reunite the Court with its landscape surroundings and the former Stable Block in a meaningful and inter-connected manner. For the grounds to not just be a passive backdrop, but form an integral part of the whole – as historically intended.
- 4.57 Eastleigh Court itself has been entirely ‘reinterpreted’ countless times during its history and the proposals seek to retain the most important elements of those reinterpretations whilst returning it to its original historic purpose – as accommodation – where principal rooms are appreciated for what they were originally intended and their relationship with the surrounding landscape and views is reinstated.
- 4.58 This inevitably means an element of intervention, particularly for bathrooms and services (although care has been taken to ensure that drainage and ventilation for the en-suites will be kept within existing voids and no boxing out or disruption to cornicing will be required). Even if it is felt that this intervention causes a small element of harm, we believe that when the considerable heritage benefits are taken into consideration the overall effect is to preserve the special interest of the building – a gentleman’s residence – giving it a future use entirely commensurate with its heritage and status.

- 4.59 The proposed new Pavilion along with the ground floor extension, when combined with the extensive landscape proposals, will sit sensitively and comfortably within the grounds and setting of the main house. The landscape proposals will include a substantial investment and enhancement of the setting of the house which we believe to be a considerable heritage benefit. Through elegant design and a sympathetic choice of materials, the new structures will introduce high-quality new design that will sit contextually and comfortably within their setting.
- 4.60 Overall, we believe even where intervention may be regarded as causing an element of less-than-substantial harm, overall the package of positive public, and heritage, benefits should outweigh this – leading to an overall preservation of the special interest of the listed building.
- 4.61 With regards the character and appearance of the conservation area, we believe that the approach to the landscape will ensure that the proposals also preserve the character and appearance of the conservation area in so much as Eastleigh Court and the former Stable Block contributes to it.

Compliance with legislation, policy & guidance

- 4.62 The conclusion of our assessment, contained in previous sections of this report, is that the proposed scheme enhances the special interest of the listed building (and the setting of nearby listed buildings) and the character and appearance of the Bishopstrow Conservation Area and thus complies with S.66(1) and S.72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The National Planning Policy Framework & Wiltshire's Local Plan

- 4.63 This report has provided a description and analysis of the significance of the site and its heritage context, as required by Paragraph 207 of the National Planning Policy Framework. In addition, the report describes how the proposed scheme will affect that heritage significance.
- 4.64 In respect of paragraph 210, we believe that the proposals strike the right balance of *'sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation,'* as well as recognising *'the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality'* and having full regard for *'the desirability of new development making a positive contribution to local character and distinctiveness'.*
- 4.65 The proposed scheme complies with paragraph 214 of the NPPF – it certainly does not lead to 'substantial harm to or total loss of significance of a designated heritage asset'. We believe it also complies with Paragraph 215 for the reasons given above – we believe that the proposals strike a balance between intervention and restoration that will restore the status and standing of Eastleigh Court and deliver a considerable number of benefits that should allow the decision maker to make a balanced judgement with regards impact on heritage significance.

- 4.66 In terms of Wiltshire's Local Plan (January 2015), Core Policy 58 relates to Conservation of the Historic Environment. We believe that the proposals 'protect, conserve and...enhance the historic environment...in a manner appropriate to its significance' for the reasons given above.
- 4.67 We therefore believe that the proposals comply with legislation, national and local planning policy and guidance for the historic built environment.

Appendix

List Description

Detached house. Circa 1880. Flemish and English bond brick, tiled roof, grouped octagonal brick stacks. L-plan. C17 style. Two- storey, 5-windowed front; mullioned windows. Projecting porch to left of centre with Tudor-arched double doors with ornamental hinges, side lights, to either side is 3-light stone mullioned and transomed window to ground and first floor, over door is 5-light oriel on carved stone brackets, attic gables have 2-light ovolo- mullioned windows, saddleback coped verges. Range to right has two 3-light mullioned windows to ground and first floors. Left return has half octagonal 2-storey bay with cross windows to right, cross windows to centre and to left a projecting range with cross windows and 2-light mullioned window to attic gable. Right return has 4- light mullioned and transomed window with king mullion and cross window to first floor, 2-light mullioned window to attic. Rear has wooden cross windows in chamfered brick surrounds, wooden square bay to centre, lead rainwater heads and downpipes. Interior not accessible at time of survey (April 1985). An unaltered gentleman's residence, with good detail. Probably a rebuild of a house built on same site in 1830s, by Astley family. (VCH. Wiltshire, Vol 8, 1965, p.6).

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