

Eastleigh Court and Former Stables *Design and Access Statement*

Client: Kindred Living Project

Job No: 088

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This Design & Access Statement has been prepared by Studioshaw on behalf of The Kindred Living Project ('The Applicant'), for the refurbishment and extension of Eastleigh Court as well as new pool house and events buildings.

The project presents an amazing opportunity to bring life to this historic site, with a vision to sensitively restore, extend and re-imagine the estate, preserving its long term future as a valuable asset to the local area. The current proposal is to bring forward an exclusive high end short-stay accommodation led business with capacity for special events, that will secure the long-term custodianship of this heritage asset.

Proposal

— The heritage-led restoration, refurbishment and enhancement of the existing Grade II listed Eastleigh Court for use as a short-stay accommodation

— Considerable investment will be made into Eastleigh Court itself. Following years of office use, Eastleigh Court has lost many of its historic features and so the scheme proposes to sensitively repair and restore the building

— Replacing the poor quality, 1990's single storey extension with a high quality new single storey extension to the existing building that will enhance the façade

— Installation of a new electricity substation

— Restoration of landscape to increase biodiversity including planting a large number of new trees and creating a lake

— Erecting a Pavilion containing a new events space and pool house facilities on the footprint of an old orangery extension to the East of Eastleigh Court

— Installing a new low carbon energy system, including air source heat pumps that will improve the environmental impact of the buildings on Site

— Restoration of the neglected landscaped grounds, with new planting, trees and reinstating historic paths

— The introduction of a one-way traffic system, with dedicated servicing and parking areas to support the proposed uses.

Planning application: Change of use of Eastleigh Court from Offices to short stay accommodation; repair, restoration and enhancement of Eastleigh Court including demolition of existing single storey extension and construction of replacement single storey extension; erection of ancillary building for use as an event space and pool house; new swimming pool, change of use of the former Eastleigh Court stables from a dwelling to short stay accommodation; landscaping; vehicle parking, new electricity substation and associated works.

Listed building consent: Change of use of Eastleigh Court from Offices to short stay accommodation; repair, restoration and enhancement of Eastleigh Court including demolition of existing single storey extension and construction of replacement single storey extension and associated works.



Anna Anderson and Sam Hampson are the founders of Kindred Living Project Ltd, a company dedicated to creating beautiful gathering spaces to encourage connection, celebration, and community.

Kindred Living Project Ltd is the sister company of Kindred Hospitality Ltd, (founded and run by Anna) and is the company behind Kindred in Hammersmith, London, that amongst other things, has been offering high end private events for both private and corporate clients since 2018. The motivation behind both companies is the same - using beautifully designed spaces to bring people together and facilitate human connection. Find out more about Kindred in London here: www.wearekindred.com.

The founders have decided to work with the same design team who worked together on Kindred where they managed the careful restoration of the long neglected and forgotten Grade II listed C18 Bradmore House, to give it a new life, adapting it for modern needs and tastes, all whilst cherishing its significance as a heritage building in London.

Kindred Living Project has previously led a scheme proposal in collaboration with Studioshaw, exploring the potential of building a co-housing scheme for the over 65s in a town in Somerset.



Kindred Hammersmith - First floor multi-functional space

Anna and Sam were thrilled to discover Eastleigh Court, a property in which they saw huge potential to create further spaces for meaningful gatherings, as well as engaging their passions for restoring historic buildings, investing in sustainable architecture and improving biodiversity.

Their vision is to establish a luxury short-stay accommodation retreat, where families, friends, and small groups can come together to enjoy the beauty, tranquillity and heritage of the estate. While weddings and celebrations will form part of the business model, these will now be occasional and ancillary to the primary offer of high-quality residential stays. This stay-focused approach moderates intensity of use, ensures a calm residential character, and aligns the proposals with both the heritage setting and community feedback.

To realise this vision, Anna and Sam have assembled an award-winning interdisciplinary team with extensive experience delivering exemplar projects within heritage and environmentally sensitive contexts. They are working closely with Portico Heritage to ensure the proposals respond to the significance of the Grade II listed house, with key historic features preserved, celebrated, and re-integrated into the life of the estate. The scheme also prioritises sustainability through low-carbon construction, improved thermal performance, biodiversity enhancements, and careful management of light, sound and landscape impact.



Anna and Sam, founders of the Kindred Living Project



Vision

Kindred Living Project want to protect, restore and enhance Eastleigh Court and its grounds. The intention is to deliver luxurious self-catering short stay accommodation with ancillary pool house facilities and an events space within a new Pavilion building that will unlock the potential of Eastleigh Court to be made into a home for gatherings, celebrations and enjoyed by many for years to come. The former Eastleigh Court Stables will provide additional luxury short stay self-catering accommodation that can be hired separately, or in tandem with the Court.

The project centres on restoring the main house alongside the former Eastleigh Court Stables to provide high-end accommodation for up to 56 guests, complemented by a purpose-built, acoustically treated Pavilion designed for gatherings of up to 120 people. This building integrates with new pool facilities to reduce the overall footprint and visual impact.

Responding to local feedback, the scheme limits large events to twenty per year and focuses activities away from neighbouring homes to minimise the potential for disturbance. The approach balances heritage custodianship with community harmony, generating the income needed for the restoration & enhancement works while maintaining peace and privacy for nearby residents.

Sustainability underpins the proposal, with measures to limit light and noise, enhance biodiversity through new planting, and support Wiltshire-based trades and suppliers. In essence, the vision is to ensure that Eastleigh Court's historic fabric is not only protected but actively revitalised—sustained by a discreet, high-quality use that benefits both the estate and the wider community.

The Site



Site Location

- 1 — Warminster
- 2 — Site, Bishopstrow

The site is located on the western edge of the village of Bishopstrow in Wiltshire. The village lies 1.5 miles south-east of the town of Warminster.

Warminster is approximately 4 miles south of Westbury which can be reached in 1.5 hours on the train from London or 2 hour 45 mins by car.

The site is 18 miles from Bath and 40 miles from Swindon.

Travelling to site from Bath takes 40 minutes by car and 35 minutes by train (to Warminster). To Swindon takes 1 hour 20 mins by car and 1 hour 15 mins by train.

Details about site access can be found in the transport statement and travel plan that accompanies this planning application as well as subsequent sections of this report.



The site is currently split into two separate plots, one associated with Eastleigh Court and one with the Former Eastleigh Court Stables. As part of the wider estate vision, the Former Eastleigh Court Stables is now being reintegrated back into the estate, bringing the two plots into a unified long-term strategy.

The site can currently be accessed from both north and south ends with Eastleigh Court located towards the south end of the site. The Former Stables is an existing building to the east of the site which is already operating as short-stay accommodation. It has recently been refurbished internally.





Eastleigh Court approach from south-east



View looking south-west



North approach towards The Former Stables



View looking south



North Facade with 50's rendered extension.

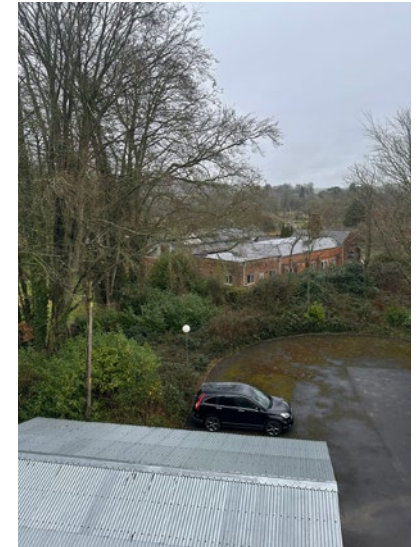




Eastleigh Court & the Former Eastleigh Court Stables approach from north-west



View from north-west with the 1990's extension clearly visible



View of the Former Stables from the first floor of Eastleigh Court



View of Eastleigh Court from south-west



Eastleigh Court East Facade



Site Analysis



The Grade II listing description reads as follows:

‘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).’

— Eastleigh Court and its grounds are clearly of special interest which derives not just from the remaining architectural quality, detailing and plan form of the historic house, but also its landscape setting and the sense of an intact gentleman’s residence of the 19th century.

— 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.

— 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 former 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.

— This extent of change provides opportunity for restoration, enhancement and sensitive intervention.

Extract from the Initial Heritage Assessment prepared by Portico Heritage

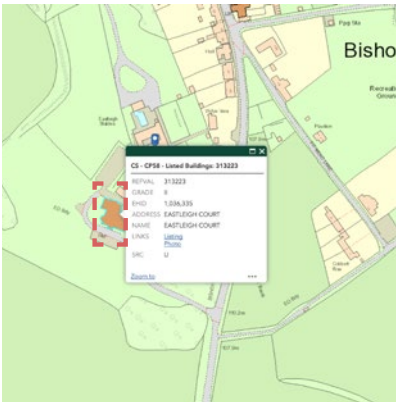


The site is within the Bishopstrow Conservation Area.

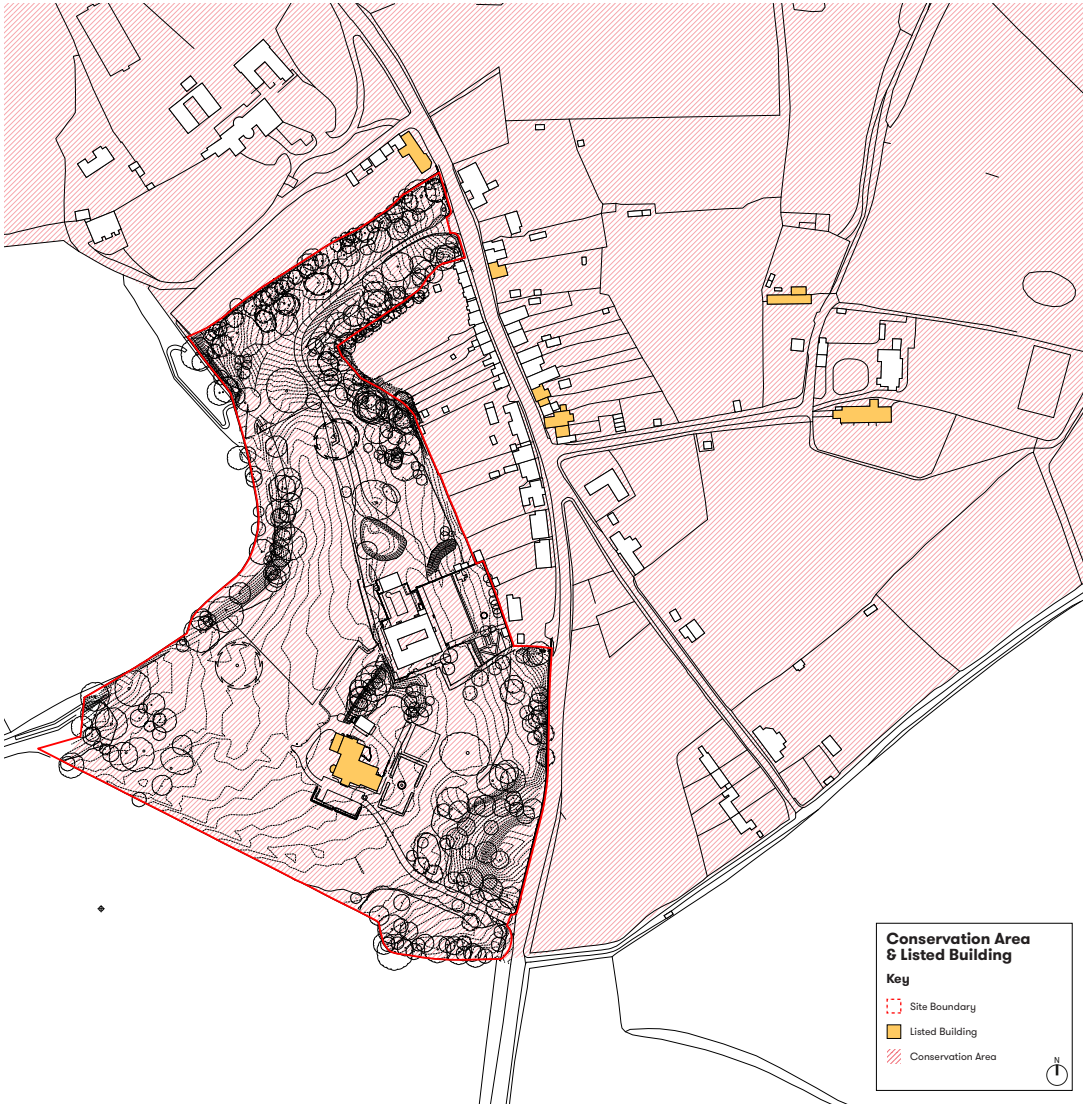
Eastleigh Court Grade II listed, along with several other buildings in the village. The site is not located within a SSSI or flood risk zone.



The site is located within Bishopstrow Conservation Area.



Eastleigh Court is Grade II listed. The Former Stable block is not listed.



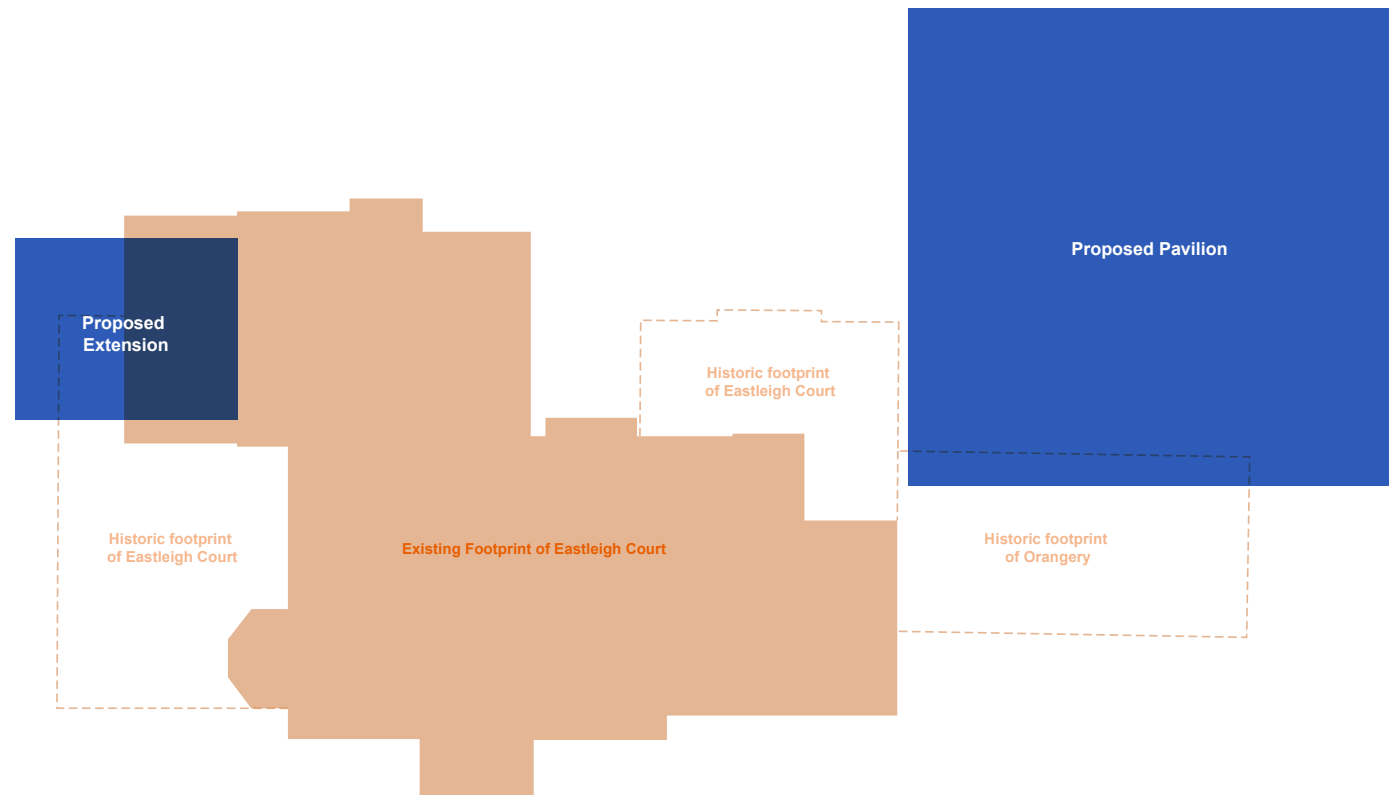
1990 — National Trust took possession of the property for their offices, adding the single-storey flat roof extension to the north elevation.



Historic Additions

Historic Footprint + Proposal

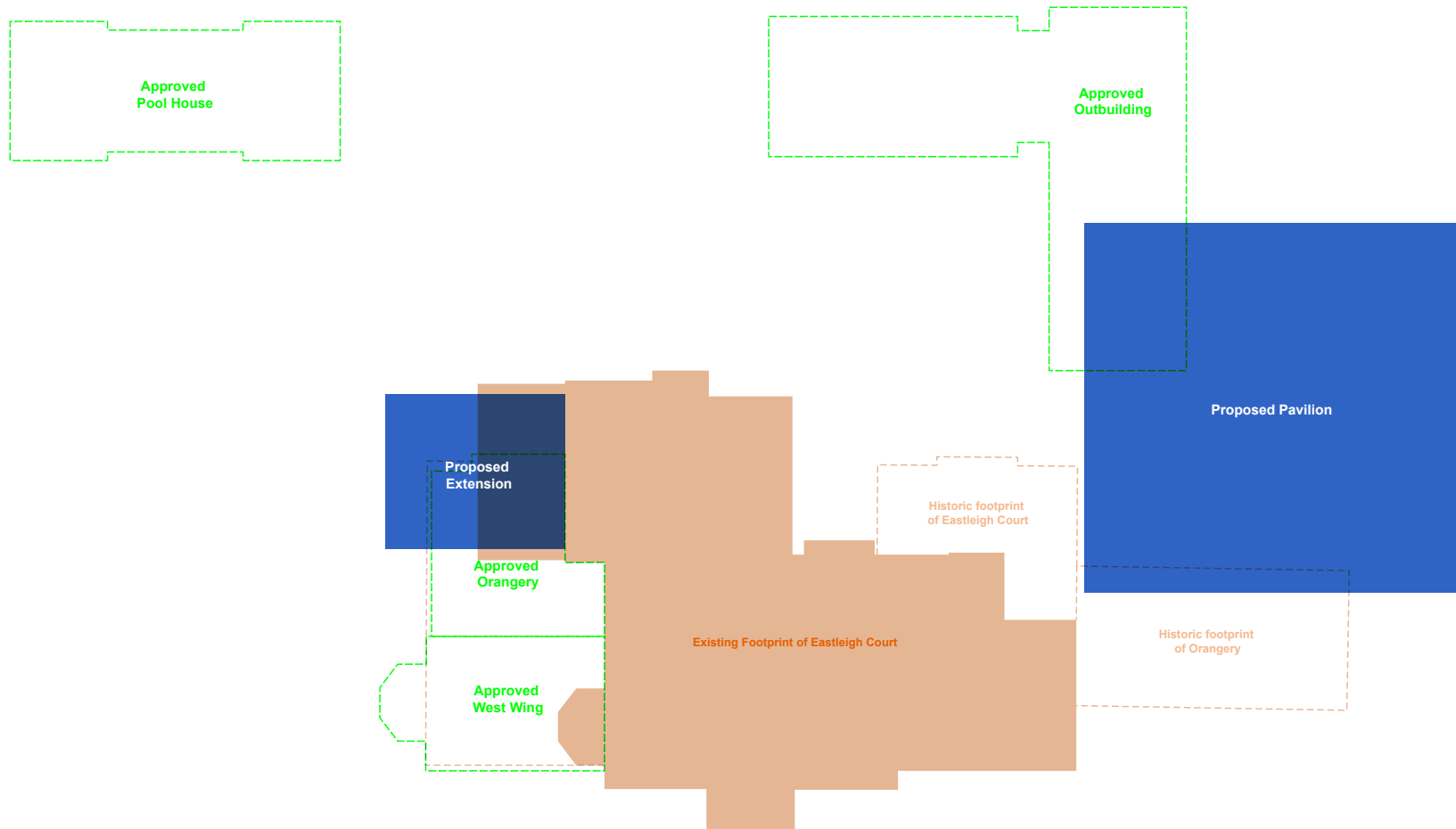
This diagram shows the footprint of proposed additions in relation to the historic footprint of Eastleigh Court, including the now demolished west wing and orangery.



Historic Additions

Historic Footprint + Proposal + Consented Scheme

This diagram shows the footprint of proposed additions in relation to the historic footprint of Eastleigh Court. The footprint of the current consented scheme for the site is also overlaid in green (Refs. PL/2023/08458 and PL/2023/08632).



Landscape

Habitat and Ecology

The existing landscape is predominantly flat, with a dipped lower section near the current south entrance to Eastleigh Court, and a lower section along the north-west boundary line, demarcating a previous gravelled carriage drive called 'long drive'.

Tree groups are clustered in the corners and edges of the site, with expansive flat lawns closer to the buildings.

The landscape has been neglected over the years and the large expanses of lawn lack biodiversity. A baseline ecological appraisal and tree survey was undertaken and subsequent tree removal plans and biodiversity net gain (BNG) calculations have been developed alongside the landscape proposals to arrive at a scheme which greatly improved the biodiversity of the site and minimises tree loss.

Proposals are outlined in subsequent sections of this report and in the landscape drawings, specification and statement.



Coloured site plan showing main areas of existing habitats



Existing Routes, Access & Noise

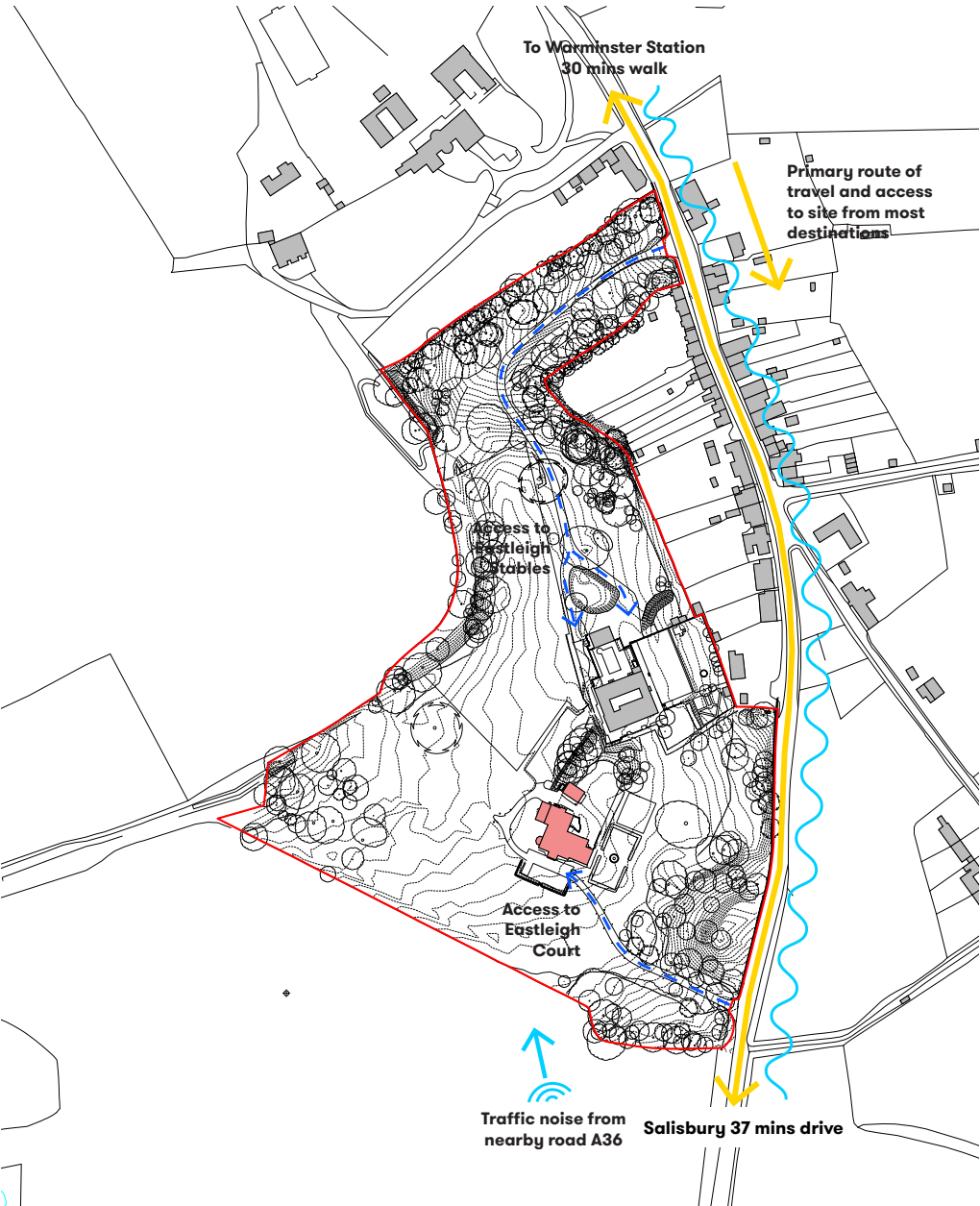
Traffic noise is audible from the road running along the eastern edge of the site.

Existing access to the site is via two points, one to the north and one to the south. The historic entrance to the site is via the north and the proposal seeks to reinstate this as the primary vehicle and pedestrian entrance.

Routes & Access

Key

-  Site Boundry
-  Primary Road
-  Traffic Noise



Eastleigh Court benefits from beautiful views over fields to the south and south-west. The bay window (added in 1920) contains a generous window seat which is orientated to take advantage of both the long views and the sunset.

These key views from Eastleigh Court are important to protect and were carefully considered when looking at locating new building on the estate.



View looking south

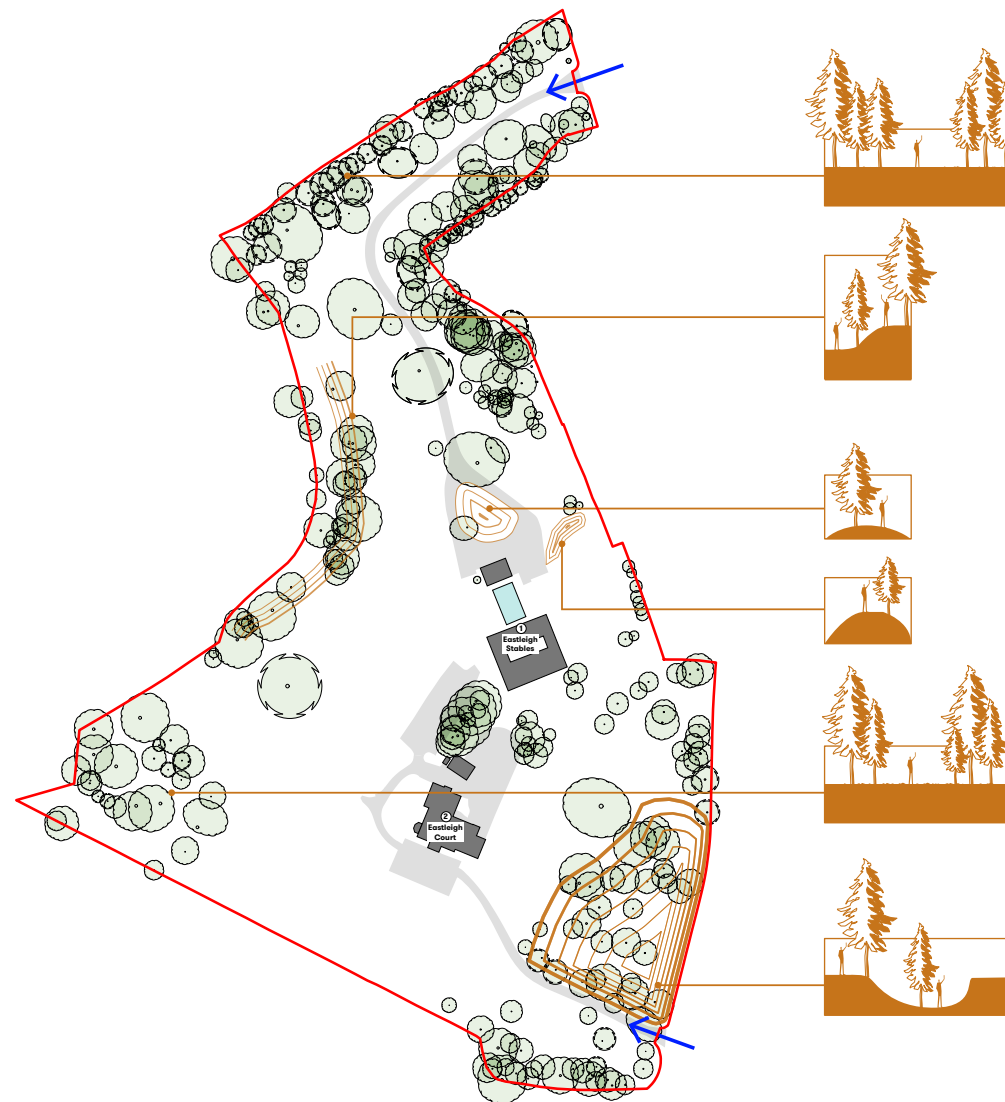


Plan with key viewing zones shaded in yellow

The topography of the site is predominantly flat but features two main depressions which contribute considerably to how the estate is experienced.

The bank on the west edge of the site marks the location of the historic carriage way and is lined with mature trees. When you walk down this path from north to south, Eastleigh Court slowly reveals itself.

The south east edge of the site features a steeply sloping piece of land with many mature trees.



The fact that the Eastleigh Court stands alone in the centre of the site means that it benefits from direct sunlight throughout the day and year. The closest large trees are located to the north, meaning that overshadowing is minimal.

All proposed additions seek to maximise daylight but reduce overheating wherever possible.



Tree Root Protection Zones

A number of mature trees are clustered around the edges of the site. An arboricultural survey has been undertaken and a detailed schedule produced which categorises each tree. The presence of trees across the site has been carefully considered to ensure the proposed development can retain as many as possible.

A tree report and tree removal plan has been produced as part of the supporting documentation for this planning application.

Our site analysis has looked at heritage views to and from Eastleigh Court as well as site typography, sunlight, tree root protection zones, proximity to neighbouring properties and site access and have identified a potential development zone to the east of Eastleigh Court as an ideal place to site a new building. This is highlighted in orange.



Plan showing existing trees and root protection areas

Planning History - Previous Permissions

25

— **2020.** Demolition of single storey extension and construction of new single and two storey extension and associated works including changes to the drive near the front entrance to the property. **20/06499/FUL Decision - Granted**



Current Approved Planning Application

In 2023, the former owner submitted applications for demolition of a single-storey extension and construction of new single- and two-storey extensions, along with associated works (Refs. PL/2023/08458 and PL/2023/08632). These proposals, similar to the 2017 and 2020 schemes, aimed to create more open-plan office space and enhance ancillary residential accommodation on the second floor. They were approved in January 2025 but have not been implemented.

In October 2023, further applications were submitted (Refs. PL/2023/08405 and PL/2023/08631) for change of use from commercial to residential, reinstatement of the west wing, replacement of the modern single-storey extension, internal alterations, and the addition of a tennis court, swimming pool pavilion, new garages, and external works. These were also approved in January 2025 but have not been implemented.

Overall, the planning history shows continued Council support for reinstating residential.



Proposed Site Plan from application PL/2023/08405



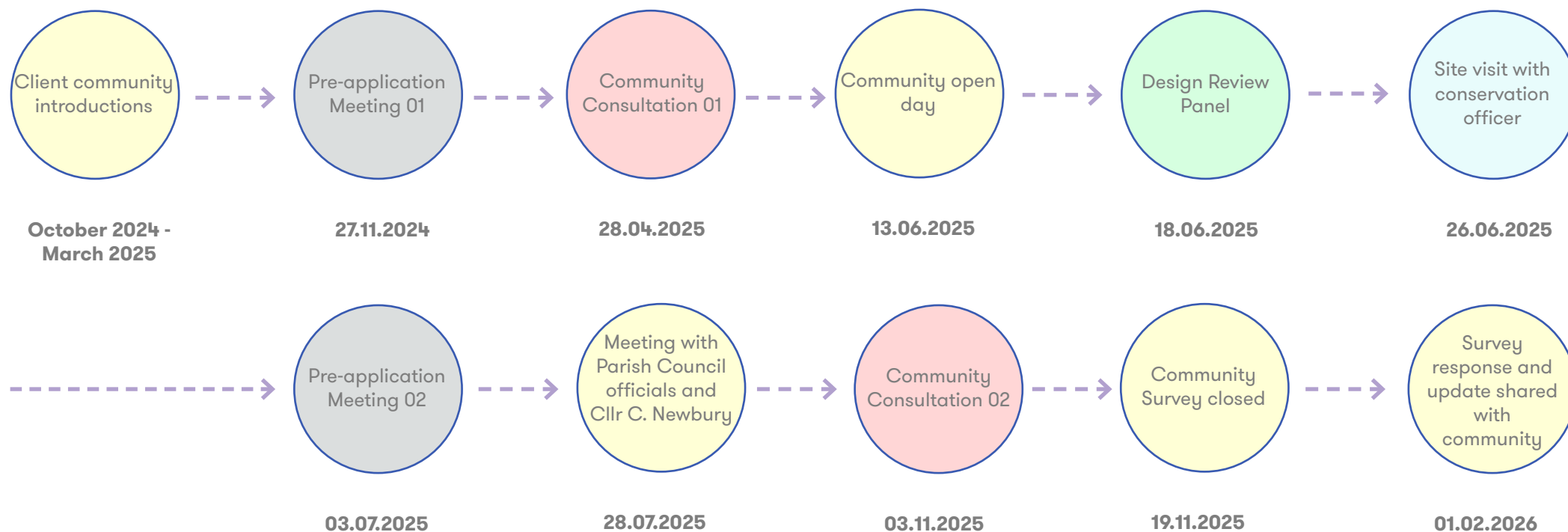
Pre-Application Consultation



Timeline

Pre-application Consultation & Community Involvement

This is an outline timeline of the pre-application process together with the clients community involvement. For more details please see the Statement of Community Involvement that accompanies this application.



Pre-Application Meeting 01

Feedback and Responses

A pre-application meeting was held in August 2024, with written feedback received in September 2024. Application number ENQ/2024/01094

Archaeology

Nick Adam the Council Archaeologist requested an Archaeology report which had already been commissioned, but was not yet complete when the pre-application discussions were undertaken. The report is submitted with the application.

Highways

Highways feedback requested visibility splay analysis as well as a speed test both of which have been completed and form part of the transport statement and travel plan as well as informing the access and parking strategy.

Ecology

Advise included a note regarding site proximity to the river Avon and potential phosphorous discharge into wastewater as well as Biodiversity Net Gain obligations. A BNG calculation and mapping has been produced by the ecology consultant as well as baseline surveys and bat surveys. This report has been developed with extensive input from the landscape designers to ensure a compliant scheme. A nutrient neutrality consultant has been appointed to carry out calculations related to the phosphorous discharge and this report accompanies this application.

Drainage

Drainage requested a flood risk assessment as well as stating that SuDs should be provided on site and incorporated holistically into the design. Feedback also included a request for site investigations and groundwater monitoring. A flood risk assessment has been completed as well as extensive site investigations including bore holes, water monitoring and a CCTV drainage survey. The civil engineer on the project has produced a report which outlines the site wide drainage strategy

Conservation Officer

Feedback concluded that there is no objection to the change of use of The Court or the demolition of the 1990's ground floor extension. It was requested that the colour of the new extension does not contrast greatly with the existing building as this has been taken on board in the proposal. The layouts and fabric removal plans have been updated following officers comments and this has been done with input from the Heritage Consultant.

A community consultation was held in Bishopstrow on 28th April 2025. Two sessions were held, one at 2pm and one at 6pm and approximately 30 people attended. A series of boards containing drawings, text and visualisations were displayed and the client and design team presented the scheme in both sessions before answering any questions. Feedback forms were available and notes were taken to capture feedback. A summary of the key points raised are below.

Noise

Questions about the extent of external activities and about the extent of amplified music and whether this will be within the grounds as well as the buildings.

Highways and construction

Questions regarding parking provision and assurances that the village would not be used as overflow parking. There were also questions about the construction traffic and how that would be managed. There were some concerns about arrivals and departures at the same time for events and that corporate events will be during the daytime which will clash with school arrivals and departures. It was noted that open and ongoing communication with residents during construction would be important.

Design and Client Team Response

A detailed acoustic report has been produced which accompanies this application. The design of the events space has been developed

considerably following the community consultation to ensure that sound levels are within Wiltshire Councils guidance. This includes increasing the thickness of the roof to allow for two layers of acoustic insulation, improving the glazing specification by introducing secondary glazing as well as adding a mechanical ventilation system with attenuators to ensure evening amplified noise breakout is 5 dB below the typical background level.

Parking calculations and justification have been provided in the transport statement and travel plan prepared by Pell Frischmann. Additional management commitments have been proposed by the client to ensure events finishing late will be managed by on site stewards.

We would love to hear your thoughts



Or email hello@kindredlivingproject.com



Feedback forms and photographs from the community consultation

A second pre-application meeting was held via an online call on 3rd July 2025. Comments from the Conservation Officer were received on 14th July 2025.

Overall View

- No objection to the proposed change of use to commercial/event use.

Main Building (Eastleigh Court)

- Demolition of 1990s extension acceptable; modern/contemporary replacement supported in principle
- Loss of historic fabric (ground floor walls, etc.) should be minimised.
- No objection to kitchen relocation into ballroom (if handled sensitively)
- Retention advised for certain original rooms (esp. room 110) and proportions (rooms 9 & 6)
- Dormers acceptable in principle—details at 1:10 scale required

Proposed New Extension

- Concern it appears visually heavy and competing with the listed house
- Prefers more restrained, lighter design with greater glazing
- Recommends traditional materials (e.g., real clay brick, copper or lead roof) instead of composites, albeit the sustainability

benefits were highlighted.

- Notes preference for a design more aligned with Arts & Crafts tradition

Swimming Pool & Pool Building

- No objection in principle; appreciates revised sighting behind main elevation
- Questions need for screening walls; may be unnecessary.
- Reservations about proposed wide-joint brickwork—requests sample panel

New Events Venue

- No objection in principle to location or form
- Revisions improved (removed high wall); still some concern over visual heaviness of east elevation
- Suggests red brick and buttresses or narrow windows/textured render to soften large elevations
- Green/living roof welcomed, but railing around roof not supported.

Landscape

- Supports proposed car park locations
- Welcomes removal of drive in front of house and reinstatement of old north drive as footpath
- Praises early landscape architect involvement

Following the feedback received from Officers during Pre-Application 02, as well as comments gathered at the first community consultation event, the Client and design team undertook a comprehensive review of both the scheme design and the operational business model. This review was driven by a desire to ensure that the proposals not only address local concerns but also secure a sustainable long-term future for Eastleigh Court.

Shift in Market Focus and Scheme Brief

As part of this process, The Kindred Living Project made a strategic decision to redefine the target market, moving away from the original brief which centred on hosting large 200-person weddings and corporate events and focused on:

- Luxury short-stay accommodation for families, friends, and groups seeking a high-quality retreat
- Smaller, more intimate celebrations held as part of a longer stay rather than stand-alone single-day events
- A minimum stay requirement of three nights, supporting a calmer, more residential rhythm of activity on the estate
- Bookings made through a luxury short-stay platform, rather than marketing to the large-scale wedding and corporate events market.

This shift places the emphasis on quality over quantity, reducing intensity of use while still generating the revenue required to restore and preserve the heritage asset.



Community Consultation 02

Previous and current proposal impact infographic

	PREVIOUS PROPOSAL	WHAT YOU SAID (COMMENTS & CONCERNS FROM THE COMMUNITY)	CURRENT PROPOSAL	IMPACT
BUSINESS CASE	 Events focus with supporting accommodation	Noise Traffic	 Accommodation focus with supporting Events	 Reduction in night time events departures
CAPACITY	 200 People	Noise Traffic	 Max 120 Guests	 40% Reduction
SIZE (M ²)	 900	No. of people Waste Management	 290	 68% Reduction
DISTANCE - NEAREST DWELLING → VENUE	Local Dwelling  R1 118 meters Local Dwelling  R2 203 meters Local Dwelling  R3 100 meters	Noise Traffic	Local Dwelling  R1 222 meters to Marquee 145 meters to Pavilion Local Dwelling  R2 365 meters to Marquee 332 meters to Pavilion Local Dwelling  R3 166 meters to Marquee 100 meters to Pavilion	Local Dwelling  14% Further away Local Dwelling  27% Further away
DISTANCE - COURT → VENUE	 70 meters	Travel time between court and proposal	 12 meters	 82% Reduction
NATURE OF EVENTS	200 Events	Noise Traffic	Court & Stables  56 Stay Stay Type  4-18 Day guests 36-48 Day guests 64-78 Day guests Frequency / year Max 32 Approx. 8 Approx. 12	M + L = Max 20 / Year
PARKING	 94 Total Car parking 62 Close to village	Noise Traffic	 77 Total Car parking (TBC) 30 Close to village (TBC)	 18% Reduction

A second community consultation took place in Bishopstrow village hall on 3rd November where we presented the updated scheme to local residents. While Officers were supportive of the principle of the change of use of the Court to short-stay accommodation, the planning Officer raised a number of matters in relation to the intensity of the use of the property in terms of the frequency of events, the proposed 200 seated covers in the events venue and the proposed termination of events at 2am time. At this point the business case was focused on the wedding and corporate market, with the intention that the accommodation was very much secondary to the wedding use

We held two sessions, one at midday and one at 6pm. Around 25 people attended.

Updated plans and elevations were presented along with an infographic explaining the changes to the scheme as a result of feedback from the previous consultation.



In November the client undertook an anonymised whole-community survey to test the amended proposals. This confirmed that 100% of respondents had a meaningful understanding of the proposals and that over 85% felt the applicants had engaged well with the community.

Overall, 50% of respondents described their attitude as positive or very positive, 19% as neutral or cautious, and 31% as negative. Remaining concerns focused primarily on traffic, village-wide pressures and the possibility of future intensification beyond the submitted scheme

In response, the applicant issued a formal written clarification, confirming that the application reflects the revised business plan with no proposals for future expansion and reaffirming a commitment to continued open dialogue and engagement with the community.

More details regarding the survey and other elements of community consultation can be found in the Statement of Community Involvement which accompanies this report.

