



New Wardour Castle,
Wiltshire, SP3 6RH

**Design & Access Statement with Appendix of
Photographs of the Central Block**

M I T C H E L L B E R R Y

A R C H I T E C T S

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New Wardour Castle **Design & Access Statement**

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This statement has been prepared to accompany the application for listed Building Consent for minor alterations, refurbishment works and new building services.

1. Proposal & Use

The proposed works included in this document relate solely to the Central Block, comprising the Ground and First Floor levels.

The scheme, outlined below, is also detailed in the attached Heritage Statement and on the proposed drawings:

- Relocation of Ground Floor and First Floor kitchens from the south side of the building to the north side.
- Draught-stripping of first floor windows.
- Minor reconfiguration of the layout in areas that have been previously altered; some of these changes are aimed to reinstate lost heritage or previous changes of room function.
- Installation of new dumb waiter.
- Restoration of stone floor in the Garden Room at ground floor level.
- Fitting of new bathrooms.
- Removal of non-original joinery and / or fitting of new joinery.
- Refurbishment of existing radiators and some new radiators.
- Installation of salvaged period fireplace in the first floor Saloon and Main Bedroom.
- New mechanical and electrical services as indicated on the drawings by Will Potter Partnership and MBA drawings.

The refurbishment includes some limited changes of use in particular rooms, but there are no extensions or other changes to the property's limits. The work is a refurbishment of the interior of the main or central apartment.

2. Physical Context

The Castle is a late 18th century Grade I listed building, designed in the Palladian style by the Architect James Paine. It is located within Wardour Park, a Grade II parkland in the Cranbourne Chase Area of Outstanding Natural Beauty, near the town of Tisbury. The mansion is composed of three parts (West Wing, East Wing and Central Block). The West Wing flat wraps around Wardour Castle Chapel (Chapel of All Saints), separately listed at Grade I.

The Central Block contains an apartment which occupies the ground floor and first floor or piano nobile, as well as the central rotunda. The upper floors contain separate

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apartments, as do the east and west wings. The building was converted from a girls boarding school into residential apartments in the mid 1990s.

3. Appearance & Materials

New Wardour Castle was constructed in Chilmark ashlar stone with hipped Welsh slate roofs. The North façade comprises a piano nobile above a rusticated basement and a central block comprising nine bays, with a round-arched central high window and a pediment above.

On the South façade, the central block is set forward from the flanking pavilions and it benefits from six giant Composite Order columns sitting below a pediment. At the centre point is a round-arched high window.

The symmetry of the property is altered by the West Wing Chapel, which extends beyond the line of the building and creates an almost separate block.

The windows on both facades are a combination of vertical sliding sashed and multi-pane timber casements. The shutters are in need of repair, which is proposed within this refurbishment. Draught-stripping of the first floor windows is also proposed.

The main entrance to the property opens from the North façade onto an ante-hall leading into an 18m tall circular Central Hall or Rotunda, topped by a beautifully detailed dome and lantern, which is supported by eight columns from the *piano nobile*. The circular gallery on the First Floor is accessed via a pair of symmetrical cantilevered stone staircases with ironwork balustrades and hardwood handrail. The ground floor of the rotunda is made from Portland stone flags in a geometric pattern with Purbeck marble cabochons.

The first-floor rooms have double 8-panelled hardwood doors, with painted timber architraves of a grand scaled and a variety of pediment and overmantel designs. The floors in the rooms are solid oak from the 1990s refurbishment and the skirtings are also from the same refurbishment and made from painted timber. It appears that the traffic received by the timber floors whilst the building was used as a school has necessitated their comprehensive replacement. There are a variety of 18th Century marble fireplaces in each room, with a new bolection fireplace in the Salon, which is disappointing for such a grand room. The central rooms facing north, east and south have vaulted ceilings that extend into the mezzanine floor, the south-facing room or Music Room has a decorative plaster ceiling.

It is not intended to change the fabric and materials, simply to repair as necessary to restore good working order to the windows and shutters, to make replica doors in a couple of positions to suit layout changes and to lift some of the floorboards to run new pipework and wiring for the new building services. A comprehensive scheme of re-decoration is also proposed.

4. Scale

New Wardour Castle benefits from a grandiose scale, elevated by the size and height of its First-Floor level windows and by the flanking pavilions at either side of the central

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block. The design of the interior reflects the external scale and it is not proposed to alter the scale of the building or of its elements.

5. Services

It is proposed to replace the existing heating and hot and cold water pipework with new pipework following the existing routes. Opening-up work is required to determine the routes of the services accurately.

The existing electrical installation would be replaced with new wiring, also following the existing routes through the building. It is proposed to remove the non-original (1990s) skirtings so that power points can be installed in the wall immediately above, a similar approach would be used for the light switches.

Drainage routes would remain generally as existing except in the case of the Master Bathroom, where the new pipework would connect through the floor to the adjacent WC compartment.

6. Landscape

No changes are proposed to the existing landscape.

7. Access

The site is accessible via a driveway leading from Hazeldon Lane to the North side of the property.

It is not proposed to alter the existing access arrangements.

8. Planning History & Policy Context

Please refer to the Heritage Statement by Elaine Milton.

9. Conclusion

The proposals are derived from and informed by the characteristics and qualities of the existing building. The proposed alterations are of a modest nature and have been designed with appropriate form scale proportion and use of materials to complement the context and history of the building and site. The proposals seek to deliver the appearance of a restored historic building and would enhance the appearance of the interior. The completed works will provide an updated residence for modern family life.

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Appendix A - Photographs



Figure 1: R.G.01, Hall: door to North Lobby



Figure 2: R.G.01, Hall: alcove and door to Gym



Figure 3: R.G.01, Hall: alcove and door to Lobby



Figures 4 & 5: R.G.01, Hall: fireplace with cast iron grate



Figure 6: R.G.02, Gym (proposed Kitchen)



Figure 7: R.G.03, Bed 1



Figure 8: R.G.03, Bed 1



Figure 9: R.G.03, Bed 1: door to Bath 1



Figure 10: R.G.05, Bath 2, door to Bed 2



Figures 11 & 12: R.G.05, Bath 2



Figure 13: R.G.06, Bed 2



Figure 14: R.G.06, Bed 2



Figure 15: R.G.06, Bed 2



Figures 16 & 17: R.G.06, Bed 2



Figure 18: R.G.07, Office



Figure 19: R.G.07, Office



Figure 20: R.G.07, Office

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Figures 21 & 22: R.G.07, Office



Figure 23: R.G.07, Office: panelled window shutters



Figure 24: R.G.08, Garden Room: French window onto rear terrace



Figure 25: R.G.08, Garden Room: alcove and door to Kitchen



Figure 26: R.G.08, Garden Room, door to South Lobby



Figure 27: R.G.08, Garden Room, door to Office



Figures 28 & 29: R.G.08, Garden Room, stone floor & fireplace



Figures 30 & 31: R.G.08, Garden Room, paneled French window shutters



Figure 32: R.G.09, Kitchen (proposed Bedroom 3 and Bath 3)



Figure 33: R.G.09, Kitchen (proposed Bedroom 3 and Bath 3), door to Garden Room



Figure 34: R.G.09, Kitchen (proposed Bedroom 3 and Bath 3)



Figure 35: R.G.09, Kitchen (proposed Bedroom 3 and Bath 3), doors to West Ambulatory and Garden Room



Figure 36: R.G.09, Kitchen (proposed Bedroom 3 and Bath 3)



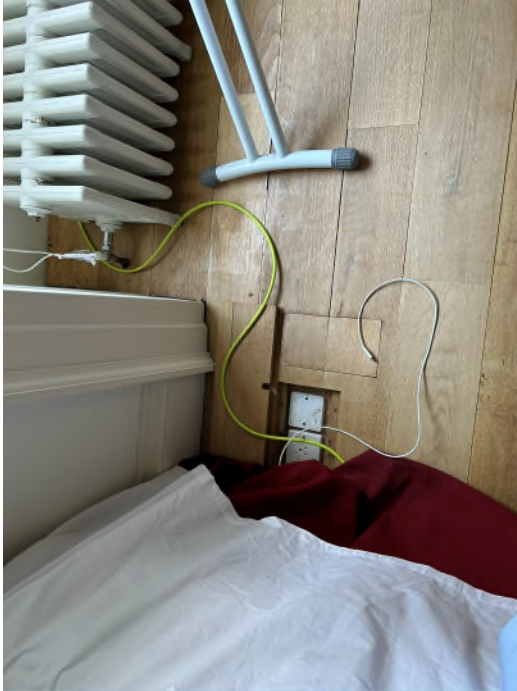
Figure 37: R.G.09, Kitchen (proposed Bath 3), French window to side terrace



Figure 38: R.G.10, Bed 3 (proposed R.G.11, Bedroom 4)



Figure 39: R.G.10, Bed 3 (proposed R.G.11, Bedroom 4), door to West Ambulatory



Figures 40 & 41: R.G.10, Bed 3 (proposed R.G.11, Bedroom 4), power points concealed in floor & fireplace



Figure 42: R.G.11, Bath 3 (proposed R.G.12, Bath 4)



Figure 43: R.G.11, Bath 3 (proposed R.G.12, Bath 4)



Figure 44 & 45: R.G.11, Bath 3 (proposed R.G.12, Bath 4)



Figures 46 & 47: R.G.11, Bath 3 (proposed R.G.12, Bath 4), window & door to Bedroom 4



Figures 48 & 49: R.G.12, Bath 4 (proposed R.G.17, WC), door to Corridor



Figure 50: R.G.13, Bed 4 (proposed Laundry), door to Corridor



Figure 51: R.G.13, Bed 4 (proposed Laundry)

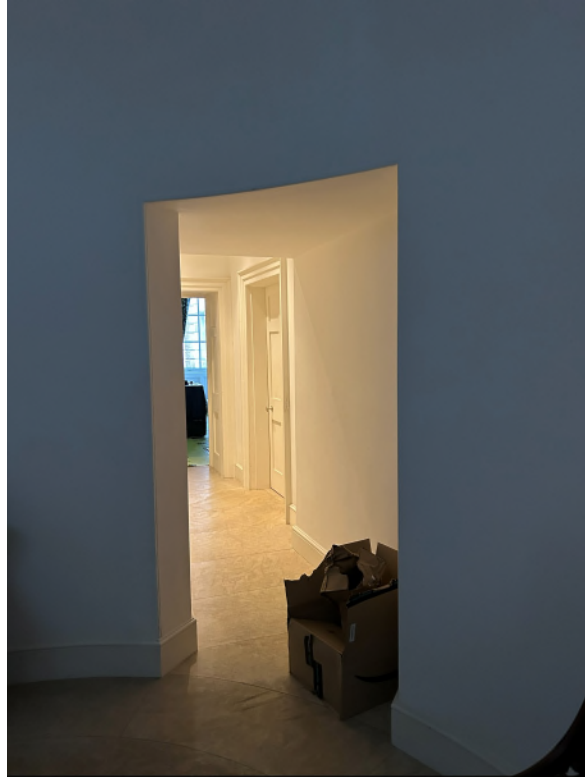


Figure 52: R.G.16, Corridor (proposed R.G.24, Corridor)



Figure 53: R.G.17, West Ambulatory (proposed R.G.18, West Ambulatory)



Figures 54 & 55: R.G.18, North Lobby (proposed R.G.19, North Lobby), doorway to Main Staircase



Figures 56 & 57: R.G.18, North Lobby (proposed R.G.19, North Lobby), doors to East and West Ambulatories



Figure 58: R.G.18, North Lobby (proposed R.G.19, North Lobby), stone floor pattern



Figure 59: R.G.18, North Lobby (proposed R.G.19, North Lobby)



Figures 60 & 61: R.G.18, North Lobby (proposed R.G.19, North Lobby), doors to Hall and to East Ambulatory



Figures 62 & 63: R.G.19, East Ambulatory (proposed R.G.20, East Ambulatory)



Figures 64 & 65: R.G.19, East Ambulatory (proposed R.G.20), lunette windows looking onto the Main Staircase



Figure 66: R.G.19, East Ambulatory (proposed R.G.20), lunette window looking onto the Main Staircase



Figures 67 & 68: R.G.20, South Lobby, doorways to West Ambulatory & Garden Room



Figure 69: R.G.21, Main Staircase, doorway to South Lobby and Garden Room



Figures 70 & 71: R.G.21, Main Staircase



Figure 72: R.G.21, Main Staircase, doorway to North Lobby



Figures 73 & 74: R.G.21, Main Staircase, west side



Figure 75: R.G.21, Main Staircase, stone floor & doorway to Garden Room



Figures 76 & 77: R.G.21, Main Staircase, lunette window onto East Ambulatory, railing detail



Figure 78: R.G.21, Main Staircase, rotunda



Figure 79: R.G.21, Main Staircase, west side, organ on First Floor landing



Figure 80: R.G.21, Main Staircase



Figures 81 & 82: R.G.23, Cupboard



Figure 83: R.G.23, Cupboard



Figure 84: R.1.04, White Room (proposed Drawing Room), doors to Dining Room and Landing



Figure 85: R.1.04, White Room (proposed Drawing Room), doors to Saloon



Figure 86: R.1.04, White Room (proposed Drawing Room), doors to Dining Room and Landing



Figure 87: R.1.04, White Room (proposed Drawing Room), doors to Saloon



Figure 88: R.1.04, White Room (proposed Drawing Room)



Figure 89: R.1.04, White Room (proposed Drawing Room)



Figures 90 & 91: R.1.04, White Room (proposed Drawing Room), doors to Dining Room and Corridor



Figures 92 & 93: R.1.04, White Room (proposed Drawing Room), doors to Dining Room



Figure 94: R.1.05, Dining Room (proposed Sitting Room), doors to Kitchen (proposed Main Bedroom)



Figure 95: R.1.05, Dining Room (proposed Sitting Room), doors to Landing



Figure 96: R.1.05, Dining Room (proposed Sitting Room), ceiling details



Figure 97: R.1.05, Dining Room (proposed Sitting Room), doors to White Room (proposed Drawing Room)



Figure 98: R.1.05, Dining Room (proposed Sitting Room)



Figure 99: R.1.06, Kitchen (proposed Main Bedroom)



Figure 100: R.1.06, Kitchen (proposed Main Bedroom)



Figure 101: R.1.06, Kitchen (proposed Main Bedroom)



Figure 102: R.1.06, Kitchen (proposed Main Bedroom)



Figure 103: R.1.06, Kitchen (proposed Main Bedroom), doors to Corridor and Dining Room (proposed Sitting Room)



Figure 104: R.1.06, Kitchen (proposed Main Bedroom), doors to Corridor and Dining Room (proposed Sitting Room)



Figure 105: R.1.07, Bed 2 (proposed Main Bathroom), doors to Bath 1 (proposed Dressing Room)



Figure 106: R.1.07, Bed 2 (proposed Main Bathroom)



Figure 107: R.1.07, Bed 2 (proposed Main Bathroom), doors to Corridor



Figures 108 & 109: R.1.07, Bed 2 (Main Bathroom)



Figure 110: R.1.08, WC



Figures 111 & 112: R.1.09, Bath 1 (proposed Dressing Room), doors to Bed 2 (Main Bathroom) and Bath 2 (Guest Bathroom)



Figures 113 & 114: R.1.09, Bath 1 (proposed Dressing Room), alcove details



Figures 115 & 116: R.1.09, Bath 1 (proposed Dressing Room), alcove and ceiling details



Figure 117: R.1.09, Bath 1 (proposed Dressing Room), fireplace



Figure 118: R.1.09, Bath 1 (proposed Dressing Room)



Figures 119 & 120: R.1.12, Gallery

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Figures 121 & 122: R.1.12, Gallery



Figures 123 & 124: R.1.12 & R.1.13, Gallery and Rotunda



Figure 125: R.1.12, Gallery, column



Figures 126 & 127: R.1.12, Gallery, curved lobby



Figures 128 & 129: R.1.12, Gallery, curved double doors onto lobby



Figure 130: R.1.12, Gallery, railing details



Figures 131 – 133: External, North façade



Figures 134 & 135: External, South façade



Figures 136 & 137: External, South façade, East and West wings



Figures 138 & 139: External, East Wing & West façade



Figure 140: External, East façade



Figures 141 – 144: External, paving



Figures 145 – 148: External, paving



Figures 149 – 152: External, paving