



**Bishopstrow House Hotel
and Spa
Boreham Road
Warminster
Wiltshire**

Built Heritage Assessment

for
Bishopstrow House Limited

BBHC Project: 1891
BBHC Report: 18066

October 2021



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ABBREVIATIONS USED IN THE TEXT

AOD	Above Ordnance Datum
BGS	British Geological Survey
WCC	Wiltshire County Council
CIfA	Chartered Institute for Archaeologists
HE	Historic England
HEA	Historic England Archive
HER	Historic Environment Record
KYP	Know Your Place
NHLE	The National Heritage List for England
NLS	National Library of Scotland
NMR	National Monuments Record
n.i.	Not Illustrated
n.d.	No date

GLOSSARY

Anta(e)	Flattened, column-like feature against a wall in Greek, or Greek-inspired, architecture
patera(e)	Literally a flat dish, but a roundel, often in a square, used to effect a change of direction in a moulding. Typical of late Georgian design.
portico	
in antis	Recess in an elevation closed by columns, usually in front of an entrance

1. INTRODUCTION

- 1.1 Bristol & Bath Heritage Consultancy Ltd was commissioned in August 2021 to provide a Built Heritage Assessment to inform masterplanning for future potential development at Bishopstrow House Hotel and Spa, Bishopstrow, near Warminster, Wiltshire (centred at NGR: 389695, 144275; Fig. 1) by Bishopstrow House Limited. A separate Historic Environment Desk-Based Assessment (HEDBA) was commissioned as part of this process and should be read in conjunction with this report (BBHC 2021). The Built Heritage Assessment was carried out between 26 August and 26 October 2021.
- 1.2 Bishopstrow House is a Grade II Listed country house (List Entry Number: 1364375) built in 1817 onwards by Sir William Temple III. The house was on a new site north of the road that bisects the estate. The earlier house, on the south side of the road, was apparently burnt down in the earlier 19th century and abandoned. As a result of the change of site the garden was now also bisected by the road. The old garden on the south was retained and an access tunnel was dug under the road, wide enough and just high enough for a carriage.
- 1.2 A domed Doric rotunda was built in 1770 and, by the river a boathouse and pedimented pavilion, the rear of which was a dock for pleasure craft, was added at around the same time, it is believed. Later work, probably after 1815, included a summer house, a carriage bridge over the river and an extension of the kitchen garden wall, thought to be a sheltering "fruit wall".
- 1.3 The present house was built between 1817 and 1823. Several constructional phases have been identified. These may be very close to each other in time, but in any case were all in place by 1839. Minor changes and additions were made by 1887.
- 1.4 The house left the Temple family in the early 20th century but seems to have undergone no changes of any great significance until purchased in 1976 by Mr K. Schiller, who converted it into a hotel. Soon after this and in the following decades, a range of buildings and facilities were added to the west and north of the house and the service wings/stable ranges were converted into kitchens and stores and new suites of accommodation.

- 1.5 The present owners are considering various options and this report is intended to inform any decisions made.

2. PROJECT BACKGROUND

- 2.1 This document details the results of a Built Heritage Assessment undertaken on 14-15 September 2021 at Bishopstrow House Hotel and Spa, Bishopstrow, near Warminster, Wiltshire (centred at NGR: 389695, 144275; Fig. 1). It has been prepared for Bishopstrow House Limited and accompanies a Historic Environment Desk-Based Assessment (HEDBA), also prepared by BBHC (2021), which should be read in conjunction with this report.
- 2.2 The built heritage assessment, along with the HEDBA, was undertaken to inform masterplanning for future development of the site.

3. THE SITE

- 3.1 The application site lies near the base of the Wylfe chalk stream river valley running approximately west to east, at an elevation of between approximately 108m and 123m AOD (Above Ordnance Datum). Ground level within the site slopes gently down from north to south, towards the river, which effectively forms the southern limit of the site. In total, the site covers an area of 12.57m². The bedrock geology in the very southern part of the site is sandstone of the Boyne Hollow Chert Member. This is a sedimentary bedrock formed approximately 101 to 113 million years ago in the Cretaceous Period, within a local environment previously dominated by shallow seas. This is overlain by alluvium formed up to 2 million years ago. Most of the area north of the Wylfe is on bedrock of the West Melbury Marly Chalk Formation, a sedimentary bedrock formed approximately 94 to 101 million years ago in the Cretaceous Period in a local environment previously dominated by warm chalk seas, above which no superficial deposits are recorded. Crossing the site from north-west to south-east is a band of Melbury Sandstone Member (formerly known as Warminster Greensand), sedimentary bedrock formed approximately 94 to 101 million years ago in the Cretaceous Period in a local environment previously dominated by shallow seas with no overlying superficial deposits (BGS 2021).

4. METHODOLOGY

4.1 The main requirement of the project was to appraise the heritage significance and sensitivity to change of Bishopstrow House, a Grade II listed building, and of its grounds and associated buildings, to inform the masterplanning exercise. The appraisal of the historic buildings required a record of a standard broadly equivalent to a Level 2 survey, as detailed in *Understanding Historic Buildings: A Guide to Good Recording Practice* (HE 2016). It has been considered appropriate here to raise the level to closer to Level 3 for the house itself, given the quality and complexity of the building. This approach provides the level of information required to ensure a proportionate understanding of the building and its heritage significance prior to any alteration or demolition resulting from the implementation of future development proposals.

4.2 *Understanding Historic Buildings: A Guide to Good Recording Practice* (HE 2016) defines Level 3 as an analytical record, which requires an introductory description followed by a systematic account of the building's origins, development and use, including accessing readily available documentary and cartographic sources. The Level 3 record must also include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It must also include all drawn and photographic records that may be required to illustrate the building's appearance and structure, and to support an historical analysis. The elements of a Level 3 record that were included in the present assessment were drawn from interpretation of the Historic England 2016 guidance, as detailed in the following paragraphs:

Drawn record

4.3 The completed assessment will comprise as a minimum:

- a) Measured floor plans of each floor (to scale or fully dimensioned). Plans should show the form and location of any structural features of historic significance, and any evidence for fixtures of significance. For the purposes of this project it was agreed that the Client's recently surveyed floor plans of the building as existing would be used as the base for such drawings, with the drawings to be annotated as appropriate by BBHC to show relevant features.

The drawn record may also include, if appropriate:

- b) Selected measured drawings, if appropriate, to illustrate significant structural detail, vertical relationships within a building (for example floor and ceiling heights) or the form of any architectural decoration (for example the moulding profiles of door surrounds, beams, mullions and cornices) or small-scale functional detail not easily captured by photography. In the event no additional measured drawings were made.
- c) Measured elevations, where these are necessary to an understanding of the building's design, development or function. Again, the existing Client survey drawings were utilised and annotated as appropriate, and no new measured elevations were created.
- d) A site plan relating the building to other structures and to any related topographical and landscape features.
- e) Copies of earlier drawings throwing light on the building's history.

Photographic record

4.4 Colour digital images were captured in JPEG format utilising a Canon EOS 200D 24.2mp digital SLR camera equipped with an 18-55mm telephoto lens. A battery powered external light source and/or a Nissin 140 flash gun, were utilised where appropriate to light internal shots. The photographic record includes the following elements:

- a) A general view or views of the building (in its wider setting or landscape if b (below) is also to be adopted).
- b) The building's external appearance. Typically a series of oblique views to show all external elevations of the building, and give an overall impression of its size and shape. Where individual elevations include complex historical information, it may also be appropriate to take views at right-angles to the plane of the elevation.
- c) Further views may be desirable to reflect the original design intentions of the builder or architect, where these are known from documentary sources or can be inferred from the building or its setting.
- d) The overall appearance of the principal rooms and circulation areas. The approach will be similar to that outlined in b).
- e) Any external or internal detail, structural or decorative, which is relevant to the building's design, development and use, with scale where appropriate.
- f) Any machinery or other plant, or evidence for its former existence.

- g) Any dates or other inscriptions; any signage, makers' plates or graffiti which contribute to an understanding of the building. A transcription should be made wherever characters are difficult to interpret.
- h) Any building contents which have a significant bearing on the building's history.
- i) Copies of maps, drawings, views and photographs, present in the building and illustrating its development or that of its site. The owner's written consent may be required where copies are to be deposited in an archive.

Written account

4.6 The written account comprises:

Introduction

- a) The precise location of the building as an address and in the form of a National Grid reference.
- b) A note of any statutory designations (that is, listing, scheduling, Register of Historic Parks and Gardens, conservation area) and non-statutory designations (local lists and Historic Environment Records).
- c) The date when the record was made, the name(s) of the recorder(s) and the location of any archive material.
- d) A contents list; a list of illustrations or figures.
- e) A summary statement. This account should summarise the building's form, function, date and sequence of development. The names of architects, builders, patrons and owners should be given if known. Its purpose is to describe the building when no fuller record is necessary. Alternatively it may serve as an introduction to the more detailed body of a record that may follow, for users who may need a summary of the report's findings.
- f) An introduction briefly setting out the circumstances in which the record was made, its objectives, methods, scope and limitations, and any constraints.
- g) Acknowledgements to all those who have made a significant contribution to the making of the record, or who have given permission for copyright items to be reproduced.

Main report

- h) A discussion of the published sources relating to the building and its setting, an account of its history as given in published sources, an analysis of historic map evidence (map regression) and a critical evaluation of previous records of the building, where they exist.

- i) An account of the building's overall form (structure, materials, layout) and of its successive phases of development, together with the evidence supporting this analysis.
- j) An account of the building's past and present use, and of the uses of its parts, with the evidence for these interpretations. An analysis of a circulation pattern or of a decorative or liturgical scheme. An account of any fixtures, fittings, plant or machinery associated with the building, and their purpose.
- k) Any evidence for the former existence of demolished structures or removed plant associated with the building.

End material

- l) Full bibliographic and other references, or a list of the sources consulted (in long reports it is preferable to include both). Websites which may prove to be ephemeral should be avoided as references wherever possible; where their use is unavoidable the full web address and the date on which the site was consulted should be noted.

Additionally, the written record could include if appropriate:

- m) Copies of historic maps, drawings, views or photographs illustrating the development of the building or its site (the permission of owners or copyright holders may be required).
- n) Copies of other records of the building, including specialist reports (again with any necessary permissions), or a note of their existence and location.
- o) Any further information from documentary sources, published or unpublished, bearing on any of these matters, or bearing on the circumstances of its building, designer, craftsmen, ownership, use and occupancy, with a note on the sources of the information.
- p) An outline of the significance of the building. This can seek to identify both the significance of different features or phases of development in the building relative to each other, and also set important aspects of the building in a regional or national context.
- q) A glossary of architectural or other terms likely to be unfamiliar to readers. If few in number, terms may be explained more economically within the text or in footnotes.

5. HISTORICAL BACKGROUND

This section is adapted from the HEDBA (BBHC 2021), which provides the full archaeological and historical baseline for the site, and should be read in conjunction with this report.

Designated heritage assets within or including the application site (Fig. 2)

- 5.1 The entire application site falls within the Bishopstrow Conservation Area, which was designated as such by the then West Wiltshire District Council on 3 February 1988. The application site contains 11 designated heritage assets, including three Scheduled Ancient Monuments: a long barrow known as King Barrow [3] and two bowl barrows [4] and [5]. A further eight Grade II listed buildings/structures lie within or at the boundaries of the site, including Bishopstrow House itself [35], and a group of features associated with its southern garden area, including a low boundary wall on the south side of the B3414 [21], the tunnel which passes below the B3414 [17], a bridge over the Wylfe [22], a summer house [18], a Doric Temple [36], garden walls [20] and a pump house/garden pavilion and boathouse [19].

History of Bishopstrow House and its grounds

- 5.2 The manor of Bishopstrow first came into the Temple family when it was sold by the son of Lord Castlehaven to William Temple (I) in 1635. The manor remained in the hands of the Temple family for the following 300 years or so (ibid.). The original manor house was to the south of the Salisbury road (B3414), at the eastern end of the present southern garden area.
- 5.3 The Grade II listed Coach House (Fig. 2, [26]) just to the east of the southern garden area is of mid-17th-century date and possibly an outbuilding (stables are suggested in Pevsner 2021) to, or remains of, the earlier manor house, according to its listing description. In 1736 the manor house was apparently only small, with a hall, two parlours and four main chambers, but may have been added to in the 18th century 'when the garden was expensively beautified' (VCH 1965), which would fit with the 1770 date of the Grade II listed Doric temple. The enclosing, Grade II listed, garden walls and nearby pump house/boat house are also of late 18th-century date, whilst the Grade II listed summer house or pavilion, carriage bridge over the Wylfe, low boundary wall enclosing the grounds south of the B3414 and tunnel beneath the B3414 are all early 19th-century, according to the listing descriptions.

- 5.4 The southern garden walls are first recorded on the 1811 Bishopstrow Enclosure Map, which shows the earlier manor house in the south-eastern corner of the site but does not provide detail of the gardens or garden buildings. The tunnel below the Salisbury Road (B3414) has the date 1815 and the initials 'WT' on the keystones of its portals. These are the initials of another William Temple (William Temple III: b.1781, d.1875), the great, great grandson of William Temple I, who had bought the manor in 1635. It was William Temple III who constructed the tunnel under the road in 1815 to link the house and gardens to the south of the Salisbury Road (B3414) with land to the north on which he later built Bishopstrow House. Construction commenced in late August 1817, according to a date stone in the basement of the house. The house was built to a design by John Pinch the Elder of Bath and took around four to six years to complete.
- 5.5 Accounts vary as to this William Temple's reasons for building a new house north of the road. The listing description suggests the earlier, 17th-century house, was partly destroyed by fire in around 1800, whilst the Victoria County History is vague, suggesting William 'seems to have decided' to build the new house shortly after enclosure of the parish in 1811 (VCH 1965) - perhaps implying the family had outgrown what seems from earlier descriptions to have been rather modest for a manor house. A letter dated 31 August 1970 from William Keith Neal (owner of Bishopstrow House from c. 1949-1976) to a Mrs Bunyan is held by the Wiltshire Buildings Record (WBR ref. B688). In the letter Keith Neal recounts the history of the house and suggests the old house to the south of the road was Elizabethan (1558-1603) of which only the stable block (the Grade II Coach House [26]) survives, and that it was pulled down by William Temple in 1826. This suggests Temple may have remained at the old manor house (or what was left of it) until his new house was complete. Keith Neal indicates that the new house was built between 1817-1823, taking five years to complete.
- 5.6 The 1839 Bishopstrow tithe map shows the new house, approached by a slightly curving driveway leading from the Salisbury Road to the south-east, with a projecting bay to the south and wider western wing. The stable courtyard, enclosed by long wings on three sides, is shown to the rear and north-east of the main house. Another long and narrow ancillary range extends back from the rear of the house near its north-western corner to a pair of square enclosures – perhaps kitchen gardens as they were in later periods – situated to the north.

- 5.7 The history of the gardens, plantations and parkland of Bishopstrow House was the subject of a detailed historical report by Christopher Bull for his Architectural Association School of Architecture Post Graduate Diploma in April 2000 (Bull 2000). This report was later summarised by Gareth Slater in the journal of the Wiltshire Gardens Trust (Slater 2002). Much of the original archive material from the research undertaken during the compilation of these reports is held by the Wiltshire Gardens Trust and was inspected during compilation of the HEDBA. It is not intended to repeat the considerable detail contained within Bull's study and Slater's summary here, but some key points have been extracted below for the purposes of this assessment.



1773 Andrews and Drury map

The southern garden area and grounds of the old manor house

- 5.8 As we have seen above, the garden south of the B3414 Salisbury Road belongs to the earlier manor house. Both the formal gardens and manor house (annotated Wm. Temple Esq.) are indicated on the 1773 Andrews and Drury map above, with the house and kitchen garden wall depicted on the 1811 enclosure map, which may itself have been the site of an Elizabethan and possibly earlier manor house. The garden extends south from the road to the river Wylfe above Bishopstrow Mill, with a former orchard and shrubbery, now a grassed paddock with a few trees remaining, in the northern half. This is divided from the southern half by the brick-built, grade II listed garden wall in the east and a non-designated and partially infilled ha-ha to the west.

An unlisted brick wall with a gothic arched gateway leading to a pathway at a point just north of the carriage bridge still bounds the western part of the southern garden area, and there is also a section of unlisted brick wall at the south-east, with a gateway through to Bishopstrow Mill. A Doric temple and pleasure grounds were accessed from the orchard/shrubbery via a narrow causeway surmounted by a wrought-iron gateway built across the ha-ha, probably in the early 19th century.

- 5.9 The 1770 Doric Temple forms the centrepiece of the southern garden area. An open rotunda supported on eight Tuscan columns, of Bath stone with a lead-covered cupola, this was carefully rebuilt following a severe storm in late January 1990 in which a falling tree demolished the original structure to ground level. It is almost identical in design to another rotunda at Belcombe Court, near Bradford-on-Avon. The 1770 date indicates that it was built by William Temple II, who inherited the manor in 1755 and died in 1780, and it may have been this William Temple who was responsible for the original laying out of the pleasure grounds broadly as we understand them today in the southern garden area. The temple is placed to command views down the canal which ran off at an angle from the river, and to close the view back from the footbridge which spanned the canal south of the mill, from where it would appear reflected in the water. A grass walk led along the northern riverbank below the temple, extending eastwards to a small garden shelter or pavilion, the now Grade II listed boathouse and pumphouse, from which one could peruse views along the river. The garden shelter was lightly built with stucco and plaster on laths on a timber frame and a slate roof, and the timber-frame, infilled with brick nogging, boat house behind (to the east of) it was added later. The garden shelter, whose woodwork was already in poor condition, and from which some of the stucco had been lost by 1997, was vandalised in 2002. One of its walls was torn down and a hole made through its floor. It is now in very poor condition.



The temple in 1987, before its rebuilding with a dome which appears slightly higher following the 1990 storm (Wiltshire Buildings Record)



The garden shelter/pump house in or before 2002 (Wiltshire Gardens Trust)

- 5.10 The remains of a non-designated vine house survive close to the Doric temple, which had heating flues in its west wall fed from a sunken hearth and a coal store. This fell into disrepair around 1938, by which time it had lost its roof. The Grade II summer house to the west was added in the early 19th century, possibly to command views across the river and fields beyond to the tower of St Aldhelm's Church, although vegetation now prevents such a view. Now boarded up, and the interior inaccessible, the summer house was described in 2000/2002 as octagonal with a glazed screen dividing the interior from a loggia whose arches were decorated with fretwork in a faintly Moorish style. Bull suggests this was probably situated within a central island of planting. Sadly, the fretwork has since largely been destroyed by vandals, who also destroyed glazing bars in one of the sash windows, smashed glass in other windows and tore plaster from the walls. The building is of a mix of brick and stone, plastered internally, with a slate roof. From here, the view up the river to the west is terminated by the broadly contemporary (c. 1820), carriage bridge, which may have been replaced at the same time as the footbridge over the canal. The bridge has a single span arch with a lattice ironwork handrail above.



The summer house and temple in 1997, before the summer house was vandalised and its delicate wooden fretwork destroyed in 2002 (Wiltshire Gardens Trust)

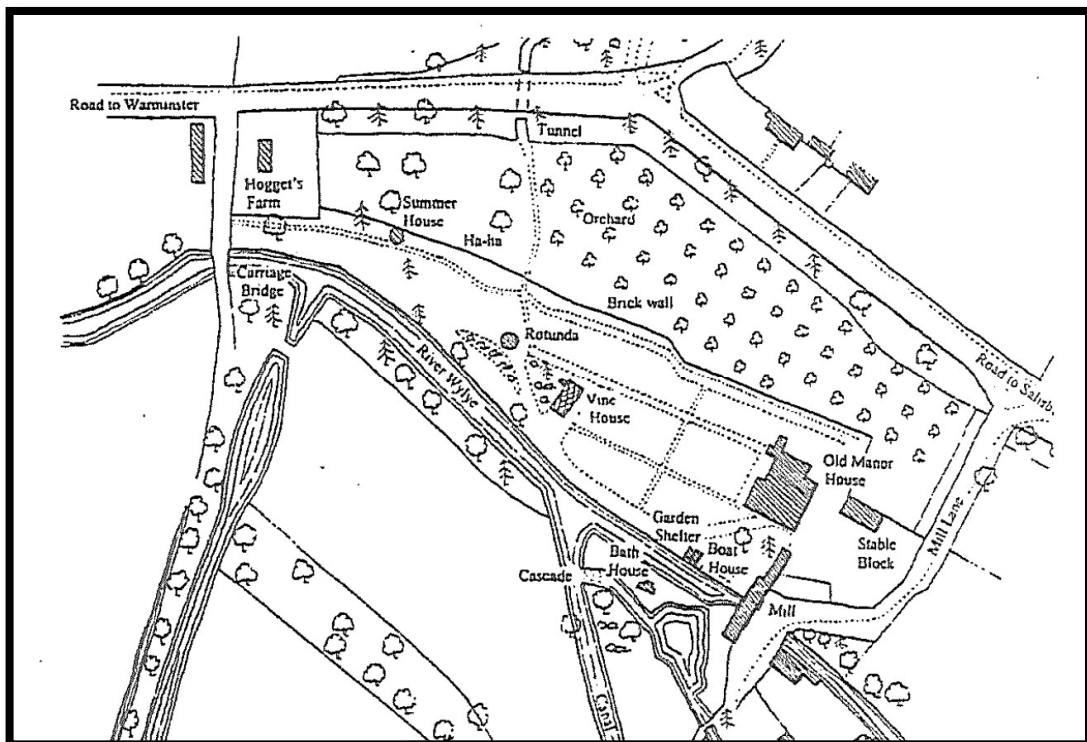


The summer house in 1987 with its fretwork and windows still intact (Wiltshire Buildings Record B688 pt4)

- 5.11 This southern garden area was connected to the site of his new (1817) house to the north of the Salisbury road by the tunnel [built by William Temple III in 1815, and although the grounds around the new house were laid out as parkland, surrounded by belts of woodland, the riverside garden was retained as the main pleasure ground. The old stable block was the only element of the old manor house complex retained when the old house was pulled down around 1826, the latter's site being utilised as a kitchen garden thereafter. Herbaceous borders lined the paths through the kitchen garden, and the slope down to the river, whilst the wall space was used to grow fruit including pears, cherries, nectarines and peaches.



The tunnel with a set of gates still intact, date unknown but possibly 1987 (Wiltshire Buildings Record B688.1)



Plan of the southern garden area as it may have appeared in 1825 - after Slater 2002

Bishopstrow in the late Victorian period

- 5.12 William Temple III passed away in 1875 at the age of 95, and the house was inherited by Vere de Lone Temple, who leased it to Captain Burchall Helme in 1876. A detailed inventory of 1889 (Warch 132/31) provides us with an outline of the room functions within the main house at the time, and of some of the outbuildings closest to the house. The inventory appears to work from the top of the house downwards, and then to the exterior, listing the rooms, buildings and spaces as:

- Top landing
- Attick No. 1
- Inner rooms No. 1 & 2
- Cook's Room
- Housemaid's room
- Spare servant's room
- Blue attic
- Water tank closet
- Lumber room
- Upper bathroom
- Footman's rooms
- Governess's room
- Back staircase
- Housemaid's closet
- Lower bathroom
- Nursery Nos 1, 2 & 3
- Back passage
- Water closet
- Day nursery
- Captain Helme's room
- Mrs's Helme's room
- Front landing and staircase
- Best bedroom No. 1
- Billiard room
- Blue bedroom
- Dressing room x 2
- Front hall

- Water closet
- Drawing room
- Dining room
- Library
- Gun room
- Back passage
- Housekeeper's room
- Butler's pantry
- Servant's hall
- Kitchen
- Dairy
- Scullery
- Larder
- Knife house
- Laundry
- Garden
- Stable yard
- Carpenter's house
- Bailiff's house

- 5.13 In 1893 Captain Helme died after walking into the path of a train on the line just to the north of Top Park, but his wife remained in residence at the house until 1907. Vere de Lone Temple died in 1892 or 1893, and the house was then inherited by Grenville Newton Temple, who was responsible for the rebuilding of the western end of the kitchen garden or 'fruit' wall first apparent on the 1900 Ordnance Survey.

Bishopstrow in the modern era

- 5.14 Grenville Newton Temple died in 1949, around which time the house was sold to the eminent gun collector William Keith Neal, whose family (including his daughter Diana Berry) lived at Bishopstrow until 1976. Sales particulars record the extent and composition of the estate, when Grenville sold it in 1949, which extended to 144 acres including 20 acres of woodland at this date (Warch 2630/3).
- 5.15 The 1949 sales particulars record the house as approached via '*a hard gravelled drive, bordered by well-kept grass lawns and flower beds, herbaceous shrubs and fine old Fire and other trees*'. The house and grounds at this date are described in

considerable detail, although unfortunately no maps or floor plans are included in the particulars. The main house and grounds comprised:

GROUND FLOOR

- Pillared entrance porch
- *Small outer hall with double doors leading to:*
- Main pillared hall with oak floor, open fireplace, hanging cupboard and radiator
- Library 14' x 18' with oak floor, fireplace with black marble surrounds, fitted book shelves and cupboard concealing 2 built-in safes
- Dining room 26' x 18' inclusive of bay, oak floor, fireplace with white marble surrounds, bay windows, fitted cupboard and mirror
- Drawing room 23'9" x 18' with fireplace – white marble surrounds, full-length windows
- Gun room with oak floor, fireplace with marble surrounds, 3 fitted gun cupboards
- Cloakroom with wash basin, WC, and built in store cupboard adjoining
- Pantry with grate, sink, fitted dresser and cupboards and iron door to plate safe
- Staff room with open brick fireplace and fitted cupboards
- Scullery with range, bread oven, 3 sinks, fitted dresser and cupboards
- Two larders with shelves and ventilated game cupboard
- Kitchen with sink, 2 ranges and Beeston boiler, serving hatch, fitted dresser and cupboards
- Houskeeper's room with grate and cupboards
- Store room with fitted shelves

A wide stone staircase with iron supports to mahogany handrail leads off the main hall to the half landing in which is fitted a cupboard and to the first floor landing, around which are 4 dressing and two bedrooms viz:-

FIRST FLOOR

- Oval bedroom No. 1 26' x 17'9" with grate and white marble surrounds, built-in cupboards and communicating door to:
- Bedroom No. 2 18'3" x 14'2" with grate, creamed tiled and mottled marble surrounds, adjoining which is:
- Dressing room with grate and marble surrounds
- Arched bedroom No. 3 22'6" by 19'6" with grate and white marble surrounds
- Bedroom No. 4 18'6" x 14'9" with grate and white marble surrounds
- Dressing room with grate and white marble surrounds

Leading off the main landing is a passage with radiator and around which are:-

- Bedroom Nos 5 – 9 (various dimensions; most identified as having grates with marble surrounds and Beds 6, 7 & 8 with fitted or small cupboards)
- Bathroom with grate, bath with tiled surround, wash basin and fitted cupboards
- Housemaid's closet with sink and WC

A short staircase leads down to separate WC with fitted cupboards and brush store

An oak staircase with mahogany handrail leads off the main landing to the:-

SECOND FLOOR on which there is a spacious landing with linen cupboard and:-

- 6 servants bedrooms, one of which is partitioned

Two secondary staircases approach the:-

- 2 secondary bathrooms
- Bedroom with grate and cupboard and a second partitioned bedroom with cupboard

GOOD SPACIOUS DRY CELLARAGE

- The passage from the servants quarters on the ground floor lead[s] to the coal and wood houses, 2 workshops, fruit stores, dairy and servants WC
- Close to the house is the stable yard around which is a range of 7 loose boxes with channelled floors, fitted mangers, hay racks and water bowls
- Corn bin with loft over
- Harness room, large coach house or garage and open shed with lofts over
- Other buildings include: brick and tiled open shed, 2 loose boxes, second open shed, E.C., stores, wood shed, drying ground and engine room
- The central heating to hall, library and first floor passage is supplied from a Robinhood boiler in the kitchen which also supplies the hot water system to the bathrooms and domestic offices

GROUNDS AND OUTBUILDINGS

On the SW side of the house is a grass tennis lawn, adjoining which on the NE side is a well timbered copse, the whole being in a ring fence and having an area of 4 ½ acres

On the other side of the main Warminster-Salisbury road, approached by subterranean tunnel are well-laid out picturesque pleasure walks, fruit and kitchen gardens, in all extending to an area of approximately 6-acres

- These grounds, which have a large frontage to the main road and sweep down to the River Wylfe on the opposite side, make one of the most beautiful settings to be found, and lends itself ideally to be run as a nursery combined with pleasure gardens

- Fishing and boating may be enjoyed on the river and in the grounds themselves is situate a glass-fronted stone built summer house overlooking the water, and also a stone built pavilion
- At the extreme end of the orchard lay the kitchen gardens, large heated greenhouse in perfect condition, peach house, potting and gardening sheds and numerous cold frames [most of these features are now part of the Coach House's gardens]

5.16 These elements of the house and grounds were subject to vacant possession, whilst the remainder of the estate was subject to tenancies, and included Home Farm, Knapp Farm, Boreham Manor, Bishopstrow Mill and lands, 13 'substantially built cottages' and the Parish Room. William Keith Neal's daughter, Diana Berry, recalls that her father only bought the main house to the north of the Salisbury road in c. 1950, whilst the Temple family allowed a market gardener, Mr Steer, to occupy the southern pleasure gardens and orchard (Diana Berry *pers. comm.*). Mr Steer, who had turned the southern gardens over to vegetable production during WWII, blocked up the tunnel under the road and used it to grow mushrooms. William Keith Neal bought the southern garden area around 10 years later and unblocked the tunnel. The house and gardens were sold in 1976 by William Keith Neal to Kurt Schiller, who by 1978 had converted it into hotel usage. A Country Life advertisement of May 1976 provides an outline description of the house and gardens at that time.

COUNTRY LIFE SUPPLEMENT-1
Vol. CLIX No. 4117 MAY 27, 1976

KF+R Knight Frank & Rutley

WILTSHIRE



**IMPRESSIVE REGENCY HOUSE IN PARKLAND SETTING
WITH 200 YARDS DOUBLE BANK OF THE RIVER WYLYE**
Close to Warminster. Within easy reach of Bath and Salisbury.

Large hall, 4 reception rooms, 8 principal bedrooms, 2 dressing rooms, 4 bathrooms, nursery, range of good attic bedrooms. Partial central heating. Staff flat. Courtyard with garaging for 3 cars and magnificent stable block. Coach house with planning permission for cottage.

Paddocks (some let). Woodland. Fishing.

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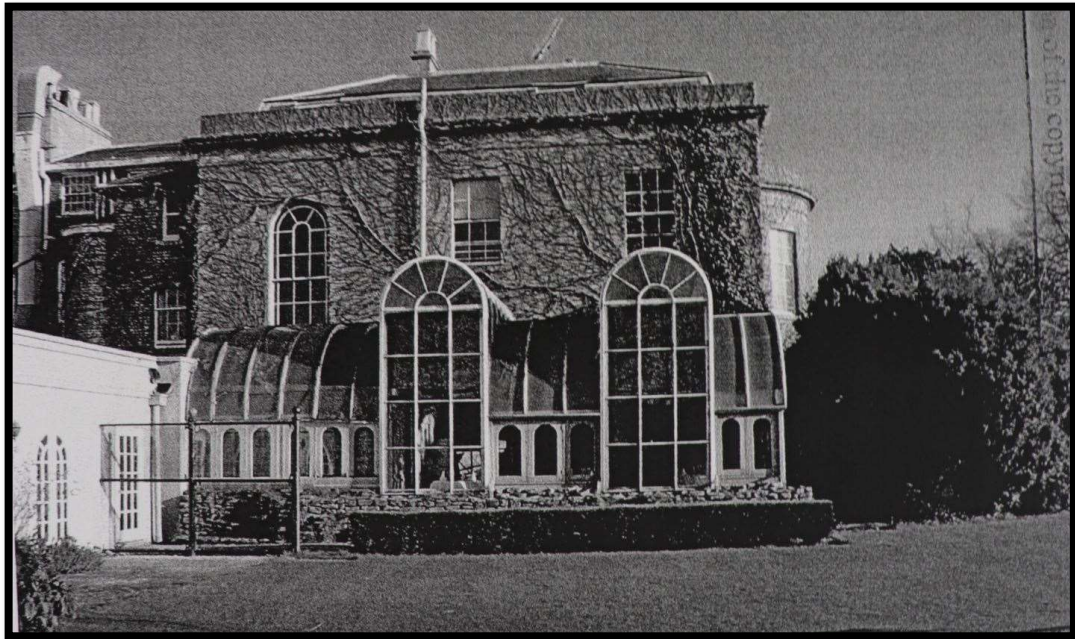
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1976 advertisement in Country Life (Wiltshire Buildings Record B688)

- 5.17 The northern half of the western wing of the stable block was demolished between aerial photographs of 1976 and 1978. This was rebuilt close to its original form following a planning application submitted in 2007. A conservatory was added to the southern end of the western elevation of the main house at some point between aerial images of 1978 and 1984, whilst maps, aerial photographs and planning applications

show that many of the other accretions on the western side of the main house had also been built by 1984. These include the aforementioned conservatory, the outdoor pool (c. 1983) and indoor pool (c. 1984). The stables were also converted into hotel accommodation at this time. A large indoor tennis court was built to the north of the house c. 1985, and was connected to it via a narrow passageway which remains today.



The late 1970s/early 1980s conservatory/breakfast room with the new dining room to the left, pictured c. 2007 prior to its demolition (Wiltshire Buildings Record B688)

- 5.18 The hotel was sold again in 1988 to the Blandy Brothers, who also owned Reid's Hotel in Madeira, and construction of a single-storey annexe at the north-western corner of the house was commenced in 1989. A severe storm on 26 January 1990 led to the loss of 15 mature yews, 2 large beeches, a very large Spanish chestnut in the southern pleasure grounds, and another falling tree caused the reduction of the Doric temple to rubble. Another tree damaged the ha-ha in the southern garden area, and part of this was filled in and turfed over. A Cedar on the hotel lawn also lost its crown, which crashed into the single-storey annexe, which was still under construction to the north-west of the house.



Storm damage to the annexe, late January 1990 (Wiltshire Buildings Record B688)

- 5.19 The hotel was sold again in 1996 (in 1999 it was Bishopstrow House and Ragdale Spa), and planning records suggest internal alterations may have been undertaken around this time to form changing rooms and a gym, probably those on the western side of the house. This may have involved demolition of a formerly external wall. A purpose-built extension was seemingly added for a gym in 1998 near the north-western corner of the west elevation, and this seems to have been extended 2002-2005. The present dining room was added to the west elevation by Spring of 2007, and the late 1970s/early 1980s conservatory was replaced with the present conservatory sometime in or shortly after 2008, following planning applications by the then owners the Von Essen Group. Few, if any, significant alterations to the buildings are perceptible after this date.

6. STRUCTURAL ANALYSIS

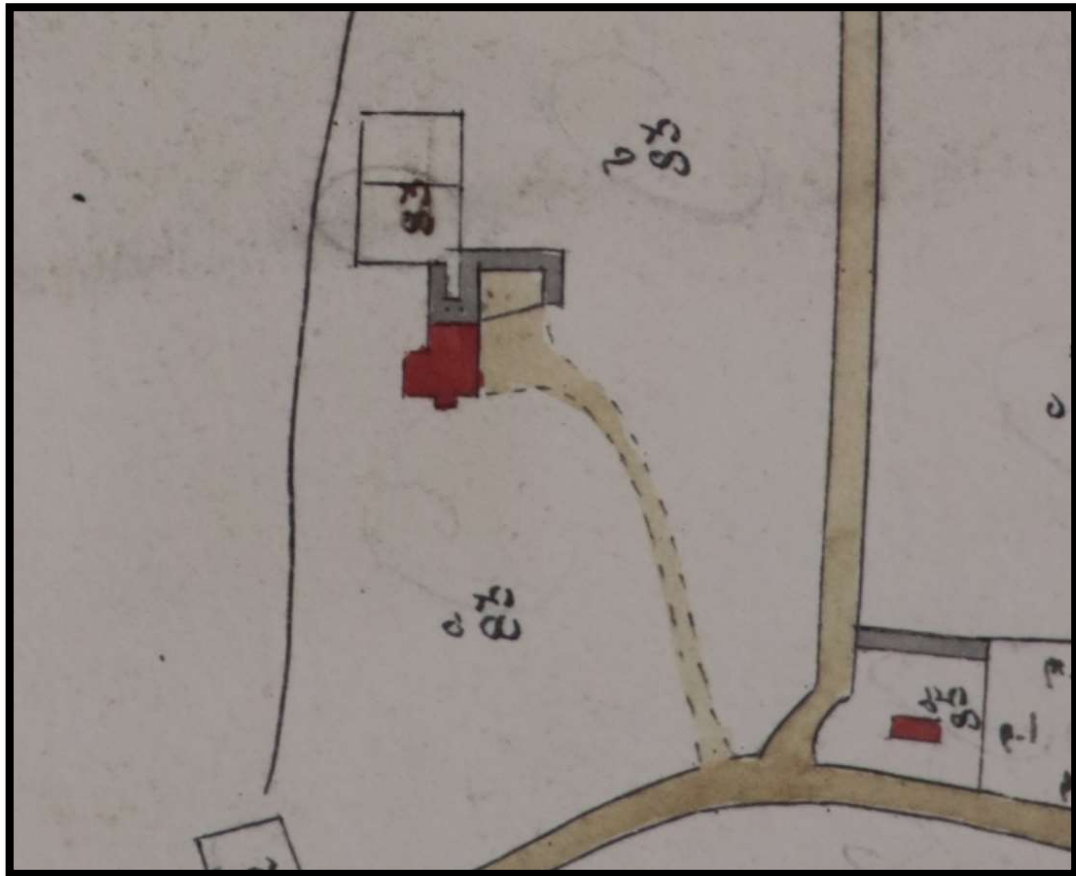
- 6.1 What follows is a general description of the characteristics of the building and some interpretation. A more detailed description will be given later. Not all of the rooms could be visited, as they were in occupation by hotel guests. Modern finishes have obscured some areas and interpretations are based on plan form, old descriptions and photographs as well as direct observation where possible.

The Main House, Period 1

- 6.2 Figs 6-9 show the development of the building from its construction starting in 1817 to works carried out after its conversion to a hotel after 1976. The building is of several phases, those of the most heritage significance completed by 1839 at the latest.
- 6.3 The main block of reception rooms and domestic family accommodation is an L-shaped block in Bath stone ashlar designed by John Pinch the Elder in his characteristic restrained but accomplished neoclassical mode (our Period 1a, Fig. 6). The only external decorative flourish is the Greek Ionic *portico in antis* set in a slightly projecting central bay framing the main entrance and raised on three, shallow steps (Fig. 10). This elevation is two-storey, plus a nearly invisible attic behind a parapet, and of five bays (and there is an invisible basement). The window openings are devoid of any mouldings and filled with elegant, six-over-six sash windows. Although Pinch was a Bath architect, the sashes here close on timber bottom cills, rather than direct on to the stone cills, as was the idiosyncratic (but rot resistant) Bath system. The wooden cills are in very poor condition but the windows have either been well maintained or are very good replicas, with correct non-extended stiles.
- 6.4 The south elevation or garden front is the left return of the building, three bays, the central bay being a nearly semicircular bow lit with three windows, on each floor. The entablature and parapet continue around the bay, but the attic behind continues straight (Fig. 11).
- 6.5 The west elevation is now much hidden and somewhat altered by a series of additions made in the late 20th century and in 2007/8 (Fig. 12). As built it was in the same idiom as the other elevations (Fig. 11), although of only three bays, the northern of which was occupied by the tall round-arched window lighting the stair (ST1). There was no door in this elevation but one has been recently made to give access to the hotel's

dining room (Figs 7 and 28). The semicircular scars of a short-lived, lean-to conservatory are evident above the present lower conservatory dating from 2008 (Fig. 12).

- 6.6 The north elevation is almost completely hidden by the range to the north but the tiny part visible at the north-west corner is of ashlar. As the east elevation was longer than the west, the north elevation extends forward to meet the former in an L-shape (Fig. 7). None of this structure can be seen as it is internally finished. It includes the original service stair (ST3, Figs 6-9).
- 6.14 The roof is a double mansard but ends in a truncated gable against the range to the north. However, the interior roof-slopes of Room 14 (not seen but drawn on the survey and see Fig. 9) suggest that the gable was added to tidy up the junction with the roof of the Period 1b added wing and that the mansard continues around this part of the Period 1a building, under the altered gable.
- 6.7 The block on the north of the main range, our Period 1b, is described in the listing (Appendix 1) as of late 19th-century date and curiously, of stucco. The east elevation is actually of ashlar but the wall is much thinner than the Period 1a walls (Figs 7 and 8) and the coursing does not align with them and is evidently butted up to them (Fig. 13). At basement level the wall is built in the same 2½" brick as the Period 1a basement, but again, clearly abuts the brickwork of the Period 1a basement access tunnel as does the stone retaining wall of the access area (Figs 14 and 15).
- 6.8 The way the roof abuts and the lack of a parapet, but overhanging eaves instead (a later feature), also strongly suggest this is an afterthought added to supply the surprising lack of service rooms in the original build (Fig. 16). However, it is clearly not of late 19th-century date and appears on a map of 1839 (below).



Extract from the 1839 Bishopstrow tithe map (Wiltshire Archives)

- 6.9 The ashlar wall matches in material but is of a very different character and unbalances Pinch's design. The rest of this wing is built in brick in 3" bricks laid in English Garden Wall bond with headers every three courses and wraps around the Period 1a L-shape, forming a compact rectangle (Figs 7 and 16). The west elevation was very utilitarian, with small-pane, 10-over-15 sashes in segmentally arched openings, mixed with similar six-over-six and eight-over-eight sashes (Fig. 17). All the ground floor windows are blocked and masked by recent works (Fig. 19), but those in the Period 1c section (see below and Figs 6-9 for periodisation) were replaced by identical sashes in the early 1970s (*pers. comm.* Diana Berry and *cf.* Figs 17 and 18).
- 6.10 The junction with the Period 1a block on the western side is masked by the two Period 1b brick-built blocks in the corner. The rectangular one (with the trellis porch in Fig. 17) is butted up to the ashlar wall of Period 1 and the quadrant-plan one is butted up to it. The junction of neither with the Period 1b block can be seen now. The most likely sequence is that the rectangular block was added to the service stair of Period 1a in Period 1b and against the ashlar block, and that the quadrant plan structure was

added to it. In Fig. 7 they are both shown as Period 1b, even if successive construction.

- 6.11 The southernmost part of the eastern single-storey range running north from the Period 1b block is part of this phase of works (Fig. 7). Although it appears to have been freestanding at first, there was clearly a gateway between it and the main Period 1b block with jambs integral to each structure. This led to an open passage between them leading to the present door into the central corridor of Period 1b (Fig. 20). That this was an exterior door is indicated by the step down at its threshold. The passage it leads to is shown as a narrow open yard in the later 19th century (Fig. 4). The present roof over the passage is later.
- 6.12 The access area to the cellar passes alongside this block and the change in brickwork from 2½ to 3" at the lower level occurs at the north-east corner of the main Period 1b block. The bricks of the north wall of the period 1b block are 3" thick. The ground level of the single-storey block is halfway between the basement and the ground floor and is reached via the access area. The door in the west side seems to be of this phase, but there is no sign of a means to bridge the difference in height. The present steps from the corridor are recent.
- 6.13 Also allocated to this period is the central part of the stable block, now rooms 20 and 21 and the rooms over. It is quite evident that the sections either side are butted up to this section, the quoins and straight joints being very clear. The first phase bricks are 2½", while the additions were built in 3" bricks. The eastern stable range is assumed to be of Period 1c, rather than 1b, on slight stratigraphic grounds, but it is possible that it belongs to Period 1b as otherwise there would be no stables in this phase. The curving wall linking it to the Period 1b block abuts both that block and this wing of the stable.
- 6.14 These sections are allocated to Period 1c along with the two-storey range running north from the Period 1b main block. They need not be contemporary but both stratigraphically post-date Period 1b and were in existence by 1839. The taller section of the western range is built in similar brick to the Period 1b block, in English Garden Wall bond, but clearly butts up to it at all levels (Fig. 21). It was not possible to ascertain the relationship of the single-storey section of Period 1c to the two-storey section, so the simplest hypothesis, of their contemporaneity, has been adopted.

- 6.15 The single-storey section north of the single-storey Period 1b block is butted to it and appears to have formerly abutted the western end of the stable block, of Period 1c. Thus it has been ascribed to Period 1d and in place by 1839. However, the interpretation is muddled because, at some point between 1976 and 1978, the northern end was removed. In 2007 it was reconstituted as the Halcyon Spa and gym, the new section abutting previously blocked windows and apparent ground floor openings in the stable block.
- 6.16 Single-storey ranges were added to the west elevation and the north side and west end of the stable block, by 1887, but evidently not in one operation.
- 6.17 This is also when the detached block north of the terraced garden at the north of the stable blocks appears. This has been much altered, but part of the westward extension had appeared by 1942.
- 6.18 North of the John Pinch Room are the remains of a potting shed and kitchen garden wall. Like the main buildings, these are in English Garden Wall bond. The wall may originate by 1839 but the walls mapped then do not share the same position or angle, although this kind of map is too small scale to be reliable. It is certainly in existence by 1887, again however, two phases are visible in the fabric (Figs 3 & 63).
- 6.19 The Period 1a house sits on a vaulted basement (Figs 6 and 22). This is reached via the stair ST3 and the access tunnel. The latter runs under the rear wing of the Period 1a block which does not have a basement (Fig. 6). The arrangement is slightly odd, and how the entrance to the tunnel was reached before the construction of the access area is unclear. The latter is structurally secondary to the arched entrance to the tunnel (Figs 14 and 15).
- 6.20 The basement is in largely original condition with some modern partitioning in concrete block and plywood studwork. The basement is vaulted in 2½" thick brick on piers and walls in the same material. The work is very high quality. In the north-east corner is a room with original wine bins (Figs 6 and 23). Some early doors remain.

7. BUILDING DESCRIPTION

The original Pinch block of 1817-23

Exterior

- 7.1 The exterior has been adequately described above, but it can be added that the ashlar is of a very high quality and the roof covering is slate. The portico in antis is in the form of an apse (Figs 7 and 10).

Interior: ground floor

- 7.2 Entry is through the panelled double doors at the rear of the apse (Fig. 24). There is an old LBC application to re-hang them so that they open outwards, but this does not seem to have been carried out. This may have been intended to provide a bit more space just inside as guests were arriving, as the present timber-panelled screen at the entrance to the present bar was formerly only 1.4m back from the doors (Figs 7 and 25). It seems likely that the screen was moved to accommodate guests arriving. Fig. 25 indicates that the upper panels of this screen were glazed and it was ceiled to provide an internal porch.
- 7.3 The screen in its present position has had the glazing replaced by matching (but simplified) fielded panels and the tympanum filled in to the arch and ceiling (Fig. 26).
- 7.4 The stiles of the screen closely matched the architraves of the rooms off the entrance hall (described below), but the screen, even in its earlier position, may be a secondary addition, put in place soon after the main construction, as its ceiling cut awkwardly across the architrave of the tall front door. All the architectural timberwork is painted and always would have been (excluding doors and handrails).
- 7.5 Originally the visitor passed through the screen into the small hall separated from the main hall by the segmental arch on jambs formed from slender *antae* flanking a tall reeded panel (Fig. 25). On either side were the doors into the first ground-floor rooms (library and reception/office). These doors had architraves of a typical late neoclassical form, used with variations in much of the building, of a concave panel with a bold roll in the centre with a square fillet either side (Fig. 27). The junction of horizontal and vertical was made via circular paterae in square frames. The doors have six raised-and fielded panels in dark wood, presumably mahogany. The thickness of the walls has also provided the opportunity for the reveals to be panelled

(Fig. 36). All the panelling and shuttering on the ground floor is of the same design, dating to Period 1a.

- 7.6 Beyond the arch is the main or inner hall, now used as a bar (Fig. 26). This is bounded on the west by a similar arch beyond which is the grand staircase (Fig. 28). The tall window here provides the only light to this entrance sequence, apart from the relatively small transom over the front door. This sequence is the main axis with the main reception rooms on the left or south. Only one "polite" room is on the right-hand side, the present office, in 1949 the Gun Room. The service stair is also on this side but all the other rooms on the north are the service rooms of Period 1b.
- 7.7 The hall is floored with stone slabs laid diagonally and this is shown on photographs of 1975 (Fig. 25). Presumably this was laid after 1949, as the sales particulars of that year say the hall (and other rooms on this floor) have oak floors. The veined marble fireplace surround on the north is a replacement item, post-1975, of a mid Victorian design (Fig. 26). The 1975 HE photos show a plainer, but probably white marble, open fireplace, presumably that mentioned in the 1949 particulars (Fig. 25).
- 7.8 The inner hall, now the bar, served to re-orientate the visitor to the axis at right angles to the entrance, leading into the central reception room (lounge) on the south front, but post-1976 (and egregious) changes have removed the features designed to do this.
- 7.9 A recess on the south of the hall was screened with two Ionic columns similar to those on the entrance, supporting a simply moulded entablature (Fig. 29). This provided an ante-room between the hall and the lounge. However, instead of a central doorway, the lounge is entered via a door on the west side. Another door in the west side of the recess gives access to the present meeting room.
- 7.10 The columns have been removed and the entablature replaced or repaired with a plainer version, presumably hiding an RSJ. The circles on the floor where the stone floor has been "made good" are very evident. The columns have been replaced by a drinks bar (Fig. 30). Not a good swap.
- 7.11 In plan, it appears that two further doorways were intended to open from this recess into the lounge and the library. That into the library is now occupied by two safes placed one above the other, that in the lounge, a cupboard (Fig. 31). Both were

blocked up before 1975 and completely hidden on the hall side. The safes appear to be of early 20th-century design. Their exact date is unclear, but they are mentioned in the sale of 1949.

- 7.12 The stair hall rises up in a compartment marked off by an arch similar to that at the east end of the hall (Fig. 29). A door (now disused) opened into the meeting room. The door to the outside in the west wall is a recent insertion. The door under the stair into the service area now leads to Period 1b structures but could have been an exterior door in Period 1a. The current finish of the stair hall is a painted false Bath stone ashlar rising through the first floor. This post-dates the cutting through of the back door and does not appear on earlier photographs (e.g. Fig. 29).
- 7.13 The stair is a typical Pinch, stone cantilever with wrought-iron balusters and a mahogany handrail. The latter ends in a curtail wrapped around a cast-iron newel (Fig. 28).
- 7.14 The bow-fronted room in the centre of the south front is now the "Lounge" but in 1949 the Dining Room. This is the grandest room in the house and with the columned recess in the hall forming a "buffet", was probably intended to be so from the beginning.
- 7.15 Colour and mirrors apart, this is in largely original condition, with its oak floor, anthemion and cable roll cornice and the shuttered sash windows (Fig. 32). The latter are typical of Pinch's attention to detail as the sliding sashes are curved to follow the bow. The chandeliers are modern. The fireplace is relatively grand, the marble surround having three-quarter Ionic columns flanking the hearth (Fig. 33). The hearth itself may not be the original.
- 7.16 There does not seem to have been access from this room to the flanking ones which could only be reached from the columned recess or, from the halls. Both apparent doors from the library are "dummies" (one now a safe, Fig. 31).
- 7.17 The present "library" seems to have been designed as a library and is down as such in the 1949 sale particulars. The walls have recesses built in for bookshelves. These are currently very plain and the shelves are modern. The recesses are topped with semicircular arches, a feature that recurs in the Period 1a sections. The door from the

hall shares a segmental arch with the adjacent recess rather than the semicircular ones elsewhere (Fig. 34).

- 7.18 The floors are oak, the windows the original sashes and the ceiling cornice a simpler version of that in the Lounge. The door and window architraves are similar to those in the hall but the paterae are square. The fireplace is a modern replacement made to match the reeded architraves and square paterae of the doors and windows. In 1949 the fireplace here had a black marble surround. The replacement design is based on Pinch's style but is rather inelegant.
- 7.18 The Meeting Room was the Drawing Room in 1949 and retains its white marble fireplace surround and oak floor (Fig. 35). The doors and window architraves are similar to those in the Lounge, without paterae in the angles. The windows on the west wall are floor length to give the best views into the garden. The cornice is yet another variation on the anthemion, but slightly more elaborate. The ceiling embossed paper is a standard anaglypta of recent vintage. The wallpaper is also recent.
- 7.19 The only "polite" room on the north of the entrance hall is the Office, down in 1949 as the Gun Room. This has doors from the entrance hall and to the service areas and is lined with arched recesses (Fig. 36). The two flanking the south-west corner contain cupboards with panelled doors that appear to be of earlier 19th-century date. That in the north-west has much more recently been added. The 1949 schedule has three fitted gun cupboards in this room. The fireplace has a simple marble surround with paterae. The cornice in this room is also a continuous run profile, much simpler than the other ground floor rooms, but like the entrance hall cornicing.
- 7.20 The recess in the south-east corner is open, as is the opposite one which contains a door to a WC. This is noted as a cloakroom in 1949 and probably included the adjoining store, now accessed from the corridor (Fig. 7).

First floor

- 7.21 The stair rises to the first floor landing and the ceiling has a central rose and has a much more elaborate cornice than elsewhere (Fig. 37).
- 7.22 The stair originally opened into the first floor landing via an arched opening similar to that below with a slightly simpler design of reeded panels in the antae and the

intrados. This has now been closed off (post-1976) with a glazed fire-stop screen and door (Fig. 37).

- 7.23 The landing or first floor hall has a similar cornice and was designed as one space with the upper part of the stair. On the north a wooden stair with iron stick balusters (ST2) rises to the second floor and an arched recess has a door leading to the service stair ST3 (Fig. 38). The arch was originally open; the present door being recent. On the south the space over the formerly columned recess below is included in the room but still provides a space from which access to the rooms on this side is gained (Fig. 39). Apart from the screen, this is all as designed by Pinch.
- 7.24 Room 2 or the Oval Room is entered directly from the hall. This was the master bedroom and had a door to Room 3, now giving access to the en-suite partitioned out of it (Fig. 8). It presently has two baths fitted in the bay behind the bed and up on a raised platform; all of this, of course, recent. It has an acanthus-themed cornice and a white marble surround to the fireplace, reeded with square paterae and a carved floral motif panel centrally on the lintel (Fig. 41). This appears to be the original. The hearth may have been improved with gold paint, but happily goes with the surround.
- 7.25 The triangular spaces formed by the apsidal north end were taken up with cupboards treated identically with the entrance door (Fig. 40).
- 7.26 Apart from the décor, central heating and plumbing, this is in largely original condition.
- 7.27 Room 3 and its present en suite were always two rooms, a bedroom and its dressing room, with separate access via a short corridor to Room 3. The archway now containing the door to this suite (Fig. 39) was originally open similarly to the entrance to Room 1 opposite (Fig. 8). Room 3 was also accessible it seems from the Oval Room. This suggests it was Lady Temple's room.
- 7.28 Room 1 and 1a mirror 3 and 3a but there is no access to Room 2, making this a separate bedroom and dressing room. There have been slight alterations to the access corridor (Fig. 8).
- 7.29 Rooms 1, 2 and 3 are described in the 1949 particulars and the dimensions given confirm the configuration. However, the dimensions given for the other bedrooms on

this floor cannot be made to fit and seem to have gone seriously awry. They have had to be disregarded, but it may be possible to interpret them in the future.

- 7.30 Rooms 4 and 5 occupy the northern part of the east-facing front and together form the largest room in the house. They formed one large room linked by an arched opening and are described as the "arched bedroom" in 1949, but as mentioned above the dimensions do not fit in any way. It was not possible to visit this room, but it is evident from the plan that the arch has been infilled post-1976 to provide two rooms with en-suites (Fig. 8). Room 4 was reached from the hall, and Room 5 from Room 4. The present access to 5 is from the Period 1b corridor, and the doorway and door seen from the corridor is a Period 1b or later, possibly modern, insertion (Fig. 42).

Second floor

- 7.31 The layout here reflects that below, but as this was the servants' quarters, the decor was much plainer. Only the William Temple Room (13) and Room 12 were open to inspection. They are low-ceilinged but already rise to the underside of the raised tiebeams. The windows are generally low, set under the change in angle of the mansard. That in the William Temple Room has been raised into a dormer (Fig. 43). Another dormer has been inserted into its bathroom. This appears to date from Period 1b or later, as a low window here would have been obstructed by the roof of that addition.
- 7.32 The rooms have been redecorated and new partitions inserted. No sign of demolition of old partitions is evident but will have been obscured by the recent redecorating and presumably replastering. The doors and old doorways seem to have been largely retained (Fig. 9).
- 7.33 The 1949 sales particulars refer to six servants' bedrooms (off the landing), one partitioned, plus two "secondary bedrooms" approached from "two secondary stairs". This is probably a copying error there being only one secondary stair, our ST3, the service stair. There are only five bedrooms off the landing, the sixth space, over the Oval Room, being merely an attic, due to the increased height of the Oval Room ceiling leaving no headroom, even for a servant's bedroom.
- 7.34 This is the only part of the 1817-23 roof structure seen. Here it was rather *ad hoc* but appeared to be essentially a king-post design as would be expected at this time (Fig. 44). The other rooms here will be assessed later as part of Period 1b.

The service stair

- 7.35 The service stair (ST3) certainly belongs to Period 1a as it gives access to the basement of that period (Fig. 6). It occupies a separate stair-well on the north side of the Period 1a main block reached via a door from the main or inner hall into what became the Period 1b corridor. The flight up to the first floor ran up parallel, but in the opposite direction, to the cellar flight and then turned left or south on a half-landing. The original half flight is still visible south of here in what is now a long narrow dead space ("former stair" on Fig. 8) used as a lumber room, and walled off from the replacement flight (Fig. 45). Unlike the existing stair, this one is stone built. Late 19th or early 20th century wallpaper is still in place here. The present ground-to-first-floor flight must have been rebuilt in the earlier stair well as it now reaches the first floor in one long flight and access to the first-floor corridor is via a return passage on the *right*, north of the stair flight to the second floor, within the Period 1b block (Fig. 8 and 9). To accomplish this height in one flight it started at the edge of the ground floor corridor, the previous version starting from a small lobby off the corridor. The remains of the equivalent space can be seen on the first floor, now a cupboard.
- 7.36 On the second floor the redundant and walled-off Period 1a stair is also still visible but leads down from the second floor passageway to a small office now used by the head cleaner (Fig. 9). This may have been the brush store mentioned in the 1949 particulars. It occupies a Period 1b addition which also houses the current ladies WC off the half-landing of the main stair. Thus the wall into that office has been cut through during or after Period 1b as was the case for the door from the stair ST1 into the present WC.
- 7.37 The Period 1a stair continues up to the roof but this part of the stair was not accessible.

The Period 1b additions, soon after 1823(?)

Exterior

- 7.38 Again, this has been described adequately earlier. It supplies the service areas and extra staff accommodation missing from the first period of work. It is hard to imagine this being Pinch's work as it pays so little heed to the original design, and is unlike anything else he designed. He died in 1827, but was active until shortly before his demise so why he was not involved in this second phase is unclear. It was in place to be mapped by 1839 but it being the only place where the service functions of the

house could take place, surely means there can only have been the shortest of intervals.

- 7.39 The treatment of the west elevation is utilitarian, as is the use of brick in the less visible elevations (Figs 12 and 19). The original small-paned windows in the ground and top floors are indicative of this (one is a modern replica), the six-over-six sashes of the first floor room (now 6a) being an exception. It was probably a bathroom in 1949 and may have shared the status of the bedrooms here on the first floor. Nonetheless, the spacing, shape and size of the windows was clearly dictated by function.
- 7.40 The stack on this side is particularly massive (Fig. 19): it contained the flues for six rooms, but in addition the flues for the bread oven and boiler in the kitchen and scullery on the ground floor noted in 1949, but now gone.
- 7.41 The small blocks in the corner of the 1a and 1b sections are rather odd and their function is not at all clear (Figs 7, 8 and 19). At ground level, the rectangular section provided an access from the stair hall to the west garden; an iron-work, Regency-style, porch is shown here on early photographs, attached to the external wall (Fig. 17). This was the only access to the grounds from this side of the house until the present door was cut through. The door is now blocked up (Fig. 46). Above it is now a ladies' WC at the half landing of ST1 and level, too, with the original half landing of ST3. Above this is the cleaner's office, again at the next half landing of Period 1a ST3. The quadrant section seems to have been intended to improve circulation on the ground floor and is currently occupied by a WC on the first.

Interior

Ground floor

- 7.42 The block is reached from the inner hall via the door leading to the central corridor (Fig. 7). The corridor is stone-flagged. It retains the original architraves to most doorways (Fig. 47) and the door across the corridor just north of the service stair is completely original including the door handles. The top two panels were glazed but are now painted over (Fig. 48). This door is presumed to have been intended to keep the noise and smells of the kitchens etc. from the house, despite the comings and goings of housemaids and other personal staff up and down the service stair and into the hall. It is slightly surprising that it is painted and fairly utilitarian, despite opening directly from the Inner Hall. There is a partly glazed timber screen across the corridor

that seems to be of this period, a little further north (Fig. 47). This shows no sign of ever having had a door in it so its purpose is unclear.

- 7.43 The present kitchen and prep rooms are fairly clearly the kitchen and scullery of 1949, but they have been stripped of all diagnostic features, tiled throughout and given false ceilings. The windows on the west have been completely blocked up and hidden as a result of the spa corridor and associated buildings erected after 1976 and by 2008 (Fig. 7).
- 7.44 The third room in this block is now an office (with one corner taken up by an inserted walk-in food fridge, Fig. 7) and it seems probable that this was the housekeeper's room mentioned in 1949.
- 7.45 The corridor ends in a doorway and doorstep in the north wall of the Period 1b section and beyond this in this period was an open yard with the single-storey block to the right. An alleyway ran south of this block and over the access area via a short footbridge (Fig. 7). The single-storey block may have been a workshop (smithy?) as it had a stack and fireplace at the south end and was separated from the main pile. The lean-to roof over the passage and the end room (now another walk-in fridge) is a later addition that also covers the fridge-room. Mid century oblique APs show that this lean-to roof is recent and that the roof of the smithy (?) of Period 1b extended over this end room, leaving the passage open (Fig. 49). The reason for the sunken-level floor of this room is not understood and the interior has now been completely altered (Fig. 7).

First floor

- 7.46 As previously shown, the stair ST3 reaches the first floor in one flight and turns into an enclosed landing or passage leading to the central corridor, over that below. A small lobby intervenes. A cupboard opens from the right and this was from where the Period 1a stair rose to the next floor via a half landing. On the left a door now opens into Room 6 and its en suite, but this is thought to be recent. The blocked door from the corridor seems to have been the original entrance (Fig. 8). The door into 6 from the en suite 6a may not be original but would have been necessary as soon as direct access to the rear range containing Rooms 8 and 9 was required. This block was added by 1839, but the access may be later (see below). The only access to these rooms now (apart from the recent spiral stair) is via the lobby created in the corner of Room 6 which cuts off its door from the corridor (Fig. 8).

7.47 Room 7 has had an en suite room inserted and this has required the opening of a new window in the north wall (Fig. 8). This is clearly not in place in the early 1960s as is shown by a photograph taken in the mid 60s (not illustrated).

7.48 The bedrooms on this part of the first floor were not accessible.

Second floor

7.49 Confusingly, the corridor into which the service stair opens on this floor is not over the one below but to its west, over rooms 6a and the lobby and cupboard on the first floor (cf. Figs 8 and 9). The floors here are at a lower level than the Period 1a block so after a dog leg at the south a short flight of steps leads up to that level. These steps must occupy a lobby that in Period 1a gave access to Room 14 from the hall/landing. They are visible on the first floor cutting across the corridor ceiling.

7.50 The line of the first-floor corridor is occupied by a cupboard (at the 1a floor level) and a lightwell with a skylight over, and an ante-room or lobby leading to Room 15. This also has a few steps up but not so high as the 1a level. Similarly to the room below, Room 15 has an inserted en suite with a new window to light it. Room 16 has a tall dormer window which appears to be a later alteration to a pre-existing window similar to those adjacent (Fig. 19). All these rooms are plain, based on the only one seen, Room 16.

7.51 These rooms appear to be the secondary bedrooms, each with a cupboard and one partitioned, listed in 1949, but the bathroom to Room 16 is not identifiable and any partition has been removed.

The northern wing Period 1c and d

7.52 This range was added in a similar brick and bond to the Period 1b block but the butt joint between the two is evident internally and externally (Fig. 21). There is one window on the east side at first floor level which has clearly been converted from a door. As there is no internal stair, and the present access to the first floor is a later alteration, it seems probable that the upper floor was reached by an external stair from the open passage running along its eastern side. The 1899 OS map indicates that the eastern half of this passage was roofed with a lean-to, open-fronted shed (Fig. 4). The stair would have risen from here. Access to the ground floor was also from this covered part of the passage. The southern extremity of this passage is shown

completely roofed in 1899, but aerial photographs of the 1970s show the roof over the rest of the passage, at that stage full width, ended in line with the east/west open passage of Period 1b (Fig. 49). The present lean-to roof continues to abut the Period 1c range and the roof over the passage.

- 7.53 Before the early 1970s the ground floor windows on the west were of different sizes and with different styles of sashes/casements (Fig. 12). In the early 1970s they were replaced with uniform eight-over-eight sashes "in keeping" with the windows in the main block (*pers. comm.* Diana Berry, Fig. 18). These windows are now all blocked and completely hidden by the baths and spa additions along this side (Fig. 7). The first-floor windows are six-over-six sashes and are probably original to this block.
- 7.54 The interior ground floor has been completely gutted and refinished as part of the spa and no indications of its former form and function survive, other than the chimney stack across the centre of the wing. The 1949 sale particulars, however, indicate that this part of the building contained "coal and wood houses, two workshops, fruit stores, dairy and a servants WC".
- 7.55 The two rooms on the first floor are currently reached via a door and lobby cut out of Room 6 in the Period 1b block and the spiral stair at the north-west corner. The date of this lobby is unclear but it must pre-date 1949 as the cupboard that backs on to it in Room 6 is mentioned in that year. The spiral stair, though a 19th-century cast-iron type, post-dates the conversion to a hotel, as does the corridor giving access to it. Room 9 occupied the whole extent of this end of the range, reached through the door that currently divides the corridor. This is indicated by the cornice of this room that is cut across by the present walls (Fig. 50). The corridor beyond is original to this period and the door (now a window) from the supposed external stair opens into it. Both rooms have en-suites partitioned off within.
- 7.56 The single-storey continuation of this block is probably contemporary, and like it, was in existence by 1839, but this cannot be demonstrated in the present structure. The interior has been gutted and partly demolished as part of the spa and gym. The end room was heated and the stack base remains (Fig. 7).
- 7.57 The block north of the Period 1b single-storey block is butted up to its north end so belongs to Period 1c or later. Its northern end appears to have butted the Period 1c stable addition, blocking openings in this wall, so it has been allocated to Period 1d,

pre-1839, infilling the gap between the Period 1b block and the stables. This point is uncertain, however, as the northern end was demolished between 1976 and 1978 (shown by an aerial photograph of the latter year, not illustrated) and then rebuilt as part of the spa alterations in 2008. A photograph submitted with the planning application for the rebuild (in 2007) shows that the end of the remaining section had been made good and new windows and doors made in the rear (western) wall which had been retained (Fig. 51).

The basement

- 7.58 The basement is a brick-vaulted structure providing the foundations for the southern part of the Period 1a block; it does not extend under the northern wing on the east front, except for a tunnel leading diagonally to the later access area (Fig. 6). The floor is brick throughout. All the bricks are 2½" thick and include many special, shaped, bricks to allow the very high-quality coursing and bonding in evidence. These may be rubbed to shape rather than moulded, but as the groining is standardised, only a few types would be needed, albeit in large numbers.
- 7.59 In plan the basement mirrors the room plan above. The rooms B4 to B7 (Fig. 6) have been divided into bays off the main spaces, the stub walls dividing them providing the springing for the brick groin vaults. The bays are barrel-vaulted, and their floors raised up three courses above the central spaces. The other rooms across the northern side are covered in a barrel vault running east/west. The east end was always separated by a brick wall (with door) and contains the brick-built wine bins dating from the first period (Figs 22 and 23).
- 7.60 There are some modern partitions in the basement which are in concrete blockwork and others in flimsy ply. Two original doors remain (into the wine store and between B6 and B9, Fig. 52).
- 7.61 The tunnel is evidently contemporary with the basement, being structurally one build and running under the northern wing of this period (Fig. 53).

The stable block

- 7.62 This is clearly of at least two phases. The central block (Figs 7, Rooms 20 and 21) is built of 2½" bricks on the south elevation (Fig. 55) and coursed small rubble on the north with brick trimmings (Fig. 54). The north side has brick quoining at each end to which the later sections are abutted (Fig. 54). The south-west corner shows a very

clear straight joint where the later section of stable block abuts, in 3" brick (Fig. 56). The eastern end of the south front is presumably abutted by the eastern range but this junction was obscured by a down pipe. At the east end of the block there is a bay with a window (now a door) and a chimney stack formerly rose from the room behind it (Fig. 59). This logically would be to heat a groom's accommodation or work space/harness room. All the first floor windows are recent insertions.

- 7.63 The rear elevation had two high windows, lighting the carriage houses. Only brick segmentally arched heads remain, the entire elevation being re-fenestrated (Fig. 54).
- 7.64 The arches into the carriage houses are now bricked up, with windows and doors inserted (Fig. 55). The wooden frames to the carriage house doors are still in place. The Period 1c archway, also bricked up, was previously open and, consequently, there are no frames there. The window at the right of the elevation was a door to the heated room (cf. Figs 55 and 56).
- 7.65 While this sequence is clear, it is puzzling, as the central block of Period 1b contained two carriage houses, but no stabling, and the eastern range was clearly the stables.
- 7.66 Behind the Period 1a carriage houses was a yard terraced into the hill side, access to which was through a gap on the west of the block. This yard is thought to have been a maintenance yard. This gap was filled in by the Period 1c block which contained an archway through to maintain the access (Fig. 56). This is still highly visible on both elevations (Figs 55 and 57). The block extended westwards across the line of the eastern half of the rear single-storey range of the house (Fig. 7) but what this was used for is unclear. It is presumed that there was a usable store in the roof over the carriage houses and archway, but there are no loading windows or other external indications either in the fabric or old photos.
- 7.67 The eastern range includes the northern end abutting the Period 1b carriage house. It is allocated to Period 1c, but both 1c sections must have followed on very closely from Period 1b, as otherwise there would be carriage houses but no stables. The north end of the eastern range is of three bays, two of which are now blocked archways opening into the "maintenance" yard. These must have been to allow horses to be led into the yard. They are tall but have elliptical heads. The third bay to the west of these arches has been completely rebuilt; while its former character is unclear it seems to have been another large opening with brick jambs (Fig. 58).

- 7.68 There was evidently a hayloft over the eastern range, indicated by a loading door on old photos, and "lofts over" are listed in the 1949 particulars. There was also a typical roof ventilator, shown on old photos (Fig. 59).
- 7.69 The interiors of these ranges have been completely gutted and refitted and reorganised, including the insertion of upper floors (replaced at a different level in the eastern range). Before 1976 the eastern range contained seven loose boxes in full working order. There is now nothing of any heritage significance left in the interior of these ranges.
- 7.70 Externally, the fenestration has been completely altered since 1976. The pattern shown in old photos of the courtyard side can still be seen in the present fabric. On the eastern side the first-floor loading door in the centre is blocked but still evident. The central door, despite occupying a slightly projecting bay, is not original, the stable door being where the window to the south is now. The new ground floor windows are all immediately below the original high level ones, typical of stables, and these are blocked up (Figs 59-60). The first floor windows are all modern insertions. The eastern elevation had three high level windows on the ground floor and two lighting the hayloft. These have been removed by the present arrangements.
- 7.71 The south elevation of the eastern range is treated monumentally, faced in ashlar and given a block pediment typical of the 1830s (Fig. 66). This late neo-classical, Soanian design is not typical of Pinch's work, which, though Greek-inspired, was rather more conservative. The elevation is linked to the house by an ashlar-faced brick wall with a central gateway flanked by ashlar piers. Again, structurally, this wall abuts the stables and the corner of the Period 1b block where it joins the house (both the brick and the stonework). The latter junction is clumsy and evidently was not planned when the Period 1b single block and adjacent passage was built. The doorway at the west end allowing access to the passageway beyond looks very much like an *ad hoc* solution. Oddly, the whole thing works as a unified design, at least when viewed from in front of the house.
- 7.72 In the south-east corner of the courtyard is a brick and stone mounting block, now supporting a stone flower box. This (minus the flowers) is presumed to be contemporary with the stables (Fig. 61).

- 7.73 By 1839 neither the block in the angle of the stables and the northern single-storey range, next to Room 18, nor the John Pinch Room had been built. All were in existence by the mapping of 1887 (Fig. 3). The small block adjacent to the Steam Room marked on Fig. 7 also appears in this time frame. It is now absorbed into the gym complex, but seems to have been a garden related store. In the 1960s and 70s it was a lawnmower store (*pers. comm.* Ms Diana Berry).
- 7.74 The John Pinch room is brick-built but the lower levels are of similar stone rubble to the stables with brick levelling courses and quoins (Fig. 62). The gable is all brick however. The detail is obscured by paint, but it is clear that the only original window is that in the gable. The room is set into a terrace in the slope and has a narrow area dug around it. The block is of two phases. The first may have been a lean-to adjunct to what is now Room 18, perhaps being a shed for the walled enclosure, possibly a kitchen garden, whose remnants are still evident (Figs 7 and 63). The second involved excavating into the slope and providing a raised roof over both sections. This has a king-post roof and the present room retains the open roof making a feature of the truss (Fig. 64). The en suite utilises the old division into two (Fig. 7).
- 7.75 The corner room was not accessible, but it seems to be a service room for the spa and not a guest room. The interior is assumed to be new. There is a lobby inside the now-blocked door on the north side with some steps, presumably down, and this could be an early feature. There is no sign of blocked windows. That on the north is likely an insertion, that on the west is an original opening (Fig. 65).
- 7.76 The "lawnmower shed" had a door in the west side and a window in the now removed section of southern wall. The wall was very low and the roof correspondingly high in proportion (Fig. 18). Only fragments remain next to the steam room (Fig. 7).
- 7.77 The only other structure surviving on site that came into existence in this mid century period is the detached block at the north side of the yard behind the stables. This sits over a room set into the hillside, acting as a basement for the building above. This basement's visible elements (the interior was not seen) are visually similar to the stables although the arch is rebuilt. When it was rebuilt is unclear but it is visible on the aerial photograph (AP) mentioned below (Fig. 67).
- 7.78 The building above has been much altered and the present render on all but the southern side has obscured all detail. The south side has been rebuilt from the window

cills up and this matches the information in a 1960s AP (Fig. 67). This shows that the building had no windows, but a series of openings separated by brick piers holding up the roof. The roof of the projection on the west shown on OS maps by 1942 (Fig. 5) is visible on this AP, but little else. This building has been extended in the hotel period and converted into a guest lodge.

- 7.79 Before considering the garden buildings and structures, the heritage significances and sensitivity to change of the main buildings will be considered.

8. HERITAGE SIGNIFICANCE

- 8.1 The NPPF and HE Guidance use a similar system of categorising significance. These categories are evidential or archaeological, architectural or aesthetic, historical and communal and are addressed in a later section (8.10).

Period 1a

- 8.2 The building is immensely complex in its initial development and has undergone much change. The main Period 1a block has, nevertheless, retained a very high portion of its architectural or aesthetic significance. It is a good example of the work of a highly regarded Bath architect, John Pinch the Elder and despite alterations is still intact externally and, internally, the rooms and the architectural décor are also very largely as designed and of good quality, notwithstanding more recent painting and wallpapering. The grand entrance halls and stair are particularly striking. The insertion of partitions post-1976 to provide modern en-suite facilities has affected the plan form intended by Pinch but the work appears to be reversible in most cases and not actually destructive. The original intention is still easily understood. There may be some physical damage but this is most likely to be superficial. The movement of the screen to its present position is a largely neutral impact.
- 8.3 The major loss has been the removal of the two columns in the Inner Hall. This happened shortly after 1976 and has had a negative impact on the architectural significance, reducing the design intention both visually and in the way access was meant to be influenced.

- 8.4 Externally, the addition of the previous conservatory to the east elevation was damaging to the setting and the integrity of the elevation design. It was certainly not sympathetic to Pinch's work. The creation of the back door from the stair hall to provide access was unfortunate in causing a loss of historic fabric, but the damage is probably best categorised as less than substantial harm.
- 8.5 The present conservatory is less damaging but still less than sympathetic from the south aspect. The removal of the previous one has left two semicircular scars above the ground floor windows, which have been filled but have not weathered yet. As the windows of the Meeting Room were full length and designed to offer views across the inner parkland, it follows that any structure here goes against the design intent.
- 8.6 Despite these changes, the Period 1a block still easily justifies its inclusion on the heritage list at Grade II and, therefore of national importance, just on its architectural quality.

Period 1b and later

- 8.7 The other parts of the complex are less important architecturally, but as secondary service areas would always be intended so. They are important in providing the physical evidence for the everyday functioning of a country house. The curving screen wall and the monumentally treated south elevation of the stables are meant to mark the transition to and mask the existence of these sections. The ashlar facing of the only wall of the Period 1b block visible to visitors at the main entrance, the rest being in brick, indicates this attitude. The screen wall and stable elevation are therefore of high importance to the overall architectural significances of the complex and in expressing social attitudes to the working areas of the complex.
- 8.8 The ground floor in the Period 1b block still retains its layout and much of the detail of doors and doorways, especially in the central corridor, although the rooms have no other pre-1976 finishes or features visible. First and second floors seem to have retained much of the layout and detail, though few of the rooms were accessible. Some doors and doorways in Period 1b may be modern replicas. The changes to the service stair have been allocated to Period 1b but were certainly in existence by 1875 when the former stair on the first floor was a brush store and WC.
- 8.9 All the other buildings are finished in plain brick or even rubble stone. Little survives inside them beyond the shell and roof structures (although the first floor of the Period

1c western range retains significant detail), but the plan and layout are highly significant in providing evidence of the use and layout of the house as a working estate.

Evidential Significance

- 8.10 It will be evident from the structural analysis that the building's evidential significance is high, containing much, somewhat surprising, information on the development of the house which does not appear to be documented otherwise. It was unexpected that the house would show such changes in a relatively short period. The house is a minor country house but typical of the estate centres of the 18th and early 19th centuries and thus its developmental history may inform studies elsewhere. The evidential significance is enhanced by documentary evidence, such as the inventories and sales particulars. A detailed study of these is not proportionate in this current study, but would repay further effort in more detailed assessments.

Aesthetic Significance

- 8.11 The main block is a typical work by Pinch the Elder, a much admired architect whose output was nonetheless regional. It still retains a very great proportion of his design intentions, inside and out and is still a good example of Greek Revival design of the less doctrinaire school, and of Pinch's renowned quality of construction. The building is in good condition and has weathered the impact of the later changes well. The significances have been reduced by the late 20th-century and early 21st-century additions on the west side, but the only real loss has been the removal of the columns from the Inner Hall.
- 8.12 Despite this the main block is of medium to high aesthetic significance and vulnerable to change.

Historical Significance

- 8.13 This depends on association with historical events or persons and there does not seem to be a high degree of such association here and therefore the historical significance is low.

Communal Significance

- 8.14 In the past, up to the early 20th century, the estate would have had a high communal significance as it would have been a local employer and the owner, a member of the landed gentry, a person of importance and influence locally. This connection

weakened during the 20th century. While the hotel is an employer of some significance locally, the present role as a five star country house hotel, rather disconnects it from the local community otherwise. The grounds are private and are not a community asset in that sense.

- 8.15 On balance it is thought that the communal significance is low.

Sensitivity

- 8.16 The impacts of any future changes to the estate are unknown but estimates of the sensitivity of the significances of the building (receptor or resource) to any change can be made, based on Table 1 below. The table is drawn from the DMRB's (Design Manual for Roads and Bridges) LA104 Environmental Assessment and Monitoring document, August 2020 update (<https://www.standardsforhighways.co.uk/dmrba> accessed 25 October 2021). This document, and the associated DMRB document LA106 Cultural Heritage Assessment, provide a framework for assessing the impact of construction, operation and maintenance projects on cultural heritage, and although geared towards road construction these can be adapted to provide a framework for assessing the impacts of other types of development project.
- 8.17 Any historic building will have had to undergo and will undergo changes but not all of these will cause harm to its heritage values. Some will cause a little harm, others more. This will depend on both on the harmful activity and the sensitivity of the asset to change.
- 8.18 As a designed whole, the architectural significances of the Period 1a section are very sensitive to change, high in the table below. The addition of the Period 1b block has hidden whatever the original treatment of the northern elevation had been, damaged the symmetry of the east elevation and altered the roofline. However, this impact is historical and the damage is relatively slight to the architectural values, which can still be appreciated. The north elevation may always have been secondary, or even intended to be concealed at an early date. The impact of the conservatory on the west elevation shows how sensitive to change Pinch's design is, even if the present structure is somewhat of an improvement over its predecessor. Fortunately, the exterior has otherwise undergone few destructive changes. It would be very (highly) sensitive indeed to further new openings or alterations to windows.

Table 1 Environmental value (sensitivity) and descriptions

Value (sensitivity) of receptor / resource	Typical description
Very High	Very high importance and rarity, international scale and very limited potential for substitution.
High	High importance and rarity, national scale, and limited potential for substitution.
Medium	Medium or high importance and rarity, regional scale, limited potential for substitution.
Low	Low or medium importance and rarity, local scale.
Negligible	Very low importance and rarity, local scale.

- 8.19 Internally, the main rooms are highly sensitive to physical change, almost any alteration reducing the heritage significance. Some changes, such as the replacement of fireplace surrounds, due to loss or a desire to aggrandise the room, are probably sustainable, i.e. the character of the room can "stand" it. Others, such as the removal of the columns in the Inner Hall are very damaging indeed, causing real loss of heritage significance to the room. The main rooms on the ground floor of the Pinch block are very sensitive to further physical change.
- 8.20 The rest of the ground floor interior (Periods 1b-1d) has a medium to low sensitivity to small scale changes, as there are no architectural features of high value. The basic layout of the Period 1b block retains only the basic room layout and the central corridor details. The heritage significances here lie in the room plan and the details of the central corridor. These are of medium sensitivity to change. Changes to the room plan that left it still intelligible would not seriously affect the heritage values. The details in the central corridor are more sensitive, but still likely "medium". They could not be altered without loss of heritage significance.
- 8.21 The upper floors of the Period 1b block are of medium sensitivity to change overall. Sensitivity to changes to décor, fixtures and fittings is low, while the exterior and basic structure is sensitive to change and could not absorb much without loss of heritage significance, largely evidential here.
- 8.22 There have been remarkably few changes to the elevations of this block, other than the burying of the western ground floor and the loss of the windows here, and the blocking of the back door. The eastern elevation is highly sensitive to change and

what remains of the rest is of medium sensitivity to change, as the loss of windows, for example, or the creation of new ones, would be damaging.

- 8.23 The interiors of the rest of the ranges (Period 1c-d) are now very insensitive to change (low to negligible sensitivity), having been gutted and/or rebuilt in the last thirty to forty years. An exception is the first floor of the Period 1c range east of the courtyard, which, despite the insertion of the corridor and spiral staircase, still retains much of its earlier character.
- 8.24 Despite this, there is much evidential significance in the exterior elevations of the stables and carriage house, which would be sensitive to change and, of course, in the architecturally treated south elevation and screen wall.

9. THE GARDEN BUILDINGS AND STRUCTURES

- 9.1 All of the listed structures below are by definition of national importance. Any loss or damage impacts not just on their individual significances but on the overall significances of the garden of which they are an integral part.

Grade II Listed tunnel below Warminster to Salisbury Road. Listed 1976

- 9.2 This is earlier than the house, dating to 1815, and may indicate the intention of building the new house across the road from the earlier manor house. It is clearly seen as part of the garden ornaments, the rustic vermiculation of the arch stonework and the rubble work above being appropriate to garden grottoes and similar subterranean structures. It may be by Pinch but the authorship is not recorded.
- 9.3 The arch is well hidden from both sides, approached at nearly right angles from the north and straight on from the south. It has in the past been bricked up but is now open and not obviously any the worse for it. The road surface is cobbled, seemingly of some antiquity and possibly original. Being in good and original condition its architectural value is highly sensitive to change

List entry.

Tunnel with north and south portals. Dated 1815 on keystones of portals. English garden wall bond brick to segmental barrel vaulted tunnel, portals are round-

arched vermiculated ashlar with large voussoirs and keystones incised with WT/1815, (William Temple). Constructed to link Bishopstrow House (q.v.) on north side of road with the gardens of earlier house to the south; the house was also built for William Temple.

- 9.4 Evidential Significance: Being in largely original condition this is of high evidential significance and probably indicates William Temple III's decision to build a new house on a new site by 1815, providing as it does, the link between the new house site and the earlier pleasure garden.
- 9.5 Aesthetic/Architectural Significance: The design is elegant if, by this time, fairly run of the mill. Its importance lies in its contribution to the overall experience of the garden, providing a dramatic aspect to the rather mundane activity of crossing the road and linking the two without the intrusion of the non-garden world. In this case its significance is high. It is of medium architectural significance as a piece of design.
- 9.6 Historical Significance: it has a low historical significance, relating only to the actions of Sir William Temple III in the early 19th century. It also played a very low key element in the history of the Second World War, probably being used to grow mushrooms when the orchard was a Dig for Victory allotment. This was certainly its function in the 1950s.
- 9.7 It has no obvious communal significance

Grade II Listed Low Wall Enclosing Grounds of Bishopstrow House south of Warminster to Salisbury Road. Listed 1976

- 9.8 This is presumed to be part of the works of William Temple III around 1815. Being on the roadside, this is most at risk from traffic pollution and weathering. It is not likely that there will be any impact from works to the hotel.

List Entry

Revetment wall. Early C19. Rubble stone with stone coping. Approximately 1 metre high, extends from opposite west entrance of Bishopstrow House (q.v.) to junction with Mill Lane. Revetment to low bank, bounding north side of gardens to Bishopstrow House

- 9.9 Evidential Significance: being part of the recasting of the garden after the decision to rebuild the house on a new site, this is of medium to high evidential significance and probably indicates William Temple III's decision to build a new house on a new site by 1815, along with the tunnel under the road.
- 9.10 Aesthetic/Architectural Significance: as the importance derives from its position in the overall garden layout, rather than its appearance, though this has some value in its use of local traditional materials. Its design values are low.
- 9.11 Historical Significance: it has a low historical significance, relating only to the actions of William Temple III in the early 19th century.
- 9.12 It has no obvious communal significance

Grade II Listed carriage bridge over the river [Wyllye] in the grounds of Bishopstrow House. Listed 1986

- 9.13 The western side has a brick parapet and while this has been partly rebuilt on the south end it may be that the whole thing is an earlier replacement. It is odd that the cast-iron balustrade on the east side should stand alone. However, the western side of the bridge arch was not seen and it is unclear whether that was treated as decoratively as the east side, which did face the garden on the edge of which it appears to stand. The drive it carries does run outside the western boundary wall, so the western side would not normally be seen by anybody in the garden.
- 9.14 The arch and railing are highly sensitive to change of any sort. However, suitable repairs to the brick parapet would be an improvement aesthetically.

List Entry

Carriage bridge over River Wyllye. Early C19. English bond brick segmental arch; low stone coping to east side with cast-iron latticed balustrade with square end piers. West side has partially rebuilt English bond brick parapet. Part of a picturesque group with the summer house (q.v.) and Temple (q.v.) in gardens by river, linked to Bishopstrow House (q.v.) by the tunnel (q.v.).

- 9.15 Evidential Significance: Being in largely original condition this is of high evidential significance of the design intentions in laying out the garden. It is thought to date

from the garden alterations of c.1815. It seems to have replaced the earlier ford over the Wylde on the 18th-century road to Boreham. The railings are typical of the increasing use of cast-iron at this time, not particularly unusual or innovative.

- 9.16 Aesthetic/Architectural Significance: Like the tunnel, the design is elegant if, by this time, fairly run of the mill. Its importance lies in its contribution to the overall experience of the garden, providing a closing of the vista out of the garden along the river. In this case its significance is high. It is of medium architectural significance as a piece of design.
- 9.17 Historical Significance: it has a low historical significance, relating only to the actions of William Temple III in the early 19th century.
- 9.18 It has no obvious communal significance

Grade II Listed summer house in the grounds of Bishopstrow House. Listed 1976

- 9.19 This charming structure was vandalised in 2002 and the timberwork has been destroyed. Its position and dimensions are retrievable from the structure and details from archive photographs. It seems to be structurally sound, although the roof could not be inspected, and the structure is currently largely hidden under ivy. The building is of ashlar in the front and rear three-sided sections with the side walls being in coursed rubble with a brick pier centrally. Little more could be seen. The windows are boarded up and have apparently been vandalised. The interior could not be seen.
- 9.20 The building sits in a carefully chosen spot in the garden above the riverside walk with views from the loggia down to the river and to either side. It needs repair and conservation for a long-term future. This will have to be sensitively done. This building is at risk from neglect and the possibility of uninformed repair. It has lost much of its significance through damage, but this could be restored with informed and appropriate repair.

List Entry

Pavilion. Early C19. Limestone ashlar with rubble stone to rear, Welsh slate pointed roof. Octagonal with 3-sided loggia to front. Single storey. Three hollow-chamfered square openings to front, partly closed by wooden trellis, central half-glazed double doors to closed remainder of octagon; margin-pane coloured glass, either side is 18-pane sash with margin lights, pilasters with key motif. Five rear

sides have hollow-chamfered square panels, no windows. Astragal below plain cornice to roof. Interior has stone floor, 3 round-arched niches to rear walls and moulded plaster ceiling cornice. Picturesque setting in the gardens of the Regency Bishopstrow House (q.v.), for the Temple family.

- 9.21 Evidential Significance: This is of high evidential significance for the design intentions in laying out the garden and its intended use. It is thought to date from the garden alterations of c.1815. Many of the details in the listing description are either destroyed or hidden and could not be seen in the recent visit. The interior was unavailable, but the building presumably retains evidence for its construction and decorative details. The porch retains evidence of the dimensions and profiles of the fretwork and plasterwork and this will be important in informing any restoration. It is of medium to high evidential significance. The porch and the interior are potential evidence of the social use of the building by the family and visitors.
- 9.22 Aesthetic/Architectural Significance: The design is playful and elegant. The (now destroyed) fretwork is perhaps influenced by "Hindoo" architecture as understood at the time as in the fashionable Brighton Pavilion or Sezincote House in Gloucestershire. It is certainly barely "classical". As a piece of design it is of medium significance, but its contribution to the garden design raises it to high.
- 9.23 Historical Significance: it has a low historical significance, relating only to the actions of William Temple III in the early 19th century.
- 9.24 It has no obvious communal significance.

The Grade II Listed Temple in the grounds of Bishopstrow House. Listed 1976

- 9.25 Since the listing this building has been destroyed by a tree falling on it in January 1990, and was carefully rebuilt later than same year. This constitutes a loss of significance in terms of authenticity, but the re-use of as much original fabric as possible and adherence to the original design has done much to restore this. The rebuilding utilised those elements that had not been shattered by the fall, including the columns, but much new stone has had to be cut, perhaps as much as half in the entablature. This has been done to a high standard and the restoration is almost

perfect, although the absence of a fillet around the base of the dome makes it appear as if the dome is taller than the original. It seems it probably is not. The temple is an integral part of the design of the pleasure grounds of the late 18th century.

List Entry

Doric rotunda. Dated 1770 on floor. Limestone with lead domed roof. Two-step stylobate with 8 Tuscan columns, frieze with triglyphs, modillioned cornice to dome with ball finial. Circular stone floor with words 'Erected 1770'. Picturesque setting in gardens beside River Wylye, erected for C17 Bishopstrow House, [which was] destroyed c.1800 and replaced by present Bishopstrow House (q.v.) to north of Warminster Road; the gardens and house linked by tunnel (q.v.) under road.

- 9.26 Evidential Significance: This is of high evidential significance for the design intentions in laying out the pre-1815 garden and its intended use. It is of medium to high evidential significance, now as much for the restoration as its original design.
- 9.27 Aesthetic/Architectural Significance: The design is a common one for the period, occurring in a number of 18th-century gardens, e.g. Stowe, Bucks. and Belcombe Court, Wilts. As a piece of design it is of medium significance, but its contribution to the garden design as a focal point raises it to high.
- 9.28 Historical Significance: it has a medium historical significance, relating only to the actions of William Temple II in the later 18th century.
- 9.29 It has no obvious communal significance.

Grade II Listed pump house with boat house in the grounds of Bishopstrow House. Listed 1976

- 9.30 This was not seen by the author, but photographs suggest it is in extremely poor condition, having been very poorly built in the first place, in timber, lath and plaster and brick infill and much neglected (and now it seems, vandalised). It was a significant part of the garden and the architectural details indicate it was meant to be seen and enjoyed. It is not all that sensitive to the loss of the craftsmanship involved in building it (as these are much damaged), as it is the visual character that was important, cheap materials being employed for effect. However, its contribution to the garden design as a feature is important and sensitive to loss. Replacement in replica (which is what adequate repair would probably largely involve) would mitigate such a loss.

List Entry

Pump house with boat house to rear. Late C18. Square-panelled timber framing with brick nogging, the north-west front plastered, Welsh slate roof. Single-storey. Front facing garden has round-arched ovolo-moulded wooden doorway with imposts anti keystone, double wooden doors, either side are boarded-up windows with square ovolo-moulded wooden architraves. Cornice with pediment over. Returns and rear have exposed timber framing. Narrow wet-dock in boathouse. On River Wylfe in grounds of C17 Bishopstrow House [which was] demolished c.1800 and replaced by present Bishopstrow House (q.v.) 1817, to north of Warminster Road; the gardens linked to the latter by tunnel (q.v.) under road.

- 9.31 Evidential Significance: This is of high evidential significance for the design intentions in laying out the pre-1815 garden and its intended use. It is of medium to high evidential significance, for its now-exposed structural details and its architectural/scenic intentions.
- 9.32 Aesthetic/Architectural Significance: The design is almost vernacular in its simplicity and clearly built cheaply, perhaps reflecting its use as a disguise for a functional installation. As a piece of design it is of medium significance, but its contribution to the garden design raises it to high.
- 9.33 Historical Significance: it has a medium historical significance, relating only to the actions of William Temple II in the later 18th century.
- 9.34 It has no obvious communal significance.

Grade II Listed garden walls enclosing orchard in the grounds of Bishopstrow House. Listed 1976

- 9.35 This wall appears to be of two phases, only the eastern of which probably dates to the 18th century. This section (as far as could be seen, being heavily covered in ivy and other vegetation) was built in English Garden Wall at the lower 1.5m and then in a stretched Flemish bond above this (i.e. two or three stretchers between each header). The quadrant section was in header bond but this is a function of its shape. The bricks here are 2½" thick. The western section of the wall, beyond the quadrant section by the eastern doorway, was in a very regular Flemish bond. This section does not appear on maps until the OS mapping of 1899. Regular Flemish bond does not occur in any of the 18th or earlier 19th-century buildings on the site.

- 9.36 Bull (2000, 19) identifies this wall as a 'fruit wall' which, along with the ha-ha to the west, forms the boundary between an orchard and shrubbery to the north, enclosing the kitchen gardens and pleasure grounds to the south. The later section may have replaced part of the ha-ha, or the present ha-ha continues its line westwards.
- 9.37 The enclosure map of 1811 clearly indicates a masonry boundary along the entirety of the line of the present wall and ha-ha. Masonry could include a ha-ha as much as a wall. For the purposes of the enclosing the kitchen garden and pleasure grounds it would make no difference. A boundary, indicated merely as a fence, it appears, runs north from the wall from the change in direction at the end of the older section. This might suggest that the older wall ended at a boundary and was extended westward by 1811, perhaps only as a ha-ha. If so it seems to have been rebuilt after 1887 (as the present plan form of the wall only occurs on mapping in 1899).

List Entry

Garden walls. Late C18. Flemish bond and English garden wall bond brick, flat limestone coping. Approximately 4 metres high, extends from about 60 metres south west of tunnel (q.v.) south east for about 150 metres to the Coach House (q.v.), this section has raking buttresses on south side and round-arched and square[-headed] openings. A shorter section, about 50 metres long runs between the Coach House (q.v.) and Mill Lane, and has segmental archway. Walls part of gardens of former Bishopstrow House on south side of Warminster Road, this house destroyed c.1800 and replaced 1817 by present Bishopstrow House (q.v.) to north of road.

- 9.38 Evidential Significance: This is of high evidential significance for the history of the garden and may require further study. It is of medium to high evidential significance, especially the east end.
- 9.39 Aesthetic/Architectural Significance: As a plain brick wall it is of medium significance, and as it is largely late, its contribution to the 18th/early 19th-century garden design is low. The significance of the early part of the wall is unclear but is probably low.
- 9.40 Historical Significance: it has a low historical significance, relating to no clear historical events or personages.
- 9.41 It has no obvious communal significance.

*Non-designated heritage assets**The Vine House*

- 9.42 This first appears on maps in the 1887 OS mapping. The bricks are remarkably thin for this period (2 $\frac{3}{8}$ ") but this might reflect the influence of the Vernacular Revival/Arts and Crafts movement of the late 19th century (and also the removal of the brick tax in the 1850s).
- 9.43 The structure is semi-derelict but was clearly a part of the mid to late-19th-century use of the garden.
- 9.44 It is a heritage asset and has medium evidential significance for the later use of the garden, but has low or negligible architectural value. The other significances are negligible.
- 9.45 It is a fragile structure and sensitive to interventions other than restoration. The loss such sensitivity risks is low, however.

Other garden features

- 9.46 The return wall along the western side of the garden leading to the bridge is of uncertain date but its bricks are a standard size. The gateway into the drive has a two-centred arched head and a cast-iron gate. It may be roughly the same date as the kitchen garden wall.
- 9.47 It is of low significance in itself but completes the enclosure of the southern garden.
- 9.49 At the point where the path from the tunnel to the riverside walk crosses the ha-ha is a cast iron gate and fragment of railing. This has a mid-late Victorian feel to it, and is an attractive feature. It is of low heritage significance, but an important contributor to the present character of the garden and further evidence of Victorian input into the garden.
- 9.50 Much of the fencing in the gardens and grounds around the house is plain cast-iron strap stanchion and horizontal rod design. This is likely to be contemporary with the early phases of William Temple III's new house, after c. 1820. Such railings are quite common in country house gardens in the 19th century.

10. CONCLUSIONS

- 10.1 The house fully justifies its Grade II listing, even after the changes it has undergone since 1976. These have not damaged its significances enough to alter its heritage values. Its design unity, the result of being the work of one well-regarded architect is sensitive to change, and this has already been somewhat compromised, particularly the removal of the columns in the hall, which was unforgivable. This unity would also be damaged by changes to the setting as experienced from the east and south. The changes on the west since 1976 have compromised the architectural significances by radically altering the setting, and obscuring and/or removing some features of the building in this side.
- 10.2 The ancillary wings, essentially the stable and service blocks of periods 1c and d, and the additions of Period 2, have lost most of their evidential and architectural heritage values as they have been internally gutted and heavily re-fenestrated. Parts have been demolished and rebuilt. Internally they are now no longer sensitive to change. However, they still express the functional layout of a country mansion and the overall impression is still that of the original layout. The Period 2 roof timbers are a handsome feature and should be retained, even if they are, in their own terms, of low significance.
- 10.3 These ranges do retain evidence of the sequence of construction, not otherwise documented.
- 10.4 The interior of the period 1b block was probably always a little more utilitarian, even on the first floor, although little of this could be seen. The main values probably reside now in the retention of such early features as still remain and of the early plan form, which is the only record now of the ground floor functions (evidential value). These values would be sensitive to structural changes and removal of early features.
- 10.5 None of the post-1976 structures are of any heritage or aesthetic significance and changes to them or their settings would be of little consequence, unless they impacted further on the heritage assets. Removal of some, such as the corridor to the defunct covered tennis courts, would be a bonus, restoring some of the intelligibility of the early designs.

- 10.6 The garden structures are of varied significance and sensitivity. The most important are the tunnel, summer house, the bridge and the tholos (Doric temple/rotunda), and should it be restored, the pump house. The other listed elements seem to be there for completeness. The kitchen garden wall is at least of two phases, the later one probably mid to late 19th century and the cast-iron railing of the same date. The cast-iron gate would not stand much tinkering without losing significance. The wall could stand more, such as limited openings.

11. ACKNOWLEDGEMENTS

- 11.1 Bristol & Bath Heritage Consultancy would like to thank Diana Berry, Christopher Bull, Kevin Murphy and Ian Taylor for their assistance with this project.

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APPENDIX 1: HISTORIC ENGLAND LISTING DESCRIPTIONS

The locations of these assets are identified on Figure 2

BISHOPSTROW HOUSE HOTEL [35]

Grade: II

List Entry Number: 1364375

Date first listed: 11-Sep-1968

Statutory Address: BISHOPSTROW HOUSE HOTEL, WARMINSTER ROAD

District: Wiltshire (Unitary Authority)

Parish: Bishopstrow

National Grid Reference: ST 89738 44306

Details

Detached house, now hotel. 1817, by John Pinch the Elder of Bath for William Temple. Limestone ashlar, Welsh slate mansard roof, ashlar stacks with moulded cappings. Regency. Two-storey, 5- windowed symmetrical front: 12-pane sashes. Central porch with 2 fluted Ionic columns and pilasters in antis, double doors with 6 fielded panels, centre bay projects slightly, either side are two sashes. First floor has 5 sashes, moulded stone cornice to blocking course. Four dormers to roof with casements. Left return is garden front with central 3-sash 2-storey bow and one sash either side, cornice and blocking course. Right return is English garden wall bond brick with sashes and casements, attached to right is single-bay late C19 addition, stucco with sashes on three floors. Rear has round-arched stair window to left, sashes and attached C20 conservatory, range to left is brick with segmental-headed 16-pane sashes. Interior: entrance hall has elliptical-arched openings, good fluted door and window architraves with panelled reveals and paterae or rosettes, mahogany doors with 6 fielded panels. Open- well stairs with wrought iron balustrade and ramped mahogany handrail, wreathed at bottom, guilloche frieze to stair ceiling with central rosette. Drawing room has marble fireplace surround with Ionic columns, anthemion ceiling frieze with rosette. Attached to right is early C19 L-plan 2-storey stable block in English garden wall bond brick with slate roof. Currently undergoing extensive renovation and conversion to hotel accommodation (April 1985). House built to replace C17 Bishopstrow House to south of road, near The Coach House (q.v.), which was partly destroyed by fire c.1800. The main gardens are still to south of road and connected by the Tunnel (q.v.) under the A36. (VCH. Wiltshire, 1965, p.6).

TUNNEL BELOW A36 IN THE GROUNDS OF BISHOPSTROW HOUSE [17]

Grade: II

List Entry Number: 1036338

Date first listed: 11-Nov-1976

Statutory Address: TUNNEL BELOW A36 IN THE GROUNDS OF BISHOPSTROW HOUSE, WARMINSTER ROAD

District: Wiltshire (Unitary Authority)

Parish: Bishopstrow

National Grid Reference: ST 89691 44148

Details

Tunnel with north and south portals. Dated 1815 on keystones of portals. English garden wall bond brick to segmental barrel vaulted tunnel, portals are round-arched vermiculated ashlar with large voussoirs and keystones incised with WT/1815, (William Temple). Constructed to link Bishopstrow House (q.v.) on north side of road with the gardens of earlier house to the south; the house was also built for William Temple.

SUMMER HOUSE IN GROUNDS OF BISHOPSTROW HOUSE [18]

Grade: II

List Entry Number: 1036339

Date first listed: 11-Nov-1976

Statutory Address: SUMMER HOUSE IN GROUNDS OF BISHOPSTROW HOUSE, WARMINSTER ROAD

District: Wiltshire (Unitary Authority)

Parish: Bishopstrow

National Grid Reference: ST 89642 44107

Details

Pavilion. Early C19. Limestone ashlar with rubble stone to rear, Welsh slate pointed roof. Octagonal with 3-sided loggia to front. Single storey. Three hollow-chamfered square openings to front, partly closed by wooden trellis, central half-glazed double doors to closed remainder of octagon; margin-pane coloured glass, either side is 18-pane sash with margin lights, pilasters with key motif. Five rear sides have hollow-chamfered square panels, no windows. Astragal below plain cornice to roof. Interior has stone floor, 3 round-arched niches to rear walls and

moulded plaster ceiling cornice. Picturesque setting in the gardens of the Regency Bishopstrow House (q.v.), for the Temple family.

PUMP HOUSE WITH BOATHOUSE IN GROUNDS OF BISHOPSTROW HOUSE [19]

Grade: II

List Entry Number: 1036340

Date first listed: 11-Nov-1976

Statutory Address: PUMP HOUSE WITH BOATHOUSE IN GROUNDS OF BISHOPSTROW HOUSE, WARMINSTER ROAD

District: Wiltshire (Unitary Authority)

Parish: Bishopstrow

National Grid Reference: ST 89725 43988

Details

Pump house with boat house to rear. Late C18. Square-panelled timber framing with brick nogging, the north-west front plastered, Welsh slate roof. Single-storey. Front facing garden has round-arched ovolo-moulded wooden doorway with imposts anti keystone, double wooden doors, either side are boarded-up windows with square ovolo-moulded wooden architraves. Cornice with pediment over. Returns and rear have exposed timber framing. Narrow wet-dock in boathouse. On River Wylye in grounds of C17 Bishopstrow House demolished c.1800 and replaced by present Bishopstrow House (q.v.) 1817, to north of Warminster Road; the gardens linked to the latter by tunnel (q.v.) under road.

GARDEN WALLS ENCLOSING ORCHARD IN THE GROUNDS OF BISHOPSTROW HOUSE AND THE COACH HOUSE [20]

Grade: II

List Entry Number: 1036341

Date first listed: 11-Nov-1976

Statutory Address: GARDEN WALLS ENCLOSING ORCHARD IN THE GROUNDS OF BISHOPSTROW HOUSE AND THE COACH HOUSE, WARMINSTER ROAD

District: Wiltshire (Unitary Authority)

Parish: Bishopstrow

National Grid Reference: ST 89750 44044

Details

Garden walls. Late C18. Flemish bond and English garden wall bond brick, flat limestone coping. Approximately 4 metres high, extends from about 60 metres south west of tunnel (q.v.) south east for about 150 metres to the Coach House (q.v.), this section has raking buttresses on south side and round-arched and square openings. A shorter section, about 50 metres long runs between the Coach House (q.v.) and Mill Lane, and has segmental archway. Walls part of gardens of former Bishopstrow House on south side of Warminster Road, this house destroyed c.1800 and replaced 1817 by present Bishopstrow House (q.v.) to north of road.

LOW WALL TO ROAD ENCLOSING GROUNDS OF BISHOPSTROW HOUSE SOUTH OF A36 [21]

Grade: II

List Entry Number: 1036342

Date first listed: 11-Nov-1976

Statutory Address: LOW WALL TO ROAD ENCLOSING GROUNDS OF BISHOPSTROW HOUSE SOUTH OF A36, WARMINSTER ROAD

Statutory Address: LOW WALL TO ROAD ENCLOSING GROUNDS OF BISHOPSTROW HOUSE SOUTH OF A36, WARMINSTER ROAD

District: Wiltshire (Unitary Authority)

Parish: Bishopstrow

National Grid Reference: ST 89663 44147

Details

Revetment wall. Early C19. Rubble stone with stone coping. Approximately 1 metre high, extends from opposite west entrance of Bishopstrow House (q.v.) to junction with Mill Lane. Revetment to low bank, bounding north side of gardens to Bishopstrow House (q.v.).

TUNNEL BELOW A36 IN THE GROUNDS OF BRIDGE OVER RIVER IN GROUNDS OF BISHOPSTROW HOUSE, SOUTH OF A36 [22]

Grade: II

List Entry Number: 1036343

Date first listed: 01-Jul-1986

Statutory Address: BRIDGE OVER RIVER IN GROUNDS OF BISHOPSTROW HOUSE, SOUTH OF A36, WARMINSTER ROAD

District: Wiltshire (Unitary Authority)

Parish: Bishopstrow

National Grid Reference: ST 89581 44106

Details

Carriage bridge over River Wylye. Early C19. English bond brick segmental arch; low stone coping to east side with cast-iron latticed balustrade with square end piers. West side has partially rebuilt English bond brick parapet. Part of a picturesque group with the summer house (q.v.) and Temple (q.v.) in gardens by river, linked to Bishopstrow House (q.v.) by the tunnel (q.v.).

THE COACH HOUSE [23]

Grade: II

List Entry Number: 1183101

Date first listed: 11-Nov-1976

Statutory Address: THE COACH HOUSE, MILL LANE

District: Wiltshire (Unitary Authority)

Parish: Bishopstrow

National Grid Reference: ST 89784 43996

Details

Detached house. Mid C17 with C20 addition to north. English bond brick with limestone dressings, half-hipped tiled roof, brick stacks. Gable-end to road, now L-plan. C17 2-storey, single window south front has central C20 door in porch with hipped roof, either side are two recessed chamfered cross windows, moulded plinth and stone quoins. First floor, now reduced in height, has one central C20 casement. Left return has 2-light mullioned window to first floor. Right return has two C20 casements to first floor. Rear is rubble stone with blocked window and C20 round-arched light. Attached 1970s wing in brick cavity walling, half-hipped tiled roof, details in same style as C17 build such as string course and single light and 3-light stone mullioned windows. C17 range is remains of or an outbuilding to a larger house; the Bishopstrow House destroyed by fire c.1800 and replaced by present Bishopstrow House (q.v.) on north side of Warminster Road. C20 wing added since 1976.

TEMPLE IN THE GROUNDS OF BISHOPSTROW HOUSE [36]

Grade: II

List Entry Number: 1364376

Date first listed: 11-Nov-1976

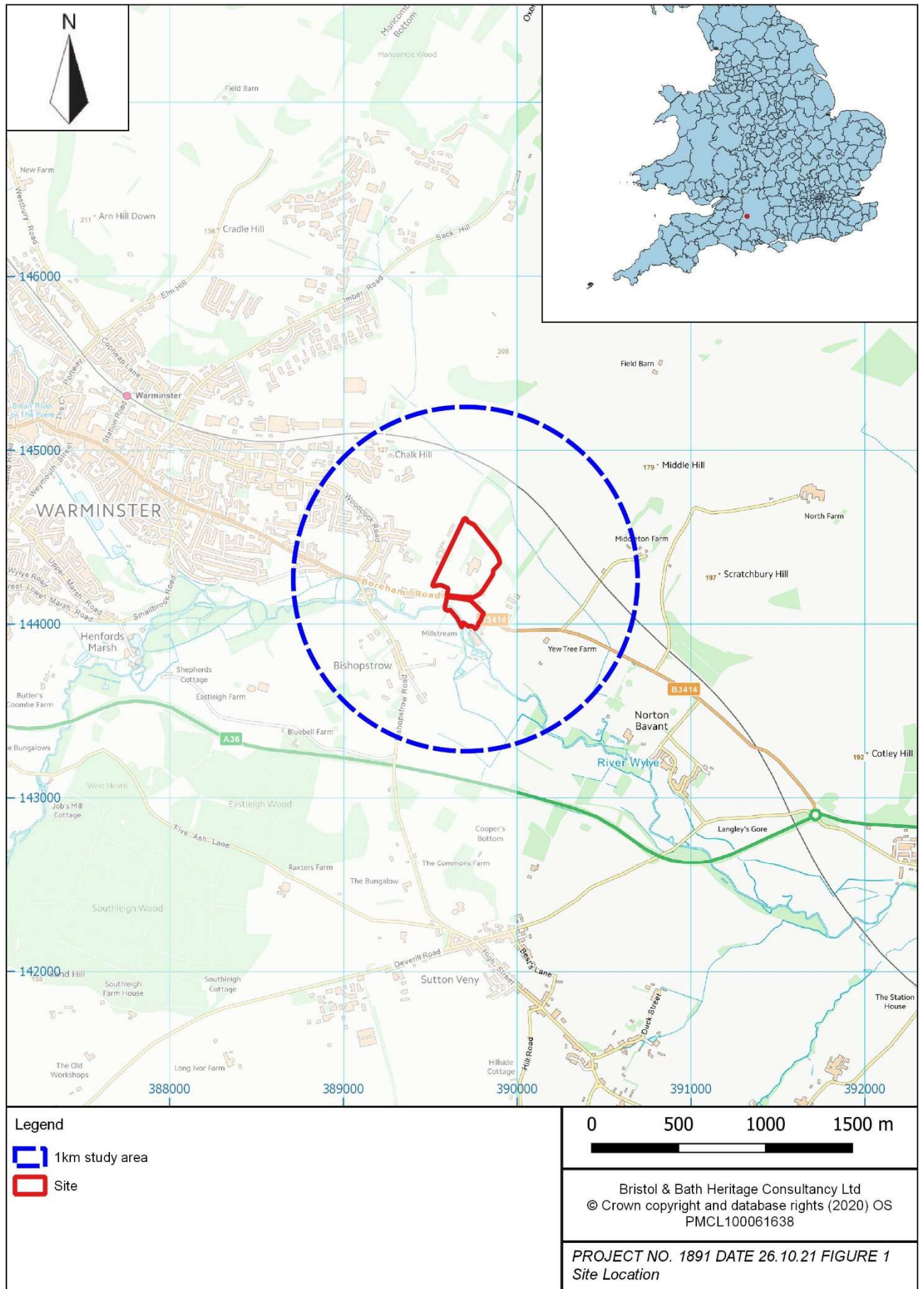
Statutory Address: TEMPLE IN THE GROUNDS OF BISHOPSTROW HOUSE, WARMINSTER ROAD

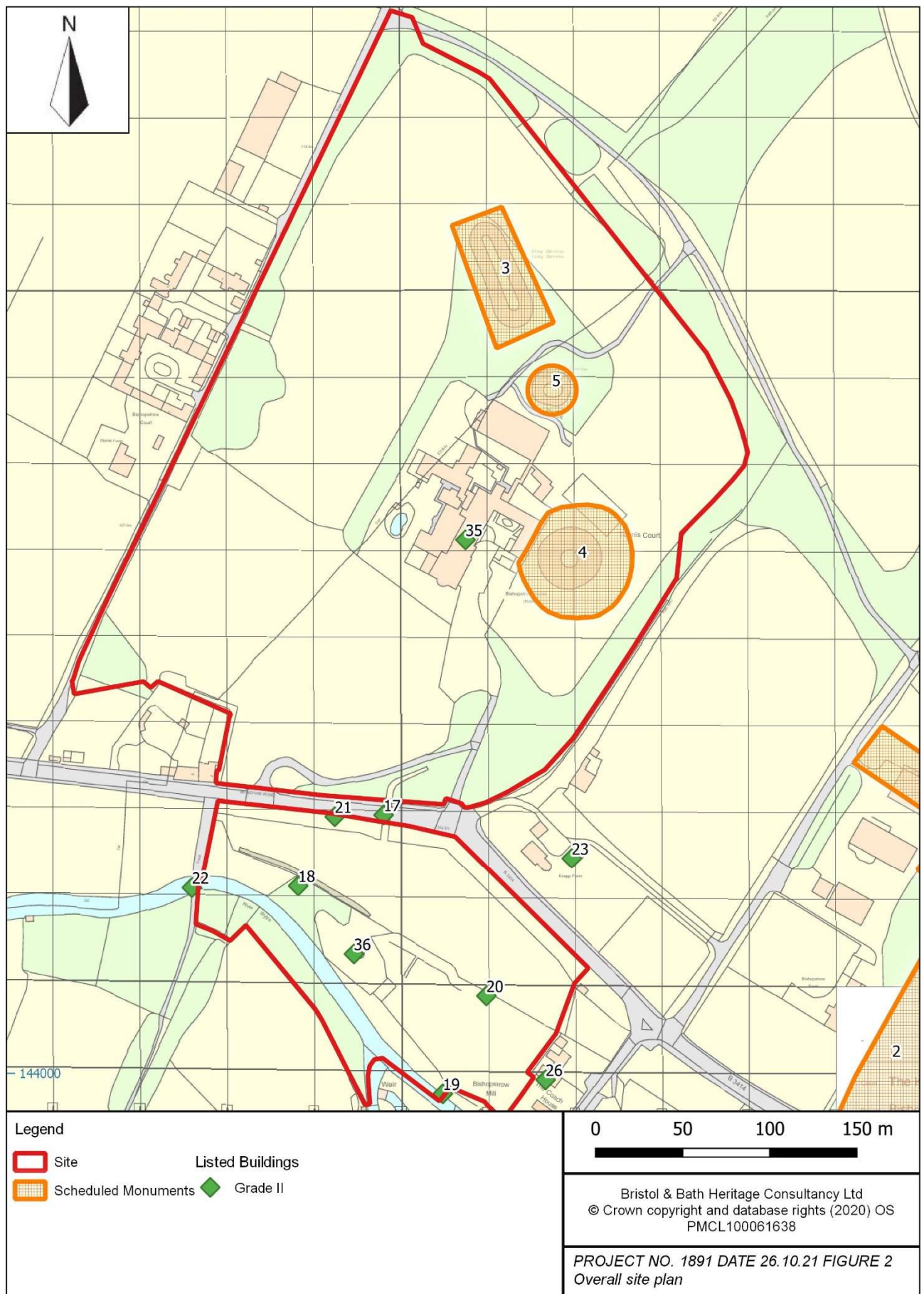
District: Wiltshire (Unitary Authority)

Parish: Bishopstrow

National Grid Reference: ST 89674 44068

Doric rotunda. Dated 1770 on floor. Limestone with lead domed roof. Two-step stylobate with 8 Tuscan columns, frieze with triglyphs, modillioned cornice to dome with ball finial. Circular stone floor with words 'Erected 1770'. Picturesque setting in gardens beside River Wylye, erected for C17 Bishopstrow House, destroyed c.1800 and replaced by present Bishopstrow House (q.v.) to north of Warminster Road; the gardens and house linked by tunnel (q.v.) under road.





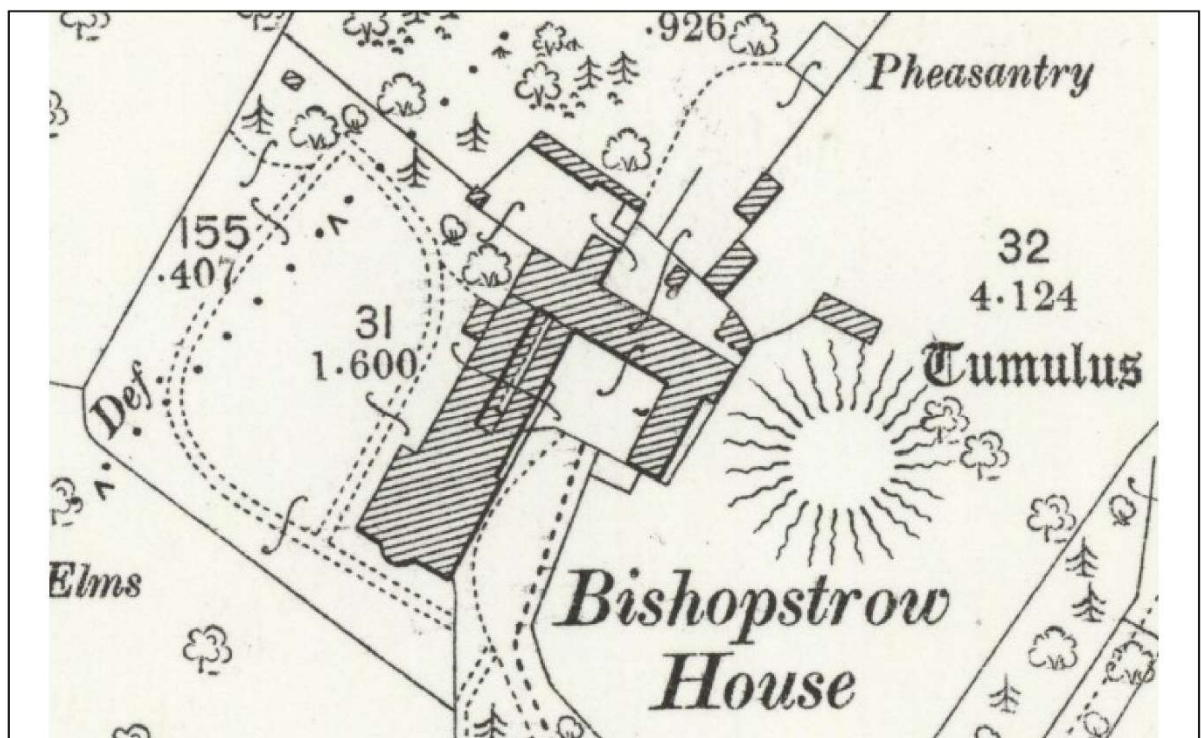
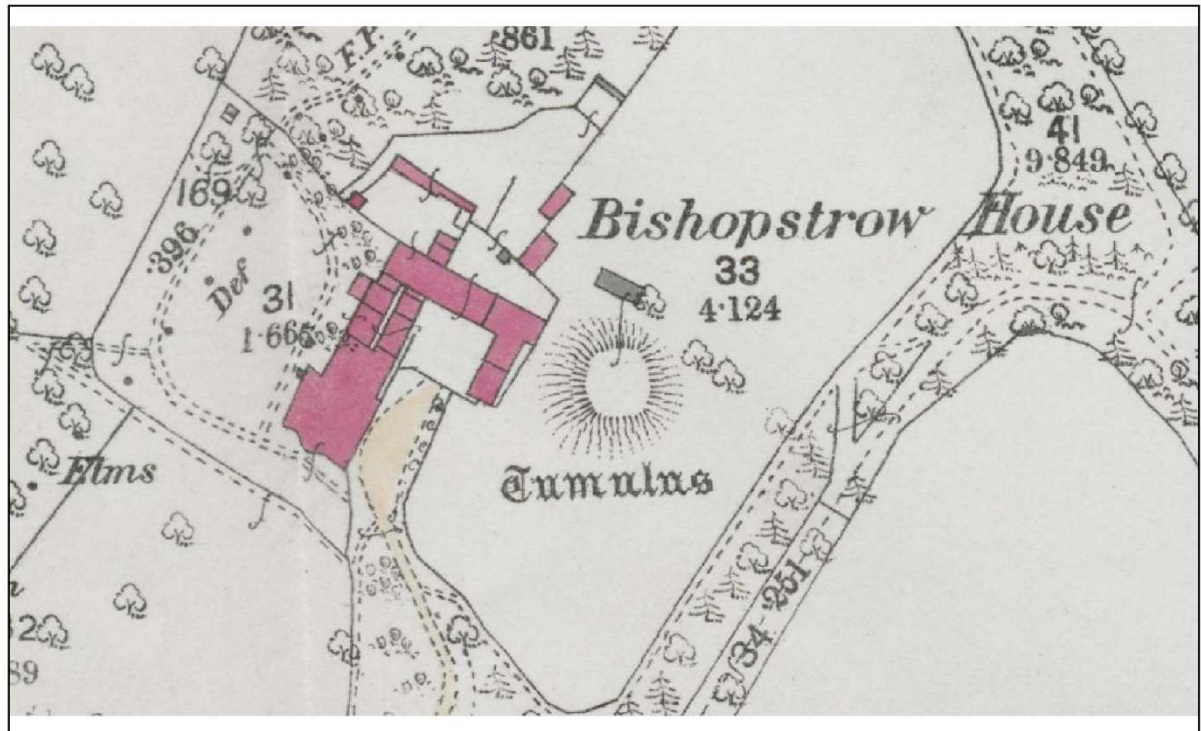


Fig. 3 (Top) Extract from 1887 Ordnance Survey 25-inch map

Fig. 4 (bottom) Extract from 1900 Ordnance Survey 25-inch map

Bristol & Bath Heritage Consultancy Ltd
PMCL100061638
Maps Courtesy of Know Your Place Website

PROJECT NO. 1891 DATE 26.10.21 FIGS 3-4
Historic maps

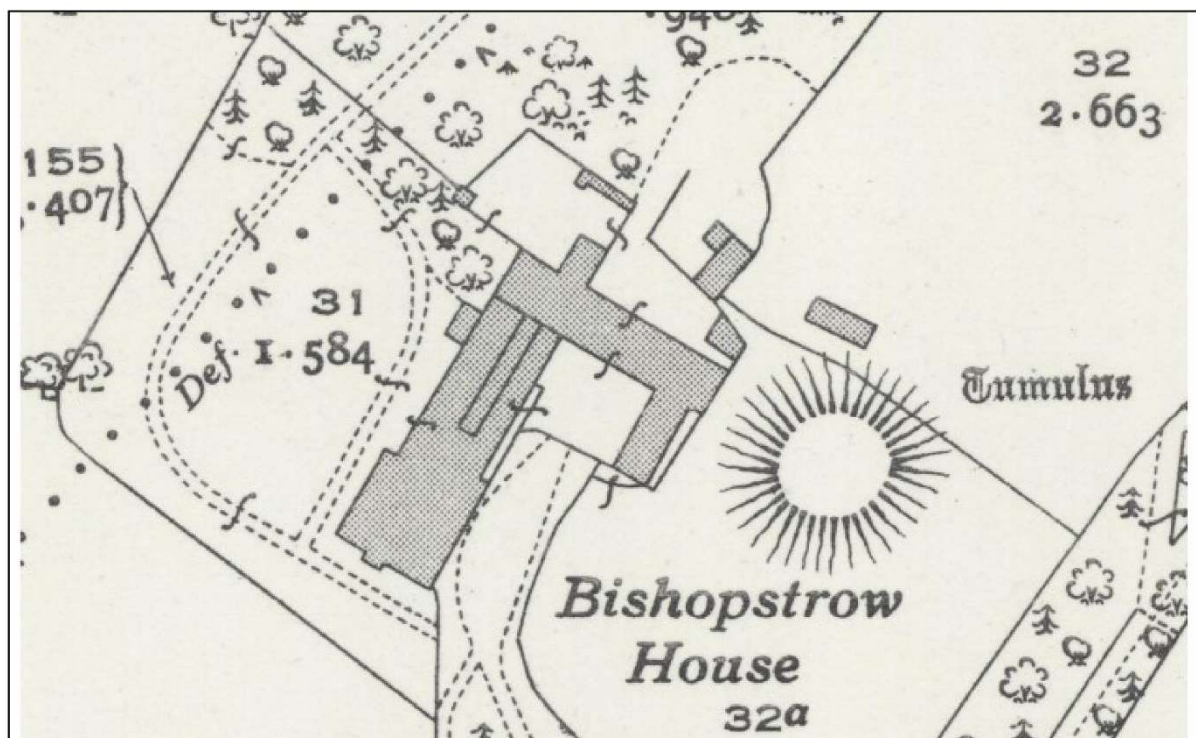


Fig. 5 (Top) Extract from 1923 Ordnance Survey 1:10,000 map
Fig. 5a (bottom) Extract from 1942 Ordnance Survey 1:10,000 map

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Maps Courtesy of Know Your Place Website

PROJECT NO. 1891 DATE 26.10.21 FIGS5-5a
Historic maps





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PROJECT NO. 1891 DATE 26.10.21 FIG. 7
 Phased ground floor plan







Figure 10 *The entrance or east front*



Figure 11 *The south front and the west elevation obliquely, pre-1976 before the hotel additions (Historic England Archive)*



Figure 12 *The west elevation of Periods 1a-1c block, c. 1965, before the alterations to the ground floor windows in the Period 1c section (Historic England archive)*



Figure 13 *The junction of the Period 1a and 1b blocks on the east elevation*



Figure 14 *The junction of the bricks of the period 1a and 1b sections at basement level*



Figure 15 *The junction of the Period 1b access area stonework with the bricks of the Period 1a basement*



Figure 16 *The Period 1b block, in the centre, and its relationship to the Period 1a block*



Figure 17 *The west elevation of the Period 1b and 1c additions, c. 1965, before the alterations to the ground floor windows in the two-storey section, courtesy of Ms Diana Berry*



Figure 18 *The west elevation of the Period 1c section after the ground floor windows had been altered. Courtesy of Ms Diana Berry*



Figure 19 *What can be seen of the west elevation today above the late 20th-century additions*



Figure 20 *The external door to the central corridor in the Period 1b block, looking south from the later corridor in the Period 1c addition*



Figure 21 *The brickwork of the Period 1c wing (on right) abutting that of the Period 1b block (on left) .*



Figure 22 *The vaulted basement, looking east in room B6*



Figure 23 The wine bins in the basement of Period 1a, looking east



Figure 24
*The main
entrance
from inside*



Figure 25 *The Inner Hall before 1976 showing original position of screen and the earlier fireplace*



Figure 26 *The Inner Hall and the repositioned screen, and the replacement fireplace*



Figure 27 *The doorway into the library from the small hall*



Figure 28 *The grand stair and the modern back door, looking west*



Figure 29 *The Inner Hall before the removal of the Ionic columns and repositioning of the screen*

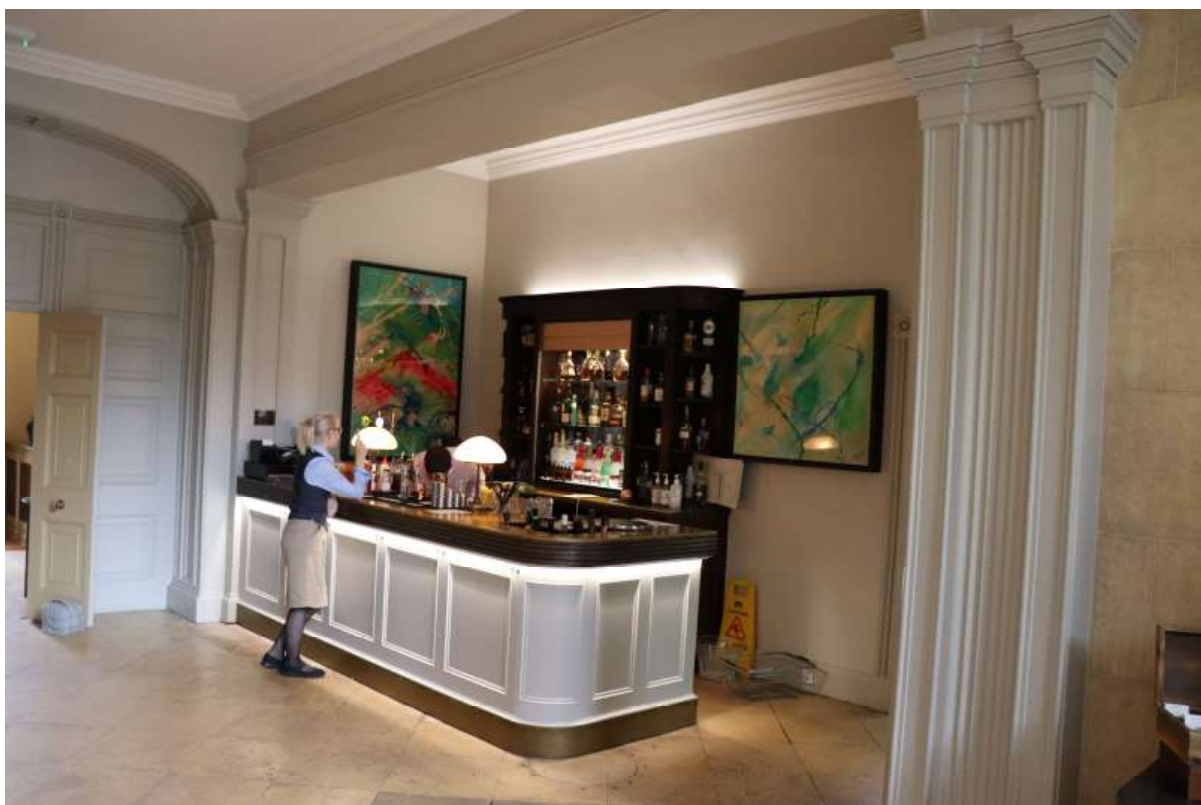


Figure 30 *The bar in place of the columned recess (cf Fig. 29)*



Figure 31 *The safes in the Library and the cupboard in the Lounge, occupying former doorways*



Figure 32 *The Lounge, looking south*



Figure 33 *The fireplace in the Lounge, Pinch original, but hearth may be more recent*



Figure 34 *The Library, looking north*



Figure 35 *The Meeting Room, looking north-east*



Figure 36 *The Office, formerly the Gun Room, looking south-west, towards the two early cupboards (one behind the door)*



Figure 37 *The top of the main stair, showing the cornice and modern wall treatment and the fire stop screen*



Figure 38 *The first floor hall and ST2*



Figure 39 *The first floor hall, to the south-east and the doors to the Oval Room and Room 3/3a*



Figure 40 *The Oval Room, the apse mirroring the bay opposite*



Figure 41 *The fireplace in the Oval Room*



Figure 42 *The door from the Period 1b corridor into period 1a Room 5, note the thickness of the wall*



Figure 43 *The William Temple Room looking south-west*



Figure 44 *The roof structure in the space over the Oval Room*



Figure 45 *The upper flight of the former service stair to the first floor, looking west, now a lumber room*



Figure 46 *The exterior of Period 1b back door, now blocked-up in a modern store room*



Figure 47 *The service corridor in the Period 1b block, looking north (cf Fig. 20)*



Figure 48 *The door in the service corridor north of the door from the Inner Hall*



Figure 49 *Mid century aerial photograph, showing the roof-lines of the Period 1b and 1c single-storey ranges, centre left, courtesy of Ms Diana Berry*



Figure 50 *The corridor in the first floor of the period 1c range, cornice showing it formerly part of Room 9 to the right*



Figure 51 *Photograph from 2007 showing the north end of the Period 1d single-storey range on the west side of the stable courtyard removed*



Figure 52 *An original door in the basement between Rooms B6 and B9*



Figure 53 *The tunnel in the basement, looking south-west*



Figure 54 *The north side of the Period 1b stable block showing the brick quoining and the remains of the original windows*



Figure 55 *The south side of the Period 1b carriage house*



Figure 56 *The Period 1b carriage house and Period 1c archway, probably in the 1950s before repainting before 1964. The remnants of probably original whitewash are visible, courtesy Ms Diana Berry*



Figure 57 *The north side of the arch through the Period 1c block in the stable range, blocked and abutted by post-1976 works, Period 1b carriage house to left*



Figure 58 *The north side of the Period 1c stable blocks, looking south-west*



Figure 59 *The eastern stable range, c. 1970*



Figure 60 *The southern half of the Period 1c eastern stable range, cf Fig. 59*



Figure 61 *The stone and brick mounting block in the stable courtyard*



Figure 62 *The John Pinch Room looking south-east*

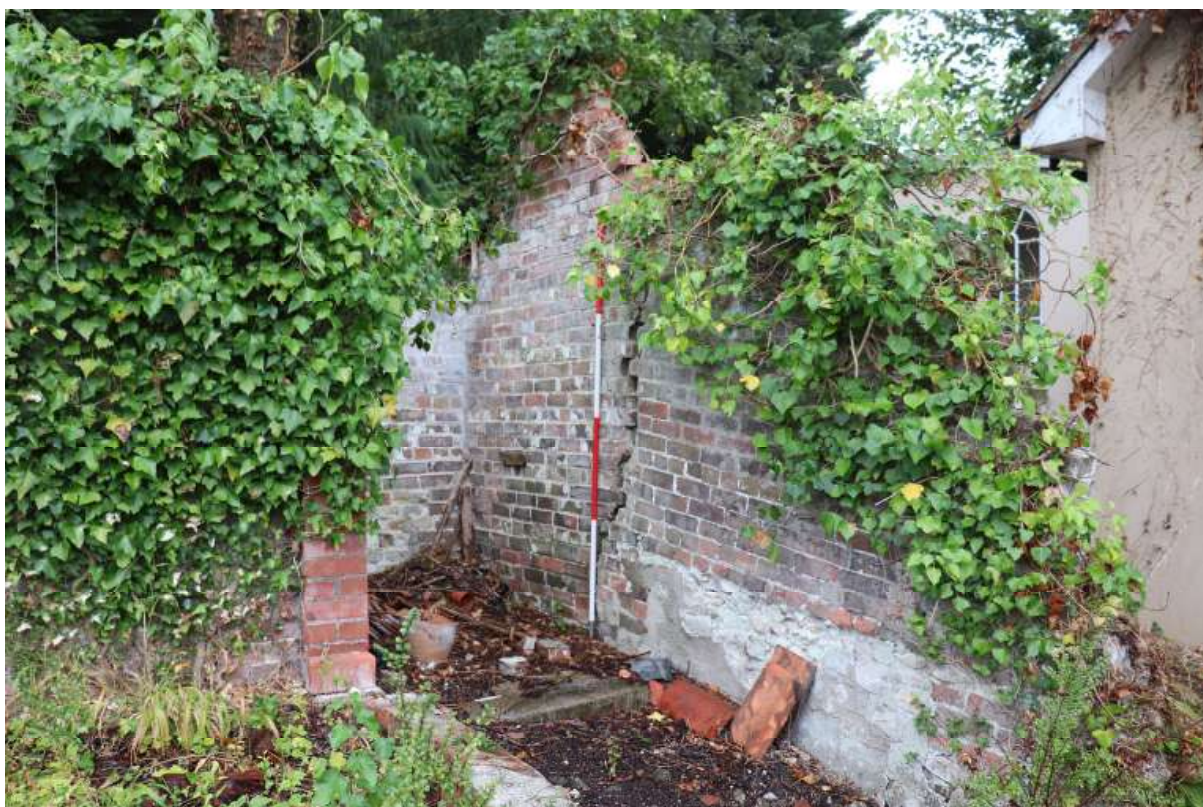


Figure 63 The kitchen garden wall, north-east corner, potting shed just visible on left



Figure 64 The interior of the John Pinch Room looking north-west



Figure 65 *The room on the north-west corner of the west range, looking south-east*



Figure 66 *The stables from the south*



Figure 67 An aerial view of the stables etc, c.1970, courtesy Ms Diana Berry

