



Design, Access, and Heritage Statement

Proposal

EXTENSION TO SPA RECEPTION & NEW CHANGING AREA

Applicant

Bishopstrow Hotel Ltd.

Date

30 September 2026

Site

Bishopstrow Hotel and Spa
Boreham Road
Warminster BA12 9HH

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1. Introduction

Aaron Evans Architects have been appointed by the applicant to prepare and submit Planning and Listed Building applications for an extension to the existing spa reception at Bishopstrow Hotel and Spa. The proposal will enlarge the entrance to provide dedicated female changing facilities while creating a more defined and welcoming arrival point for the spa. The design seeks to sensitively integrate with and enhance the existing building through a carefully considered entrance extension, complemented by a high-quality material palette.

The applicant appointed Bristol & Bath Heritage Consultancy Ltd to undertake a Built Heritage Assessment (Built Heritage Assessment for Bishopstrow House Limited, October 2021). This has been submitted as part of the application and will be referred to in this document as the BHA.

1.1 Heritage Status

Bishopstrow House is a grade II listed building, much extended and altered over time. The property also falls within the Bishopstrow Conservation Area (BCA) which was designated as such by West Wiltshire District Council on 3 February 1988.

2. The Site

2.1 Site Location

Bishopstrow Hotel and Spa is located approximately 2km east of Warminster town centre in Wiltshire and is approximately 1.5km south of Battlesbury Camp. It is accessed off the B3414 - Boreham Road and is bounded on all sides by farmland.

The site lies within the Bishopstrow Conservation Area. It contains three Scheduled Ancient Monuments, and eight listed buildings or structures lie within the site ownership. There are glimpsed views from the grounds of the historic sites of Battlesbury Hill and Scratchbury Hill to the north.

A railway line passes east-west to the north of site, the A3414 Boreham Road passes through the site from east to west and the river Wylfe cuts east-west through the historic garden in the southern part of site. For more information refer to the BHA Report Appendix 1: Historic England Listing Descriptions.

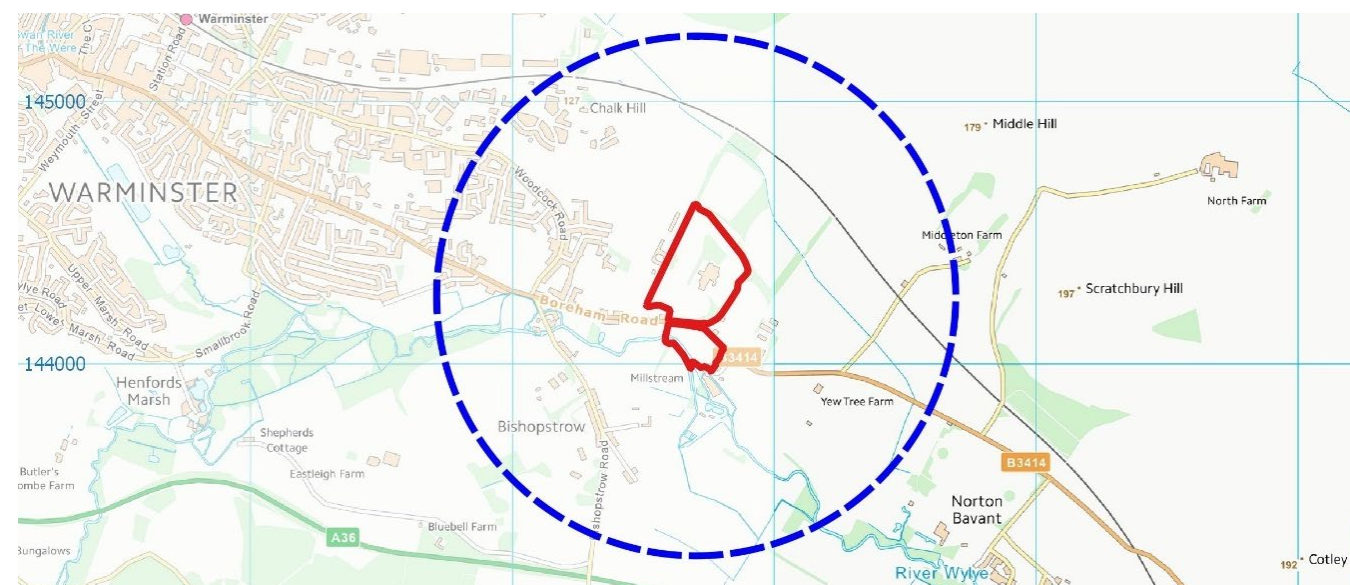


Fig1: Bishopstrow site location (BHA Appendix 1, Fig 1 Site Location)

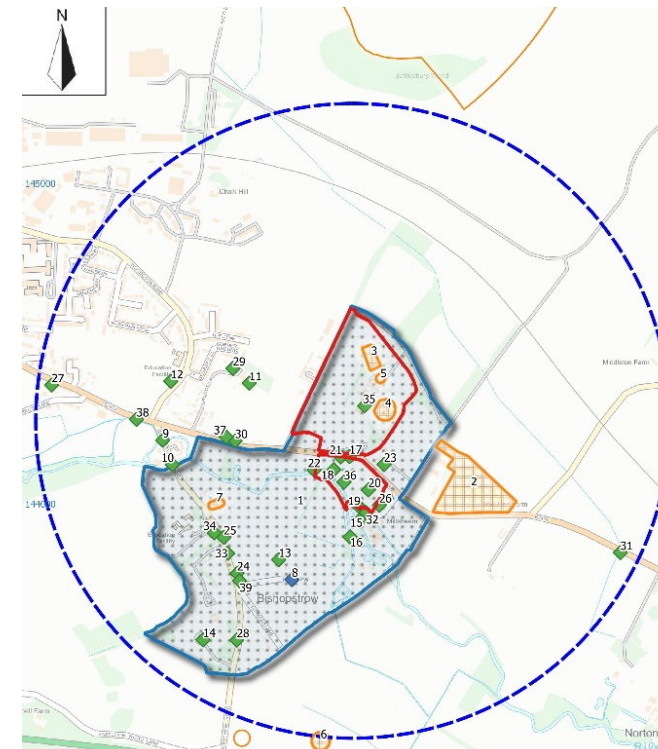


Fig 2: Bishopstrow Conservation area and heritage assets (BHA Appendix 1, Fig 2 Overall Site Plan)

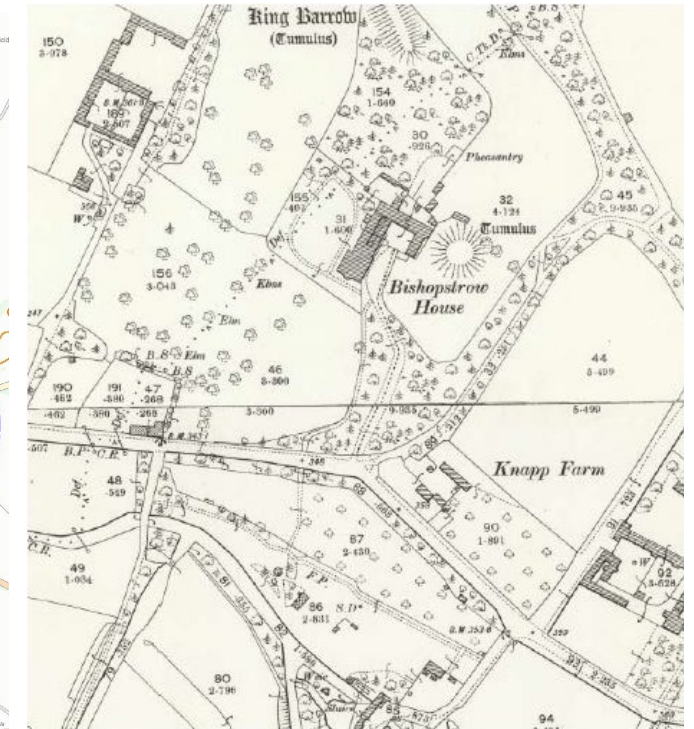


Fig 3: 1914 OS indicating Barrows (BHA Appendix 1, Fig 4)

2.2 Site Arrangement

The blue line in figure 4 overleaf describes the full extent of ownership by the Hotel. The area totals approximately 11 hectares (27 acres). The site ownership is divided into two areas by the B3414 - Boreham Road – a northern portion and a southern portion.

The Hotel and Spa, outdoor pool, indoor tennis court, outdoor tennis court and three Scheduled Ancient Monuments (known as the King Barrow, and two bowl barrows) are in the northern portion. The barrows form part of an extensive prehistoric landscape along the river Wylfe extending up onto Salisbury Plain.

The gardens and other Grade II listed structures, noted as having national importance (see BHA clause 5.1) are located within the southern portion. The entire ensemble of house and landscape is assessed as being of local significance.

The northern portion is accessed via a driveway from Boreham Road leading up to the parking and the main entrance to the hotel. The southern portion is accessed primarily via the tunnel which passes below the B3414. There is also access to the gardens from a gateway off a track to the west of the gardens.

The red line in figure 4 below indicates the application site area for the proposed works to improve, formalise, and consolidate the entrance to the spa for hotel guests and spa membership users alike.

The application site area measures approximately 455sqm. It is located to the east of the main hotel and is bounded by the hotel building to the north, east and west, and a high stone wall to the south with an opening leading to the main hotel entrance and adjacent car park.

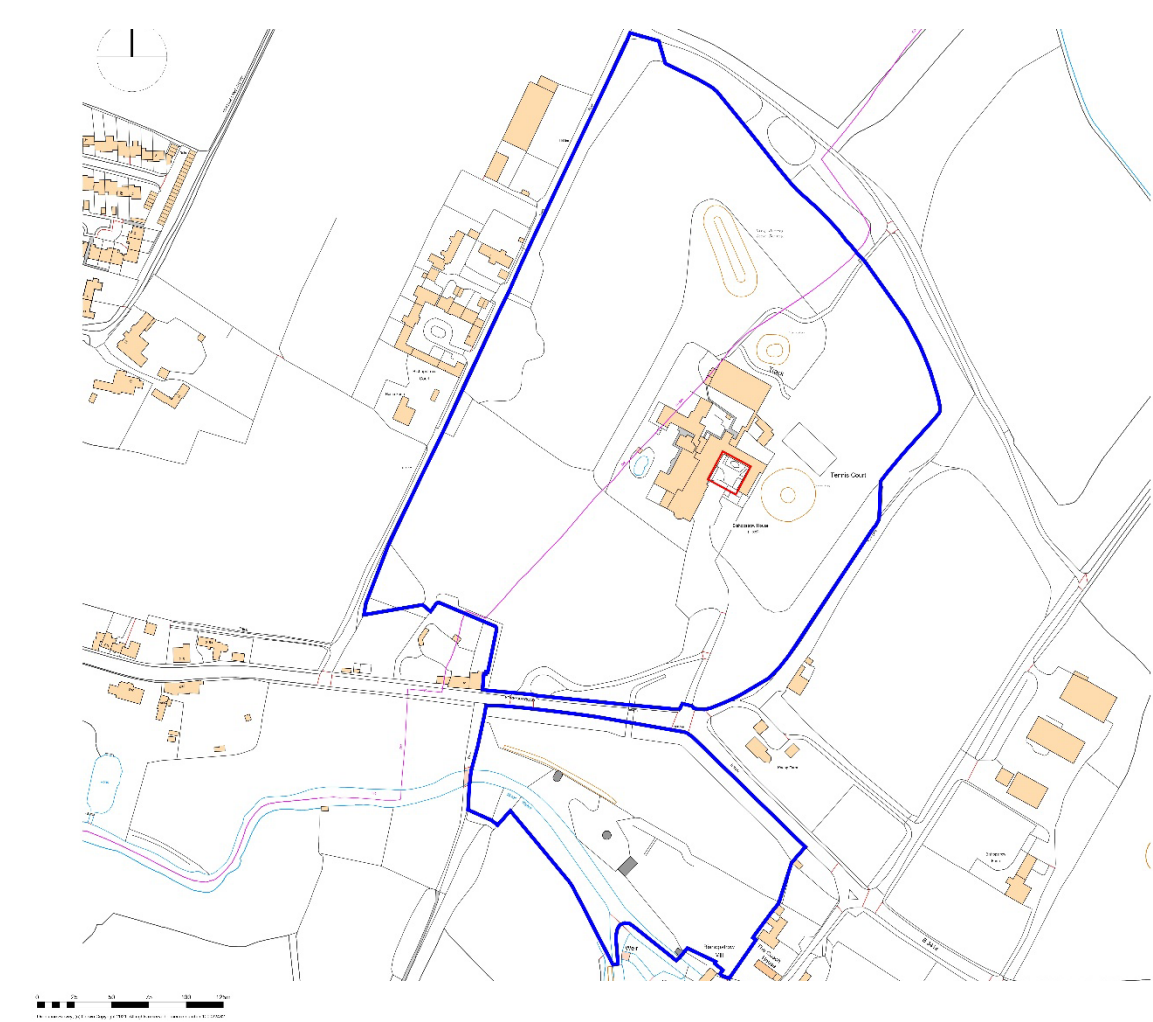


Fig 4: Site Plan indicating extent of ownership (blue line) and site application area (red line)



Fig 5: Existing Spa entrance: view to the north corner



Fig 6: Spa Courtyard area: view from south-west (main entrance)



Fig 7: Spa courtyard: view to South from spa entrance



Fig 8: Basement stair: view of basement stair



Fig 9: Spa entrance: Two rooflights above spa entrance C20



Fig 10: Courtyard: view looking south-east from spa entrance



Fig 11: Existing courtyard: aerial view above existing courtyard



Fig 12: Existing paving slabs outside Spa Entrance

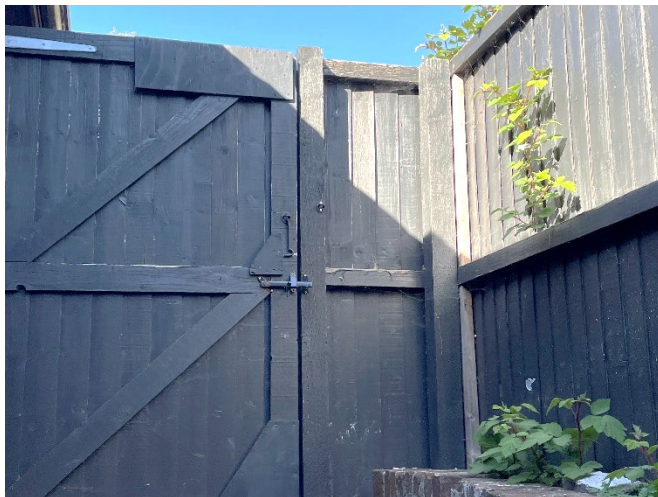


Fig 13: Existing timber gate at top of external basement stair

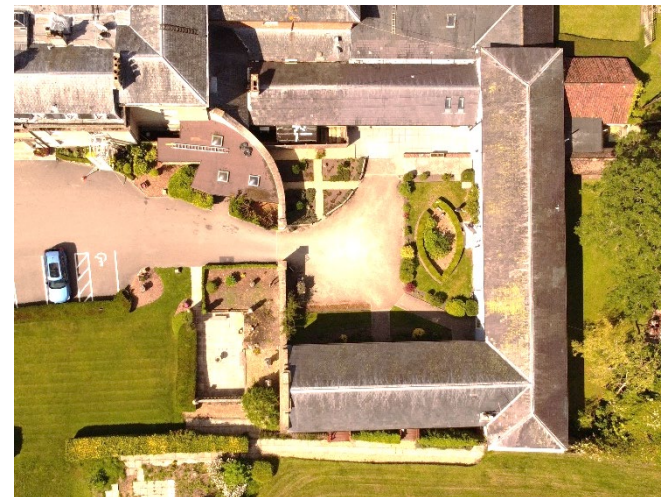


Fig 14: Aerial view: existing courtyard



Fig 15: Car park: view looking north towards courtyard entrance



Fig 16: Existing courtyard: view looking east

2.3 Bishopstrow House Description and Brief History

Bishopstrow Hotel and Spa sits in a parkland setting, surrounded by extensive grounds. There are open views across the grassland of Bishopstrow House from the south and the hotel grounds are bounded by mature trees to the west, north and east.

The construction of the main house commenced in 1817 (BHA 6.2). It was built for William Temple (1780-1875) to a design by John Pinch the Elder.

In 1976, Bishopstrow House was sold to Mr and Mrs Kurt Schiller, who converted it to a country house hotel.

The Blandy Brothers bought the house in 1988 and carried out several improvements:

- A large annex was added containing an indoor swimming pool.
- A hard surfaced outdoor tennis court, covered tennis court and outdoor pool were added.
- extra guest accommodation and a conservatory were added.

The hotel sold again in 1996 and became a limited company. Various planning consents were achieved before the hotel was bought by Versant.

In June 2021, the hotel was purchased by Kaleidoscope Collection. Bishopstrow House Hotel and Spa remains in operation under Bishopstrow House Ltd.

Today, Bishopstrow House Hotel comprises a 2.5 storey stone main building with L-shaped converted stable block, modern extensions, and several outbuilding



Fig 17: Bishopstrow House as viewed from road



Fig 18: Elevated view of Bishopstrow House

2.4 Planning History

Previous consents are tabled below.

The facility to be modified is the courtyard entrance to the existing Spa.

Noting that the proposal is to modify and add to existing facilities within the application site area with the aim of connecting to and enhancing both existing and consented (some yet to be implemented) hotel uses / functions, previous consents that may be relevant to this application have been highlighted in yellow in the table below.

Reference	Valid Date	Proposal	Decision
W/76/00861	02/09/1976	Change of use to hotel	Approve with conditions
W/77/00036/HIS	15/01/1977	Alterations to country house for hotel purposes	Approve with conditions
W/80/01131/HIS	1980	Construction of sunroom	Approve with conditions
W/83/00952/LBC W/83/00951/FUL	1983	Construction of outside swimming pool changing cubicles and walled sitting out area	Approve
W/84/00872/LBC	12/07/1984	Change of use and conversion of stables into two hotel suites	Approve
W/84/00802/LBC W/84/00756/FUL	1984	Covered in swimming pool and foyer	
W/85/00381/FUL	1985	Enclosed tennis court and three hotel suites	
W/87/01316/STU	1987	Overhead electric line to Bishopstrow House	
W/89/00178/LBC W/89/00177/FUL	1989	Extension to form 4 hotel suites and conference room	
W/95/01426/LBC	1995	Internal alterations to form changing rooms and gym	Approve
W/98/00009/LBC W/98/00008/FUL	1998	Extension to form gymnasium	
W/06/00429/LBC W/06/00442/FUL	2006	Rebuilding of changing room and plant room, new conservatory to provide access to changing rooms	Approve
W/07/01413/LBC W/07/01414/FUL	2007	Demolition of conservatory, construction of new conservatory as restaurant, pitched roof and alterations to existing restaurant, replacement of corridor roof, extension and alterations to spa, extensions, and alterations to gymnasium	Approve with conditions
W/08/02415/LBC W/08/02414/FUL	2008	Demolition of twentieth century conservatory and formation of new hotel dining room and conservatory	Approve with conditions
W/12/01874/LBC	2012	Re-hang main external entrance doors to open outwards and install within the door reveal a glass door and screen, internally remove timber partition between entrance hall and main hall and reinstall a glass screen and double door set and rehang reception door	
W/12/01680/LBC W/12/01679/FUL	2012	New build single storey extension to existing ground floor function suite	
W/12/00939/LBC	2012	Demolition of internal wall (formerly external)	

W/13/01108/CAC W/13/01106/FUL	2013	Demolition of indoor tennis court building and covered link corridor from the main house Grade II house and replacement with a 42-bedroom extension, associated car parking, landscaping and new access road	Approve with Conditions
18/07624/LBC 18/07238/FUL	2018	The creation of a vehicle turning head at the hotel entrance, increase and alterations to the parking provision including the reconstruction of a new carpark to the northern area of the site connected by a new roadway. Relocation and alterations to laundry/ bin store. Associated landscaping works.	Approve with conditions
2022/01408/FUL 2022/01808/LBC	21.02.2022	Conversion of Somerset Room function space and adjacent sanitary accommodation to two guest suites.	Approve with conditions
2022/00789/FUL 2022/00951/LBC	01.02.2022	Refurbishment of guest accommodation in former stables	Approve with conditions
2022/05994/FUL 2022/06365/LBC	03.08.2022	Proposed internal and external alterations to existing Spa accommodation to create improved changing facilities, additional / remodelled treatment rooms, ancillary accommodation, and pool refurbishment. Single storey extension to rear (north) elevation of existing gym including modifications to existing flat roof. Single storey extension to side (west) elevation of existing indoor pool to create new spa day lounge, pool access and small private dining room off existing restaurant. New sedum roof and insertion of rooflights to existing pool extension. Associated external works, pergola shade structure and landscaping.	Approve with conditions
2022/05053/LBC	2022	Internal alterations to common areas, guest bedrooms and ensuite bathrooms	Approve with conditions
2022/08172/FUL 2022/08837/LBC	09.11.2022	Refurbishment and alteration to upper ground floor guest accommodation (Rooms 28 & 29) and conversion of lower ground floor storage space into habitable guest living accommodation with new connecting staircase. Demolition of existing C20 single storey upper ground floor bathroom extension and replacement with new pitched roof single storey bedroom / bathroom extension and sedum roof link. All to create 2-bedroom family guest suite. Formation of new external terrace and associated landscape works. Partial demolition and remodelling of adjacent C20 corridor link.	Approve with conditions
2023/02170/NMA	16.03.2023	Non Material Amendment to PL/2022/06365 (Removal of window from entrance elevation (part sectional elevation at 1), change spa entrance door and sidelight unit to fit into existing structural opening, change single wide door unit in gym elevation to 2no. separate units (an escape door and a sliding folding slaking door), increase the extent of the excavation and stepped terracing to create a larger outdoor gym space to north of the gym.)	Approve with conditions
2023/02000/LBC	10.03.2023	Revised proposed internal and external alterations to existing Spa accommodation to create improved changing facilities, additional / remodelled treatment rooms, ancillary accommodation, and pool refurbishment. Single storey extension to rear (north) elevation of existing gym including modifications to existing flat roof. Single storey extension to side (west) elevation of existing indoor pool to create new spa day lounge, pool access and small private dining room off existing restaurant. New sedum roof and insertion of rooflights to existing pool extension. Associated external works, pergola shade structure and landscaping.	Approve with conditions
2023/06621/FUL 2023/06571/LBC	04.08.2023	Internal alterations to Guest Room 23 and Lord Castle Suite to create three guest suites. Provision of svp and ventilation extract terminals on roof slope	Approve with conditions
2023/07057/VAR	30.08.2023	Variation of condition 2 of 18/07238/FUL - To allow amendment to access road with proposed excavation, increase in gradient, amendment to road alignment, narrowing to parts of road, removal of 3 trees and replace with 9 trees	Approve with conditions

3. Proposal

The existing spa entrance is located in the north-west corner of the former stable courtyard. The proposal aims to provide a more prominent entrance, away from other entrances to guest accommodation, whilst creating additional changing facilities to enhance the experience for hotel guests, spa guests and spa members. The proposal is to extend and enhance the existing hotel spa outdoor courtyard by:

- Creating an enlarged, defined and welcoming arrival point for the spa;
- Provide a fully accessible entrance to the spa connecting external and internal levels
- Provide additional dedicated female change room facilities.

3.1 Changes Overview

The proposed development has been carefully designed to integrate with and extend the existing and consented hotel and spa facilities, providing improved functionality while maintaining continuity with the established building. The extension will enhance the arrival experience and internal layout of the spa, with associated external works undertaken to accommodate the new development and ensure safe and convenient access is retained throughout the site.

1. **To facilitate the construction of the extension, all existing hard landscaping within the footprint of the proposed building will be removed.** This will create the necessary space for the new foundations and building works while allowing the surrounding external areas to be reconfigured and repaved as part of the overall scheme.
2. **The proposal includes alterations to the existing spa entrance, involving the removal of the current double entrance doors and glazed screens.** In their place, a new single-storey entrance building will be constructed, incorporating an improved reception area together with new female changing facilities. This addition will enhance the operational efficiency of the spa and provide upgraded accommodation for guests.
3. **A new sedum flat roof will be constructed over the proposed extension.** The roof has been designed to tie seamlessly into the adjacent existing pitched roof serving the current spa building, ensuring a cohesive architectural appearance and a sensitive relationship between the existing and new elements.
4. **Externally, the development will maintain the existing fire exit route from the basement areas, leading behind the existing high wall.** This route maintains uninterrupted access to the adjacent basement staircase, ensuring that circulation around the building remains practical and accessible following completion of the works.

The proposal also incorporates some minor alterations to the existing building fabric and associated external features, including:

1. Partial removal of existing (C20) slate roof covering and eaves detail to facilitate construction of new junction with flat roof and back gutter.
2. Replacement of the existing timber fence / edge protection to the staircase.
3. The installation of a new gate to maintain secure access and fire escape to the basement area.

Overall, the proposed works represent a logical extension of the existing spa facilities, improving the functionality and quality of the accommodation while carefully integrating with the surrounding hotel complex and retaining essential access arrangements.



Fig 19: Bishopstrow House and spa entrance overview illustration – as existing

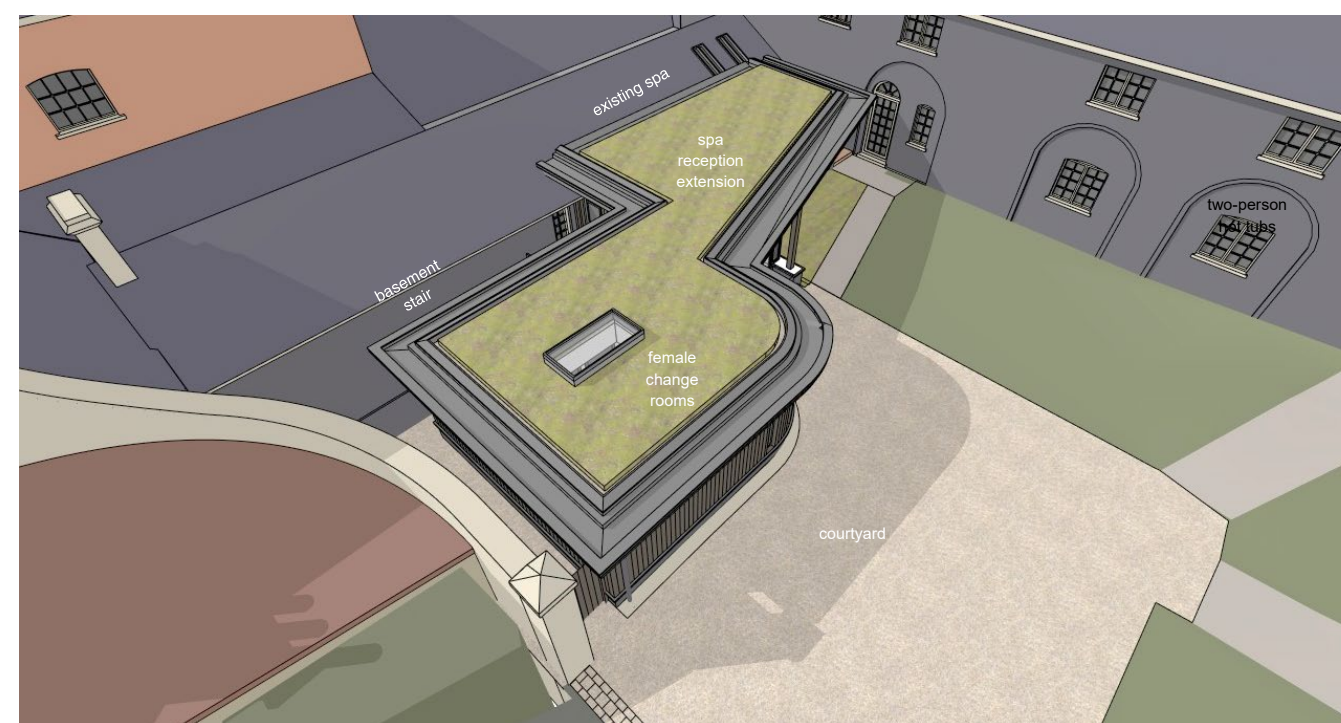


Fig 20: Bishopstrow House and spa entrance extension illustration – as proposed.

3.2 Spa Extension

The proposed spa extension will be located within the existing courtyard to the east of the main hotel building, forming a new entrance to the recently refurbished internal spa facilities.

The existing site levels fall gently across the courtyard and, as a result, the finished floor level of the extension has been designed to provide level access from the existing spa entrance. To accommodate the change in levels while maintaining an accessible entrance, a shallow internal ramp has been incorporated within the spa reception/foyer area. This approach minimises the visual and physical impact of the level change, ensuring the principal entrance to the extension remains level with the external courtyard.

The proposed extension will comprise a reception foyer and new female changing facilities.

The female changing area will include:

- One WC;
- three individual shower / changing spaces,
- a vanity unit; and
- lockers with integrated changing benches.

To provide natural daylight, while maintaining user privacy, the female changing rooms will incorporate tall, narrow windows facing the external courtyard, fitted with obscured glazing. A single flat rooflight will be positioned above the circulation space serving the changing rooms to introduce additional natural light. Air conditioning will be provided by way of an air source heat pump located to the rear.

The reception entrance will be fully glazed to the east elevation, and a low-level, blue/black brick plinth will wrap around the new building.

External Finishes:

- Black / charcoal timber vertical boarding, built above a low-level brick plinth;
- Full height glazing above plinth in east-facing entrance elevation to the reception overlooking the courtyard;
- Sand blasted/frosted glass to the female change rooms;
- Sedum flat roof with profiled zinc profile gutter / overhang and downpipes.
- Dark 'Anthracite' grey powder coated aluminium windows and doors.

Landscape Works:

The existing sloping ramp into the guest bedroom corridor in the north-west corner will be realigned and soft landscaping adjusted. This will marginally improve the existing gradient.

The existing tarmacadam surfacing will be replaced with a new buff coloured resin bound gravel finish.

Existing soft landscaping will be retained and enhanced with supplementary planting.



Fig 21: Illustrative view of Spa Extension – as viewed from pathway / arrival from southeast corner.



Fig 22: Illustrative view of Spa Extension – as viewed from the north-east side of the courtyard.



Fig 23: Illustrative view of spa extension – as viewed aerially from the north-east corner of the courtyard.

4. Heritage Assessment

Bishopstrow Conservation Area:

The proposed Spa Entrance extension sits discreetly within the existing former stable courtyard. The building is single storey, surrounded by two-storey buildings and walls, and as such would not be visible from the surrounding area. Views into the courtyard are generally screened on all sides. The impacts on the character of the Conservation Area are therefore de minimis.

Setting of grade II listed buildings:

The C19 stable courtyard is listed as part of the wider historic house development. Over the past 40 to 50 years these buildings have been significantly altered and converted in guest accommodation. Various listed building consents, as noted above, have been granted and implemented to integrate the courtyard accommodation further with the rest of the hotel.

The proposed new building, whilst contemporary in nature, has been designed to remain subservient to the surrounding structures. The charred timber cladding with anthracite windows and doors reflects the dark painted brickwork ensuring the composition reads as one. From above the sedum roof will soften any views obtained from adjoining accommodation.

From the main house, hotel entrance, the new extension will be hidden behind the existing tall stone walls and gates that enclose the southern side of the courtyard.

The proposals are therefore not considered to be harmful to the setting of the existing listed buildings.

Fabric and character of historic buildings:

The location and extent of the extension have been carefully considered to minimise impacts upon historic building fabric. The principal area impacted is a single storey element rebuilt in 2008 when the previous owners created the current spa entrance. Fig. 24 (drg. 501-500) *right*, replicated from the Historic Building Assessment which accompanies this application, indicates the relevant build period for this area.

The proposed alterations are limited to the removal and alteration of existing C20 entrance door screen and the lower roof / eaves section which will be altered to allow the new building to connect to the existing. No historic fabric will be impacted by these works. Refer to submitted demolition drawings.

The proposals are therefore not harmful to the fabric of the heritage assets.

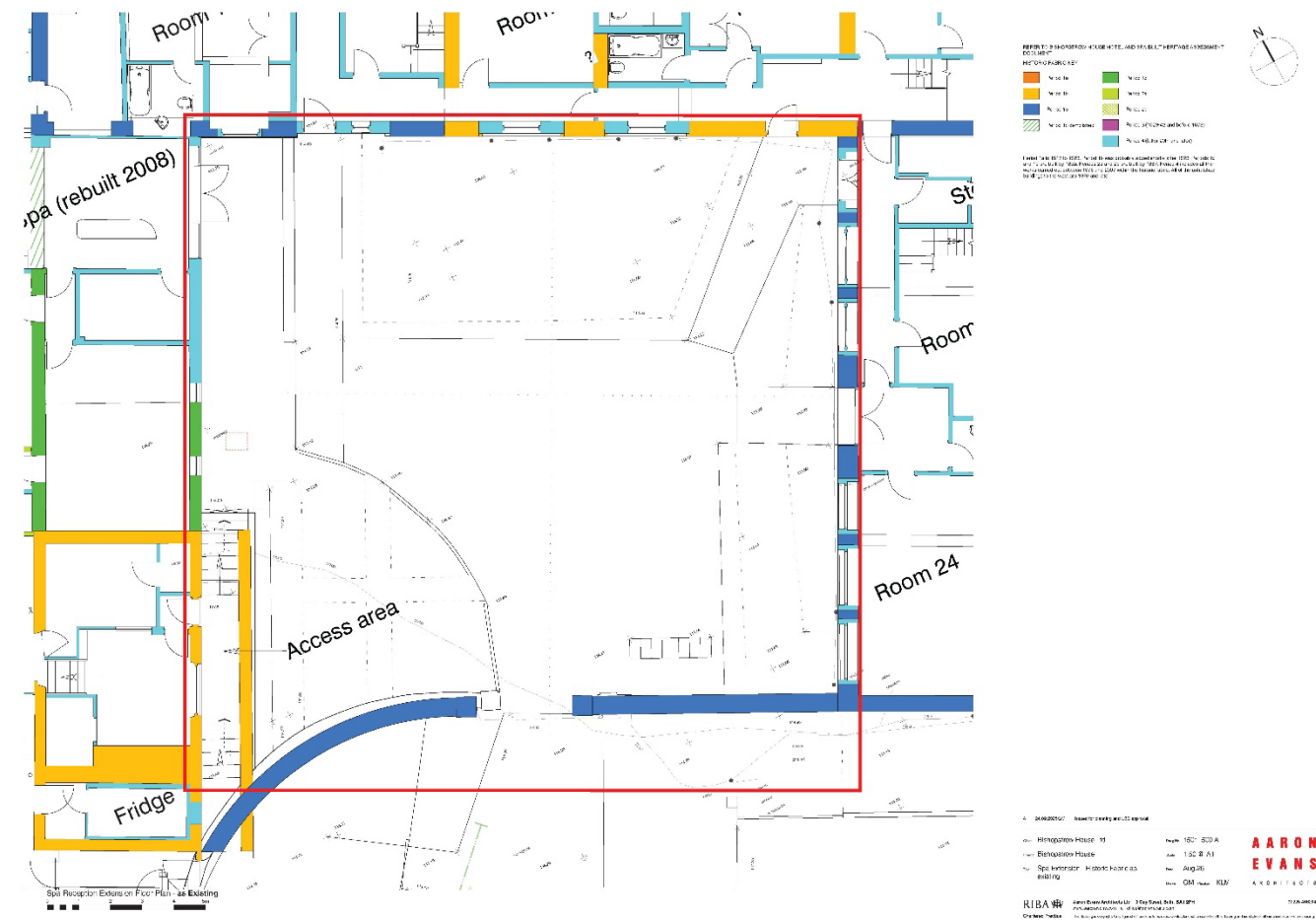


Fig 24: Historic fabric assessment – AEA drg no 1501-500



Fig 25: Illustrative view of spa entrance extension - as viewed from south-east corner of courtyard.

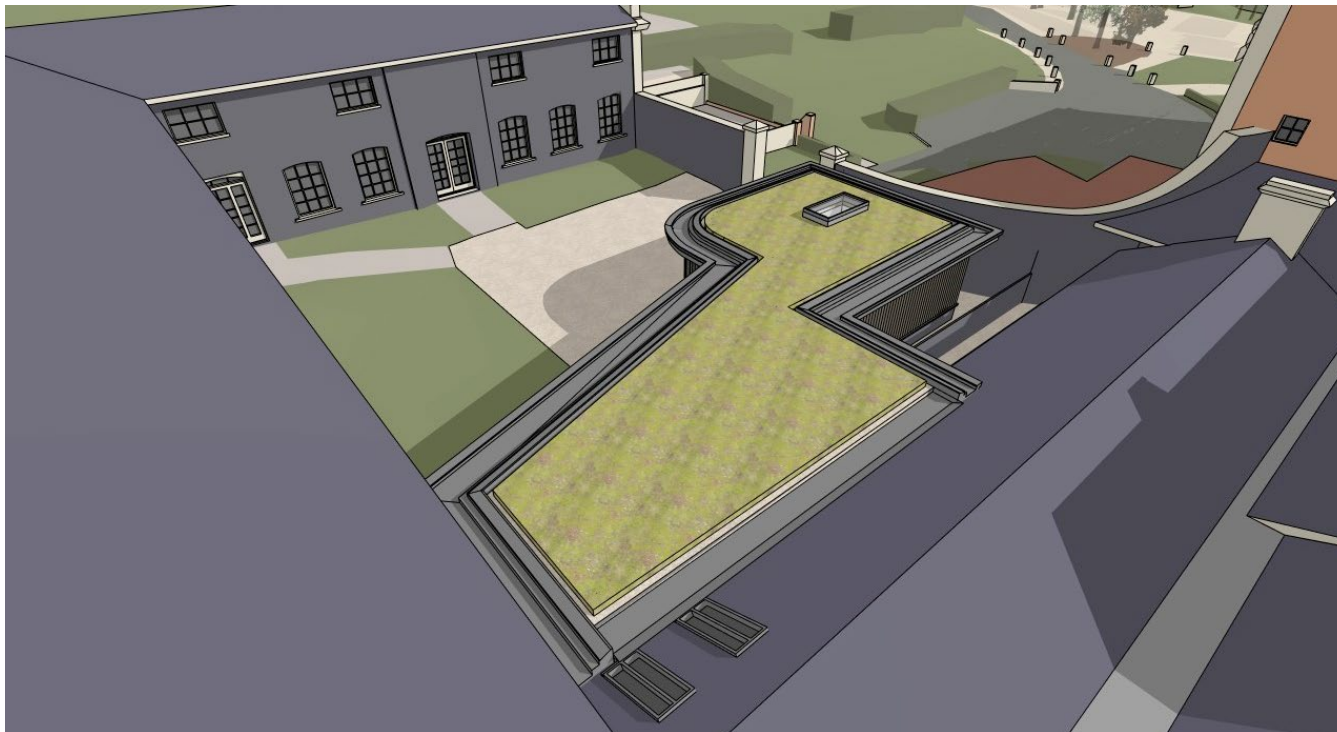


Fig 26: Illustrative view roof - as viewed aerially from north-west corner courtyard.

5. Access

Access to the new facilities will be directly from:

- The courtyard primarily;
- Internally from the Spa area;
- To the rear from a secondary door.

Level access from the courtyard into the building and from the internal spa has been maintained, with a shallow gradient internally within the reception area.

This application should be viewed in the context of the consented (partially constructed) additional parking for the site. However, as this facility is for hotel guests and members, no additional parking is required.

6. Summary & Conclusions

The proposed extension to the Spa entrance at Bishopstrow Hotel Spa will deliver significant benefits to both the hotel and the wider community, while respecting the site's heritage and conservation status:

- **Enhanced Guest experience and Hotel viability:** The extension will provide a more welcoming and defined arrival point for spa guests, alongside dedicated female changing facilities. This will improve operational efficiency and guest comfort, supporting the ongoing success and competitiveness of the hotel spa
- **Sensitive Integration with Heritage Assets:** The design has been carefully developed to integrate seamlessly with the grade II listed Bishopstrow House and the surrounding conservation area. High-quality materials ensure the extension complements the historic character of the site, remains subservient to the heritage assets, and have minimal impact upon heritage significance;
- **Improved Accessibility and Connectivity:** The proposal maintains level access and practical circulation throughout, ensuring an inclusive design for all users. The extension also connects and enhances both existing and consented facilities, creating a more cohesive and functional spa complex.

In summary, the proposal will enhance the quality, accessibility and appeal of the Bishopstrow Hotel Spa, delivering economic, social and environmental benefits while safeguarding the site's unique heritage and providing and improved user experience and dedicated facilities for female changing.

Aaron Evans Architects

September 2026



Fig 27: As existing illustrative image of entrance to courtyard as viewed from the south (Main Entrance).



Fig 28: As proposed comparative illustrative image of entrance to courtyard as viewed from the south (Main Entrance).



Fig 29: As existing illustrative image within courtyard as viewed from the east.



Fig 30: As proposed comparative illustrative image from within courtyard as viewed from the east.

7. Appendix A: Drawing and Document list.

Architectural Drawings			
No	Description	Scale	Size
460	Spa Reception Extension – Location Plan	1:1250	A1
461	Spa Reception Extension – Block Plan as Existing	1:200	A1
465	Spa Reception Extension – Ground Floor Plan as Existing	1:100	A1
466	Spa Reception Extension – Roof Plan as Existing	1:100	A1
467	Spa Reception Extension – Elevations as Existing	1:50	A1
469	Spa Reception Extension – Site Sections as Existing	1:50	A1
470	Spa Extension Detail Section as Existing (1 of 2)	1:20	A1
471	Spa Extension Detail Section as Existing (2 of 2)	1:20	A1
481	Spa Reception Extension –Block Plan as Proposed	1:200	A1
485	Spa Reception Extension – Ground Floor Plan as Proposed	1:100	A1
486	Spa Reception Extension – Roof Plan as Proposed	1:100	A1
487	Spa Reception Extension – Elevations as Proposed	1:50	A1
488	Spa Reception Extension – Floor Plans	1:50	A3
489	Spa Reception Extension – Site Sections as Proposed	1:50	A1
490	Spa Extension Detail Section as Proposed (1 of 2)	1:20	A1
491	Spa Extension Detail Section as Proposed (2 of 2)	1:20	A1
500	Historic Fabric Assessment	1:50	A1
Built Heritage Assessment			
1891-18066	Bishopstrow Historic Building Appraisal SCV1.0	NTS	A4 document