

PROPOSED INTERNAL ALTERATIONS OF THE BASEMENT
WROXALL ABBEY HOTEL & SPA
BIRMINGHAM ROAD
WROXALL
WARWICKSHIRE
CV35 7NB

HERITAGE STATEMENT
(W/20/2027LB)



Client : **Trinity Hotels Ltd**

Architects: **Deeside Architectural Design Ltd**

January 2021

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1. History of Wroxall Abbey

The history of Wroxall Abbey Estate is a rich and varied one, beginning in the 12th Century and continuing to evolve to the present day.

It is thanks to the generosity of one of the great personages of Warwickshire in 1141AD, Sir Hugh de Hatton that Wroxall Abbey Estate exists today. The fascinating legend of Sir Hugh fighting in the Crusades and his miraculous release from 7 years imprisonment in Jerusalem is depicted in the stained glass window in the Mansion today.

Sir Hugh endowed the priory generously, giving it the whole of the land of Wroxall. The Priory was established according to the rules of St. Benedict and the community was of 'The Black Nuns'.

The Priory flourished throughout the 13th and early 14th centuries. By 1323, however, the Priory buildings and land was in decline. The priory community struggled on for some time, but following the Royal commission of 1534, the Priory was finally dissolved in 1536.

Wroxall and the Chapel appeared in a recent BBC 2 'The life and times of Shakespeare' documentary as the family Church of the Shakespeare family. It was then called St. Leonard's. Interestingly, it is believed that Isabella Shakespeare, William's Aunt was Prioress here and is commemorated by a brass figurine on the Church Wall.

Robert Burgoyne was one of the Crown Appointees charged with carrying out the Royal Commission of 1534 into the dissolution of monasteries.

In 1560 the Burgoynes (as they were then known) pulled down most of the old priory and erected in its place a manor house of brick in the Elizabethan style of day.

Enhancements and changes were made to the Church, and by 1580 the Priory had been renamed the Abbey.

In 1713 the Estate was sold to Sir Christopher Wren, one of the greatest English Architects, being most famous for the design and building of St. Paul's Cathedral in London. The Estate was bought primarily as the family's country seat.

For many years the Wren family lived quietly at Wroxall as country 'gentlemen'. Sir Christopher decided to leave his mark on the property, remodelling the historic church and building the unusual semi-circle 'crinkly crankily' walled garden.

Many members of the Wren family are buried in the Chapel and graveyard, including the wife of Sir Christopher Wren.

The family made further changes and improvements, creating the gardens and landscaping which define the Abbey grounds.

In 1861 Wroxall Abbey Estate was sold to James Dugdale. The Dugdale's came from Lancashire and had made their fortune, first as cotton manufactures and then as bankers.

Instead of trying to rescue the old manor, the Dugdale's decided to build a new larger Mansion. The previous historic Manor site is adjacent to the ruins, with the old ice house and imposing brick gate columns still in-situ today.

The building incorporated aspects of the original architecture and features of previous generations, but essentially was in the Victorian Gothic style, and was completed in 1868. The building is listed as Grade II. The Architect was Walter Scott.

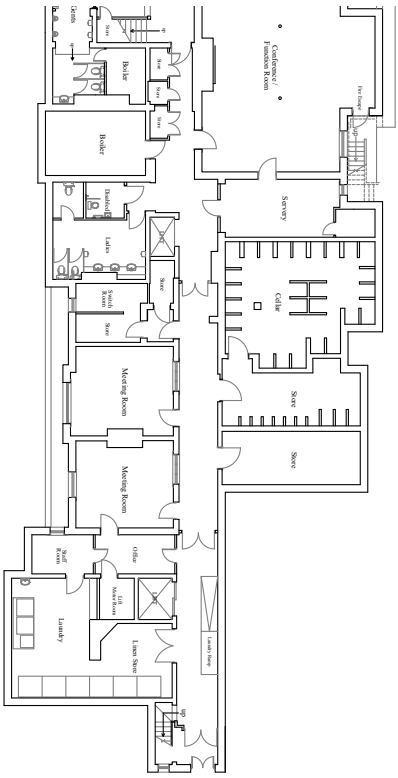
Wroxall Abbey Estate has continued to evolve since the time of Dugdale's. In 1936 the Mansion and ground became a private school for girls. Originally called the Laurels, Wroxall Abbey School was closed in 1995.

After lying empty for five years, the Estate was acquired by a private company. Wroxall Abbey

Estate Limited in 2001. Since then, a multi-million pound investment has transformed the buildings and estate commencing with extensive remedial work to the Grade I listed Wren's Chapel, now Wren's Cathedral.

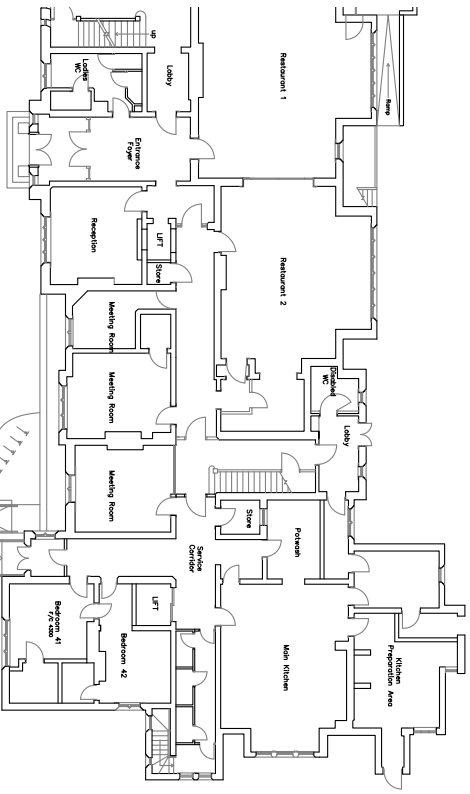
Unfortunately, Wroxall Abbey Estate Limited went into liquidation in 2019 and the leasehold was transferred to Trinity Hotel and Spa who are currently refurbishing the Hotel, Stables and grounds with an intention to open in spring 2021.

Wroxall Abbey is listed Grade 2, awarded in 1986. Historic England have listed the building and grounds (Ref No. 1001198).

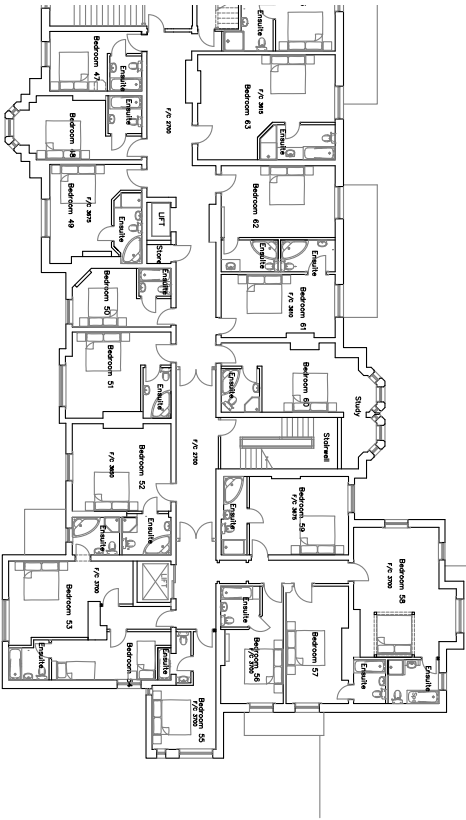


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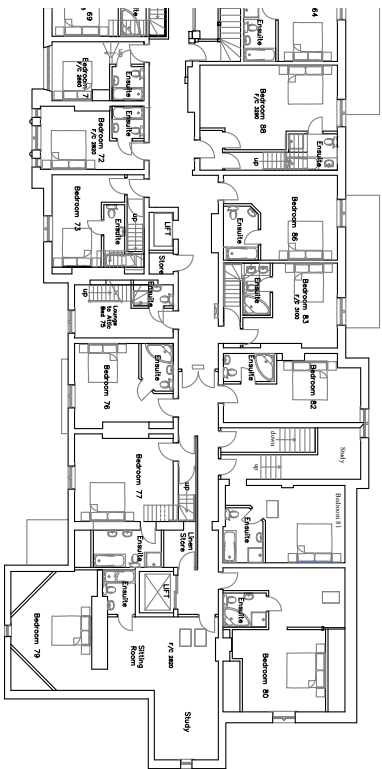
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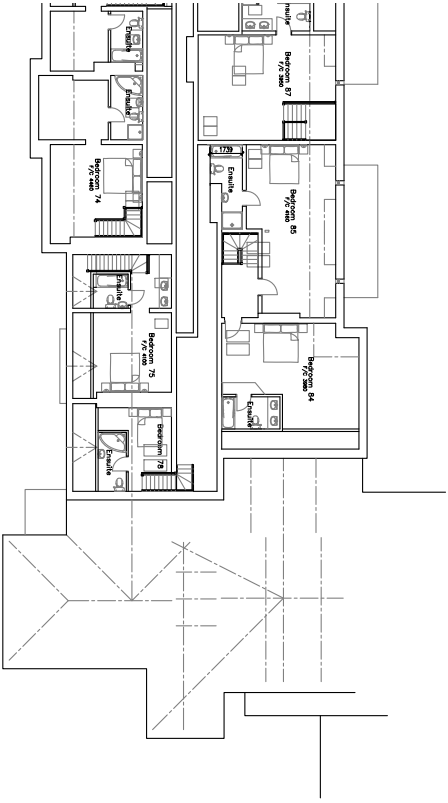


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<small>PROJECT NO. 10000</small> <small>DATE: 10/15/10</small>	<small>CLIENT: [REDACTED]</small> <small>ARCHITECT: [REDACTED]</small>	<small>SCALE: 1/8" = 1'-0"</small>	<small>DATE: 10/15/10</small>

3. Condition

The building has been renovated and refurbished over the past twenty years. Almost all features such as fireplaces, ceilings, timber panelling have been retained and restored.

The previous use as a private boarding school for girls from 1936 incorporated most fittings particularly on the ground floor where the main school rooms were located.

As part of the lease, Wroxall Abbey Limited were required to maintain the fabric of the main building and all ancillary buildings such as the stables to a high standard. A condition report was prepared by Lambtons on behalf of the owners Wroxall Manor Limited in 2012. This report was submitted to Wroxall Abbey Limited, the hotel operator for implementation. This maintenance work was undertaken including work to the chimneys, roof renovation and brickwork. Both Warwick D.C. and Historic England were aware of this work. The external face of the building is in good condition. The new occupiers of the building are concentrating on refurbishment with new sanitary ware, furnishing, carpets etc. leaving the rooms / plans as approved in the planning permission in 1998.

Because the building and grounds are in use as part of the commercial property, the maintenance is part of the ongoing costs and as such are continuous and the new company is aware of the status of the property and will ensure a sympathetic overview of the requirements of a listed building and grounds.

4. Aim (Listed Building Application W/20/2027LB)

BASEMENT

The proposal is to extend the existing opening to enable bar staff to oversee the customers in the Sports Bar and to create a safe access for the level difference between the two rooms. Previously, when this building was a school, this area was the sixth form common room and coffee / tea making facilities were available. More recently this area was reformed to a bar where guest could dress informally and watch TV. This use is to continue but part of an upgrade, the opening is to be enlarged. The timber panelling introduced 20 years ago is to be retained and the Sports Room and Bar are relatively untouched. There are no architectural or historic features in the area.

5. Photographs



View of the Existing Opening with Timber Panelling



View from what will be the Sports Bar Pool Hall

6. Conclusion

The main building was renovated / refurbished to a high standard in 2002-2003. The stable block was completed in 2002 and again in 2015. The proposal in the main building are one of slight amendments to enhance the operation as a hotel.

The larger opening in the basement does not affect or alter the built environment as the rooms were purely functional staff rooms when built for James Dugdale in 1868. A fire escape was created in 2003 when public use of the rooms was made available.

The opening will relate to the timber panelling in the Bar, although the panelling was fitted in 2005 and is not an original feature. The panelling is modular and the proposals retain the appearance even though 3 panels are to be removed.