

Katie Watson,  
Eat5Star  
Waterhouse,  
Waterhouse Lane,  
Monkton Combe,  
BATH.  
BA2 7JB

Wednesday 16<sup>th</sup> October 2013.

Dear Ed and Katie,

I believe that you are applying for a Liquor Licence for your premises at Waterhouse. When we came to visit Waterhouse in the summer, we were very impressed with the facilities. We are always looking for appropriate local venues for Away Days and Meetings and Waterhouse was certainly very suitable.

However, should we hold one of our Away Days at Waterhouse, we would require lunch and as part of this we would expect to be served and able to buy alcoholic drinks, in particular we would expect to be able to purchase bottles of wine or beer. Thus we would certainly support your application for a Liquor Licence.

We hope that your application is successful and look forward to doing more business with you in the future.

Yours sincerely,



Ann Linfield,

Student Experience Officer,  
School of Management.  
University of Bath.

16<sup>th</sup> October 2013

Jo Hulbert  
Public Protection Officer - Licensing  
Wiltshire Council  
County Hall  
Bythesea Road  
Trowbridge  
Wiltshire  
BA14 8JN

Dear Ms Hulbert,

The attached statement is written in connection with the alcohol license that is being applied for at Waterhouse, Reference W/09/03723/LBC and W/09/03722/FUL.

As architects for the Wilsher Group project at Waterhouse, we have been involved with this project from the outset and the pre-purchase period.

The first and principal planning application Ref xxx was negotiated through pre-application stages with Planning and Listed Building Conservation officers. Other Client discussions were held with Wiltshire Employment and Tourist officers, who were keen to see the Wilsher Group remain a Wiltshire based company having relocated, from Hartham Park, near Corsham.

The planning and conservation team, led by Sim Manley, were enthusiastic for a Wilsher Group style operation to rejuvenate Waterhouse which, at that stage had been vacant for over 2 years and as a Grade 2 Listed building, was beginning to suffer badly from neglect.

Our submitted drawings, statement and subsequently successful planning application were the result of extensive conversations that drew in every aspect for a viable proposition for the new building owners and the resultant application and proposed use were transparent to everyone and anyone who wished to take an interest in the development, primarily a new Wilsher Group HQ. The building itself interestingly came to define aspects of the business, that introduce employment and business opportunities that had previously been outsourced. The most obvious of these retained their focus training groups on site over 2 or 3 days, thereby improving value and increasing efficiency.

The planning consent included 13 en-suite bedrooms and a substantial dining room linked to an existing fully equipped commercial kitchen. A social area (in the lower ground floor of the main building) includes a small clubroom and is the final phase of the development of the main house to be completed when the funding stream is agreed.

Discussions held during the first planning consent phase for the flexible use of these non-office or social recreation spaces focused on the need to improve the viability of the project by allowing an element of outside usage.

Waterhouse, as well as an interesting Listed Building in a delightful valley and riverside setting, is a large and complex building to maintain, heat, occupy and manage. A guest-house operation that runs alongside the Wilsher Group accommodation requirements therefore supports the viability of the overall project and the sale of alcohol with lunch or dinner or as a refreshment is not only desirable, but essential to cultural expectations from patrons who are able to use the building in connection with the approved Planning Use-classes that are in place.

The Viaduct Hotel opposite Waterhouse, closed as a B&B operation in the early-mid 1990's (from memory), since when it has until now, remained derelict and out of use as a guest room provider. It could be argued that it's siting on the noisy A36 contributed to its demise. It could also be argued that a service provided in a tranquil location as Waterhouse, goes a small way to filling a sustainable and desired need as well as arrest the decline in available bed spaces in this rural quadrant from Bath towards Bradford on Avon.

Simon Wilsher has been consistent from the outset in his aims for both his Group and the wider community. Projects like this will inevitably carry aspects of anxiety and concern for neighbours where change is being proposed. In my view both as a professional Architect, as well as a friend, this difficult process has been managed with appropriate sensitivity for local stakeholders. I would have every confidence that the license for alcohol would be taken on with responsibility and due care by Simon Wilsher, both in the spirit and letter of the law.

I am personally able to endorse Simon as an upright member of society.

Yours sincerely

Nick Shipp  
Dip Arc (Cant) ARB RIBA