



St Martin's Close

Bishopstoke, SO50 6BH

Design & Access Statement | Rev B

February 2024

GILES ARCHITECTS



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01 Introduction

01 Introduction

1.1 Introduction and Site Location



Aerial Photograph

St. Martins is located in Bishopstoke,
within the borough of Eastleigh.

01 Introduction

1.2 Introduction

This Design and Access Statement has been prepared by Giles Architects on behalf of the client and home-owner to support the application for a replacement dwelling and one additional dwelling on the site at St. Martins.

The site is accessed by an existing shared private drive from Church Road. The proposals include provision of a new access drive from Spring Lane to serve one of the proposed new dwellings.



Existing bungalow in disrepair



Site Location Plan

Site Area:

- 2,761 m²
- 0.2761 Hectares
- 0.68 Acres

02 Context

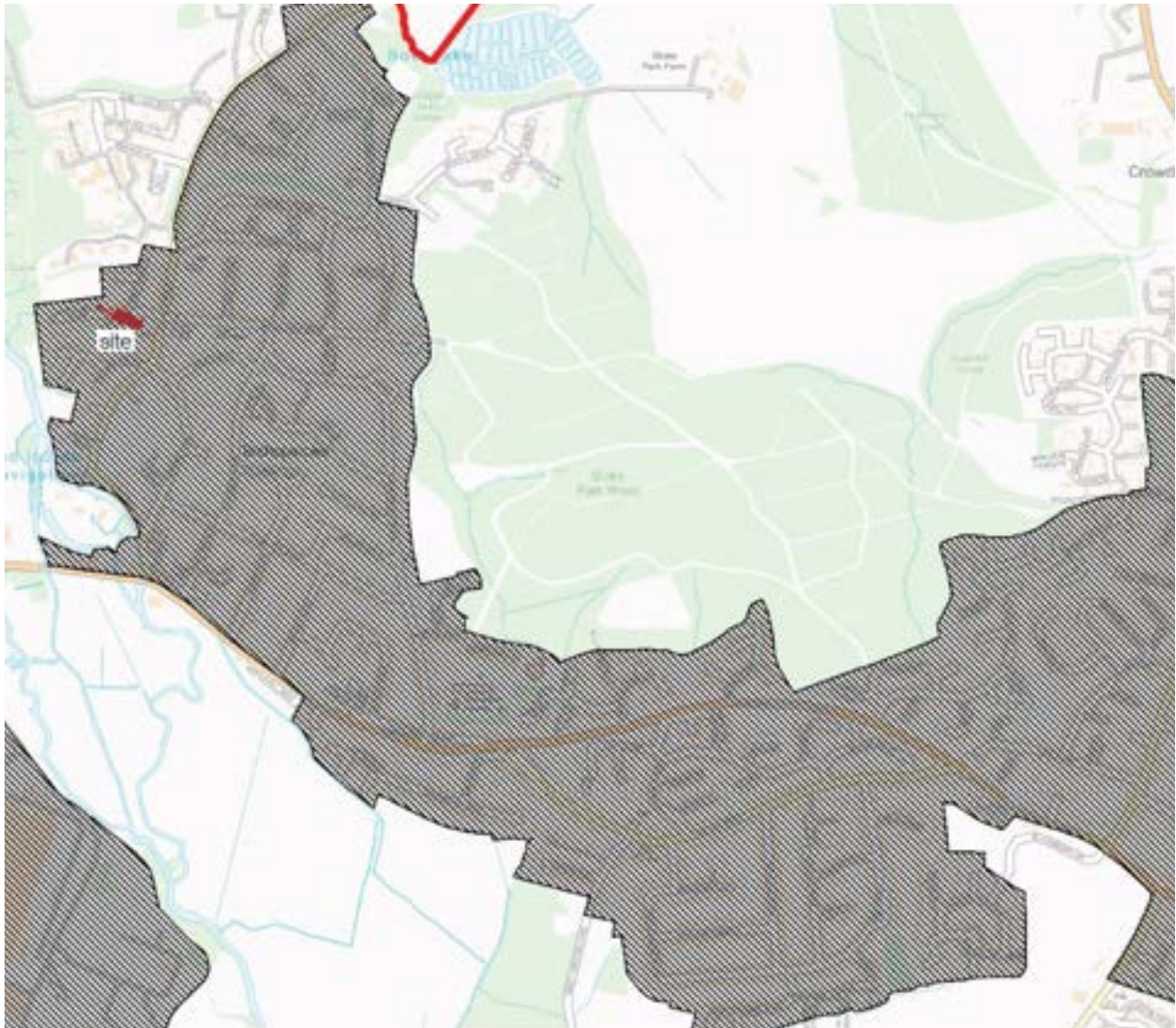
02 Context

2.1 Site Location

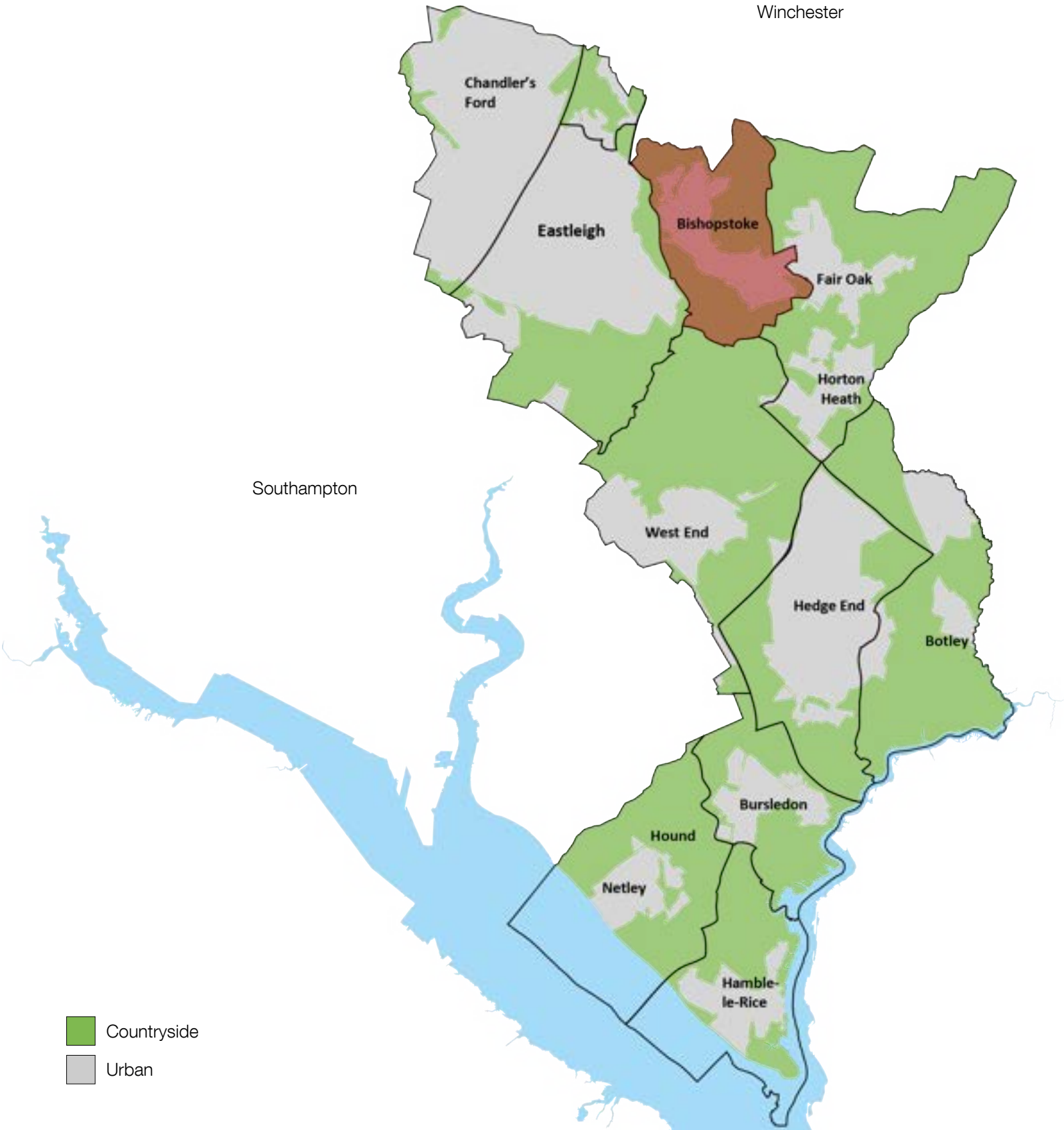
Bishopstoke lies within the Borough of Eastleigh, situated on the borough's northern border with Winchester. The borough extends down to the southern coast, sharing much of its western border with the City of Southampton.

Bishopstoke lies a mile to the east of Eastleigh centre, and adjoins the village of Fair Oak along its eastern border. The village has its own civil parish, after previously being annexed from Eastleigh parish in the early 20th century.

The site sits within Eastleigh Borough Council's Urban Edge - Settlement Boundary.



Eastleigh Borough Council's Urban Edge Boundary



Borough of Eastleigh

02 Context

2.2 Conservation Area

Bishopstoke contains one conservation area centred around the River Itchen. The site lies within the conservation area to the north. The site is adjacent to a conversation area extension made in 2010 to preserve the verdant character of Spring Lane, and an important view running south down the lane.



The view down Spring Lane.

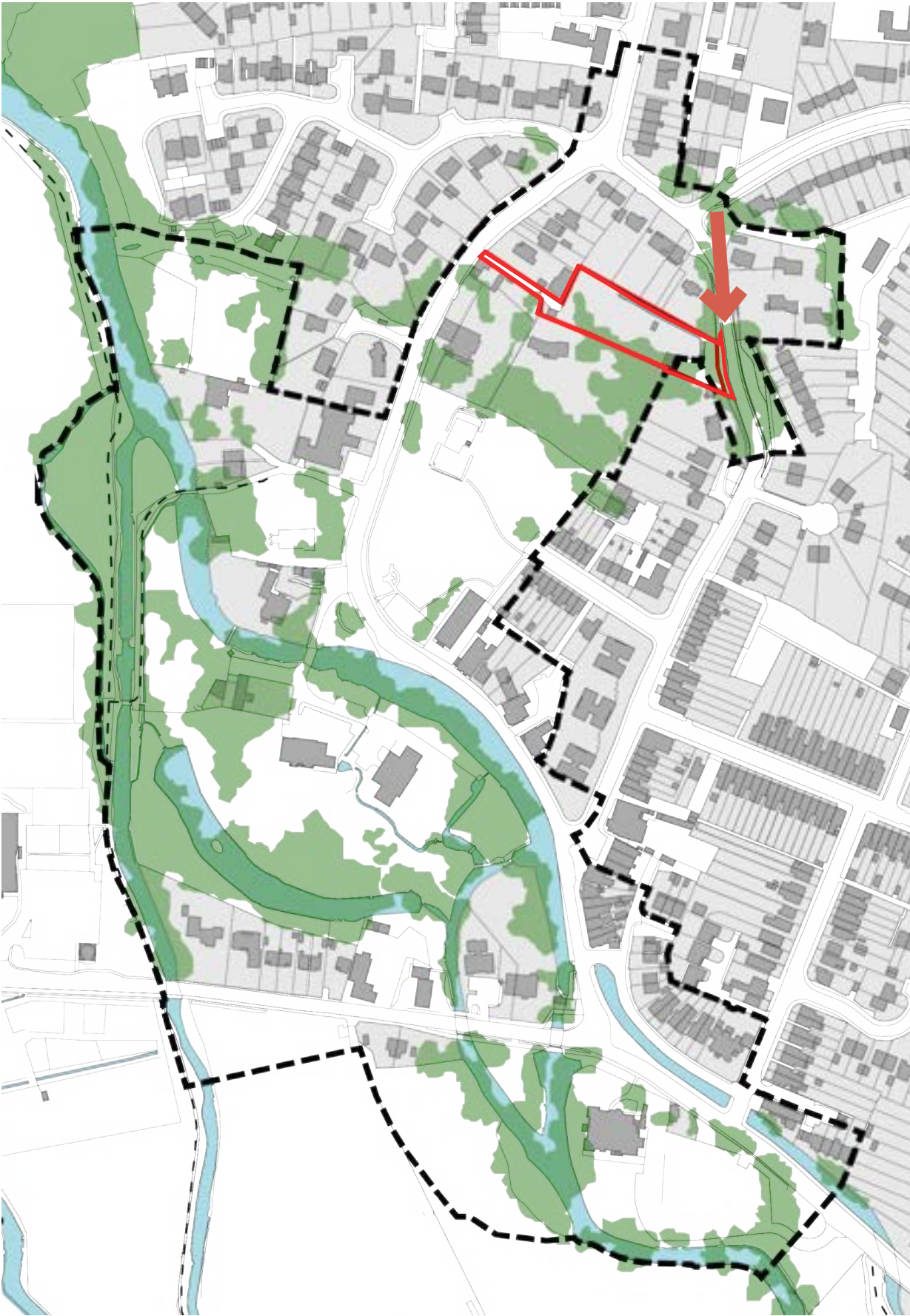


The view down the valley side at Spring Lane is attractive, with the steep well-treed banks either side of the road creating a green corridor (5).

Spring Lane

Extract from Bishopstoke Conservation Area Appraisal

- KEY
- Tree Cover
 - Conservation Area
 - Site Boundary
 - Public Footpaths
 - View Down Spring Lane

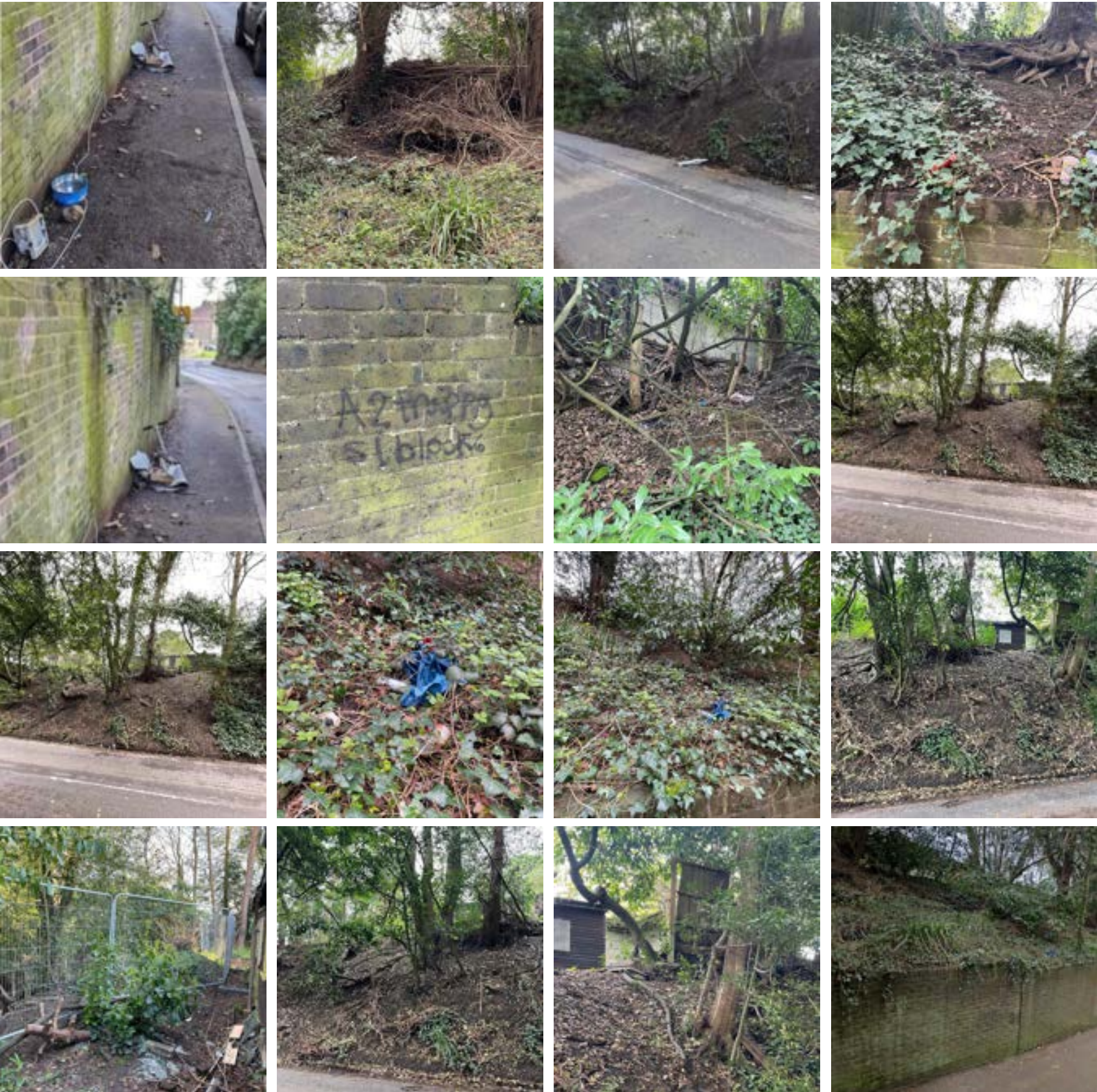


Bishopstoke Conservation Area Map

02 Context

2.3 Spring Lane

Spring Lane was added to the conservation area in order to preserve the view down the road, framed by shrubbery and tree canopies. However, currently, the roadside is not well maintained, and litter and graffiti are found down the road.



02 Context

2.4 Landscape Character

The conservation area is centred on the core of the village, and incorporates a series of green spaces. These green spaces include important views, a site of important nature conservation, and woodland.

There are few wild spaces within the village, as most of the green spaces are maintained for recreational use.

However there are various different habitats, such as fields, hedgerows, woodland, and a river, leading to a high level of biodiversity within the village, especially centred around the River Itchen.



Grounds surrounding Bishopstoke Manor



Spring Lane



Bishy Beach, along the banks of the River Itchen

02 Context

2.5 Listed and Important Buildings

Bishopstoke is an historic town, with records dating as far back as the Domesday Book, almost 1,000 years ago. There are a number of listed buildings throughout the conservation area dating from various portions of the villages history.

A significant historic garden used to sit within the centre of the village, which included the site at St. Martins, which was the vegetable garden serving the nearby Longmead House estate to the east. The vegetable garden was accessed via a bridge over Spring Lane which was demolished in the early 20th

century. A derelict greenhouse is situated within the site, along the north-eastern border which is not listed but is of interest.

A series of brick boundary walls run along segments of Church Road as well as forming the boundary to the site. The walls surrounding the Old Rectory are listed, although those along Church Road and surrounding the site are not listed, but are deemed to be of some heritage interest.

- Historic Garden
- Listed Building
- Conservation Area
- Site Border
- Listed Wall
- Important Wall
- Footpath



1 - Bishopstoke Manor House
18th century manor home converted to flats.



2 - Itchen House
19th century house across the water from the Manor House.



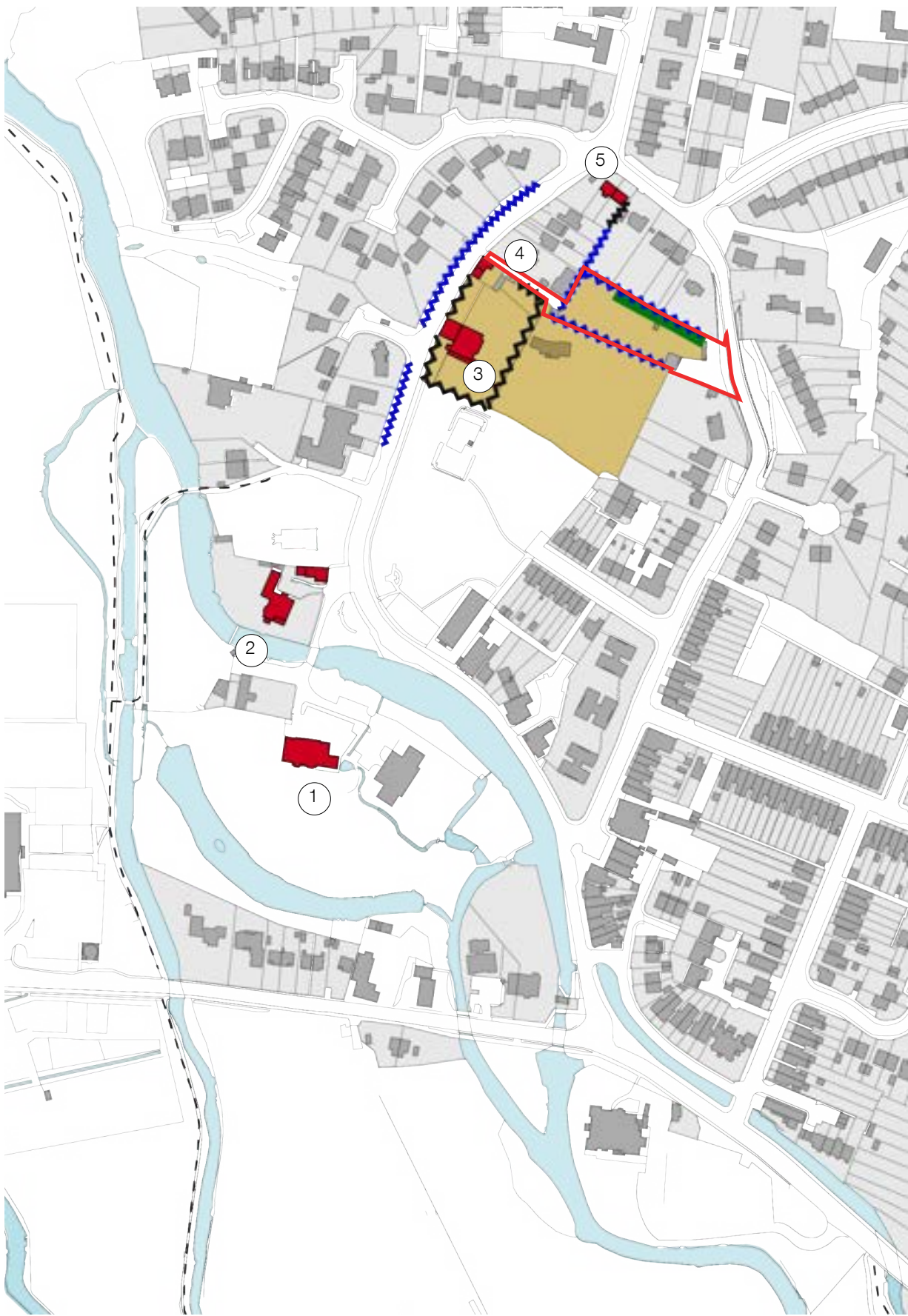
3 - Old Rectory
19th century rectory previously servicing St Marys Church to the north.



4 - Old Rectory



5 - 117 & 119 Spring Lane
16th century timber-framed thatched house, split into two dwellings.



Bishopstoke Heritage Map

02 Context

2.6 Local Vernacular

The prevailing character of Bishopstoke is of traditional two storey detached and semi-detached dwellings, using traditional materials such as brick, white render, thatched roofs, and timber. These dwellings incorporate pitched roofs, either gabled or hipped. There is a range of architectural typologies and materials found throughout Bishopstoke.



02 Context

2.7 Local Materiality

The traditional nature of the majority of the local architecture is reflected in the materiality of the village. Traditional elevation materials such as brick and render are widespread, with a smaller prevalence of timber in the form of expressed structure and fencing. The roofs are predominantly clay tiles, with limited examples of slate roofing located along the riverside.



03 Pre-Application

03 Pre-Application

3.1 Pre-Application Feedback

A Pre-Application Advice Request was submitted to Eastleigh Borough Council on the 25th January 2023 (ref. Q/23/94530), which was answered with an offer to meet with the *Winchester and Eastleigh Design Review Panel* on the 21st April 2023.

The feedback from the Design Review Panel was favourable, with the principle of the development being supported by the panel. The main concern with the proposal was that “the scheme should create a stronger sense of arrival” which has been addressed in the ensuing development of the scheme.

A further Pre-App was submitted to Hampshire County Council Highways on the 5th May 2023 (ref. 6-3-9-317 St Martins), in order to ascertain the viability of accessing the site with two dwellings.

The new access off of Spring Lane was agreed in principle after further consultation with HCC.

The current scheme addresses all of the points raised from the Design Officer, Conservation Officer, Design Review Panel and HCC Highways throughout the consultation process.



Application Q/23/94530
Please ask for Summer Sharpe
Direct dial 023 8068 8841
Working hours Mon-Fri 9-5
Email Summer.Sharpe@eastleigh.gov.uk

Mr Jacob Whatley
Giles Architects
45 Southgate Street
Winchester
SO23 9EH

Friday 21 April 2023

Dear Mr Whatley

Without Prejudice

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: Q/23/94530
Description: Demolition of existing dwelling, erection of two new 4-bedroom homes, with additional access from Spring Lane
Site: St Martins, Church Road, Bishopstoke, Eastleigh, SO50 6BH

Thank you for your pre-application enquiry received 17 January 2023. I can advise that the proposals would require planning permission, and as such the following comments would be offered:

Site Context & Constraints

The pre-application site comprises a detached single storey dwellinghouse located towards the south-eastern corner of the plot, accessed via St Martins Close (west) which connects to Church Road. The site also contains a detached garage within the south-western corner, with the main garden/ external amenity area to the north and west of the existing dwelling. It is also noted that the site is bound by historic brick walls, the 'Pre-Application Document' notes that the walls are in varying states of repair/ replacement.

The surrounding area comprises residential development. To the south of St Martins Close (the access to the west of the application site) is the Old Rectory (a Grade II Listed Building). It is also noted to the north-west of the application site (on the corner which goes from Church Road to Spring Lane) no's 117 & 119 Spring Lane are also Grade II Listed Buildings. Both Church Road and Spring Lane are subject to

Eastleigh Borough Council, Eastleigh House, Upper Market Street, Eastleigh, Hampshire SO50 9YH
T: 023 8068 8000 E: direct@eastleigh.gov.uk W: www.eastleigh.gov.uk



St Martin's Close
Bishopstoke
Design Review Panel - Revision A
April 2023

GILES ARCHITECTS



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Giles Architects
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Winchester
Hampshire
SO23 9EH

Enquiries to	Matt Grantham	My reference	6-3-9-317 St Martins
Direct Line		Your reference	St Martins, Bishopstoke
Date	13 th June 2023	Email	matt.grantham@hants.gov.uk

Dear Mr Whatley,

REF: Pre-Application Advice – St Martins, Bishopstoke, Eastleigh

Thank you for your email, dated 05th May 2023, requesting pre-application Highways advice from Hampshire County Council in their role as Local Highway Authority.

It is understood that the pre-application advice request is for a site that you have an interest in, St Martins, which is located off of St Martins Close within Bishopstoke, Eastleigh.

The proposals are to demolish an existing bungalow on site, and replace this with two family homes.

The information supplied consists of a 'Pre-Application Enquiry' document which outlines the proposals, which from a highways perspective involve the discussion of vehicle access routes into the site.

At present, the existing vehicle access is shared between the existing bungalow (to be demolished) and one neighbouring dwelling. For the proposed development, two vehicle access options are considered, being:

- Option 1 – Continued use of the existing St Martins Close access reached from Church Road, for all three dwellings (two new / one existing); or alternatively
- Option 2 – Continued use of the existing St Martins Close access reached from Church Road, for two dwellings (one new / one existing), and a new vehicle access taken from Spring Lane for one new dwelling.

Director of Hampshire 2050
Gary Westbrook

Call charges apply. For information see www.hants.gov.uk



St Martin's Close
Bishopstoke
Hampshire County Council Highways Pre-Application Enquiry
May 2023

GILES ARCHITECTS

04 The Existing Site

04 The Existing Site

4.1 Site Aerial Views



04 The Existing Site

4.2 Existing Site Block Plan



Proposed Site Block Plan



04 The Existing Site

4.3 Site Description and Key Views

The site currently contains a single storey dwelling to the south east of the property, with a small garage store to the north west adjacent to the access road.

The site is enclosed with historic brick boundary walls around all sides, in varying states of repair and replacement.



1 - Entrance to Site from Church Road



2 - Key view into the Site



3 - Key view into the Site



04 The Existing Site

4.4 Existing Site Plan

Siting

The site lies between Church Road and Spring Lane, with access via a small single drive road off of Church Road. Other properties, including the listed Old Rectory to the south, neighbour the property.

Description

The site covers an area of approximately 0.28 hectares, and includes several structures, both historic and more recently constructed. Brick boundary walls dating back to the 19th century line the sites borders, with a derelict greenhouse sited next to the northern wall. A single storey dwelling is located in the south-east corner of the site, with an associated garage to the west.

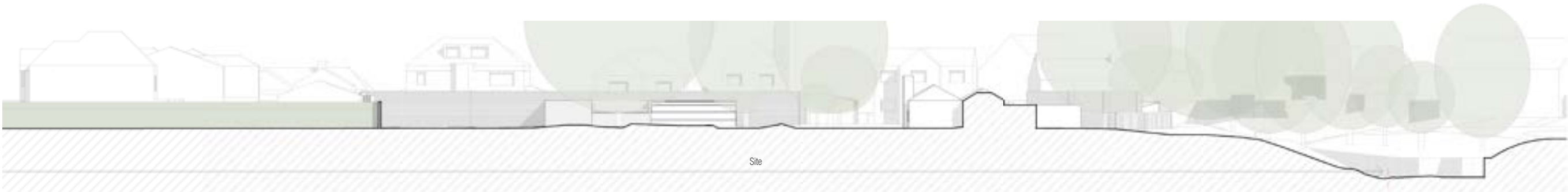
Access

The site is accessed via a small single carriageway running west to east from Church Road to the site. The eastern edge of the site is located close to Spring Lane.

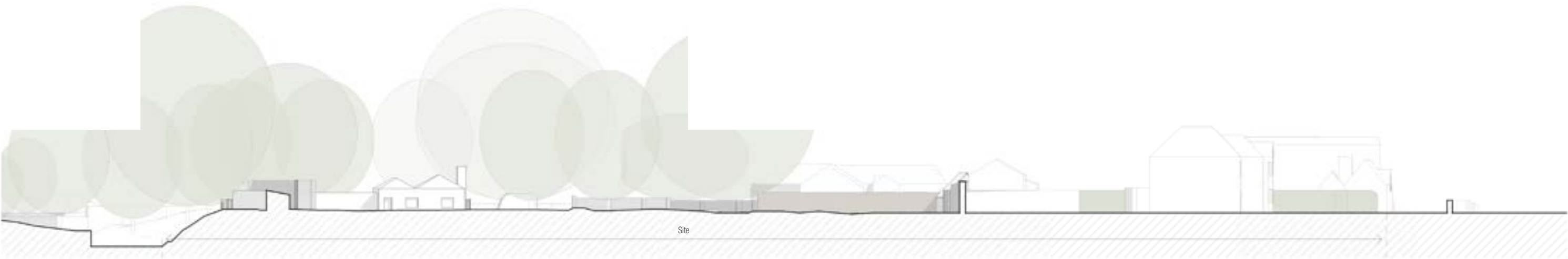


04 The Existing Site

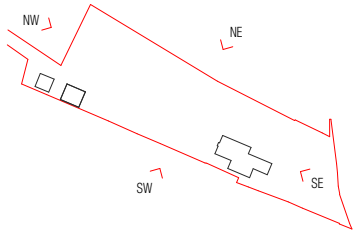
4.5 Existing Site Elevations



Existing South West Site Elevation



Existing North East Site Elevation



04 The Existing Site

4.5 Existing Site Elevations



Existing South East Site Elevation - H.01



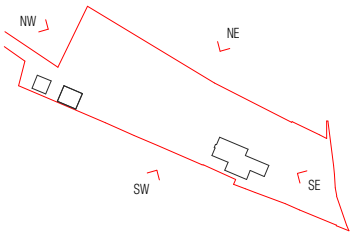
Existing South East Site Elevation - H.02



Existing North West Site Elevation - H.01



Existing North West Site Elevation - H.02



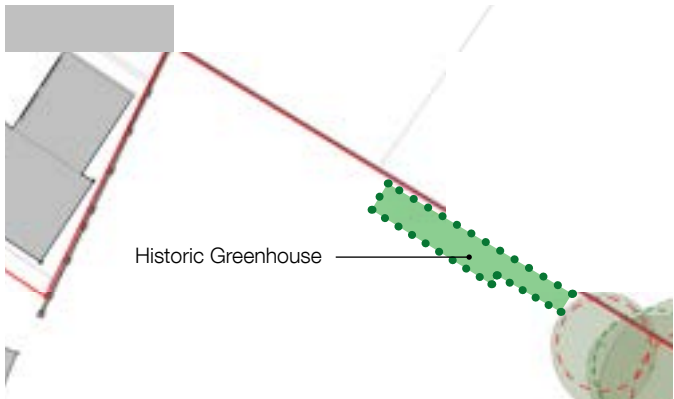
04 The Existing Site

4.6 Existing Structures

The site currently contains a single storey dwelling to the south east, with a garage to the north west adjacent to the access road.

There is a collection of sheds and caravans which contribute towards the overall feeling of clutter throughout the plot.

Along the northern boundary wall sits a derelict greenhouse. This structure is not listed but is of notable heritage value. The structure is in disrepair, with many of the glass panels missing or broken, and the structure in poor condition.



The heritage of the site has diminished over time due to the deterioration of the historic greenhouse.



04 The Existing Site

4.7 Existing Boundary Walls



1 - The segment of wall to the north-west of the site appears in reasonable condition, forming a barrier between the site and the properties to the north. This wall lies outside of the site boundary.



2 - The north-eastern section of the boundary wall was demolished by the neighbouring properties approximately 20 years ago due to structural collapse, and is now left open.



3 - The eastern boundary wall is derelict, with cracks throughout the structure and a high level of damage from climbing plants.



4 - The eastern half of the southern boundary wall was demolished and then rebuilt to match the existing due to structural collapse. This wall falls within the site boundary.



5 - The western half of the southern boundary wall collapsed and has been replaced with fencing, maintaining the boundary between the two properties.

The heritage of the site has diminished over time due to the deterioration of the historic brick boundary walls



Maintained Boundary Walls		Rebuilt Boundary Walls	
Derelict Boundary Walls		Replaced Boundary Walls	
		Demolished Boundary Walls	

04 The Existing Site

4.8 Existing Tree Survey

A detailed tree survey has been undertaken by Bishops Waltham Tree Care in order to ascertain the properties of the trees on site.

The majority of the trees on the site are found to the east, alongside the border with Spring Lane, with a small cluster to the north and several canopies overhanging from the property to the south.

Only one Class A tree is present on site, the yew tree to the north that is subject to a Tree Preservation Order.

Surveyed Trees										
Reference	Common Name	Height	Stem Diameter	Canopy NESW	Crown Clearance Height 2m	Age Class	Physiological Condition	Structural Condition	Est. Remaining	Contribution Category
G19	Bay (group)	10m	150mm; 150mm; 150mm; 150mm; 150mm; 150mm; 150mm	4 N 4 E 4 S 4 W		Y	Fair	Fair	10-20 Years	C
S9	Stump	1.5m	490mm							
T1	Ash	22m	690mm		2m	Ma	Fair	Good	20-40 Years	B
T2	Yew	14m	390mm; 440mm; 790mm		1.2m	Ma	Fair	Fair	40+ Years	B
T3	Laylandii	18m	790mm	5.5 N 5 E 5 S 6 W	2m	Lma	Poor	Poor	10-20 Years	C
T4	Pine	24m	1000mm	6 N 3 E 5 S 12 W	2m	Lma	Fair	Poor	10-20 Years	C
T5	Pine	24m	910mm	10 N 10 E 9 S 9 W	4m	Lma	Poor	Good	20-40 Years	B
T6	Ash	15m	210mm; 220mm; 240mm; 220mm; 180mm; 340mm; 180mm; 220mm	4 N 4 E 5 S 4 W	4m	Ema	Poor	Poor	<10 Years	U
T7	Yew	8m	220mm; 220mm; 180mm; 340mm; 180mm; 220mm	4 N 6 E 6 S 5 W	1m	Ema	Good	Good	40+ Years	A
T8	Ash	15m	220mm; 150mm; 150mm; 420mm	8 N 4 E 6 S 8 W	2.5m	Ema	Good	Fair	10-20 Years	C
T10	Hazel	6m			3m	Y	Fair	Fair	40+ Years	C
T11	Fir			2 N 2 E 4 S 4 W	3m	Ema	Fair	Fair	10-20 Years	C
T12	Ash	18m	300mm	8 N 5 E 4 S 6 W	4m	Ema	Fair	Fair	10-20 Years	B
T13	Field maple	12m	340mm		2m	Y	Good	Fair	20-40 Years	B
T14	Ash	18m	300mm	8 N 5 E 4 S 6 W	6m	Ema	Fair	Fair	10-20 Years	C
T15	Fir	15m	470mm	2 N 1 E 2 S 2 W	2m	Ma	Fair	Fair	10-20 Years	C
T16	Fir	10m	210mm	1 N 1 E 1 S 1 W	2m	Y	Poor	Poor	<10 Years	C
T17	Fir	13m	200mm	1 N 1 E 1 S 1 W	2m	Y	Poor	Poor	<10 Years	C
T18	Fir	13m	250mm	1 N 1 E 1 S 1 W	2m	Y	Poor	Poor	<10 Years	C
T20	Pine	12m	530mm	7 N 4 E 3 S 4 W	8m	Ema	Poor	Poor	10-20 Years	C
T21	Fir	12m	230mm	6 N 1 E 1 W	8m	Ema	Poor	Poor	10-20 Years	C
T22	Fir	10m	150mm	1 N 1 E 1 S 1 W	9m	Y	Poor	Poor	<10 Years	U
T23	Fir	20m	560mm	4 N 4 E 4 S 4 W	2m	Ma	Fair	Good	20-40 Years	B
T24	Elm	10m	230mm	1 N 4 E 6 S 4 W	6m	Ema	Good	Fair	10-20 Years	C
T25	Elm	12m	250mm	2 N 2 E 4 S 4 W	4m	Ema	Poor	Poor	<10 Years	U
T26	Elm	10m	330mm	4 N 4 E 4 S 4 W	3m	Ema	Fair	Poor	<10 Years	C
T27	Elm	12m	340mm	4 N 4 E 6 S 2 W	6m	Ema	Fair	Fair	10-20 Years	C
T28	Laurel	6m	180mm; 150mm; 230mm; 230mm	1 N 8 S 8 W	2m	Ema	Poor	Poor	10-20 Years	C
T29	Elm	12m	230mm; 230mm; 390mm; 10 W	5 N 8 E 3 S 3 W	4m	Ema	Poor	Poor	<10 Years	U
T30	Ash	20m	400mm; 390mm; 10 W	10 N 10 E 10 S	6m	Ma	Fair	Fair	20-40 Years	C
T31	Field Maple	12m	350mm	6 N 4 E 2 W	8m	Ema	Dead	Dead	<10 Years	U
T32	Field maple	12m	330mm	5 N 5 E 1 S 5 W	6m	Ema	Fair	Fair	10-20 Years	C
T33	Laurel	4m	220mm	1 N 6 E 5 S 2 W	2m	Y	Poor	Poor	10-20 Years	C
T34	Hazel	6m	150mm; 150mm; 150mm; 150mm; 150mm; 150mm	5 N 5 E 5 S 5 W	3m	Y	Fair	Fair	10-20 Years	C

Root Protection Zones

Canopy

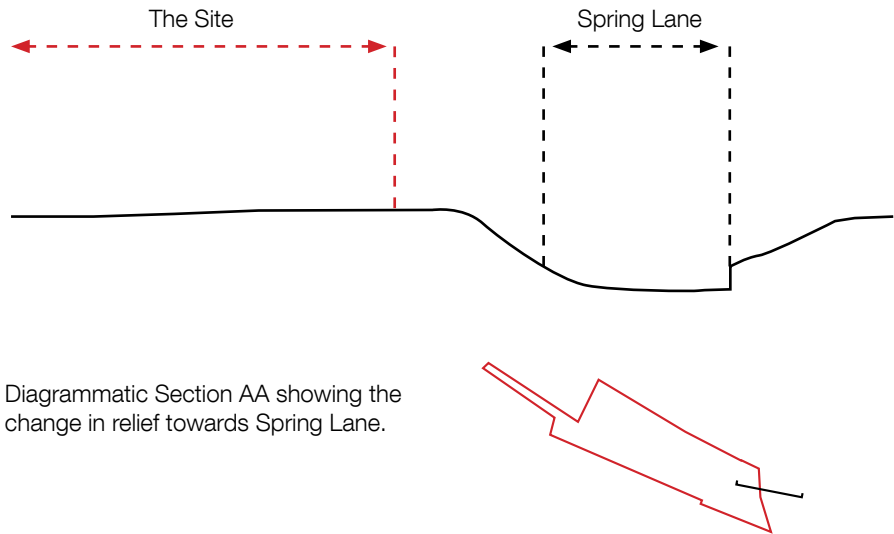
Yew Tree (TPO)



04 The Existing Site

4.9 Existing Topo Survey

The site is uniform in elevation until it reaches the bank along Spring Lane to the east, where the topography falls away towards the road.



Diagrammatic Section AA showing the change in relief towards Spring Lane.



04 The Existing Site

4.10 Site History

The site lies within an area recognised as an historic garden. This garden belonged to the now demolished Longmead House, and was used as a private walled kitchen garden that was walled off from the rest of the village. Longmead House was built in 1866 by the Barton family, and was demolished in the 1930s.

The historic walled vegetable garden was accessed via a bridge that leads to the eastern side of the site over Spring Lane.

The historic use as a walled kitchen garden correlates with the derelict greenhouse on site, which would have been used to supply the families of Longmead with food throughout the year.

The land upon which Longmead Estate used to sit was sold off in 1928 as individual plots, resulting in the site as it stands today.

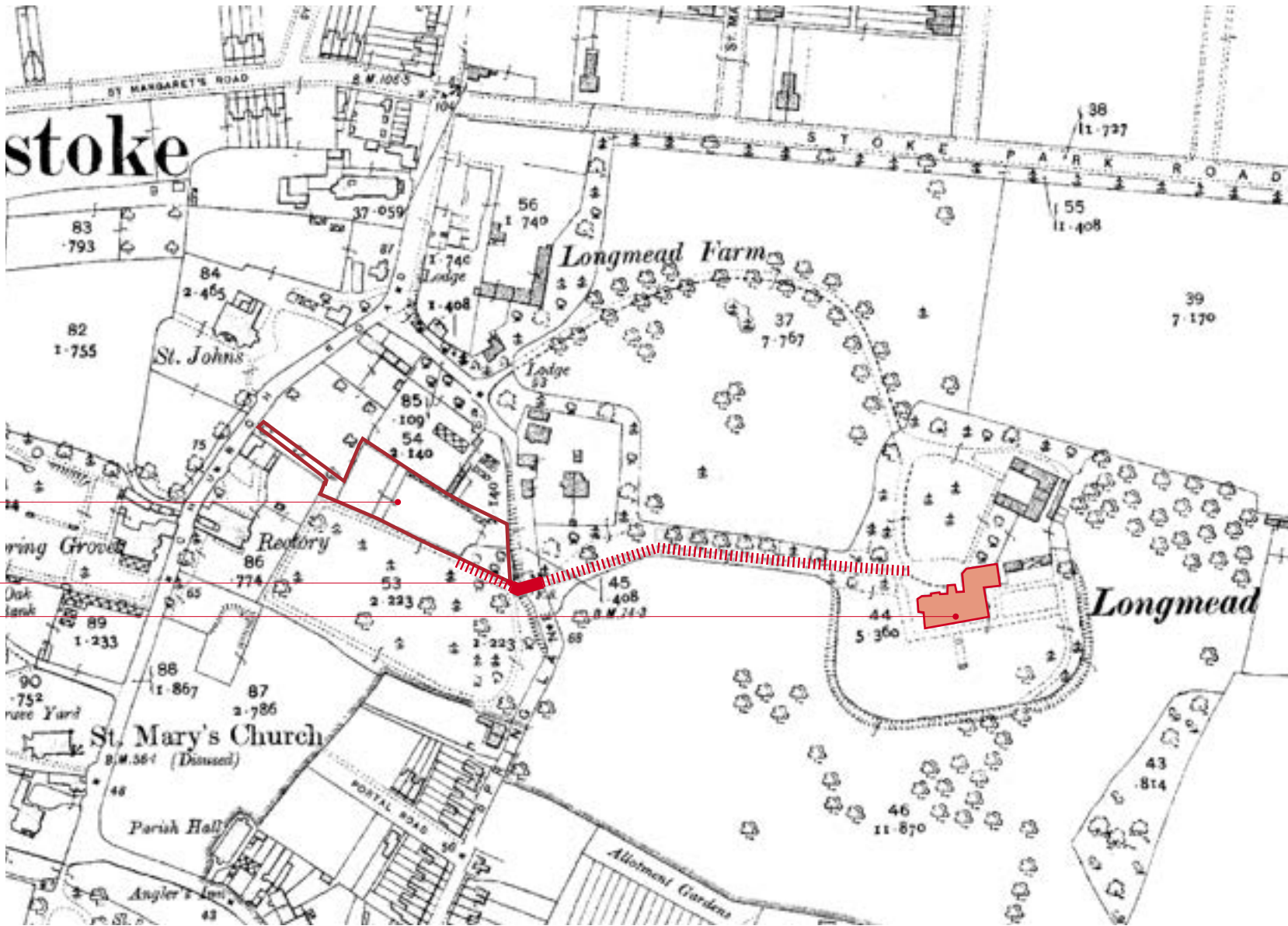
- The site was historically a walled kitchen garden for Longmead House.
- The site produced fruit and vegetables for the workers and residents of Longmead.
- It was accessed via a bridge over Spring Lane.
- Longmead House was demolished in the early 20th century.



Historic colourised photograph of Longmead House



Historic photograph of the bridge over Spring Lane into the site.



Walled Kitchen Garden

Bridge over Spring Lane

Longmead

Historic Map of Bishopstoke, 1911

05 Design Approach

05 Design Approach

5.1 Design Concept



Existing Trees On Site



Restore Kitchen Garden Heritage



Sustainability and Self-Sufficiency

05 Design Approach

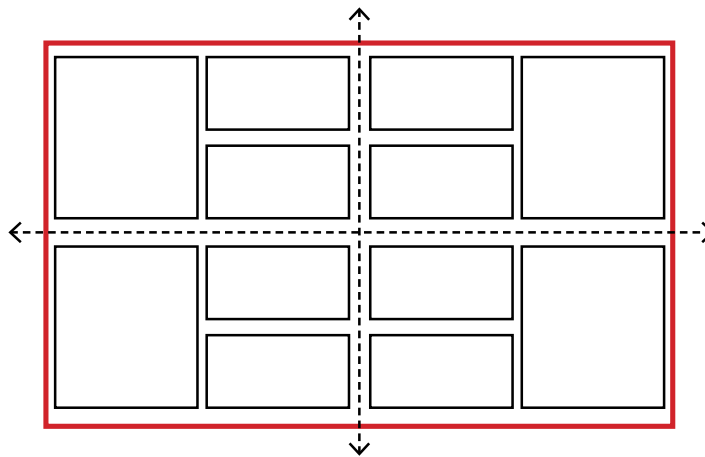
5.2 Traditional Kitchen Garden

The kitchen garden was a common feature of stately homes across the country, providing fruit and vegetables exclusively for those that lived and worked on the estate. In the last century many of these gardens have fallen into disrepair, including the site at St Martins, but now a concentrated effort by the National Trust has restored many of these gardens.

Due to their function, traditional kitchen gardens usually followed a grid like arrangement, with planting beds situated along axis that ran through the plot. These axis often followed the axis of the tall boundary walls that surrounded them.

The tall, thick boundary walls provided the kitchen garden with a secure enclosure to protect the produce. They also provided shelter from the elements to help encourage growth of produce, by creating its own micro climate that would have been a few degrees warmer than the surrounding areas.

Kitchen gardens normally incorporated various other structures in order to facilitate the growth of crops not suited for the English climate, such as greenhouses and mushroom houses.



Traditional Kitchen Garden Grid Arrangement

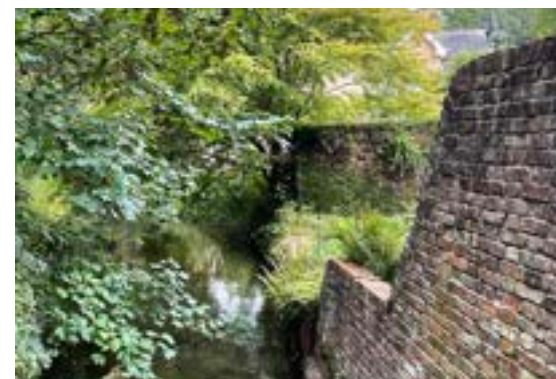
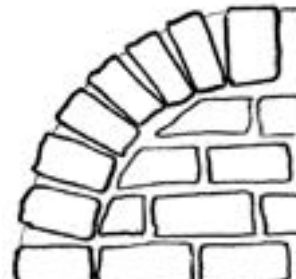
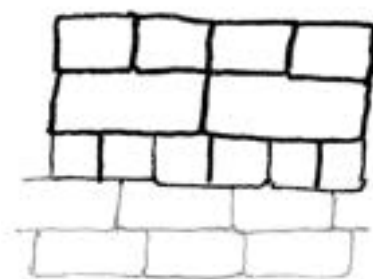
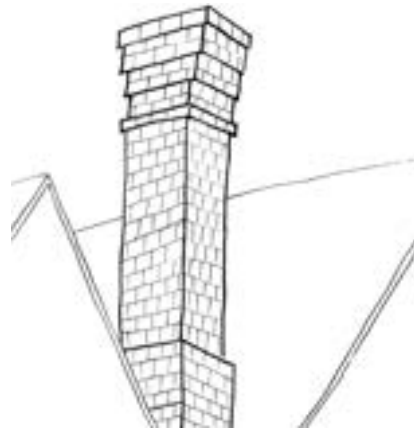
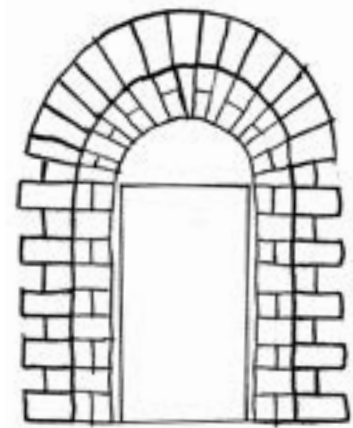
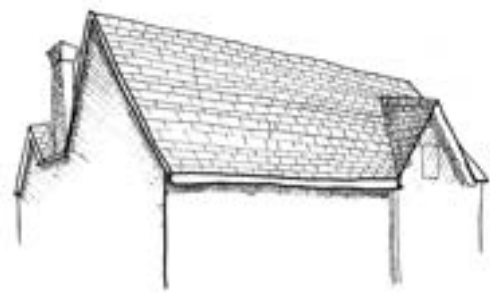


05 Design Approach

5.3 Conservation Area Design Influence

There are some key period architectural features apparent throughout the Bishopstoke Conservation Area have been subtly re-interpreted within the design proposals to give the scheme a sound contextual relationship, and a sense of belonging.

These features are The Pitched Roofs, The Arches, The Chimneys, and The Brick Detailing.



05 Design Approach

5.4 Restore Kitchen Garden Heritage

The site has a unique and storied heritage, owed to its history as kitchen garden for a country estate. This heritage is clearly visible throughout the site due to the tall degrading boundary walls and derelict greenhouse to the north of the site.

The walls that encompass the old kitchen garden lie both within and outside of the site, depending on their location. Those that border the houses to the north are outside of the site, whereas those to the south are within the site boundary.

The walls that surround the site are not listed but considered historically important, apart from those to the west that border the Old Rectory.



1 - Reclaim the historic bricks from the eastern section of derelict wall and use them to re-build the section of wall to the north, within the neighbouring property boundary.



2 - Remove planting from existing walls and re-point as required. Refurbish existing greenhouse with timber and glass. to match the existing.

- Historic Greenhouse
- Demolished Boundary Walls
- Listed Boundary Walls
- Rebuilt Boundary Walls
- Replaced Boundary Walls
- Retained Boundary Walls
- Derelict Boundary Walls



Restore Kitchen Garden Heritage

05 Design Approach

5.5 Site Constraints and Opportunities

The existing site access from Church Road is a single track, making it unsuitable for an additional dwelling. Therefore a new private access drive from Spring Lane is proposed to serve the second plot.

The environmental opportunities of the site are of paramount importance to the dwelling, as the dwellings are designed to be completely self-sufficient and sustainable houses.



1 - Entrance to Site from Church Road

- Blank Gable
- Overlooking Distances
- Sun Path
- Tree Canopy
- Root Protection Zones
- Yew Tree - TPO
- Historic Greenhouse
- Demolished Boundary Walls
- Listed Boundary Walls
- Rebuilt Boundary Walls
- Replaced Boundary Walls
- Retained Boundary Walls
- Derelict Boundary Walls



05 Design Approach

5.6 Site Demolition Plan

1 - As part of the strategy for the new dwellings the existing dwelling and associated sheds will be removed. The total area of the existing dwelling and ancillary building to be demolished is 170m².

2 - To facilitate the new access drive T30 and T31 are proposed to be removed. T31 is dead, and T30 is an Ash Tree, a majority of which have been removed from roadsides across Hampshire to mitigate ash dieback disease.

T30	Ash	20m	400mm;	10 N 10 E 10 S 6m	Ma	Fair	Fair	20-40 Years	C
T31	Field Maple	12m	390mm	10 W 6 N 4 E 2 W 8m	Ema	Dead	Dead	<10 Years	U

3 - We are also proposing to remove the cluster of trees surrounding the TPO'd yew tree, namely ash and hazels, in order to give the yew tree room to flourish.



- A significant number of trees will be planted as part of the development.

Removed Trees

Demolished Structures

Derelict Greenhouse to be refurbished



05 Design Approach

5.7 Site Access

The proposal is for plot one to be accessed via the existing shared drive along Church Road. Plot two will be accessed via a new private drive along Spring Lane.

The new drive will be cut into the bank, where there is a four meter level change in which a 1:6 private drive will be created towards the north-east of the plot. Visibility splays can be achieved in the proposed access drive location.



The existing site access that will serve Plot 1.



Location of proposed new access drive for Plot 2



05 Design Approach

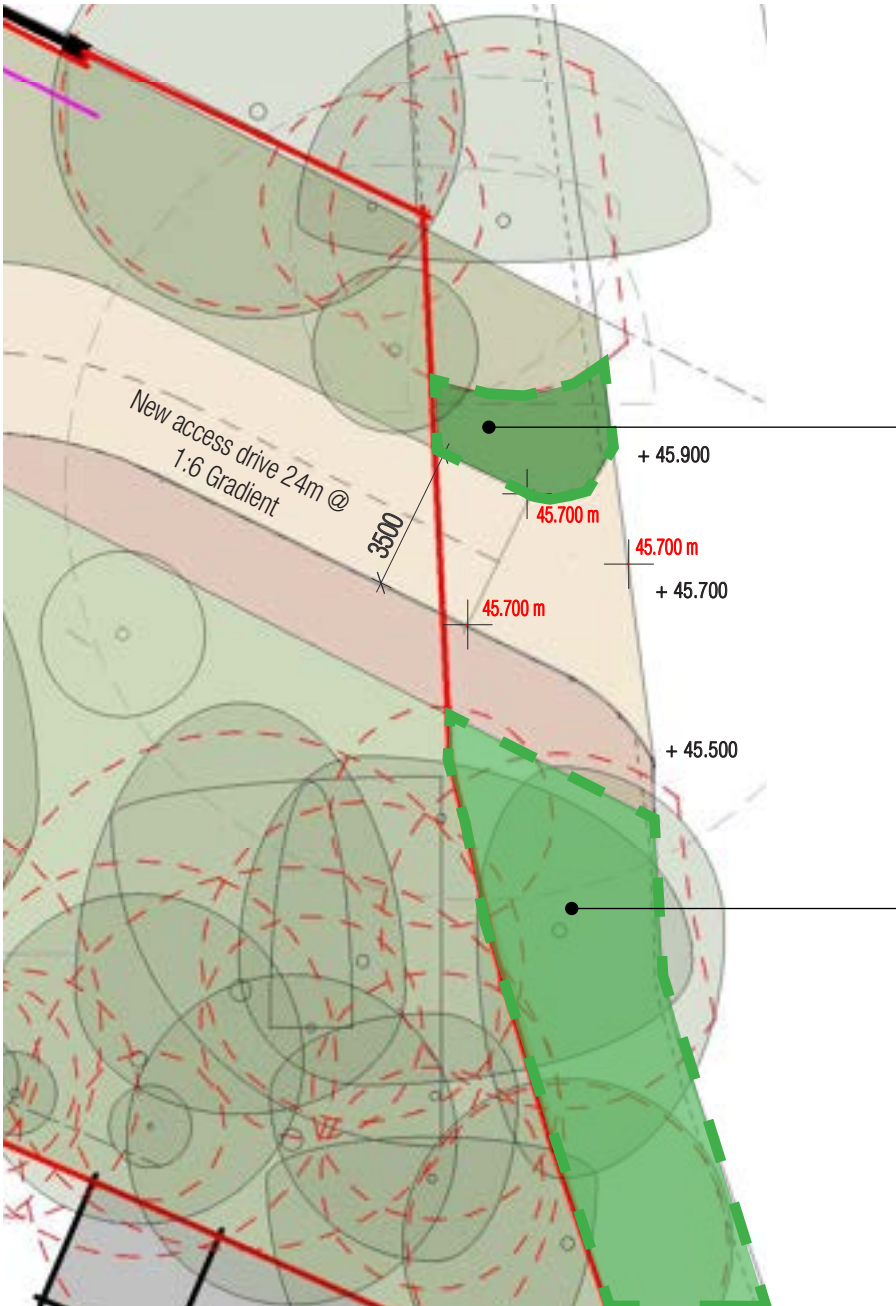
5.8 Proposed Access Drive from Spring Lane

The existing bank along Spring Lane is in a poor state of upkeep, with few low lying plants or shrubs and an array of dilapidated structures, such as the fence and shed pictured below. For much of its length the bank has bare earth as opposed to the verdant greenery as described in the Conservation Area Appraisal Plan. Spring Lane generally is feeling tired and neglected and is in need of a visual improvements.

Existing Bank



Proposed Bank



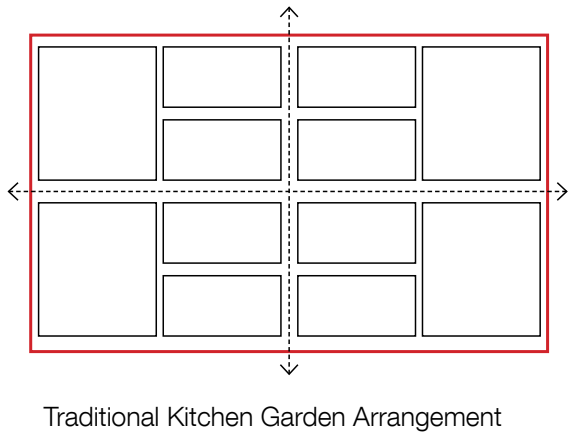
Biodiverse wildflower planting along the southern section of the bank improves the view down Spring Lane by removing the barren areas of topsoil, whilst not interfering with the root protection zones. Wildflower plug planting suitable for dappled shade cover would be provided.

05 Design Approach

5.9 Site Strategy

The site layout strategy has been developed from the concept of a traditional kitchen garden grid arrangement and has been explored based on the key axis of the site generated from the significant boundary walls and the historic greenhouse.

- The Key Design Drivers
- Refurbishment of historic greenhouse
 - Key axis derived from the boundary walls and greenhouse
 - Traditional kitchen garden grid arrangement



Key Axis ← →

Grid created from historic structures <----->

Derelict Greenhouse to be restored 

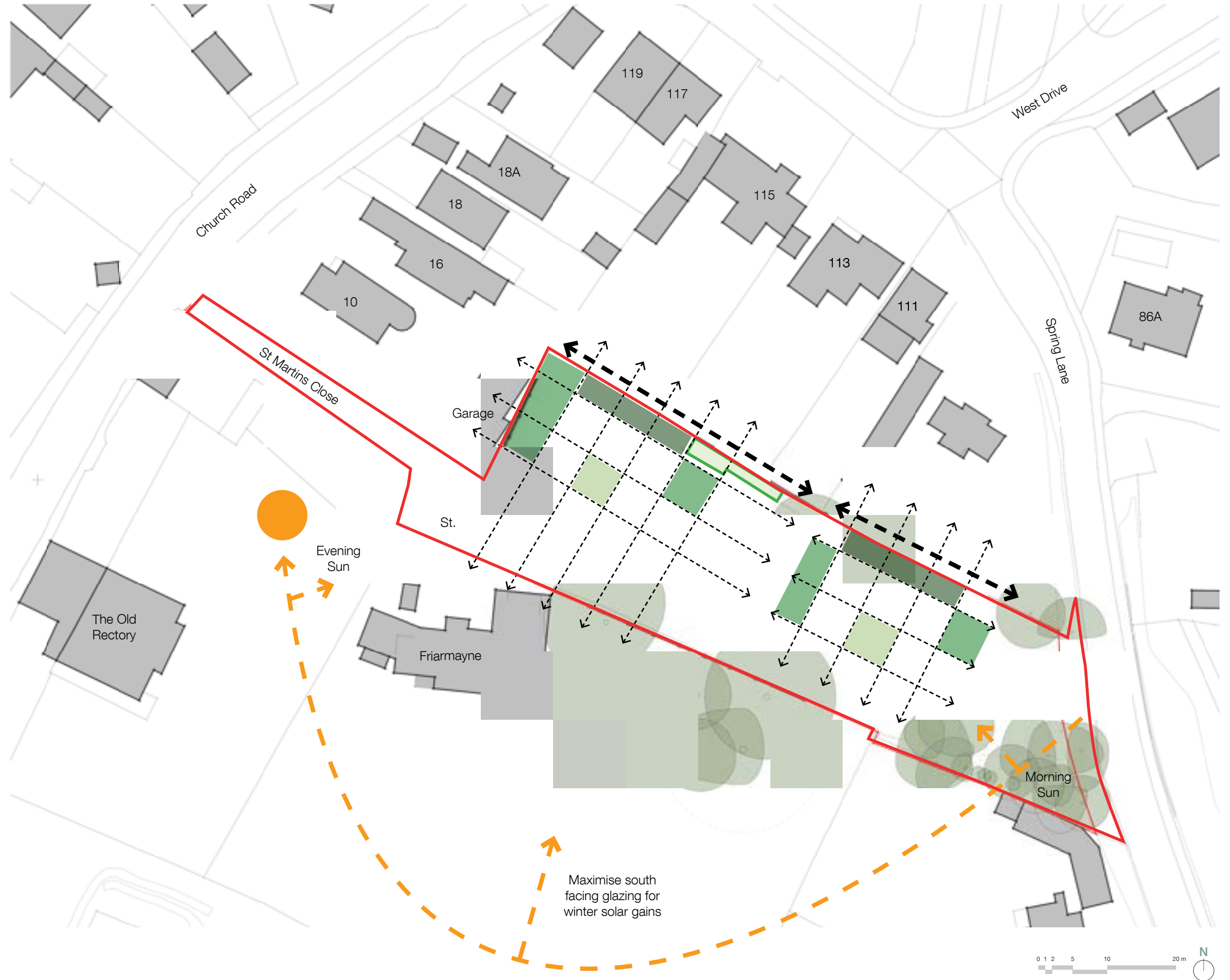
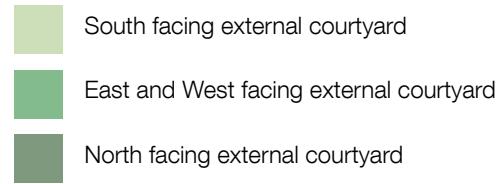


05 Design Approach

5.10 Site Strategy

A series of sheltered external courtyards and kitchen garden spaces have been designed around the grid structure and heritage assets of the site.

Each of the external sheltered courtyards will receive varying levels of sunlight and shadow, making it ideal for growing a large range of crops and vegetables.



05 Design Approach

5.11 Site Strategy

A series of internal accommodation and circulation spaces have been distributed around the same grid structure, surrounding the external courtyard and kitchen gardens.

- South facing external courtyard
- East and West facing external courtyard
- North facing external courtyard
- Proposed building footprint



- Key Axis ← →
- Grid created from historic structures <----->
- Derelict Greenhouse to be restored [Green dotted box]