

Design Team



Lead Designer	Studioshaw
Interior Designer	Run for the Hills
Quantity Surveyor	Measur
M&E Consultant	Skelly & Couch
Planning Consultant	Newmark
Structural Engineer	Structure Workshop
Landscape Designer	Ed Olley Gardens
Heritage Consultant	Portico Heritage
Civil Engineer	Subteno
Ecology Consultant	Ecology By Design
Nutrient Neutrality	Holbury Consultancy
Acoustic Consultant	Hepworth Acoustics
Transport Consultant	Pell Frischmann



Studioshaw are the architects Eastleigh Court.

At Studioshaw we:

- Have extensive experience working within heritage contexts, including a number of sensitive refurbishments to Grade II listed buildings
- Enjoy revealing and restoring original features like fireplaces, cornicing and architraves
- Believe that a holistic approach to landscape design can ensure new buildings sit comfortably in the setting of a listed building
- Reinvent buildings as well as deliver new ones
- Have experience delivering projects of a similar scale and nature
- Work at different scales – from exhibitions to large commercial and residential schemes
- Believe clear communication and dialogue from the outset of a project delivers the best possible outcome for our clients and end users
- Collaborate with others; makers, artists, designers and visualisers. A healthy studio culture is vital for a positive, active and engaging practice
- Design by engaging and listening, testing and researching and working tirelessly to make sure the vision is delivered with precision



Kindred Hammersmith - First floor multi-functional space





New build restaurant and theatre, east London



Family members club, west London



Workspace, Soho - Grade II listed



Members Club, Hammersmith - Grade II listed



2 new houses, east London



Restaurant, Hammersmith - Grade II listed



New build restaurant, North Yorkshire - Grade II * listed

Skelly & Couch is a dynamic firm of award-winning building environment and services engineers based in London and Bristol. The company's primary market focus is to provide fully co-ordinated, sustainable designs for bespoke projects with a construction value between £1m to £35m. Our projects have achieved many architectural and sustainability awards. Skelly & Couch won Association for Consultancy and Engineering (ACE) Building Services Excellence Awards for two consecutive years and was recognised as a UK Top 50 employer in Building Magazine's Good Employer Guide for three years running.

Approach to Design

We apply our specialist skills as designers and detailed knowledge of building physics (thermodynamics, lighting and acoustics); building technology and services; and environmental psychology, to the wholly collaborative process of designing buildings. We do this in a way that empowers the architect and client to make informed design decisions, leading to the best possible built environment within the specific project constraints. All our engineers are trained in every aspect of building environmental design and we do not divide ourselves into separate disciplines, such as mechanical, electrical, lighting, sustainability and public health. In addition, our engineers produce their own drawings and are trained to work in a 3D BIM environment as appropriate. All this allows us to provide a transparent, integrated and informed service.



The author of this report is Nick Collins BSc (Hons) MSc MRICS IHBC. Nick is a Director of Portico Heritage. He has thirty years experience in the property sector, including working with KMHeritage and as a Project Director at Alan Baxter & Associates.

— Nick spent nine years at Historic England where he was a Principal Inspector of Historic Buildings & Areas leading a specialist team of historic building inspectors, architects, and archaeologists on a wide range of heritage projects in London. Previously a Conservation Officer at Bromley Council, Nick began his career at real estate consultancy Jones Lang LaSalle as a Chartered Surveyor.

— Nick is a member of the Institute of Historic Building Conservation and the Royal Institution of Chartered Surveyors and sits on the Historic England London Advisory Committee.

— Historical research for this report was undertaken by Jonathan Clarke, a conservation and heritage professional with many years' experience. Formerly a Senior Investigator in the Conservation & Protection Department at Historic England and the Royal Commission on the Historical Monuments of England (RCHME), Jonathan recently authored 'A Discreet Revolution: Early Structural Steel in London Buildings'.



July 2024

Eastleigh Court, Bishopstrow, Wiltshire, Initial Heritage Assessment



PORTICO HERITAGE

www.porticoheritage.co.uk

Structural Engineer

Structure Workshop

Structure Workshop are a team of structural engineers with an engaged, and technically creative approach to design.

Their focus is on projects that provide lasting value to culture and community. A low carbon approach lies at the heart of their work, alongside a love of materials and their considered application to building structures.

They use advanced 3D geometry and structural analysis to inform their work, and they explore ideas with physical models and material tests. Their long association with the arts and methods of fabrication, feeds directly into the way in which they engage with building and architecture.

Their widely publicised carbon calculator tool, developed in-house, allows them to calculate embodied carbon at all stages of the project life cycle. They use it to test ideas and ensure that environmental considerations are at the heart of every project.



Homerton Dining Hall _ Fielden Fowles Architects



Run For The Hills

Interior Designer

The interior design studio has extensive experience designing within heritage contexts, including sensitive refurbishments to Grade II listed buildings both within urban contexts (including residential and commercial) as well as sensitive renovations of Listed countryside based heritage properties. Designing the interiors of brand new buildings and create design schemes which blend new extensions to the original footprint of an existing building.

Our design ethos is to:

- Celebrate, restore and highlight original interior architecture features like panelling, coffered ceilings, fireplaces, cornicing, architraves and feature glazing
- We also look to reveal hidden gems like original flooring which may have been covered up
- We always ensure that new layers of interior design sit harmoniously alongside the beautiful core elements of the listed property.
- We deep dive into the local context, researching the history of the building, local topography, and the cultural context to create an interior which both feels fresh and relevant to today, but which preserves the past respectfully.
- We create design languages and interior palettes which make sure old meets new in a respectful dialogue.
- We have experience in projects similar to Eastleigh Court in terms of scale, and format, delivering unique guest-stay environments which hero the building's storytelling.
- We are delighted to be collaborating with Studioshaw on the project and will work closely to deliver the best possible outcome for our shared client and those who will stay at Eastleigh Court.



Edward Olley Gardens is a garden design practice rooted in creativity, craftsmanship, and a deep respect for place. With over a decade of experience on projects ranging from intimate town gardens to expansive rural estates, our work is defined by the thoughtful use of local materials, naturalistic planting, and a contemporary sensibility that allows each garden to feel both timeless and alive. Our planting schemes are bespoke, richly detailed, and constantly evolving—guided by a boundless curiosity for new plants and a commitment to creating gardens that flourish and deepen in character over time.



A comprehensive set of surveys have taken place and have informed the proposal. Details of these can be found in the support documents which form part of this planning application. These include:

- Underground Drainage CCTV Survey
- Site Investigations including boreholes, trial pits, groundwater monitoring and infiltration tests
- Arboricultural Survey
- Bat Survey
- Baseline ecological appraisal
- Flood Risk Assessment
- Measured survey and detailed 3D model of Eastleigh Court in Revit
- Speed survey undertaken by the transport consultant
- Baseline noise survey undertaken by acoustic consultant
- Desktop Archaeological Assessment



