

The Pavilion



Vision

The Pavilion



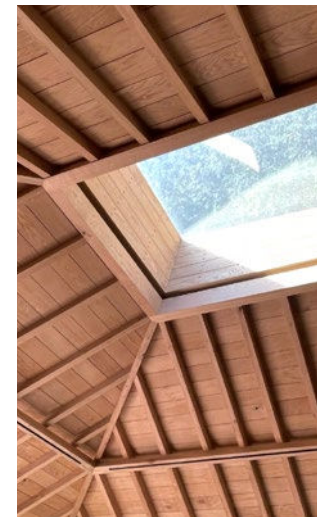
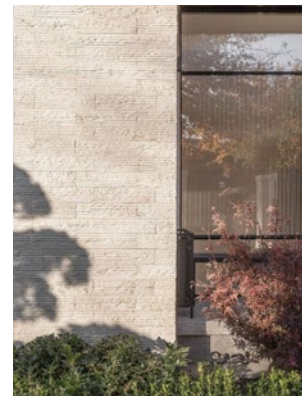
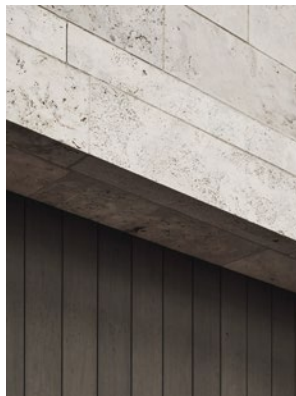
Deep reveals and limited material palette



Local limestone



Copper Roof



Exposed fine timber joists internally

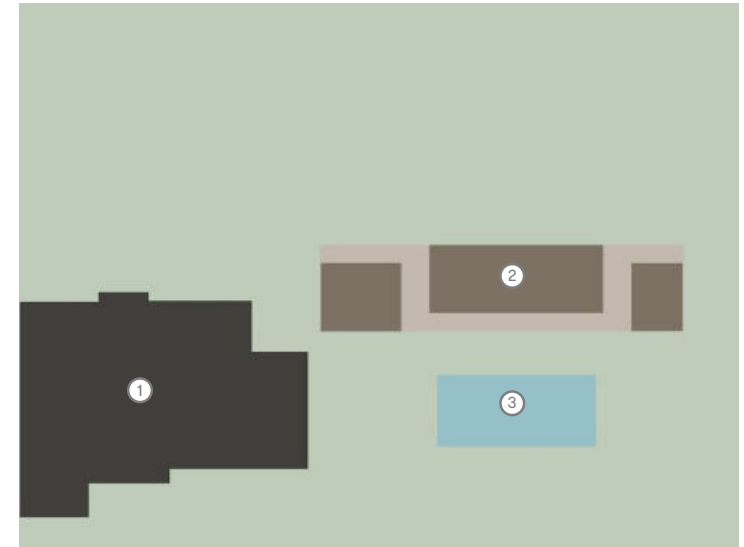
The Pavilion

Design Development

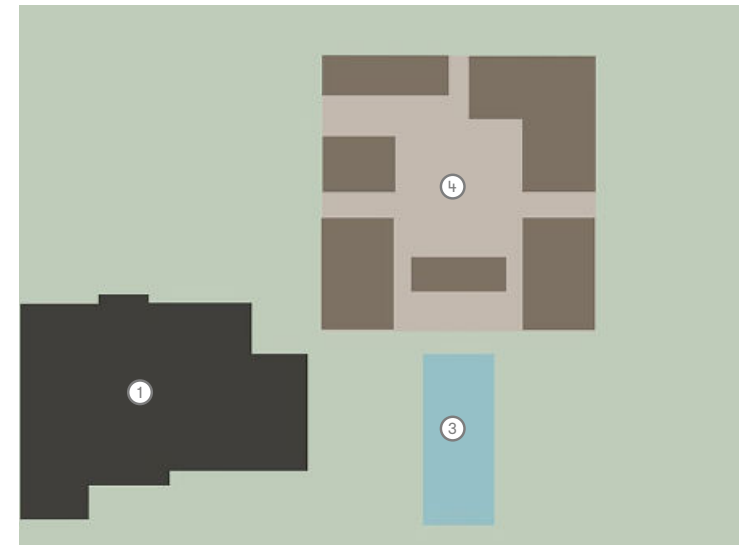
The Brief

The Pavilion was referred to as the Pool House during the pre-application stage. This contained a sauna, steam room, toilets, gym and a plant room that served the pool. The building was located to the east of Eastleigh Court but set back from the primary east facade in order to preserve this key elevation and view from the south entrance road.

Following feedback from both the local authority and local community, the client decided to remove the large venue building from the scheme and combine some of the uses into the pool house building. The result is what we are now referring to as the Pavilion, with a perfectly square footprint which retains the restrained architectural qualities on the Pool House that were supported during the pre-application process.



Plan diagram showing layout of the previous scheme known as Pool House



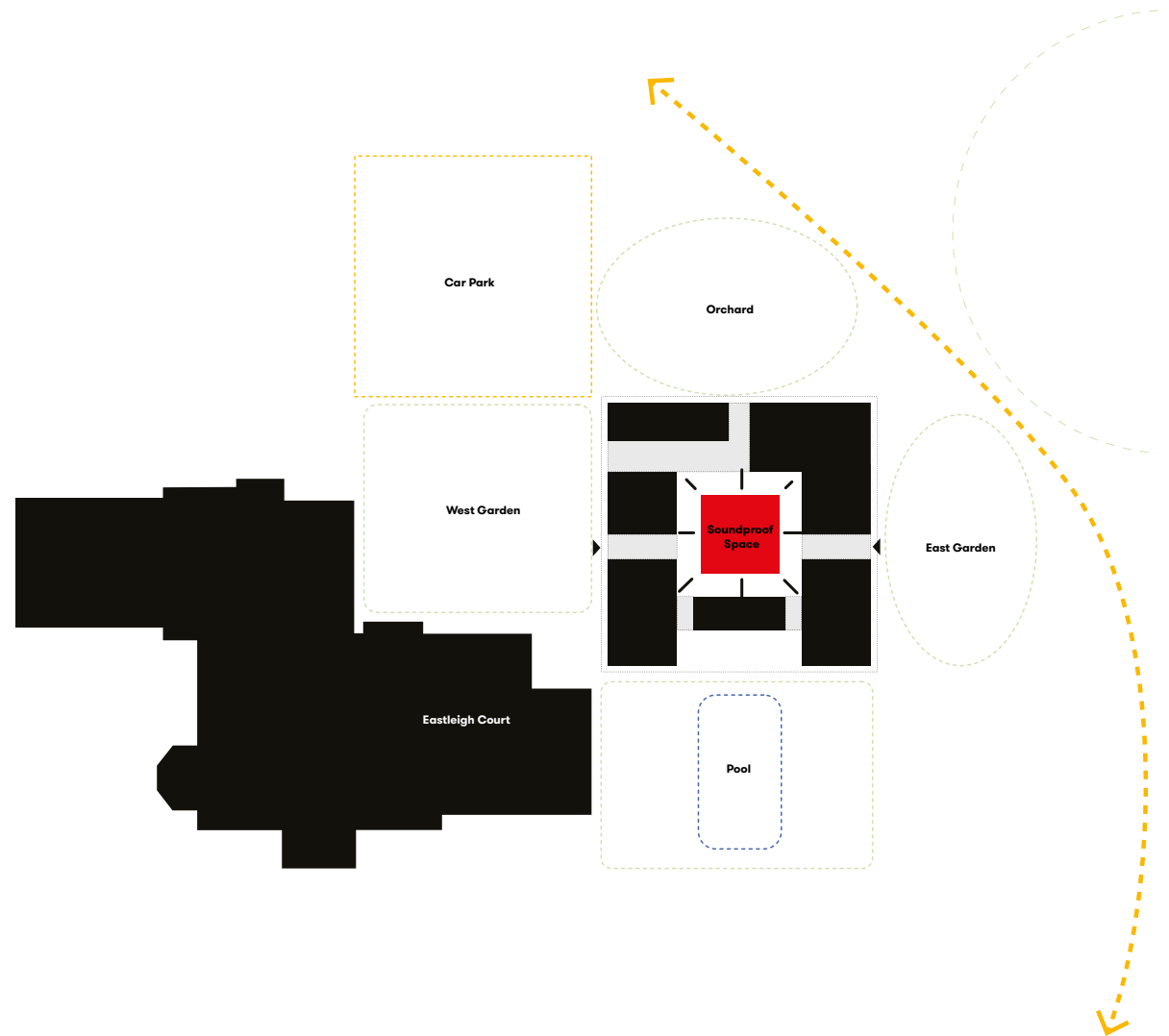
Plan diagram showing layout of the current proposed Pavilion

Design Development

Acoustics

A primary concern for the local community was potential noise spill caused by amplified music during the evenings. The restrained architectural style that was supported during the pre-application process was achieved by having a simple diagram of heavy 'blocks' and a lightweight roof. The blocks are carefully arranged to bring light into the centre of the plan without the need for lots of windows and doors which would compete with the complex articulation of the host building.

These 'blocks' are rooms which contain the necessary support functions serving both the event space and swimming pool and include plant rooms, storage spaces, toilets etc and are arranged similar to a courtyard, with the event space in the centre. This, coupled with the thick roof, secondary glazing and mechanical ventilation creates a soundproof room for evening activities.





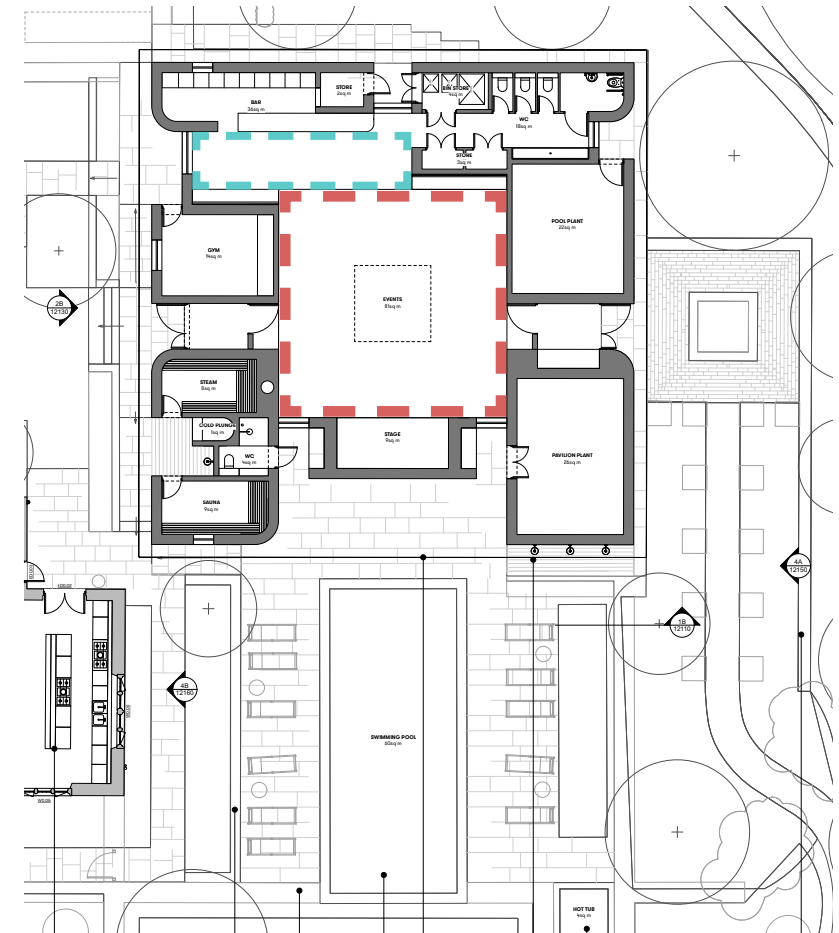
Design Development

Scale and Massing

The brief for the pavilion is that it needs to accommodate 120 people dancing. This is based on the largest event type proposed, where occasionally 120 people will be on site for a celebration. The event space itself is 81m² which is based on the standard wedding / event dance floor metric of 0.8m² per person. During a wedding event, it is very uncommon for all attendees to be dancing at the same time and so 100 people was deemed satisfactory in order to keep the overall building size to a minimum. On the rare occasions when all 120 guests are using the space at the same time (for example the first dance), there is a 20m² space in front of the bar which can be used in order to ensure the 0.8m² per person figure is maintained.

In order to keep the amount of built form on the site to a minimum, a decision was made to incorporate swimming pool amenities into its footprint. This avoids the need to build multiple buildings on the site whilst ensuring that the pavilion does not just stay as an empty building during the frequent period where it is not being used, with the swimming pool amenities including sauna, steam and covered seating areas ensure that the building stays animated throughout the day and year.

The footprint of the pavilion is kept to a minimum by keeping circulation space to a minimum, with many of the building functions being accessed directly from the outside.



Key

 20m² bar space

 81m² event space

Design Development

Scale and Massing

The footprint of the building is a perfect 19m x 19m square which felt was an appropriate calm counterpoint to Eastleigh Court which has been altered in a piecemeal manner over the years. Although the form of the building has changed from the previous Pool House iteration, the intent was to retain the simple contemporary aesthetic which was supported during the pre-application process.

The square event room in the centre also means that this space can be used for a variety of functions, its simple form maximising flexibility.

It was important for the roof to appear thin and elegant in contrast to the more monolithic stone base. This was a challenge given how thick the roof build-up needed to be in order to achieve the required sound insulation performance. This thin appearance is achieved by overhanging the roof eaves and concealing the gutter so that the thin metal edge is expressed. The subtle kink in the roof form also helps this reading of the roof as a thin, folded metal sheet rather than anything too bulky.



South elevation of the Pavilion with thin eaves and kinked roof



The Pavilion

Proposed Ground Floor

Key

- 1 — Pool Plant
- 2 — Toilets and Shower
- 3 — Toilets
- 4 — Pavilion plant room
- 5 — Gym
- 6 — Cold Plunge
- 7 — Sauna / Steam
- 8 — Seating
- 9 — Bar
- 10 — Swimming Pool
- 11 — Eastleigh Court
- 12 — Outdoor shower
- 13 — Event space
- 14 — Bin Store



The Pavilion

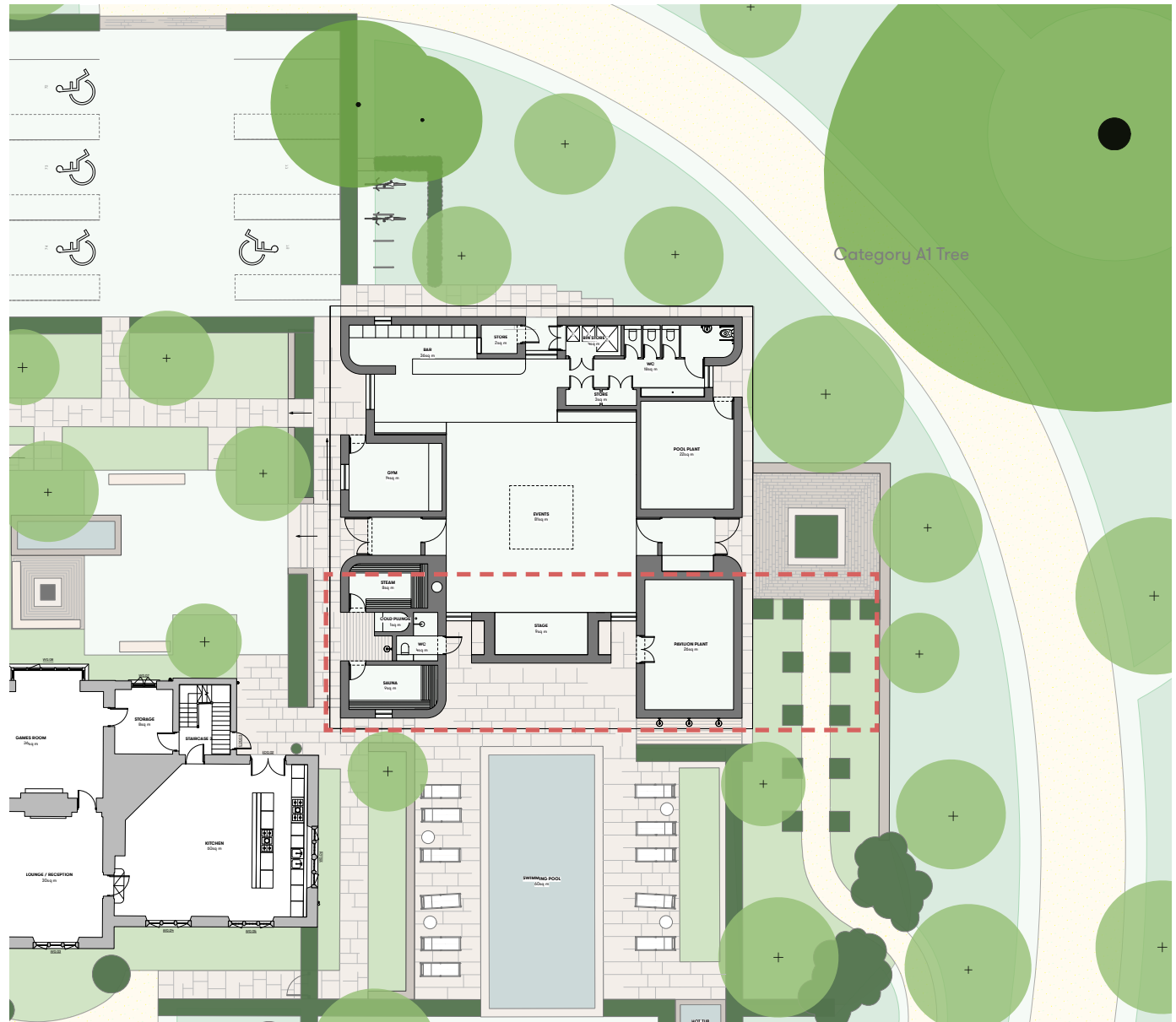
Relationship with landscape

The footprint of the previous pool house (dotted yellow) was a linear building that stretched out east towards the new road. Whilst the overall footprint of the pavilion is now larger, it is also shorter and so allows more breathing space between the building and the road as well as for the landscape to wrap around it on all four sides. This reduced length reduces the visual impact of the new building when Eastleigh Court is viewed from the key south elevation.

Key



Footprint of previous Pool House as presented at pre-application stage



The Pavilion

Relationship with landscape

The south elevations of the previous pool house and current proposed pavilion building seen side by side demonstrating the reduced length. Additionally the conservation officer has comments relating to the screening of the building to the south which has been addressed.

Conservation Officer feedback ENQ/2025/00809

- My particular concern relates to the wall
- Consider lead or copper roof

Design Team Response

- Wall removed and replaced with a hedge.
- See landscape drawings for more details.
- Roof changed from Zinc to Copper



Previous proposed Pool House south elevation



Current proposed Pavilion south elevation



Current proposed Pavilion south long elevation showing relationship between Eastleigh Court and the new extension



Illustration

The Pavilion

This image shows the view of Eastleigh Court from the south entrance. This view shows how the pavilion being set back and single storey ensures it does not impose itself on this key elevation.

The soft planting and hedges create a layered but porous relationship between the buildings and the landscape.



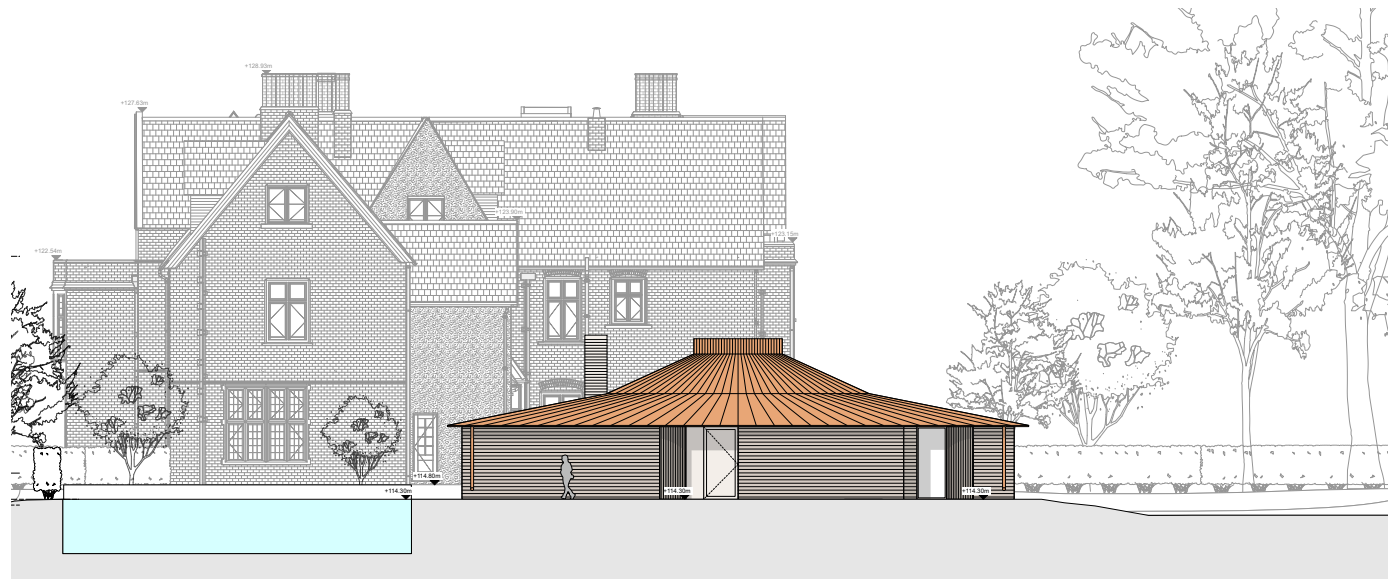
The Pavilion

Scale and Massing

The Pavilion is a single storey building with a simple pure form. Openings are limited and carefully positioned, creating a simple, clearly articulated architecture that does not compete with the complex arrangement of window styles and roof forms of Eastleigh Court.



Proposed North Elevation



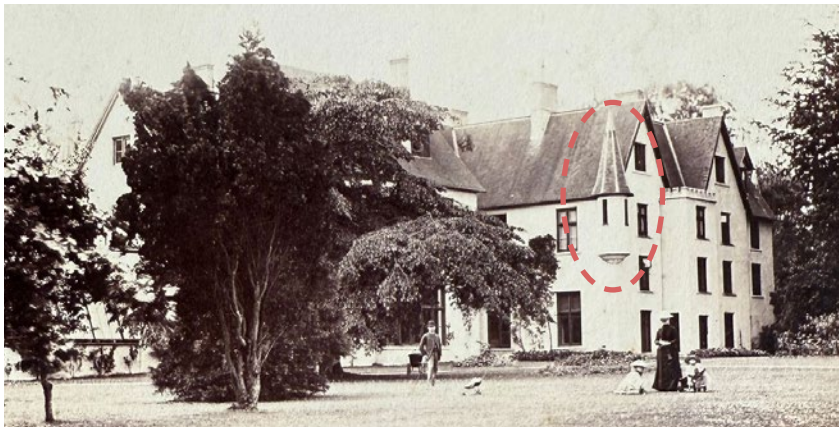
Proposed East Elevation



Pavilion

Design Development

Subtle curves are introduced to suggest entrances and openings and help soften the building in the landscape. Inspiration for this came from looking at historic photos of Eastleigh Court where there were curved corner turrets which have since been removed.



Historic photo of Eastleigh Court with curved corner turrets

Limestone chimney

Copper standing seam roof

Horizontal limestone blocks

Steel frame windows

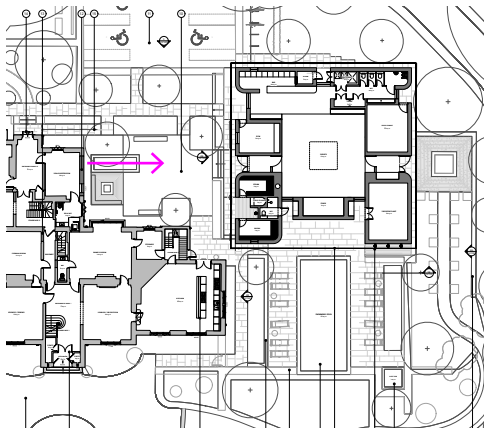
Vertical limestone blocks
around curves



Rendered west elevation of pavilion showing curved corner and window

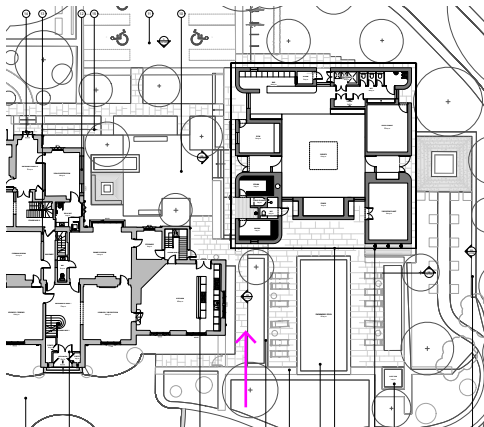
Illustration

This view is looking at the west elevation of the pavilion with the heavy limestone walls and contrasting thin copper roof.



Illustration

This view is looking at the north over the new swimming pool with the pavilion at the rear. The walls step back to create a covered dining area.



Pavilion

Facade and Materials

The pavilion is to be constructed using local limestone blocks. The intent is for the building to form a subtle backdrop for the new pool, and overtime plants will grow up the walls of the building, further bedding this pavilion structure into the landscape.

Copper standing seam roof

Horizontal limestone blocks

Steel frame windows with
local limestone surrounds

Vertical limestone blocks around curves



The Pavilion

Section

Key

- 1 — Eastleigh Court
- 2 — Swimming Pool
- 3 — Pavilion

