

Site Masterplan



Principles

- Protecting historic views to and from Eastleigh Court by carefully positioning and limiting the size of any new buildings
- Retaining existing access points to the north and south of the site. Access from north and exit from south. Reinstating historic pedestrian pathways
- A new drive created to north of Eastleigh Court to divert traffic away from key west facade of building
- Combining swimming pool amenities and plant space with event uses in order to limit the number of new buildings on the site
- Introducing a one-way system to help manage traffic, improve safety and reduce impact on the local road network
- Preserving as many existing trees as possible and enhancing boundaries with new planting
- Installation of a new electricity substation.

Proposal

The proposal seeks to restore Eastleigh Court back into a residential layout for use as luxury short-stay accommodation. Sleeping accommodation for up to 56 people will be provided across both

Eastleigh Court and the former Stables. The Stables are already operating as short-stay accommodation sleeping up to 24 people.

A new Pavilion building located to the east of Eastleigh Court will house the necessary facilities to serve a new swimming pool as well providing an acoustically treated space for regulated entertainment during special events.

As part of their stay guests will be able to use the property for a variety of events and celebrations. For events involving more than 60 seated guests the option will be available to hire a marquee and a designated landscaped space will be provided away from neighbouring properties.

The intention is to apply for a change of use from Class E offices (Eastleigh Court) and Class C dwellings (Former Stables) to Sui-Generis. Delivering these elements of new build floorspace within the grounds enables Eastleigh Court itself to be fully restored back into a house, albeit for commercial rental purposes.

A vehicle access plan has been developed in which all cars accessing the site will do so via the north entrance and exit via the south entrance. This avoids the need for extensive widening work at the north entrance which would have involved removing parts of the historic site boundary wall, removal of trees and potential work to the amenity space of adjacent properties. It also means that vehicles enter the site before having to drive through Bishopstrow village.

Historical Access

Opportunities for Heritage Benefit

The main entrance to Eastleigh Court was formerly from the north via a gravelled carriage drive called the 'Long Drive'. The main entrance was changed to the south when the Former Eastleigh Court stables block was sold off as a separate property.

The meandering paths around the woodland areas shown on the historic OS maps have also been lost over time.

The proposal seeks to reinstate some of these historic routes, either with vehicle or pedestrian access.



1886 & 1899 maps of Eastleigh Court



Diagram with historic paths shown in blue

Site Masterplan Principles

Parking Strategy

Parking on the estate has been simplified into a single coordinated parking strategy that supports both Eastleigh Court and the Former Eastleigh Court Stables. The primary parking area for guests staying at Eastleigh Court is located to the north of the building, making use of the existing tarmac surface and avoiding unnecessary new hard-standing within the landscape.

Additional parking to serve the Former Stables will be provided on the north side of the building, ensuring that guests staying there have dedicated, convenient parking close to their accommodation. On occasions where guest numbers are higher, the Former Stables parking area will also operate as overflow parking for guests.

Parking numbers have been calculated by the transport consultant and more details can be found in the transport statement and travel plan.

This consolidated approach reduces unnecessary vehicle movement across the site, avoids encroachment into sensitive landscape areas, and ensures that all parking remains contained within the northern parts of the estate—well screened and away from neighbouring properties.



Site Masterplan Principles

Key Views

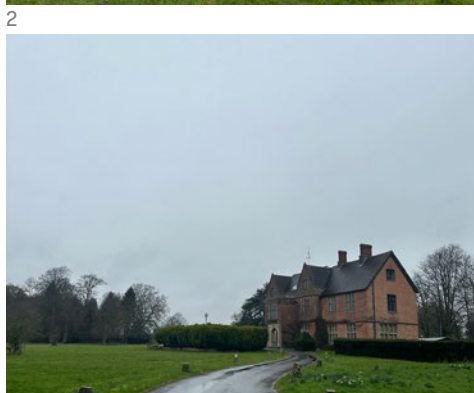
Key long views of Eastleigh Court are important to retain as these help locate Eastleigh Court in its landscape. Three of the key views are shown on this diagram and they generate a series of viewing cones. All proposed new buildings on the site are located away from these viewing cones.

No physical works are proposed to the Former Stables. As it is not a listed building, the key views assessed relate to Eastleigh Court and its setting only.

1. The first long view is from the historic carriage drive called the 'Long Drive' which was made from the north and designed to impress visitors since it arrived at the front of Eastleigh Court.

2. The drive is laid out in a picturesque manner, with a bank on its eastern side partially hiding Eastleigh Court until it reveals itself across the parkland

3. The third key heritage view is from the south entrance road where the east and south elevations of Eastleigh Court are clearly visible.



3



Site Masterplan Principles

Buildings

- The key views out to the landscape from Eastleigh Court are shaded in yellow
- The key views of Eastleigh Court from the landscape are shaded in blue
- The new pavilion building is carefully positioned so that it does not impact on views to and from Eastleigh Court
- The new single storey extension can be seen from two of the key heritage views of Eastleigh Court but as this element replaces a poor quality 1990's extension, the aspiration is that this will enhance the existing building.

Key

- A — Eastleigh Court
- B — Eastleigh Court Extension
- C — The Pavilion
- D — The former Eastleigh Court Stables



Site Masterplan Design Development

Previous Masterplan

Following two pre-application meetings, two community consultations and a design review panel presentation, the site masterplan has evolved considerably. The previous masterplan included:

- A new 200 person capacity wedding and events venue
- 94 parking spaces spread across three car park areas
- A new swimming pool and adjacent pool house
- Single storey extension to Eastleigh Court
- The Former Eastleigh Court Stables was not included as part of the proposed offer



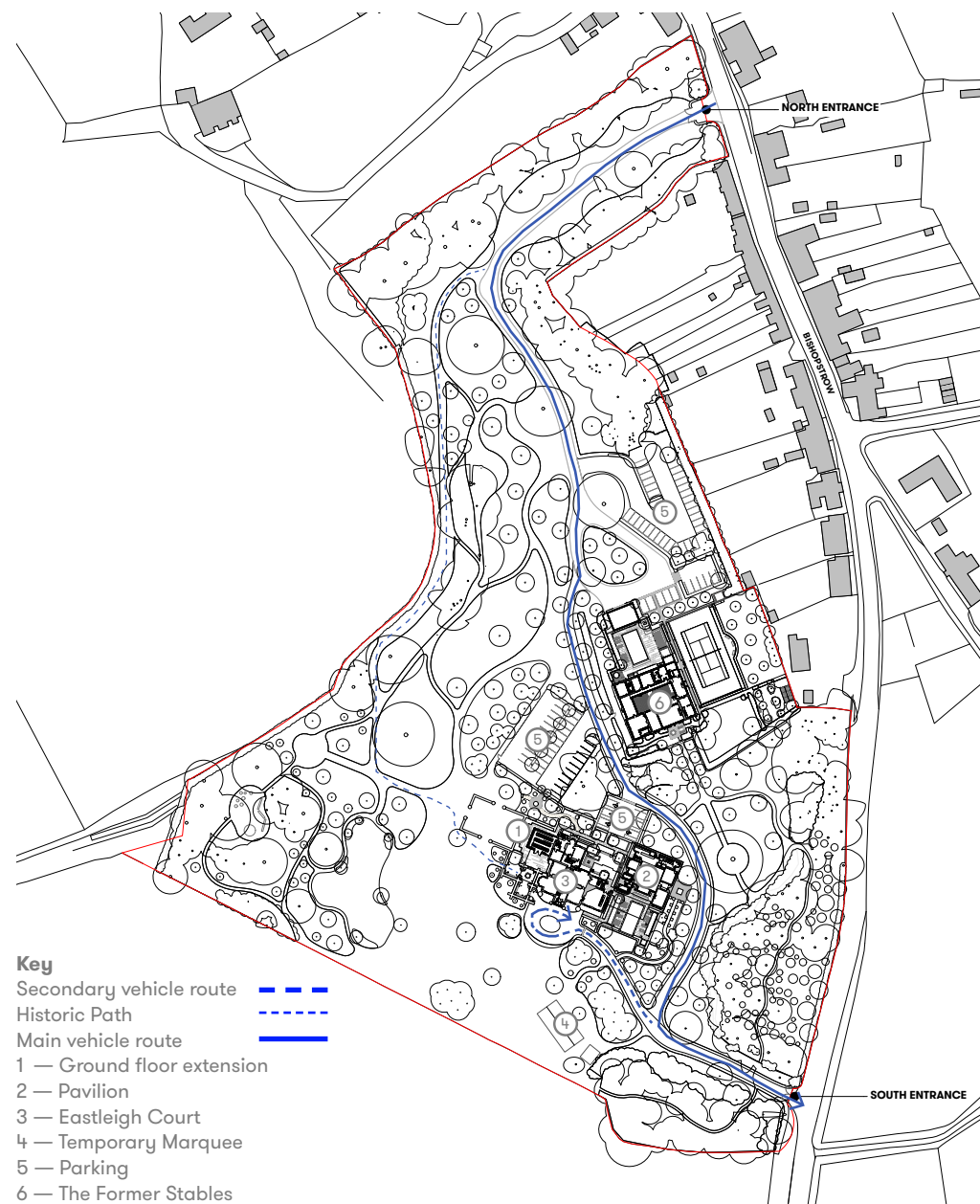
Site Masterplan Proposal

Current Masterplan

The proposed site masterplan reflects the significant change to the proposed operations of the site, with the focus now moving away from weddings and events to a scheme that now centres on luxury short-stay accommodation, with events being smaller and more occasional. This revised masterplan responds to feedback from both local authority and local residents.

Key changes are listed below.

- Removal of 200 person venue space from the proposal with some of the venue functions now housed in a new Pavilion building adjacent to Eastleigh Court
- Reduction in parking numbers from 94 to 77
- Reduction in number of trees removed, from 58 to 28. Note some of these are being removed for risk management purposes
- Inclusion of the former Eastleigh Court Stables as part of the planning application as this will contribute to the number of people staying on site and be part of the site wide operation



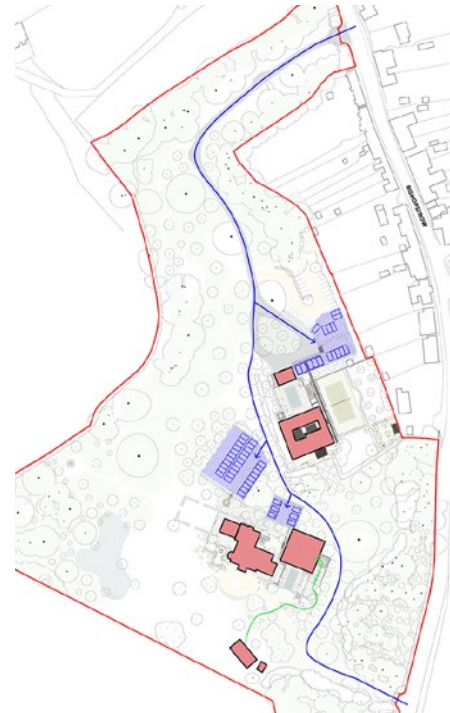
Land Use Scenarios

To assess the likely operational impacts of the proposal, the site's use has been tested against a set of representative land use scenarios (Types A-C). These define typical and peak operations (guest numbers, hours, and whether the Pavilion/marquee is used) and inform the accompanying assessments and management approach.



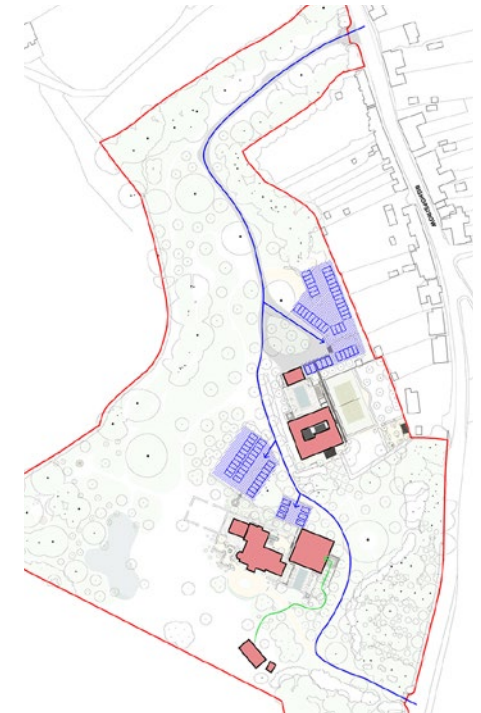
Event Type A

- Frequency per annum = Around 32
- Max number of guests = 60
- Operating hours = Midnight
- Marquee required = No
- Pavilion used = Yes if amplified music is desired
- Maximum day guests not staying on site = 4 to 18**



Event Type B

- Frequency per annum = Around 8*
- Max number of guests = 90
- Operating hours = Midnight
- Marquee required = Yes potentially
- Pavilion used = Yes
- Maximum day guests not staying on site = 34 to 48**



Event Type C

- Frequency per annum = Around 12*
- Max number of guests = 120
- Operating hours = Midnight
- Marquee required = Yes
- Pavilion used = Yes
- Maximum day guests not staying on site = 64 - 78**

* With a cap of up to 20 Type B or Type C events in total

** Range from 100% to 75% overnight guest occupancy

Key Views

View 1

The following key views have been selected from the principal approach routes within the site, including the identified heritage views. Together they illustrate how Eastleigh Court is experienced in its landscape, what elements of the proposals are visible or screened from each angle, and how the landscape strategy reinforces the estate character through new planting and glimpsed views.

View 1 shows the primary arrival experience from the southern driveway and glimpses of Eastleigh Court. The new pavilion remains subordinate and set within the soft landscape.



Key Views

View 2

View 2 demonstrates the relationship between Eastleigh Court and the grounds to the south of the site, with proposed new builds set low and integrated through planting and set-back positioning.



Key Views

View 3

View 3 shows the key court south elevation seen through new trees with proposed extension kept out of the primary view and filtered by the soft landscaping. The former Eastleigh Stables is visible in the background beyond the landscaping and new extension.

