

Proposal



Summary

Proposals Summary

Eastleigh Court & Extension

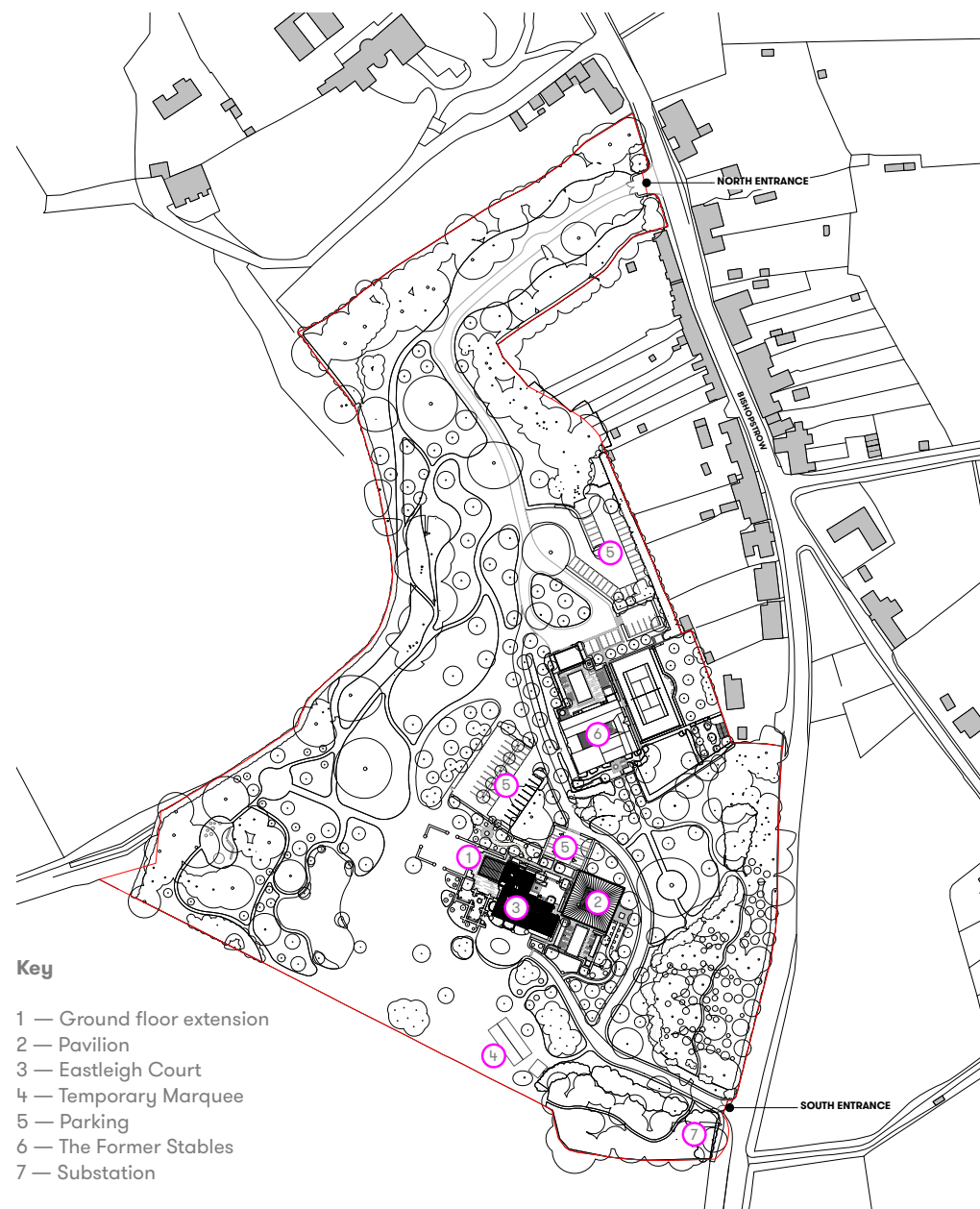
- 14 double bedrooms + 1 bunk bedroom
- Living and breakout spaces
- Dining room
- Multifunctional spaces
- Kitchen

The Pavilion

- Swimming Pool
- Plant Rooms
- Hot Tub and Cold Plunge
- Sauna / Steam room
- WC's
- Gym
- Bar
- Events space
- Storage and BOH areas

The former Stables

- 7 double bedrooms
- 1 twin room
- 1 bunk room



Eastleigh Court Interior Alterations



The proposals reinstate a legible residential layout within Eastleigh Court as part of its short-stay use, allowing the principal rooms, circulation and hierarchy to be appreciated as originally intended. This use reflects the building's historic tradition as a gentleman's residence for entertaining, reintroducing small-scale gatherings and celebrations in a managed way.

- Minimal, targeted internal alterations
- De-institutionalisation of office-era interventions and restoration of the character of principal spaces
- Repair, conservation and reinstatement of period features
- New floor finishes laid over existing boards
- New kitchen
- New partitions/fit-out for bathrooms and services
- Redecoration throughout



Condition Of Existing Building

Eastleigh Court is in good condition overall. There are no obvious signs of disrepair apart from a few signs of dampness in some of the second floor rooms likely to be a result of some small leaks in the roof.

Original period features like cornicing, door architraves and fireplaces are clearly visible and many of these are in good condition. Refurbishment of the property would look to restore these features throughout, reinstating them in places where they are been damaged or removed.

The floor finishes were predominantly carpet, and site opening up works have been done to remove these, exposing the original floorboards below. Externally, there are opportunities to improve the appearance of the building, with a poor quality 60's rendered stairwell block to the north and 90's ground floor extension to the west the obvious areas to focus on. Key elements mentioned in the listing description like the Tudor style front door and bay windows will be retained and restored with minimal, targeted internal alterations. See proposed floor plans for extent of fabric removal and heritage statement for more details.



Ground floor east wing 'sitting room' with coffered ceiling and fireplace.



Ground floor historic 'kitchen' room with detailed cornicing, and timber window shutters



60's rendered stairwell to rear



2nd floor with original windows and floorboards but lacking heritage detail



Site Investigations

As agreed with the conservation and case officer, exploratory work has been carried out at Eastleigh Court in order to confirm the existing wall construction in areas where we are proposing to make new openings.

This work has revealed that the majority of the walls where openings are proposed are brick. This will mean that new lintels may be required in order to support the wall above. The strategy for openings throughout has been developed with input from the heritage consultant and 'nibs' and existing alcoves will be retained throughout in order to preserve the proportions of the existing rooms.

None of the opening up works revealed original lath and plaster walls. There is wall in room 210 (annotated number 6) which has been constructed with more modern timber studs and plasterboard.



1



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6



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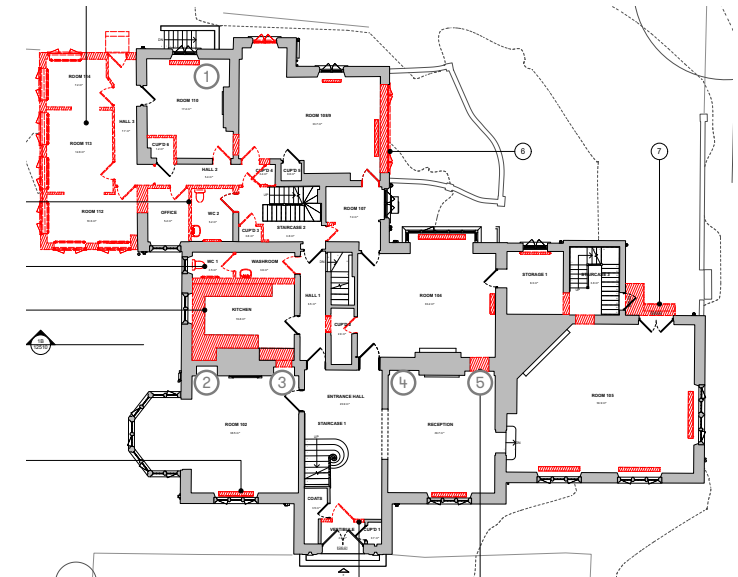
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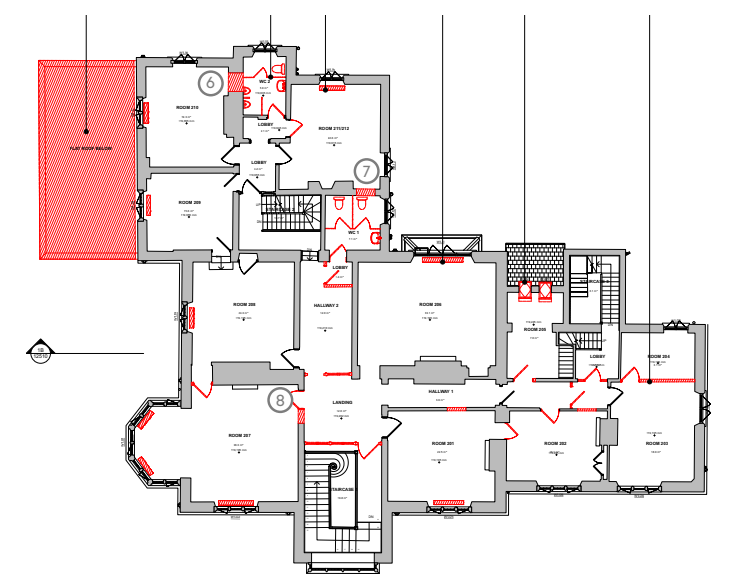
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Ground Floor fabric removal plan



First Floor fabric removal plan



A detailed inventory has been produced which documents the historic fabric and period features of the property. This includes floors, doors, period details (architraves, cornicing etc) and fireplaces. A detailed room by room proposal has been prepared and the inventory is included as part of the planning application but a summary of the strategy per floor is summarised here. The inventory demonstrates the range in quality of existing features.

Emphasis on "Retain, Restore, Celebrate" approach for most original features.

Floors

Consistent strategy throughout. Investigate, restore if possible, or overlay with new character timber. No underfloor heating is proposed and so no existing floorboards will be removed as part of the proposal.

Doors

Panelled doors to be retained, repaired, stripped and re-stained or painted.

Period Details

Upgrade some of the more basic cornicing with gothic style more appropriate for key rooms. Replace missing or basic skirting with new to match existing.

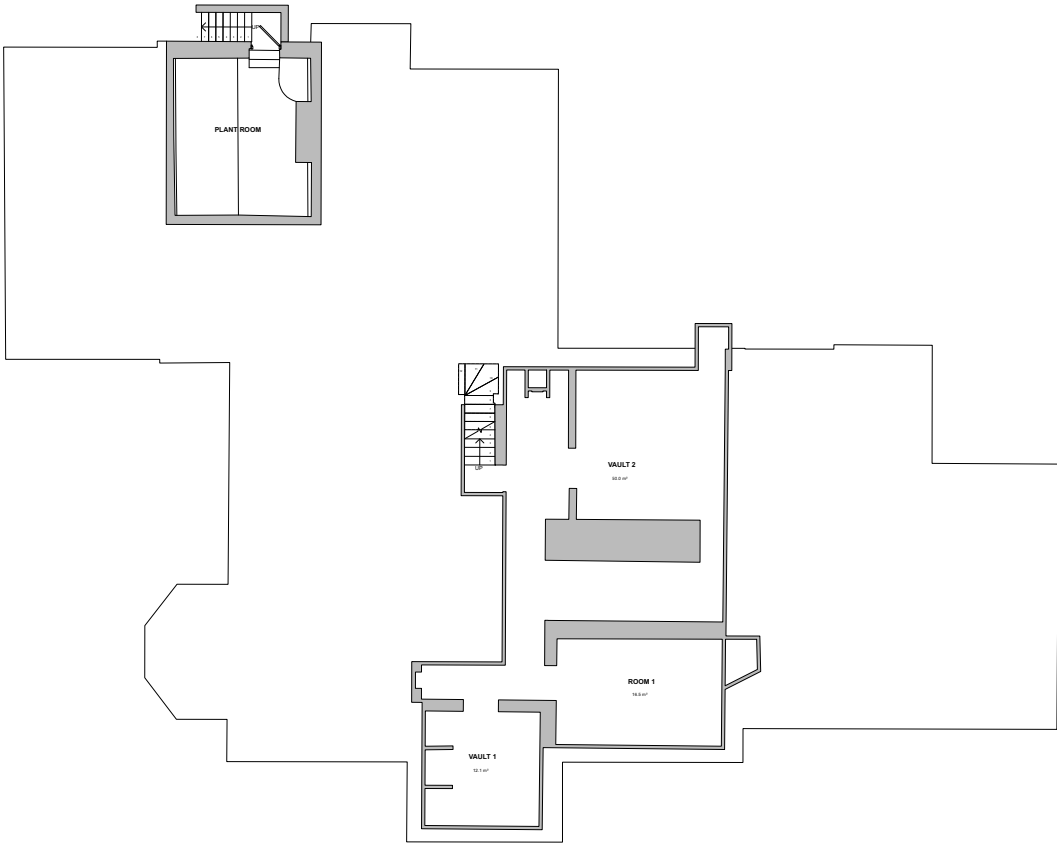
Fireplaces

Restore where possible. Where missing or poor quality replace with antique gothic style fireplace.

Doors / Architraves		Internal Doors	Retain all panelled doors (strip, re-stain to less mahogany red and less shiny)	Drawing Number - 098-01-00-1100 Annotation / Room - Lounge / Reception
Windows		Original windows	Restore stone mullion window including leaded glazing bars. Remove surface fixed curtain rail.	Drawing Number - 098-01-00-1100 Annotation / Room - Lounge / Reception Window Number - W0.03
Skirting		Skirting moulding with exposed plastic covered conduits	Replace low skirting with tall Victorian	
Cornices		Moderately elaborate cornicing	Retain but add extra Gothic detail to existing cornice (see reference image)	
Period Feature		Fireplace Surround	Restore/refurbish fireplace	Drawing Number - 098-01-00-1100 Annotation / Room - Lounge / Reception
Ceiling			Retain existing	
Others		Radiator	Retain if possible and work otherwise replace to match	Drawing Number - 098-01-00-1100 Annotation / Room - Reception

Ground Floor / Room 102 - Proposed Lounge / Dining				
	Photo	Description	Proposed strategy of works Retain / Restore / Celebrate	Reference
Floor		Timber floorboards exposed now carpet has been removed. What looks like a mixture of original and non-original boards throughout	Investigate, restore if possible, or overlay with new character timber	Drawing Number - 098-01-00-1100 Annotation / Room - Lounge / Dining
Doors / Architraves		Fire Door	strip/re-stain panelled door	Drawing Number - 098-01-00-1100 Annotation / Room - Lounge / Dining
Windows		Original window with stone mullions and leaded glazing bars	Restore stone mullion window including leaded glazing bars. Remove surface fixed curtain rail.	Drawing Number - 098-01-00-1100 Annotation / Room - Lounge / Dining Window Number - W0.02
		Bay Window added to the house in the 1920s. Stone mullions and lead glazing bars	Restore stone mullion window including leaded glazing bars. Remove surface fixed roller blinds.	Drawing Number - 098-01-00-1100 Annotation / Room - Lounge / Dining Window Number - W0.01

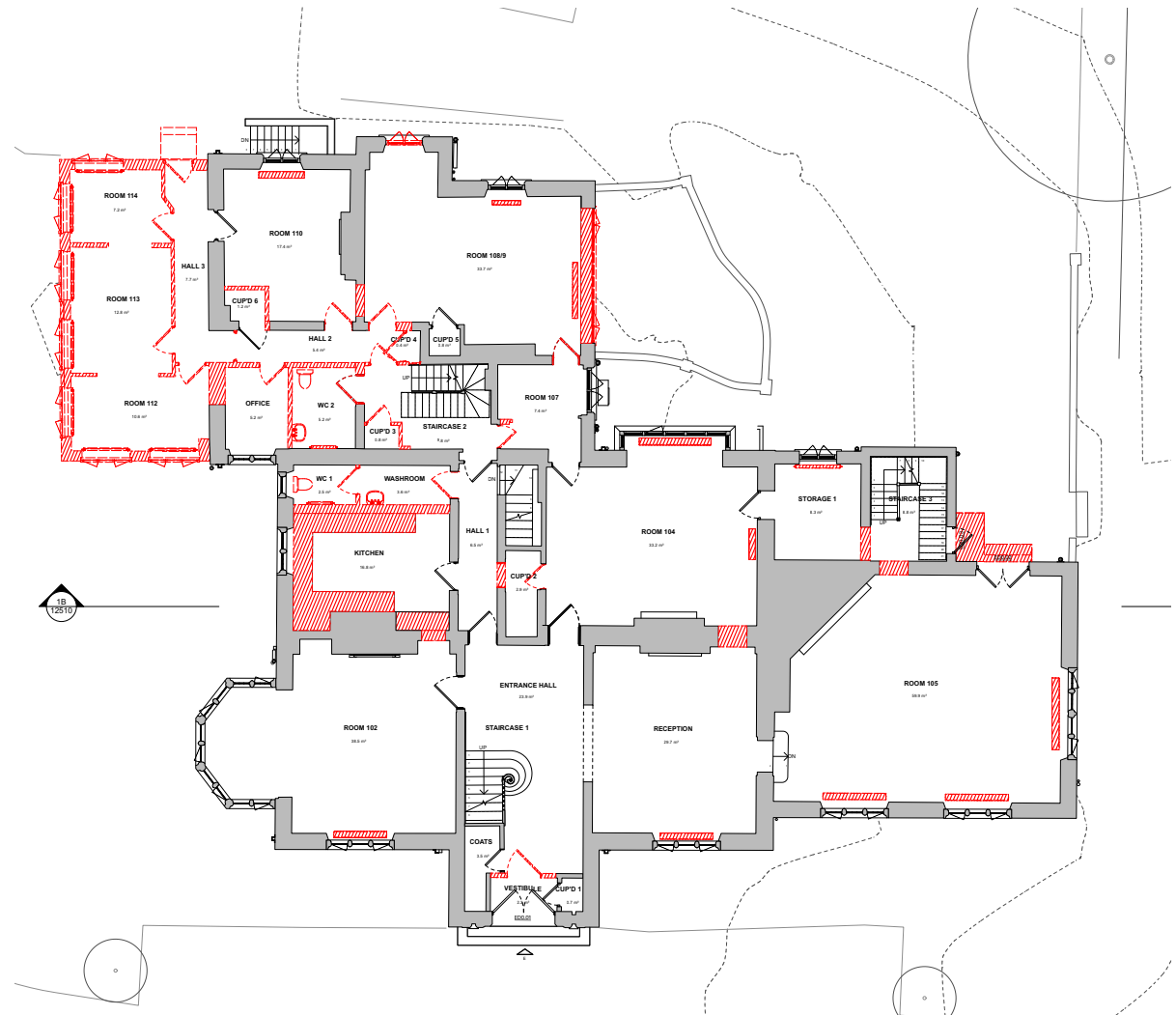
Existing Basement Floor Plan



Existing Ground Floor Plan & Fabric Removal

Internally, the existing plan is fractured and lacks flow. There are lots of corridors and small rooms and the proposal looks to make some modest interventions in order to open up some of the rooms whilst not losing the proportions and layout of the original house.

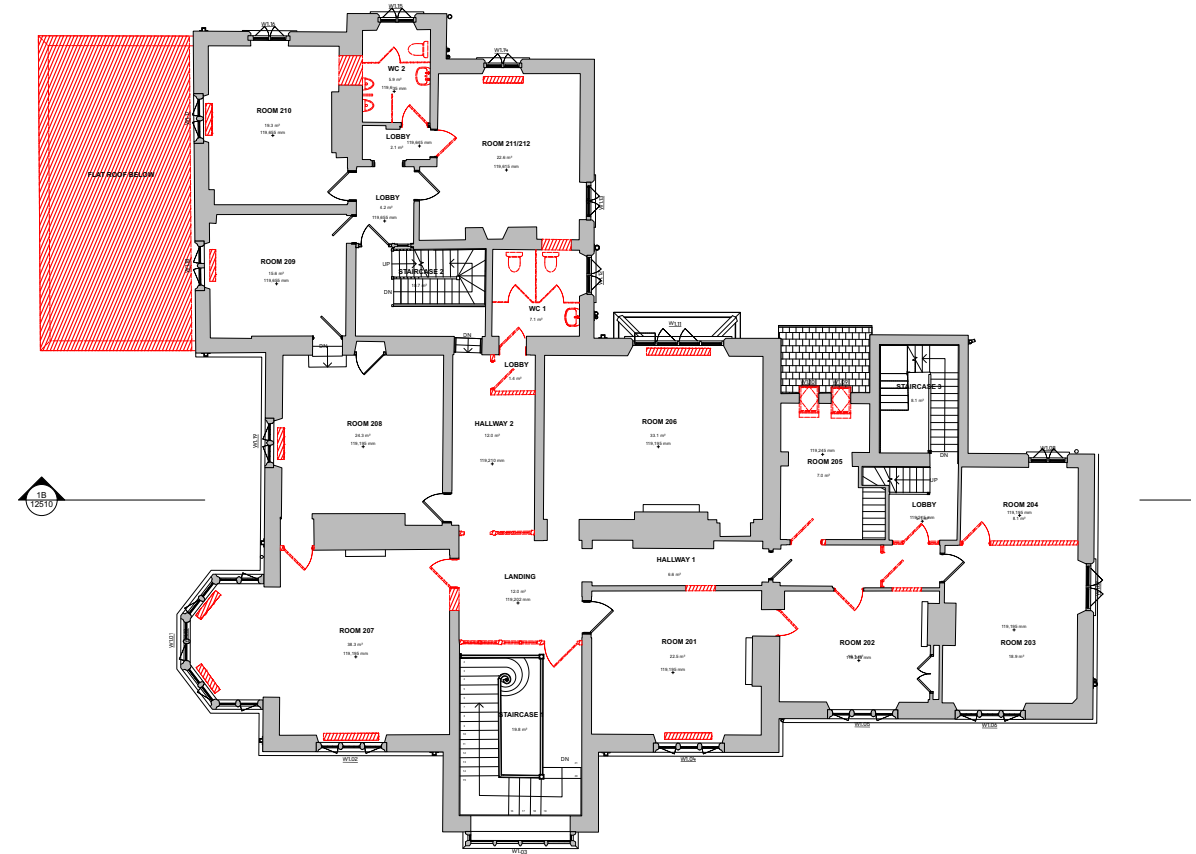
The amount of fabric removal has been reduced throughout the pre-planning process following feedback from the conservation officers. Details of this are described on the following pages in this section of the report.



Existing First Floor Plan & Fabric Removal

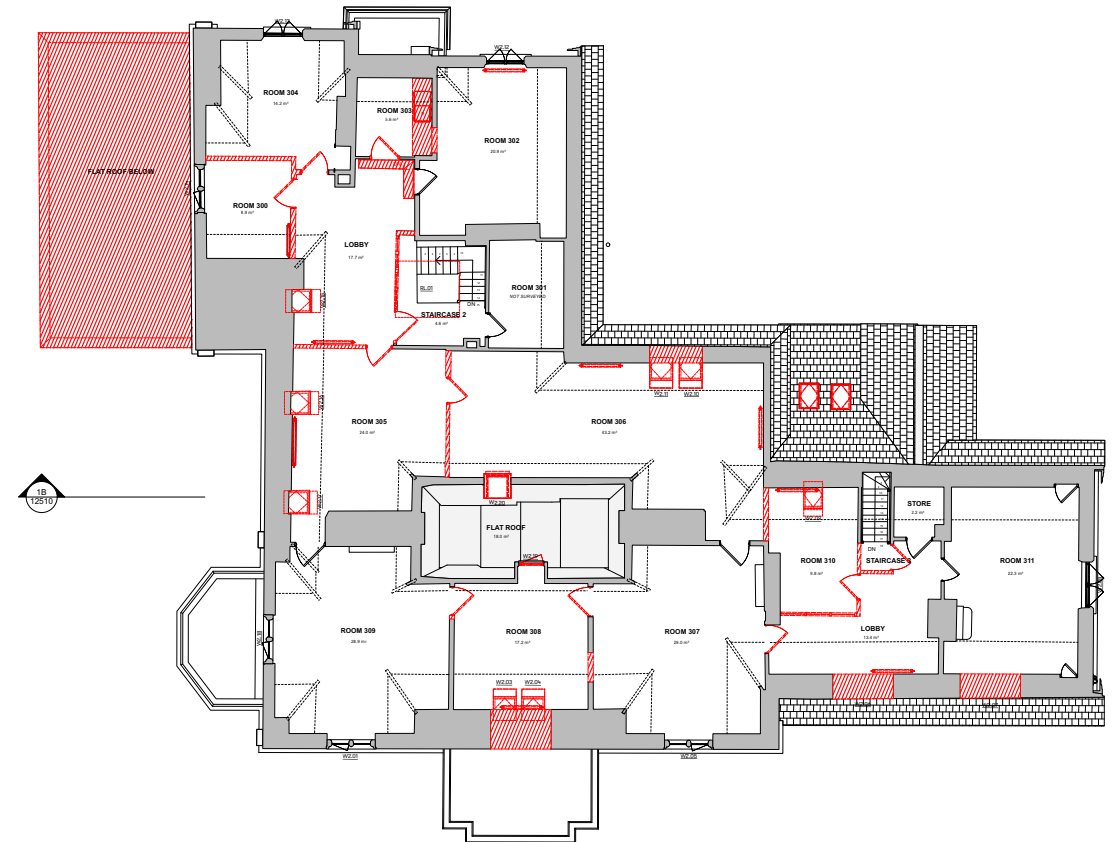
A similar strategy is deployed at first floor levels where the overall plan form of the house is retained throughout.

The Court will have the layout of a private home but will be used for short-stay accommodation and it is a requirement of the brief that all bedrooms have en-suite toilets. Wherever possible the proportion of key rooms is retained and smaller adjacent rooms are used for en-suites.



Existing Second Floor Plan & Fabric Removal

On the second floor the plan form is less legible and there are less period features given that the ceilings are pitched. The majority of the fabric removal at this level are in relation to the new dormer windows which is proposed on the south of the building.



Limiting Fabric Removal

Mechanical Strategy

The current heating and hot water system is served by oil-fired boilers which connect to traditional radiator heat emitters and distribution pipework. Due to the heritage constraints of the building, significant alterations to internal finishes, radiators, pipe runs will be avoided. A key objective of the energy strategy is therefore to upgrade the heat generation plant with a low carbon solution that has minimal impact on the building's fabric.

The benefit of this approach is that existing infrastructure can be reused wherever possible. By boosting the air source heat pumps output to higher temperatures, the majority of the existing radiators, pipework, and distribution systems can be retained, significantly reducing embodied carbon, cost, and intrusion into historic interiors.

The proposed heating system will be provided via air-source heat pumps (ASHPs) located externally, to minimise interventions within the historic fabric and to allow the necessary ventilation/airflow requirements to be accommodated without significant internal alteration. Details of the ASHP location, design and screening are set out later in this report.

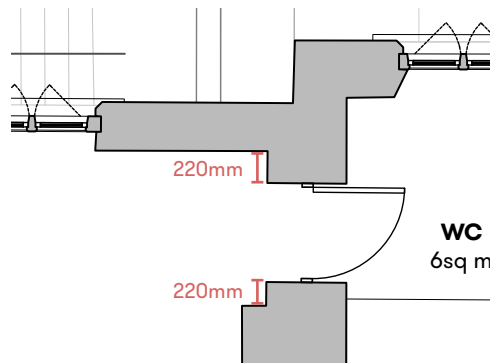


New Openings

Strategy

1 & 2 — Where there are existing alcoves like the arched ones pictured here, then openings will be kept within these so as to ensure the proportions and existing qualities of these rooms are retained.

3 — Where new openings are created to the side of an existing chimney breast, then nibs will be retained either side of the doors so that the recess can still be read as such. The opening will also not be full height and so cornicing will be retained.



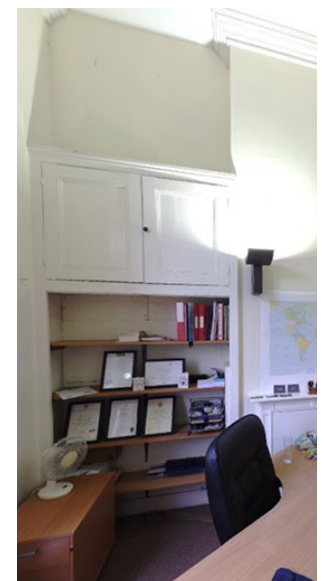
Proposed first floor plan showing proposed opening (see photo 3) and retained 'nibs' to ensure proportions of existing room are retained



1 - Room 102



2 - Reception Room



3

Plan Form Development

Scheme evolution following Officer comments

Conservation Officer's Feedback ENQ/2025/00809

— Looking at the proposed layout, my concern is around rooms 9 and 6. As mentioned above, this room retains its character (housekeepers room possible?) with, as I recall, a good parquet floor. I would wish to see the proportions of this room retained

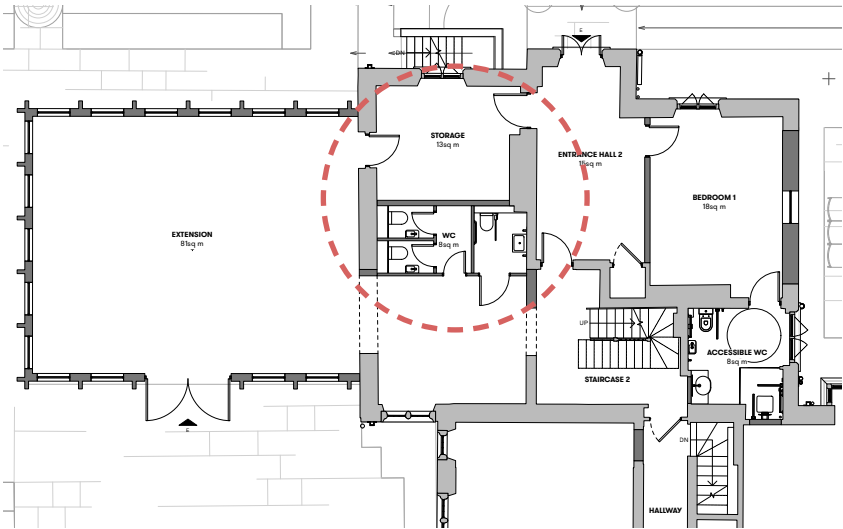
Response

— Layout amended so that the existing walls are all retained. The toilets have been moved so that the proportions of the original room is retained. Crucially this includes being able to read the original fireplace elevation in its entirety.

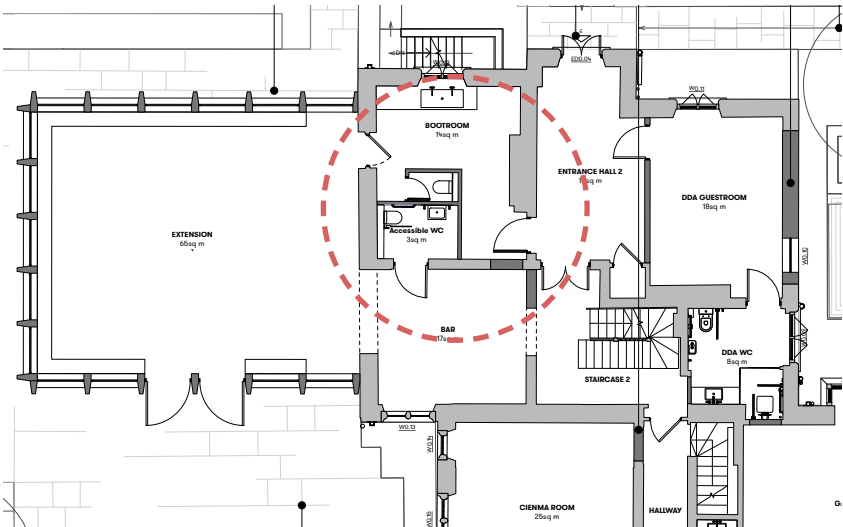
- Proposed Wall
- Existing Wall



Site photo of existing room and fireplace / chimney breast



Previous Ground Floor Plan shown at pre-application stage with room 9 and 6 annotated



Current Proposed Ground Floor Plan shown at pre-application stage with layout amended

Plan Form Development

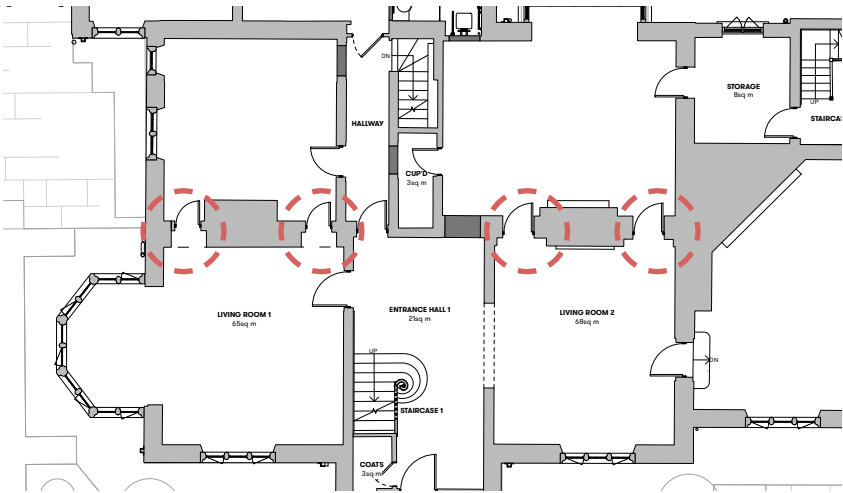
Scheme evolution following Officer comments

Conservation Officer's Feedback ENQ/2025/00809

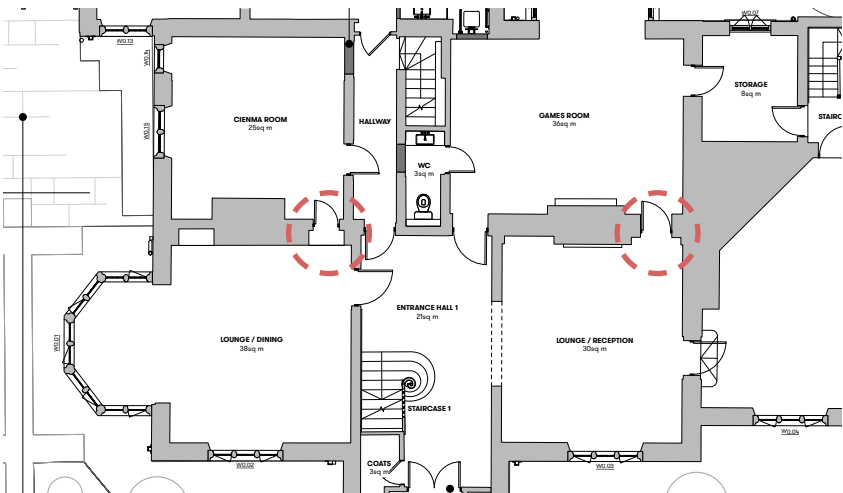
- In respect of new openings between rooms, surely one would suffice rather than two
- At roof level, new dormers are proposed. I have no objection in principle

Response

- Layout amended so that there is just a single door opening between the rooms. This has also been changed on the first floor.



Proposed Ground Floor Plan shown at pre-application stage



Proposed Ground Floor Plan shown at pre-application stage with room 9 and 6 annotated

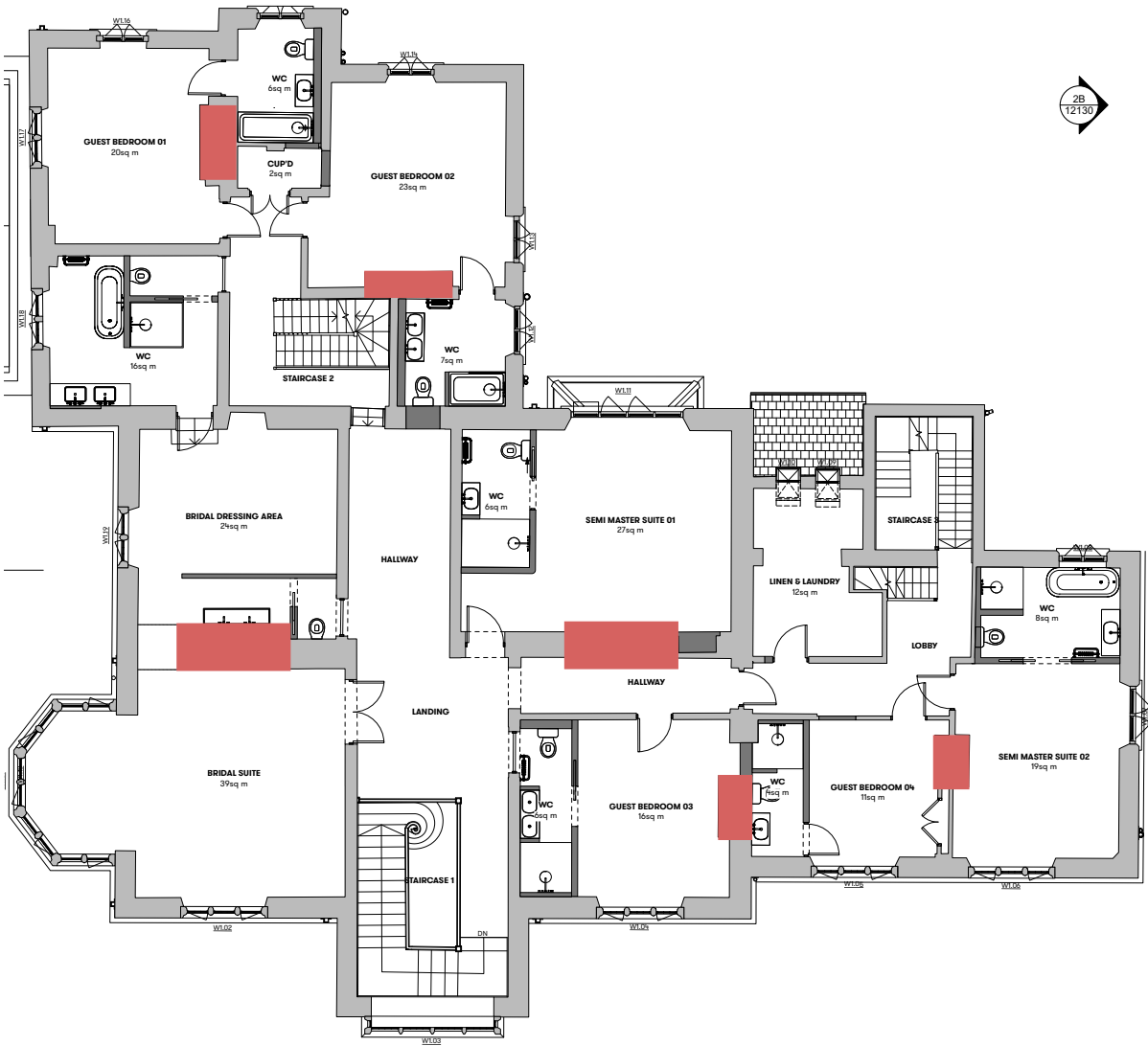
■ Proposed Wall
■ Existing Wall

Plan Form Development

Scheme evolution following Officer comments

Fireplaces are key elements within many of the rooms in Eastleigh Court. Whilst new internal partitions are required in order to create new en-suite bathrooms, these have been arranged so that key fireplace elevations are not impacted. This helps ensure that the proportions and qualities of the original rooms are retained wherever possible.

This first floor plan shows all the fireplaces highlighted in red.



■ Proposed Wall
■ Existing Wall

Proposed first floor plan with fireplaces highlighted in red

New Internal Door

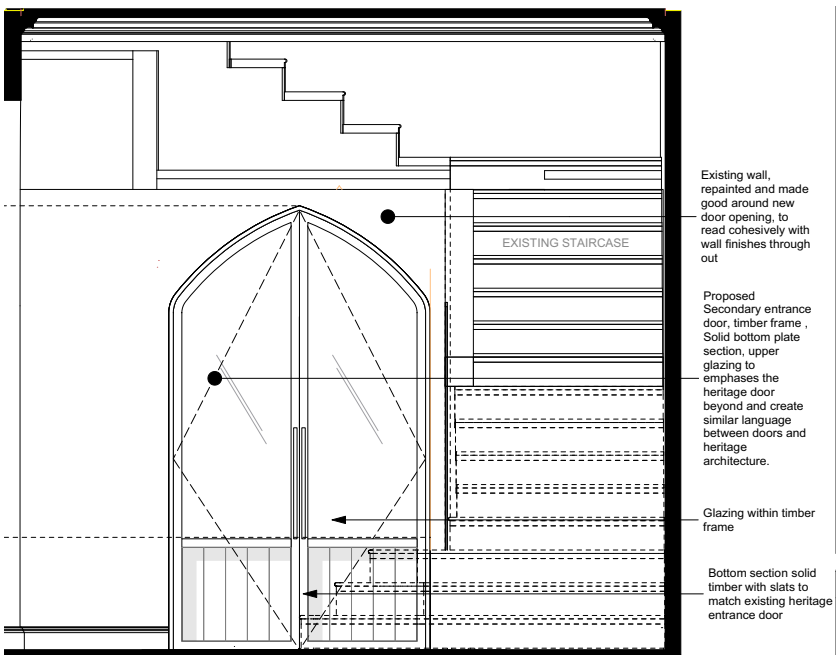
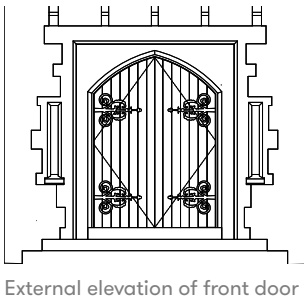
Part of the proposal includes replacing the internal door under the stairs in the front entrance with a slightly larger glazed door with arched profile similar to the original timber front door of the property.

For the main entrance, the existing door feels at odds with the grand entrance hall and stair and the proposal would allow greater views through to the original door when inside the property. The thin frame and larger panes of glazing would ensure it remains subservient to both the original timber front door and staircase.

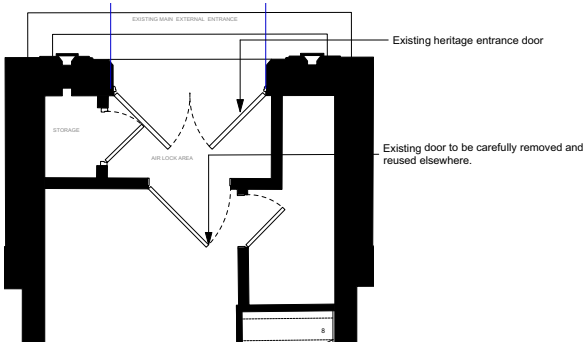
The proposal retains the existing storage spaces either side and so the proportion of the existing vestibule remains unchanged.



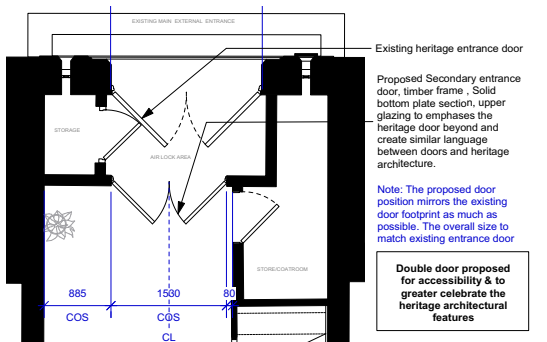
Site photo of existing door as viewed from entrance hall



Proposed internal elevation of new door



Existing plan



Proposed plan

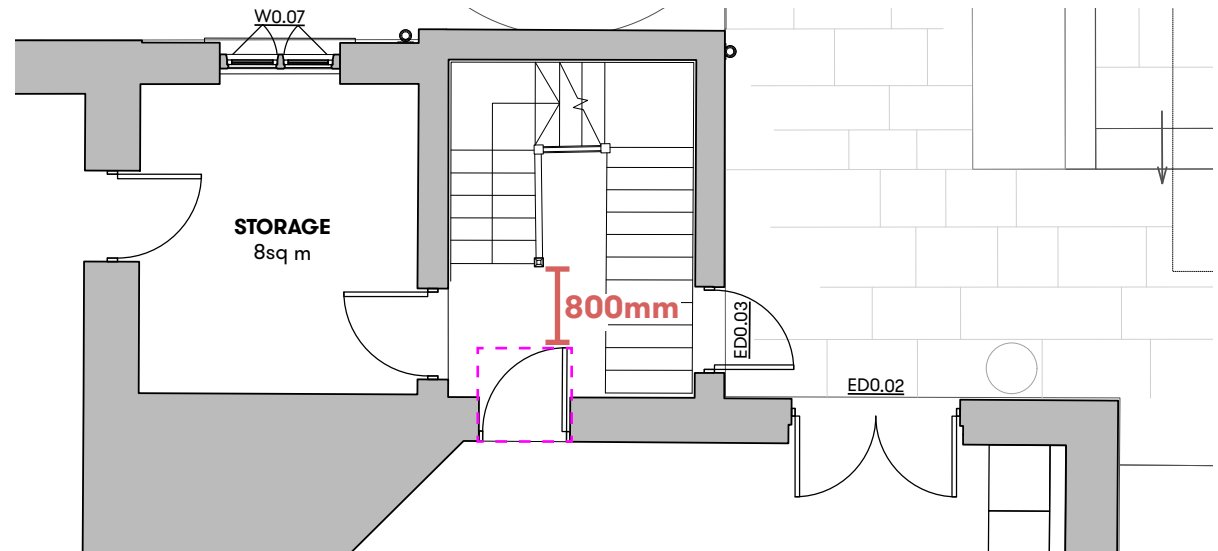


Plan Form Development

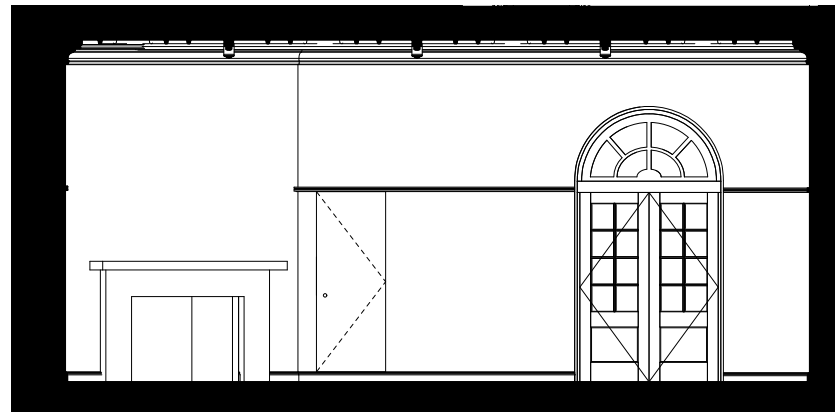
Heritage

A new door is proposed to link the kitchen and the storage room adjacent to staircase 3. This is an operational requirement in order to avoid guests or staff having to take items or waste through the other ground floor rooms in the house. As there is a 150mm level change between the kitchen and the hallway, the door will be inward opening in order to comply with Part K. The distance between the edge of the door when open and the bottom step is 800mm which exceeds the requirement of 400mm stated in Part B of the building regulations.

The door will be a Jib door so that it will be concealed and flameless. The base of the door will be above the skirting boards and the head will be below the existing dado rail. It will therefore not impact on any of the historic features in the room and be discreet.



Ground floor plan showing proposed door linking the kitchen and storage spaces via the Staircase 3 landing



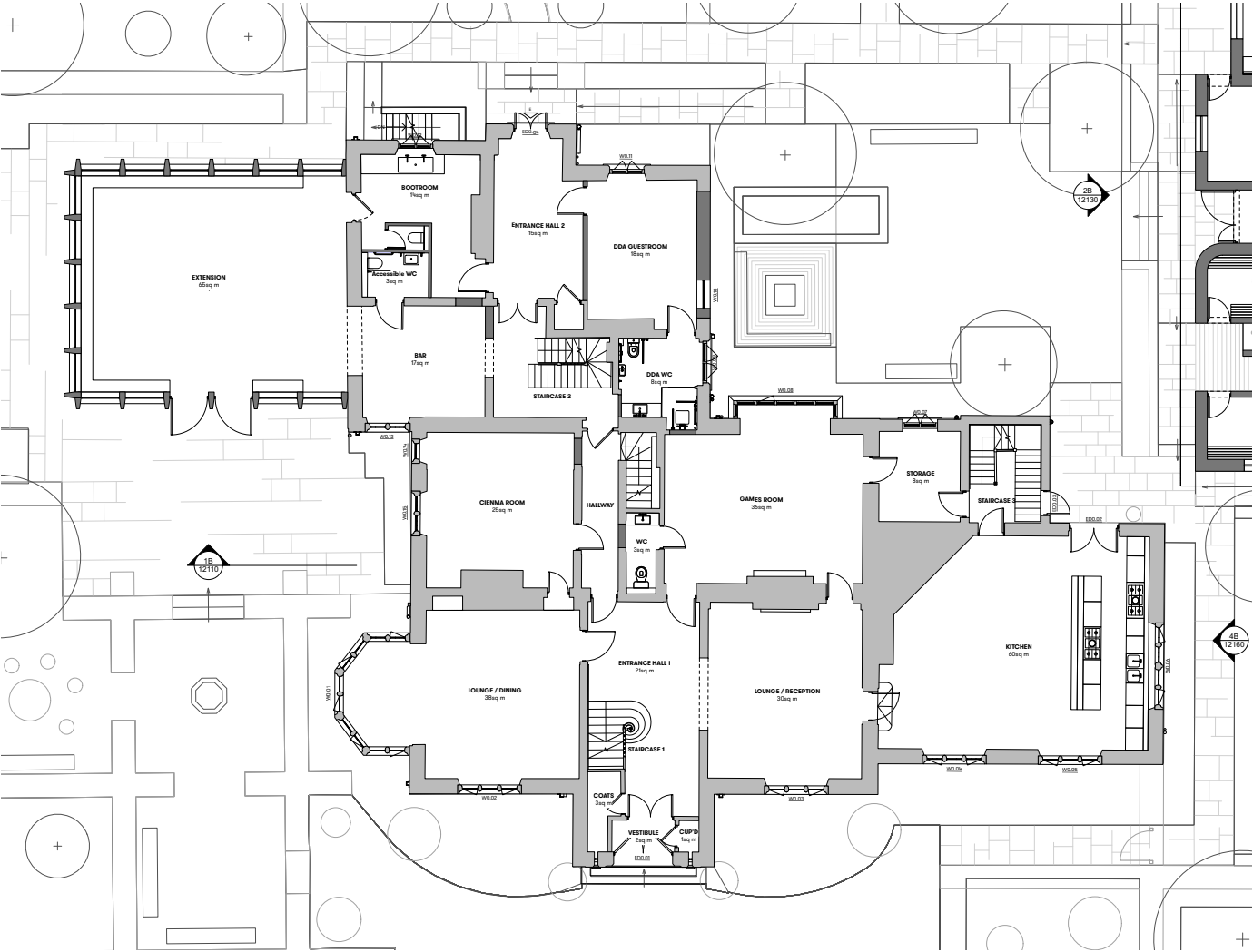
Proposed elevation with Jib door



Proposed Ground Floor Plan

Layout

Internally the court will be sensitively refurbished. Retaining the arrangement and proportions of existing rooms, especially in the original house (1884) will be prioritised.

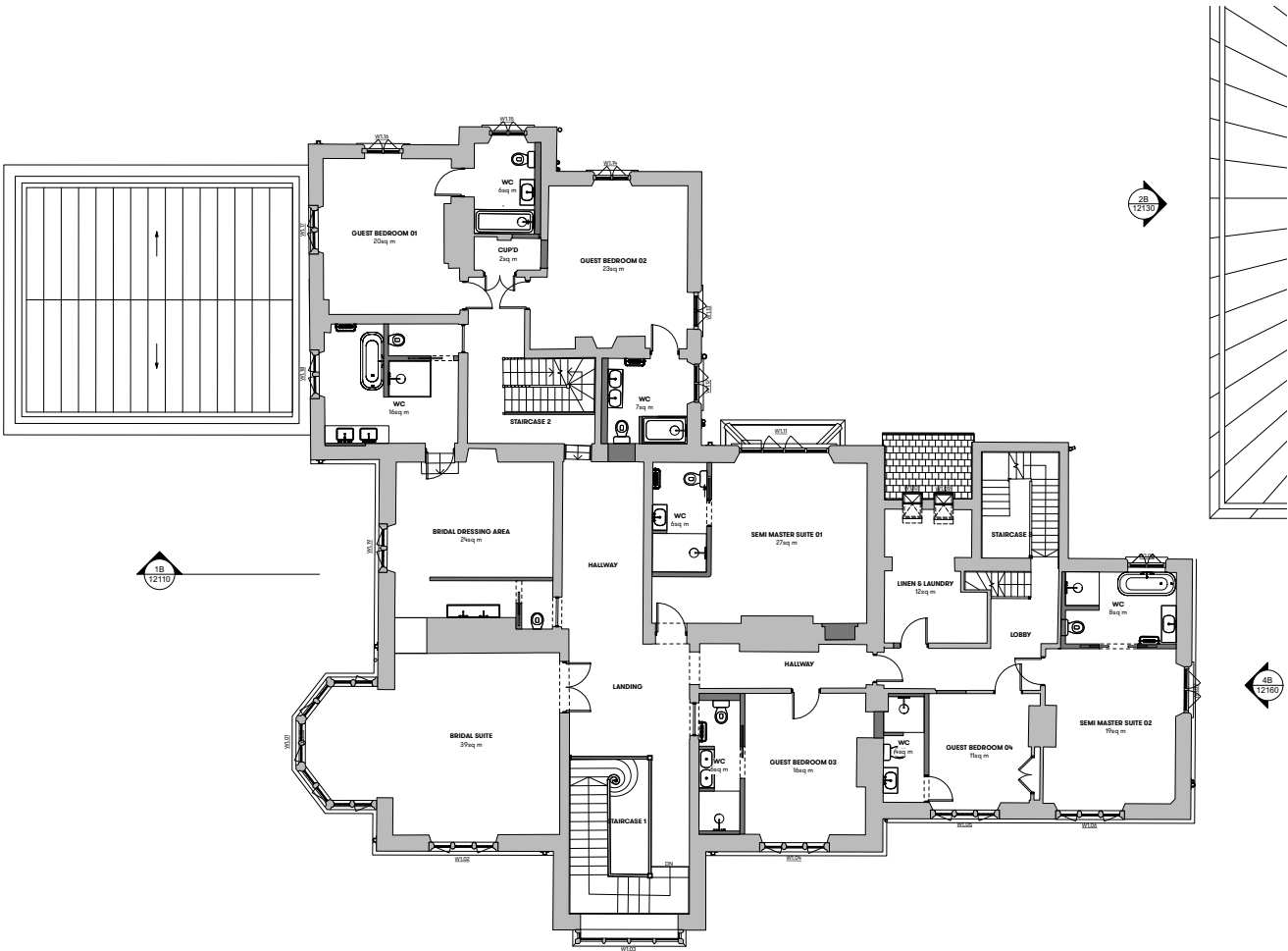


■ Proposed Wall
■ Existing Wall



Proposed First Floor Plan

At first floor level, there is an impressive existing room with large bay window looking out west over the landscape. This is annotated as Bridal Suite on the first floor plan. Positioning of the en-suite in the adjacent room avoids new internal partitions here, ensuring that the existing qualities of this room are retained. New internal partitions will be kept to minimum throughout.



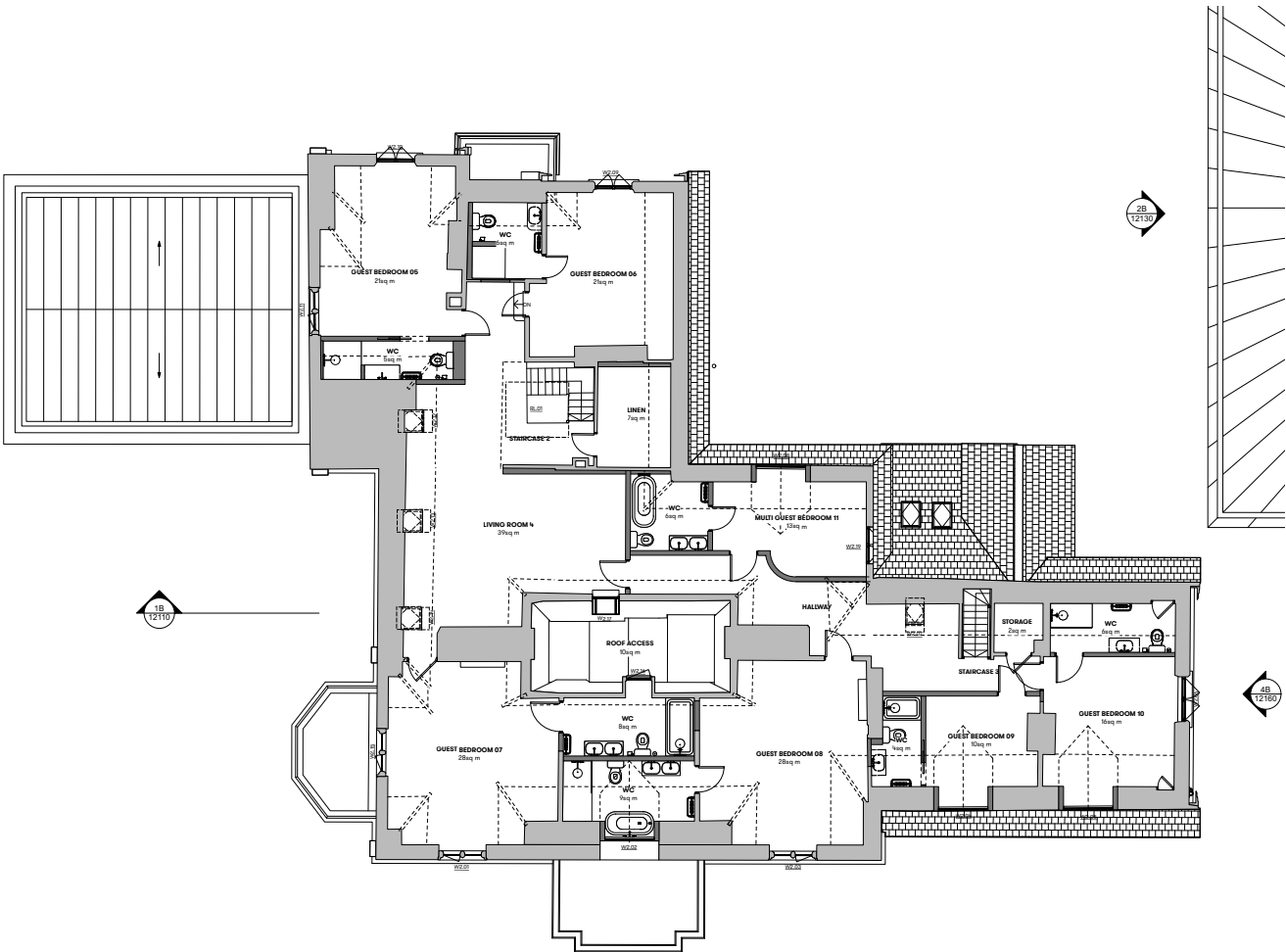
- Proposed Wall
- Existing Wall



Proposed Second Floor Plan

The second floor is arranged to reinstate the upper-storey accommodation in a manner that is sympathetic to the historic roof form and retained fabric. The current open-plan office arrangement is rationalised to provide bedrooms and supporting bathrooms, with new partitions kept to a minimum and set out to respect the established plan geometry and any surviving historic features.

Existing roof structure and retained elements including retained fireplace features are preserved wherever possible, with services coordinated to limit interventions. Roof-level changes are addressed separately within this report and are confined to targeted, heritage-appropriate improvements to support the proposed use.



- Proposed Wall
- Existing Wall



Proposed Roof Plan

Changes at roof level are kept to a minimum, with only the new dormers and some repair work to damaged tiles and flashing proposed.

Key

1.1 — Existing concrete roof tiles to be replaced with clay to match existing

1.2 — Existing flat roof

1.3 — New dormer window pitched roof. Tiles to match existing

1.4 — New Velux window roof light to replace existing

2.1 — Standing seam copper pitched roof

2.2 — Stepped limestone coping

