

Eastleigh Court Extension

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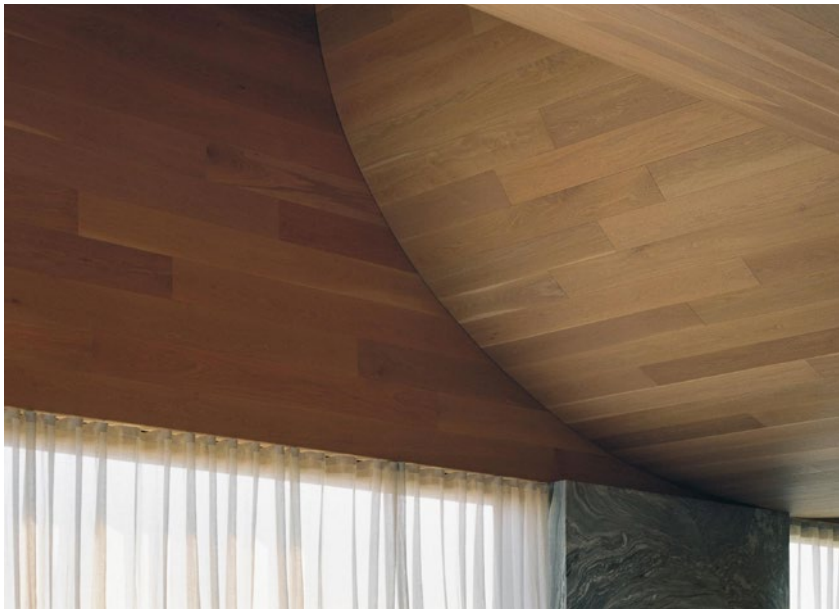
Vision



Eastleigh court east facade with glazed orangerie, 1889



Chamfered stone mullions by Niall McLaughlin Architects



Curved timber lined ceiling creating unexpected and special moment by WOJR architects



Contemporary stone extension sitting harmoniously with historic building. Carlisle Cathedral by Fielden Fowles



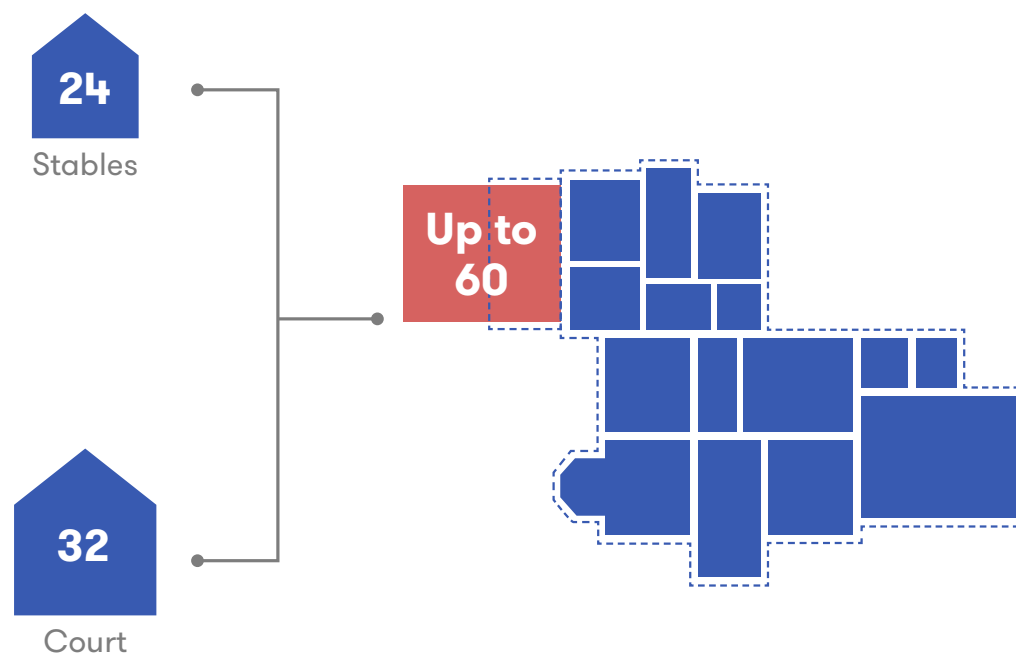
Court Extension

Strategy

The existing 1990s extension is poor quality, visually unsympathetic, and too small to accommodate the functional requirements of the stay-focused model. Its layout, construction, and proportions do not lend themselves to reuse, and it cannot be adapted to provide a dining space of the necessary size without significant structural intervention.

To operate as a whole-estate rental, Eastleigh Court requires a single dining room capable of seating around 60 guests—the combined capacity of the Court (32) and the Stables (24). None of the existing historic rooms can accommodate this number, and enlarging them would cause unacceptable harm to the listed plan form.

Replacing and enlarging the 1990s addition allows the project to meet this essential operational brief without altering any historic fabric. Increasing the size of the existing extension is appropriate because it reuses the same general location of a modern intervention, improves its architectural quality, and remains clearly subordinate to the main house while providing the space needed for guests to dine together.



Court Extension

Strategy

The new ground floor west extension will be built in place of the existing 90's extension. There is an opportunity to reference the historic orangery in terms of its proportion and lightweight quality. The design of the extension will also be inspired by the existing bay window in terms of its materiality and fine proportions.

The size of the extension relates to the brief to provide a dining hall for 60 people. This is an essential part of the business plan, allowing guests staying in the court to dine together in one place.

Importantly, creating this new extension provides the additional floor area required without needing to alter or expand the original plan form of the historic house. By locating the new space within the footprint of an existing modern addition, the proposal avoids interventions in more sensitive parts of the building and preserves the integrity, hierarchy, and spatial arrangement of the listed interior.

The Heritage Statement identifies the Court's significance in its architectural quality, plan hierarchy and parkland setting, and notes that later additions detract from this, including the modern north extension. The proposals replace the existing 1990's extension with a subordinate addition and support a viable use alongside repair and restoration.

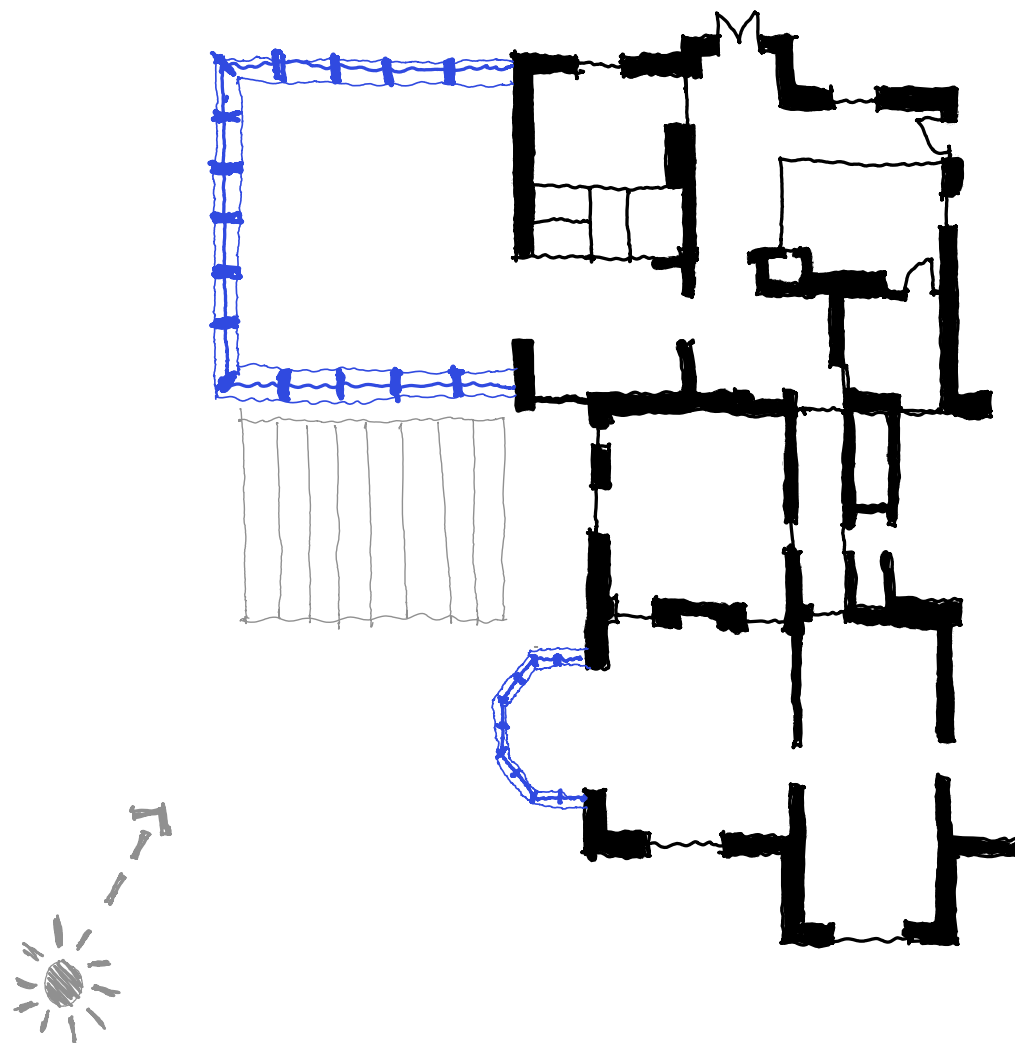


Diagram showing relationship between existing bay window and new extension

Site Masterplan Principles

Pavilion

The location of the pool house is set back so that it does not obscure the east elevation. The new swimming pool and swimming pool surround is located in the position of the historic orangery (removed in the 1920's and approximate footprint shown as dashed blue line). A new area of soft landscape will be created between the pool and the road, softening the edges of the hard landscaping and protecting this key view of the court.

The new court extension sits on the footprint of the poor quality 1990's extension. The existing footprint of the extension is shown as a dashed red line.

Key

- 1 — Eastleigh Court
- 2 — Existing ground floor extension footprint
- 3 — Approx footprint of 19th C Orangery
- 4 — Location of Pavilion building
- 5 — Location of pool
- 6 — New ground floor extension footprint
- 7 — External terrace
- 8 — Key Heritage view



View showing the rear of the Eastleigh Court - 1889

View looking south showing historic north elevation and orangery extension (annotated here with a number 6)



Design Development

Footprint

The existing ground floor extension is the full width of the original west bay and built in red bricks to match the original building. This makes it difficult to distinguish one from another and causes heritage harm.

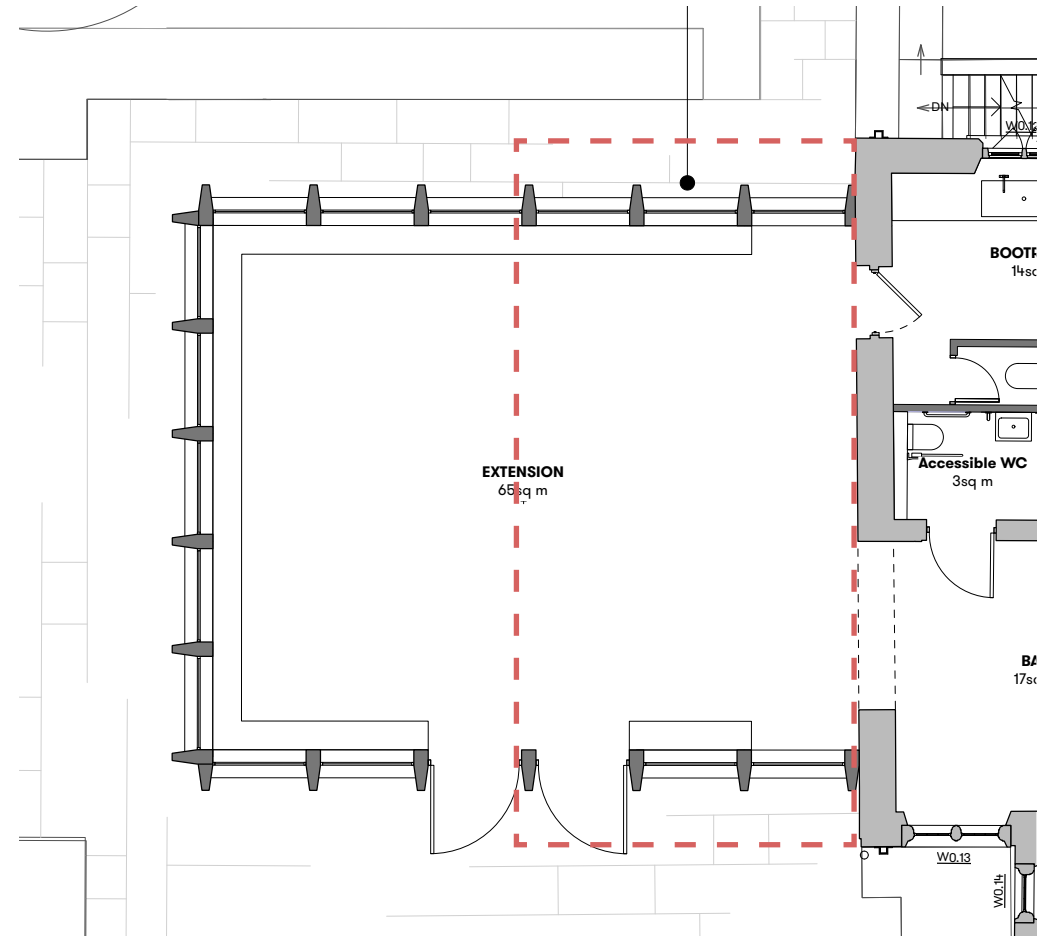
The 65m² footprint extends beyond the line of the existing ground floor extension however it is narrower, set in 700mm from the corner of the original west bay. This allows the original west facade of Eastleigh Court to be clearly distinguished from the extension.

Key

 Existing footprint of ground floor extension



West elevation of Eastleigh Court



Design Development

Eastleigh Court Extension

The design for the extension to Eastleigh Court has developed following feedback during the pre-application process - both from the case officer and conservation officers as well as the Design Review Panel. Summary of feedback is below.

Pre-app 1 Feedback.

- Modern approach to design is acceptable
- Colour of the extension should be more in keeping with the colour palette of the existing colour

Design Team Response.

- Simplified roof form
- Added dark red coping's and sills to link to red brick colour of existing building



Pre-App 1 Proposed South Elevation



Pre-App 2 Proposed South Elevation



Design Development

Eastleigh Court Extension

Design Review Panel Feedback.

- Highly expressive detailing could compete with the host building
- A more restrained and subservient language may offer better balance

Pre-app 2 Feedback.

- Needed persuading that Stone Bricks was appropriate considering existing stone is unlikely to be Portland
- More restrained with limited palette of material and more glazing advised
- Consider lead or copper roof

Design Team Response.

- Simplified the form to remove the stepped parapet above door on south elevation
- Removed red stone expressive coping's throughout
- Increased width and height of glazing
- Changed doors from solid to glazed
- Changed material from stone bricks to local limestone
- Changed roof material from Zinc to Copper



Pre-App 2 Proposed South Elevation



Current Proposed South Elevation





Pre-App 2 Proposed West Elevation



Current Proposed West Elevation

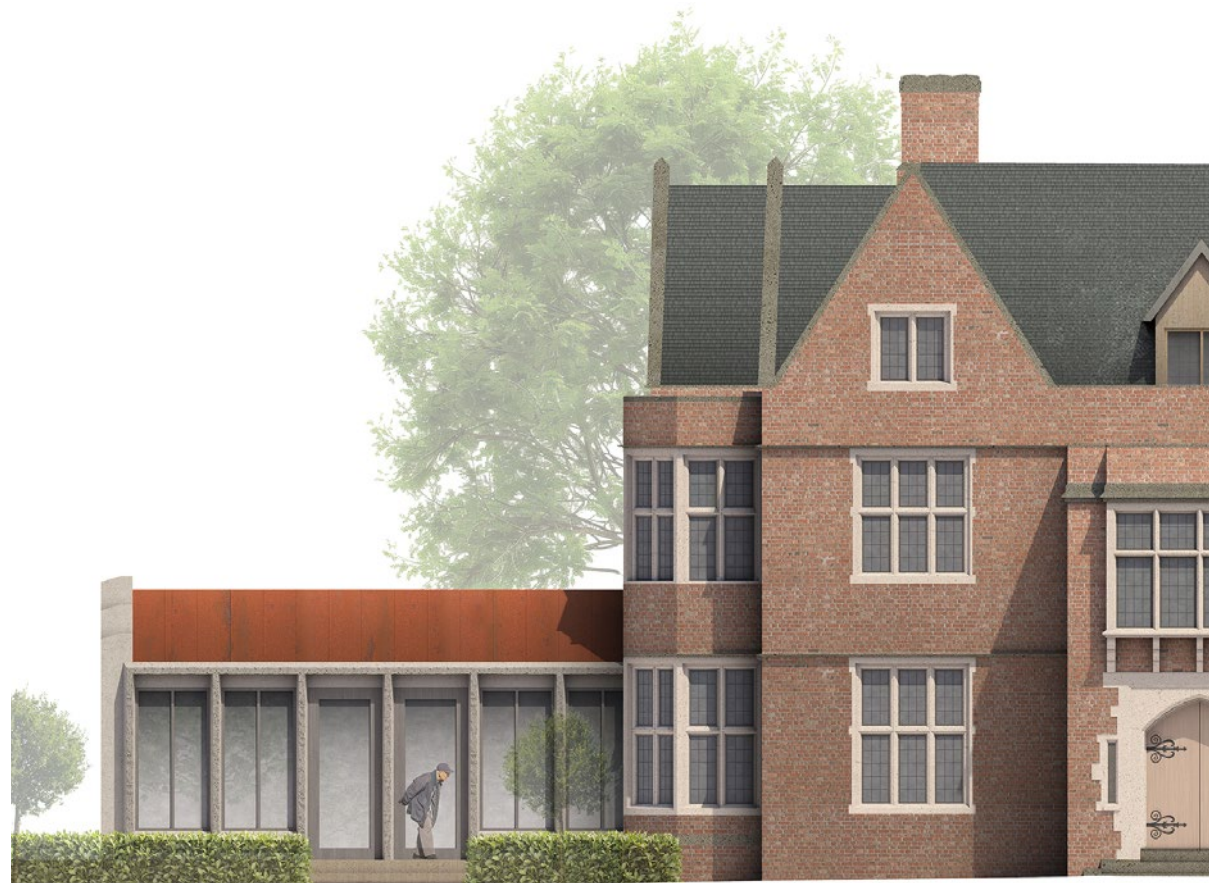


Eastleigh Court Extension

Proposed Elevation & Facade Design

The facade of the proposed ground floor extension to Eastleigh Court has been carefully developed through a rigorous design process.

The extension simple by elegant piece of contemporary architecture which takes reference from the stone mullions of the original windows. It will be made of high quality heritage lead materials which are appropriate to this listed context.



Proposed south elevation showing the ground floor extension seen with the bay window



Eastleigh Court Extension

Proposed Elevation & Facade Design

The pitched roof form of the extension is inspired by the historic photos of the orangery which was an elegant extension to the east of Eastleigh Court and has since been demolished.

The limestone is close in tone to the existing stone window surround on Eastleigh Court.



Proposed west elevation showing the ground floor extension seen with the bay window



Historic photo showing orangery on east elevation



Eastleigh Court Extension & Pavilion

Materials

Eastleigh Court has red brick walls, stone window surrounds and mullions and tiled roof. There is a later addition rendered staircase on the north facade but this is unsightly.

The primary material proposed for both the extension and Pavilion is local limestone.

The material has a subtle variety which gives the building a texture that will stand up to, but not fight with the existing building. The light colour references the pale stone surrounds of the existing windows.

The roof is proposed to be a copper metal standing seam roof which will allow for crisp detailing and locally sourced timber will be used to construct the frame - the most sustainable way of constructing a single storey building. To further improve the sustainability of the project, a natural insulation is proposed which will be used instead of standard PIR board which contains harmful chemicals. The copper roof will be treated so that it doesn't oxidise and will remain a warm orange colour which will compliment to red brick of the existing house.



Local Limestone cladding



Eastleigh Court - brick walls and stone windows



Natural insulation



Copper standing seam roof



Locally sourced timber frame



Eastleigh Court Extension

Materials

Standing seam copper metal pitched roof

Limestone cladding

Steel framed windows

Steel framed glazed doors



Proposed South Elevation



Eastleigh Court Extension

Materials



Eastleigh Court Extension

Section

The court extension has a simple pitched roof externally, with a gently curved ceiling internally. This creates a sense of surprise and drama, ensuring this new addition feels special and celebratory.

