
Design and Access Statement – JULY 2026

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Supporting Documentation

Drawings and Design and Access Statement to be read in conjunction with the below supporting documentation:

- Heritage Statement
- Landscape Visual Impact Assessment/ Statement
- Heritage Compendium
- Heritage Impact Assessment
- Transport Statement
- Planning Statement
- Ecological Site Walk + Report
- Environmental Statement
- Marketing Statement
- Structural + Building Condition Report

Note: Drawings not to scale unless otherwise stated. Please refer to RRA Drawing Issue List (Appendix A) for more information.

1.0 Introduction

1.1 Nonsuch House & Estate

Nonsuch House (translated as “without exception”) is a unique Grade II* listed property located within a non-designated, parkland-style estate. The building originated as a hunting lodge in the 16th century and has developed and expanded over successive centuries, reflecting changing architectural and social influences over time.

In 2022, a catastrophic fire severely damaged the building, resulting in the loss of the entire roof structure and extensive destruction to the ground and first floors.



Figure 1: Perspective sketch of Nonsuch House as proposed

1.2 Purpose of the Document

This Design and Access Statement has been prepared by RRA Architects on behalf of the applicant (Boyce Group) and is submitted in support of a Full Planning Application and Listed Building Consent for the comprehensive restoration, reconstruction and redevelopment of Nonsuch House, its gardens and wider estate, including the conversion of the principal listed building to a boutique hotel, the sensitive adaptation of the farmstead to provide farmstay accommodation, the introduction of ancillary health and wellbeing facilities, associated landscape and access improvements to secure the long-term viability and stewardship of the site.

This document sets out the rationale behind the proposed new development and should be read in conjunction with all other supplementary information submitted within the application.

RRA Architects has an established reputation for producing high quality architectural design, responsive to the inherently unique built and/or natural environment found in every project setting. In recent history, projects have been approved and built in areas of outstanding natural beauty, conservation areas and adjacent to scheduled ancient monuments. This breadth of experience has informed the careful development of the proposals for Nonsuch House and Estate, a scheme which demands a sensitive and informed balance between conservation, restoration and contemporary intervention. RRA have undertaken a detailed understanding of the site and its setting, working collaboratively with specialist consultants to shape an integrated masterplan that respects the estate's heritage value and landscape character. This considered approach, coupled with RRA's track record in delivering complex projects within highly sensitive designations, ensures that the proposals are both appropriate in principle and capable of being successfully implemented.

1.3 Boyce Group

Boyce Group is an established developer and operator specialising in the living sector within the South West of England. In 2022, the group acquired Nonsuch House with the intention of preventing further decline and safeguarding the long-term future of this heritage asset.

The property had previously been extensively marketed by Allsop but remained unsold at auction. A private sale was subsequently agreed with the former owner, who did not have the financial capacity to undertake the complex restoration required. Boyce Group have a proven track record of conserving and enhancing complex historic buildings and estates across the South West of England and have the expertise and resources necessary to implement a viable, heritage-led scheme that will safeguard the listed buildings and wider estate for the long term.



Figure 2: A snapshot of Boyce Group's work to date

1.4 Present State

Following the fire, a temporary roof has been installed over Nonsuch House as an emergency measure to prevent further deterioration from weather exposure. The building remains in a vulnerable and unsafe condition and is currently not habitable. Existing building systems are beyond repair, and ongoing exposure to the elements continues to accelerate deterioration.

Surviving historic fabric and decorative detail (particularly that which was not destroyed by the fire) remains at risk of further loss without timely intervention.



Figure 3: Existing state of disrepair in the 'Music Room' following the fire



Figure 4: Underside of the temporary roof at second floor

1.5 The Journey to Restoration

The restoration of Nonsuch House presents both significant financial and technical challenges. Given the building's architectural, social, and historic significance, its repair and reuse must be approached with care and sensitivity.

With the support of Boyce Group's industry experience, alongside a framework of consultants and specialist contractors, the proposals aim to secure the long-term restoration of the estate and allow Nonsuch House to once again live up to its name.

1.6 Planning Considerations

Full Planning Permission and Listed Building Consent is required for the reconstruction and conversion of Nonsuch House into a boutique hotel in order to protect, and where appropriate, enhance its significance. The conversion of buildings within the farmstead into farmstay accommodation will also require permission. The Welcome Building is a key component to the viability and proper functioning of the boutique hotel and requires careful assessment as part of the wider approach to redevelopment.

Please refer to the Planning Statement for additional information including historical planning considerations and applications for the site.

1.7 Pre-application Response

The application supported by this document has been shaped by earlier pre-application discussions with Heritage England and a number of other parties within the local planning authority, undertaken by the client to help guide the emerging proposals.

In particular, the Welcome Building has been reduced in height to ensure it sits more discreetly within the landscape and relates more harmoniously to its surroundings. The previously proposed tree-lined access route has been omitted in favour of a more traditional approach through the existing yard, thereby reducing intervention within the historic landscape and preserving its established character. In addition, ancillary accommodation has been consolidated into a single structure within the Welcome Building, significantly reducing the spread and visual impact of new built form across the estate. These measures represent just some of the wider design responses incorporated to ensure the proposals are sensitive to the character, setting and significance of the estate.

2.0 The Proposal

2.1 The Vision

The overarching vision for Nonsuch House, Gardens and Estate is to deliver a sensitive and sustainable restoration of this significant historic place, securing its future through a carefully considered programme of repair, conservation, and appropriate new uses.

The proposals seek to re-establish the architectural and landscape quality of the estate whilst embracing its evolution over time. Research and analysis has demonstrated that the estate has undergone significant and often substantial changes over the past four centuries. This layered and iterative development is understood as an integral part of its character and special interest. The scheme therefore builds upon this inherited complexity, retaining and enhancing the significance of the heritage asset while carefully introducing new elements that respond to the site's historic morphology and parkland context.

The fire damage to Nonsuch House presents a significant challenge; however, it also provides an opportunity to rethink how the estate can function in the twenty-first century. The proposals aim to restore and revive the historic core whilst creating a renewed purpose for the estate as a cohesive and active place; one that is well-connected, resilient, and responsive to contemporary needs.

Central to the vision is the creation of a revitalised semi-rural destination that supports local economic and social benefit, enhances wellbeing, and strengthens the relationship between buildings, landscape and ecology. Through a comprehensive masterplan and carefully proportioned interventions, the estate will be brought back into meaningful use, enabling it to be properly maintained and protected for the future.



Figure 5: Perspective view of a proposed hotel suite within Nonsuch House

2.2 The Brief

The site was acquired by the current owner in early 2023. Since then, an experienced professional team has worked to understand the estate and its significance in order to develop a comprehensive strategy for restoration and renewal.

At the heart of the brief is the reconstruction and conservation of Nonsuch House and its gardens, returning the building as close as possible to a known previous historic state, whilst ensuring that future use supports long-term viability. The proposals are centred around the transformation of Nonsuch House, including the East Wing, into a boutique countryside hotel, supported by complementary uses that reinforce the estate's sustainability and heritage-led future.

The wider development strategy includes:

- Health and wellbeing facilities designed to serve hotel guests and day visitors.
- Farmstay accommodation, created through the sensitive conversion of redundant farm and estate buildings, to broaden the visitor offering and provide family-focused stays.
- A renewed landscape framework that strengthens the parkland setting and establishes a coherent visitor experience across the estate.

The scheme has been developed to safeguard the heritage significance of the listed buildings and garden walls, whilst allowing the estate to become economically productive and environmentally regenerative. Sustainability is integral to the approach and is defined through environmental, social and economic objectives, in line with national and local planning priorities.

2.3 The Objectives

The proposals are underpinned by the following objectives:

Heritage & Place

To conserve and repair the Grade II* and Grade II listed buildings and associated garden walls, reversing decay and preventing further deterioration.

To restore the historic character and significance of the estate through interventions proportionate to the importance of the heritage assets.

To respect and reinstate important site features, strengthening the identity of the estate and improving its long-term resilience.

Use & Economic Sustainability

To bring the estate back into active use, ensuring that the restored buildings are maintained and protected through a viable and sustainable business model.

To support the local economy, creating jobs and reducing out-commuting through the provision of local employment and visitor-based opportunities.

To target sustainable tourism growth, contributing to the wider Wiltshire visitor economy whilst safeguarding the site's character and setting.

Design Quality & Placemaking

To deliver a high-quality place through a cohesive design approach that enhances the visitor experience for both hotel guests and day visitors.

To create flexible and efficient space, ensuring long-term adaptability and value creation.

To integrate new development sensitively within the semi-rural landscape, reinforcing the estate's identity and avoiding harm to heritage significance.

Access, Movement & Layout

To re-establish and strengthen access to the estate, including the re-imagining of the tree-lined avenue and enhancement of the existing agricultural field entrance as the primary arrival point.

To deliver a landscape-led masterplan that builds on existing features, reinstates lost elements where appropriate, and enhances the parkland setting.

To provide appropriate vehicle capacity and servicing, recognising the car-based nature of Wiltshire whilst ensuring access is managed sensitively.

Landscape & Ecology

To enhance the landscape character through a comprehensive and convincing landscape masterplan that retains scenic value and introduces opportunities for targeted enhancement.

To create a new ornamental lake as a key landscape feature and central organising element, which also provides irrigation and supports resilience during drought periods.

To achieve biodiversity net gain, improving ecological condition and ensuring the site is left better than before, creating a haven for wildlife, flora and fauna.

Form, Scale & Materiality

To respond to the established hierarchy of buildings:

- Nonsuch House as the primary focus
- The farmstead as a secondary cluster
- New Welcome Building as a tertiary element, low-lying and discreet within the landscape

To create buildings that respect the morphology of the place, reinforcing the historic character and working with the inherited landscape and settlement pattern.

To use materials that are natural, locally grounded and contextually appropriate, taking cues from the historic estate buildings and reinforcing a coherent identity.

Sustainability & Performance

To embed sustainability across all aspects of the scheme, including environmental performance, social value and economic viability.

To prioritise energy conservation and carbon reduction, with buildings designed to be highly efficient and, where possible, self-sufficient through sustainable heating and renewable electricity generation.

To ensure the long-term stewardship of the estate, with revenue from the new uses enabling the funding of ongoing maintenance, including staff, gardeners, and estate management.

3.0 Existing Site & Context

3.1 Site Overview

Nonsuch House and Estate occupies a semi-rural setting in Wiltshire and comprises a historic house and associated estate land arranged within a parkland-like landscape. The estate is experienced as a distinct, self-contained environment, combining heritage assets, formal and informal landscape spaces, and a working estate character. The principal listed building, Nonsuch House, sits as the primary architectural focus, supported by a secondary cluster of farmstead and estate buildings and a wider network of paths, woodland and open land.

The site is characterised by a strong hierarchy: formal and cultivated spaces are concentrated around the house and gardens, while the wider estate transitions into more open pasture and woodland. This relationship between the main house and its wider landscape setting is fundamental to the identity and significance of the estate.



Figure 6: Satellite image and site boundary

3.2 Landscape Character and Parkland Setting

The estate has the qualities of a traditional parkland landscape, defined by broad open grassland, areas of meadow, established tree belts, and mature woodland. This landscape structure provides a clear spatial framework, with more open areas allowing long views across the estate, and denser woodland edges creating enclosure and screening.

A combination of open land and wooded boundaries results in a varied and layered landscape experience, where movement through the estate alternates between openness and containment. This landscape character also reinforces the historic role of the estate as a designed environment, rather than purely agricultural land.

3.3 Topography and Physical Form

The site includes gentle changes in level which influence views, movement and how the estate is perceived across its extent. The higher ground and wooded edges contribute to the sense of separation from the surrounding countryside and help define the estate boundary. The varying topography strengthens the parkland character of the setting, reinforcing visual interest and shaping the spatial relationship between the principal house, farmstead structures and wider landscape areas.

3.4 Woodland and Ecological Context

Woodland is a defining element of the estate and forms an important part of its landscape structure. Areas of established woodland provide ecological value, contribute to the setting of the heritage assets, and form strong boundaries that frame views across the site. These wooded areas create habitat and biodiversity interest and support a sense of containment within the estate.

The relationship between open parkland and woodland edge conditions is integral to the character of the site and provides a robust landscape framework for any future management and enhancement proposals.

Please refer to the Landscape Statement for additional information.



Figure 7: 'Parkland' setting

3.5 Pattern of the Estate

The built environment within the estate reflects its historic development as an evolving country estate. The primary building is Nonsuch House, a significant heritage asset which historically functioned as the focal point of the estate. Supporting built elements include farm and estate buildings, which form a secondary cluster and reflect the working character of the wider landholding.

Together, the house and associated buildings establish a dispersed and layered settlement pattern that has changed incrementally over time. This evolving character forms part of the site's special interest and is important in understanding how the estate has functioned historically and how it can continue to function sustainably in the future.

3.6 Access and Movement

Access to the estate is currently derived from rural lanes, consistent with its countryside setting. Movement within the estate is supported by a network of tracks, paths and routes that serve both the house and the wider land management functions of the estate. The access pattern is legible and hierarchical, reflecting historic routes and the operational needs of the estate over time.

The established access and circulation network provides a practical structure for connecting key parts of the estate, including the house, farmstead buildings and wider landscape areas.

3.7 Neighbouring Context

The surrounding context is predominantly rural, with neighbouring land uses shaped largely by agriculture and low-density settlement patterns. The estate sits within the wider countryside landscape and maintains a distinct identity due to its mature landscape structure and contained parkland qualities. This setting contributes to the experience of the site as a secluded heritage estate, separate from the surrounding settlement pattern and wider infrastructure.

3.8 Morphology and Historic Development

The existing form of Nonsuch House and its associated estate is the result of gradual development over several centuries. The built form has not remained fixed in a single historic state; rather, it has evolved through successive phases of addition, alteration and adaptation. This layered and iterative morphology is a key characteristic of the place and contributes to its historic and architectural interest.

Understanding this incremental evolution is fundamental to developing an appropriate approach to conservation and future interventions, ensuring that proposals respond to the inherited character of the estate rather than imposing a singular stylistic or spatial model.

Please refer to the Heritage Statement for additional information.

3.9 Summary of Existing

Nonsuch House and Estate is defined by its parkland landscape character, mature woodland framework, dispersed estate pattern and semi-rural setting. The estate's hierarchy of buildings and landscape spaces, combined with its evolving historic morphology, creates a distinctive context that is integral to both its heritage significance and its future potential.

The relationship between the listed house, the wider estate buildings and the landscape setting is central to the character of the site and forms the baseline for any proposals relating to repair, restoration, new uses and long-term stewardship.

4.0 The Masterplan

4.1 Nonsuch House and Gardens

The masterplan for Nonsuch House and Estate has been developed as a landscape-led strategy to secure the long-term restoration, stewardship and sustainable use of the historic estate. It is founded on a detailed understanding of the estate's form, character and evolution, and seeks to strengthen the relationship between the listed buildings, the gardens and the wider parkland setting.

The proposals are structured to restore the historic hierarchy of the estate, with Nonsuch House and its formal gardens forming the primary focus, supported by the farmstead, new health and wellbeing facilities, and a reinforced working landscape. Together, these elements create an integrated whole, designed to re-establish Nonsuch as a coherent place with a clear identity and a viable future.

The masterplan is guided by the principle that new development should enhance the estate rather than dilute it. Contemporary interventions are therefore carefully located and designed to respond to the established landscape structure and heritage setting, ensuring that new uses strengthen the significance of the place while supporting long-term economic sustainability.

At the heart of the masterplan is the reconstruction and restoration of Nonsuch House, enabling its re-use as an exceptional boutique hotel. This use provides a sustainable future for the principal listed building and ensures that it is properly repaired, maintained and safeguarded.

The proposals also include the reinstatement and enhancement of the formal gardens, restoring them as spaces of beauty, enjoyment and arrival. These landscape interventions are intended to strengthen the relationship between the house and its setting, reinforcing the estate's historic character and the experience of Nonsuch as a destination within a designed landscape.

Please refer to the Landscape Statement for additional information.



Figure 8: Views back towards Nonsuch House from the formal gardens

The adjacent farmstead is proposed to be repurposed and revitalised through the sensitive conversion of existing agricultural buildings into farmstay accommodation. This complementary use supports the overall viability of the estate, broadens the visitor offer and reactivates existing buildings that are currently underused or in decline.

The farmstead remains a key part of the estate's secondary hierarchy and continues to reinforce the working character of the wider landholding.

4.3 The Welcome Building & Ancillary Structures

The Welcome Building is a key component of the hotel estate, shaped to sit discreetly within the landscape. The complex is conceived as being rooted in the place and setting, responding to the estate's morphology and using landscape integration to reduce visual impact.

The new wellbeing element is intended to strengthen the visitor experience and to support a wider placemaking objective: creating an environment that fosters wellbeing, connection to nature and a meaningful relationship between architecture and landscape. The complex is supported by external spaces for activity, again strengthening the relationship between structure and place.



4.4 Sculptural Interventions

A small number of freestanding sculptures are proposed at carefully selected locations across the Nonsuch Estate. The sculptures are intended to form a discreet and considered addition to the landscape, enhancing the experience of moving through the estate rather than introducing formal built structures. The intention of these carefully curated interventions is to, in conjunction with the landscaping design, tie together the three previously described elements of the estate.

The proposed locations have been chosen to respond to existing routes, open spaces, and landscape features, including areas near paths, water features, and clearings. The siting ensures that the sculptures are read as incidental elements within the landscape and do not disrupt key views, historic sightlines, or the setting of listed buildings.

The sculptures will be modest in scale and positioned to avoid the removal of trees or significant vegetation. They are not intended to introduce activity or enclosure, but rather to provide moments of interest and interpretation within the wider estate setting. All sculptures will be freestanding, reversible, and capable of removal without permanent impact on the land.

Overall, the proposed sculptures represent a low-impact and reversible enhancement to the estate, complementing its rural and historic character while contributing to the cultural and experiential quality of the landscape.

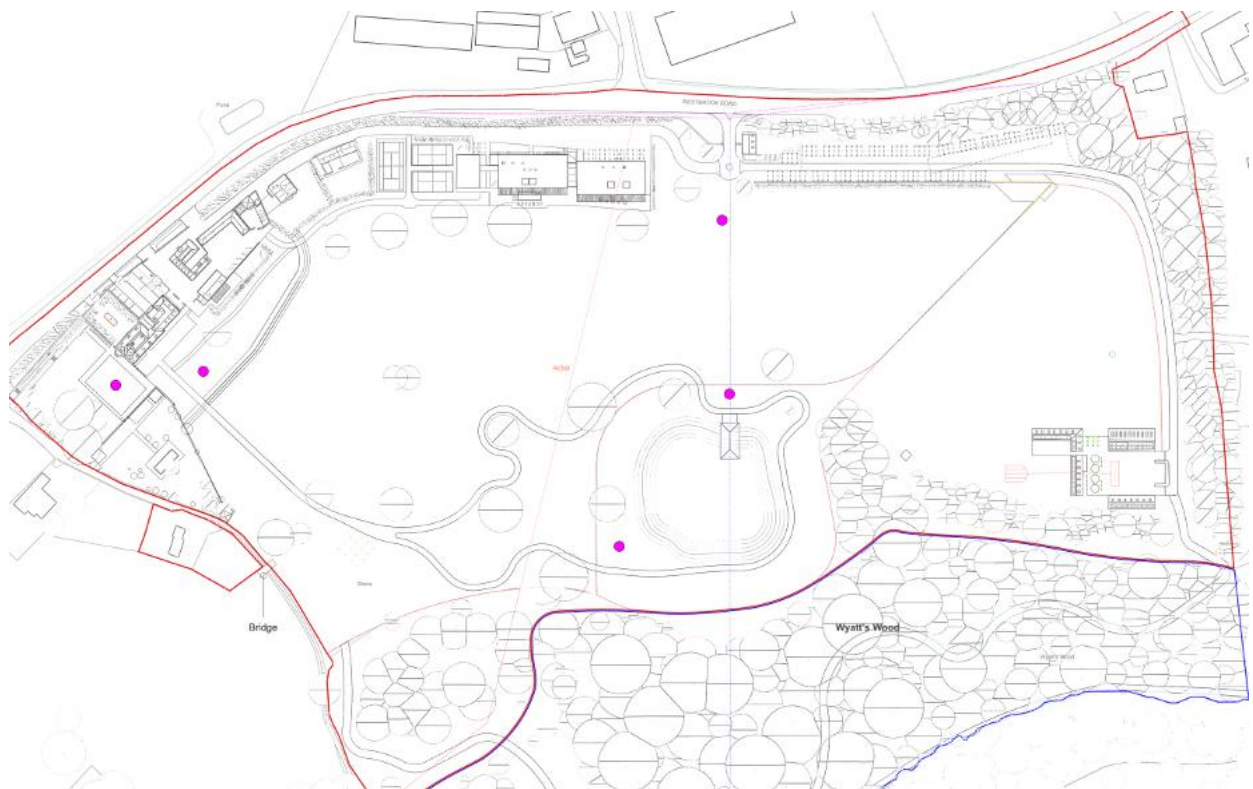


Figure 10: Indicative sculpture plan

5.0 Access

5.1 Wayfinding and Access

A modest gatehouse and associated stone walling are proposed to provide a clear and discreet point of arrival from Westbrook Road, utilising an existing field entrance. A short section of hedge will be translocated behind the wall and incorporated into the new entrance arrangement. The entrance design is conceived as a contemporary interpretation of local built character, reflecting the gable-ended cottages that front Westbrook Road. Wayfinding will be supported through subtle, non-illuminated signage, ensuring that the entrance is legible without introducing visually intrusive elements into the rural setting.



Figure 11: Access from the A3102

5.2 Vehicular Access

The access strategy for Nonsuch House and Estate has been developed to support the operation of the proposed boutique hotel and associated uses, whilst protecting the historic character of the estate and minimising the impact of vehicles within the landscape. The proposals establish a clear hierarchy of movement across the site, concentrating vehicle activity to defined areas and promoting a calm, pedestrian-friendly environment within the core of the estate.

There are a number of existing access points serving the estate, predominantly located to the north-west in proximity to Nonsuch House and the farmstead. In addition, a separate existing access to the north, identified through historical and morphological research as the original estate entrance, will become the primary entrance for visiting traffic. This access is currently used for agricultural and forestry purposes and is defined by typical field gates.

The proposals enhance this northern entrance to form the primary vehicular access for the hotel and wider estate. The other existing access points in the north-west will be retained as secondary access routes, supporting operational requirements and estate management, without encouraging unnecessary movement through the site.

5.3 Vehicle Control and Site Management

A turning circle and electronic timber field gates are proposed to manage entry and ensure that access into the estate (past the Welcome Building) is limited to permitted vehicles. This will allow vehicle movement within the site to be controlled and restricted, ensuring that the internal estate environment remains quiet and pedestrian-focused.

Vehicle movement will also be managed through internal access controls, with certain vehicle types restricted from specific parts of the estate. For example, large vehicles will not be permitted within the farmstay area, ensuring that the character and safety of this part of the site is maintained.

5.4 Parking Provision

Parking provision has been calculated with reference to local policy and hotel design guidance, including staff and guest requirements. A staff-to-guest ratio of approximately one staff member per five guests has informed operational assumptions, resulting in a maximum site occupancy that is not considered overdevelopment.

Vehicle parking will be concentrated within a parking orchard, providing approximately 72 spaces, in order to reduce the number of vehicles moving through the estate. The parking orchard provides a landscape-led solution where trees offer physical and visual screening to parked cars, significantly reducing their presence within the wider parkland. Parking surfaces will utilise self-binding gravel, a traditional estate material appropriate to rural settings. Estate fencing will also be used where necessary to define the parking area and prevent informal overspill parking.

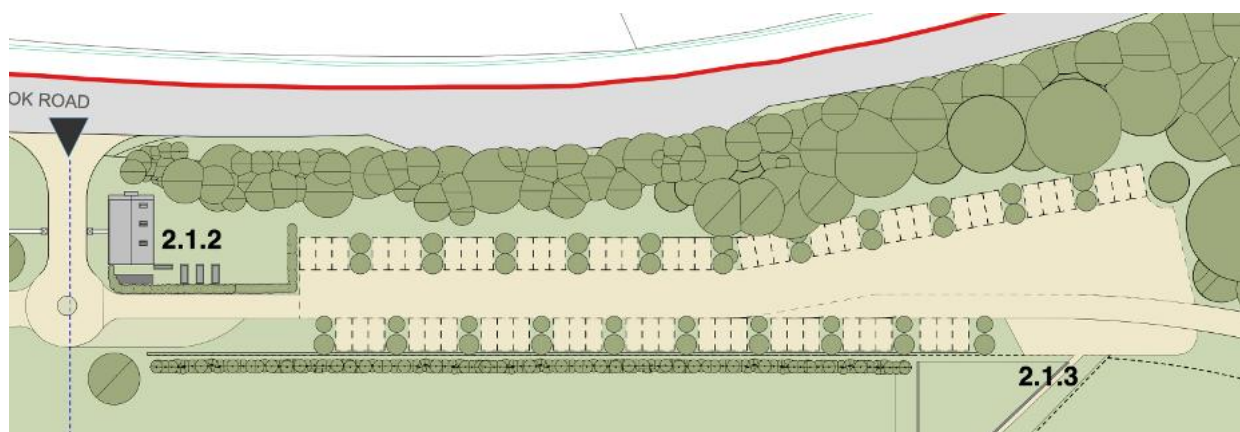


Figure 12: The parking orchard

5.5 Pedestrian Movement

The masterplan prioritises pedestrian movement within the estate, enabling guests and visitors to experience the landscape as an integral part of the destination. A network of existing estate tracks and routes provides the basis for pedestrian connectivity, including both formal routes and more subtle landscape paths that have evolved over time through use. These routes will be retained and enhanced where appropriate, ensuring that movement through the estate remains legible and safe without eroding the natural character of the landscape.

To reduce internal vehicle movements and support a more sustainable and tranquil guest experience, electric buggies will be used to shuttle guests between key destinations including the Welcome Building, Nonsuch House, and the farmstay accommodation. This enables accessible movement across the estate whilst maintaining the calm and landscape-led qualities of the site.

5.6 Public Rights of Way

An existing public right of way crosses the estate and enters the site north of the proposed parking orchard. This route will be retained and protected, ensuring continued public access and the safeguarding of established pedestrian connectivity through the wider landscape.

6.0 Nonsuch House

6.1 Overview

The restoration of a fire-damaged country house of this significance is a complex undertaking requiring a high degree of technical skill, historical understanding and long-term commitment. The works proposed at Nonsuch House respond not only to the scale of damage sustained but also to the building's exceptional architectural and historic importance. The project therefore demands a coordinated and multidisciplinary approach, involving specialist consultants, craftspeople and contractors with expertise in historic construction methods and heritage-led reconstruction.

The programme of restoration is also long-term in nature. Works of this type require careful planning, robust phasing and sustained funding to ensure that repair and reconstruction can be completed to a consistent and appropriate standard. Beyond technical delivery, the process requires sensitivity to materiality, craftsmanship, historic detailing and the retained fabric of the building, ensuring that the character and authenticity of Nonsuch House is preserved and, where possible, reinstated.

Overall, the restoration proposals aim to secure the future of Nonsuch House through appropriate repair, faithful reconstruction and sensitive adaptation, allowing the building to once again function as a valued and viable heritage asset.

6.2 Hotel Vision and Purpose

The restoration works create the opportunity to bring Nonsuch House back into active use through its conversion into a small-scale boutique hotel. This provides a sustainable long-term future for the building by ensuring ongoing investment in maintenance and stewardship.

The approach seeks to balance the preservation of architectural significance with the requirements of modern hospitality. The principal objective is to restore the building's external fabric and historic architectural language, ensuring that the house remains a landmark within its local setting. Internally, the building will be reimagined to support a contemporary hotel experience, incorporating modern levels of comfort and wellbeing while retaining and celebrating historic fabric, detailing and spatial hierarchy.

The proposals are intended to create a distinctive visitor destination that offers an immersive experience of heritage and landscape, and which supports the broader regeneration of the estate through viable and appropriate use.



Figure 13: The Music Room

6.3 Scope of the Reconstruction - Restoration to a Previous Known State

The principal ambition is to restore Nonsuch House to a recognised previous known state. Where evidence exists (through archive material, historic photography, plans and survey data) this information will guide the reconstruction of form, scale, massing and key architectural features.

Where evidence is incomplete or absent, areas will be carefully re-imagined in a sensitive manner, ensuring that any necessary reinterpretation is appropriate to the building's character and does not result in conjectural pastiche. Any such elements will be designed to support the operation of the boutique hotel while respecting the building's historic hierarchy and architectural integrity.

6.4 Extent of Fire Damage and Condition Assessment

The full extent of fire damage has been recorded through detailed inspection and surveying undertaken by both the architectural team and structural engineers. This process establishes which elements can be retained and restored, and which must be replaced due to structural failure, fire damage or ongoing deterioration.

6.5 Surveying and Evidence Base

A combination of in-situ analysis and archive research has provided a detailed understanding of the development of the property and its subsequent phases of change. Historic documents, former photographs, existing plans and pre-fire survey information enable the reconstruction to be carried out with a high degree of confidence, particularly in relation to external silhouette and massing. This evidence-based approach is essential to restoring the building's architectural significance and ensuring that interventions are properly justified.

6.6 Faithful Reconstruction and Honest Reinterpretation

The proposals are guided by the principle of faithful reconstruction informed by the best available evidence, combined with honest reinterpretation where necessary. The heritage analysis undertaken as part of the wider submission records the history and significance of the place and establishes an appropriate framework for restoration that respects both physical fabric and the "spirit" of the building.

6.7 Nonsuch House as a Boutique Hotel

The boutique hotel will provide an opportunity to repurpose the listed building as a place for retreat, wellbeing and heritage-led hospitality. The approach prioritises faithfulness to the building's pre-fire condition, whilst incorporating discrete contemporary interventions that enhance functionality and allow the building to meet modern operational and access requirements.

The historic façade will be meticulously restored, preserving its architectural grammar and ensuring that the building remains a prominent local landmark. Internally, the spatial narrative will shift from private residence to hospitality use; however, this transition will be handled carefully, with key details retained and reintegrated wherever possible. Original ornamental features, such as mouldings and decorative elements, will be preserved and repaired, acting as a continual reminder of the building's long history and ensuring a sense of continuity.

Overall, the project is intended to represent a thoughtful dialogue between past and present: securing the heritage asset whilst enabling its sustainable and beneficial use.

6.8 Arrangement and Internal Layout Strategy

The internal strategy respects the historic hierarchy of space and the distribution of detail and ornamentation through the building. The proposals have been shaped through detailed analysis in conjunction with the heritage consultant, ensuring that any alterations to planform are proportionate, justified and properly recorded.

6.9 Ground Floor and Basement

The ground floor planform will be restored to its previous known arrangement, where evidence exists. The former function of many of the principal rooms will be reinstated to preserve the legibility of historic use and circulation. The ground floor can be read as two separate plans, with Nonsuch House and the East Wing functioning independently or together as one unit.

Where new en-suite bathrooms are proposed at this level, these will be integrated into the existing planform as sensitively as possible. In some areas, this will require limited reconfiguration of former service or secondary spaces, ensuring that new interventions do not erode significant fabric or historic detailing.

The basement will remain primarily in service use, accommodating plant and storage requirements.

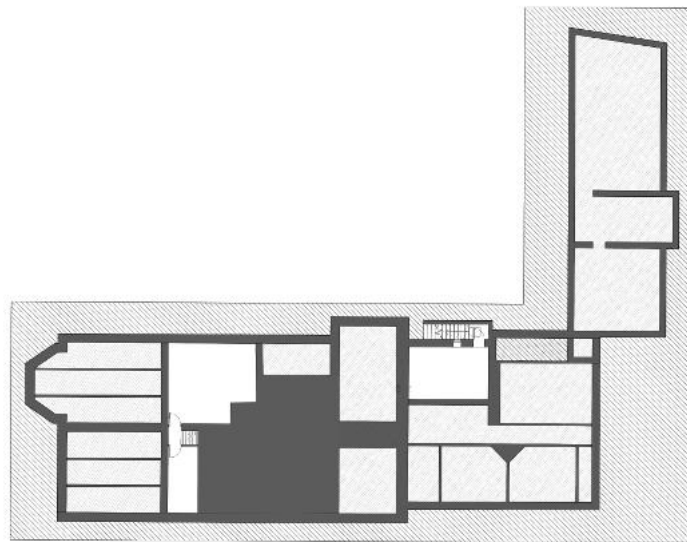


Figure 14: Proposed basement plan (Proposed alterations in orange)



Figure 15: Proposed ground floor plan (Proposed alterations in orange)

6.10 First Floor

Much of the first floor will be restored to its previous known state. In certain locations, en-suites will be introduced within existing larger rooms. These additions will be handled as contemporary insertions, detailed clearly to distinguish them from the historic fabric, including the use of shadow gaps, timber panelling and careful junction detailing.

The installation of en-suite facilities will be designed so that significant architectural detail is retained and not removed, damaged or obscured.



Figure 16: Proposed first floor plan (Proposed alterations in orange)

6.11 Second Floor (Attic Floor)

The attic level has been replanned to better suit the layout and functional requirements of the boutique hotel. This level historically accommodated smaller rooms and service spaces, and as such its internal arrangement is of a lower level of significance than the principal rooms below.

The revised second floor plan is therefore considered a minor and proportionate change and will be detailed in a contemporary manner to ensure that new layouts are clearly legible as modern interventions. Importantly, the overall external form, silhouette, scale and massing at roof level will be reinstated to a previous known state.

Where required to improve the function of the attic layout, additional dormer windows are proposed to the west elevation. These will be designed to match the established dormer pattern and remain consistent with the existing character of the building.

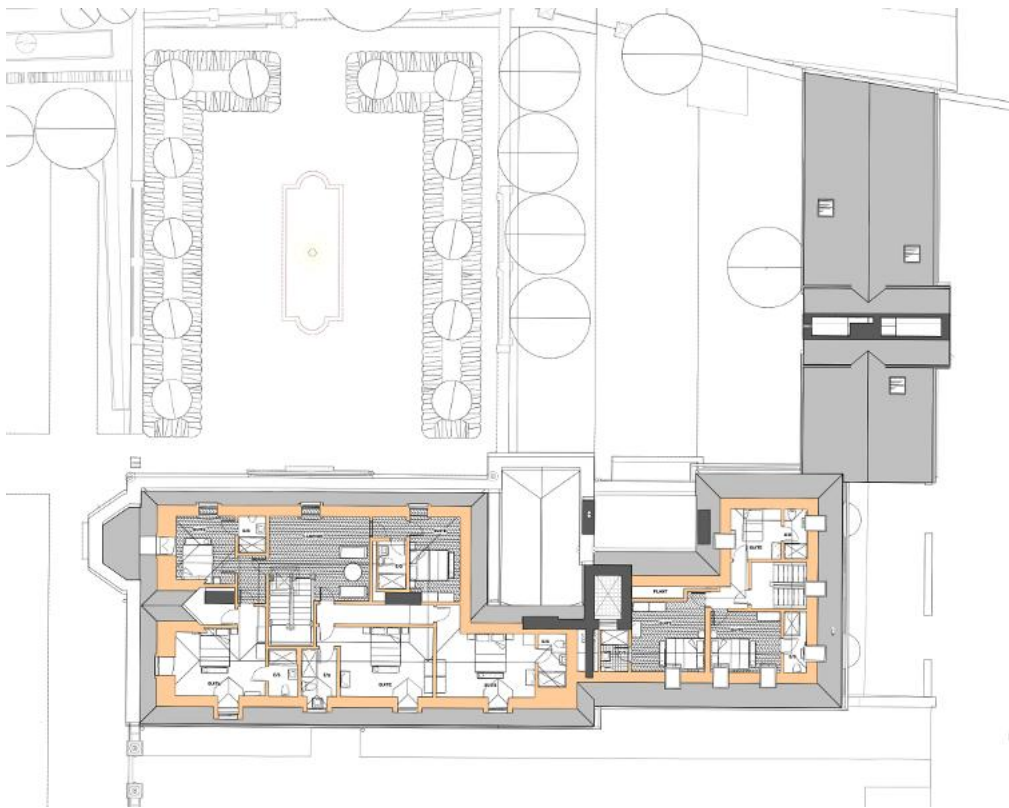


Figure 17: Proposed second floor plan (Proposed alterations in orange)

6.12 Materiality

The approach to materiality across the rebuilding of Nonsuch House and wider estate has been guided by principles of heritage sensitivity, architectural coherence, and long-term durability. The proposals seek to reinstate the character and appearance of the estate following fire damage, while ensuring that replacement materials are appropriate to the significance and setting of the buildings.

Roof Covering

The principal material consideration relates to the proposed use of natural slate roofing to the rebuilt areas of Nonsuch House. It is acknowledged that the original roof covering to parts of the building would historically have been natural stone. However, the fire resulted in the complete destruction of the original roof coverings on Nonsuch House and the East Wing, meaning that a like-for-like reinstatement is no longer possible.

The use of natural slate is considered justified and appropriate for the following reasons:

Natural slate represents a traditional, high-quality roofing material commonly found on historic and estate buildings of this type.

The original roof (stone tiles) of the Stables Wing has survived. Using natural slate on both Nonsuch House and the East Wing would strongly define the historical hierarchy of the structures, providing clear differentiation.

Slate offers superior longevity and weathering characteristics, ensuring a durable solution that supports the long-term conservation of the building.

The material responds positively to the building's proportions and architectural detailing, reinforcing its historic character rather than diminishing it.

Taken together, the use of natural slate is considered a sensitive and characterful response to the circumstances of the fire, reinstating the architectural quality of the estate while respecting its historic context. Cheeks of dormers and areas of flashing are to be lead – a traditional and aesthetically appropriate solution.

Stonework Repairs

All stonework repairs are proposed to be undertaken on a like-for-like basis, using matching stone types, coursing, and finishes. Existing ashlar and rough-coursed stonework will be carefully repaired or reinstated where damaged, ensuring continuity in texture, colour, and workmanship.

This approach ensures that the rebuilt fabric remains visually consistent with surviving historic masonry and avoids the introduction of incongruous modern finishes.

Windows and Joinery

Traditional timber sash windows are proposed throughout, reflecting the original fenestration pattern and proportions evident in the surviving elevations. The use of timber joinery allows for the accurate replication of historic profiles, glazing bars, and detailing, ensuring that the reinstated elevations retain their architectural authenticity.

Where replacement windows are required, these will be designed to match the original in terms of scale, rhythm, and appearance, reinforcing the formal character of the principal elevations.

Cast Iron Rainwater Goods

Existing cast iron rainwater goods across Nonsuch House will be retained wherever possible. These elements form an important part of the building's historic fabric and contribute significantly to the architectural character of the elevations.

Where rainwater goods have been damaged or destroyed as a result of the fire, replacement will be undertaken on a like-for-like basis, using traditional cast iron sections that match the existing profiles, dimensions, and detailing. Replacement will be limited only to those areas where repair is not viable, ensuring unnecessary loss of historic fabric is avoided.

This approach ensures continuity in appearance across the elevations, maintains the robust and traditional detailing associated with historic estate buildings, and provides a durable, long-lasting solution appropriate to the significance of Nonsuch House.

Overall Material Strategy

The overall material strategy seeks to ensure that the rebuilt elements of Nonsuch Estate are read as a continuation of the original building, rather than a contemporary reinterpretation. The careful selection of natural slate, traditional stone repairs, and timber fenestration results in a coherent and respectful response to the site's heritage significance.

This approach supports both the visual integrity of the estate and its long-term conservation, ensuring that the proposals enhance rather than detract from the character of Nonsuch House and its wider setting.



Figure 18: Proposed north elevation



Figure 19: Proposed east elevation



Figure 20: Proposed south elevation



Figure 21: Proposed west elevation

- ① EXISTING ASHLAR STONework
- ② EXISTING TIMBER FENESTRATION
- ③ EXISTING NATURAL SLATE
- ④ EXISTING ROUGH COURSE STONework
- ⑤ PROPOSED ASHLAR STONework
- ⑥ PROPOSED TIMBER FENESTRATION
- ⑦ PROPOSED NATURAL SLATE
- ⑧ PROPOSED HERITAGE ROOF LIGHT

6.13 Flexible Operation

The layout will enable Nonsuch House, the East Wing and the Stable End to operate either as a single hotel or as separately bookable components. This provides operational flexibility across the seasons, supporting long-term viability and management.

6.14 Building Services

The fire presents an opportunity to properly equip the building for long-term sustainable use, including the replacement of all mechanical, electrical, plumbing and heating systems. This is necessary to bring the building back into active use and ensure that future operation meets contemporary standards.

Local extract ventilation will be routed vertically through the building in a controlled manner to mitigate moisture and steam-producing environments. Extract terminals will be located discreetly on flat roof areas and positioned at low level to ensure they are not visible from the ground. Penetrations through the principal external façade will not be permitted.

Modern wiring will be sensitively integrated into the building fabric. Service zones and chases will be minimised, with new wiring routed through new floor build-ups and discreet service routes where possible. Electrical fittings such as faceplates, switches and sockets will be replaced due to fire and water damage and will be selected to align with heritage-appropriate detailing.

No new external downpipes or soil vent pipes are proposed, ensuring that the integrity and appearance of the external elevations remain consistent with the building's previous known state. New soil vent pipes will be carefully routed internally to minimise disruption and concealed within floor zones and plaster encasements.

The former oil-fired heating system will be replaced with a more sustainable solution, including air source heat pumps. These will be discreetly located at roof level where their visual impact can be controlled. Associated service pipework will be routed through internal service zones and concealed where required.

6.15 Summary

The restoration, reconstruction and repair works to Nonsuch House provide an evidence-based, heritage-led approach that addresses the extent of fire damage while safeguarding the architectural and historic significance of the Grade II* listed building. The proposals restore the external form and character of the house, re-establish key internal hierarchies and layouts, and introduce carefully integrated modern facilities to support its long-term sustainable use as a boutique hotel.

The works have been developed through careful research, surveying and specialist input, ensuring that interventions are appropriate, justified and deliverable. This approach enables Nonsuch House to be returned to meaningful use, securing its future and allowing it to once again become the principal focus of a revitalised estate.

7.0 The Tractor Barn

7.1 Overview

The proposal comprises the sensitive conversion of the existing redundant Tractor Barn into a single family dwelling, securing the long-term future of a traditional agricultural building through an appropriate and viable new use.

The design approach has been informed by the existing character of the building, with the proposal retaining the agricultural form, structural simplicity and external appearance of the barn. The conversion requires only limited intervention, principally through the introduction of internal accommodation, modest alterations to existing openings and the addition of a lightweight timber orangery to provide a clear distinction between the original agricultural structure and the new domestic accommodation.

The proposal represents a conservation-led approach that preserves the character of the existing building whilst allowing it to function as a comfortable and sustainable home.



Figure 22: Tractor Barn in context

7.2 Design Principles

The design philosophy is one of minimum intervention.

The proposal seeks to retain the existing agricultural character of the Tractor Barn, preserving its simple massing, roof form and masonry envelope. Rather than altering the building to resemble a new dwelling, the design works within the constraints of the existing structure, allowing the original fabric to remain the defining architectural element.

New work has been deliberately limited and is expressed in a contemporary yet understated manner. Existing openings are reused wherever possible, whilst new interventions are carefully proportioned to respect the rhythm and simplicity of the original elevations.

The timber orangery has been designed as a lightweight addition that is clearly distinguishable from the historic fabric. Its contemporary timber construction allows it to read as a reversible ancillary element rather than an extension that competes with or obscures the original barn.

Overall, the proposal preserves the agricultural identity of the building while securing its continued use through sensitive adaptation.

7.3 Layout

The internal layout has been developed around the existing structure, introducing new partition walls whilst retaining the open character and proportions of the original barn wherever practicable.

Accommodation is arranged to work with the existing building envelope rather than requiring significant alteration to the external walls. Living accommodation occupies the central volume, with bedrooms and ancillary accommodation arranged to either side, creating a practical family home whilst respecting the constraints imposed by the existing structure.

The orangery provides additional living space and strengthens the relationship between the dwelling and its garden without altering the principal form of the barn.

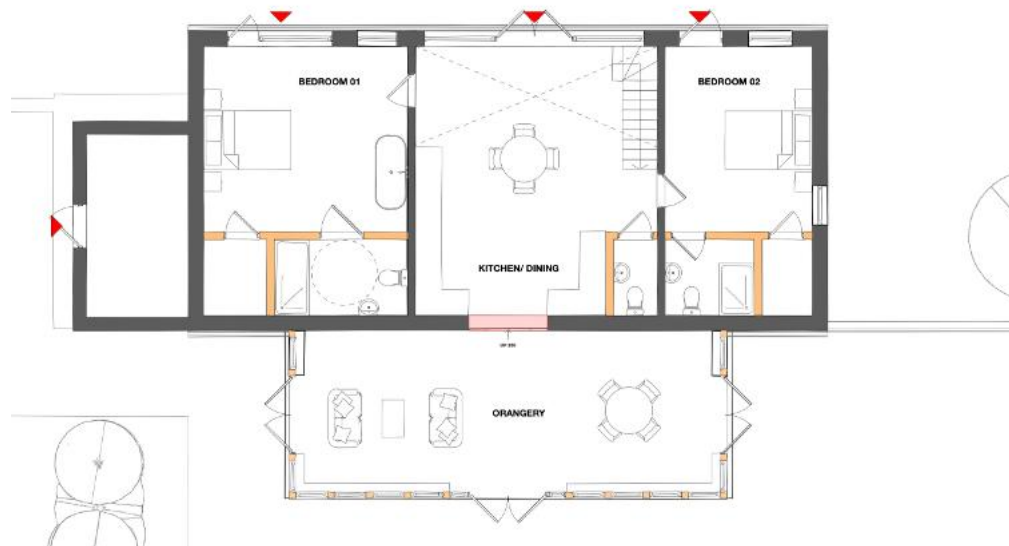


Figure 23: Proposed ground floor plan (Proposed alterations in orange)

7.4 Scale

The proposed extension is modest in scale and clearly subordinate to the existing building. Its height, depth, and massing have been carefully controlled to ensure it does not compete with or overwhelm the original barn structure.

The overall scale is appropriate to both the host building and the wider estate context.

7.5 Access

No changes are proposed to the existing access arrangements serving the Tractor Barn. Access to the orangery will be internal, from within the dwelling, with doors opening onto the rear garden.

7.6 Materiality

The material strategy is centred on the retention and repair of the existing building fabric.

Existing masonry walls, natural slate roof coverings and surviving architectural features are retained wherever possible, preserving the authenticity and character of the agricultural building. New work is intentionally restrained, utilising complementary materials that respect the existing palette without attempting to replicate historic construction.

The proposed timber-framed orangery is expressed as a lightweight contemporary addition, allowing the distinction between original and new fabric to remain clearly legible. This honest approach to materiality reinforces the conservation-led nature of the proposal and ensures that the evolution of the building can be readily understood.

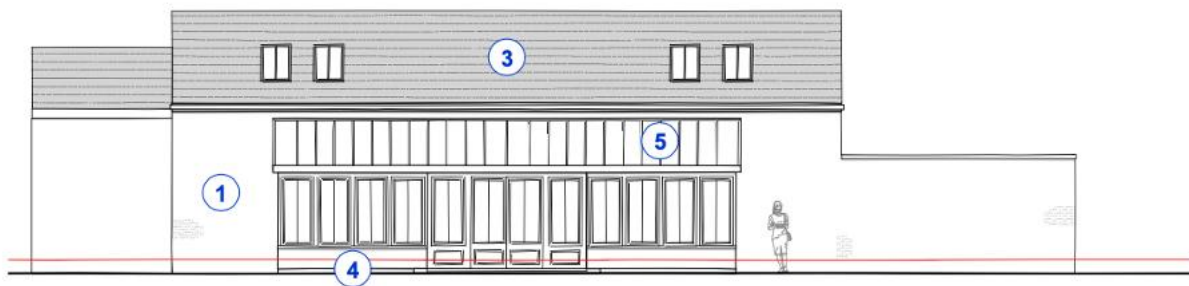


Figure 24: Proposed south elevation



Figure 25: Proposed west elevation

7.7 Summary

The proposed conversion secures the long-term future of a redundant agricultural building through a sensitive and carefully considered residential use.

By retaining the existing form, preserving the agricultural character of the building and limiting external alterations, the proposal represents a conservation-led conversion that respects both the significance of the building and its contribution to the wider Nonsuch Estate.

The restrained architectural approach, together with the limited insertion of new accommodation and the lightweight timber orangery, ensures that the original barn remains the dominant architectural element, allowing its historic agricultural character to be appreciated while providing a viable and sustainable new use.

8.0 The Stables

8.1 Overview

The Stables building forms part of the established group of agricultural structures and is characteristic of the site's historic rural use.

The existing footprint, height, roof form, and overall massing remain unchanged, and no extensions are proposed. The conversion seeks to secure the continued use of the building while retaining its agricultural appearance and contribution to the wider estate setting.



Figure 26: The Stables in context

8.2 Design Principles

The design approach for the Stables conversion is founded on principles of minimal intervention, sensitivity to existing fabric, and retention of agricultural character.

Key principles include:

Retaining the existing building envelope in its entirety.

Preserving the simple, functional form typical of traditional stables.

Ensuring that new openings and alterations are limited and sympathetic.

Allowing the building to continue to read as an agricultural structure rather than a domestic dwelling.

The proposal balances functional reuse with respect for the original character of the building.

8.3 Layout

The proposed layout is illustrated on the submitted drawings and demonstrates an efficient use of the existing structure. The internal arrangement has been designed to fit within the constraints of the existing stable bays, avoiding the need for external alteration.

The layout provides three well-defined suites while maintaining the rhythm and proportions of the original stable layout.

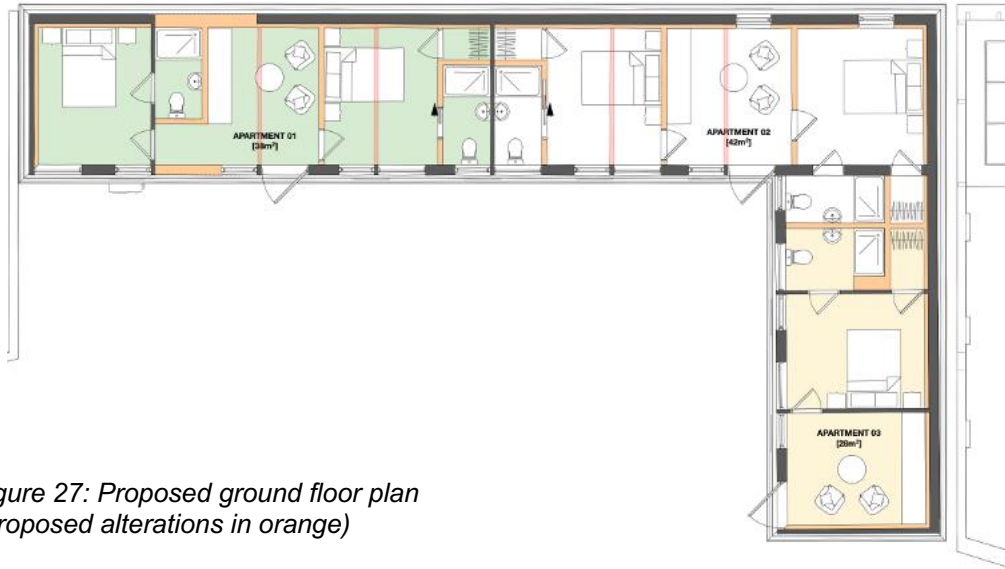


Figure 27: Proposed ground floor plan
(Proposed alterations in orange)

8.4 Scale

The scale of the Stables remains unchanged as part of the proposal. There is no increase in footprint, height or height and the building's relationship to surrounding structures within the estate remains as existing.

As a result, the conversion has no adverse impact on the established character or spatial hierarchy of the farmstead.

8.5 Access

Existing access arrangements serving the Stables are retained. Entrances are formed from existing openings where possible, ensuring that the conversion does not introduce visually intrusive new access points.

This approach reflects the original functional use of the building and maintains its agricultural simplicity.

8.6 Materiality

The proposal retains the existing external materials wherever possible. Where new elements are required, such as doors and windows, these are designed in a restrained and robust manner. The proposed roof covering (sheet material) matches into the agricultural aesthetic of the farm yard cluster.

Materials have been selected to complement the existing timber cladding, ensuring visual continuity and reinforcing the rural character of the structure.



Figure 28: Proposed south elevation



Figure 29: Proposed west elevation

8.7 Summary

The proposed conversion of the Stables represents a sensitive and sustainable reuse of an existing agricultural building. By retaining the footprint, scale, and character of the structure, the scheme ensures that the building continues to contribute positively to the rural estate setting.

The proposal is appropriate in design, scale, and appearance and forms a coherent part of the wider development proposals.

9.0 The Piggery

9.1 Overview

The Piggery is a former agricultural structure and forms part of the wider group of farm buildings on the site, situated on the eastern-most extreme of the central cluster.

The proposal involves a more comprehensive conversion than other elements of the scheme, including the covering of existing open areas and internal adjustments to provide sufficient head height for residential use. These works are required to enable the viable reuse of the building while ensuring it remains within its established footprint and agricultural form.

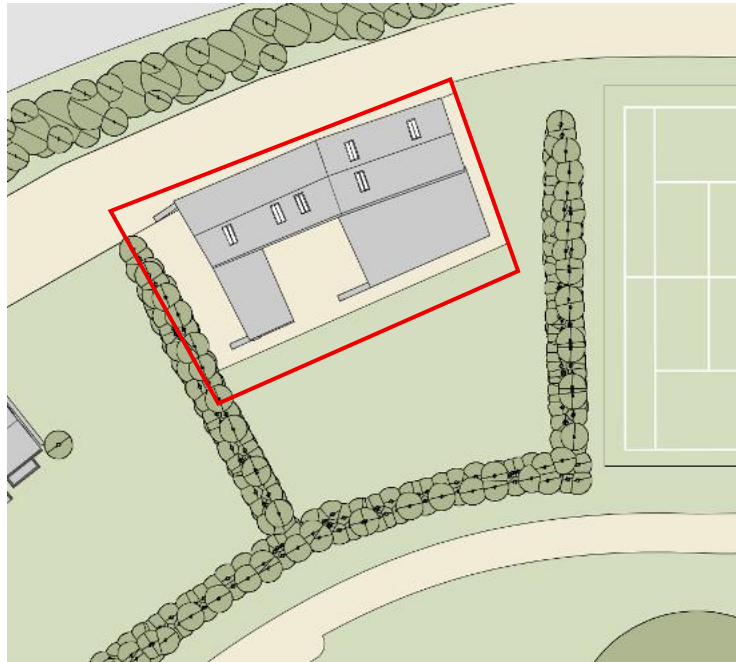


Figure 30: The Piggery in context

9.2 Design Principles

The design principles for the Piggery conversion are based on retention of character, functional adaptation, and minimal visual impact.

Key principles include:

Retaining the existing building footprint and overall form.

Covering existing areas only where necessary to create usable internal space.

Ensuring that any new roof elements align with and follow the logic of the existing roofscape.

Avoiding unnecessary increases in height or massing.

Ensuring the building continues to read as an agricultural structure rather than a new dwelling.

The design responds directly to the constraints of the existing building, allowing it to be adapted in a sensitive and proportionate manner.

9.3 Layout

The proposed layout is shown on the submitted drawings and demonstrates how the existing Piggery can be successfully converted to provide functional accommodation within the existing structure.

Internal spaces have been arranged to make efficient use of the available floor area, with covered sections enabling sufficient head height where required. The layout respects the original cellular nature of the building and responds to the irregular form typical of agricultural structures.



Figure 31: Proposed ground floor plan (Proposed alterations in orange)

9.4 Scale

The overall scale of the Piggery remains appropriate to its agricultural origins. While certain areas are covered as part of the conversion, the proposal does not introduce excessive increases in height or bulk.

The resulting building remains subservient in appearance and retains a low, rural profile consistent with its historic use and its relationship with surrounding buildings on the estate.

9.5 Access

Access to the Piggery is achieved using existing and traditional points of entry. New openings are limited and are located where they respond logically to the internal layout.

This approach avoids unnecessary alteration to the external elevations and ensures that access arrangements remain consistent with the building's agricultural character.

9.6 Materiality

The material palette for the Piggery has been carefully selected to reflect and reinforce its agricultural origins. Existing materials such as brickwork, stonework, and roof finishes are retained where possible.

New elements, including roof coverings and fenestration, are designed in a simple and robust manner, using materials that complement the existing fabric and avoid introducing a domestic appearance.



Figure 32: Proposed south elevation



Figure 33: Proposed west elevation

9.7 Summary

The conversion of the Piggery represents a considered and proportionate response to the challenges of adapting an existing agricultural building for continued use. While the proposal requires a more comprehensive intervention than other elements of the scheme, all works are justified by the need to achieve usable internal space and adequate head height.

The proposal retains the footprint, respects the agricultural form, and preserves the rural character of the building. It forms a coherent and appropriate part of the wider development proposals for the site

10.0 The Welcome Building

10.1 Purpose and Role within the Estate

The Welcome Building is conceived as the primary point of arrival and orientation for the Nonsuch Estate, acting as both a threshold and a destination in its own right. It brings together guest reception, hospitality and estate management functions with a comprehensive health and wellbeing offer, establishing a calm, welcoming first impression while supporting day-to-day estate operations.

As the principal arrival building, it is designed to accommodate a wide range of users including overnight guests, day visitors, staff and local users of the wellbeing facilities. The building therefore plays a critical role in shaping the overall experience of the estate, providing clarity of movement, legibility of function and a strong sense of place from the outset.

10.2 Site Context, Orientation and Arrival

The building is positioned to address the primary estate approach, forming a clear and intuitive arrival point that naturally draws visitors into the heart of the estate. Its orientation supports legible wayfinding, allowing guests to move seamlessly from arrival into reception, and onward to either the hospitality spaces or the health and wellbeing facilities.

Vehicular access is carefully managed to prioritise pedestrian comfort and safety at the point of arrival, while cycle provision is integrated to support sustainable travel choices. The building also accommodates estate buggies, reinforcing the wider movement strategy whereby internal estate journeys are undertaken using low-impact transport.

Arrival spaces are generous and uncluttered, creating a calm transition from the landscape into the building. From here, guests are visually and spatially connected to the estate beyond, reinforcing the relationship between architecture, landscape and experience.



Figure 34: Welcome building in context

10.3 Form and Massing

The architectural form of the Welcome Building is deliberately low and elongated, broken into a series of connected wings rather than expressed as a single dominant volume. This approach allows the building to sit comfortably within the rural estate setting, reducing its visual impact and ensuring it reads as a discreet component within the wider landscape.

The massing strategy reflects a hierarchy of uses, with public-facing spaces expressed more openly, while service and back-of-house areas are subtly recessed or screened. Rooflines are restrained and horizontal in emphasis, reinforcing the building's grounded presence and aligning it with the agricultural and estate typologies that characterise the surrounding context.

Overall, the form balances contemporary architectural expression with a sensitivity to scale, proportion and landscape setting.

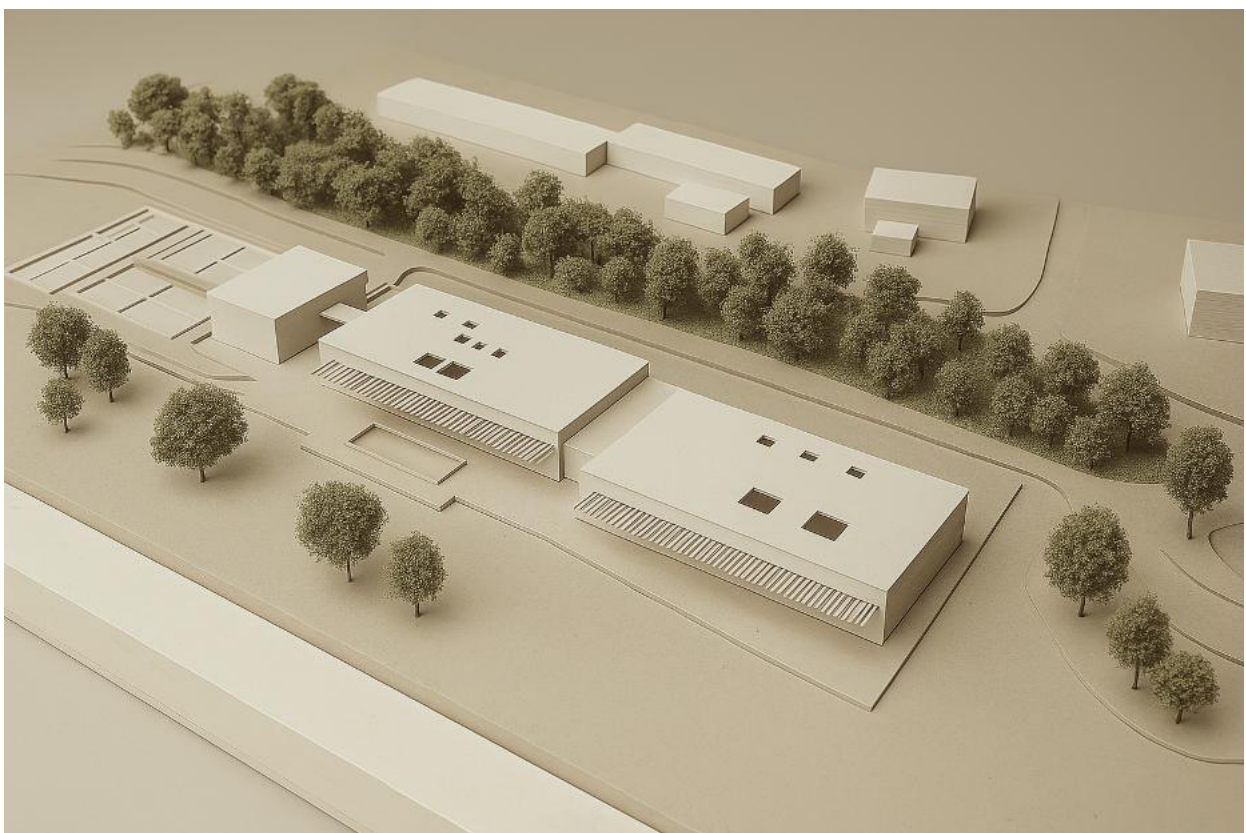


Figure 35: Welcome Building Massing model

10.4 Organisation and Layout

Arrival, Reception and Orientation

At the heart of the building is a generous entrance and reception space that acts as the primary point of orientation for the estate. This space is designed to be light-filled and welcoming, allowing staff to manage arrivals efficiently while providing guests with immediate clarity on how to navigate the building and wider estate.

Reception connects directly to both principal wings of the building, ensuring clear separation between the hospitality functions and the health and wellbeing facilities while maintaining visual and spatial continuity.

Hospitality and Estate Support Functions

One wing of the building accommodates hospitality and estate-facing functions, including café/restaurant facilities, a bar and flexible event space. These areas are designed to support a range of uses throughout the day and evening, from informal refreshments to private events and gatherings.

The hospitality spaces are supported by a commercial kitchen and associated preparation and storage areas, all arranged to allow efficient servicing without compromising the guest experience. Staff offices, welfare facilities and storage areas are discreetly integrated, ensuring that operational requirements are met while remaining visually unobtrusive.

Waste and servicing functions are carefully located to the rear of the building and accessed via secondary routes, maintaining a clean and welcoming arrival environment.

Health and Wellbeing Facilities

The health and wellbeing wing is designed as a calm, restorative environment that supports physical health, relaxation and mental wellbeing. The accommodation includes a gym, activity and yoga studio, treatment rooms and a comprehensive wet spa suite comprising an indoor pool, sauna, steam room and associated changing facilities.

The internal layout follows a clear progression from dry to wet spaces, ensuring intuitive movement and supporting hygiene and operational efficiency. Changing facilities are generously sized and include accessible provision, enabling inclusive use of the wellbeing facilities.

The pool hall and associated spa spaces are designed to feel serene and immersive, with careful control of light, acoustics and materiality to create a sense of retreat from the everyday. Extensive views are offered across the estate via a series of pivoting doors, strengthening connection to context as well as maximising natural light.

Servicing, Back-of-House and Plant Strategy

Given the technical demands of a health and wellbeing building, servicing and plant have been carefully planned to ensure robust operation while minimising impact on guest-facing spaces.

Plant rooms, ventilation equipment and laundry facilities are consolidated within dedicated service areas, allowing maintenance and servicing to be undertaken discreetly. Vertical service routes and internal service connections ensure that linen, supplies and operational movements can occur without crossing primary guest circulation routes.

This approach supports both the functional requirements of the building and the overall design intent of calm, uninterrupted guest experiences.

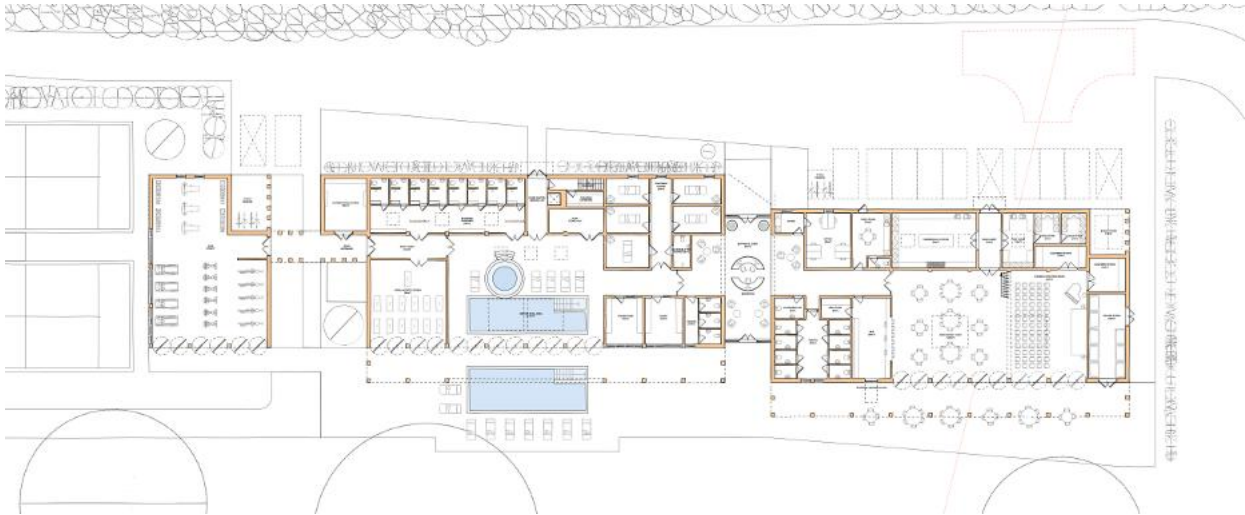


Figure 36: Plan in context

10.5 Materials and Architectural Character

External Materials

The external material palette is deliberately restrained and rooted in natural materials that weather gracefully over time. Vertical timber cladding provides texture and warmth, while areas of stonework ground the building and provide a sense of permanence and continuity with the wider estate.

Openings are expressed using high-quality metal framing, offering a crisp, contemporary contrast to the natural materials while ensuring durability and longevity. Oak elements are incorporated where appropriate to reinforce craftsmanship and material richness.

Roof finishes are designed to minimise visual impact, with extensive green roof coverage contributing to the building's integration with the landscape and enhancing ecological value.

Elevational Composition

Elevations are carefully proportioned to maintain a strong horizontal emphasis, reinforcing the low, landscape-led character of the building. Solid and glazed elements are balanced to provide openness where appropriate while retaining privacy and enclosure in more intimate spaces.

The architectural language is consistent across the building, ensuring coherence between the hospitality and wellbeing wings while allowing subtle variation to reflect their different functions.



Figure 37: Proposed south elevation (right wing)



Figure 38: Proposed south elevation (left wing)



Figure 39: Proposed west elevation

- ① VERTICAL CHARRED TIMBER CLADDING
- ② STONework
- ③ POWDER COATED ALUMINIUM FENESTRATION
- ④ SEEDUM ROOF
- ⑤ OAKWORK

10.6 Accessibility

Inclusive access is integral to the design of the Welcome Building. Level access is provided throughout principal public areas, with accessible sanitary and changing facilities integrated into both hospitality and wellbeing zones.

Circulation spaces are generous and legible, supporting ease of movement for all users including those with reduced mobility. The building is designed to accommodate a diverse range of guests, ensuring that the health and wellbeing offer is accessible to as wide an audience as possible.

10.7 Relationship to Landscape

The building is closely connected to its landscape setting, with internal spaces arranged to maintain visual links to the surrounding estate. Where appropriate, facilities extend into outdoor areas, supporting seasonal use and reinforcing the connection between wellbeing, landscape and nature.

The building's form and materiality allow it to sit comfortably within the landscape, reading as an extension of the estate rather than a standalone object.

10.8 Internal Atmospheres

Internally, the design prioritises calm, comfort and sensory quality. Materials, lighting and finishes will be selected to create a refined yet understated atmosphere appropriate to a premium health and wellbeing environment.

Public areas are designed to feel welcoming and social, while wellbeing spaces emphasise tranquillity and retreat. Throughout the building, contemporary detailing is balanced with warmth and texture, ensuring that the Welcome Building feels both modern and timeless.

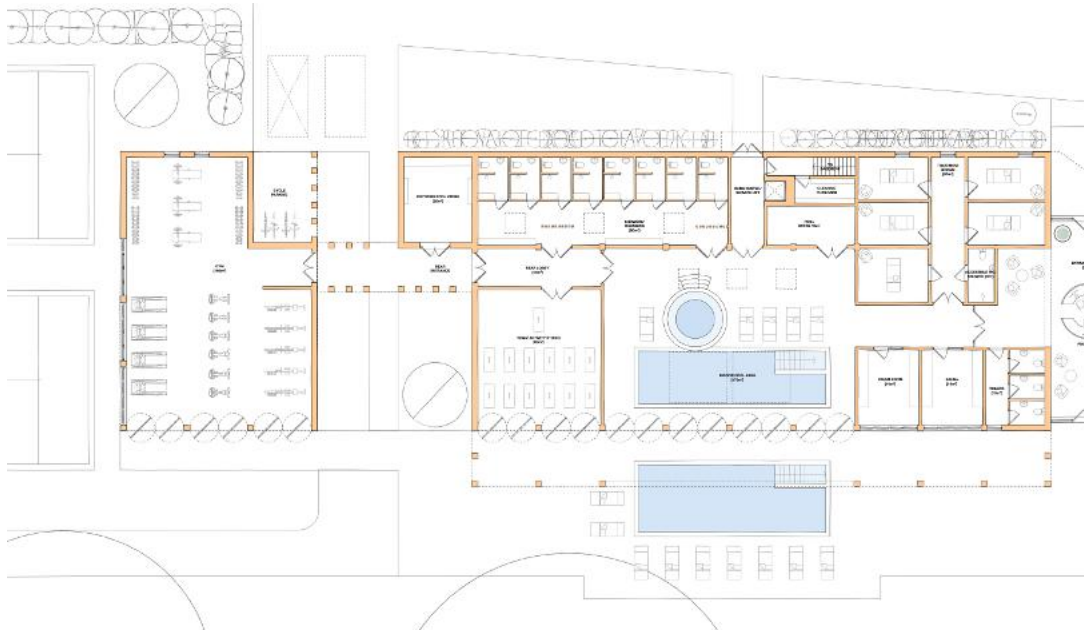


Figure 40: Proposed 'wellness' block (left wing)

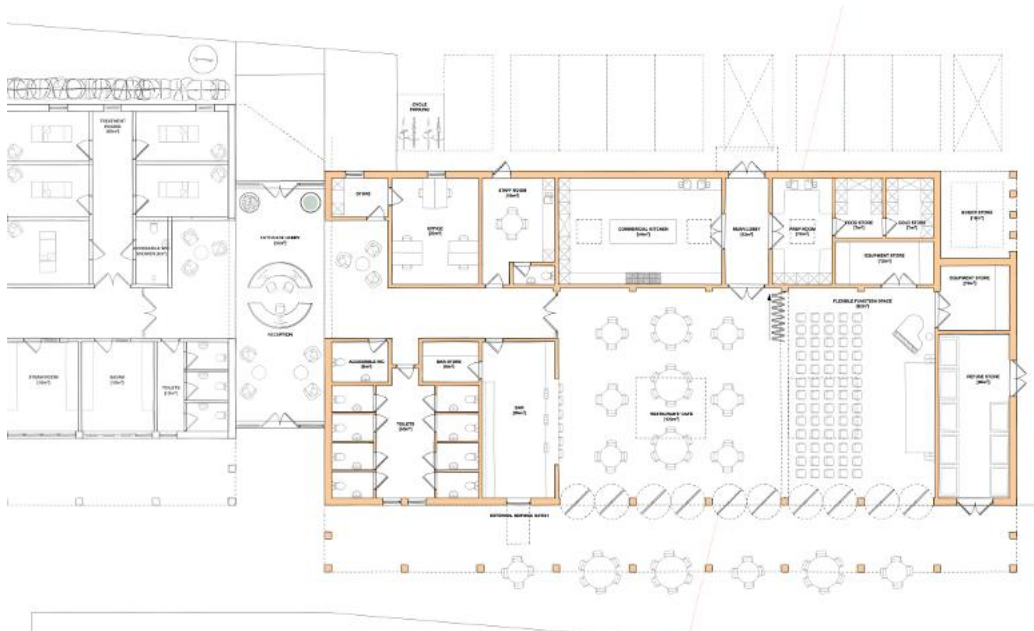


Figure 41: Proposed 'entertainment' block (right wing)

10.9 Summary

The Welcome Building is a carefully considered addition to the Nonsuch Estate, combining functional clarity with architectural restraint and a strong emphasis on wellbeing. It provides a clear point of arrival, supports the operational needs of the estate and delivers a high-quality health and wellbeing offer that is integral to the overall vision for Nonsuch.

Through its form, materiality and organisation, the building achieves a sensitive balance between contemporary design and rural context, creating a welcoming, inclusive and enduring gateway to the estate.

11.0 The Dovecot

11.1 Overview

The Dovecot is an existing historic structure located within the wider group of traditional buildings on the site. Positioned slightly apart yet clearly associated with the principal cluster, it forms part of the established architectural composition and contributes positively to the character and setting of the site.

The building is modest in scale and distinctly vernacular in form, with a simple massing and traditional detailing reflective of its original agricultural function. Its presence is long-established and it reads as a secondary, ancillary structure within the broader context of the site.

The proposals relating to The Dovecot are limited in scope and do not seek to alter its fundamental character, scale, or appearance. Instead, the intention is to sensitively preserve and lightly adapt the structure to ensure its continued use and long-term maintenance.

11.2 Design Principles

The approach to The Dovecot is guided by principles of conservation, restraint, and minimal intervention:

Retention of Existing Fabric: The structure is to be retained in its entirety, with no substantive alteration to its footprint or overall form.

Respect for Historic Character: The simple vernacular qualities of the building are preserved and reinforced.

Minimal Visual Change: Any proposed works are modest and do not materially alter the building's external appearance.

Reversibility: Where interventions are introduced, they are designed to be lightweight and reversible where possible.

Maintenance and Longevity: The works ensure the continued structural integrity and practical usability of the building.

The overall intention is not to redevelop the structure, but rather to secure its ongoing contribution to the site.

11.3 Layout

The existing layout of The Dovecot is retained. The internal arrangement remains largely unchanged, reflecting the simple cellular or singular volume typical of such structures.

Where minor internal adjustments are proposed, these are limited and carefully integrated so as not to affect the building's structural integrity or historic character. The spatial qualities of the existing volume, including its proportions and vertical emphasis, remain intact.

Externally, the established footprint is unaltered. There are no significant extensions or additions proposed, and the relationship of the building to surrounding structures and open space remains as existing.

11.4 Scale

The scale and massing of The Dovecot remain entirely consistent with the existing building.

No increase in ridge height, eaves height, or overall footprint is proposed. The distinctive proportions of the structure, which contribute to its visual identity and historic character, are preserved.

As a result, the building will continue to read as a modest ancillary structure within the site, with no increased visual prominence or impact on the surrounding setting.

11.5 Access

Access arrangements to The Dovecot remain largely as existing.

The building continues to be accessed via established routes within the site, with no requirement for new vehicular access or significant alterations to circulation patterns. Any minor improvements to thresholds or door openings are modest and undertaken in a manner that respects the original structure.

Given the limited scale of change and the ancillary nature of the use, there is no material increase in traffic or servicing requirements associated with the proposals.

11.6 Materiality

The material approach prioritises retention and repair of existing fabric.

Where repairs are required, materials will match the existing in type, colour, texture, and detailing to maintain visual continuity. Any new insertions are deliberately understated and subordinate to the original structure.

The palette remains traditional and restrained, ensuring the building's agricultural character is preserved. There are no contemporary or contrasting materials proposed that would disrupt its established appearance.

Overall, the material strategy reinforces the building's authenticity and longevity rather than introducing new architectural expression.

11.7 Summary

The proposals for The Dovecot are modest and conservation-led in nature.

The existing structure is retained in full, with no alteration to its scale, footprint, or defining character. Any works are limited to minor, sensitive adjustments intended to secure the building's continued use and maintenance.

The development does not intensify the site, materially alter its appearance, or increase its visual prominence. Instead, it represents a careful and respectful approach that preserves the architectural and historic value of The Dovecot within the wider site context.

12.0 Yoga Studio

12.1 Overview

The proposed Yoga Studio is a new single-storey structure positioned within the grounds of Nonsuch Estate, located away from the principal dwelling and read as part of the wider group of ancillary estate buildings. Its siting has been carefully considered to ensure it integrates naturally within the landscape and maintains the established hierarchy of development across the site.

The building is conceived as a low-profile, landscape-led form with a simple geometric plan and a gently sloping roof. It is designed to sit comfortably within its setting, avoiding prominence or visual competition with the main house.

The proposal introduces a purpose-built Yoga Studio within a clearly defined and self-contained footprint, without intensifying the built presence on the site.

12.2 Design Principles

The design is informed by the following key principles:

Subordinate Siting: The building is positioned to maintain clear visual and spatial separation from the principal dwelling.

Low Visual Impact: A shallow mono-pitch roof and horizontal emphasis reduce perceived height and mass.

Landscape Integration: The building form responds to the surrounding topography and planting.

Functional Clarity: The internal arrangement is simple and efficient, providing a clear primary studio space supported by compact ancillary facilities.

Restrained Architectural Expression: Materials and detailing are selected to ensure a quiet and recessive appearance.

The intention is to create a contemporary structure that sits naturally within the estate context rather than drawing attention to itself.

12.3 Layout

The building adopts a compact triangular footprint. The principal Yoga Studio space occupies approximately 50m² and forms the main internal volume.

Ancillary accommodation is arranged efficiently along one side of the plan and includes:

- An accessible WC
- Three additional WCs
- A cleaners' cupboard
- Storage

This arrangement consolidates servicing functions into a defined zone, allowing the primary studio space to remain open and flexible. The layout supports a range of activities while maintaining a clear and legible plan form.

The overall footprint is contained and proportionate to its intended use.

12.4 Scale

The proposed structure is single storey in height and adopts a shallow mono-pitch roof rising gently across the plan. The eaves line remains low, with the roof form reinforcing a strong horizontal emphasis.

There are no projecting elements or vertical features that would increase its prominence. The building is designed to sit comfortably within the landscape, with the roof profile ensuring it remains visually contained when viewed from surrounding areas.

The overall massing is simple and controlled, ensuring the development does not appear over-scaled in relation to its setting.

12.5 Access

Access to the Yoga Studio is via established western estate circulation route. No designated vehicular infrastructure is required.

The internal layout incorporates an accessible WC, ensuring inclusive access is provided as part of the overall arrangement.

Given the limited scale of accommodation and ancillary use, the proposed use does not result in significant additional traffic or servicing requirements.

12.6 Materiality

The material palette has been selected to ensure durability and integration with the rural setting. It comprises:

- A sedum roof
- Corten cladding
- Vertical charred timber cladding
- Carefully proportioned glazing

The sedum roof softens the building's appearance and reduces its visual impact when viewed from above or at distance. Corten and charred timber provide natural, weathering finishes that sit comfortably within the estate context.

Together, these materials reinforce a landscape-led architectural approach.

12.7 Summary

The Yoga Studio is a purpose-built ancillary structure designed to sit quietly within the grounds of Nonsuch Estate.

Its compact footprint, shallow roof form, and restrained material palette ensure the building integrates into its surroundings without creating visual dominance. The internal arrangement is clear and efficient, providing a dedicated studio space supported by necessary facilities.

The proposal represents a carefully considered addition to the estate, maintaining the established hierarchy of buildings and preserving the character of the wider setting.

13.0 The Gatehouse

13.1 Overview

The Gatehouse is proposed as a new landmark building positioned at the principal entrance to the Nonsuch Estate, creating a clear point of arrival for visitors whilst supporting the day-to-day operation of the estate.

The building provides a dedicated arrivals and reception hub at ground floor, with ancillary one-bedroom residential accommodation at first floor. This mixed-use arrangement responds to the operational requirements of the estate, providing visitor reception, check-in and administration facilities alongside modest residential accommodation associated with estate management.

The proposal establishes an attractive and legible entrance building that announces arrival at the estate whilst contributing positively to the wider architectural composition.

13.2 Design Principles

The design draws inspiration from the traditional gatehouses associated with historic country estates, reinterpreting these principles through a contemporary architectural language.

The building has been designed to create a strong sense of arrival without competing with the architectural significance of Nonsuch House. Its simple form, roof profile, and carefully considered proportions establish the Gatehouse as an important entrance building whilst ensuring it remains clearly subordinate within the wider estate hierarchy.

The ground floor is organised around welcoming public-facing reception spaces, whilst the first-floor apartment provides ancillary accommodation that supports the ongoing operation and management of the estate.

The architectural language reflects that adopted elsewhere across the estate, creating consistency through proportion, materiality and restrained detailing rather than direct imitation of the principal house.

13.3 Layout

The internal arrangement has been designed around the visitor arrival experience.

The ground floor accommodates a spacious reception and check-in area together with a dedicated back office, allowing visitors to be welcomed efficiently whilst providing appropriate facilities for estate administration.

The first floor contains a compact one-bedroom apartment with open-plan living accommodation. The residential accommodation is ancillary to the operation of the estate and provides a practical on-site presence where required.

The layout establishes a clear distinction between public and private functions whilst allowing both uses to operate efficiently within a compact building footprint.

13.4 Scale

The Gatehouse has been designed as a modest entrance building that is proportionate to its function and appropriate to its prominent location.

Its simple form and restrained scale ensure that it provides a clear visual marker at the estate entrance without competing with the wider architectural hierarchy of the estate. The compact footprint and

uncomplicated roof form reinforce its supporting role, allowing Nonsuch House to remain the principal architectural focus.

13.5 Access

Located immediately adjacent to the principal entrance, the Gatehouse provides an intuitive and easily identifiable point of arrival for visitors entering the estate.

The reception facilities allow visitors to check in before proceeding into the wider estate, improving operational efficiency and creating a clear arrival sequence. Separate access to the first-floor apartment ensures that the ancillary residential accommodation can function independently from the arrivals hub where required.

13.6 Materiality

The Gatehouse adopts the established material palette used throughout the wider Nonsuch Estate development.

Red brickwork and natural stone are complemented by standing seam roofing, powder-coated aluminium fenestration and areas of dark vertical timber cladding. Together these materials create a contemporary interpretation of traditional estate architecture, providing durability, quality and visual consistency across the estate.

The restrained palette ensures that the building possesses its own identity whilst sitting comfortably alongside the wider collection of estate buildings.

13.7 Summary

The proposed Gatehouse creates a high-quality entrance building that reinforces the identity of the Nonsuch Estate whilst supporting its day-to-day operation.

By combining visitor reception facilities with ancillary residential accommodation, the building provides an efficient and welcoming point of arrival that responds directly to the operational needs of the estate.

Drawing upon the principles of traditional estate gatehouses through contemporary design, carefully considered proportions and a consistent material palette, the proposal makes a positive contribution to the entrance sequence whilst remaining appropriately subservient to the wider architectural hierarchy of the estate.

14.0 Gate Cottage

14.1 Overview

Gate Cottage is an existing residential building located at the entrance to Nonsuch Estate, forming part of the established gateway arrangement. The building currently provides residential accommodation alongside estate-related ancillary spaces.

The proposals relate to a series of limited alterations and internal reconfiguration works intended to rationalise the layout and improve functionality. The overall form, scale and character of the cottage are retained. The works do not introduce substantial extensions or materially alter the established presence of the building within the entrance setting.

The intention is to enhance the usability of the cottage while preserving its architectural identity and contribution to the estate frontage.

14.2 Design Principles

The approach to Gate Cottage is guided by the following principles:

Retention of Existing Form: The established footprint, roof form and overall massing are preserved.

Internal Rationalisation: Reconfiguration improves circulation and functional relationships between rooms.

Limited External Intervention: Elevational changes are controlled and proportionate.

Respect for Entrance Character: The cottage continues to support the defined gateway composition.

Continuity of Materials: Existing external materials and detailing are maintained.

The strategy focuses on refinement and improvement rather than enlargement or redevelopment.

14.3 Layout

At ground floor level, the proposals reorganise the internal arrangement to create a more coherent residential layout. Existing ancillary and estate-related spaces are consolidated, and circulation is clarified.

The kitchen, sitting room and study remain at ground floor level, with supporting spaces including a boot room, utility, lobby and WC arranged more efficiently. The reconfiguration improves flow between principal living spaces without requiring significant outward expansion.

At first floor level, bedroom accommodation is rationalised. The arrangement continues to provide multiple bedrooms with associated bathroom and en-suite facilities, with improved spatial organisation and clearer circulation from the landing.

The works are largely contained within the existing envelope, with only minor adjustments to accommodate the revised layout.

14.4 Scale

The overall scale of Gate Cottage remains unchanged. The ridge height, eaves levels and general roof profile are retained.

Comparative review of the existing and proposed elevations indicates that alterations are subtle and do not materially alter the building's massing. The principal elevations maintain their established composition and proportions.

Any minor additions or adjustments are subordinate to the main structure and do not introduce additional storeys or increases in built volume.

14.5 Access

Access arrangements remain as existing. The building continues to be approached from the established entrance route serving the estate.

There are no changes to vehicular access points or circulation patterns. The principal entrance to the cottage is retained, and the internal reconfiguration improves movement within the dwelling without affecting external access arrangements.

The proposals do not intensify use or introduce additional traffic movements beyond those already associated with the existing residential function.

14.6 Materiality

The external material palette remains consistent with the existing building. Proposed works retain the established character and appearance of the cottage.

Where new elements are introduced, they are designed to match or complement the existing finishes to ensure visual continuity. There is no introduction of contrasting or contemporary materials that would alter the building's established identity.

The overall approach maintains the cottage's traditional character within the estate entrance setting.

14.7 Summary

The proposals for Gate Cottage comprise limited internal reconfiguration and carefully controlled external alterations.

The building's established footprint, scale and architectural character are retained. Elevational changes are minor and do not materially affect the appearance of the cottage within the entrance context.

The scheme improves the internal functionality of the dwelling while preserving its contribution to the estate gateway and maintaining the overall character of the site.

15.0 The Boat House

15.1 Overview

The proposed Boat House is a new waterside structure situated along the edge of the site, positioned adjacent to the lake and orientated to take advantage of long views across the water. The building occupies a discreet location within the wider grounds, set away from the principal dwelling and read as a secondary, ancillary structure within the overall composition of the site.

The building is designed to function as a private artist's studio. Its architectural expression reflects the utilitarian simplicity of vernacular boat houses, while incorporating a refined contemporary approach appropriate to its creative purpose. The proposal has been carefully considered in terms of siting, scale, and materiality to ensure it sits comfortably within its immediate and wider context.

15.2 Design Principles

The design of the Boat House has been guided by the following key principles:

Respect for Context: The building adopts the form and proportions of traditional boat houses and waterside outbuildings, ensuring visual continuity with local character.

Subordinate Form: The structure is intentionally modest in scale and contextually appropriate.

Landscape Integration: The siting responds to topography and planting, allowing the building to nestle into its setting rather than dominate it.

Connection to the Water: Openings are strategically positioned to frame views and maximise natural daylight while maintaining a controlled external appearance.

Functional Simplicity: The plan is straightforward and flexible, reflecting the working nature of an artist's studio.

Environmental Consideration: Passive solar gain, natural ventilation, and durable materials appropriate to a waterside environment inform the design approach.

These principles ensure the proposal is both contextually sensitive and functionally appropriate.

15.3 Layout

The layout of the Boat House is simple and efficient, reflecting the practical origins of traditional boat storage buildings.

The primary studio space occupies the main volume of the structure, forming a generous open-plan working area. This allows flexibility for different artistic practices and ensures adaptability over time. The clear-span internal arrangement maximises usable floor area and reinforces the building's simple architectural form.

Ancillary storage is integrated discreetly within the overall footprint to avoid fragmentation of the primary space. Circulation is direct and legible, with immediate access from the entrance into the main studio area.

Externally, the footprint has been carefully positioned to:

Preserve key views to and from the water.

Minimise impact on existing landscape features.

The layout supports both practical use and visual coherence within the site.

15.4 Scale

The scale of the proposed Boat House has been deliberately restrained to reflect its ancillary function.

The building adopts a simple pitched roof form consistent with maritime vernacular. The ridge height has been limited to reduce visual prominence, while the low eaves line emphasises horizontality and reinforces the building's subordinate role within the site.

The overall massing is compact and carefully proportioned. The volume is appropriate to its use as a private studio and avoids any perception of overdevelopment. The simplicity of the form ensures that the building integrates comfortably into both immediate and longer-distance views.

15.5 Access

Pedestrian access to the studio is straightforward and clearly defined. The approach is informal and consistent with the character of the site. Thresholds have been designed to minimise level changes where feasible, promoting ease of access. The access strategy is therefore proportionate and sustainable.

15.6 Materiality

The material palette draws directly from traditional boat house typologies and waterside structures.

External finishes are selected for their durability and appropriateness within a marine environment. These include:

Timber cladding to reference maritime construction and weather naturally over time.

A simple metal or slate roof finish reflecting utilitarian precedents.

Glazing to maximise views across the lake.

The colour palette is muted and natural, ensuring the building recedes into the landscape and complements its surroundings.

Internally, materials are robust and practical, suitable for studio use while maintaining a clean and uncluttered aesthetic.

15.7 Summary

The proposed Boat House (Artist's Studio) is a modest, carefully sited development that responds directly to its waterside context.

Through its simple form, restrained scale, and considered materiality, the building reflects the character of traditional boat houses while providing a flexible and inspiring creative space. The layout is efficient and practical, and the access arrangements are proportionate to its private use.

Overall, the proposal represents a sensitive and well-integrated addition that enhances the character of the site without detracting from its landscape or waterfront setting.

16.0 The Bungalow / Farm Cottage

16.1 Overview

The Bungalow (also referred to as Farm Cottage) is an existing single-storey dwelling situated within the wider estate context at Nonsuch. The building is characterised by a traditional rural form, incorporating red brickwork, rendered elements, stone detailing and a pitched tiled roof.

The proposals relate to the refurbishment and internal reconfiguration of the dwelling, alongside limited and carefully controlled external alterations. The established footprint, ridge height and overall massing of the building are retained. The intention is to improve the quality and functionality of the accommodation while preserving the building's character and contribution to the estate setting.

The works focus on enhancement and rationalisation rather than expansion.

16.2 Design Principles

The approach to The Bungalow is guided by the following principles:

Retention of Existing Form: The building's footprint, roof profile and overall massing remain unchanged.

Internal Rationalisation: The layout is reorganised to provide a more coherent residential arrangement.

Targeted External Improvements: Alterations are limited to replacement and upgrading of specific elements.

Material Continuity: Existing materials are retained where possible, with new elements designed to complement the established character.

Improved Longevity: The works address areas of deterioration and introduce durable replacements.

The strategy ensures the dwelling is upgraded in a manner that respects its rural identity.

16.3 Layout

The proposals reorganise the ground floor plan to create a clearer and more functional arrangement of living and sleeping accommodation.

The revised layout provides:

- A central kitchen / dining / living space
- Separate living room
- Multiple bedrooms
- Bathroom and en-suite facilities
- Boot lobby and storage areas

Circulation is improved through clearer separation between living spaces and bedrooms, and the relationship between ancillary spaces such as the boot lobby and bathroom is rationalised.

All reconfiguration is contained within the existing building envelope, with no outward extension of the footprint.

16.4 Scale

There are no changes to the overall scale of the building. The ridge height, eaves levels and roof geometry remain as existing. The building remains a single-storey structure with pitched roof elements and modest articulation.

Any alterations to openings or rooflights are proportionate and do not materially alter the massing or silhouette of the building.

16.5 Access

Access arrangements remain unchanged. The principal entrance to the dwelling is retained, and the building continues to be served by the established estate circulation routes.

The revised internal arrangement improves movement within the dwelling, particularly between entrance, boot lobby and principal living spaces. No new access points or vehicular changes are proposed.

The residential use remains consistent with the existing function of the building.

16.6 Materiality

The material approach prioritises retention and sensitive replacement.

Existing elements include red brickwork, rendered walls, stone detailing, timber windows and tiled roofing. Where replacement is required, materials are selected to match or complement these existing finishes.

Proposed upgrades include:

Timber doors to match the existing character

Conservation-style rooflights

Replacement aluminium gutters and downpipes

Flagstone flooring internally

Selective replacement of deteriorated timber elements

These interventions improve durability and performance while maintaining the established rural aesthetic of the building.

There is no introduction of incongruous or highly contrasting materials.

16.7 Summary

The proposals for The Bungalow / Farm Cottage comprise internal reconfiguration and targeted refurbishment works.

The building's footprint, scale and roof form are retained, and external changes are limited to replacement openings, rooflights and rainwater goods, together with repair or upgrade of selected materials.

The scheme enhances the quality and functionality of the dwelling while preserving its established character within the estate. The overall visual impact of the building remains consistent with its existing presence.

17.0 Forestry and Agricultural Buildings

17.1 Overview

The Forestry and Agricultural Buildings provide the operational heart of the Nonsuch Estate, accommodating the day-to-day management, maintenance and stewardship required for the long-term operation of the estate.

The proposals comprise an Estate Office, Workshop, Tractor Store and Estate Manager's Accommodation, each fulfilling a distinct operational role whilst forming a coherent group of buildings that support the wider estate. Together they provide office accommodation, machinery storage, workshop facilities and on-site residential accommodation necessary for the effective management of the estate.

Rather than adopting a domestic architectural language, the buildings are deliberately conceived as contemporary interpretations of traditional estate and agricultural buildings. Their simple forms, restrained detailing and robust material palette acknowledge the working heritage of the estate while creating architecture that sits comfortably within its rural landscape.



Figure 42: Proposed Forestry and Agricultural complex

17.2 Design Principles

The architectural approach is founded upon the traditions of estate architecture, drawing inspiration from the simple agricultural buildings historically associated with large country estates.

Each building adopts clear, rectilinear forms with uncomplicated roof profiles, reflecting the functional nature of their intended use. The design deliberately avoids unnecessary ornamentation, allowing proportion, material quality and careful detailing to define the architectural character.

Whilst the buildings have a contemporary appearance, they remain firmly rooted within the wider architectural language of the Nonsuch Estate. The use of natural masonry, dark vertical timber cladding and simple pitched roofs creates a family of buildings that complement the estate without competing with the architectural significance of Nonsuch House.

Importantly, the proposals do not seek to imitate the principal house. Instead, they reinforce the established hierarchy of the estate by expressing their subordinate, functional role through restrained architecture and honest construction.

17.3 Layout

The four buildings are arranged to create an efficient operational yard, allowing estate management activities to function safely and effectively whilst maintaining clear separation between public and operational areas.

The Estate Office provides the administrative centre of the estate, incorporating office space, meeting facilities, kitchen and ancillary accommodation. The Workshop and Tractor Store are positioned to maximise operational efficiency, providing dedicated accommodation for vehicle maintenance, machinery storage and materials. The Estate Manager's Accommodation is located nearby, enabling a permanent on-site presence essential for the day-to-day management and security of the estate.

Although each building performs an individual function, they are planned as a unified group, reinforcing the character of a traditional estate service yard.

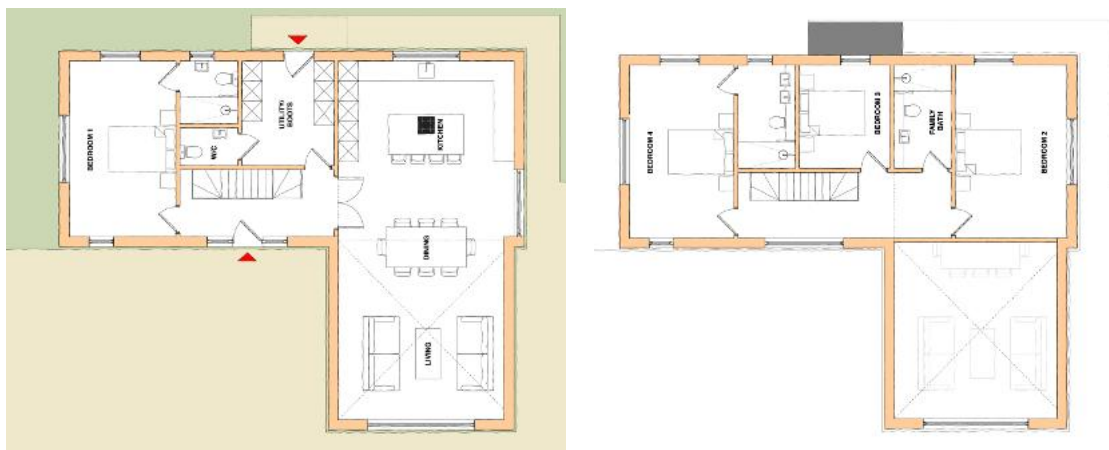


Figure 43: Proposed floorplans of the Manager's Accommodation

17.4 Scale

The buildings have been designed with proportions appropriate to their operational functions whilst remaining sympathetic to the wider landscape.

Simple roof forms and carefully controlled building heights ensure that the development sits comfortably within the rural setting. The Workshop and Tractor Store provide the larger internal volumes necessary for agricultural machinery and maintenance activities, whilst the Estate Office and Manager's Accommodation adopt more domestic proportions appropriate to their respective uses.

Collectively, the buildings remain clearly secondary within the wider estate, reinforcing the established architectural hierarchy in which Nonsuch House remains the dominant built form.



Figure 44: Proposed key elevations of the Manager's Accommodation

17.5 Access

The layout has been designed around the practical requirements of estate operation.

Vehicular access allows the safe movement of agricultural machinery, maintenance vehicles and deliveries between the Workshop, Tractor Store and wider estate. Dedicated pedestrian access is provided to the Estate Office and Estate Manager's Accommodation, ensuring that operational and residential uses can function safely alongside one another.

The arrangement reflects the practical needs of a working estate whilst maintaining a logical and legible circulation pattern.

17.6 Materiality

A consistent palette of robust, natural materials has been adopted across all four buildings to reinforce their collective identity and reflect the character of traditional estate buildings.

Natural masonry forms the base of each building, providing permanence and visual connection with the wider estate. This is complemented by vertical charred timber cladding, introducing texture and depth whilst allowing the buildings to recess into the surrounding landscape. Simple standing-seam metal roofs complete the composition, providing a durable and contemporary interpretation of traditional agricultural roof forms.

The restrained material palette creates consistency across the operational buildings whilst clearly distinguishing them from the principal residential architecture elsewhere on the estate.

17.7 Summary

The Forestry and Agricultural Buildings provide essential infrastructure for the long-term management and operation of the Nonsuch Estate.

The proposals successfully balance functional requirements with high-quality architectural design, creating a cohesive group of contemporary estate buildings rooted in the traditions of rural estate architecture.

18.0 Denbanks

18.1 Overview

The Denbanks proposals comprise the replacement of the existing dwelling with two detached homes situated adjacent to the Nonsuch Estate. The development responds to the established character of the estate whilst creating a high-quality residential frontage that operates as part of the wider complex.

The architectural approach has been carefully considered to acknowledge the significance of Nonsuch House. Rather than replicating the listed building or introducing a pastiche interpretation, the proposed dwellings draw inspiration from its proportions, symmetry and architectural discipline. The resulting buildings are deliberately simplified, ensuring they remain clearly subservient to the principal house whilst contributing positively to the architectural character of the estate.

Each dwelling provides approximately 239m² of accommodation arranged over three floors, replacing the existing dwelling with a pair of well-proportioned family homes. These proposals build upon the established principle of development in the application PL/2025/05767.



Figure 45: Proposed Denbanks dwellings

18.2 Design Principles

The design seeks to establish a strong architectural relationship with Nonsuch House through interpretation rather than imitation. The buildings adopt the formal composition, balanced proportions and disciplined roof forms associated with the principal house, while avoiding ornate detailing or direct replication.

Symmetrical principal elevations, generous vertical window proportions, natural slate roofs, dormer windows and carefully proportioned entrances reference the architectural language of the estate.

These elements are expressed in a contemporary manner, allowing the new dwellings to possess their own identity whilst reinforcing the coherence of the wider estate.

This restrained approach ensures the proposals respect the architectural hierarchy of the estate. Nonsuch House remains the dominant architectural feature, with the Denbanks dwellings acting as supporting buildings that complement rather than compete with the significance of the listed building.

18.3 Layout

The two dwellings are positioned within generous landscaped plots, maintaining appropriate separation distances and creating a balanced composition either side of the site entrance. Individual driveways provide parking without cluttering the frontage of the plots, whilst gardens and retained planting reinforce the landscape character of the site.

Internally, accommodation is arranged around spacious open-plan living spaces at ground floor, with bedrooms accommodated across the upper floors to provide flexible homes for short term rental or more long-term inhabitation.



Figure 46: Proposed floorplans of the Denbanks dwellings

18.4 Scale

Although the dwellings are substantial in form, their scale has been carefully controlled through the use of hipped roof forms, recessed upper storeys within the roof space and balanced elevations. The approved ridge line has been reduced by over 1m, ensuring the overall height remains consistent with the established planning envelope.

The accompanying site section demonstrates that the proposed dwellings remain visually subordinate within the wider estate and do not compete with the scale or prominence of Nonsuch House. Instead, they reinforce the established hierarchy of buildings across the estate.



Figure 47: Proposed principal facade of the Denbanks dwellings

18.5 Access

The development utilises the existing point of access from Westbrook Road, providing separate driveways, parking and turning areas for each dwelling. Pedestrian access is clearly defined, with entrances orientated towards the approach and integrated into the overall site layout.

The arrangement provides convenient access whilst maintaining generous areas of landscaping around each dwelling, preserving the spacious character associated with the estate.

18.6 Materiality

A restrained palette of high-quality natural materials has been selected, comprising natural stone walling, natural slate roofs and painted timber fenestration. These materials reflect those found elsewhere across the estate and establish continuity with the architectural language of Nonsuch House.

Importantly, the detailing remains intentionally understated. Rather than reproducing the elaborate architectural ornament of the principal house, the proposals use proportion, material quality and composition to acknowledge its influence. This approach creates buildings that are recognisably related to Nonsuch House whilst remaining contemporary, honest in their expression and appropriately subservient.

18.7 Summary

The Denbanks proposals provide two high-quality dwellings that successfully reinforce the architectural character of the Nonsuch Estate.

The design draws upon the compositional principles and architectural discipline of Nonsuch House without attempting to copy or compete with it. Instead, the proposals reference the estate's architectural language through proportion, form and materiality, creating buildings that are respectful, complementary and clearly subordinate to the Grade II* listed house.

Together with the careful site planning, restrained palette of materials and landscaped setting, the proposals represent an appropriate and sensitive enhancement to the entrance of the estate.

19.0 Environmental Mitigation

19.1 Overview

Sustainability is a guiding principle underpinning the restoration and regeneration of Nonsuch House and the wider estate. The proposals are designed to deliver long-term environmental resilience, reduced operational emissions and responsible resource management, whilst responding sensitively to the heritage significance of the listed buildings and the rural character of the site. The strategy combines a fabric-first approach, renewable energy generation and low-carbon heating, ecological enhancement, and robust systems for water management, drainage, and waste reduction.

The ambition is for the estate to operate with a substantially reduced carbon footprint compared to conventional development, while securing a viable and enduring future for its historic assets through appropriate re-use and regenerative land management.



Figure 48: Visual of woodland path along the south boundary of the estate

19.2 Fabric-First Approach

A fabric-first approach will be applied across the scheme to reduce energy demand before relying on technology-based solutions. Where the historic and listed status of Nonsuch House and associated buildings restricts upgrades to certain significant elements, such as external and internal walls, thermal performance will be improved through interventions elsewhere, including roof build-ups, floor construction and discreet insulation solutions.

Secondary glazing will be incorporated wherever appropriate to enhance comfort, reduce heat loss and minimise draughts that are common in older buildings. This measure also reduces the risk of interstitial condensation, improving internal environmental conditions while avoiding intrusive alteration to significant window fabric. Such upgrades contribute to reduced heating demand and support the overall reduction of CO₂ emissions across the estate.

Natural and low-impact materials, such as woodfibre insulation, will be prioritised where possible to achieve improved thermal performance while maintaining breathability and compatibility with traditional construction.

19.3 Low-Carbon Heating and Energy Generation

Air Source Heat Pumps (ASHPs)

Low-carbon heating will be delivered primarily through air source heat pumps across the estate. Air source heat pumps provide an efficient and reliable solution for both new buildings and converted buildings where insulation levels are adequate. In this sensitive rural setting, heat pump units will be carefully located to minimise visual impact, generally positioned against existing walls or within screened locations, and will not be placed on primary or principal elevations.

Where screening is required, high-quality timber or oak enclosures will be used to integrate plant discreetly within the landscape. Unit selection will also be informed by noise performance, ensuring that the equipment operates quietly and does not result in adverse effects on amenity.

The preliminary estate-wide assessment indicates that the scheme will incorporate approximately 44 air source heat pumps, distributed across buildings in response to use, scale and energy demand.

Photovoltaic (PV) Panels and Electricity

The overarching energy ambition for the estate is to support the development with 100% green-generated electricity. Renewable electricity generation will be delivered through a large number of photovoltaic panels integrated across the scheme, including in-roof systems on new pitched roof buildings. The use of in-roof PV technology reduces visual impact by ensuring the panels sit flush with roof finishes and form part of the roof surface, creating a more coherent and less intrusive appearance.

The proposals indicate approximately 200 photovoltaic panels, sensitively integrated across suitable roof areas. These are to be matt black in colour and anti-glare in nature. Any excess electricity generated beyond on-site demand may be exported to the national grid for community benefit. The inclusion of battery storage will also be explored, potentially housed within plant areas (such as underground plant rooms), allowing a proportion of generated energy to be stored and used during periods of lower sunlight availability.

Where grid supply remains necessary (particularly during winter months) electricity will be sourced from green energy providers, ensuring that the operational energy supply remains aligned with sustainability objectives.

19.4 Building-Specific Sustainability Objectives

Sustainability measures are tailored according to building type, heritage constraints and operational requirements:

Nonsuch House and the Farmstay: Due to the listed status and the significance of historic fabric, certain elements cannot be thermally upgraded. This is offset through improved thermal performance in new roof structures, carefully integrated insulation measures, and low-carbon heating systems. ASHPs will form the primary heating solution.

Health and Wellbeing Building: These buildings are intended to be highly energy efficient and operate as self-sufficient, carbon neutral units, supported by high-performance PV panels and ASHP systems.

Manager's Residence and Estate Buildings: These buildings are similarly proposed to operate with high levels of self-sufficiency and reduced environmental impact, supported by renewable generation and low-carbon heating.

19.5 Green Roof Technology and Surface Water Management

Green roofs (including sedum roof technology) will be incorporated on selected buildings such as the Welcome Building and other ancillary structures. These extensive roofs contribute to sustainability by:

Reducing surface water run-off and supporting sustainable drainage

Providing additional insulation at roof level, reducing heating and cooling demand

Increasing ecological value through planted roof habitats

Helping to integrate buildings into the landscape visually, creating a “fifth façade” that blends built form with the surrounding environment

A context-specific planting palette will be developed in coordination with the landscape architect, incorporating local sedums, grasses, mosses and succulents suited to low maintenance and minimal irrigation requirements.

19.6 Waste, Recycling and Operational Sustainability

The estate will incorporate a series of combined bike and mini recycling storage facilities throughout the development. A centralised waste and recycling strategy will be implemented, with a larger dedicated recycling area located at the Welcome Building to support proper separation and collection.

Waste management will be undertaken via a private waste and recycling contractor. Internal estate operations will support a low-impact approach, with electric estate buggies used to collect and shuttle waste and recycling from individual buildings to the central facility on a daily basis, minimising the need for frequent large vehicle movements through the site.

Bike storage provision supports sustainable travel and encourages guests to explore the estate and surrounding area by active means. In addition, a number of bikes may be available for hire from the Welcome Building to further promote low-carbon movement.

19.7 Foul Drainage and Water Treatment

Given the estate's semi-rural location and limited connection to foul drainage infrastructure, foul drainage will be managed sustainably on-site through a series of modern waste treatment plants. These systems will be located below ground and connected via new below-ground pipework linking each building to the treatment vessels.

The proposed treatment process is designed to:

Anaerobically digest waste material

Produce compacted solids for licensed off-site removal where necessary

Discharge treated water cleanly back into the ground through local infiltration, supporting aquifer recharge.

By treating and discharging water locally, the strategy significantly reduces the amount of foul matter requiring cart-away disposal, delivering a more sustainable operational system suitable for a rural estate setting.

19.8 Biodiversity Net Gain and Ecological Enhancement

Working closely with the project ecologist, the proposals are designed to deliver biodiversity net gain and enhance ecological value across the estate. Measures include:

New Nesting and Roosting Opportunities

A number of bird and bat species have the potential to roost within existing buildings. Where necessary, any affected species will be sensitively relocated at an appropriate time of year to avoid disturbance to breeding and nesting cycles. New integrated roosting and nesting habitats will be incorporated within buildings and landscape features to support long-term ecological enhancement and species resilience.

Biodiverse Green Roofs

Extensively planted sedum roofs will create valuable habitat for insects, pollinators and other wildlife. These roofs provide a significant ecological improvement in areas where the baseline condition may currently be hard surfaced or otherwise of low biodiversity value.

Enhanced Parkland and Pastureland

Existing parkland trees will be protected and supported through appropriate estate management. Areas beneath parkland trees, which are often rich in biodiversity, will be safeguarded through the use of estate fencing to manage grazing and prevent degradation. The parkland edges will be seeded with wildflower mixes to create ecologically diverse transition zones protected from grazing pressure.

Woodland Edge Extension

Woodland edge habitats will be extended using appropriate native species, particularly in areas adjacent to ancient woodland. This strengthens ecological connectivity and enhances habitats for flora and fauna, supporting a resilient estate-wide ecosystem.

Water Bodies and Liminal Habitats

The creation and enhancement of water bodies, including the ornamental irrigation lake and associated pond features, will deliver both practical land management and ecological benefit. The integration of planted liminal edges and varied wetland margins will provide valuable habitat for wildlife and contribute to the diversification and long-term sustainability of biodiversity across the estate.

19.9 Sustainable Future

The sustainability strategy reflects a long-term commitment to environmental responsibility and stewardship. It informs both the construction approach and the ongoing operation of the estate, reducing energy demand, lowering emissions, enhancing biodiversity, and ensuring responsible water and waste management.

Together, these measures support the creation of a restored and regenerated estate that is environmentally resilient, operationally efficient and aligned with contemporary best practice for sustainable rural development - while remaining sensitive to heritage significance, landscape character and the special qualities of the site.

20.0 Conclusions

The proposals for Nonsuch House and Estate represent a comprehensive and carefully considered strategy to secure the long-term future of an important historic country estate. Nonsuch House is a highly significant heritage asset which has suffered catastrophic fire damage and remains in a vulnerable condition. The proposed restoration and reconstruction works provide a clear opportunity to safeguard the building and its setting, reversing ongoing decline and ensuring that the estate is once again placed into meaningful, sustainable use.

The scheme goes beyond simple repair. It has been developed as a landscape-led masterplan that respects the estate's established hierarchy and historic evolution, restoring the relationship between Nonsuch House, its gardens and the wider parkland setting. The proposals retain and reinforce key landscape and heritage features, including existing lawns, woodland and formal garden elements, while introducing carefully integrated additions such as enhanced walking routes, curated gardens, and estate infrastructure to support both visitor experience and long-term land management. The masterplan therefore strengthens both the heritage significance and the environmental quality of the site.

The proposed conversion of Nonsuch House to a boutique hotel, supported by ancillary health and wellbeing facilities and farmstay accommodation, provides a viable and sensitive mechanism for long-term stewardship. These uses are inherently compatible with the estate's character and offer a sustainable route to funding ongoing maintenance and conservation. The proposals will re-establish the estate as a well-functioning place, capable of supporting both its historic fabric and its landscape setting into the future.

Sustainability is central to the scheme, informing both construction approaches and long-term operation. The proposals incorporate an ambition to reduce environmental impact through energy-conscious design, responsible water management and appropriate material selection. This aligns with the increasing demand for sustainable rural tourism and positions Nonsuch as a model for regenerative estate renewal, where landscape, heritage and modern use are brought together to create long-term resilience.

The scheme also offers clear public and community benefits. It will generate employment opportunities, support the local economy through increased tourism and spending, and reinforce the estate's contribution to the wider region. The proposals therefore respond not only to the conservation needs of the site but also to broader objectives for rural regeneration, sustainable growth and place-based economic activity.

The applicant is an experienced developer, owner and operator within the South West, with a proven track record of conserving and enhancing complex historic buildings and estates. The proposals have been informed by a thorough and collaborative design process supported by specialist consultants, ensuring that the scheme has been developed with the level of care required for a site of this sensitivity and significance.

For these reasons, the proposals provide a robust and balanced response to the challenges facing Nonsuch House and Estate. They deliver a sustainable future for the heritage assets, enhance the landscape setting, and provide substantial economic and social benefits.

*In Wiltshire's heart, where history resides,
Nonsuch House, a phoenix, fire-baptized.
Its grandeur sleeps, in scars the past confides,
A canvas vast, for dreams to be revived.*

*Formal gardens, whispers of delight,
Awaiting hands to bring their beauty back.
Living walls, where blooms in splendor fight,
A verdant maze on history's ancient track.*

*The fire's wrath, a prelude to rebirth,
A boutique hotel, luxury's embrace.
Within its shell, a haven for the Earth,
A sustainable and nurturing place.*

*Ancient woodlands, secrets yet untold,
Whispers of nature, in each towering oak.
Conservation's call, a story to unfold,
Respectful access, for wisdom to evoke.*

*From grandeur lost, a future takes its flight,
Where wellness reigns and heritage takes hold.
A symphony of beauty, bathed in light,
Nonsuch House, a story yet to be told.*

To be Continued....



Figure 49: Illustrative south elevation of Nonsuch House as proposed

21.0 Appendices

Appendix A: Application Drawing Issue List

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- 002 – Existing Block Plan
- 003 – Existing Site Layout
- 004 – Proposed Site Layout (REV A)
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- 006 – Existing Approvals

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- 107 – Proposed Elevations
- 108 – Precedents – Internal Styles
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- 302 – Existing Elevations (REV A)
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- 402 – Existing Ground Floor plan
- 403 – Existing First Floor Plan
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- 405 – Existing Roof Plan
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- 407 – Existing Elevations
- 408 – Proposed Basement Plan
- 409 – Proposed Ground Floor Plan
- 410 – Proposed First Floor Plan
- 411 – Proposed Second Floor Plan
- 412 – Proposed Roof Plan
- 413 – Proposed Elevations
- 412 – Proposed Elevations

500 – The Piggery

- 501 – Existing Floor Plan
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600 – The Dovecot

601 – The Dovecot

700 – Yoga Studio

701 – Yoga Studio

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901 – Gate Cottage

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1101 – The Bungalow

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