# Appendices

**Appendix A:** **A.3.** Pre-application Design and Access Statement

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# Nonsuch House

## Design & Access Statement



# Design & Access Statement

## Nonsuch House + Estate

*Nonsuch House, which means 'without exception' was an unusual Grade II* Listed property set in a non designated parkland-esque estate. Originally the property started life as a hunting lodge back in the Sixteenth Century and has evolved significantly every century since. During 2022 a catastrophic fire broke out which destroyed the entirety of the roof structure, much of the ground and first floor.*

## Boyce Group

*Boyce Group, an ambitious yet experienced developer and operator in the South West of England of living sector real estate purchased Nonsuch House in 2022 in an effort to save the building from falling further into disrepair and to safeguard against the potential total loss of the heritage asset. The building had undergone an extensive marketing exercise by Allsop but unfortunately failed to sell at auction and so a contract to sell the property was privately negotiated with the former owner who did not have the financial acumen to restore the property.*

# Executive Summary

## Present State

*A temporary roof was installed on the main property as an emergency works measure in order to prevent further damage by weathering. The building is in a perilous unsafe state and is not inhabitable. All existing building systems are beyond repair, This is leading to further deterioration brought on by natural climatic conditions. The remaining ornate detail which was not destroyed by the fire is at risk of loss without intervention.*

## The Journey to Restoration

*The route to restoration is fraught with both financial and technical challenge. Restoring the property in a way which is appropriate to its architectural, social and historic significance requires a careful and extensive process of research, analysis, and synthesis. The design team have been working collectively for the past twelve months and are proud to present the proposals enclosed. Utilising Boyce Group's wealth of industry experience and framework of consultants and specialist contractors, will ensure the estate will once again be without exception.*





**Development Management**

*Clifton Development Studio*

**Architecture**

*Clifton Development Studio*

**Planning Consultants**

*AZ Urban Studio*

**Heritage & Archaeology**

*Cursus* *with...*
*Clifton Development Studio*

**Landscape & Visual Impact**

*ADSDF*

**Structural Engineering**

*Vesta Structures*

**Transport**

*Transport Planning Associates*

**Energy + Sustainability**

*Fenton Energy*

**Trees + Ecology + Environment**

*Abricon* *with...*
*NBTM*

**Geotechnical, Drainage + Flood Risk**

*Earth Environmental* *with...*
*Miles Water Engineering*

**Marketing Assessment**

*Carter Jonas* *with...*
*Allsop*
*Lloyd Williams*

# Design Team

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# Introduction



## Design and Access Statement

*This Design and Access Statement has been prepared in support of a full planning application submitted by Clifton Development Studio, on behalf of the client, for the comprehensive development of Nonsuch House, Gardens and Estate. The aim of this statement is to explain and illustrate the essential place-making principles that will deliver a well-connected, lively, distinctive and revitalised semi-rural site in Wiltshire. This document includes an appraisal of the existing site and its context, The Group's vision, objectives and drivers for development; the design response and evolution which underpin the development parameters.*

## The Vision

*The proposed scheme, viewed as a whole, seeks to capture and enhance the historical spirit of Nonsuch House and it's surroundings, it's architectural beauty and extraordinary landscape and wider ecosystem. This once much loved House, Gardens and Parkland-esque Estate will be sensitively revitalised, giving it new lease of 'Nonsuch Life', which is truly without exception.*

## The Twenty First Century Estate

*Our collective research and analysis has discovered that the estate has undergone categoric and significant, often substantial changes over the past four centuries. This incoherent and iterative morphology, we argue, is an intrinsic part of the special beauty of the place and should be expanded upon. The fire presents a significant challenge to conserve the significance of the heritage asset as there are multiple morphologies of the place.*

*There is an opportunity to reimagine the Twenty First Century of the Estate, bringing together disparate elements from previous centuries whilst ensuring that the significance of the place is maintained, and where possible, enhanced. The Twenty First Century Estate takes the imperatives of obsolete uses and need for new life at the heart of this brief. We have sought to transpose them into opportunities for better design, better placemaking and ultimately an intrinsic connection to the environment through health and well being. The careful design choices detailed in this document represent a modern and regenerative way to revitalise struggling country estates.*

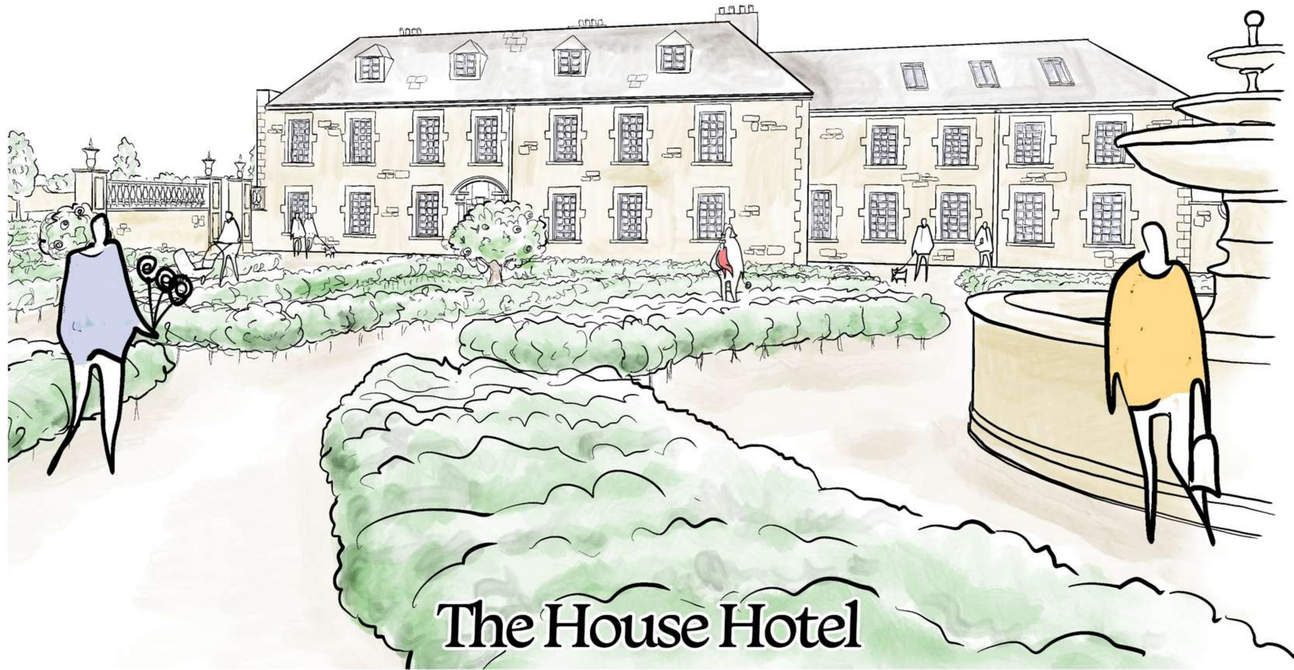
# The Vision

*The site was acquired by the current owner in early 2023. With the experienced professional team they have sought to analyse and understand the place, in order to reconstruct Nonsuch House as close as possible to a previous known state, giving new life to the catastrophically fire damaged Nonsuch House and the now inadvertently tired and neglected wider Estate. The aim is that this scheme will catalyse a more productive and creative local economy for this region of Wiltshire for the Twenty First Century. Primary to the brief is a comprehensive reconstruction and conservation scheme for* **Nonsuch House and Gardens as a Boutique Hotel**, *supplemented with state of the art* **Health and Wellbeing Facilities** *and supported by further* **Farmstay Accommodation**. *A large part of the brief is how these new elements would be sensitively implemented in order to safeguard the sustainable future of the wider Nonsuch Estate without impacting the significance of the exiting heritage assets. Sustainability is at the heart of the brief reflecting the very best of national and local development policy through; Environmental, Economic and Social Sustainability.*

*The conservation and repair of the Grade II* and Grade II Listed buildings and Garden Walls will reverse the accidental decay and prevent the risk of further deterioration from occurring. The works will return the buildings close to their original state with architectural interventions proportionate to their significance. The buildings will be brought back into active use and this will give them new life ensuring that they are maintained and protected for the future. The revenue generated by the new venture will be sufficient to maintain the buildings and fund a maintenance team, staff and gardeners to maintain the gardens. The proposals are cohesive, and in turn are as environmentally efficient as possible, with new elements carefully placed within the landscape. The project will therefore ensure a sustainable future for the heritage of the site. The brief focuses on ensuring the scenic value of the site is retained and enhanced through a comprehensive and convincing landscape masterplan, celebrating the very best parts of this special place whilst recognising opportunities for enhancement are sensitively made.*

# The Brief





The House Hotel

Policy

*During the review of the Wiltshire Local Plan, the following Parallels with the Nonsuch Development were identified.*

**1.** *Delivering stronger, more resilient communities - a focus on self sufficiency, maintaining and increasing the supply of jobs.*

**2.** *A balance of jobs, services, facilities and homes. Issue of out-commuting, local job opportunities must be a focus. - minimises the need for travel.*

**3.** *Planning for the enhancement of the natural and historic environments.*

**4.** *Enhancing the economy in order to help secure a greater level of self containment in settlements and provide the jobs locally that Wiltshire's communities need.*

**5.** *Targeting growth in the tourism sector.*

Objectives

**1.** *To optimise the quality of development on the Estate*

**2.** *To create and sustain a high quality place by transforming the physical environment for hotel guests and day visitors.*

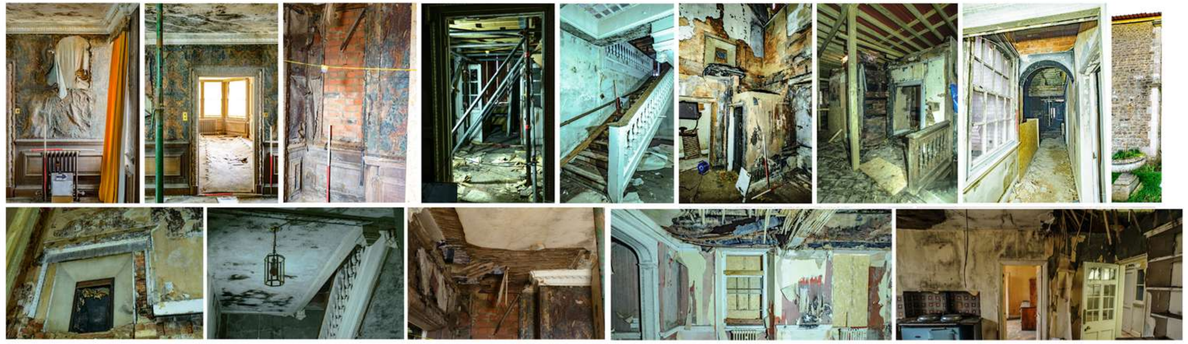
**3.** *To create flexible and efficient space to support viability and long -term value creation.*

**4.** *To deliver sustainable development by proactively investing in the quality of the estate and its integration into the semi-rural neighbourhood.*

**5.** *To respect and restore historical and important site features whilst giving them a new life, more grounded within the site and it's context.*

# Objectives





*Our heritage consultant Cursus completed an extensive photographic study of Nonsuch House and the surrounding buildings. The design team, including the architect and the structural engineer have undertaken a comprehensive survey of the extent of the deterioration caused by the catastrophic fire. This has informed later studies on critical areas that could be saved and those that are too damaged to save.*

# An Opportunity

## Use + Amount

*The overarching vision is to restore the house creating a place that is as the name Nonsuch implies, truly without exception.*

**1.** *Restore Nonsuch House, The East Wing and convert the entirety of the property to a Boutique Countryside Hotel.*

**2.** *Sensitively convert the mostly redundant farm and estate buildings to farmstay style holiday accommodation to complement the boutique hotel offering for larger families.*

**3.** *Create a series of contemporary and beautiful place-specific buildings that encompass embody the epitome of health and wellbeing in service to the hotel guests. Through the careful placement of the buildings in the landscape, these buildings will offer a connection to the special qualities of the place. More practically these buildings will incorporate the much needed 'back of house' functions that are required to service a twenty first century countryside hotel.*

**4.** *Establish a new Manager's House known as Ofsuch House, which means 'as a consequence'. Complete with practical modern agricultural barns, this will ensure the smooth operation of the estate.*

## Access + Layout

*Access and layout has been fundamental to ensuring sensitive proposals have been brought forward that are place specific.*

**1.** *Reimagine the tree-lined avenue that once existed on site in order to reconnect the east and west of the site. Enhance the existing agricultural field entrance (formerly the main entrance to the Estate) to become the primary access point to the Estate once more.*

**2.** *Create a landscape place-led masterplan that works with the existing features of the site, continuing or where appropriate re-imagining lost elements of the Estate in order to enhance the sense of place and significance of the parkland-esque setting.*

**3.** *Create a new ornamental lake which act as the central landscape device which orientates guests both visually and physically around the Estate. The lake is an irrigation lake in order to prevent the site from periods of drought.*

**4.** *The Hotel Estate successfully accommodates the range and quantum of vehicles at an appropriate capacity on site, in recognition that Wiltshire is a car based county.*

# The Proposal

## Morphology, Form, Scale + Materiality

*A series of buildings which are contemporary in nature but are firmly rooted in a contextual understanding of place are proposed. The proposals;*

**1.** *Respect the morphology of the place in order to create a series of buildings and structures that work with the existing heritage assets and landscape character, celebrating the unique qualities of the place.*

**2.** *Respect the hierarchy of form and scale established by Nonsuch House (Primary) and the Farmstead (Secondary). The welcome building continues the morphology and form of the farmstead. The Health and Wellbeing Buildings situated in the landscape are (Tertiary) are low lying in their form, diminishing their scale compared to Nonsuch House. Ofsuch House is conceived as a counterpoint to Nonsuch House, both literally and metaphorically, located in the opposite corner of the site.*

**4.** *Respect the materiality of the place. All of the materials chosen for the proposed buildings are natural and born of the place, taking their cue from the existing buildings on the Estate.*

## Sustainability

*The proposals ensure that the full remit of sustainability, economic, social and environmental is embodied in all aspects of the scheme.*

**1.** *Each building (whether existing or proposed) embodies the highest values of energy conservation and carbon reduction. Many of the buildings will be self sufficient, incorporating sustainable heating and electricity producing technologies.*

**2.** *The baseline ecological condition will be enhanced through the concept of biodiversity net gain. This will leave the entire site better off, giving back more than is taken, creating a haven for wildlife, flora and fauna. The landscape will be enhanced through the active management of the Working Estate.*

**3.** *The location for the countryside hotel is considered as a sustainable location owing to its semi-rural triangulation between Chippenham, Melksham and Devizes. These towns host a number of regional and national train stations. The positioning of The Nonsuch Estate on the edge of the village of Bromham creates a connection to the local community for tourism and employment opportunities.*

# The Proposal



# Design Analysis



## The Place

*Nonsuch lies at a height of approximately 109m AOD, is situated off the A342 along Westbrook Rd, approximately 200m N of Bromham village. The estate is on mainly flat ground, which steeply banks down to the south towards Clacker's Brook. The agricultural and pasture and parkland-esque land is separated from the house and gardens by above ground garden walls as well as a Ha-Ha both of which are shown on the plans. There is both a clear visual and physical separation from the parkland and the house and its associated formal gardens.*

*Wyatt's Wood, an ancient woodland dominates the southern end of the site and creates a beautiful backdrop, hiding the modern housing estates of Bromham beyond. To the North and to the West is gently rolling countryside which is a mixture of both arable and pasture agriculture. The landscape is categorised as a semi-rural in nature - as there are large man made interventions in the landscape, hamlets, villages, industrial complexes etc, set against a backdrop of country houses.*

## The Twenty First Century Estate

*The 21st-century country estate is a fascinating blend of tradition and innovation, striving for sustainability in various ways. Ecologically, it embraces renewable energy sources like wind and solar, water conservation practices, and sustainable land management. Economically, the estate might explore diversified income streams, like eco-tourism, local produce production, or hosting sustainable events.*

*Many estates are preserving their heritage through careful restoration and reinterpretation for modern uses. This not only connects the community to its past but also creates educational and cultural and wellbeing opportunities. Socially, the hotel estate can foster a sense of belonging by providing employment opportunities which benefit the local community. This modern approach to the country estate ensures its continued relevance, fostering a thriving and responsible ecosystem in harmony with its myriad of social, economic and environmental contexts.*

Design Analysis




*Nonsuch House (Grade II* designated) and its associated farmstead is set in a parkland-esque estate (non designated) setting of approximately 18 hectares. It is situated within a semi-rural landscape on the edge of the quaint village of Bromham to the South and the charming hamlet of Westbrook to the West. More broadly Nonsuch is conveniently located in-between the vibrant market towns of Melksham (to the West) Chippenham (to the North) and Devizes (to the South).*

# Existing Site Plan






*Nonsuch House consists of* **Nonsuch House** *itself, the latter addition of the* **East Wing**, *and the earliest building recorded on site, the* **Stable End**. *There are a series of domestic* **walled gardens** *and series of former* **farmstead** *buildings which formerly made up the wider farm. These includes the* **farmhouse, estate office, the machine barn, the chicken barn,** *the* **workers cottages** *and the* **piggery** *to the far eastern side of the collection of farmstead buildings. Nestled within the unlisted farmstead is a more domestic building of the Grade II Listed Dovecote.*

# The House + Farmstead




*Westbrook Road runs broadly east to west across the northern edge of the site. There are 4 access points to Nonsuch Estate and the Farmstead. There is also 1 agricultural / field access centrally located to the north of the estate. The field access was the historic entrance to the Nonsuch estate as evidenced by the morphological analysis. A number of overgrown yet impressive deciduous trees mark the east to west route of the former avenue. A hoggin type track gives access to the Nonsuch House to the south of the former avenue.*

# Site Access






*The parkland has evolved over many centuries from the original fields of 'brom' to the mixture of deciduous trees and pastureland that is present today. The pastureland is regularly and commercially grazed by sheep particularly during the lambing season. There is a small section of arable crop both to the south west and east of the site which is predominantly used in connection with pheasant shooting. The deciduous trees, many of which are veteran tree species, breaks up the site into a series of unusable smaller parcels of land which are impractical for agricultural farming with large modern machinery.*

# The Parkland-Esque Estate




*There is an ancient woodland (designated site) that has existed for over five hundred years and managed continuously by the Estate.. It is home to a diverse range of flora and fauna. This place is a natural asset and is a calm, isolated and tranquil place amongst the wider estate. The place is characterised by a small glade or 'clearing' to the west and a more dense main body to the east. An existing and long established forestry track meanders through the woodland from east to west.*

# The Ancient Woodland






*To the north of Nonsuch is the* **Nonsuch Nurseries,** *which is a commercial nursery and agricultural farm. The farm used to belong to the former owners of Nonsuch House during the twentieth century however this land was sold off long before the current owner purchased the current Nonsuch House and Estate. To the east is* **Wyatt Lakes**, *which are used of fishing. The land around the lakes could be considered a blight on the landscape as the site is full of disused cars, machines and mobile caravans.*

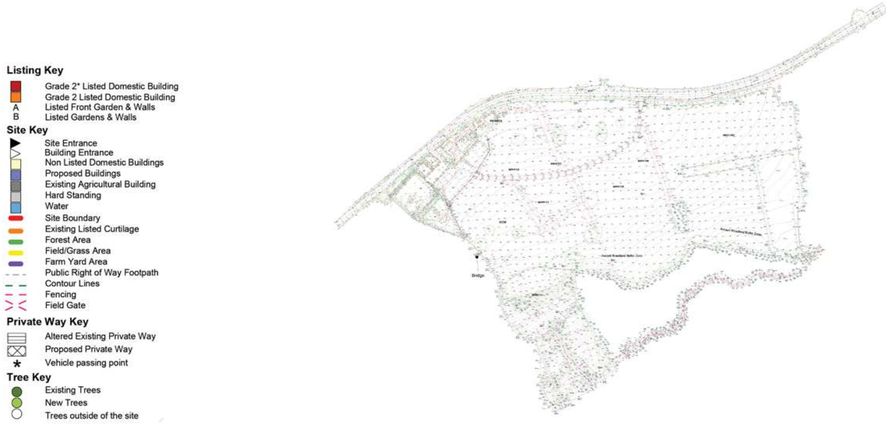
# The Neighbours




*To the west of Nonsuch House is rolling* **pastureland** *and* **two former farm cottages**, *both of which are again believed to historically belong to the wider Nonsuch farmland estate before being sold off over the natural course of time and changing nature of the House and the Estate. The south of the site is the* **settlement boundary of the village of Bromham,** *a quaint village complete with a range of residential dwellings, bustling village pub, a chapel and church and social club as well as light industrial buildings.*

# The Neighbours






*The northern and central 2 thirds of the site is relatively flat with a gentle fall in the landscape southwards. At the lower third of the site to the south, there is a steep descent into the woodland which levels out towards Clacker's Brook, a naturally occurring stream which runs through the ancient woodland. The site sits approximately 109m above sea level and this gently undulating landscape continues further outside of the site. The separate Landscape Visual Impact Assessment analyses in greater detail the landscape, topography, place and setting.*

# The Topography

## Morphology

*The morphological mapping overleaf illustrates the significant and sometimes contradictory and at other times iterative psychical changes to Nonsuch, The Estate and the Parish over time from approximately the sixteenth century. Understanding morphology is crucially important within the discipline of estate masterplanning as it allows the design team to understand the rate of and nature of the changes to the development of the place over time. The analysis demonstrates that The Parish of Bromham has gone from wilderness, to a domestic rurality to the present day semi-rural landscape over the course of four hundred years. Today the parish consists of a quaint village, light industrial and agricultural commercial operations, housing and typical village amenities.*

*At the scale of the Estate the estate has also seen a continuing rationalisation. Subsequent owners have sought to leave their mark on the place with landscape features that have risen and fallen over the centuries. With regards to Nonsuch House, the humble hunting lodge has undergone a complete transformation to a country residence, complete with a small farmstead.*

## Curtilage

*Nonsuch House has several distinct curtilages. These curtilages have arisen organically as the ownership, nature and use of the estate has changed over time. Firstly there is the curtilage of* **Nonsuch House, East Wing and the Stable End** *with their associated walled gardens.*

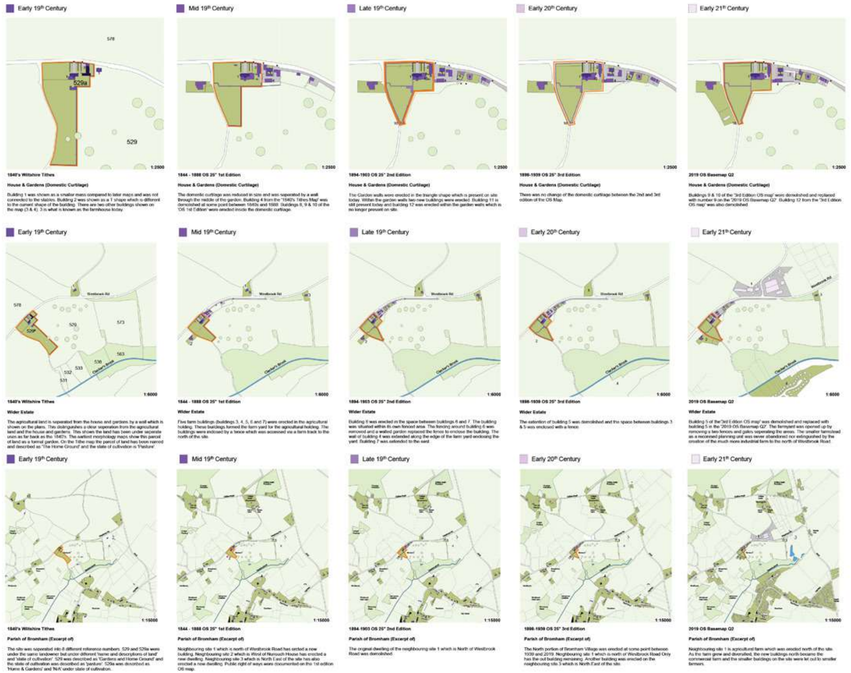
*Adjacent to this is the* **Old Farmhouse** *which is it's own residential dwelling on its own title. There are a series of barns including an* **Estate Office,** *a* **Tractor Barn and a Courtyard Barn.** *Unusually there is also a* **Dovecote,** *with its own separate and distinct walled curtilage centered within the wider curtilage of the old farmstead. Moving eastwards there is a collection of semi detached farmhand cottages and finally there is the* **Old Piggery** *with a beautiful cruciform window.*

*Outside of the Estate, a separate agricultural curtilage of the Nonsuch Nurseries arose at the time of the commercialisation and industrialisation of the agriculture. This prompted the former owners to relocate the farm business outside of the Estate. This created the opportunity to create a parkland-esque setting within the estate.*

# Morphology + Curtilage

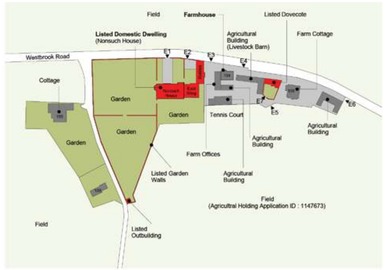



# Morphology of the Site

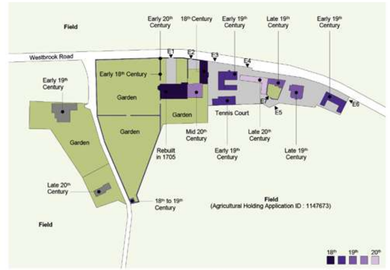



# Morphology of the Site

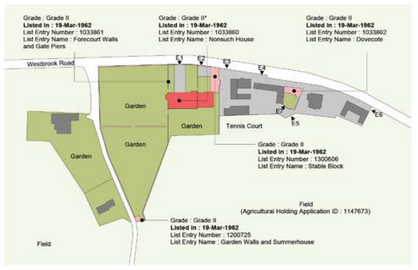





*Extent of the Listing*



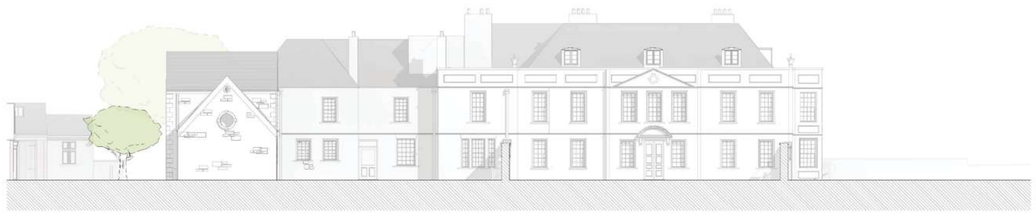

*Delineation of Curtilage*



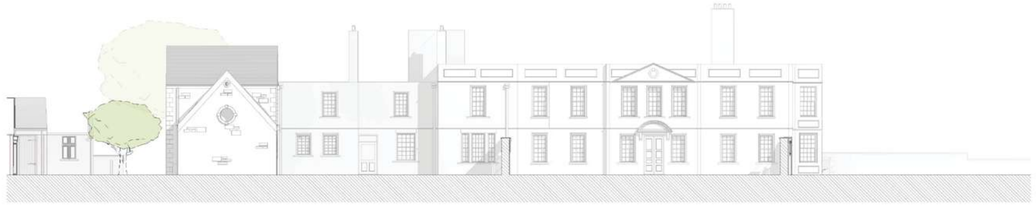

*Listed Entries*

*The Jews Farm House offers an excellent legal precedent for assessing curtilage and the extent of a Historic England Listing. Nonsuch House is both distinct and separate entity from the rest of the historic farmstead. The farmstead consists of a former farmhouse and former farm worker cottages as well as a collection of agricultural barns used to manage the farm and estate land.*

# Curtilage + Listing



*Proposed Elevation (Post Reconstruction)*



*Existing Elevation (Post Fire)*

*Through use of the heritage consultant work, visits to the Wilshire Archives and many site visits, we were able to identify key elements that have been destroyed from the fire. This has allowed the design team to create full before and after virtual 3D model diagrams of Nonsuch, which were then used throughout the design process to ensure any proposed works were safe, and also preserving as much of Nonsuch as possible.*

## Nonsuch House

# The Landscape Masterplan



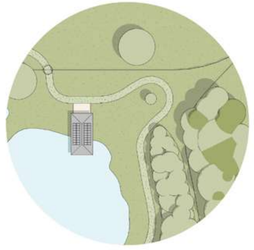
1. Nonsuch House



2. The Farmstead



3. Health and Wellbeing



4. The Working Landscape

### 1. Nonsuch House + Gardens

*Reconstruct Nonsuch House, and, in the process create an extraordinary boutique hotel in order to safeguard the sustainable future of the House + The Estate. Reestablish and enhance the formal the gardens as place of beauty and pleasure.*

### 2. The Farmstead

*Repurpose the adjacent dilapidated farmstead and sensitively convert the agricultural buildings into farmstay accommodation.*

### 3. Health and Wellbeing

*Create a series of contemporary buildings that are firmly routed in their place and setting to enhance the landscape and the hotel guest experience .*

### 4. The Working Landscape

*Create a number of modern agricultural barns to facilitate the proper functioning and long term management of the estate, complete with a new manager's residence as the long term custodian of the place.*

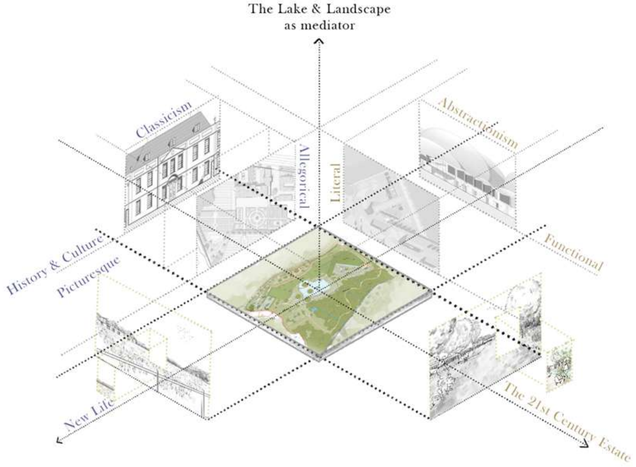
# The Strategy





*The exemplary architecture, landscape masterplanning and placemaking depicted within the precedent images demonstrates that landscapes can be enhanced significantly by human intervention and that human made development does have substantial positive impacts to our environment. Nonsuch Estate aspires to meet the aims of these precedents in its plan making and implementation.*

# Precedent




*The fundamental concept of the restoration and development of the site originated from our shared understanding of the site and it's history. Nonsuch House which means* ***'without exception'****. It's key principles are; neo-classicism, the picturesque, order and allegory. Using the landscape as a mediator of two concepts, we established a counterpoint of Ofsuch House, the new manager's residence which means* ***'as a consequence'****. This opposes the principled, and orderly nature of Nonsuch House whilst also complementing it through its opposition, enhancing its significance. The focus of Ofsuch House is that of abstractionism and a modern, contemporary aesthetic.*

# The Concept



*As with all development there are various avenues to achieving the aims of the brief through a lawful planning process. Before a strategy can be devised, firstly it is of utmost importance to* **understand the site** *and the existing context, which has been explored in detail in the previous section of the report, in the appendices and with the separate consultant reports.*

*Secondly it is prudent to establish which parts of a development (if any) do not require any form of planning permission, this is known by the contradictory and somewhat confusing term as* **not development***. Soft planting within a domestic setting is a common 'not development' activity enjoyed by many keen gardeners, even though we intrinsically know that a beautiful garden does indeed change a place for the better! This has occurred at Nonsuch House for many centuries and there is good contemporaneous evidence for this from former owners.*

*Thirdly a development can be assessed under alternative lawful development mechanisms known as* **prior approval and permitted development***. These two terms and associated pieces of legislation are often used interchangeably but in fact have subtle yet separate planning processes which enable a local authority to assess whether elements of a scheme are already permitted by existing legislation either through a grant of prior approval or the issuance of a certificate of lawful development, depending on the mechanism employed.*

*Fourthly, once all of the other mechanisms have been employed, in many cases this gives rise for the need for a request for full planning permission to the local planning authority. Schemes are categorised as major or minor depending on the size and scale, often known as the 'quantum of development'. A series of iterative plans are shown overleaf outlining this process.*

# The Planning Process




*There are various well established tracks and routes around Nonsuch Estate, some formalised with hard landscaping material, others by ruts and grooves in the landscape worn by the passage of time. Others are a subtle delineation of the parkland and pastureland, often seen as a change in the growing pattern or the differentiation of the colour of grasses through the seasons. There are a variety of existing fence types from chicken wire mesh, to barbed wire, to tannelised timber post and rail.*

# The Existing Site






*Not development includes the planting of trees on site up to a particular quantum measured in hectares. The establishment of additional estate fencing for agricultural purposes is also deemed not development. It also includes a degree of hard landscaping, the restoration and enhancement of the walled gardens as well as the planting of the partare gardens to the South of Nonsuch. Finally it includes the establishment of the tree lined avenue to the south of the existing.*

# Not Development




*The agricultural and forestry barns are crucial to the sustainable operation of the pastureland, new woodland and the existing ancient woodland as the existing farmstead buildings are too small for modern machinery and equipment. The irrigation lake will safeguard an onsite water supply for the ongoing maintenance of the working landscape without detriment to Clacker's Brook. Finally, the reconciliation and enhancement of the existing private ways with context appropriate hoggin hard landscaping will facilitate operations across the Estate.*

# Prior Approval






*Full planning permission (as well as Listed Building Consent) is required for the reconstruction and conversion of Nonsuch House in to a boutique hotel in order to protect, and where appropriate, enhance its significance. The conversion of the farmstead into farmstay accommodation will also require permission. The new health and wellbeing buildings are a key component to the proper functioning of the boutique hotel and require careful assessment. Finally the manager's house, co-located next to the modern estate barns also falls under the remit of the local authority.*

# The Masterplan



# Nonsuch House



*Restoring a burnt-down country house to its former glory is a monumental undertaking, fraught with challenges that demand immense skill, care, attention, and long-term commitment. It is a rare process and one that also provides for an opportunity, for a phoenix to rise from the ashes, as cliched as it may seem.*

**Firstly,** *the process requires a diverse and expansive professional team. Architects, engineers, structural specialists, restoration experts, masons, carpenters, and various artisans and historical consultants, are needed to navigate the complexities of the project. Each member must possess not only their specialised skills but also a deep understanding of historical techniques.*

**Secondly**, *the duration of such a restoration can stretch over years, or even an entire decade, as is the severity of the damage and the level of historical accuracy aimed for. This necessitates meticulous planning, scheduling, and consistent funding throughout the extended period, which is extremely rare.*

**Thirdly**, *the skill and care required go beyond mere technical expertise. Restorers must possess a keen eye for detail and a deep appreciation for the historical significance of the house. Decisions regarding material sourcing, construction techniques, and even color palettes demand sensitivity towards preserving the character and authenticity of the original structure.*

*Restoring this much loved burnt-down country house is a complex endeavor that demands a unique confluence of resources, expertise, and unwavering dedication. It is a testament to our desire to preserve the past, but the path is long and arduous, requiring an unwavering commitment from all involved, including the local planning authority, the parish and other valued community stakeholders.*

# The Journey to Restoration

*A series of precedent studies and field trips for in depth research centered around hotel led regeneration of estates gave a focused lens to the considerate restoration of Nonsuch House, its formal gardens and the surrounding working landscape.*

*With the introduction of a new purpose in Nonsuch Hotel, Spa and Farmstay, there are opportunities to give life to the existing house and restore historical gardens, whilst linking the landscape environment with routes between facilities. The scheme is a cohesive masterplan that promote guests interaction through the entire site, giving new purpose to forgotten and unused areas.*

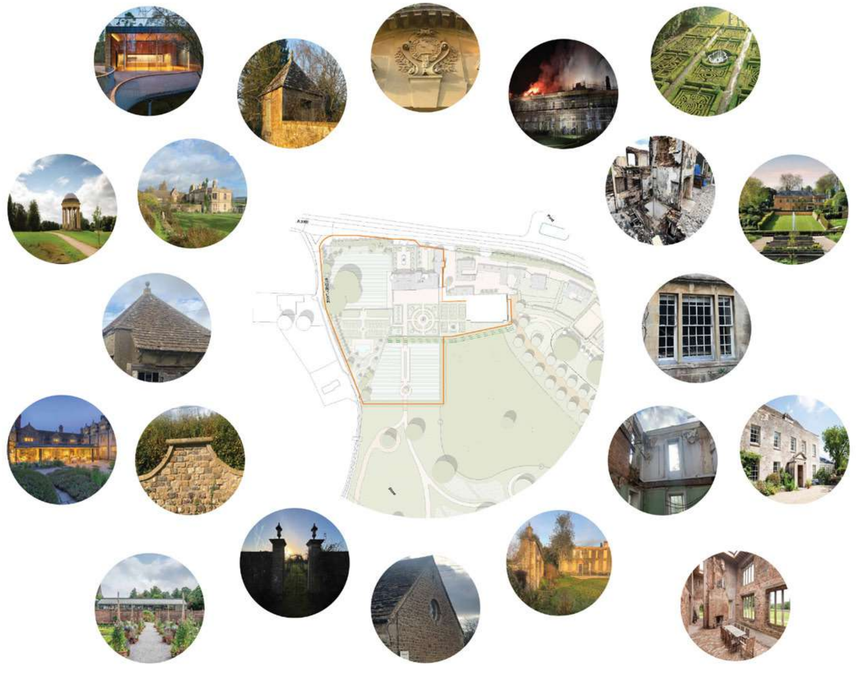
*From the ashes will rise a metaphorical phoenix, carefully reimagine Nonsuch House and East Wing as a combined 17-bedroom boutique hotel to contrast and complement the much larger hotels in the area such as at the Bowood Estate. Resuscitating life back into the historic, Grade II*-listed building ravaged by fire is the primary objective. The design will meticulously restore the building's facade, preserving its architectural heritage. Inside, contemporary luxury will blend seamlessly with exposed brickwork and reclaimed features, a subtle nod to the building's fiery past.*

*Complementing The Nonsuch Estate offering is, 'The Farmstead' – a charming series of farmstay holiday cottages. This rustic-chic retreat, nestled amongst the restored farmyard, will offer guests a tranquil escape, fostering a connection with the surrounding farmland.*

*Together, Nonsuch House and The Farmstead will offer a unique hospitality experience, combining modern comfort with a deep respect for history, the natural environment and the existing sense of place. This innovative concept promises to be a captivating destination for discerning travelers seeking a blend of luxury, history, and rural charm.*

# Hotel Vision





# Hotel Precedents

### The Scope

*The scope is to restore Nonsuch to a Previous Known State, and where this is not possible due to a lack of evidence, sensitively re-imagine certain areas, such as the attic level in order to create a more efficient form for the boutique hotel.*

### Morphology

*Thorough in-situ and archive research has given the design team a broad and often detailed understanding of how the property and its subsequent components have developed over the centuries. This is illustrated overleaf with the morphological evolution analysis.*

### Significance

*This morphological study has informed subsequent assessments of significance which are further detailed in the separate and comprehensive heritage report in terms of architectural, artistic, social and historic value.*

### Extent of the Fire Damage

*The full extent of the fire damage has been recorded both by the architectural team and the structural engineering team in order to assess which elements can be restored and which elements need replacing.*

### Internal Surveying

*Former photographs, architectural plans, and a previous fortuitous external digital building survey has meant that the design team are able to restore the silhouette, including the form, scale and massing to a previous known state with a high degree of confidence. This will restore the lost significance born by the fire.*

### A faithful reconstruction + honest reinterpretation

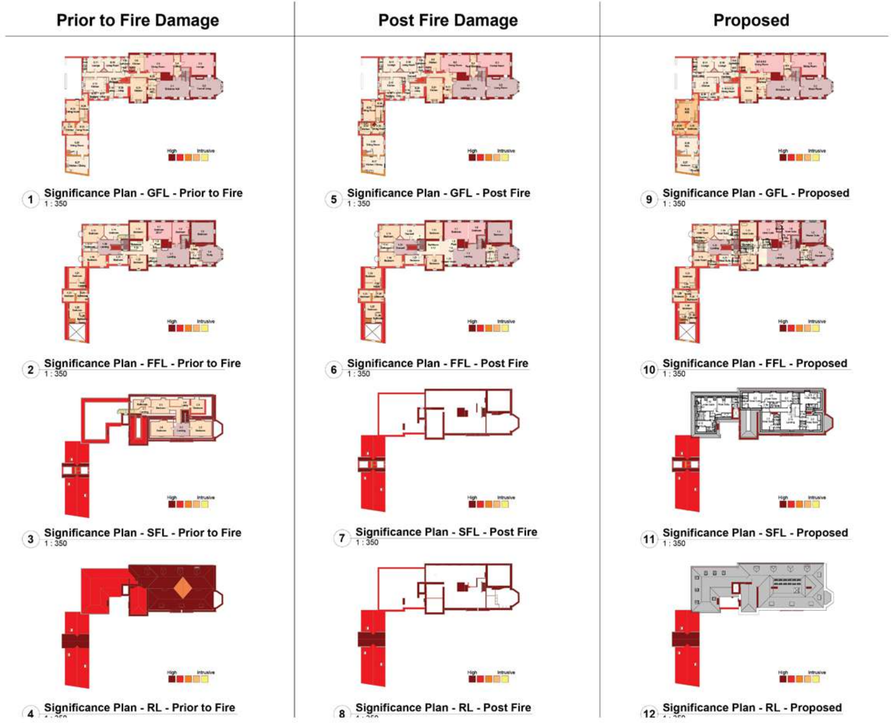
*The heritage report has painstakingly researched and recorded the history of the place in on to produce a body of work which represents a faithful reconstruction and interpretation of the spirit of the place.*

# Scope of the Reconstruction






# Morphology of the House




# Significance of The House






# Extent of the Fire Damage



1 GA Plans - Ground Floor - Cornice - Condition
1 : 200



3 GA Plans - Ground Floor - Skirting - Condition
1 : 200




5 GA Plans - Ground Floor - Windows - Condition
1 : 200



2 GA Plans - First Floor - Cornice - Condition
1 : 200



4 GA Plans - First Floor - Skirting - Condition
1 : 200



6 GA Plans - First Floor - Windows - Condition
1 : 200

# Extent of the Fire Damage






# Internal Surveying



# The Boutique Hotel



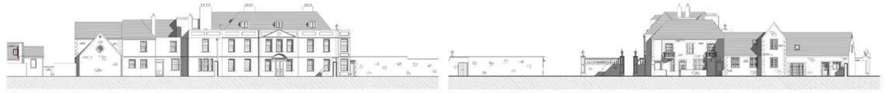
*The Boutique Hotel will be a place to escape to the country. The reconstruction of this Grade II*-listed building presents a unique opportunity to not only salvage its architectural heritage but to repurpose it as a haven for relaxation, health, and well-being. Our approach prioritizes faithfulness to the building's pre-fire state while incorporating contemporary elements that enhance its functionality and guest experience.*

*The historic facade will be meticulously restored, preserving its architectural grammar and ensuring the building remains a landmark in the local vernacular. Inside, however, the narrative shifts. Beautiful hotel rooms will boast modern amenities that cater to holistic wellness with natural lighting, calming color palettes, and en-suite bathrooms.*

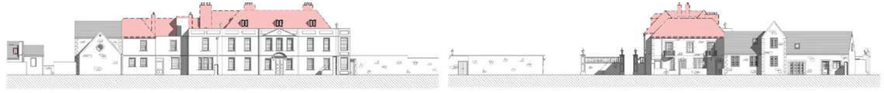
*Equally important are the impressive social spaces. Grand communal areas, once gathering points for the building's previous inhabitants, will be reimagined as contemporary social hubs where guests can unwind and connect. The connection from hunting lodge to hotel will be revealed. Original details, such as ornate moldings will be carefully integrated into the design, serving as subtle reminders of the building's history and creating a sense of continuity.*

*This project transcends mere reconstruction; it represents a thoughtful dialogue between past and present. Balancing guest well-being with preserving the building's heritage, this new chapter allows Nonsuch House to continue enriching the lives of those who experience it, albeit in a wholly new way.*

# The Boutique Hotel



The Former House + Estate



The Catastrophic Fire



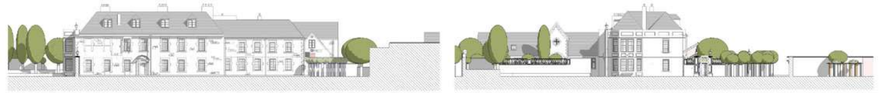
The Current Situation



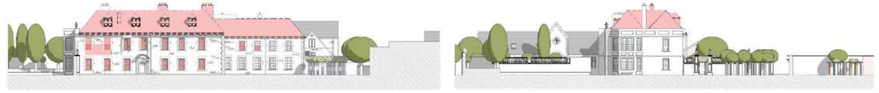
The Proposed Hotel + Farmstay

# North + East Elevation Reconstruction

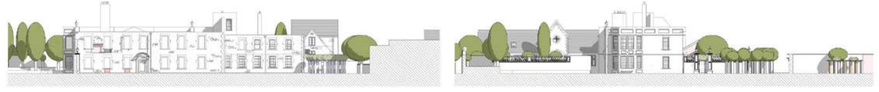




The Former House + Estate



The Catastrophic Fire





The Proposed Hotel + Farmstay

# South + West Elevation Reconstruction

### Strategy

*As with many neoclassical buildings there is a hierarchy of space, and layout, as well as its detail and ornamentation from the ground floor upwards towards the attic level. This is based on the historic use or function of the place. The design team with the heritage consultant have undertaken a substantial analysis in order to maintain significance and ensure that any planform changes are appropriately justified, recorded and articulated.*

### Ground Floor + Basement

*The proposed planform layout will be restored to the Previous Known State across the Ground Floor as per the existing layout before the fire. The former function of many of the rooms will be restored. The proposed en-suites on this level are integrated into the exiting planform. As a consequence the original use of the rooms will be altered to accommodate said en-suites located in The East Wing. Restoring the former servant features of these rooms to signify the former use will act as a communication device so that the significance of use is not lost. The Stable End was not touched by the fire and its layout will remain largely unaltered. The basement will remain as plantroom store space.*

### First Floor

*Much of the planform will be restored to the Previous Known State across the First Floor, albeit there are a number of locations where ensuites will be included within the planform of the existing larger rooms, such as in the southern pile or 'section' of Nonsuch House itself. These ensuites will be sensitively integrated into the rooms through contemporary detailing such as the use of shadow gaps and timber paneling in order to distinguish them as modern additions. Furthermore the installation of the ensuites will not interact with or destroy any existing detail or ornamentation.*

### The Attic Floor

*The Second Floor, known as the top floor attic, is a re-imagining of the former staffing / servant and latterly the playroom level. There was very little evidence in the archive to deduce the original layout, save for a building control drawing which itself was from the 20th century so its accuracy is dubious. This level will ensure a diminishing level of detail, layout, space and ornamentation appropriate to the hierarchy of the House overall so that the legibility of its significance will be maintained.*

# Planform Arrangement





1 GA Floor Plans - GFL - Prior to Fire Damage
1 : 150



2 GA Floor Plans - GFL - Post Fire Damage
1 : 150



3 GA Floor Plans - GFL - Demolition
1 : 150



4 GA Floor Plans - GFL - Proposed
1 : 150

# Nonsuch - Ground Floor



1 GA Floor Plans - FFL - Prior to Fire
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2 GA Floor Plans - FFL - Post Fire Damage
1 : 150



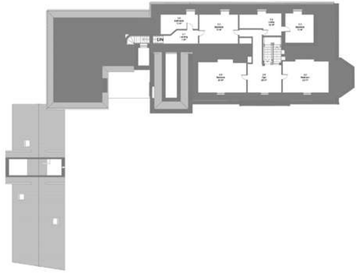
3 GA Floor Plans - FFL - Demolition
1 : 150



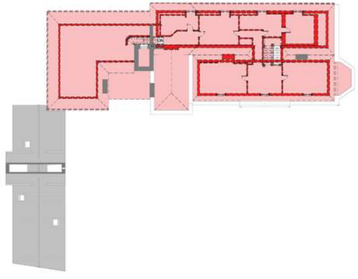
4 GA Floor Plans - FFL - Proposed
1 : 150

# Nonsuch - First Floor

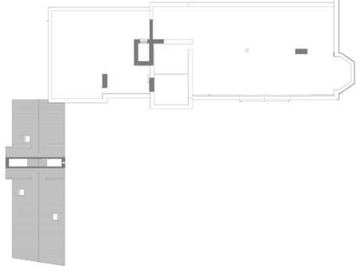




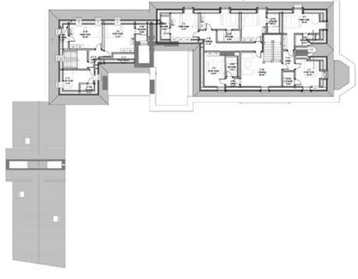
1 GA Floor Plans - SFL - Prior to Fire
1 : 150



2 GA Floor Plans - SFL - Post Fire Damage
1 : 150

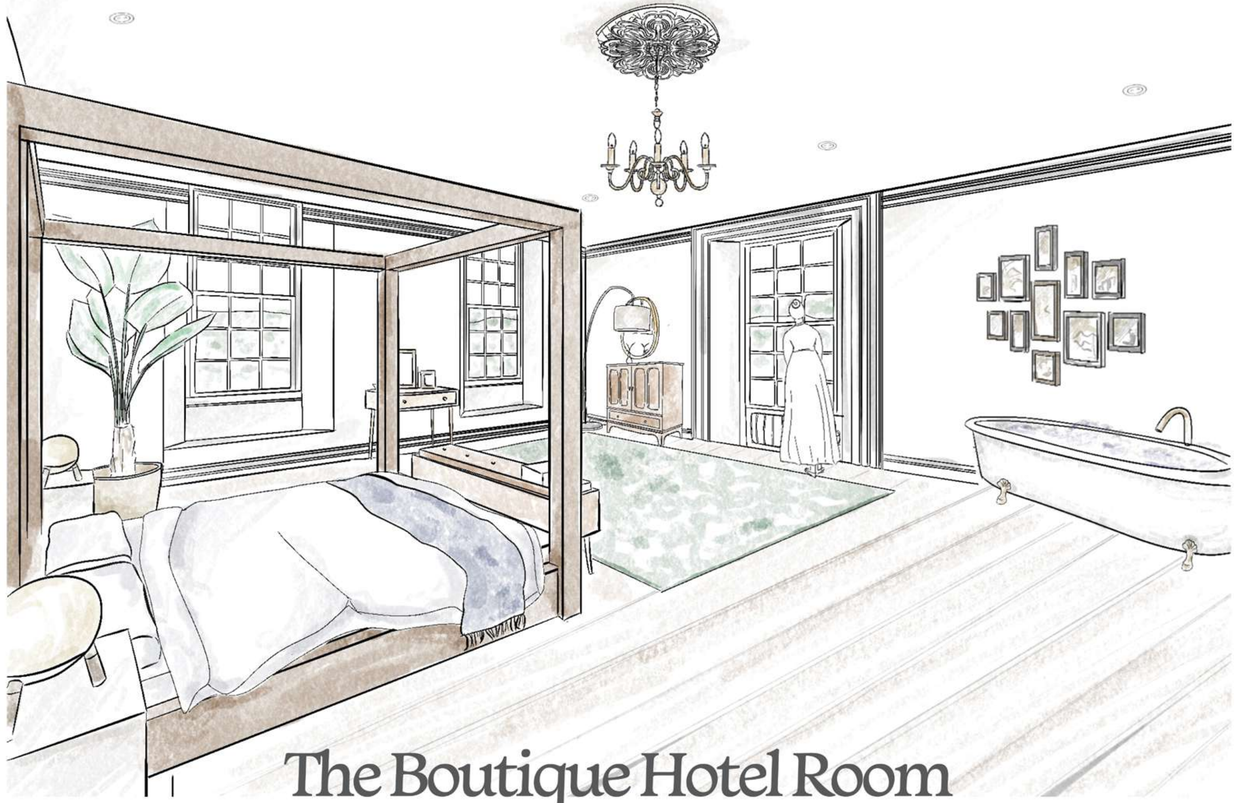


3 GA Floor Plans - SFL - Existing
1 : 150



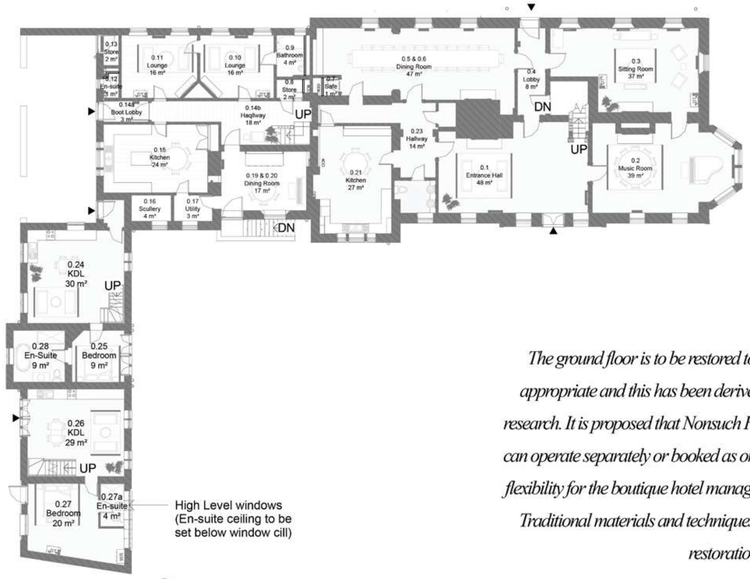
4 GA Floor Plans - SFL - Proposed
1 : 150

# Nonsuch - Attic Floor



# The Boutique Hotel Room






*The ground floor is to be restored to a previous known version where appropriate and this has been derived from both the in-situ and archive research. It is proposed that Nonsuch House, East Wing and The Stable End can operate separately or booked as one whole house. This offers maximum flexibility for the boutique hotel management over the course of the seasons. Traditional materials and techniques will be incorporated as part of the restoration works.*

# The Boutique Hotel




*Much of the first floor has been lost in Nonsuch House. Fortunately due to the separation of the East Wing the first floor is intact up to ceiling level. The Stable End has remained intact from the fire due to its perpendicular orientation. Much of the layout is to be restored in Nonsuch House. Where new partitions are proposed this will be clearly demarcated with contemporary detailing such as shadow gaps. Within East Wing a new staircase will take hotel guests up to a new attic floor, in the place of an old washroom.*

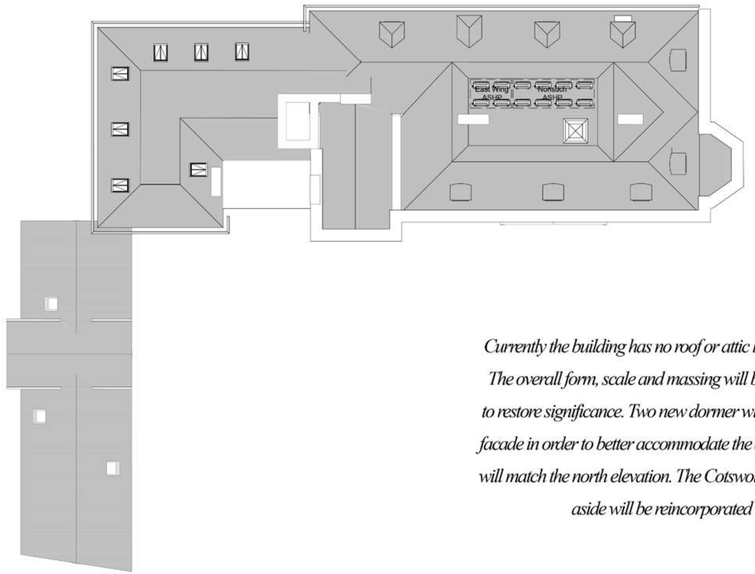
# The Boutique Hotel





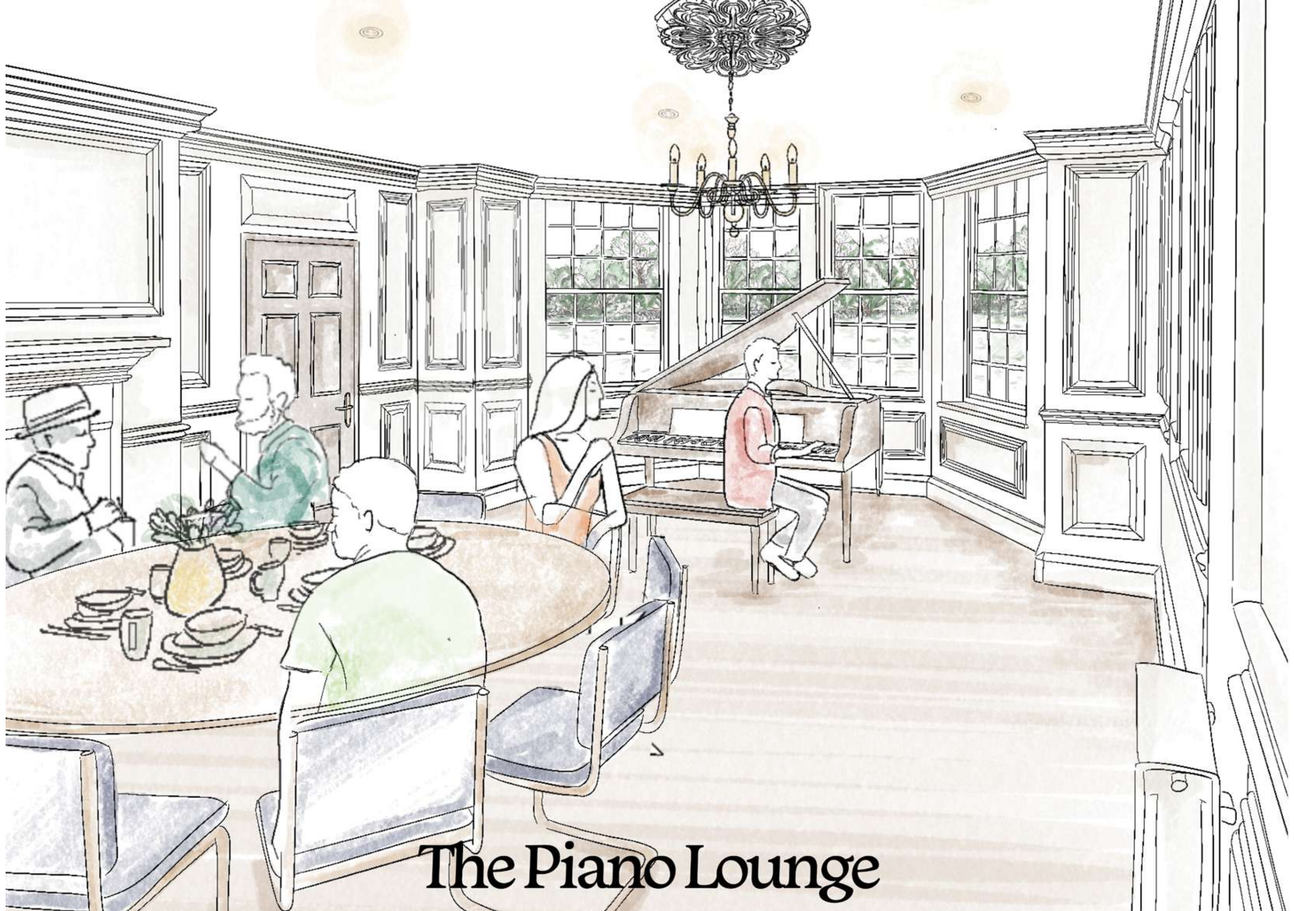

*The attic floor has been replanned in order to better suit the layout and functional requirements of the boutique hotel. When viewed as a whole this should be considered as a minor loss of significance, as the overall function remains the same (cellular bedrooms that are minor in nature). More importantly, the external silhouette, form, scale, massing and materiality conforms to the previous known state. The rooms will be detailed in a contemporary manner in order to indicate that they are not the original layout.*

# The Boutique Hotel




*Currently the building has no roof or attic level due to the catastrophic fire. The overall form, scale and massing will be restored at roof level in order to restore significance. Two new dormer windows will be added to the west facade in order to better accommodate the attic level layout. These dormers will match the north elevation. The Cotswold stone tiling which has been set aside will be reincorporated back into the roof.*

# Nonsuch House



# The Piano Lounge

### The Scope

*The fire presents an opportunity to appropriately equip the property for the future. New mechanical electrical, plumbing and heating systems (MEPH) will be required in order to bring this once glorious building back to life.*

### Mechanical

*Local mechanical extract fans, routed vertically through the building will ensure that moisture and steam producing environs will be fully mitigated in order to reduce the risk of interstitial condensation and mold. Extract terminals will be located at low level on flat roofs so that they are not visible from the ground. Extracts that penetrate the facade will not be permitted.*

### Electrical

*Modern wiring will be sensitively integrated. Service zones and chases will be minimised by routing wiring through new floor zones.*

### Heating

*Electrical faceplates, switches and sockets will all need replacing due to water damage and will be inkeeping as heritage style fittings and fitments.*

### Plumbing

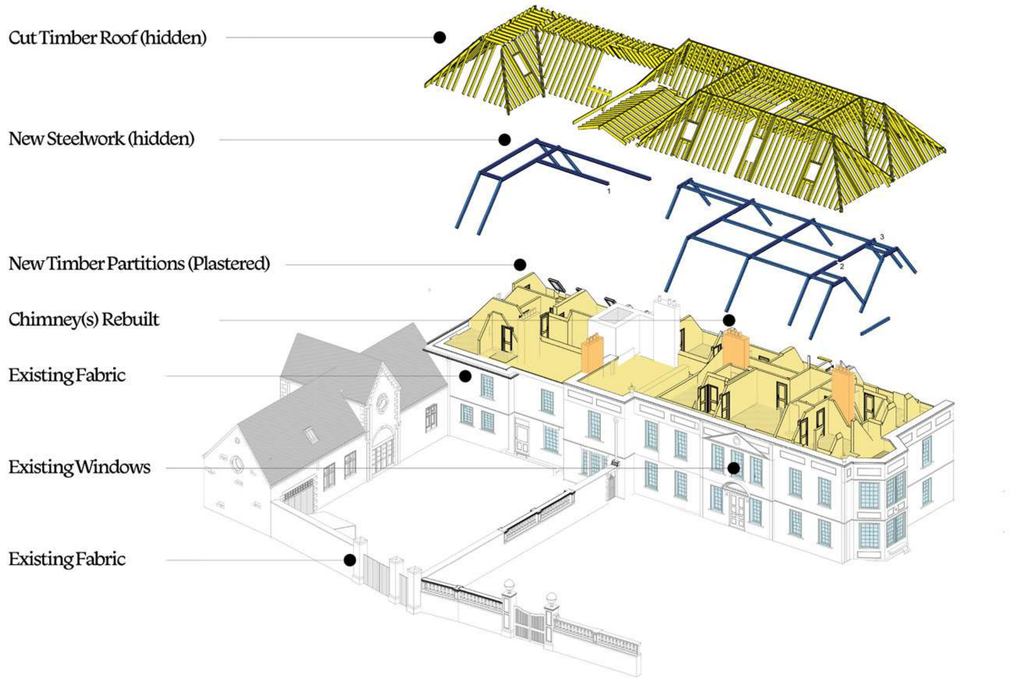
*No new external downpipes or soil vent pipes are proposed in order to keep the integrity of the facade at its previously known state. New soil vent pipes will be carefully routed internally in order to minimise disruption and will be fully concealed within floor ones and walls and plaster encasements.*

### Heating

*The former oil fired heating will be replaced with eco-friendly air source heat pumps, which will be discretely located at roof level. Service pipework will be discretely routed through the building within new floor zones and plaster encasements where necessary.*

# Reconstruction Strategy






# Reconstruction Strategy

# Reconstruction Strategy

### Overview

*Nonsuch House is severely fire damaged and a number of emergency works measures including temporary propping and bracing have been undertaken by the previous owner in order to safeguard the building from further disrepair. The current owner has created a temporary corrugated roof in order to prevent the weathering of the internal features.*

### Ground Floor + Basement

*The ground floor is intact as it predominately consists of a concrete floor slab installed in the Victorian era refurbishment. There are also several areas of suspended timber floor that remarkably remain intact. There are two small and separate basements which also remain intact and will remain for plant.*

### First Floor

*The first floor was historically a series of separate simply supported series of timber floors which typically spanned in two directions, notched into the external and internal walls. Due to the extent of the fire many damage the floors have perished in their entirety. The floors will be replaced with modern timber floors to the same finished ceiling and the same finished floor level in order to restore significance. These new timber floors will be built using a wall plate which will help tie the external walls back into the building which are starting to slowly bow as it no longer has a timber floor to provide cross bracing or ties.*

### Second Floor

*The ground floor has completely perished, and will be replaced with a modern timber floor to the same ceiling and finished floor level as the pre-fire floor.*

### Roof Structure

*The roof structure completely perished in the fire. There is no archive or in-situ evidence of the previous roof structure. It is proposed to be reconstructed with a modern timber and steel structure which is compliant with modern structural Eurocodes, to the same pitch, apex, ridge and eaves line as the previous roof structure. The external roof will be finished in the salvaged Cotswold stone and supplemented with reclaimed and then finally new stone where required.*

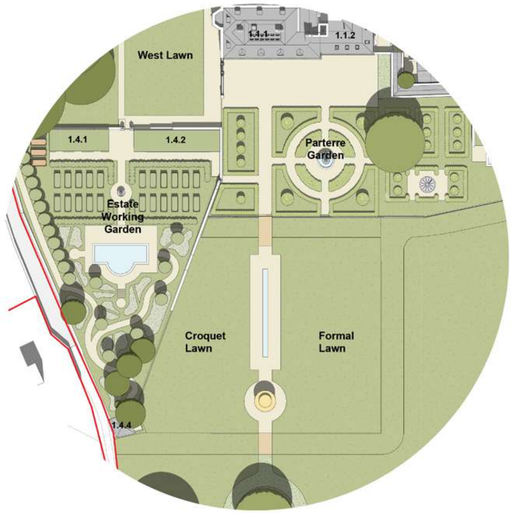


The Terrace



# The Gardens of Nonsuch






*The vision for Nonsuch House formal gardens is a multi-faceted one, aiming to revive historic elements whilst introducing new features for a vibrant, layered experience which is truthful to the many centuries of gardeners that have left their mark on this special place. At the heart lies the restoration of the west lawn, featuring a raised living wall, a modern interpretation of traditional garden borders. The historic kitchen garden will also be brought back to life, showcasing period planting methods and offering a glimpse into the past.*

*Connecting these elements will be a brand new parterre garden, its geometric design echoing the formality of the house. This will seamlessly lead to the newly created south lawn, expanding the usable green space and offering a serene setting for visitors to look out onto the parkland. This vision aims to blend old and new, celebrating the rich history of Nonsuch House while creating a dynamic space for future generations of hotel guest and gardens alike to enjoy.*

# The Garden Vision

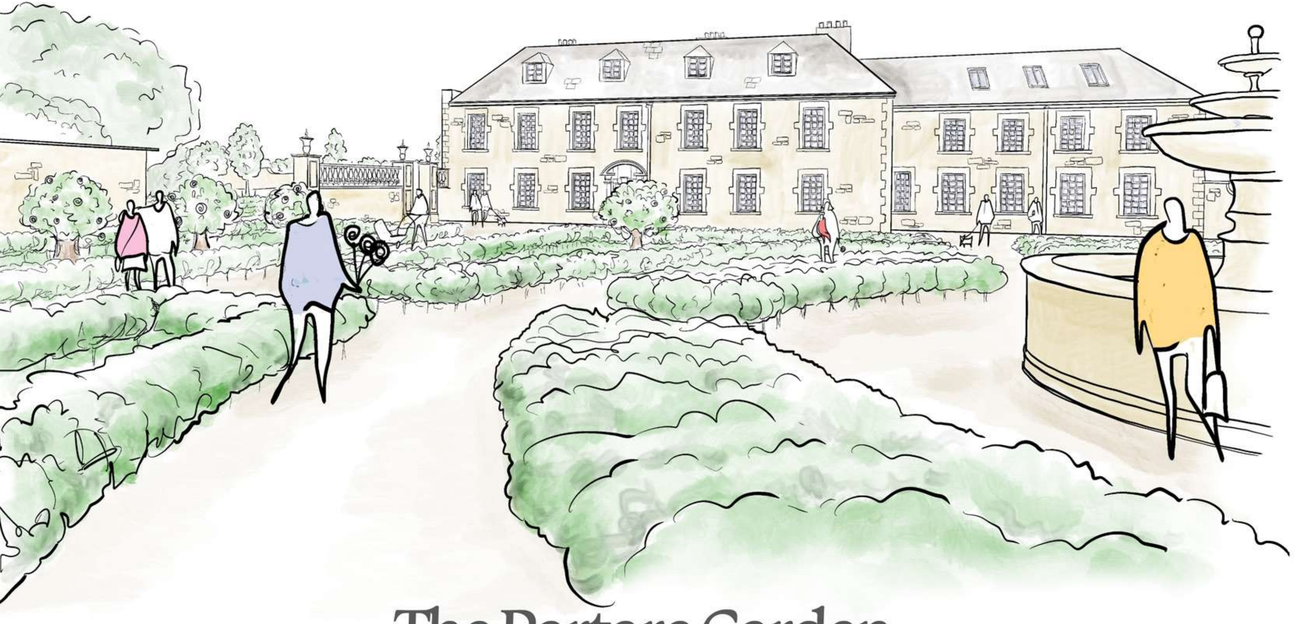


# The Kitchen Garden





# The West Lawn



# The Partare Garden





### The Southern Lawns

*The extension of the lawn conjures up the former spirit of the place. Extensive morphological analysis has shown that the domestic curtilage once extended almost as far as the forest to the south. The continuation of the existing HaHa (a human made depression in the land complete with a hidden wall) to keep out livestock) around the re-extended lawn will ensure a seamless transition from formal garden to parkland.*

### The Rotunda

*The rotunda is a contemporary reinterpretation of the neo-classicist style which once inspired the composition of the principal facade at Nonsuch House. Built of Ashlar stone, the rotunda will become an allegorical temple, an ode to the reconstruction of Nonsuch. Emblems and scenography will be etched onto the stone, communicating in a visual style the restoration process. It is both a place of shelter to look out from, enjoying the beauty of the estate, and a focal point to reference back to as one explore the landscape by foot.*

# The Southern Lawns



The Rotunda



The Farmstay




*The farmstead in its original conception played a major part in the day to day functioning and management of the agricultural endeavors of Nonsuch House and the wider estate. Today, the barns are a shadow of their former selves and have innocently fallen into state of disrepair. They still perform an agricultural use; for keeping hay, small farm tools and machinery but are not practical for modern commercial practices. This is evidenced by the expansion of the farming operation to the north of Westbrook in the 1960s. Today the former farm cottages are held on separate legal ownership basis and are let out on a short residential tenancy (not agricultural) basis. The farmstead is characterised by the following buildings; an old farm manager's cottage, former farmhand cottages, a tractor barn, a courtyard barn, a dovecote (which is more domestic in its former use) and the former piggery which is slightly isolated and to the right of the farmstead.*

# Farmstay Vision





*The design team have a long established and successful track record of sensitively recording, analysing and converting listed buildings including barns and listed buildings within the broader living sector. A primary driver for any conversion is the conservation of as much of the original fabric as possible and the retention of the purity of the form. New materials will be context specific and wherever practicable, sustainable, such as by the use of woodfibre internal insulation.*

# Farmstay Precedent



# The Farmstay





*Existing Tennis Court*



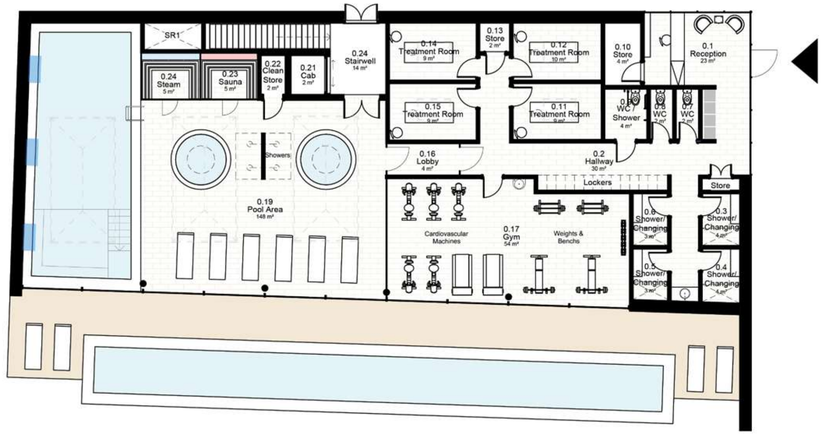
*Proposed Spa*

*The proposed spa and colonnade is situated on the existing visually intrusive tarmac tennis court. The health and wellbeing building enhances the entry sequence to Nonsuch House and the farmstead for the guests accessing the site by providing a high quality and contemporary way-finding building at the edge of the curtilage. The form scale and massing have been designed to respect the scale of the farmstead whilst incorporating all of the luxury and back of house functions required for a boutique hotel.*

# Hotel Spa Layout



# The Hotel Spa




*The Health and Wellness Building consists of a five star luxury spa, offering serene views over the parkland-esque landscape. There is private gym, yoga space and four treatment rooms. The main spa consists of sensory showers, a scented jacuzzi, an ice plunge, a steam room, sauna room, as well the compliment of both a heated indoor pool and external lap pool. Crucially, the building also plays a key role in the back of house hotel servicing, with a full set of support spaces located underground.*

# The Hotel Spa



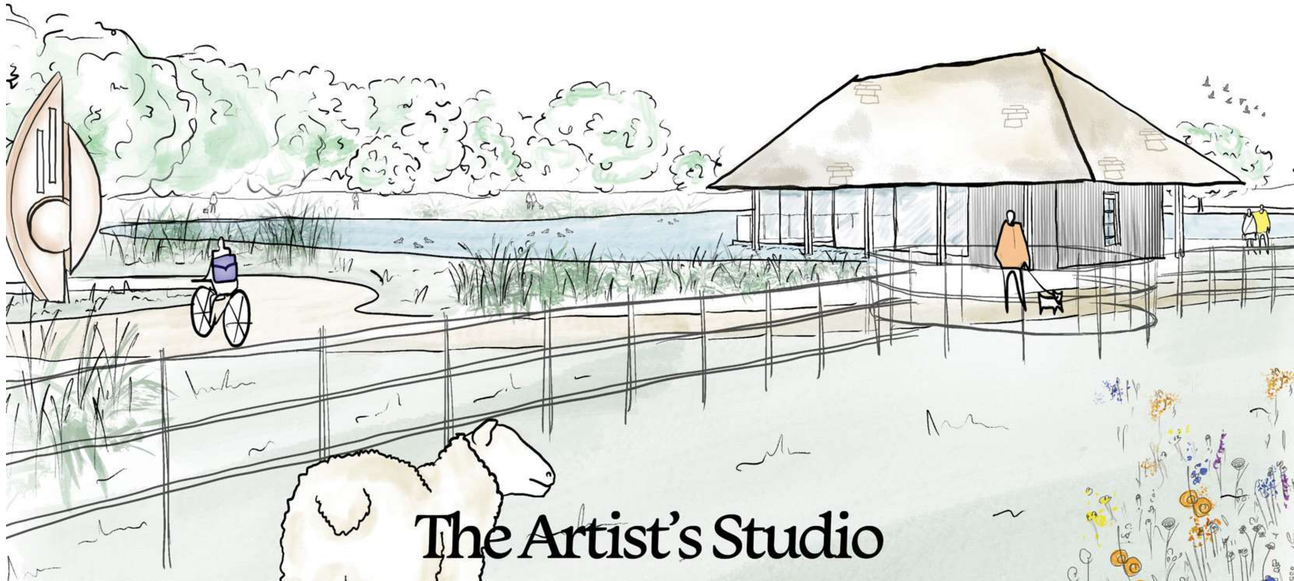
*The Artist + Yoga Studios*

### The Vision + Strategy

*There are two further health and wellbeing proposed buildings to be located in the wider parkland-esque estate. The first is a lakeside* **artist studio** *which can be used for on-site artist residencies and also art therapy classes for the hotel guests. This is centrally located on the new ornamental lake and on axis with the estate entrance, enhancing its spatial significance. Its silhouette conjures up images of traditional boathouses. The second building is a* **yoga retreat** *located on the north east corner of the site. The building is playfully tucked under the pastureland, and lifted at one end to express the space within. Each building will facilitate a closer connection to nature through the careful articulation of their respective architectural languages that responds to the uniqueness of each place and the unique function of each building. These two studios offer an intimate spaces exploring particular aspects of health and wellbeing nature and landscape.*

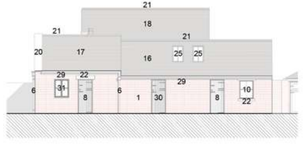
# The Two Studios

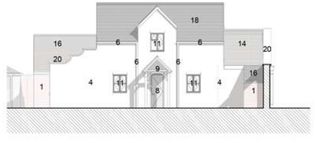


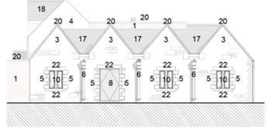


# The Artist's Studio









*The Farmhouse is made up of 3 interconnected but separate buildings; comprising the Farmhouse proper, the existing Farm Offices and a small farm Storage Barn. The farmhosue will become a holiday let whilst the two other buildings will become a series of chalet style holiday lets. There are very few external changes proposed to the collection of buildings. New lightweight partitions will be clearly distinguished from the fabric in order visually separate the existing from the proposed, retaining the buildings legibility.*

# The Old Farmhouse



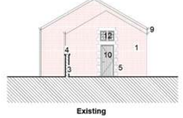


2 **GA Floor Plan - Ground Floor - Barn A - Proposed**
1 : 100

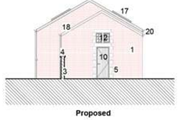


4 **GA Elevations - North - Barn A - Proposed**
1 : 100





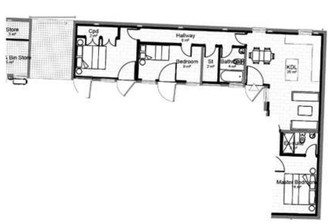
Existing



Proposed

*The barn will be sensitively converted into family farmstay accommodation. The cottage will be suitable for a large holidaying family. A series of barn may be booked together for very large families. New glazing will be used to infill the existing openings, thereby retaining the legibility of the original building. Restored barn doors (folding or rolling) will be fitted over the glazing in order to minimise the visual impact of light. Rooflights will also be fitted with automatic night-time blinds for the same reason.*

# The Tractor Barn



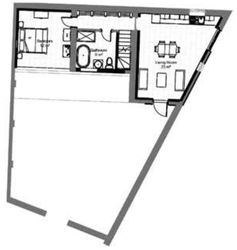


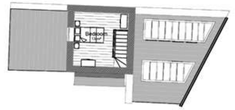


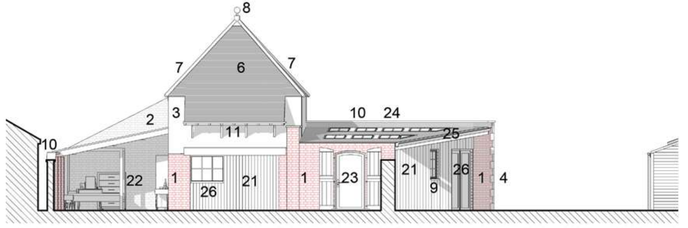

*The courtyard barn plan form is L shaped in layout consisting of a series of cellular rooms, and elegant timber slatted ventilation turrets. The rooms are all accessed from the outside internal face of the courtyard. A discrete section of existing internal partitions in order to create a corridor around the outside perimeter of the building facilitating the conversion to farmstay accommodation consisting of four bedrooms. The external doors will remain with a glazed door behind retaining the significance of the setting.*

# The Courtyard Barn





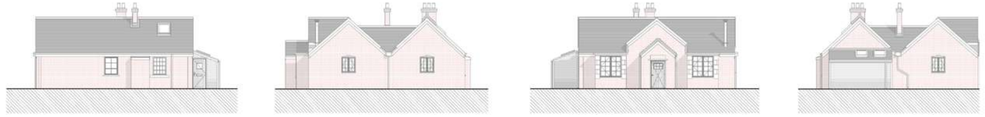




*The Dovecote is a Grade II listed structure situated within the heart of the farmstead. It is delineated by its own walled garden which defines its domestic curtilage. The dovecote is positioned close to Westbrook Road so that passers by would be impressed with the structure. The building is currently in a severely dilapidated state due to the innocent passage of time rather than malfeasance. The delicate conversion will ensure that the structure will be conserved for future generations as a quaint two bedroom farmstay cottage.*

# The Dovecote



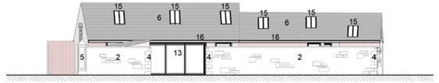


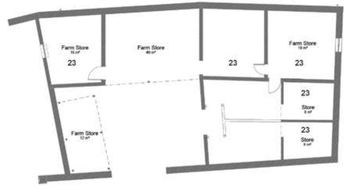
*The former farmhand cottages were most like divided along their central east west axis denoted by the two pile planform and double pitched roof. The dwellings were combined into one dwelling many decades ago and put on its own combined title ownership document. The cottage will become a 4 bedroom farmstay style dwelling in broadly the same configuration as it currently stands, with little to no external alterations Internally a new kitchen and bathroom will modernise the property so that it matches the aesthetic.*

# The Farmhand Cottages













*The piggery will be converted into a four bedroom farmstay barn. The existing form and structure will be retained and the silhouette will retain its purity. A new woodfibre internal lining with lime plaster will give the internal spaces an 'agricultural and rustic feel' without resorting to pastiche. Existing windows will receive secondary glazing and new doors and windows will be triple glazed. The conversion does not place any unnecessary demands on the existing and is a good example of sensitive conversion works.*

# The Piggery



# Health + Wellbeing



### Health and Wellbeing

*Health and wellbeing is at the very core of the hotel offering. From the welcome building which offers a place for sustenance and social connection, the hotel spa which offers the ultimate in relaxation to the yoga studio which connects the mind and body back to nature, there is something for everyone who has the pleasure of staying at The Nonsuch Hotel + Estate. Each building is designed to be Nonsuch, 'without exception'.*

### Inclusivety + Accessibility

*Incorporating the latest thinking in accessible design; by way of hard landscaping, wayfinding and working with the existing landscape to offer subtle transition changes in level means that the Hotel + Estate will offer extremely accessible places to wheelchair users, ambulant and impaired people, regardless of age, sex religion or ability. All publicly accessible spaces are located in the ground floor of each building.*

### 1. The Welcome Building

*This building is the main entry point for guests and includes a cafe restaurant supported by a range of back of house spaces for the proper functioning of the hotel and estate.*

### 2. The Hotel Spa

*This building offers a series of the very best in hotel spa design; including a series of naturally top-lit treatment rooms, a gym and cardio center. The main focus is the wellness center complete with steam, sauna rooms as well as an outdoor lap pool.*

### 3. The Lido

*Conceived as a humble contemporary outbuilding nestled against the existing Victorian garden walls, the sedum covered building offers a discrete changing area for the lido pool.*

### 4. The Artist's Studio

*With inspiring views over the estate, this is a flexible artist's space used to house an onsite artist or set up to hold still life and landscape drawing and more specialist art therapy classes.*

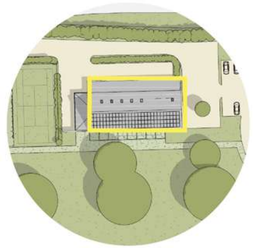
### 5. The Yoga Retreat

*The retreat is a literally and metaphorically a hidden building to be 'discovered' in the landscape by the hotel guests.*

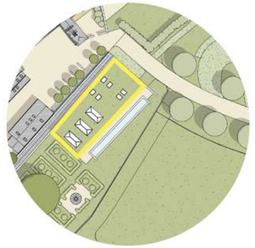
### 6. The Rotunda

*This building offers a three hundred and sixty degree view of the estate and acts as a communication device telling the history of the estate; it's mind, body and soul.*

# Health + Wellbeing



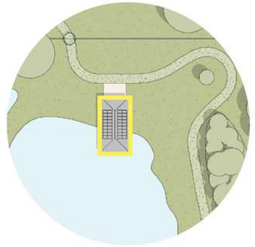
1. The Welcome Building



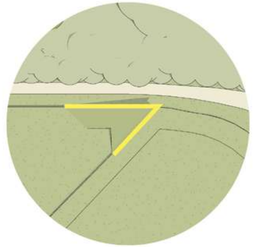
2. The Hotel Spa



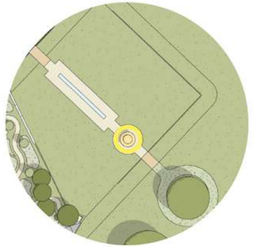
3. The Lido



4. The Artist's Studio



5. The Yoga Retreat

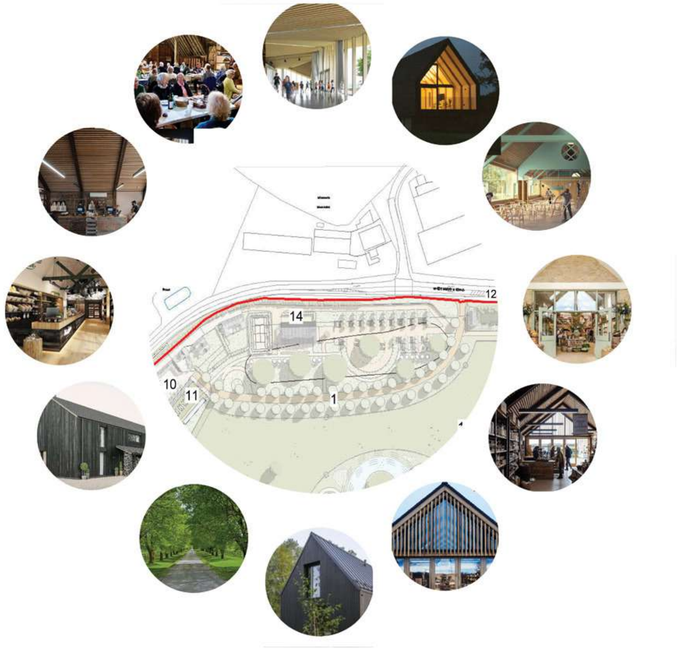


6. The Rotunda

# Health + Wellbeing

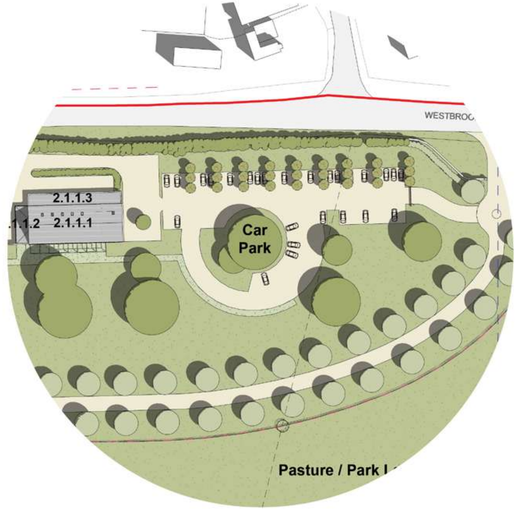


# The Welcome Building




# Vision + Precedent





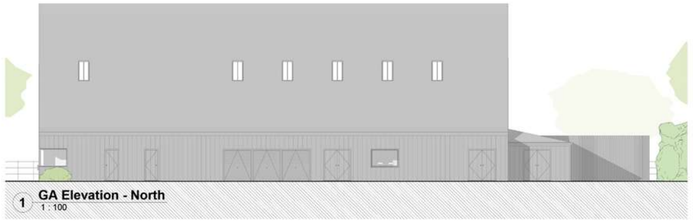

# The Welcome Building

## Health and Wellbeing

*Health and wellbeing is at the very core of the hotel offering. From the welcome building which offers a place for sustenance and social connection, the spa which offers the ultimate in relaxation to the yoga studio which connects the mind and body back to nature, there is something for everyone who comes to stay at Nonsuch.*

## Inclusivety + Accessibility

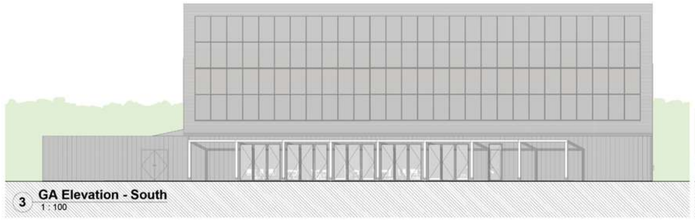
*Incorporating the latest thinking in accessible design; by way of hard landscaping, wayfinding and working with the existing landscape to offer subtle transition changes in level means that the estate will offer extremely accessible places to wheelchair users, ambulant and impaired people, regardless of age, sex religion or ability.*



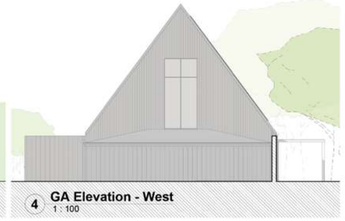
1 GA Elevation - North
1 : 100



2 GA Elevation - East
1 : 100



3 GA Elevation - South
1 : 100

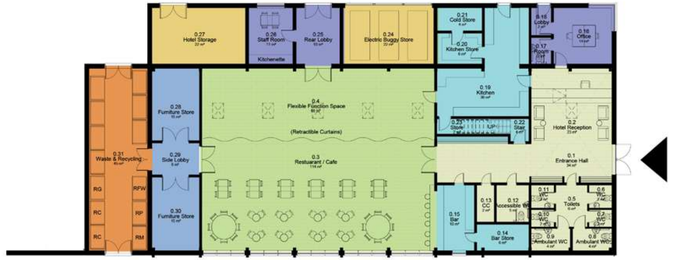


4 GA Elevation - West
1 : 100

*The Welcome Building is the primary focal point when hotel guests enter the estate. The building provides the 'front' and 'back' of house functions for the proposed hotel, including a reception, a cafe, and support services. The building adopts the archetypal 'barn' silhouette which is inspired by the local black clad barns found in the local area of Wiltshire. A large array of photovoltaic panels on the southern roof face will provide all of the building's primary energy requirements, reducing the site's carbon footprint.*

# The Welcome Building






5 GA Floor Plans - Ground Floor
1 : 100




6 GA Floor Plans - Plant Room - Mezzanine
1 : 100

*Mini recycling center*
*Store*
*Bar and Commercial Kitchen*
*Plantroom*
*Hotel Reception + Front of House*
*Staff Office + Welfare Room*

# The Welcome Building



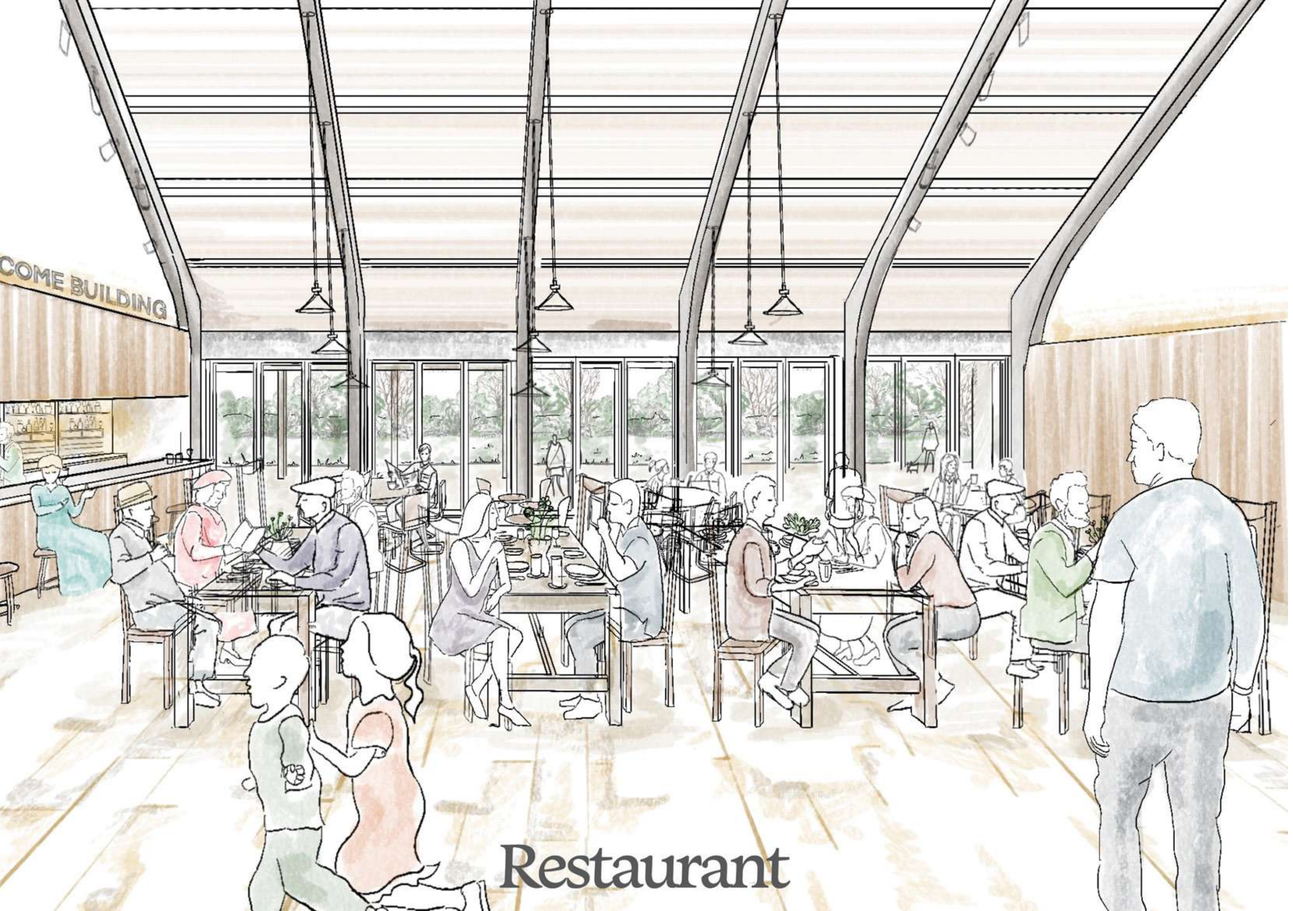
# The Welcome Building






*The Welcome Building is located adjacent to the parking Orchard and is the first point of contact for hotel guests. In terms of front of house space, there is a flexible hall which includes a private cafe / restaurant for hotel guests. The room can also be turned around for special occasions and used for private functions for the hotel guests. In terms of back of house spaces there is a mini recycling center, a furniture store, general hotel store, a staff office, a staff welfare room and an electric buggy store.*

The Welcome Building




Restaurant



### Wayfinding and Placemaking

*The Spa is purposely located on the former tarmac tennis court. This location is crucial in terms of wayfinding and placemaking as it acts as the natural transition point from the end of the avenue to the farmstay. It present the hotel guests with three options.* **Firstly** *the guests can enter the reception area of the spa itself for further information and guidance.* **Secondly** *they can make their way along a new covered colonnade (currently and existing open air pathway) towards the south elevation of Nonsuch House + Easting Wing.* **Thirdly** *they can enter the enclosed Victorian farmstay location. The spa is composed as a series of Pennant and Cotswold stone walls, taking their materiality cue from the south elevation of Nonsuch House, the walls 'protectively wrap' the spa guests within the building, revealing the beautiful landscape on the fourth facade through a seamless triple glazed interlocking sliding-rolling facade.*

# The Vision



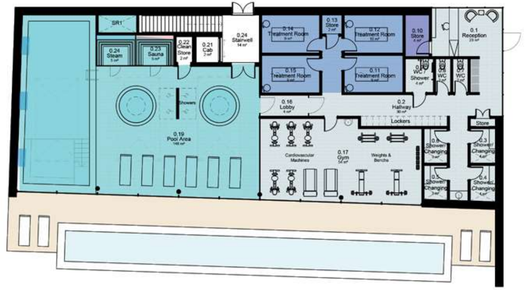

# The Hotel Spa






*The Health and Wellbeing Building is designed to be the primary building for rest and relaxation on site for hotel guests. A discrete number of day guests will also be able to access the facilities under 'Spa and Dine' packages. The building and its associated colonnade acts as an architectural wayfinding device, guiding the guests from the Welcome Building towards Nonsuch House and the associated Farmstay locations. The building has a extensive sedum roof, and uses local Cotswold stone for its stonewalling.*

# The Hotel Spa



5 GA Floor Plans - Spa - Ground Floor
1 : 100

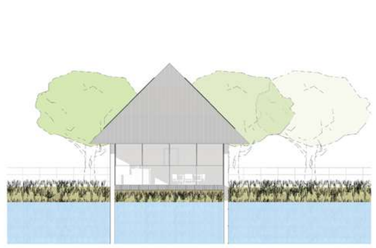


6 GA Floor Plans - Spa - Basement
1 : 100

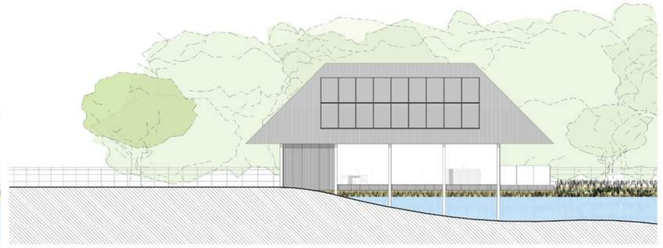
*Luxury Spa*
*Treatment Rooms*
*Fitness Suite + Changing*
*Plantroom*
*Hotel Support Spaces*
*Staff Office + Welfare Room*

# The Hotel Spa





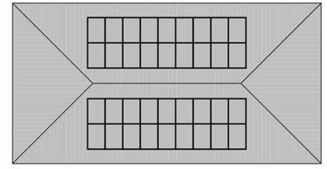
*View from the Lake*



*Section Through the Lake*

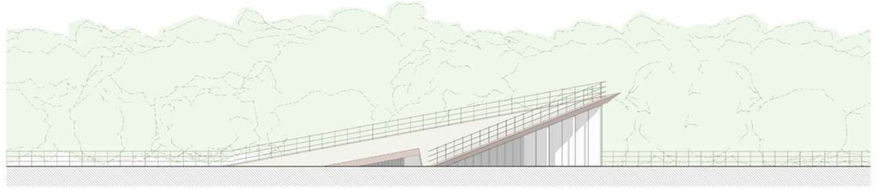


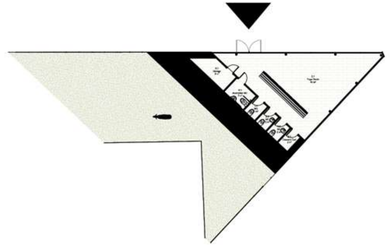
*General Arrangement*

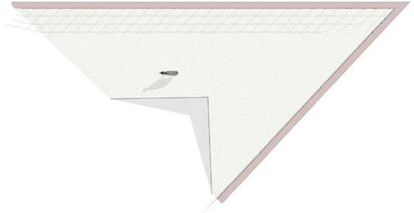


*The Artist's Studio is based on the archetypal form of the 'boat house on the lake'. The studio will allow hotel guests to participate in various forms of art therapy. Other classes and courses such as yoga & flower bouquet making will be offered to guests whilst staying at the hotel. The fully glazed sides give uninterrupted views across the lake and parkland. A broad roof will offer shelter from the elements. A cantilevered deck will add to the drama of the building and offer a space create art, outside, closer to nature.*

# The Artist's Studio







*The Yoga Studio is situated firmly in the landscape. It is based on concept of the pastureland as a rug that has been pulled up at one edge revealing the cave like structure within. The roof will be inhabited by grazing sheep and there will be a feed store incorporated for the livestock. The yoga studio is a tranquil and secluded part of the site to focus on mind, body and soul, to embody the playful jollity of a little spring lamb. The peeled roof offers the perfect opportunity for guests to picnic on a grassy knoll!*

# The Yoga Studio



# Landscape + Places



THE BALBOTANIK TOWER



NIGHT LIGHT EVENTS



ST JACQUES ECOLOGICAL PARK

*To increase the viability and success of the hotel scheme, a focus was put on year round activity and events. The precedent analysis explored how the landscape designer with the wider design team could sympathetically integrate a new lake onto the site whilst also acting as an anchor to the landscape - a place of central tranquility. The lakehouse, acting as an artist's studio works harmoniously in the setting of the place providing an escape. The studio is to be single storey, creating a beautiful skyline around the lake without daunting it.*

*The integration of the landscape as the driving principle of the masterplan involves the deliberate use of resilient climates such as wetlands and meadows. The team are exploring the opportunities for the estate to mark the transition from day to night which may include temporary light events and sculpture walks to creates steady activities throughout the day and across all four seasons. The concept and precedent work overleaf gives an indication of the design development.*

# Enhancing Place



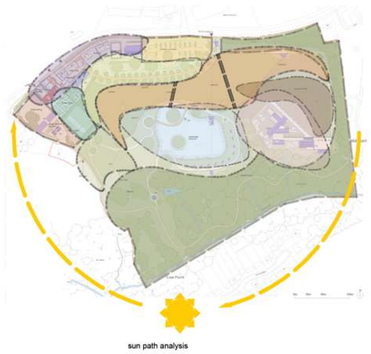

PROPOSED SITE ZONING PLAN
2000

# Landscape + Places





Prevailing wind direction



sun path analysis



Plan showing views through site

*The environmental conditions have influenced the place. The prevailing wind blows from the south west (bottom left hand corner of the site) whilst the sun path moves east to west (right to left). There are three very strong geometrical axis that define the place. Firstly There is the North*

# Landscape Analysis

SEASONAL

All year around consideration for landscape interest, colour and activity potential

DAY AND NIGHT

Natural interest and installations to create 24 hour activities and the use of planting and lighting to create interest

ACTIVITIES

Passive and active landscapes to provide potential for activities and events

ECOLOGY

Developing a landscape that promotes diversity and natural habitats.

STRATEGIC

The planting will not only look beautiful, it will also be strategic in providing wind barriers, framing views, creating interactive environments and natural habitats. This will be a truly living landscape creatively designed to also work with the natural and built environment to provide wonderful engaging natural habitats.

ACTIVITIES

Passive and active landscapes to provide potential for activities and events

BLEND

Blur the boundaries between the zones to create a soft transition for the journeys through the landscape

COLOUR AND TEXTURE

Create impact through the use of colour and texture in the planted landscapes

A

CARPARK AREA

One of the main considerations with carparking is how to soften the impact in any landscape whilst maximising the usability of the area and reducing sap and leaves dropping onto parked cars.

The use of pleached evergreen trees will provide a naturalistic screening.

The evergreen such as scented pearl magnolia is one of the more compact varieties with intense blooms. It has a long spring bloom period, naturally pest and disease resistant and lightly scented.





B

WIND + AUTUMN GARDEN

Varying levels of height and colour - seasonal

Tall grass ornamental garden to create barrier from prevailing winds

Tactile - movement - sensory







# Enhancing The Place



C

FORMAL WHITE NIGHT GARDENS

White plants that is creates cohesion during day and luminous at night time

Large existing trees potential for lighting for wedding dining/photography

Paterre gardens planting strategy

Croquet lawn





D

KITCHEN GARDENS

Existing walled gardens used by restaurant for produce

Seasonal produce planted

Experience related garden activities

Links through to orchard to the south





E

PADDOCK ROTATION FIELDS

Land divided up into three with the existing routes through the site

Field margains planted to create green corridors (routes for wildlife)

Links to blend through to the wetland/water meadow

Traditional estate fencing left to natually weather







# Enhancing The Place

F

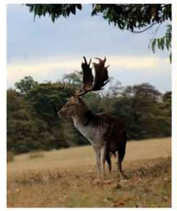
DEER PARK

Historic landscape reference and introduction of deer to the landscape at Nonsuch

Natural fielded landscape dedicated to deer herds.

Large pasture area with dotted tree lawns.

Additional small and large clusters of trees, linking through to woodland area.





G

WETLAND/WATER MEADOWS

Introduce a wetland meadow are as part of an irrigation system and lake system

Great for biodiversity





H

WOODLAND AREA

Introduce a full wrap around of woodland area around to the north of the site while bolstering the west woodland edge of the site with more woodland

Seasonal events throughout woodland

Activities - bird hides - workshops







# Enhancing The Place



I

FARMYARD BUILDINGS/ PARAGRAPH 80 HOUSE

Architecture and landscape integral relationship

Potential for sustainable passive strategies using the landscape strategically in design

Layers and levels of landscape have practical rational to inform design strategy





J

FLOWER AND CROP FARM

Consideration for small farm crops suitable for the 'from field to table' restaurant

Potential for marketed produce

Christmas tree farm? seasonal activity

Organic flower farm? Seasonal activity - flowers for events





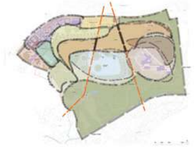
K

NONSUCH HOUSE AND ASSOCIATED BUILDINGS

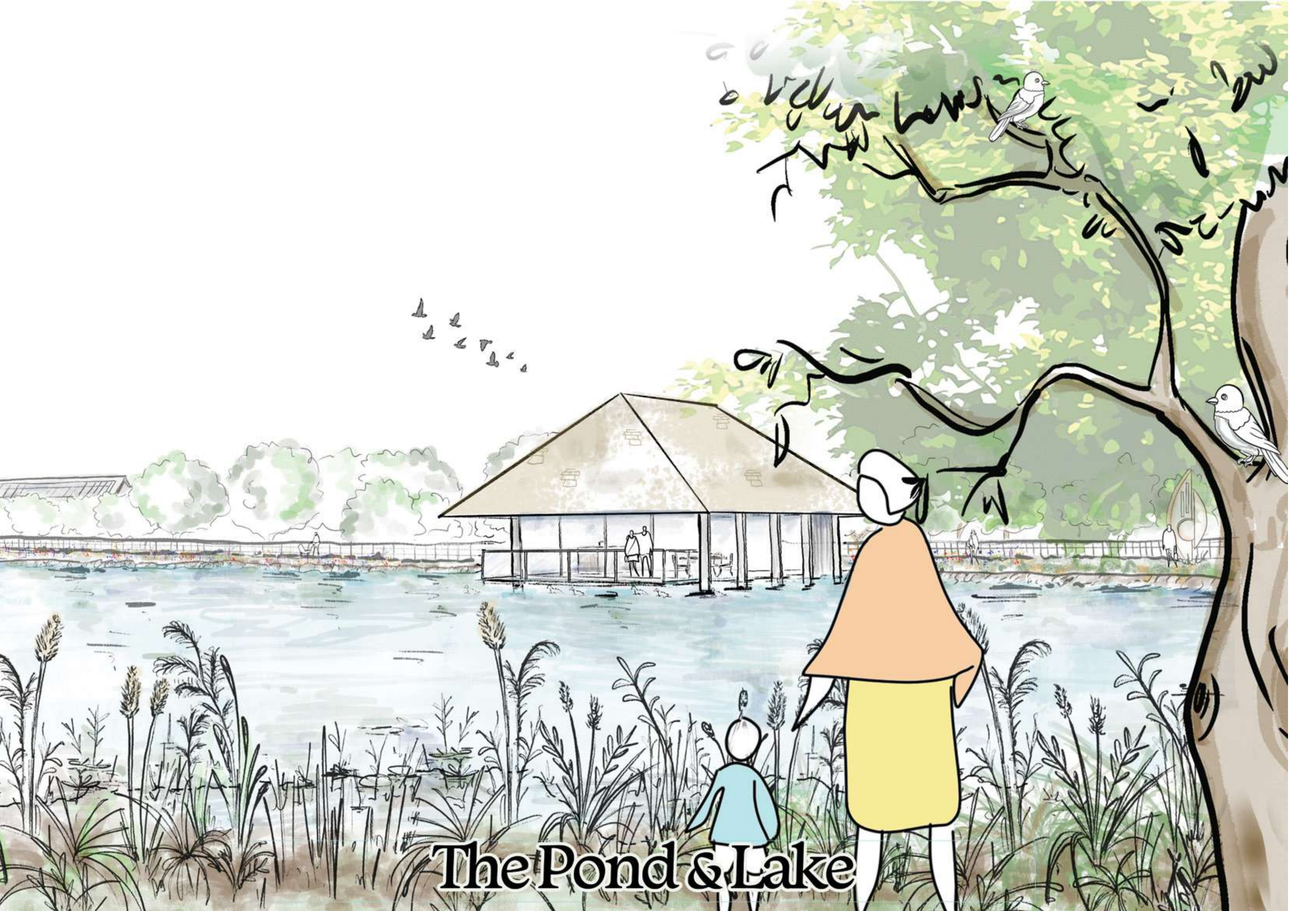
Hard landscaping , low maintenance , architectural features

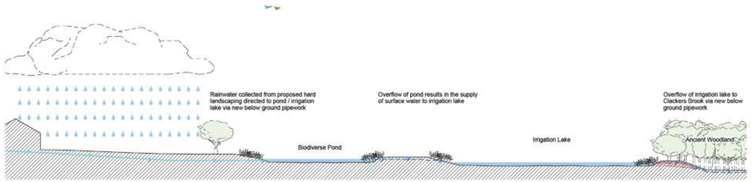




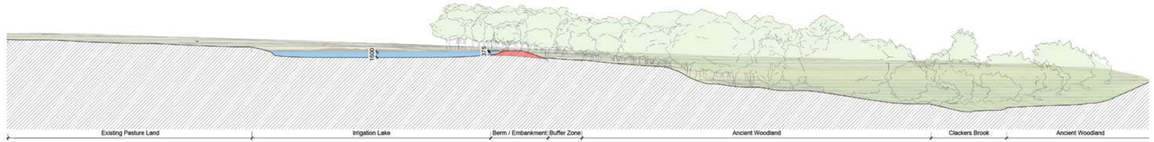


# Enhancing The Place




3 Irrigation Diagram
1 : 500




*The pond & lake will create a picturesque setting to Nonsuch House whilst also according with climate change by storing water on site. The South West of the UK is now regularly in drought during the winter months. As such the proper storage of water onsite is crucial in terms of tree sapling care as well as providing much needed water to the hotel gardens. A small pond will create a steady state water body for biodiversity whilst the larger lake will be the main irritation body with liminal edges.*

# The Pond & Lake




| Cut & Fill Topo Schedule | | | | | |
|---|---|---|---|---|---|
| Key | Name | Cut | Fill | Net cut/fill | |
| 1 | Topography : Forestry Barn | 3.12 m³ | 757.69 m³ | 754.58 m³ | |
| 2 | Topography : Formal Garden / Proposed Ha-Ha | 475.02 m³ | 2575.44 m³ | 2100.42 m³ | |
| 3 | Topography : Reservoir | 4932.27 m³ | 2068.21 m³ | -2864.06 m³ | |
| Grand total: 7 | | 5410.41 m³ | 5401.34 m³ | -9.07 m³ | |

| Volume of Irrigation (Irrigation Supply) | | | | |
|---|---|---|---|---|
| Key | Name | Plan Area | Volume | Litres of Water |
| 4 | Reservoir | 3112 m2 | 2562.53 m³ | 2562530 litres |
| 5 | Lake | 676 m2 | 493.08 m³ | 493080 litres |
| Grand total: 2 | | | 3055.61 m³ | |

| Planting Schedule (Irrigation Demand) | | | | |
|---|---|---|---|---|
| Key | Tree Type | Total Sum of Required Irrigation [0.02m3 per tree a day] | Count | Total Hectares of New Trees |
| 6 | TBC | 3.22 | 161 | 2 Hectares |
| Grand total: 161 | | 3.22 | | |

| Hard & Permeable Landscape Area Schedule | |
|---|---|
| Name | Surface Area |
| Hard Landscape : Nonsuch Estate | 6057 m² |
| Permeable Soakaway Landscape : Agricultural Barn | 794 m² |
| Permeable Soakaway Landscape : Offsuch House | 696 m² |
| Permeable Soakaway Landscape : Pathway | 11194 m² |
| Grand total: 20 | 18742 m² |




# The Pond & Lake

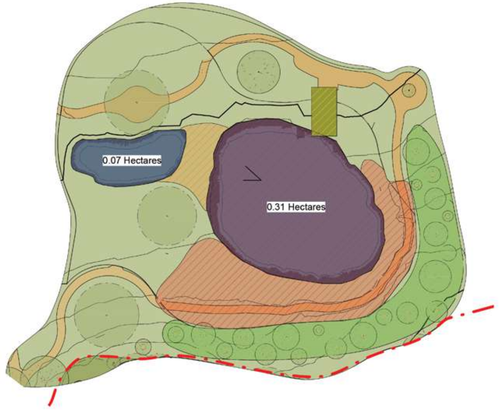


## Site Plan Key

- Building Area
- Area of Cut
- Area of Fill
- Drainage Field Disposer [Soakaway]
- Waste Treatment Plant
- Outfall to Clackers Brook Drainage Run
- Surface Water Input
- Edge of Ancient Woodland

## Block Plan Key

- Bio Diversity Lake
- Liminal Zone
- Reservoir Lake to Irrigate Newly Planted Trees
- Boat House
- Proposed Berm to Act as Embankment & Protective Barrier for Ancient Woodlans
- Anicent Woodland Tree Protection Buffer Zone




*The biodiversity pond will act a s a feeder pond to the irrigation lake and will be planted in such a way to encourage a broad spectrum of ecology. Unlike most irrigation lakes, this lake will be designed in an ornate fashion, rather than rectilinear, in order to enhance the setting of Nonsuch House. An outflow will be incorporated so that excess surface water run-off will be returned safely to Clacker's Brook to the south of the Estate. A cut and fill exercise has demonstrated that there is no cart away from the excavation.*

# The Pond & Lake

### Pathways and Private Trackways

*The pathways and private trackways will be hoggin material. This shallow extensive and historic estate pathway type will create a permeable hard wearing surface that is in keeping with the semi-rural setting.*

### Hard-landscaping

*Where there are discrete areas of hard paving in the form of limestone flagstone for example, these areas will be laid to gentle falls and the surface water run off sent to French drain in order to allow the water to naturally percolate through the geology.*

### Water Butts

*High quality metal water butts will be incorporated discretely where appropriate in order to capture roofscape water run-off which can then be used locally to water flowers and plants.*

### The Irrigation Lake

*The introduction of a lake central to the site is ideally located to accept the natural run-off from the surrounding landscape. It will aid to the collection of surface water during wet periods and positively effect the water cycle on site. Alongside the drainage requirements there is also the desire to create a diverse wildlife biome. This environment will form a significant feature on site consisting of native species; marginal and marsh plants, oxygenating and deep water plants. The immediate surrounding landscape will be planted with native wild meadow flowers. This place been intentionally designed to promote user interaction without disturbing the biome - paths are located away from the planting. The irrigation lake is unusual in that it is both ornamental in shape, and planted at the liminal zone in order to enhance ecology. These features do not impact the fun sectional usefulness of the Irrigation Lake which will be used for the pastureland and the newly planted tree zones. The hydrologist will ensure that the water balance is appropriately maintained.*

# Sustainable Drainage Systems





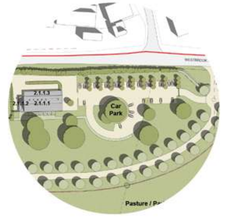


# The Working Landscape

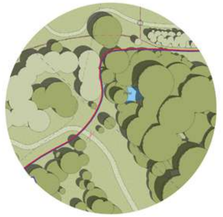





*The Walled Gardens*



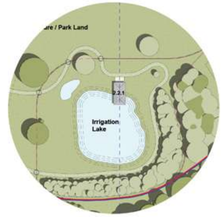

*The Orchard*



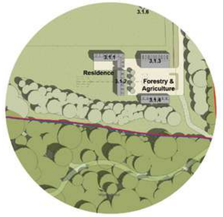
*The Bluebell Glade*




*The Honey Farm*




*The Irrigation Lake*




*The Agricultural Barns*

*The primary concept behind many if not all of the English estates found in wiltshire is the custodianship of the working landscape and the interplay of human-made and natural landscape features. Nonsuch Estate will once again become a microcosm of the working landscape, complete with the parkland-esque pastureland, the existing walled gardens, a new orchard, a honey farm, the existing and proposed woodland and the retention of the cropland.*

# The Working Landscape



# The Working Landscape



*The Nonsuch Estate is a microcosm of Wiltshire's picturesque countryside, steeped in history and tradition. The investment in the boutique hotel is an opportunity to weave a tapestry of beauty and ecological harmony within its working landscape. This vision for the twenty first century can be achieved through a thoughtful blend of initiatives:*

**Bee havens**: *Strategically placed wildflower borders and flowering hedgerows can create vital corridors and sanctuaries for bees, promoting pollination and ensuring the health of crops and wildflowers alike.*

**Woodland expansion**: *Planting new woodland along the fringes and as a buffer zone to the ancient woodland will provide valuable habitat for diverse species, enhance soil health, and act as a natural carbon sink.*

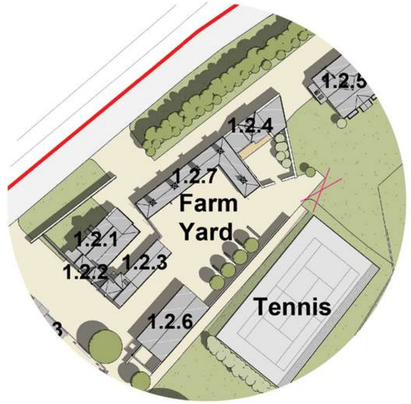
**Biodiversity lake**: *the new lake is specifically designed for biodiversity and will become a haven for amphibians, dragonflies, newts and other wetland life, while also offering a scenic focal point for the landscape, as a mediator of place.*

**Merging fields:** *carefully amalgamating the two smaller crop fields will allow for a larger and more consistent area dedicated to creating diverse ecological zones.*

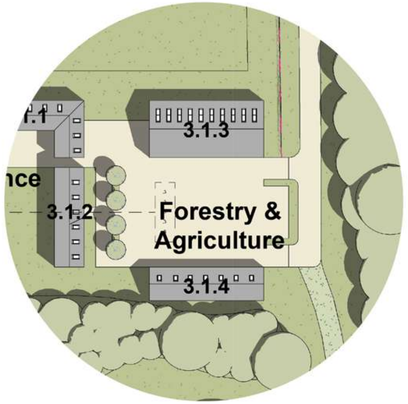
**Revitalising meadows & pastures**: *Implementing sustainable grazing practices will allow meadows to flourish through reduced mowing to support wildflowers. This will attract a wide range of insects, small mammals and nesting birds, while also promoting healthier soil and reducing erosion.*

*These measures, woven together, will transform Nonsuch Estate's working landscape into a symphony of beauty, ecological richness, and agricultural productivity, creating a perfect backdrop to the boutique hotel and farmstay. This vision not only enhances the aesthetics of this particular countryside setting but will also fosters a vital connection between human activity and the natural world, ensuring a thriving and sustainable future for this part of Wiltshire's unique character.*

# The Working Landscape




*Existing Farmstead*

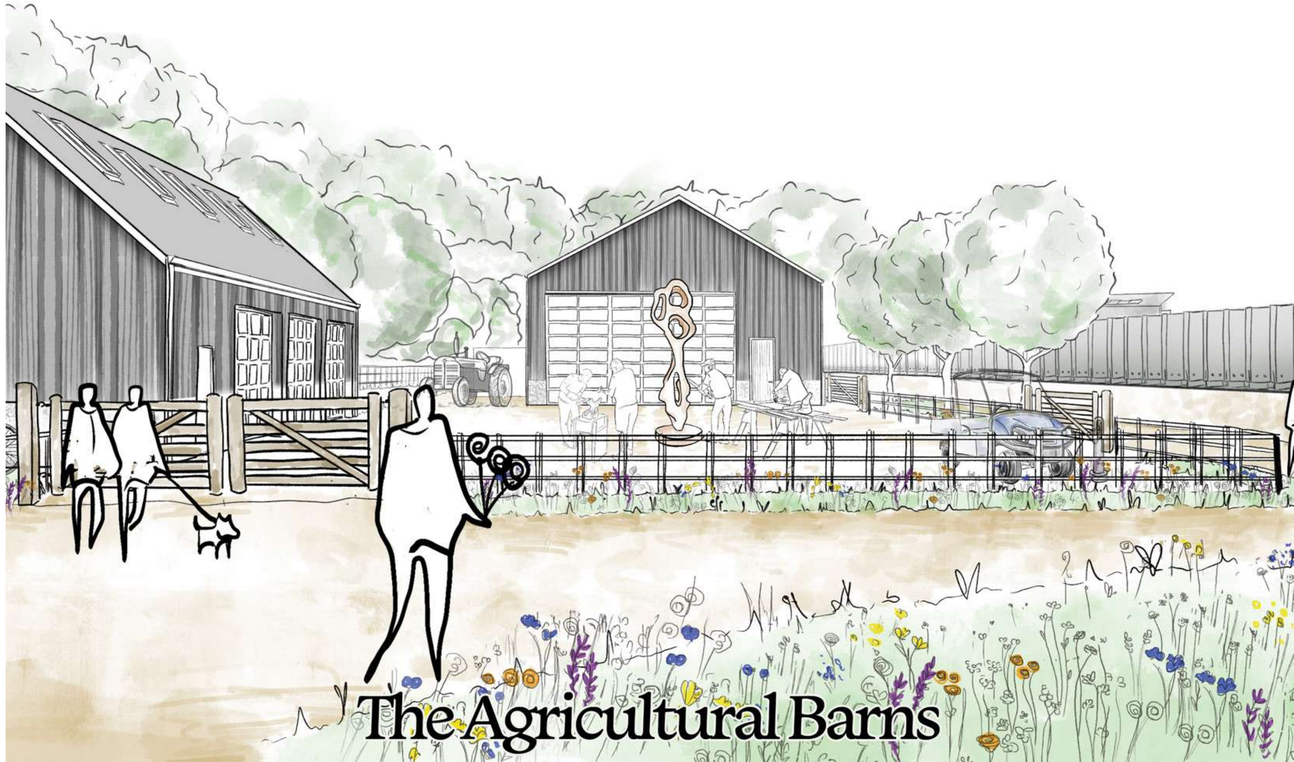



*Proposed Farmstead*

*The existing collection of farmstead buildings are too small fort the proper functioning of the estate. In terms of their size, the size of the existing farmstead cannot accommodate modern agricultural or forestry machinery. A state of the art facility is proposed, discretely situated in the south east corner of the estate, complete with a new manager's house for the estate. The existing farmstead would become farmstay accommodation as part of the boutique hotel offering which is a more appropriate and complimentary use.*

# The Working Landscape



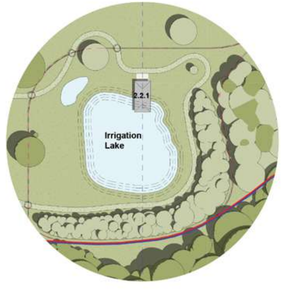


# The Agricultural Barns

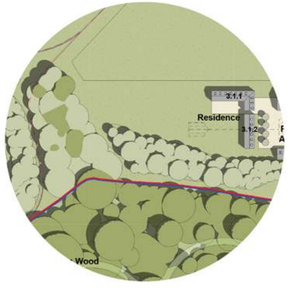


# The Arable Land

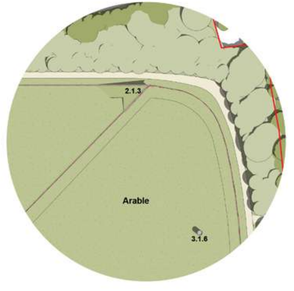





*Ancient West Woodland Buffer*




*Ancient East Woodland Buffer*




*Woodland Planting*

*There are* **two** *new areas of* **deciduous tree planting** *proposed on the Nonsuch Estate. The first is a proposed buffer zone of planting in accordance with the forestry commission's good practice guidance on protecting ancient woodland. The second is to enhance the existing tree planting to the north and the east of the site in order to create a green corridor for wildlife and the broader ecology. These two areas will mitigate any select few trees that may need to be removed as part of the proposals.*

# New Woodland



# The Blue Bell Glade



# Protecting The Landscape

### The Ancient Woodland

*The ancient woodland consists of native deciduous broadleaf trees and ground vegetation will remain a tranquil sanctuary, preserved for its ecological and historical value. Discrete access, guided by knowledgeable estate managers, will ensure a low-impact experience for guests, minimising disturbance to the delicate ecosystem. To further safeguard the environment, dogs will not be permitted within the woodland.*

*The ancient woodland's ecological and heritage value will be cherished through active conservation efforts. Invasive species will be removed, while native flora and fauna will be actively encouraged. The implementation of best practice guidance with a focus on the long term sustainability of the ancient woodland will guarantee thew ancient woodlands continued ecological significance for centuries to come.*

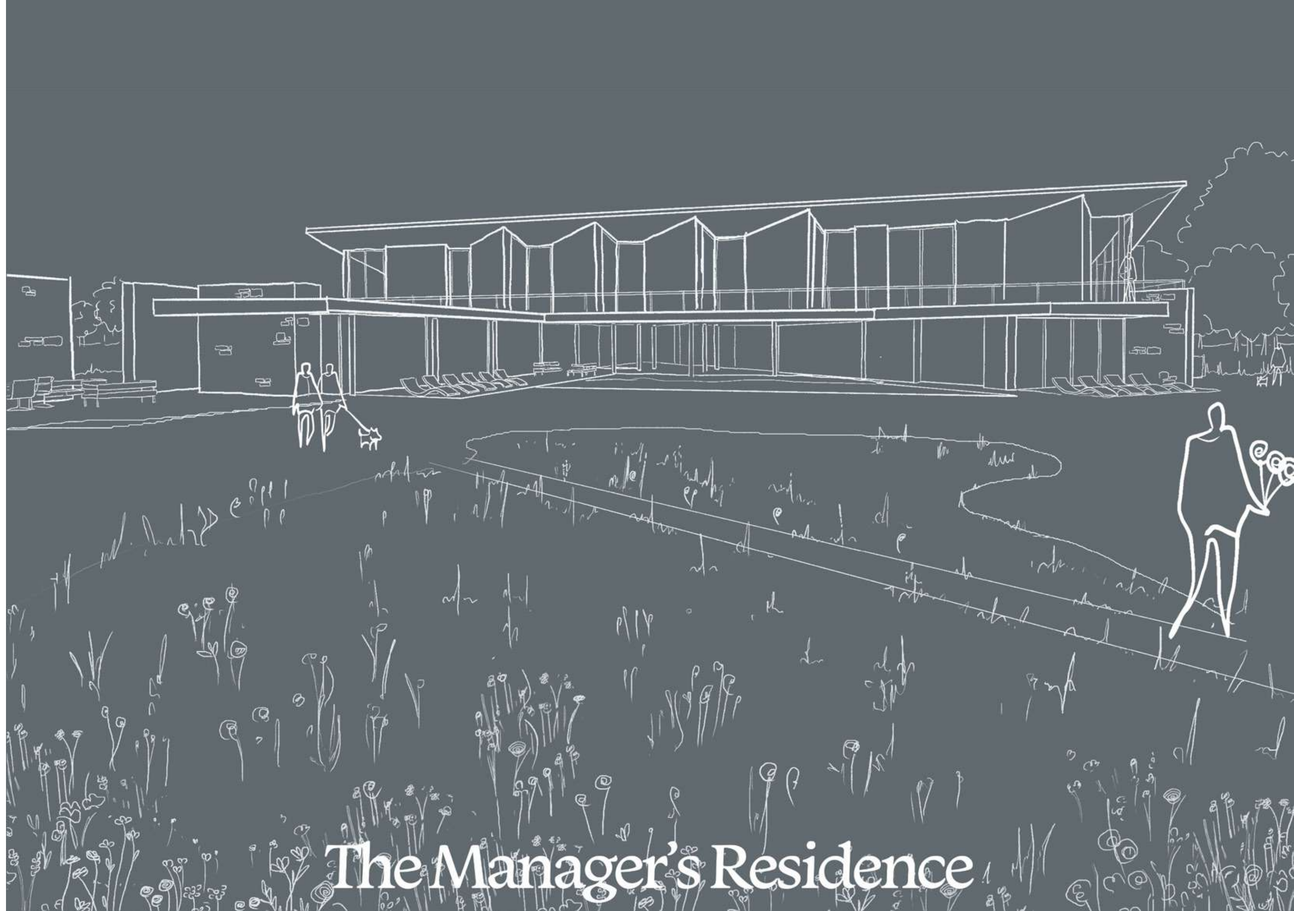
### An Opportunity for Art

*Nature's own fallen giants will find new life as sculptures crafted by local artists, adding a unique touch while fostering biodiversity. These art pieces will serve as subtle educational tools, highlighting the importance of preserving the woodland and its inhabitants. Carefully crafted sculptures inspired by the landscape and history of the site will be positioned throughout the routes of the estate. This will create clear, legible and accessible connections to all elements and places of the estate.*

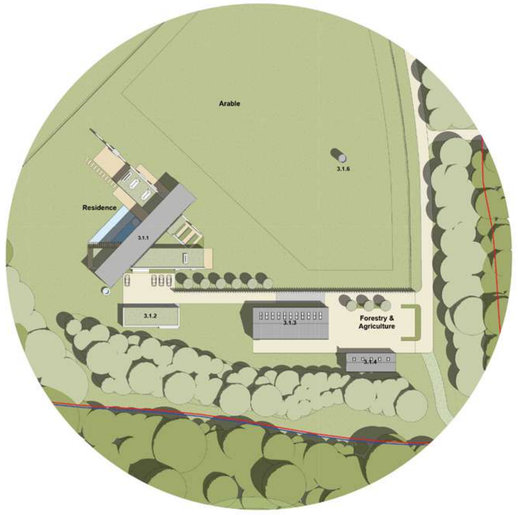
*This commitment to responsible access and creative repurposing ensures the ancient woodland remains a place of wonder and discovery, enjoyed by future generations for years to come. The existing ancient woodland will remain untouched with subtle changes to facilitate users connection to this magnificent natural space.*



# The Ancient Woodland



# The Manager's Residence

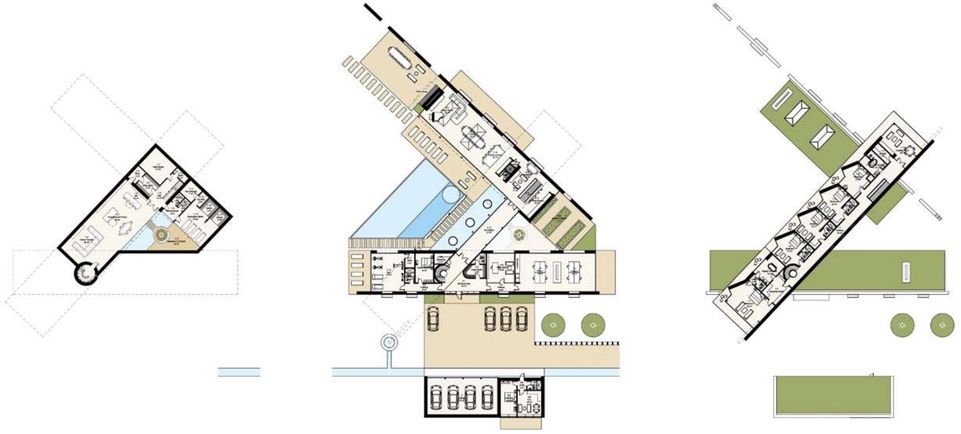



The Concept

*The fire at Nonsuch creates a cascade of opportunities for new life on site - a key principle that drives the entire masterplan. The repurposing of -* **Nonsuch House - without exception -** *into a hotel, farmstay and spa facility means that a new dwelling is required in order to manage The Nonsuch Estate.* **Ofsuch - as a consequence -** *is created as a dichotomous and diametrically opposite entity to Nonsuch. Nonsuch becomes a semi public facility and opens up the site for public interaction and connection to the beautiful grounds. Nonsuch houses the leisure elements and Ofsuch houses the managerial functions required to run the Estate successfully. The proximity of the working barns in close proximity strengthens this relationship to Ofsuch. The massing at Nonsuch has a heavy presence on site, presenting as one large mass at the top end of the site.*

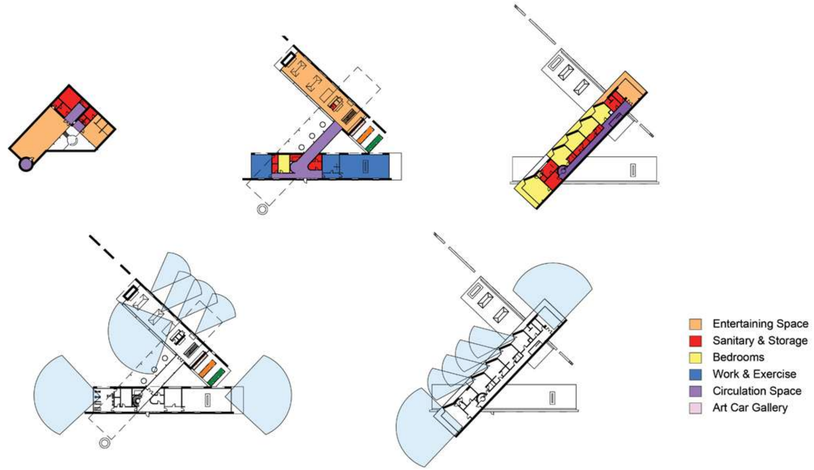
# The Manager's Residence





*As a consequence, Ofsuch has a light presence, hence the use of cantilevers paralleled with light natural materials such as dark stained timber cladding. Additionally, the left over ashlar, uses in the reconstruction of Nonsuch, will be used on Ofsuch for the drystone walls, framing the facing facade that looks towards Nonsuch. Ofsuch House is as a consequence of Nonsuch. Where Nonsuch is closed and almost defensive, Ofsuch is more open and visually transparent. The reading room has been deliberately placed on the edge so Nonsuch is in directly in view, creating opportunity for reflection and contemplation - a moment to remember that Ofsuch is solely as a consequence of Nonsuch, a place without exception.*

# Ofsuch House




*The ground floor houses the principal living quarters, including a large kitchen dining living space, an art gallery, a gym and a home office. A kitchen garden is located at the back door of the house. The upper floor is a more secluded space which houses the family bedrooms and a private sitting room. The bedrooms are conceived as self contained studios which offer private views towards the woodland. The bedroom wing turns its back to the working yard to the east for privacy. The basement floor houses the secondary functions such as a state of the art plant room, a games and entertainment space. A home spa and a reflecting pool completes the basement floor.*

# Ofsuch House





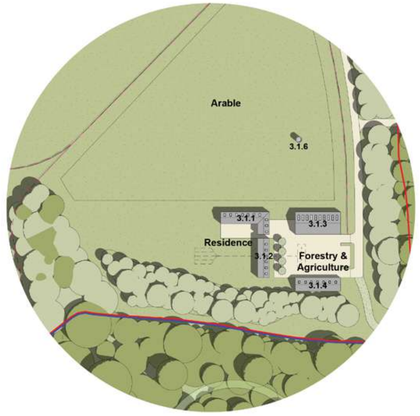




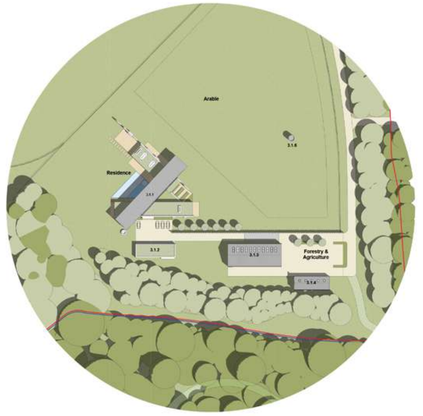
*The ancient woodland acts as a fantastic backdrop to the composition of the elevations. In terms of a canvas, a hierarchy emerges with Ofsuch in the Foreground, the Working Estate Buildings in the midground, and the Ancient Woodland in the Background. The drama of the cantilever is fully expressed, in opposition to the monolithic and firmly routed presence of Nonsuch. Both Nonsuch and Ofsuch are read as additive, with different wings and piles signifying different uses of the respective buildings.*

# Ofsuch House






*Revised Manager's Residence*




*Original Manager's Residence*

*After careful review with the design team, it has been decided that the manager's residence is to be revised to a much more simpler and modest barn style building to match the form scale and massing of the proposed agricultural / forestry buildings. This modest design will be explored further during the next stage of the project after the planning pre-application advice is received.*

# Design Evolution



# Estate Access



*Primary Entrance*

| Hotel Staff to Hotel Guest Calculation | | |
|---|---|---|
| 1.1 - Hotel Guests : | 90 | |
| 1.2 - Day Guests : | 32 | [Total 122] |
| 1.3 - Hotel Staff : | 21 | [Total 21] |
| **Staff to Guest Ratio** | | |
| **1 Staff : 5.8 Guests** | | |
| **1 : 5.8** | | |
| **Typical Site Occupancy :** | | 101 |
| **Maximun Site Occupancy :** | | 153 |
| Occupancy dependent on season variability | | |

**General Key**

1 - Nonsuch
2 - Landscape
3 - Offsuch
A - Site Entrance
B - Coach turn around Location
C - Delivery Lorry Loading Location
D - Vehicle Turning Point
E - Roundabout

**Site Entrance Key**

E1.1 - Primary Entrance : The Hotel Estate
E2.1 - Secondary Entrance : Nonsuch
E2.2 - Secondary Entrance : Eastwing
E2.3 - Secondary Entrance : Stable End
E2.4 - Secondary Entrance - Farmyard

**Gate, Signage & Way Finding Key**

| | |
|---|---|
| G1 - Nonsuch | G6 - Avenue Gate |
| G2 - Eastwing | G7 - Parking Orchard |
| G3 - Stable End | G8 - Estate Track |
| G4 - Farmstead A | G9 - Estate Yard |
| G5 - Farmstead B | |




*There are* **four** *existing site accesses to the north west, clustered around Nonsuch House and the farmstead. There is also a* **separate** *existing site access to the north which, from morphological research, is the original entrance to the Nonsuch Estate along a forgotten tree-lined avenue. This access is currently used as an agricultural and forestry access and is delineated by two large galvenised field gates, which is typical of the area. It is proposed that the existing field gate entrance is enhanced in order to create a combined primary site access for the hotel and the estate whilst the other accesses to the north west are maintained as secondary points.*

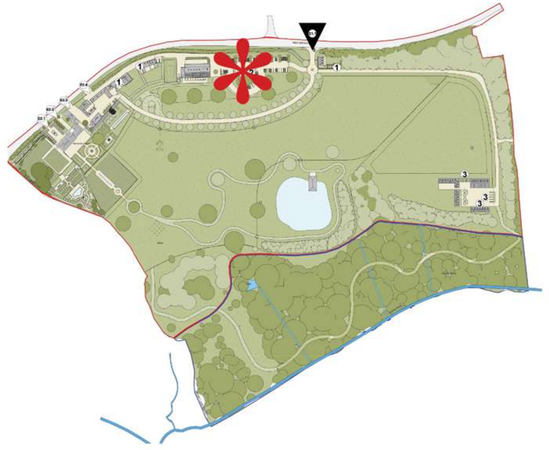
Estate Access

| Quantum of Grand Total of Parking | | | |
|---|---|---|---|
| Mark | Parking Designation | Parking Location | Vehicle Count |
| 1.1 | Parking Spaces - Hotel Guests | Parking Orchard | 45 |
| 1.2 | Parking Spaces - Day Guests (Overflow) | Parking Orchard | 16 |
| 1.3 | Parking Spaces - Hotel Staff | Parking Orchard | 21 |
| 1.4 | Parking Spaces - Estate Staff | Estate Yard | 4 |
| 1.5 | Parking Spaces - Estate Residence | Estate Yard | 5 |
| Grand total: 91 | | | |

| Quantum of Estate Staff Parking | | | |
|---|---|---|---|
| Staff Type | Staff Sub Type | No. of Staff (Ext) | No. of Staff |
| Estate | Manager (Owner as Manager) | 1 | 1 |
| Estate | Administration | 1 | 1 |
| Estate | Agricultural / Forestry Worker | 1 | 2 |
| | | 3 Existing Staff | 4 Estate Staff |

| Quantum of Hotel Staff Parking | | | |
|---|---|---|---|
| Staff Type | Staff Sub Type | No. of Staff (Ext) | No. of Staff |
| Hotel | General Staff Supervisor | 0 | 1 |
| Hotel | Admin - Reception & Bookings | 0 | 1 |
| Hotel | Concierge - Nonsuch House & Eastwing | 0 | 1 |
| Hotel | Cleaning - Nonsuch House & Farmstay | 0 | 5 |
| Hotel | Maintanence - Nonsuch House & Farmstay | 0 | 1 |
| Hotel | Gardener - Nonsuch House & Farmstay | 0 | 1 |
| Hotel | Health & Wellbeing - Supervisor | 0 | 1 |
| Hotel | Health & Wellbeing - Staff | 0 | 3 |
| Hotel | Restaurant - Supervisor | 0 | 1 |
| Hotel | Restaurant - Back of House | 0 | 3 |
| Hotel | Restaurant - Front of House | 0 | 3 |
| | | 0 Existing Staff | 21 Hotel Staff |

| 3 Grand Total | 25 Grand Total |
|---|---|




*Vehicle parking, totaling 91 spaces, will be concentrated at the parking orchard in order to reduce the number of vehicle movements through and around the site. This will maintain the peace and tranquility of the place. The proposed avenue is a reinterpretation of the historic avenue that once traversed the site but is since lost to the passage of time. The avenue will be primarily for ceremonial and walking, with the occasional vehicle movement. Staff parking has been undertaken on a first principles basis.*

# Parking Location



| Quantum of Development | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| No. | Type | | Planning Use | No. Bedrooms | Occupancy - Hotel Guests | Car Ratio - Hotel Guests | Cars - Hotel Guests | Occupancy - Residents | Car Ratio - Residents | Cars - Residents | Occupancy - Staff | Car Ratio - Staff | Cars - Staff |
| | Health & Wellbeing | (Primary Building) | Health & Wellbeing | 0 | 0 | 0.5 | 0 | 0 | 1 | 0 | 2.5 | 1 | 2.5 |
| 1.1.1 | Nonsuch House | (Primary Building) | Hotel | 11 | 22 | 0.5 | 11 | 0 | 1 | 0 | 1 | 1 | 1 |
| 1.1.2 | East Wing | (Farmstay Building) | Hotel | 7 | 14 | 0.5 | 7 | 0 | 1 | 0 | 0.5 | 1 | 0.5 |
| 1.1.3 | Stable Wing (1) | (Farmstay Building) | Hotel | 3 | 6 | 0.5 | 3 | 0 | 1 | 0 | 0.5 | 1 | 0.5 |
| 1.1.4 | Stable Wing (2) 2 | (Farmstay Building) | Hotel | 3 | 6 | 0.5 | 3 | 0 | 1 | 0 | 0 | 1 | 0 |
| 1.2.1 | Gate Cottage - Farmhouse | (Farmstay Building) | Hotel | 2 | 4 | 0.5 | 2 | 0 | 1 | 0 | 0.5 | 1 | 0.5 |
| 1.2.2 | Gate Cottage - Office | (Farmstay Building) | Hotel | 2 | 4 | 0.5 | 2 | 0 | 1 | 0 | 0.5 | 1 | 0.5 |
| 1.2.3 | Gate Cottage - Store | (Farmstay Building) | Hotel | 2 | 4 | 0.5 | 2 | 0 | 1 | 0 | 0.5 | 1 | 0.5 |
| 1.2.4 | Dovecote | (Farmstay Building) | Hotel | 1 | 2 | 0.5 | 1 | 0 | 1 | 0 | 0.5 | 1 | 0.5 |
| 1.2.5 | The Bungalow | (Farmstay Building) | Hotel | 4 | 8 | 0.5 | 4 | 0 | 1 | 0 | 0.5 | 1 | 0.5 |
| 1.2.6 | Barn A | (Farmstay Building) | Hotel | 2 | 4 | 0.5 | 2 | 0 | 1 | 0 | 0.5 | 1 | 0.5 |
| 1.2.7 | Spa Building | (Health & Wellbeing) | Hotel | 3 | 6 | 0.5 | 3 | 0 | 1 | 0 | 0.5 | 1 | 0.5 |
| 1.2.8 | Barn C | (Health & Wellbeing) | Hotel | 2 | 4 | 0.5 | 2 | 0 | 1 | 0 | 0.5 | 1 | 0.5 |
| 1.3.2 | Collannade | (Health & Wellbeing) | N/A | 0 | 0 | 0.5 | 0 | 0 | 1 | 0 | 0 | 1 | 0 |
| 1.4.1 | Garden Store | (Health & Wellbeing) | Hotel | 0 | 0 | 0.5 | 0 | 0 | 1 | 0 | 1 | 1 | 1 |
| 1.4.2 | Changing Rooms | (Health & Wellbeing) | Hotel | 0 | 0 | 0.5 | 0 | 0 | 1 | 0 | 3 | 1 | 3 |
| 1.4.4 | Summerhouse | (Reception Building) | Hotel | 0 | 0 | 0.5 | 0 | 0 | 1 | 0 | 0 | 1 | 0 |
| 2.1.1.1 | Welcome Building - Resturaunt | (Reception Building) | Hotel | 0 | 0 | 0.5 | 0 | 0 | 1 | 0 | 1 | 1 | 1 |
| 2.1.1.2 | Welcome Building -Hotel Management | (Reception Building) | Hotel | 0 | 0 | 0.5 | 0 | 0 | 1 | 0 | 2 | 1 | 2 |
| 2.1.1.3 | Manager's Residence | (Farmstay Building) | Hotel | 0 | 0 | 0.5 | 0 | 0 | 1 | 0 | 2 | 1 | 2 |
| 2.1.2 | Gate House | (Health & Wellbeing) | Hotel | 3 | 6 | 0.5 | 3 | 0 | 1 | 0 | 0 | 1 | 0 |
| 2.1.3 | Field Pavilion Artist Studio | (Health & Wellbeing) | Hotel | 0 | 0 | 0.5 | 0 | 0 | 1 | 0 | 0 | 1 | 0 |
| 2.2.1 | Boat House | (Estate & Hotel Owner) | Hotel | 0 | 0 | 0.5 | 0 | 0 | 1 | 0 | 0.5 | 1 | 0.5 |
| 3.1.1 | Forestry / Agricultural - Managers Residents | (The Estate) | Residential | 0 | 0 | 0.5 | 0 | 5 | 1 | 5 | 0 | 1 | 0 |
| 3.1.2 | Forestry / Agricultural - Office | (The Estate) | Agricultural | 0 | 0 | 0.5 | 0 | 0 | 1 | 0 | 5 | 1 | 5 |
| 3.1.3 | Forestry / Agricultural - Workshop | (The Estate) | Agricultural | 0 | 0 | 0.5 | 0 | 0 | 1 | 0 | 1.5 | 1 | 1.5 |
| 3.1.4 | Forestry / Agricultural - Tractor Store | (Health & Wellbeing) | Agricultural | 0 | 0 | 0.5 | 0 | 0 | 1 | 0 | 0.5 | 1 | 0.5 |
| 3.1.6 | Camera Obscura | | Hotel | 0 | 0 | 0.5 | 0 | 0 | 1 | 0 | 0 | 1 | 0 |
| | | | | 45 Bedrooms | 90 Guests | | 45 Cars | 5 Residents | | 5 Cars | 25.5 Staff | | 25.5 Cars |

Nonsuch
Landscape
Ofsuch

75.5 Grand Total Cars

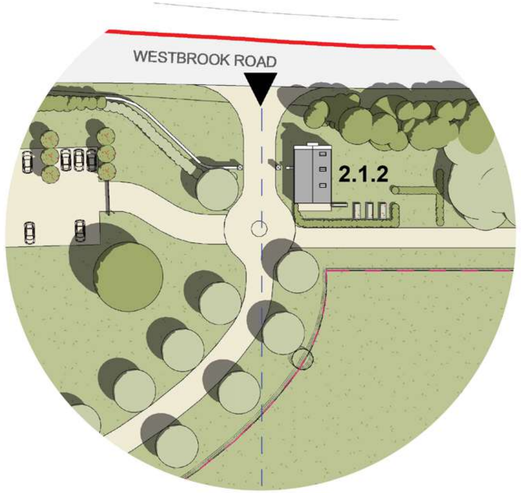
*The vehicle parking has been calculated in accordance with local policy as well as on a first principles basis. In accordance with hotel design guidance, the staff to guest ratio is one member of staff to six guest. This equates to a maximum site occupancy of 153 people which is not considered over development. Careful consideration will be given to wayfinding and gates in order to restrict certain types of vehicle movement through the site. For example, large vehicles will not be permitted in the farmstay location.*

# Quantum of Parking



# Entry Sequence






## Wayfinding

*A small section of Cotswold stone wall to waist height, combined with discrete, non illuminated signage will signify the entrance to the Hotel Estate. A modest gatehouse is set back from the road, which is the prevailing pattern of development for cottages placed along Westbrook Road. The existing hedge will be translocated behind the wall.*

## Entry + Egress

*A turning circle and electronic timber field gates will ensure that only permitted vehicles gain entry to the various parts of the site.*

## The Avenue

*The avenue is a ceremonial route which will be used primarily for shuttling the visitors from the Welcome Building to both Nonsuch House and The Farmstay Accommodation. Electric buggy will ensure that this is a sustainable mode of transport.*

# The Avenue



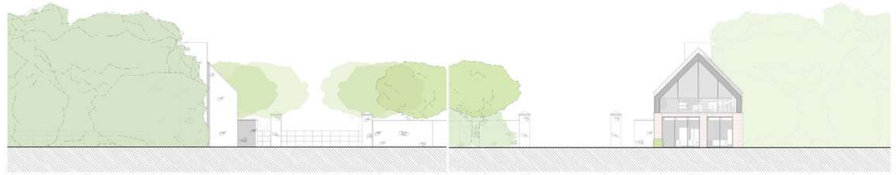
# The Avenue





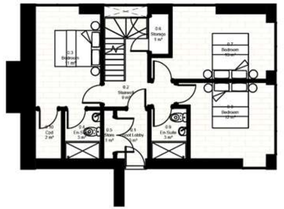
*The Gatehouse and associated stonewalling will act as a way finding device to the estate entrance. The entrance is situated in a prominent location along Westbrook Road, utilising an existing field entrance. A small segment of hedge will be translocated behind its existing location in order to create a small section of Cotswold stone walling. The gatehouse is a contemporary interpretation of the many gable ended cottages that face along Westbrook Road.*

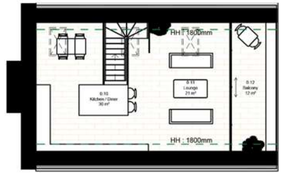
# The Gatehouse



*View from Westbrook Road*

*View from The Estate*






*General Arrangement*

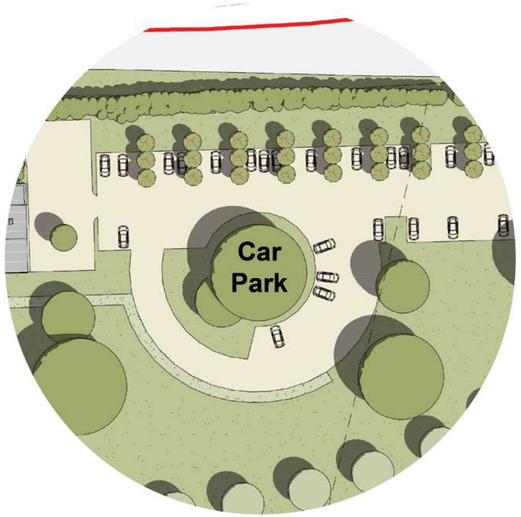
*The gatehouse is part of the farmstay collection of dwellings on site and is designed to accommodate one large family or two smaller families or a series of friends. The cottage is designed as an 'upside down' house, with the living room on the first floor in order to take advantage of the views across the landscape. This has the added benefit of reducing the form mass and scale In terms of the building's materiality it is a blend of Nonsuch House and the farmstead, firmly situating the building in its place.*

# The Gatehouse





# The Parking Orchard



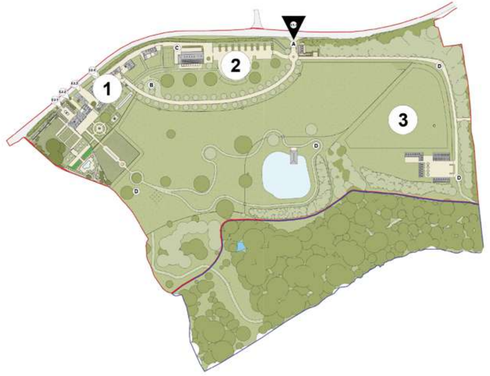

### The Concept

*The orchard will provide much needed visitor parking for the hotel guests as well as staff parking. The trees will provide substantial physical screening to the cars so that their visual impact is mitigated in the landscape. It is proposed that a hoggin self binding gravel will be used, which is the traditional hard landscaping material for countryside estates. Black estate fencing will also be employed in order to define the place and to prevent overspill parking. An existing public right of way will be protected, which enters the site to the north of the parking orchard. The parking orchard provides a location sensitive and appropriate vehicle parking solution.*

# The Parking Orchard



# Sustainability




### 1. Nonsuch House + The Farmstay

*The listed status and historic fabric means that for many elements of Nonsuch, these will not be upgraded, such as the internal and external walls which are highly significant. This will be offset by increasing the thermal performance of elements elsewhere, for example the new roof structure. Natural materials such as woodfibre will be used to provide high levels of insulation internally. ASHPs will be the primary heating source.*

### 2. The Health + Well Being Buildings

*These buildings will be 100% self sufficient and therefore carbon neutral with the incorporation of high performance PV panels and ASHP.*

### 3. Manager's Residence and Estate Buildings

*These buildings will also be 100% self sufficient and carbon neutral, significantly reducing the environmental impact of these buildings.*

# Sustainability Strategy



| Building Name | Use | Habitable | Status | Listed Status | Building Period | Bedrooms | GIA | Heat - Souce | Heat - ASHP (Qty) | Heat Generation (kW) | Heat - Consumption (kW) | Electrical - Source | Electrical - Panel (Qty) | Electrical - Generation (kW) | Electrical - Consumtion (kW) | Surface Water | Waste Water | Glazing Type |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Health & Wellbeing | Health & Wellbeing | Non-habitable | New Build | N/A | N/A | 0 | 360 m² | N/A | 0 | 0 | 16.2 | Existing Grid Connection | 0 | 0.0 | 16.2 | Green Roof | New Treatment Plant | |
| Nonsuch House | Hotel | Habitable | Refurbishment | Grade II* | 18th Century | 11 | 1400 m² | ASHP | 16 | 112 | 63.0 | Existing Grid Connection | 0 | 0.0 | 63.0 | Existing Soakaway | Existing Septic Tank | Secondary Glazing |
| East Wing | Hotel | Habitable | Refurbishment | Grade II* | 20th Century | 7 | 660 m² | ASHP | 8 | 56 | 29.7 | Existing Grid Connection | 0 | 0.0 | 29.7 | Existing Soakaway | Existing Septic Tank | Secondary Glazing |
| Stable Wing (2) | Hotel | Habitable | As Existing | Grade II | 18th Century | 3 | 200 m² | Existing Oil Boiler | 0 | 0 | 9.0 | Existing Grid Connection | 0 | 0.0 | 9.0 | Existing Soakaway | Existing Septic Tank | Secondary Glazing |
| Stable Wing (2) 2 | Hotel | Habitable | As Existing | Grade II | 18th Century | 3 | 210 m² | Existing Oil Boiler | 0 | 0 | 9.5 | Existing Grid Connection | 0 | 0.0 | 9.5 | Existing Soakaway | Existing Septic Tank | Secondary Glazing |
| Gate Cottage - Farmhouse | Hotel | Habitable | As Existing | N/A | 19th Century | 2 | 95 m² | ASHP | 1 | 7 | 4.3 | Existing Grid Connection | 0 | 0.0 | 4.3 | Existing Soakaway | Existing Septic Tank | Double Glazing |
| Gate Cottage - Office | Hotel | Habitable | Refurbishment | N/A | 19th Century | 2 | 65 m² | ASHP | 1 | 7 | 2.9 | Existing Grid Connection | 0 | 0.0 | 2.9 | New Irrigation Pond | New Treatment Plant | Secondary Glazing |
| Gate Cottage - Store | Hotel | Habitable | Refurbishment | N/A | 19th Century | 2 | 35 m² | ASHP | 1 | 7 | 1.6 | Existing Grid Connection | 0 | 0.0 | 1.6 | New Irrigation Pond | New Treatment Plant | Tripple Glazing |
| Dovecote | Hotel | Habitable | Refurbishment | Grade II | 19th Century | 1 | 60 m² | ASHP | 1 | 7 | 2.7 | Existing Grid Connection | 0 | 0.0 | 2.7 | New Irrigation Pond | New Treatment Plant | Tripple Glazing |
| The Bungalow | Hotel | Habitable | Refurbishment | N/A | 19th Century | 4 | 210 m² | ASHP | 2 | 14 | 9.5 | Existing Grid Connection | 0 | 0.0 | 9.5 | Existing Soakaway | Existing Septic Tank | Double Glazing |
| Barn A | Hotel | Habitable | Refurbishment | N/A | 19th Century | 2 | 105 m² | ASHP | 1 | 7 | 4.7 | Existing Grid Connection | 0 | 0.0 | 4.7 | New Irrigation Pond | New Treatment Plant | Tripple Glazing |
| Barn B | Hotel | Habitable | Refurbishment | N/A | 20th Century | 3 | 100 m² | ASHP | 1 | 7 | 4.5 | Existing Grid Connection | 0 | 0.0 | 4.5 | New Irrigation Pond | New Treatment Plant | Tripple Glazing |
| Barn C | Hotel | Habitable | Refurbishment | N/A | 19th Century | 2 | 90 m² | ASHP | 1 | 7 | 4.1 | Existing Grid Connection | 0 | 0.0 | 4.1 | New Irrigation Pond | New Treatment Plant | Tripple Glazing |
| Garden Store | Hotel | Non-habitable | New Build | N/A | N/A | 0 | 190 m² | N/A | 0 | 0 | 8.6 | N/A | 0 | 0.0 | 8.6 | Green Roof | N/A | N/A |
| Changing Rooms | Hotel | Non-habitable | New Build | N/A | N/A | 0 | 190 m² | N/A | 0 | 0 | 8.6 | N/A | 0 | 0.0 | 8.6 | Green Roof | N/A | Double Glazing |
| Summerhouse | Hotel | Non-habitable | As Existing | Grade II | N/A | 0 | 13 m² | N/A | 0 | 0 | 0.6 | N/A | 0 | 0.0 | 0.6 | Existing Soakaway | N/A | N/A |
| Welcome Building - Restaurant | Hotel | Non-Habitable | New Build | N/A | N/A | 0 | 290 m² | ASHP | 2 | 14 | 13.1 | PV Panels | 108 | 39.2 | 13.1 | New Irrigation Pond | New Treatment Plant | Triple Glazing |
| Welcome Building - Waste / Recycling | Hotel | Non-habitable | New Build | N/A | N/A | 0 | 350 m² | N/A | 0 | 0 | 15.8 | N/A | 0 | 0.0 | 15.8 | New Irrigation Pond | New Treatment Plant | Triple Glazing |
| Welcome Building - Estate Management | Hotel | Non-habitable | New Build | N/A | N/A | 0 | 110 m² | N/A | 0 | 0 | 5.0 | N/A | 0 | 0.0 | 5.0 | New Irrigation Pond | New Treatment Plant | Triple Glazing |
| Gate House | Hotel | Habitable | New Build | N/A | N/A | 3 | 120 m² | ASHP | 1 | 7 | 5.4 | N/A | 0 | 0.0 | 5.4 | New Irrigation Pond | New Treatment Plant | Triple Glazing |
| Field Pavilion | Hotel | Non-habitable | New Build | N/A | N/A | 0 | 115 m² | N/A | 0 | 0 | 5.2 | N/A | 0 | 0.0 | 5.2 | New Irrigation Pond | New Treatment Plant | Triple Glazing |
| Boat House | Hotel | Non-habitable | New Build | N/A | N/A | 0 | 160 m² | ASHP | 1 | 7 | 7.2 | N/A | 0 | 0.0 | 7.2 | New Irrigation Pond | New Treatment Plant | Triple Glazing |
| Forestry / Agricultural - Managers Residents | Residential | Non-habitable | New Build | N/A | N/A | 0 | 180 m² | ASHP | 2 | 14 | 8.1 | PV Panels | 27 | 9.8 | 8.1 | New Irrigation Pond | New Treatment Plant | Double Glazing |
| Forestry / Agricultural - Office | Agricultural | Non-habitable | New Build | N/A | N/A | 0 | 120 m² | ASHP | 2 | 14 | 5.4 | PV Panels | 18 | 6.5 | 5.4 | New Irrigation Pond | New Treatment Plant | Double Glazing |
| Forestry / Agricultural - Workshop | Agricultural | Non-habitable | New Build | N/A | N/A | 0 | 300 m² | ASHP | 2 | 14 | 13.5 | PV Panels | 48 | 17.4 | 13.5 | New Irrigation Pond | New Treatment Plant | Double Glazing |
| Forestry / Agricultural - Tractor Store | Agricultural | Non-habitable | New Build | N/A | N/A | 0 | 115 m² | ASHP | 1 | 7 | 5.2 | PV Panels | 16 | 5.8 | 5.2 | New Irrigation Pond | New Treatment Plant | Double Glazing |
| Camera Obscura | Hotel | Non-habitable | New Build | N/A | N/A | 0 | 6 m² | N/A | 0 | 0 | 0.3 | N/A | 0 | 0.0 | 0.3 | New Irrigation Pond | N/A | N/A |
| | | | | | | | 5849 m² | | 44 ASHP's | 308 kW | 263.2 kW | | 217 PV Panels | 78.8 kW | 263.2 kW | | | |

*The overarching energy strategy for Nonsuch House and the wider Estate (lighting, power and heating) is to provide the scheme with 100% green generated electricity. This is based on the applicant's extensive research and implementation on previously built schemes within the South West of the United Kingdom. The preliminary assessment for Nonsuch indicates that there will be* **44 Air Source Heat Pumps** *and* **217 440w photo-voltaic panels** *incorporated sensitively throughout the Hotel Estate. Energy which cannot be stored or generated will be exported to the national grid for local community use. A battery storage facility may be incorporated into the underground plant-room of the Spa Building in order to retain and store a proportion of the energy generated on site for later use. Even the United Kingdom benefits from winter sunshine and so it is only the darkest depths of winter whereby the scheme will require additional supply of electricity from the grid. This incoming supply will be sourced from green energy provider(s) in order to .*

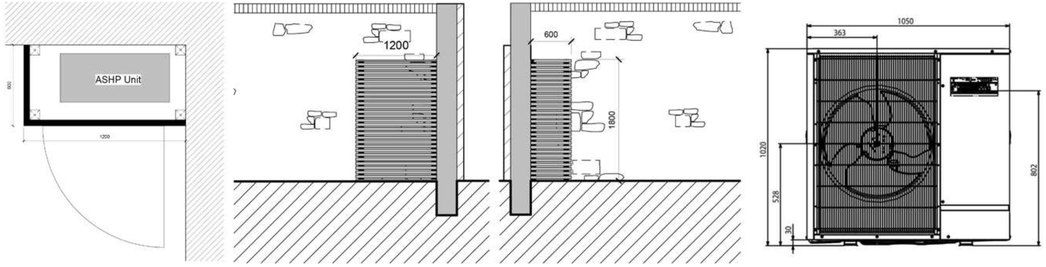
# Energy Strategy



*Sustainable measures such as secondary glazing will be incorporated wherever possible in order to improve the thermal environment for the hotel guests. First and foremost this is by removing interstitial condensation and unwanted cool air currents (drafts) that plague period buildings that have been incorrectly modernised. Secondary glazing is a non-invasive way (requiring only 8 small wood screws and a small line of silicone) of substantially reducing the heating demand which subsequently reduces CO2 (carbon dioxide) emissions across the estate.*

# Fabric First Approach

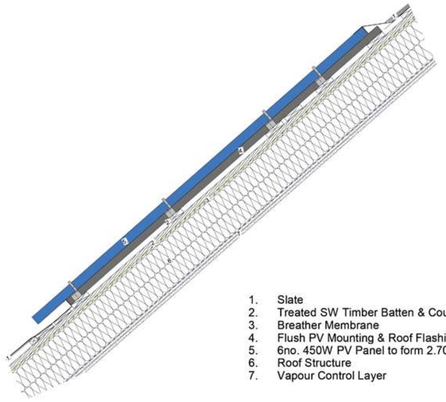





*Air Source Heat Pumps (ASHP) provide a clean and energy efficient mechanism to heat new buildings as well as converted buildings which have been properly insulated. Some people are of the opinion that ASHPs are unsightly. In this sensitive context, they will be concealed behind high quality oak screens. No ASHPs have been located on primary or principal facades, and wherever possible they have been located against existing walls, typically in a corner to minimise their impact. Q Mark ASHPs are the quietest machines on the market and cannot be heard at a distance of five meters above background noise.*

# Heating Sustainably



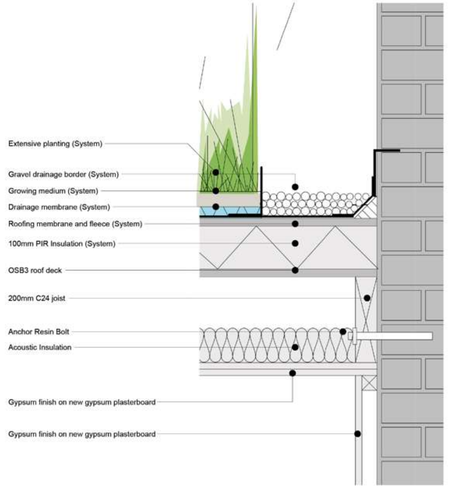


1. Slate
2. Treated SW Timber Batten & Counter Batten
3. Breather Membrane
4. Flush PV Mounting & Roof Flashing Kit
5. 6no. 450W PV Panel to form 2.70 kWp Array
6. Roof Structure
7. Vapour Control Layer

*Existing roofscape will be preserved in order to reduce the visual impact of the proposed conversion works. Instead these buildings will incorporate ASHPs (air source heat pumps) which will heat the buildings in lieu of carbon emitting gas or oil fired boilers. All new pitched roof buildings on the estate will incorporate integrated photo-voltaic panels to capture sunlight which is converted to electrical energy. The use of integrated roof systems will reduce the visual impact by ensure the PV panel sits in-line with the roof finish, creating a more seamless look. The PV panels also act as the roof finish, improving the overall durability of the roof.*

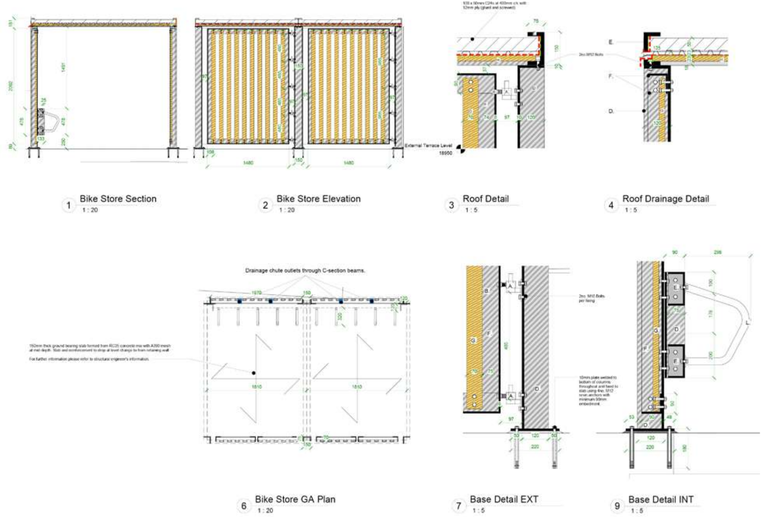
# Electrical Sustainability






*Green roofs also known as sedum roof technology will be incorporated into the Spa Building as well as the walled garden Pool Outhouse and the Yoga Studio. The extensive roofs will help to control surface water run off. This water will then be temporarily stored in order to provide water for the vegetation layer above. In consultation with the landscape designer, a context specific planting scheme, including local sedums, grasses, mosses and succulents will be chosen as they do not require additional watering. Sedum roofs are a perfect technology in order to help mitigate climate change as they reduce heating and cooling demands of a building by providing an extra layer of insulation at the roof level. Conceptually, the sedum roofs on these three buildings are read as a continuation of the landscape up and over buildings, creating a 'fifth facade' that blends seamlessly with the landscape.*

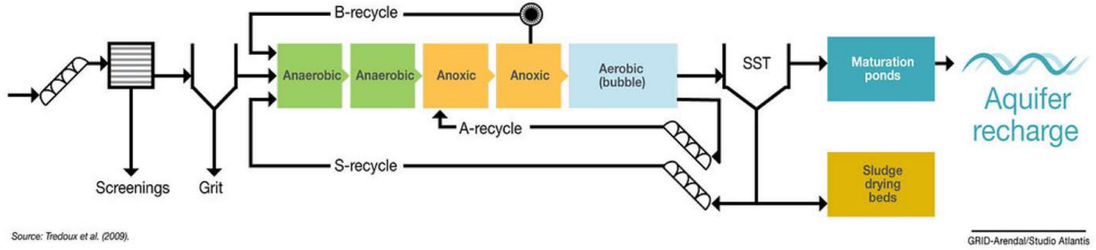
# Green Roof Technology




*Combined bike and mini recycling storage areas will be incorporated throughout the scheme. At the Welcome Building a larger recycling area is included in order to fully separate waste and recycling. Collections will be undertaken by a private waste collection and recycling contractor. The mini bike stores will allow families to bring their own bikes with them from home and safely secure them on site. Alternatively a number of bikes will be available at the Welcome Building for hire. Electric estate buggers will shuttle waste and recycling from each building to the central Welcome Building on a daily basis to manage the waste produced on site.*

# Sustainability






*The semi rural location which means that there is a lack of foul drainage connection to the national infrastructure means that foul drainage will be dealt with in a sustainable way on site, and then privately exported off site by a registered commercial provider for further processing as necessary. A series of Waste Treatment Plants will be buried below ground and new foul drainage pipework will be run below ground to connect the buildings to these vessels. The modern Waste Treatment Plant is a sustainable solution as it anaerobically digests matter producing compacted solids for cart-away whilst the water is so clean that it is discharged locally into the ground. The local discharge of the water significantly reduces the amount of cart-away foul matter.*

# Sustainability

### Biodiversity Net Gain

*Working closely with the consultant ecologist, the ambition of the Nonsuch Estate is to enhance biodiversity through the net gain of beneficial habitats. Primarily this will be achieved via;*

### 1. Integration of New Nesting Opportunities

*A number of species of bats and birds potentially roost within the existing buildings. They will be sensitively relocated to new building integrated roosting habitats at the most opportune time of the season. This will ensure that their breeding and nesting patterns are not disturbed. Additional nesting habitats will be included in order to encourage further diversification of nesting species on the estate.*

### 2. New Sedum Roofing

*Extensively planted sedum roofs (which are those that do not require additional irrigation) offer a wonderful place for insects and bees to thrive above the baseline conditions of parts of the site that are currently tarmacked or otherwise insensitively hard landscaped.*

### 3. Enhanced Parkland + Pastureland

*Notable existing parkland deciduous trees will be protected and enhanced with estate fencing as the areas beneath the trees are rich in biodiversity. The edges of the parkland will be seeded with wildflower in order to create ecologically diverse edges which are protected from grazing animals such as sheep.*

### 4. Extension of Woodland Edges

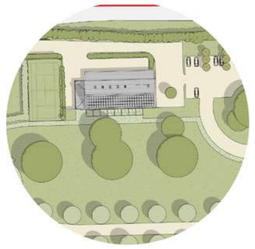
*The extension of woodland edges with new species appropriate deciduous woodland and grasses, particularly those which are adjacent to the ancient woodland is a net benefit for flora and fauna conservation.*

### 5. Water Bodies and Liminal Edges

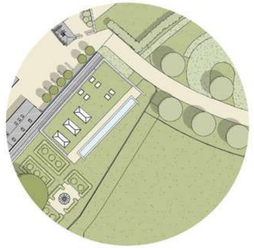
*The ornamental irrigation lake, is an excellent and rare example of the combination of much needed water-infrastructure with the enhancement of ecology. The non-fluctuating pond combined with the fluctuating lake as well as the extensively planted liminal edges will be a beacon for diversifying and sustaining wildlife on site.*

# Sustainability

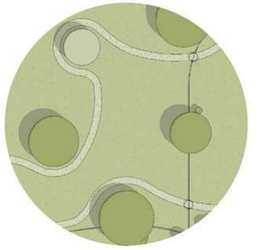




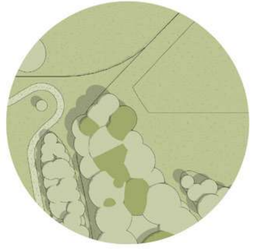
1. Integrated Nesting



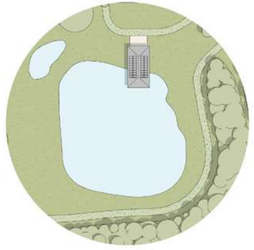
2. Sedum Roofs



3. Enhanced Parkland



4. Woodland Edges



5. Liminal Edges



6. The Flowering Gardens

# Sustainability



# Summary



*Nonsuch, a modest and somewhat direction-less country estate steeped in history, is poised for an exciting transformation into a boutique hotel. This project goes beyond mere renovation or restoration; it embodies a unique vision that prioritises a health and wellness experience combined with sensitive first principles landscaping.*

**Preserving the Past, Embracing the Future:** *The landscape proposals for Nonsuch demonstrate a deep respect for the estate's heritage. Existing features like manicured lawns and ancient woodlands will be preserved, while new additions, such as walking trails and carefully curated gardens, will seamlessly blend in, enhancing the natural splendor of the surroundings. This thoughtful approach ensures that Nonsuch House retains its historic charm while offering guests a contemporary experience immersed in nature.*

**A Sustainable Future:** *The project's guiding principle is a commitment to sustainability. This translates into the use of eco-friendly materials and construction techniques throughout the conversion process. Additionally, the hotel's operations will prioritise responsible water and energy consumption, minimizing its environmental footprint. This commitment not only aligns with the growing demand for sustainable travel experiences but also positions Nonsuch as a responsible leader within the hospitality industry.*

**Local Support, Mutual Benefits:** *Transforming Nonsuch House into a boutique hotel presents a compelling opportunity for the local community. The project is expected to create new job opportunities, stimulate the local economy through increased tourism. As a consequence the project has the potential to significantly benefit the local community.*

Summary




*In conclusion, the proposed transformation of Nonsuch House + Estate reimagines the realm of hospitality development. It presents a vision that thoughtfully integrates history, nature, and sustainability, while offering the potential to significantly benefit the local community. By embracing this innovative and responsible approach, Nonsuch has the potential to become a beacon of sustainable hospitality, attracting discerning travelers while fostering a mutually beneficial relationship with its surroundings. With the support of the local authority, this project can become a reality, enriching both the estate and the community it calls home.*

# Summary






*The applicant is a young and ambitious developer, owner and operator of real estate within the South West of the United Kingdom. Focusing primarily on the living sector, completed projects includes high end single family housing, co-living, and hotel accommodation. The group possesses a strong track record of conserving and enhancing existing, often listed buildings, breathing new life into forgotten or unloved places. They pride themselves on a collaborative and thorough working practice and are proud of the proposals and body of work presented for Nonsuch House + Estate.*

# Summary

*Stephen Samuel Paradise*
Chartered Development Surveyor

*Stephen Samuel Paradise*
Architect

*Conner Williams-Hicks*
Lead Design + Technology +

*Barbara Griffin-Wright*
Landscape Design

*Alexandra Bailey*
Design + Artistry + Visuals

*Luke Gathergood*
Heritage + Architectural Technology

*Gabrielle Geozian*
Luxury Consultant

*Jude Alexander Children*
Heritage & Archaeology

*Martin Harradine*
Planning Consultancy

*Kanna Selvalingam*
Structural Engineering

# With Thanks



*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....*

# The Journey

# Appendices



X Fieldwork and Analysis

*Understanding Place*

*Site Conditions*

*Walls + Structures*

*The Roofscape*

*Doors + Windows + Openings*

*The Landscape + Seasons*

*The Environment*

*The County of Wiltshire*

*The Country*

*included within ...*

XX Consultant Reports

*Landscape Visual Impact Assessment*

*Heritage Compendium*

*Heritage Impact Assessment*

*Transport Statement*

*Planning Statement*

*Ecological Site Walk + Report*

*Environmental Statement*

*Marketing Statement*

*Structural + Building Condition Report*

*under separate cover ...*

# Appendices

## Overview

*A series of repeating circular diagrams, each communicating their own unique characteristics, have been used as the basis of the site analysis. This brings an appropriate level of distillation abstraction as well as consistency to what is often a far reaching and disparate process.*

## Site Condition

*The site consists of a series of strong axis, that of the north west axis, which the house and the farmstead is laid out on as well as a strong east - west axis borne by Westbrook Road. The sun rises in the east ( the right hand side of the site) and sets to the west (the left hand side of the site). These axis and paths, set up interesting site geometries which can be seen overleaf.*

## Walls & Structures

*There is a hierarchy of walls and structures across the site, no more than 3 stories in height. Their materiality changes as to the significance and perceived architectural value, higher value materials include from ashlar stone to humble Victorian red brick.*

## Roofscape

*As with the walls their is a hierarchy pertaining to the historic use of the buildings, which is represented in the architectural form, detailing and materiality.*

## Windows Doors + Openings

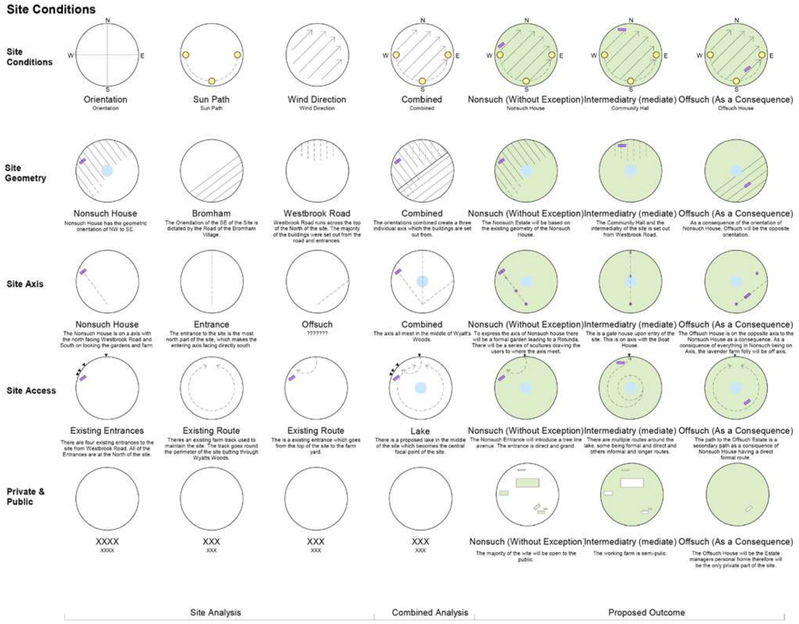
*Their are highly ornate and detailed windows which accord with the hierarchy of significance discovered elsewhere on site. Interestingly, even buildings such as the historic barns (namely the tractor barn and the piggery) have repeating motives such as a carved stone cruciform window arrangement which is repeated from the grand central bay which overlooks the West Lawn. Other openings such as those found on the courtyard barn are more agricultural in their representation and are a much later edition.*

## County and Country

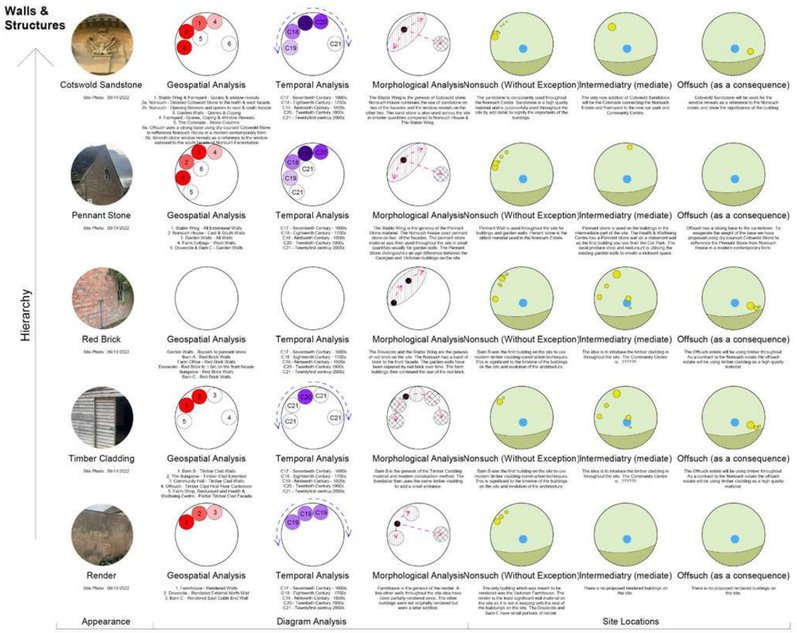
*Nonsuch House is situated in a unique location between some of the most impressive country houses in the United Kingdom with excellent transport connections to Bristol, Bath, Cardiff, London and from Heathrow, the world.*

# Understanding Place



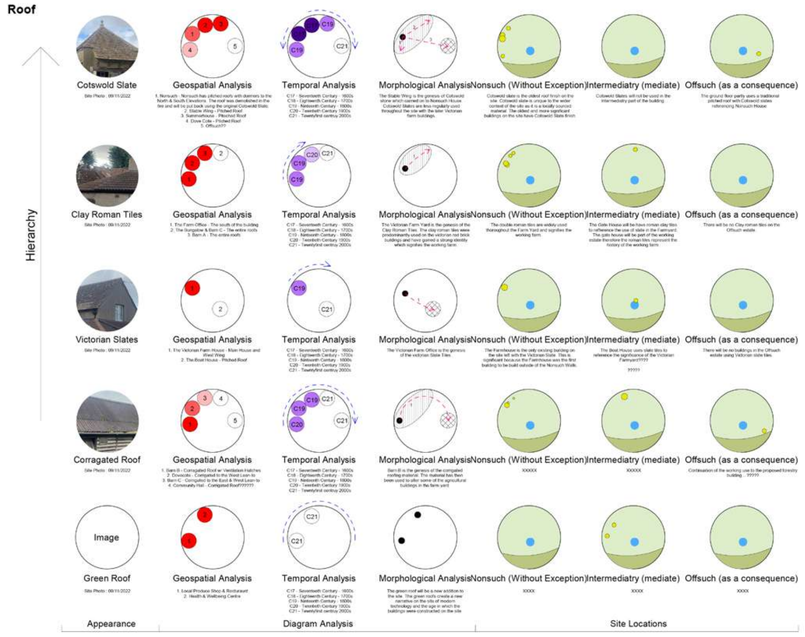



# Site Conditions

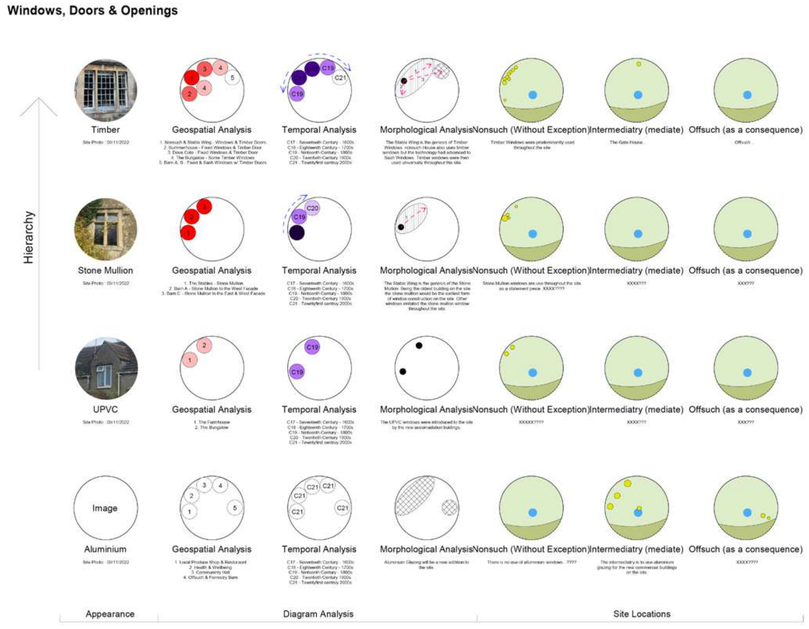



# Walls & Structures



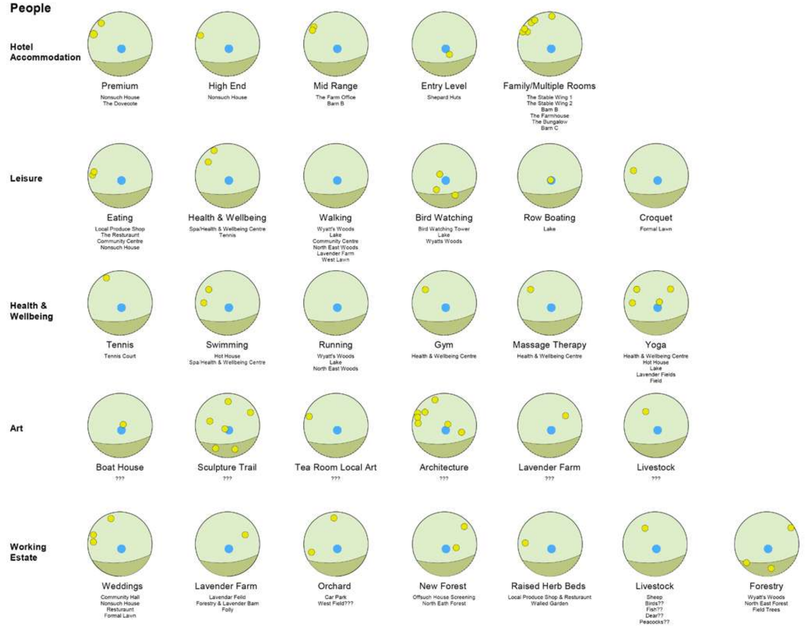



# Roofscape

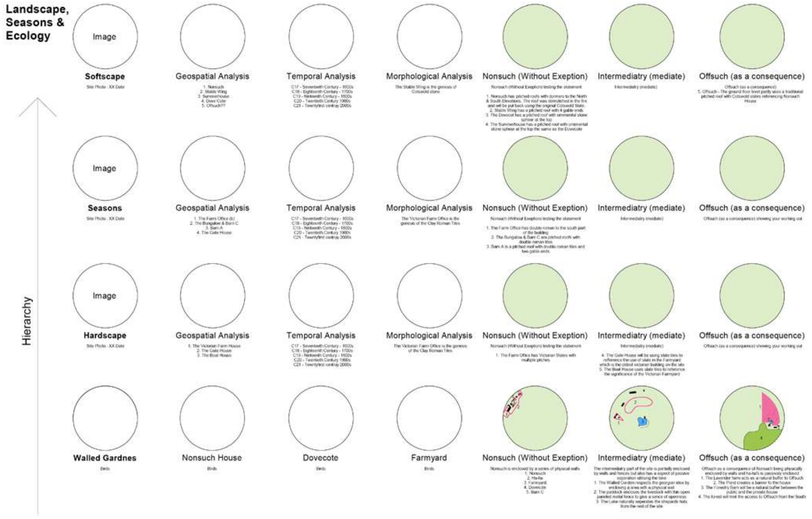



# Windows Doors & Openings






# People

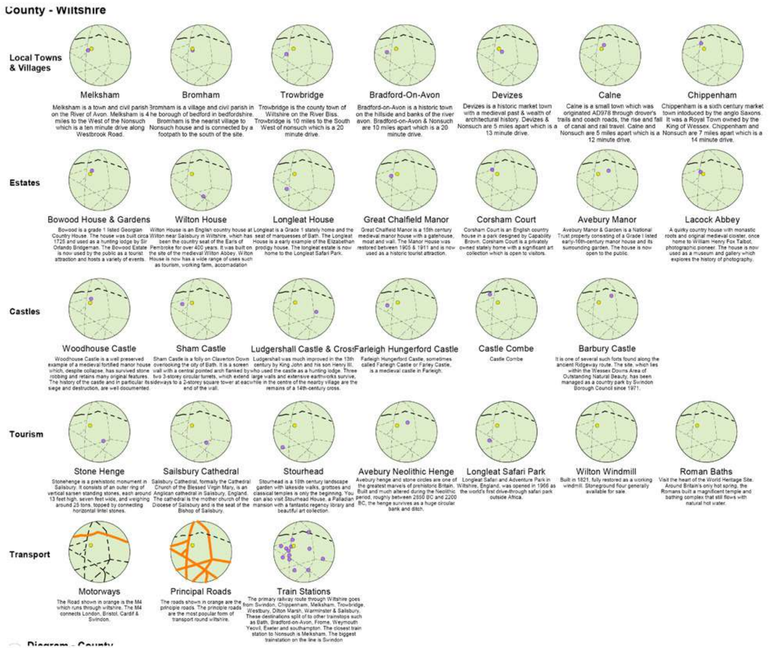



# Landscape & Seasons



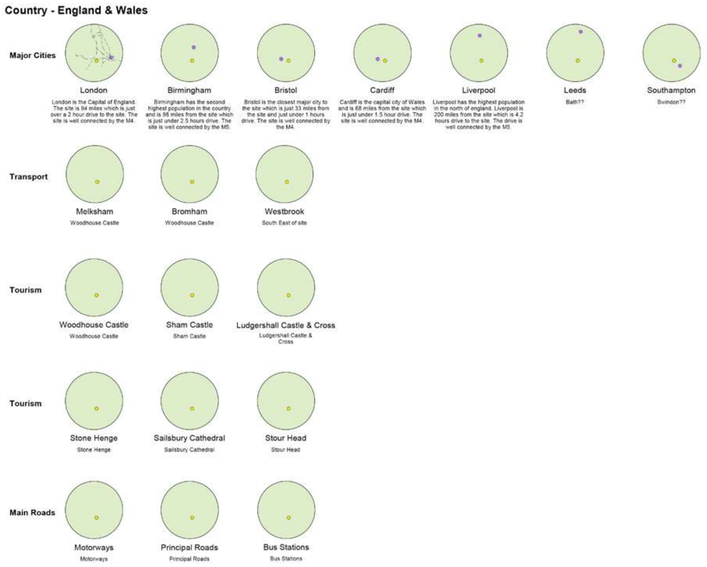



# Environment




# The County






# The Country

CLIFTON
DEVELOPMENT
STUDIO

*69 Princess Victoria Street, Clifton, Bristol, BS8 4DD*