Design and Access Statement

Amport House

For Another Place

15th August 2022- Rev H

TATE + CO | MARIAN BOSWALL LANDSCAPE ARCHITECTS | LUC | HAYDEN'S Arboricultural Consultants | AIREY COLES consulting | mta Martin Thomas ASSOCIATES LTD | PT PROJECTS Quantity Surveyors & Project Managers | Fore

Hello

This document is a design and access statement to accompany the planning application submission for a new hotel at Amport House.

The following sections describe the background context and design team for the project, before explaining the existing site and its constraints. The document then describes the proposal, its design and relationship to its sensitive historic environment. We have made some updates to this document following its original submission in August 2021 and subsequent resubmission in November 2021 with the planning application.

We hope that you find this document helpful to understand the proposals and their development.

The design team which is shown below has been carefully compiled by the client to bring together expertise working on sustainable projects in sensitive historic and landscape environments.

TATE + CO
Architects

MARIAN BOSWALL LANDSCAPE ARCHITECTS
Landscape Architects

LUC
Planning Consultants, Historic Consultants and Ecologists

Fore
Transport Consultants

mta Martin Thomas ASSOCIATES LTD
Sustainability and MEP Consultants

HAYDEN'S Arboricultural Consultants
Tree consultants

PT PROJECTS Quantity Surveyors & Project Managers
Quantity Surveyors

AIREY consulting engineers & COLES
Civil and Structural Engineers

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0.0 CONTENTS

HOW TO READ THIS DOCUMENT

For greater legibility, we have denoted where changes have been made in response to concerns raised regarding the August 2021 and November 2021 planning submissions.

All pages with changes made in response to the August 2021 application have a green dot in the top left corner. Any new text and imagery have been highlighted or outlined in green respectively.

A dashed green outline indicates a diagram or image that has been amended.

Any changes made in response to concerns raised regarding the November 2021 planning resubmission are indicated by a purple dot in the top left corner. Any new text and imagery have been highlighted or outlined in purple respectively.

A dashed purple outline indicates a diagram or image that has been amended.

Any changes made in response to concerns raised regarding the June 2022 planning resubmission are indicated by a blue dot in the top left corner. Any new text and imagery have been highlighted or outlined in blue respectively.

A dashed blue outline indicates a diagram or image that has been amended.

A red bubble distinguishes specific changes within a diagram or drawing in this most recent update.

On this page:
Photograph of the existing gardens and the main house's southern aspect

1

1.0 INTRODUCTION

1.1 PROJECT SUMMARY

Securing a sustainable future for Amport House

Amport House is a mid-nineteenth century Grade II listed handsome country house set in beautiful historic gardens created within the Hampshire countryside.

The house was requisitioned in the Second World War by the Royal Air Force, and in 1957 the RAF bought the house and grounds. In the 1990s the house became the Armed Forces Chaplaincy Centre. Over this period the house underwent a series of amendments including a large extension of bedrooms and a chapel, although many parts of the main house remain in good condition.

The house was recently acquired by Another Place, the team behind Watergate Bay Hotel. They have the ambition to breathe new life back to this important house, and help to create a sustainable and viable future for Amport House.

The proposals will offer a unique place where guests, locals and visitors can come together to experience the historic house, the Lutyens and Jekyll gardens and the wider Hampshire countryside.

A series of sensitive alterations internally to the main house will create a new unique hotel experience, rich in heritage. A new swim club, designed to sit comfortably in the north-west corner of the site will substantially improve the functionality and viability of the hotel. The design has been carefully considered and refined following a series of discussions with Test Valley Council to minimise the impact on historic value of Amport House and gardens.

Site photo of the existing formal gardens

2

2.0 EXISTING SITE

2.1 EXISTING SITE CONTEXT

Amport House is built in an Elizabethan style and is now a Grade II listed building, with the interior containing several Elizabethan features including some intricate plasterwork.

The gardens were designed by Edwin Lutyens and Gertrude Jekyll, and contain ornate water features, yew hedging, topiary and a knot garden incorporating the coat of arms of Winchester. There is also a gatehouse and a pleached avenue of lime trees, believed to be the longest such avenue in the United Kingdom.

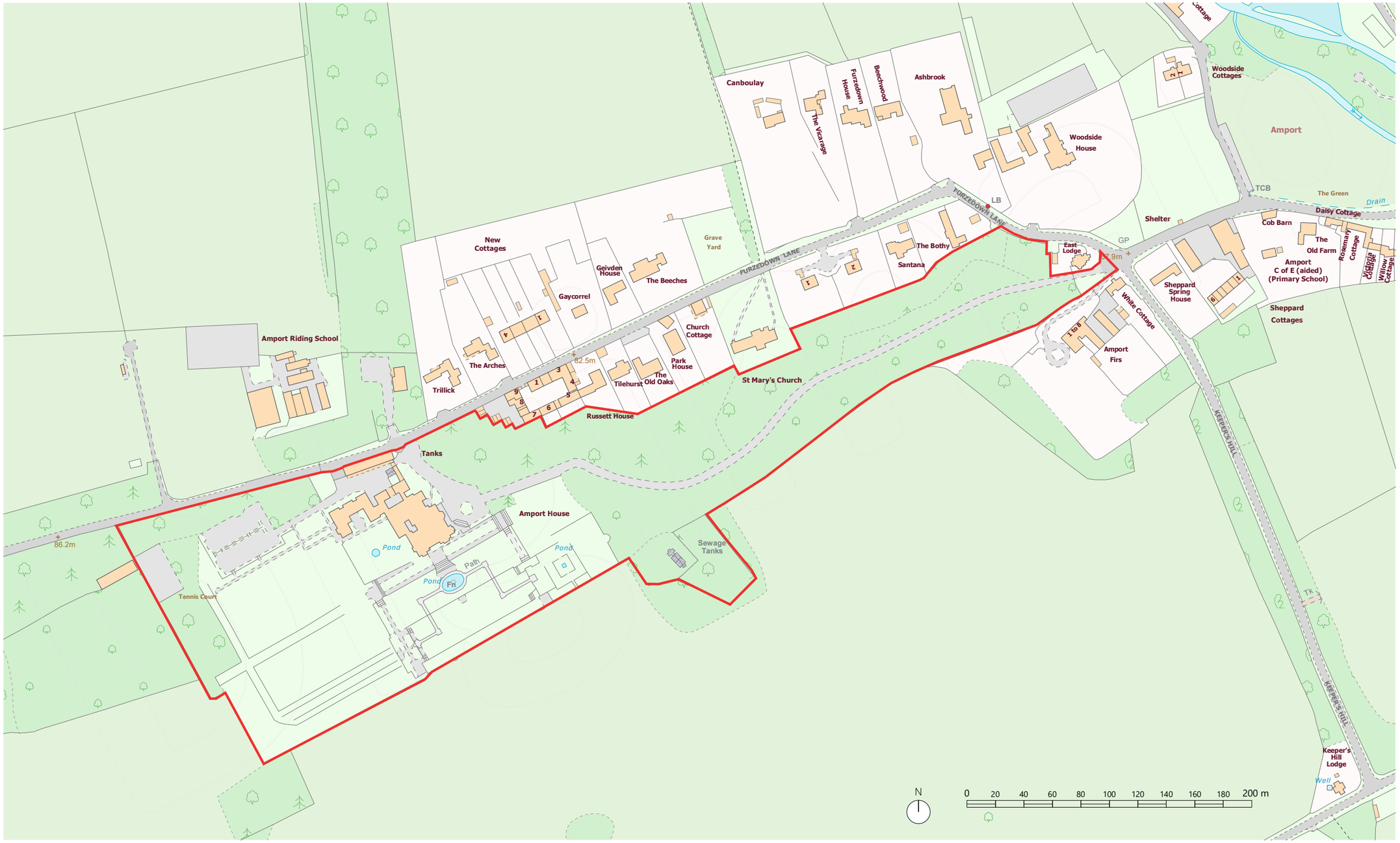
The full address for the site is:

Amport House,
Fox Amport,
Andover SP11 8BG

Photo of Amport House & gardens

Aerial site photo: Red line denotes development boundary

2.2 EXISTING SITE PLAN



2.3 EXISTING SITE PHOTOGRAPHS

1.

2.

3.

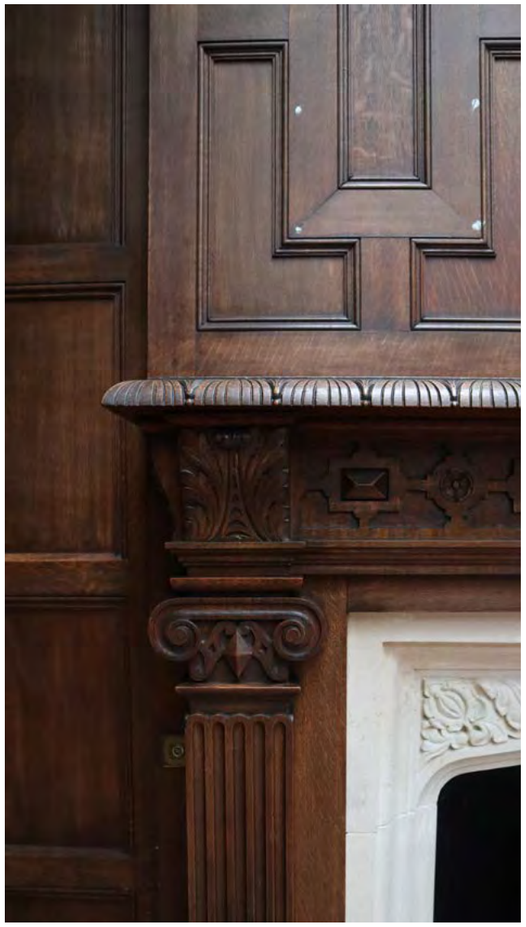
4.

5.

Key:

1. Photograph of main building
2. View of courtyard space
3. View over historic gardens
4. Detail of stone work & existing bay window
5. View looking across south terrace

2.3 EXISTING SITE PHOTOGRAPHS



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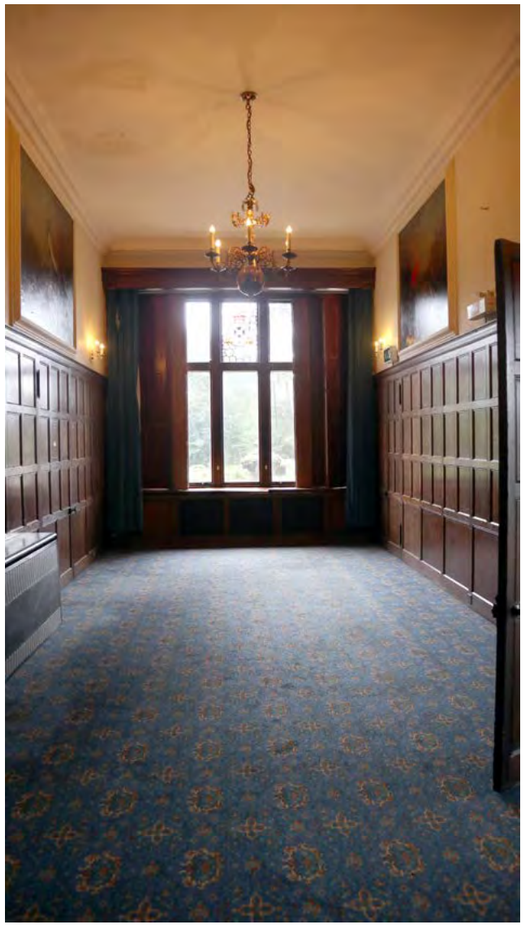

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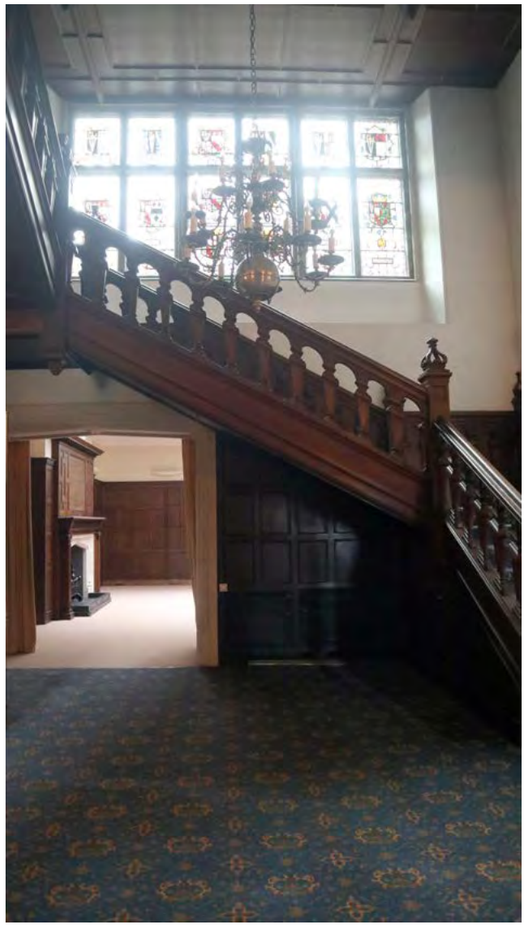

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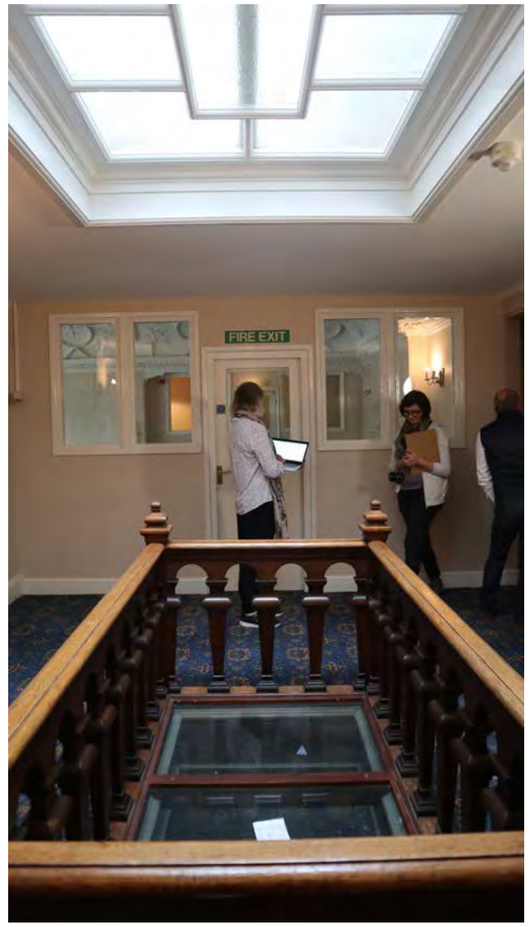

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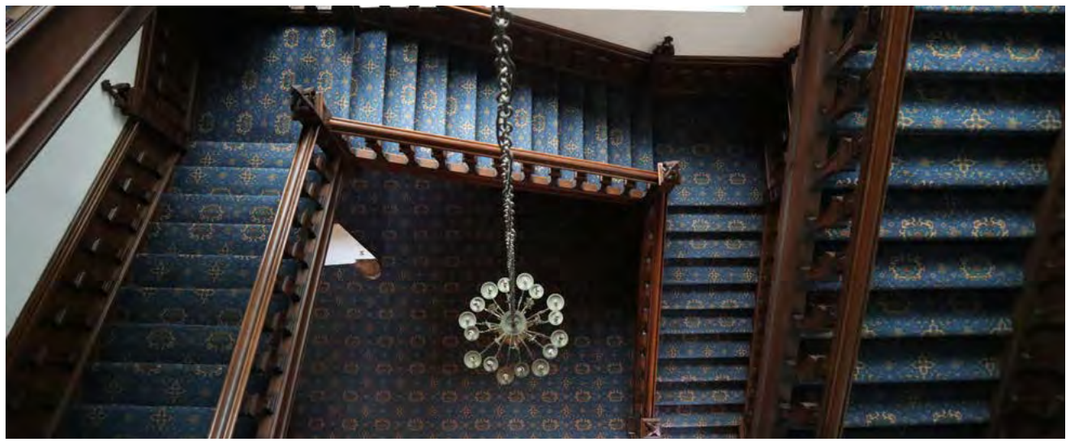


5.

Key:

1. Detailed photograph of fire place in main hall
2. View of main hall looking east
3. View of grand staircase
4. Photograph of non-original partitions on second floor
5. View looking down grand staircase

2.4 HISTORICAL CONTEXT

Land Use Consultants, Historic Environment Consultants, have undertaken an Historic Building Assessment of Amport House. This provides a detailed understanding of the existing history and evolution of the Grade II Listed Amport House and wider site up to the present day.

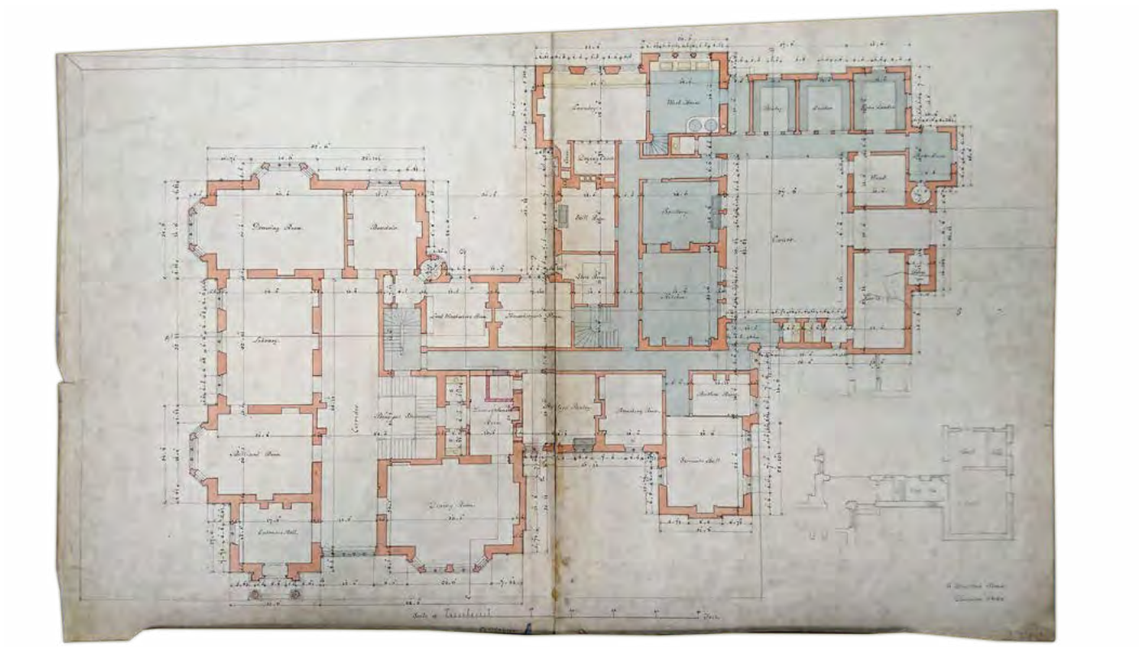
The report also provides an assessment of significance which evaluates the existing site information against established heritage values in order to determine where its heritage significance lies. This assessment concludes that Amport House and its gardens have a high level of heritage significance, recognised in the multiple statutory listings for different built elements of the house and estate, and the inclusion of the park on the register of historic parks and gardens.

The site's significance derives principally from its historical and aesthetic values, with some contribution from evidential and communal elements. The primary features of the site contributing to the high level of significance are:

- The highly intact design of the house including its external expression and internal sequences of rooms.
- The contributions of Burn, Lutyens and Jekyll, designers of national and international standing whose work remains highly intact and legible.
- The layering of different owners, designers and influences on the site, each adding to its special qualities without substantially removing or overlaying earlier phases. This refers particularly to the evolution of the designed landscape and the role of the house within it and the principal elements of internal decoration, including features incorporated from the older house and the remodelling of the gallery, principal stair and landings.

This carefully analysis of the existing historic value of the house and gardens has informed the design of all proposals on the site.

Historic Amport House elevation drawings ©Hampshire Record Office

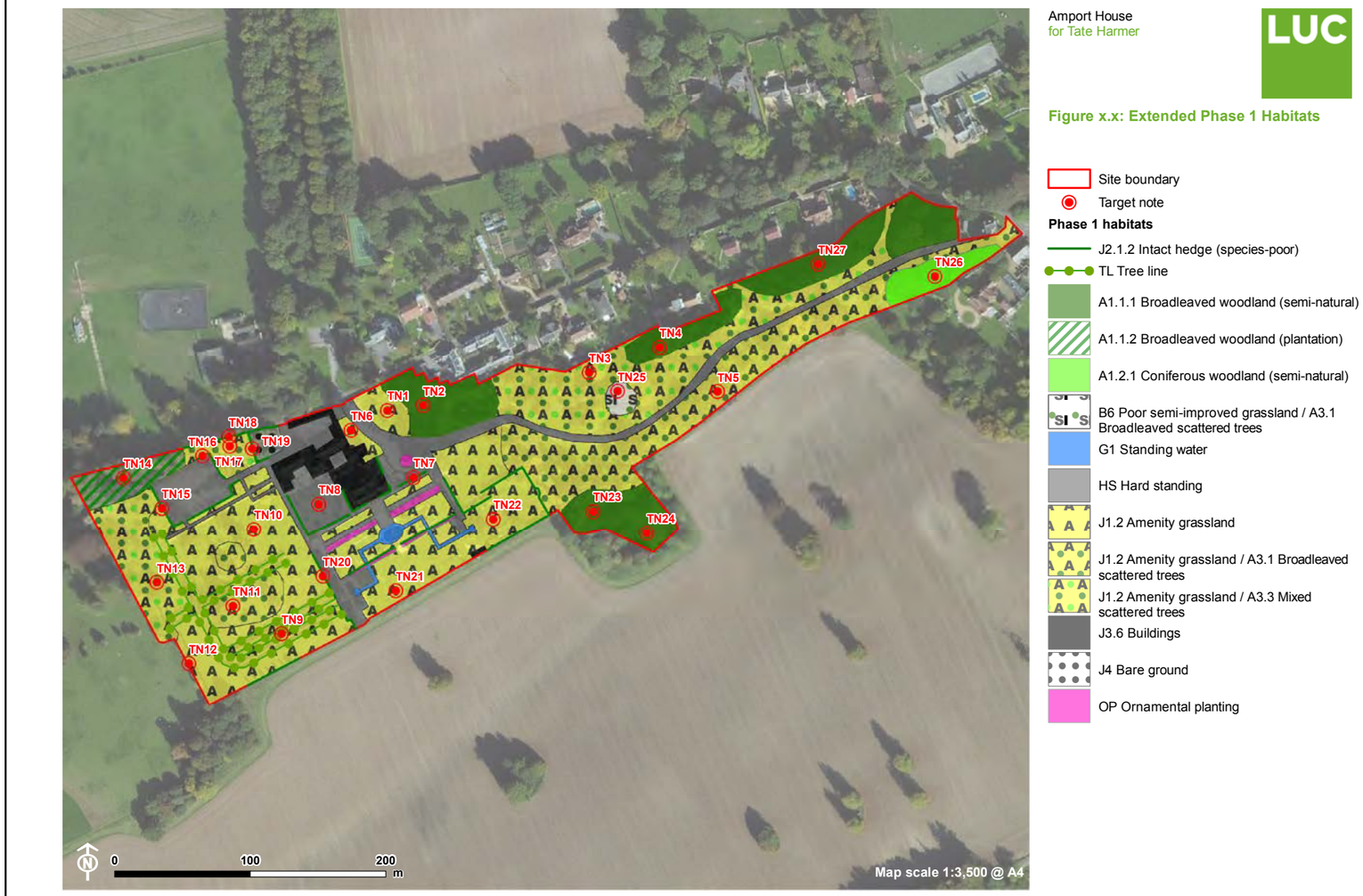


Historic Amport House floorplan drawing ©Hampshire Record Office

2.5 ECOLOGICAL CONTEXT

Land Use Consultants, Ecological Consultants, have undertaken a Preliminary Ecological Appraisal of the site. This included a desk study, an Extended Phase 1 Habitat Survey and Preliminary Bat Roost Assessment. These baseline studies allowed for an understanding of the habitats which exist on the site. The report also proposes a number of mitigations and enhancements which have been incorporated into the proposed designs.

Following these studies, further bat surveys were carried out to fully understand the presence and species of different bats on site. The findings of these surveys has been incorporated into the designs for the main house and surrounding landscape.



Extended Phase 1 Habitats map in the Preliminary Ecological Appraisal document

2.6 EXISTING LANDSCAPE AND GARDENS

The gardens at Amport House are a Grade II registered park and garden within the Amport Conservation area, with some lovely veteran trees, one potentially dating back to the 1690's. The gardens are of international significance as an example of the design collaboration between Gertrude Jekyll and Edwin Lutyens in the early 20th century, with a rill layout reminiscent of Lutyens' design for the Viceroy's House in New Delhi.

The house most recently served as the Armed Forces Chaplaincy since 1957, during which time a Conservation Management Plan was produced. This together with the historic assessment by LUC, the arboricultural report by Haydens and the ecological assessment by LUC have informed our proposals. The design proposals build on the previous pre-application enquiry submissions and incorporate feedback and comments that were received as part of the pre-application feedback from Test Valley.

The current design proposals seek to creatively conserve the gardens as part of a sympathetic conversion of this country house to a hotel. The design seeks to make the historic gardens available to the guests of the hotel, integrating the enjoyment of active guests with a desire to increase access and biodiversity across the site.

The fabric of the gardens will be conserved, restored and enhanced over time. Adaptation to visitors will be with a light touch, to include access for wheelchair users and safety near historic water features using underwater grid. Materials proposed are in keeping with the historic setting, with reference to the existing flint and stone walls and metal gates used to inspire new features such as the hand rails to the wheelchair access ramp.

The current owners would like to restore the Gertrude Jekyll borders using her historic plant palettes and adding resilient species for biodiversity. The designs also seek to enhance biodiversity by increasing woodland species, water planting, wildflower meadow and native hedgerows. In addition wildlife enhancing features such as bat boxes, dead hedges and wood piles will be part of the design.

The importance of open vistas to the park land to the south from the drive and across the park land back to the house have been upheld, and the historic woodland shelter belt with meandering paths will be reinstated to the north of the drive with additional play elements in rustic materials.

The veteran trees have been carefully taken into consideration and the design includes planting trees both to complement the Victorian collected species and to add to the native collection.

Photographs of Amport House gardens

2.7 LANDSCAPE CONTEXT STUDY: DESIGNATIONS

Amport House is a Grade II Listed building, and Amport Park is Grade II Listed within the Register of Historic Parks and Gardens by Historic England (List entry No. 1000858). The Park is described by Historic England as comprising: 'Formal terraces with water features, designed in 1923 by Sir Edwin Lutyens to complement a mid C19 house and planted by Gertrude Jekyll, with adjacent mid C19th pleasure grounds and overlooking parkland of late C18th and early C19th origin.'

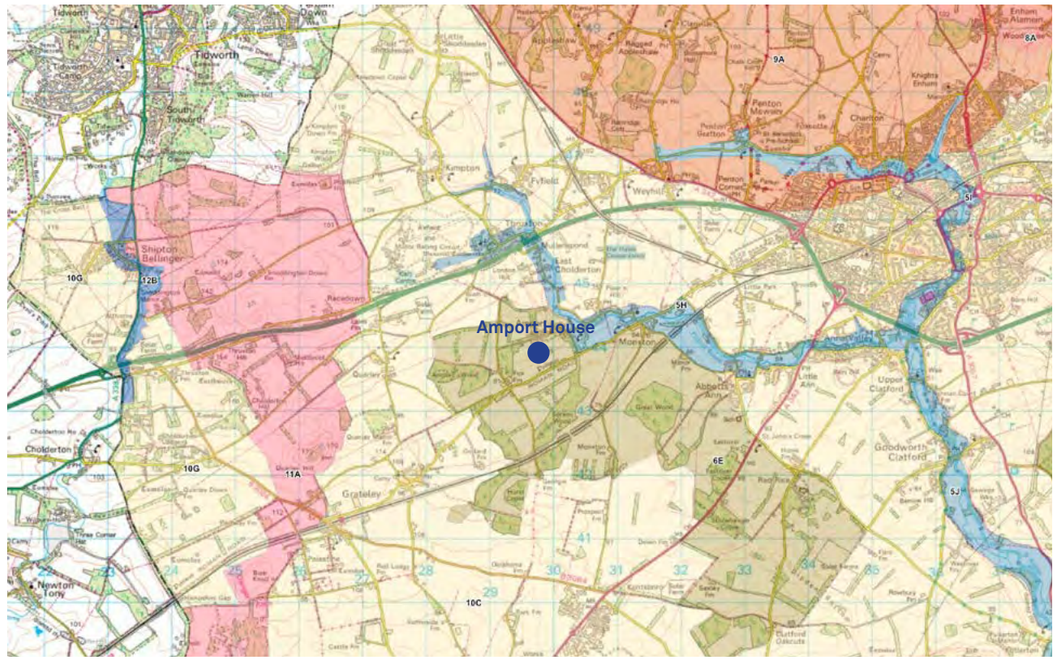
Amport House is included within the Amport, Monxton and East Cholderton Conservation Area. The Character Appraisal, prepared by Test Valley Borough Council states that Amport Park is one of the most important spaces within the village: ' The entrance to Amport House is marked by East Lodge and a distinctive pair of wrought-iron gates and Portland stone gate piers (designed by Edwin Lutyens)... The gardens...include a Victorian knot garden...a series of terraces, and water gardens to the south-west of the house. Lutyens made use of local flints for the supporting walls of the terrace and the original design included fine herbaceous borders designed by Gertrude Jekyll.' The appraisal goes on to say that the 'best way to appreciate the parkland is to view it from the stretch of the Portway (from Keepers Hill Lodge to West Lodge). From here, there are fine views back towards Amport House with several mature trees punctuating the landscape and on either side of the road.' The appraisal considers the trees within Amport Park and around Amport House to be some of the most significant within the Conservation Area.

In describing the character of Amport Village, the appraisal states that ' the character of the Conservation Area is enhanced by the number of mature trees and hedgerows surrounding fields, roads and properties within the village. Garden walls, fences and other means of enclosure...are important components contributing to the character of the village and include...traditional metal estate fencing, brick, flint and cob walls (with either a thatch or tile capping), timber and metal gates....Most of the older buildings are constructed from locally sourced materials....A significant part of the character of the three villages is derived from the contribution made by trees, hedges, open spaces and other natural elements contained within it.'

Amport Park is situated within the county of Hampshire, and falls within area 130: Hampshire Downs National Character Area, and area 6E of the Test Valley Character Area: Amport Wooded Downs, which comprises enclosed chalk and clay woodland. Most of the ancient semi-natural woodlands are dominated by oak or ash. Yew, holly, whitebeam and hazel are also characteristic tree species of this landscape. The woodlands are generally of higher value and reasonably well-linked across the ecological network and may therefore provide useful 'stepping stones' for species such as woodland butterflies and hazel dormouse. Small pockets of unimproved calcareous grassland, which are of high conservation value, occur in places. The overall strategy outlined by Test Valley in the landscape Character Assessment 2004 (updated in 2018) is to enhance and restore the woodland and hedgerow landscape structure of Amport Wooded Downs. The guidelines encourage the replanting of former hedgerow boundaries, and the maintenance and restoration of existing hedgerows. Existing woodland cover should be maintained, and new copses, shelterbelts and spinneys around farmland planted where appropriate. Chalk grassland should be conserved, managed and restored. Of particular relevance to Amport Park is that the landscape setting to historic features and buildings should be maintained and enhanced.

Test Valley Character Area 6 E contains 18 Sites of Importance for Nature Conservation, mostly ancient semi-natural woodland and other woodland.

Amport Park shown within the Amport, Monxton and East Cholderton Conservation Area.



Amport House's location within the Test Valley Character Area 6E: Enclosed Chalk and Clay Woodland

2.8 LANDSCAPE CONTEXT STUDY: DESIGNATIONS - SSSI

Amport House is lies within 10 km of a number of Sites of Special Scientific Interest.

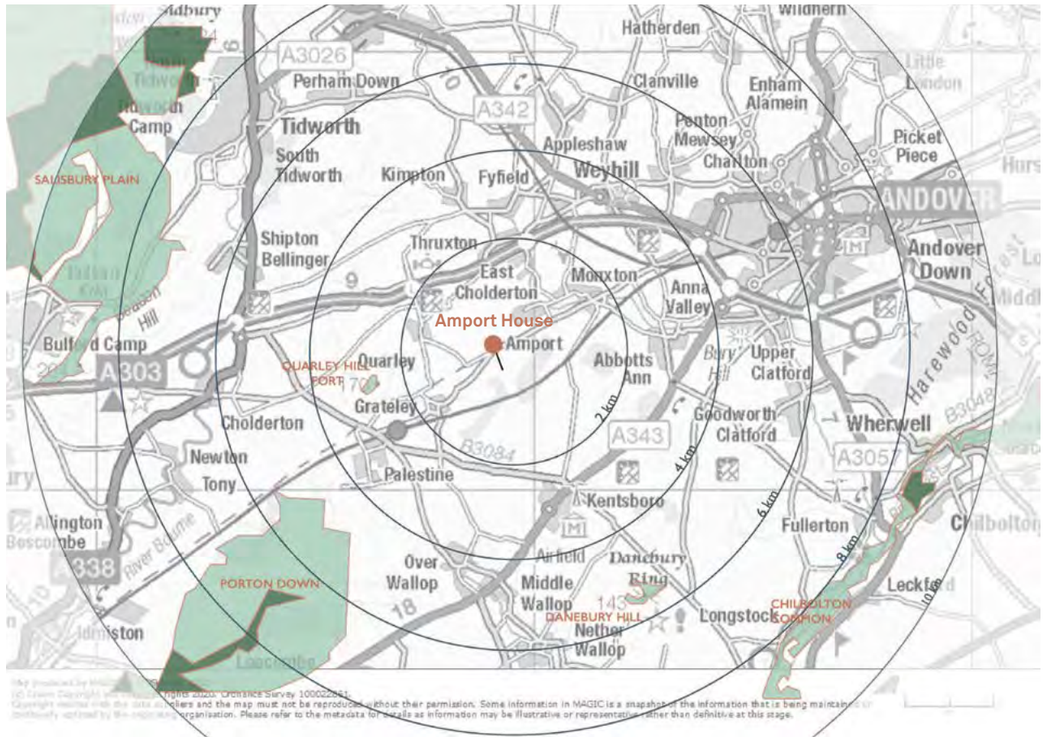
Quarley Hill Fort is situated circa 3,500m to the SW, and comprises herb-rich chalk grassland with a mixed scrub community. Species include felwort Gentianella amarella, small scabious Scabiosa columbaria and dropwort Filipendula vulgaris, together with several rather less common species including abundant chalk milkwort Polygala calcarea, frog orchid Coeloglossum viride, greater butterfly orchid Platanthera chlorantha, bastard-toadflax Thesium humifusum and a relict proportion of juniper Juniperus communis.

Porton Down lies circa 6500m SW. It constitutes one of the largest uninterrupted tracts of semi-natural chalk grassland in Britain.

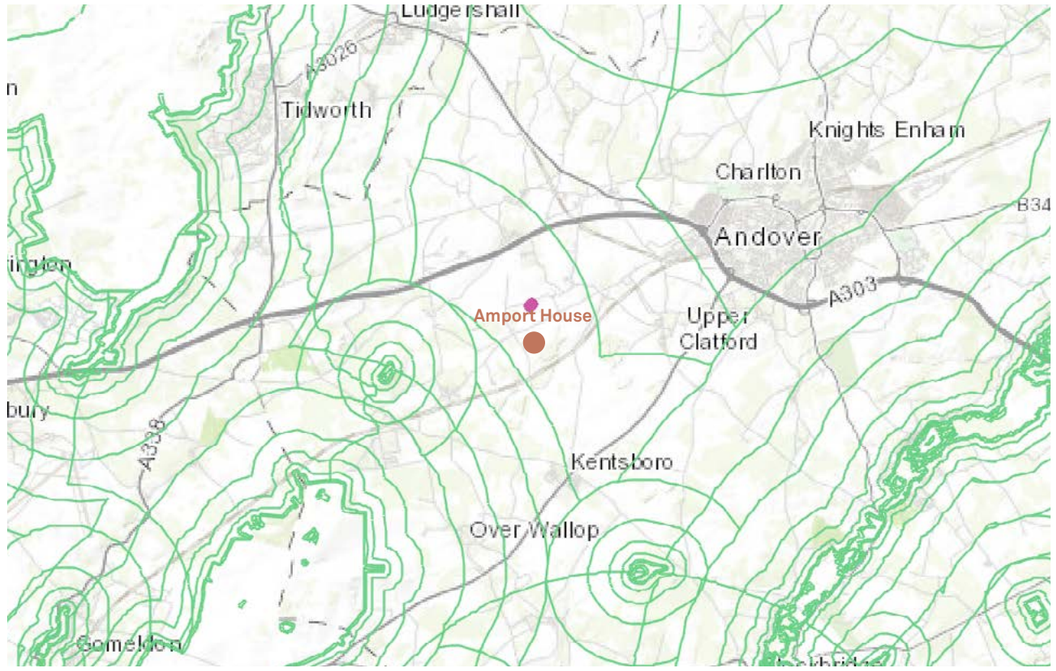
Danebury Hill lies circa 6500m, approximately south east. The hill fort carries a planted Beech Fagus wood, and the surrounding slopes support mixed chalk scrub, juniper Juniperus communis scrub and herb-rich chalk grassland.

Salisbury Plain lies circa 8380m to the NW, and supports the largest known expanse of unimproved chalk downland in north west Europe, and represents 41% of Britain's remaining area of this rich wildlife habitat. Two Red Data Book (RDB) plants occur on Salisbury Plain.: Cirsium tuberosum and Salvia pratensis.

Chilbolton Common is situated circa 9500m to the south east, and includes a length of the River Test, a classic fast-flowing, eutrophic southern chalk stream which forms a fine linking feature between the major habitats. The site supports a species-rich and ecologically diverse flora, the communities of the flood plain marsh being particularly important, with many exacting species now rare or scarce through habitat loss.



Map showing Sites of Special Scientific Interest in relation to Amport House



Map showing SSSI Impact Risk Zones

LEGEND

Unfavourable recovering

Favourable condition

2.9 LANDSCAPE CONTEXT STUDY: GEOLOGY AND HYDROLOGY

Geology & Soils

Amport village is surrounded by gently rolling downland. It developed on the gravel shelf above the valley floor of the Pillhill Brook. The valley floor consists of a sedimentary superficial deposit of clay, silt, sand and gravel, formed between 2.588 million years ago and the present during the Quaternary period. It includes typical riparian vegetation such as willow, alder and meadow grassland. The upland is composed of chalk with a light, thin covering of soil and is scattered with woods, trees and hedgerows. Amport lies on a bedrock of Seaford Chalk Formation made up of Chalk and Sedimentary bedrock formed between 89.8 and 83.6 million years ago during the Cretaceous period. This Seaford Chalk is bordered by bands of Stockbridge Rock Member, which is Limestone Sedimentary bedrock formed between 86.3 and 83.6 million years ago during the Cretaceous period.

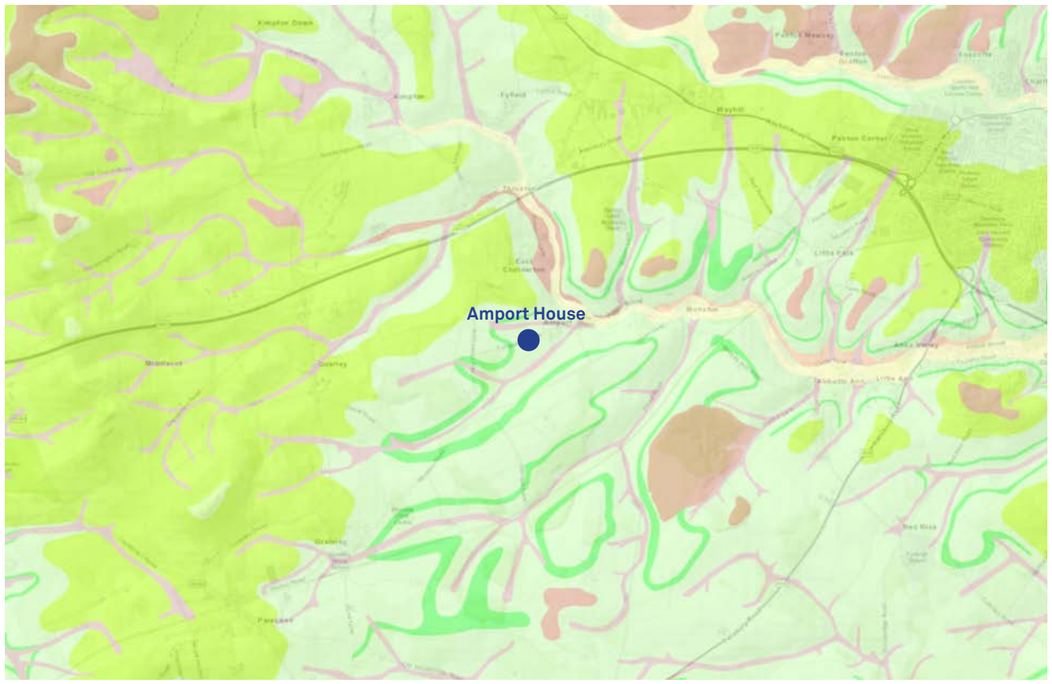
The Soilscapes dataset at Landis.org.uk indicates the soil as being free-draining, shallow and lime-rich with a loamy texture.

Hydrology

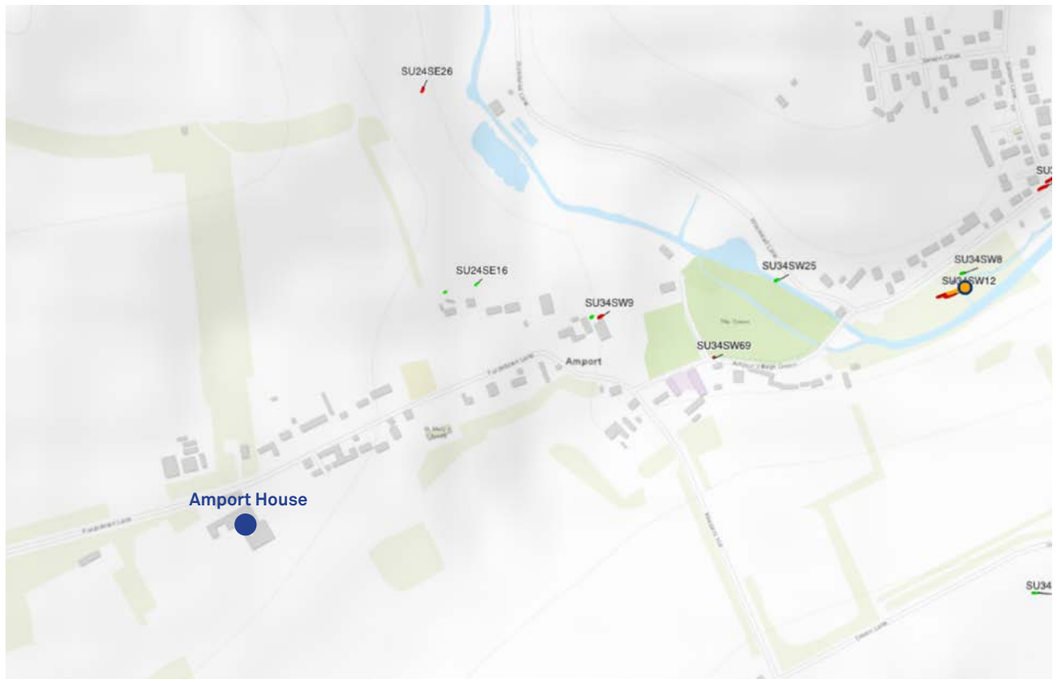
Amport village is situated south west of Andover along the course of the Pillhill Brook – a tributary of the River Anton, which finally flows into the River Test.

Historic borehole records for the area record a water level at between 6.09m and 4.57m below ground level. Bore Hole SU24SE26 was recorded as being 'pumped to the reservoir, for Amport House to the South'

The historic garden contains a series of stone edged pools and rills, but there are no natural ponds recorded within the park.



Map showing the underlying geology of Amport House and the surrounding area



Map showing the Pilhill Brook and bore holes within the surrounding area

Bedrock

- *Seaford Chalk Formation - Chalk*
- *Stockbridge Rock Member - Limestone*
- *Newhaven Chalk Formation - Chalk*

Superficial Deposits

- *Head - Clay, silt, sand & gravel*
- *Alluvium - Clay, silt, sand & gravel*
- *Clay with flints formation - clay, sand & gravel*

bgs.ac.uk/geologyofbritain3d/

On this page:
Photograph of the existing main house's southern aspect in its landscape

3

3.0 DESIGN

3.1 OVERALL DESIGN CONCEPTS

Hotel Vision

Another Place is a new, evolving hotel collection from the team behind Watergate Bay Hotel – which is lending the collection its relaxed, active and social ethos. It's all about creating original experiences in distinctive locations.

While each Another Place hotel will share this defining philosophy, they will reflect their distinct, always exceptional location. Whether by the coast or in the countryside, each hotel will derive inspiration from its particular surroundings.

Another Place, The Garden

Rich in heritage and character with formal gardens, vast grounds and open views across the English countryside, Another Place The Garden will offer a unique space for the local community and guests to relax and let go, while connecting with the sense of history and place so deeply rooted in every brick, walkway, copse, clearing and vista.

The home of active relaxation - a destination where guests, locals and visitors come together to experience the Lutyens and Gertrude Jekyll garden and wider Hampshire Countryside.

Guiding Principals

Responsible - Respectful of the environment, our guests, teams, neighbours and partners.

Authentic - Non-urban and non-corporate – in keeping with the surroundings and heritage.

Visionary - Bold and brave - adapting to new consumer and hospitality trends - technology, food and drink, wellness, sustainability, design and historic architecture.

Strategic - Long term, well planned and phased.

Lifestyle/Community focused - Relevant to a broad demographic and different customer groups.

Well executed - Quality spaces and finishes targeting premium customers, reflecting the hotel brand of relaxed, professional hospitality.

Financially viable - Thoroughly appraised with a detailed investment strategy to ensure acceptable risk profile.



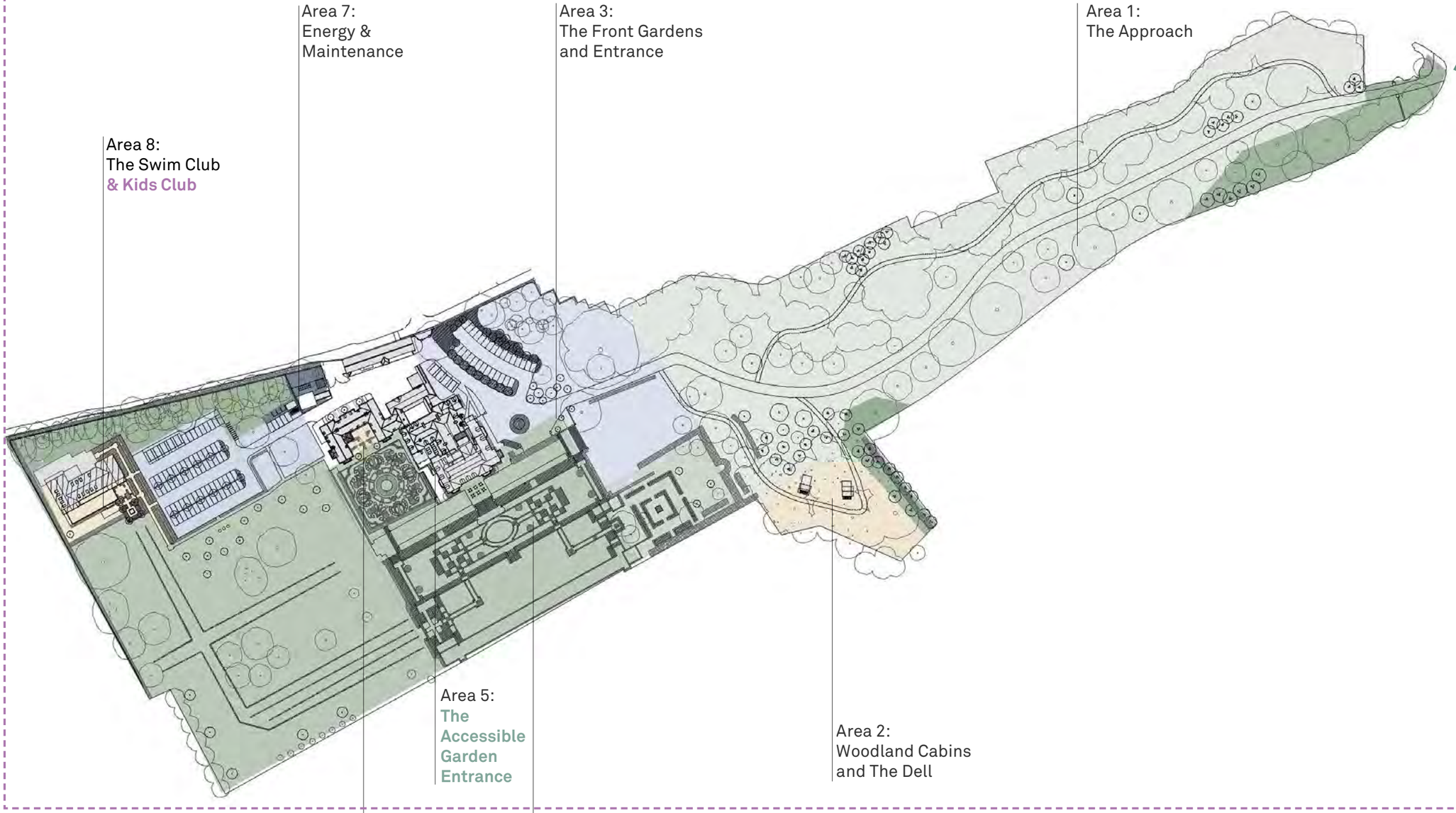








3.2 DESIGN MASTERPLAN CHARACTER AREAS



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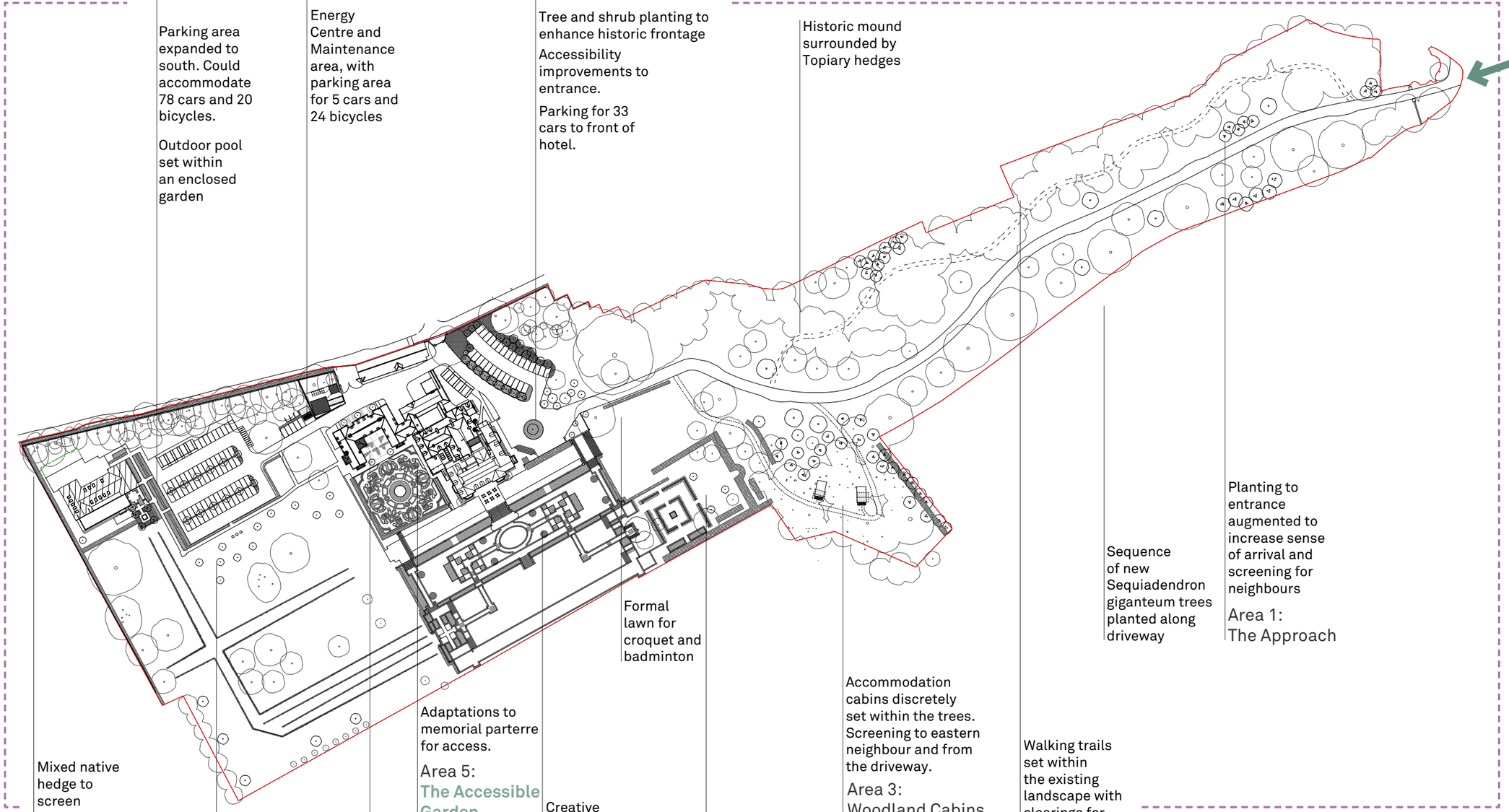
3.3 DESIGN MASTERPLAN CONCEPT PLAN



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NOT FOR CONSTRUCTION
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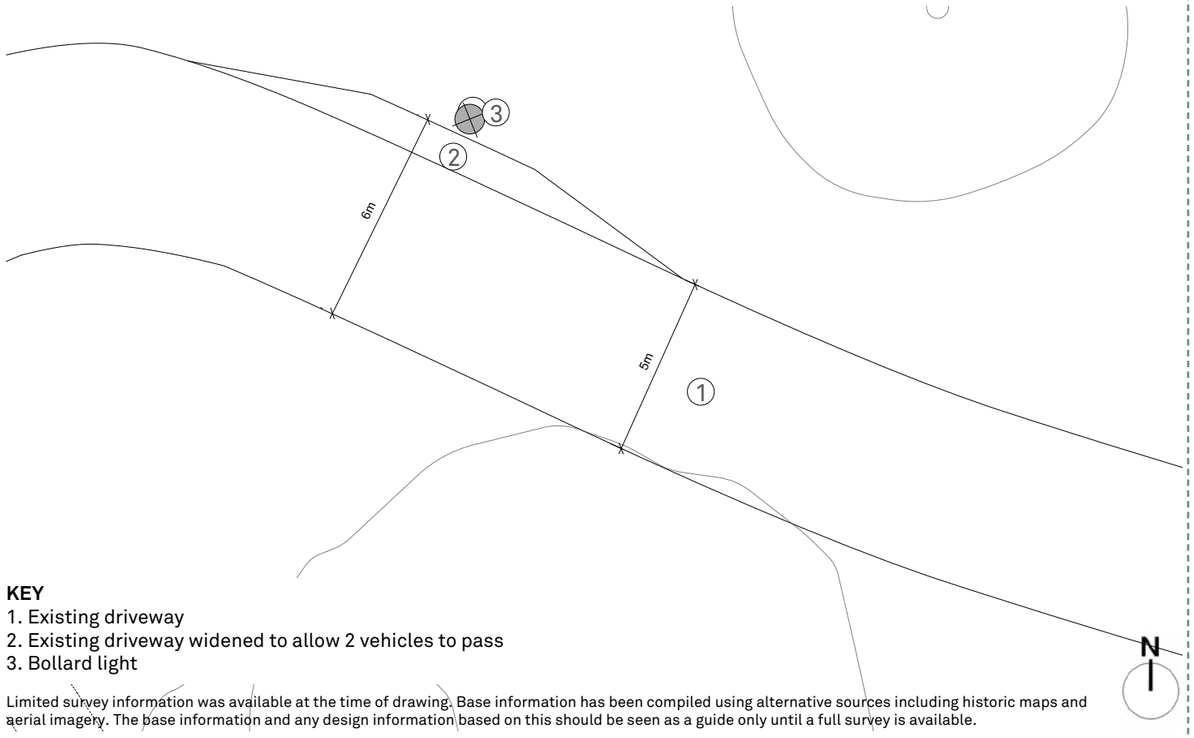
3.4 DESIGN MASTERPLAN
THE APPROACH

The old driveway is flanked with areas of woodland which will be enhanced with new tree planting and areas to encourage both wildlife and exploratory play for young guests. Mindful walks for adults and areas of seclusion and rest will be made of sustainable local materials to create places to enhance the existing views out to the ancient parkland to the south. Native buffer planting will be increased by the old sewer site to replace some of the understorey shrubs lost from the Jekyll plans, and screen the drive from the neighbouring property to the east. **Following comments on the planning application, passing spaces have been added along the drive.**

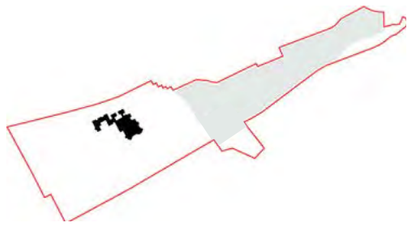


KEY
1. Existing driveway
2. Existing driveway widened to allow 2 vehicles to pass
3. Bollard light

Limited survey information was available at the time of drawing. Base information has been compiled using alternative sources including historic maps and aerial imagery. The base information and any design information based on this should be seen as a guide only until a full survey is available.

Images, clockwise from top left:

1. A tiered grass mowing regime will leave areas of longer grass to increase biodiversity.
2. Existing veteran Beech tree
3. Formal clipped evergreens define space and enhance privacy.



3.5 DESIGN MASTERPLAN
FRONT GARDENS AND ENTRANCE


1


2

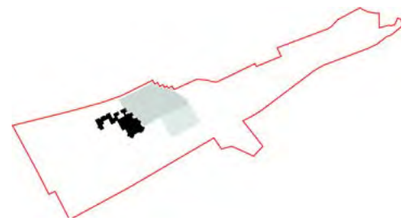

4


3

The formal entrance is treated very simply, with the historic front framed on arrival by native trees and shrubs clipped into topiary forms. Following feedback from the pre-application enquiries, a dramatic focal point is created by a Magnolia campbellii tree underplanted with clipped evergreens. To the left of the arrival courtyard a formal lawn for badminton or croquet, and to the right a discreet parking area for guests is screened by shaped shrubs and planting. The entrance has a sloping access for wheelchair users entering from the disabled parking spaces on the right. **This will retain the existing paving, and a bespoke metalwork balustrade and handrail will be in keeping with the historic setting.**
Grass is mown at different heights to allow a mix of species including wildflower to increase biodiversity.

Images, clockwise from top left:

1. Clipped hornbeam (Carpinus betulus) and yew catch the light
2. Sketch view of the entrance with accessible ramp along the existing facade wall for wheelchair users
3. Topiary adds historic whimsy and fun to areas of activity
4. The formal lawn becomes a croquet or badminton pitch through a simple change in mowing regime.



3.6 DESIGN MASTERPLAN FRONT GARDENS AND ENTRANCE PARKING

KEY
1. Standard parking
2. Disabled parking
3. Disabled access to building entrance
4. Border of underplanted Parrotia persica
5. Circular border

Precedent image showing clipped trees underplanted with clipped evergreen shrubs

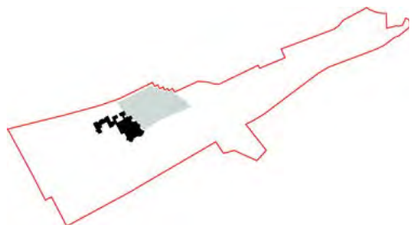
Feedback as part of the pre-application enquiry noted that the proposed car parking at the entrance should be reviewed to integrate tree planting and become a less dominant feature at the front of the house.
Parking for 33 cars to the front of the house has been designed to sit behind a border of trees underplanted with evergreen shrubs to provide dense screening and a sense of distance from the house. A permeable gravel surface is proposed, with 'no dig' zones within or adjacent to root protection areas of existing trees. 4 disabled parking spaces and electric charging points are provided within this area.

Following comments from the planning application the parking area has been revised to include additional trees and herbaceous planting.

Following further feedback, the proposed screening trees will be clipped to the height of the existing pleached Lime avenues within the historic garden, providing a continuity of scale between the new planting and the old. The circular border will be planted with a Magnolia tree above clipped evergreens in reference to the historic Memorial Parterre.

Sketch view showing the proposed planting to the front car park

Precedent image showing a circular evergreen parterre



3.7 DESIGN MASTERPLAN GARDEN DINING

The old lean-to extension becomes an accessible entrance for wheel chair users and other guests entering from the gardens. The parterre layout has been carefully modified to allow access to the side of the house for wheelchair users.

Following comments from the planning application, the dining terrace has been relocated from this area to the paved terrace south of the dining room. Surfaces have been selected for ease of use with wheelchairs, and the steps and ramp upstand faced with stone. The metal balustrade and handrail are in keeping with the historic setting.

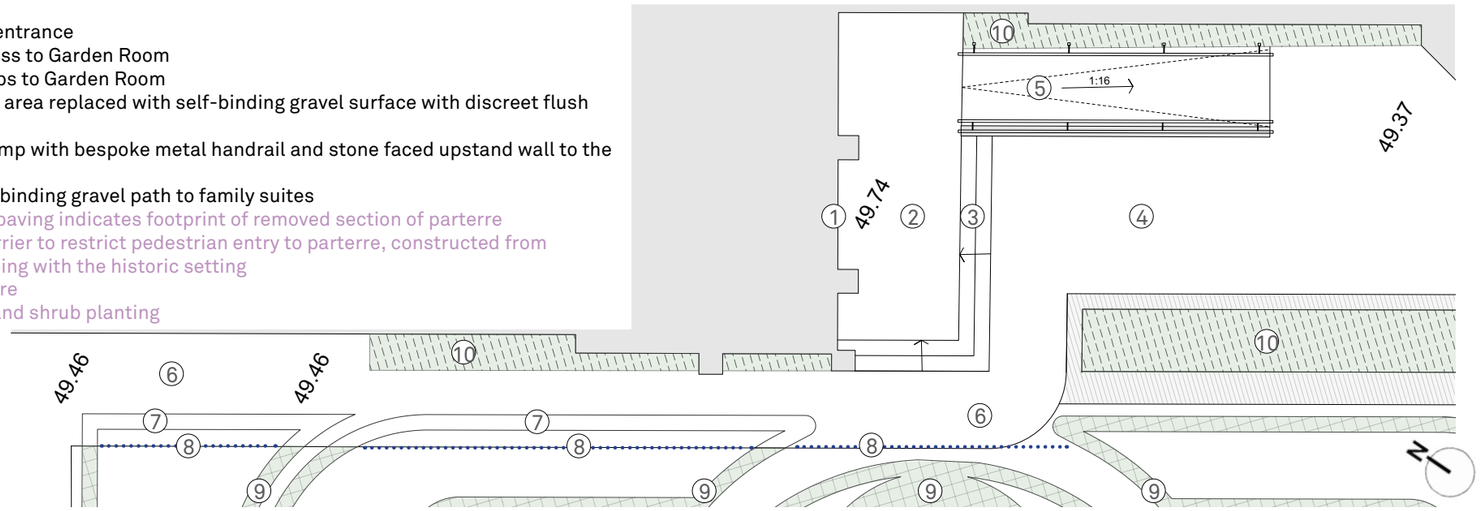
A programme for renovation of the box hedging is detailed on the following pages, and in time the parterre will be replanted with herbaceous plants between the hedges, guided by historic images.

1

2

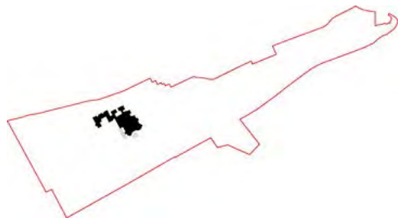
3

KEY
1. Garden Room entrance
2. New level access to Garden Room
3. New stone steps to Garden Room
4. Existing turfed area replaced with self-binding gravel surface with discreet flush steel edging
5. New access ramp with bespoke metal handrail and stone faced upstand wall to the open side
6. Proposed self-binding gravel path to family suites
7. Natural stone paving indicates footprint of removed section of parterre
8. Removable barrier to restrict pedestrian entry to parterre, constructed from materials in keeping with the historic setting
9. Existing parterre
10. Herbaceous and shrub planting

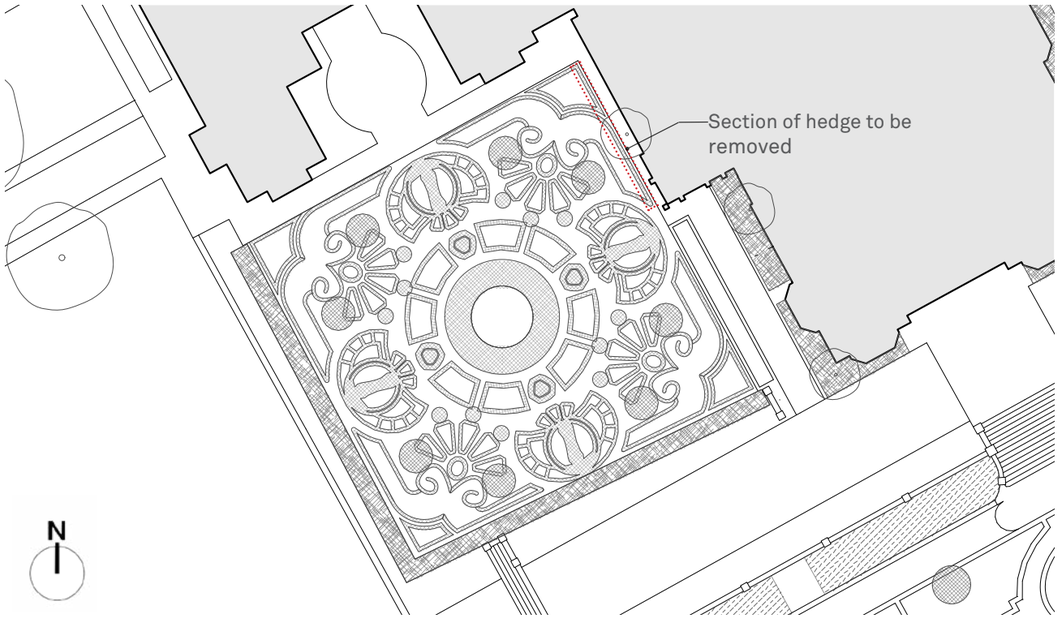


Images, clockwise from top left:

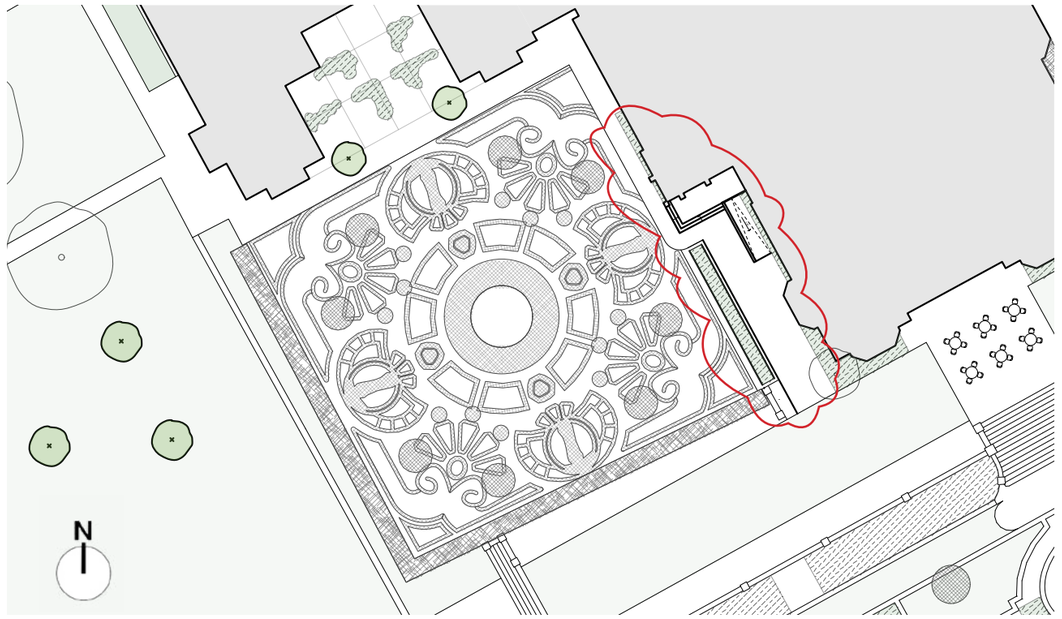
1. Existing strapwork carvings and internal railings at Amport House have influenced the design of the handrail
2. Existing entrance to Garden Room
3. Sketch view of the accessible entrance ramp and the parterre



3.8 DESIGN MASTERPLAN
THE MEMORIAL PARTERRE



Existing Parterre



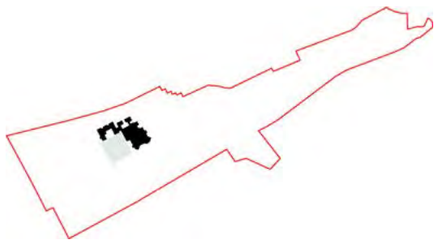
Proposed Parterre

Historic photograph of the parterre.

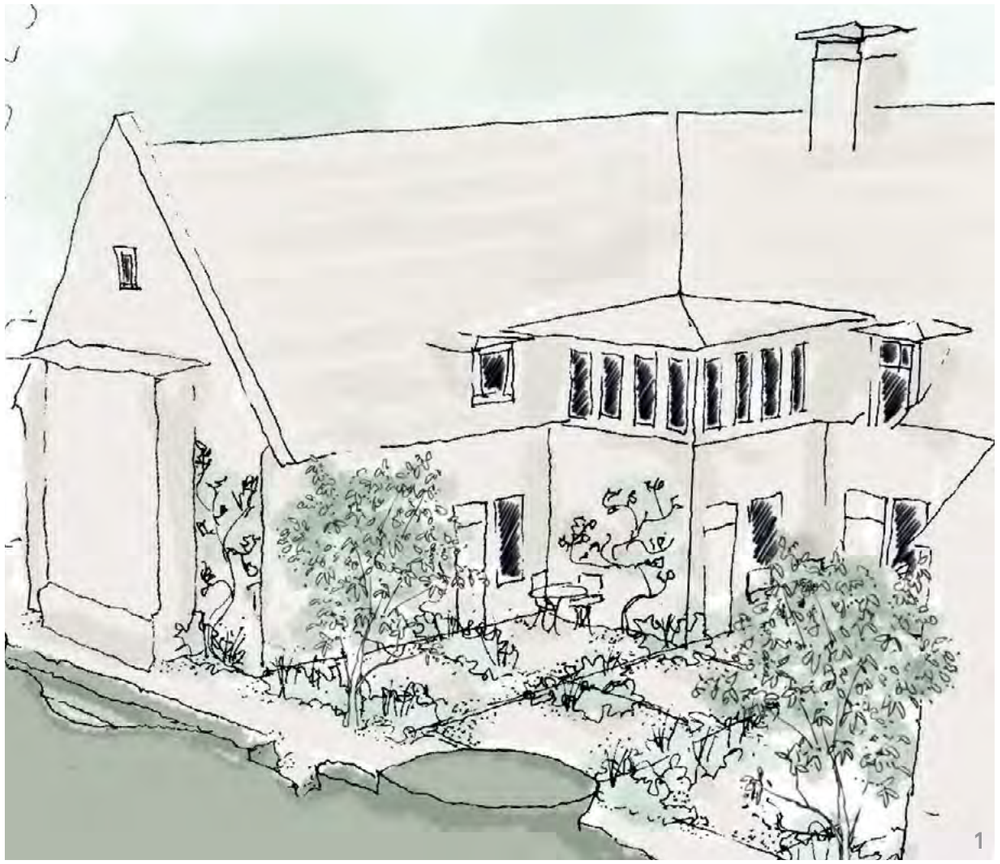
The parterre in 2020, showing how the original design of the box hedging has changed over time.

Following advice from the previous pre-application enquiry, access to the side of the house for wheelchair users will be enabled by carefully modifying the parterre layout by moving two sections of hedge clear of the ramped access where required.

A phased programme for renovation of the box hedging will be put in place. Whilst the hedging has been let go, it appears to be healthy, and the renovation programme aims to increase the blight resistance of the hedge. Cutting will be restricted to periods of colder weather and carried out in stages: this causes less stress to the plants and will have less impact on the appearance of the parterre. Information boards will be put up to explain the renovation programme to guests and visitors. Box blight thrives in shady areas, and is discouraged by good air circulation around the plant. Passages for air will be created by taking out small branches about 1/3 way into the plant. Once the hedging is trimmed, it will be fed by spraying with organic whey and/or micoferm or nectar duo. The box hedging will be monitored for signs of the box moth (Cydalima perspectalis) and its caterpillars. Moth traps will be installed to lure the male moths with a pheromone. This both helps to break the breeding cycle by taking the males out of action, and provides an alert to the moths' presence so the caterpillars can be picked off the bushes, and/or sprayed with Bacillus thuringiensis var Kurstaki, a natural bacterium (not a chemical insecticide).



3.9 DESIGN MASTERPLAN
THE COURTYARD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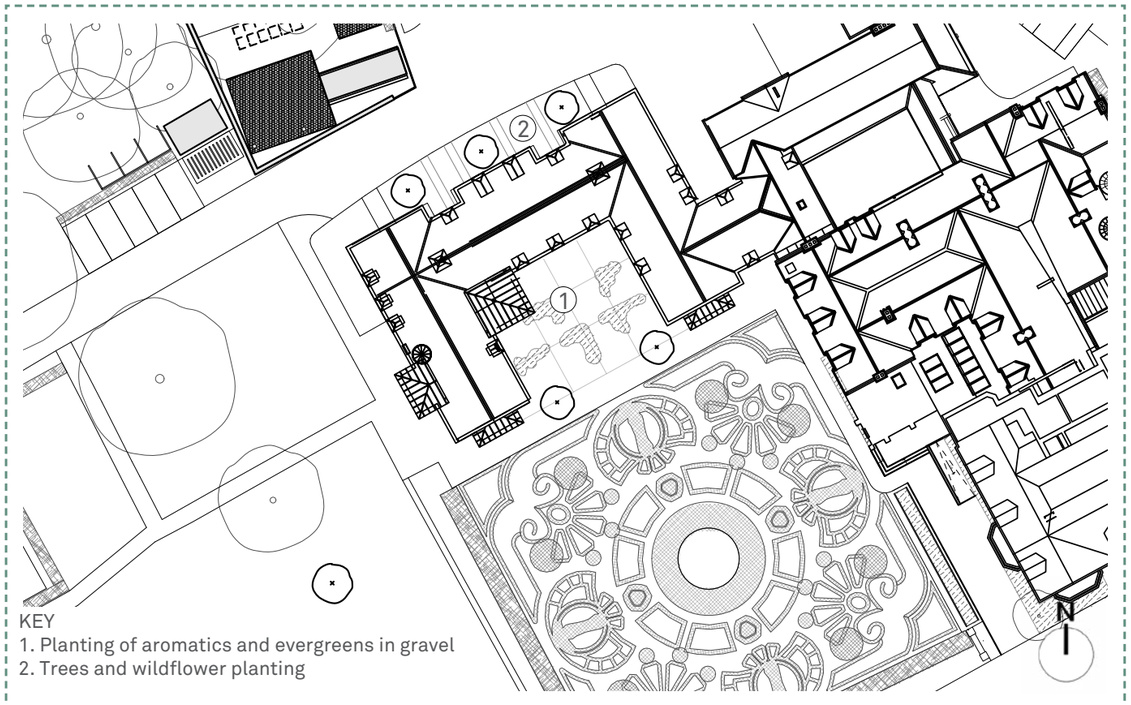


KEY
1. Planting of aromatics and evergreens in gravel
2. Trees and wildflower planting

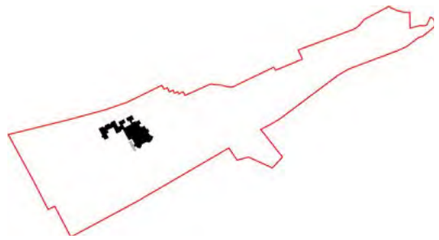
The new family suites will have direct access on to the garden and will share a pretty courtyard with areas to sit amongst the planting. Additional access for servicing remains to the north of the building.

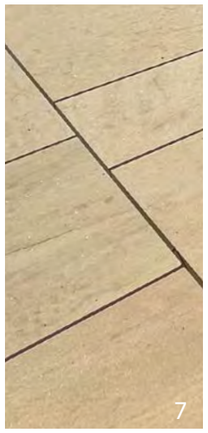
Planting through permeable gravel will allow the area to be filled with herbs and aromatic plants in keeping with Gertrude Jekyll's palette.

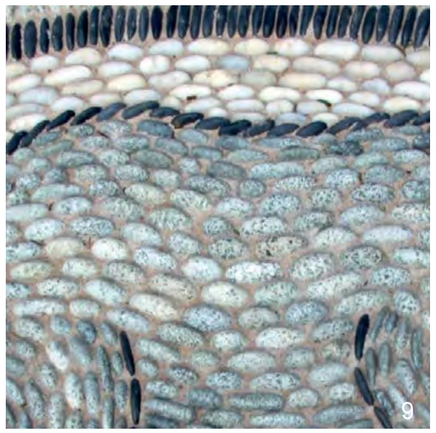

4

Images, clockwise from top left:

1. Sketch view of the new courtyard garden for the family suites
2. Aromatics and soft edge planting through gravel
3. Planting in gravel
4. Whimsical topiary and trees through gravel







1. Dead hedge for wildlife corridors
2. Tar spray and chip drive with brick detail
3. Planting in south cerney gravel
4. Angular gravel
5. Recycled tyre safety surfacing
6. Self-binding gravel paths through woodland
7. York stone terrace - Swim Club
8. York stone with thyme growing in SUDS gravel joints
9. Pebble mosaic - Swim Club
10. Woven willow screening
11. Freestanding timber bicycle rack
12. Timber car charging posts
13. New metalwork to tie in with existing metalwork

3.11 DESIGN MASTERPLAN CONSERVATION MANAGEMENT

The heritage assets of the original Lutyens and Jekyll garden will need a careful programme of repair and conservation. The main water features and rills suffered from lack of investment over the years and are leaking. Several of the walls pathways and ornamental features will require repair.

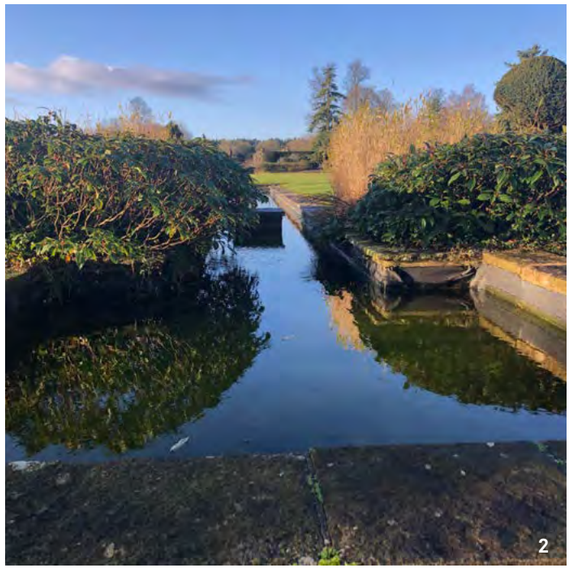
A dilapidations survey and long term conservation plan will be drawn up to care for these important historical assets as part of the current owners' wish to conserve the house and gardens.

In the short term water features can be made safer for guests by installing a **removable** grid system below the water.

At the Eastern entrance, the Lutyens gate posts at will be cleaned and the gate will be made operational.

The restoration programme for the Gertrude Jekyll borders is described within the Amport Planting Strategy Part 2.


1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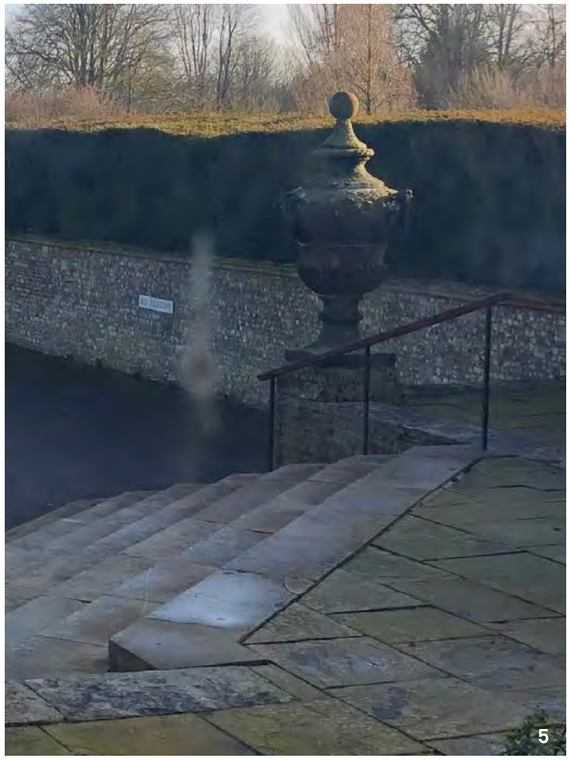
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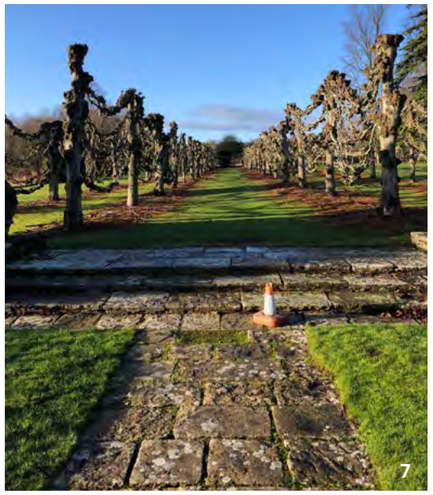

7

1. The rock garden added post Jekyll in the 20th C
2. Rills repaired using pvc which has degraded
3. Example below water grid safety system
4. Historic yorkstone pathways
5. Handrails installed by the MOD to be replaced
6. Walls and ornamental urns to be assessed
7. Ground movement in some places has caused uneven steps

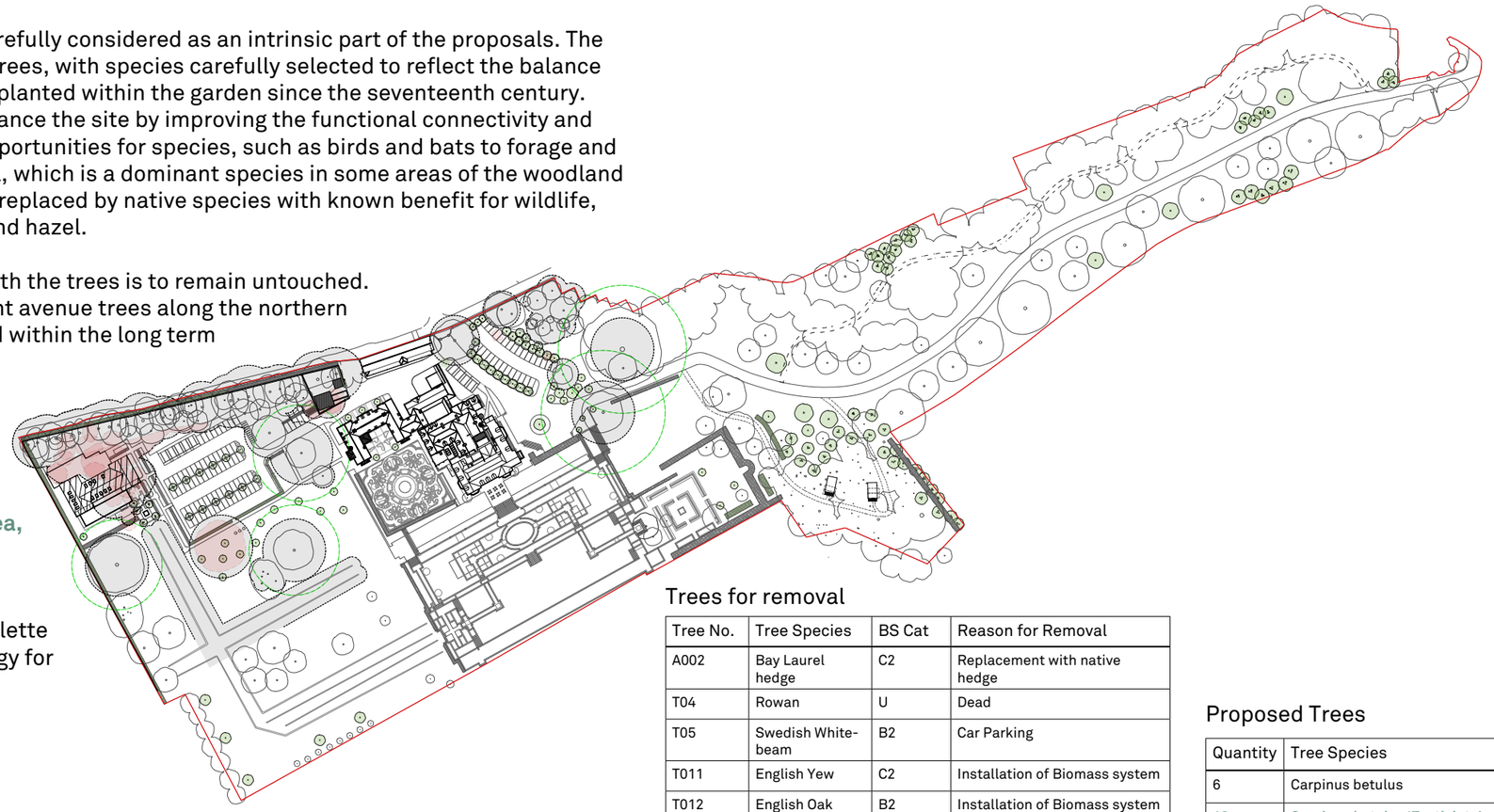
3.12 DESIGN MASTERPLAN TREE STRATEGY

Tree planting has been carefully considered as an intrinsic part of the proposals. The design includes 137 new trees, with species carefully selected to reflect the balance of native and exotic trees planted within the garden since the seventeenth century. The new trees further enhance the site by improving the functional connectivity and by providing additional opportunities for species, such as birds and bats to forage and shelter. Non-native laurel, which is a dominant species in some areas of the woodland habitat in the site, will be replaced by native species with known benefit for wildlife, such as holly, hawthorn and hazel.

The existing fungus beneath the trees is to remain untouched. The health of the important avenue trees along the northern boundary is to be included within the long term management plan.

Following comments from the planning application, additional trees have been added to the Swim Club parking area, and the planting has been revised.

Please refer to the tree palette within the Planting Strategy for further information.



Trees for removal

Tree No.	Tree Species	BS Cat	Reason for Removal
A002	Bay Laurel hedge	C2	Replacement with native hedge
T04	Rowan	U	Dead
T05	Swedish White-beam	B2	Car Parking
T011	English Yew	C2	Installation of Biomass system
T012	English Oak	B2	Installation of Biomass system
T013	English Yew	C2	Installation of Biomass system
T014	English Yew	B2	Installation of Biomass system
T047	English Yew	B2	Kids Club
T049	English Oak	B2	Swim Club
T050	Cherry	C2	Swim Club
T051	English Yew	B2	Kids Club / safety
T052	Lime	U	Saftey
T056	Holly	C2	Kids Club / safety
T057	English Oak	U	Kids Club
T058	Sycamore	C2	Swim Club
T065	Giant Redwood	A2	Swim Club
T066	Giant Redwood	A2	Swim Club
T067	Raywood Ash	C2	Swim Club
T068	Fir	C2	Swim Club
T069	Fir	C2	Swim Club
T070	Coast Redwood	C2	Swim Club
T071	Persian Iron-wood	B2	Swim Club
T073	Atlantic Cedar	C2	LPG Tank / safety
Source: Haydens Tree Survey and Constraints Plan, October 2020			

Proposed Trees

Quantity	Tree Species	Size & Form
6	Carpinus betulus	12-14 cm girth, Selected Standard
12	Carpinus betulus 'Fastigiata'	12-14 cm girth, Selected Standard
11	Corylus avellana	250-300cm ht, multistem
11	Crataegus monogyna	12-14 cm girth, Selected Standard
6	Crataegus persimilis	12-14 cm girth, Selected Standard
3	Fagus sylvatica	12-14 cm girth, Selected Standard
2	Fagus sylvatica 'Asplenifolia'	12-14 cm girth, Selected Standard
15	Ilex aquifolium	12-14 cm girth, Selected Standard
2	Larix x eurolepis	12-14 cm girth, Selected Standard
1	Magnolia campbellii	16-18 cm girth, Extra Heavy Standard
4	Magnolia kobus	12-14 cm girth, Selected Standard
2	Malus spp.	12-14 cm girth, Selected Standard
27	Parrotia persica	250-300cm ht, multistem
3	Prunus avium	12-14 cm girth, Selected Standard
6	Prunus serrula	250-300cm ht, multistem
1	Pyrus calleryana 'chanticleer'	12-14 cm girth, Selected Standard
3	Quercus robur	12-14 cm girth, Selected Standard
5	Sequoiadendron giganteum	12-14 cm girth, Selected Standard
15	Taxus baccata	200-250cm ht, bushy
3	Tilia cordata	12-14 cm girth, Selected Standard

August 2022

Wetland Habitat
Due to the nature of the historic water features, they have limited value for wildlife. New planting within the rills will however focus on being attractive to dragonflies and other insects.

Wildflower Meadow Creation
To create a more diverse grassland structure and species-richness, as well as provide additional opportunities for a range of species, the proposals will incorporate the creation of meadow habitat in the east of the site along the edge of the woodland habitat and at the base of trees. This will include the implementation of a more varied grassland management regime to create a more diverse, and visually interesting grassland structure, including areas cut on rotations every 2-3 years; 1 year; and 2-3 times per year (as well as amenity regimes); and localised re-seeding with native wildflower mixes. Any seed used will be sourced from native stock, and if possible of local provenance.
Trees and hedgerows to the north west of the site will be underplanted with a native wildflower seed mix suitable for woodland areas.

Woodland Management
The scheme design seeks to enhance the retained woodland habitat within the site. This will include the following considerations:
Improvement of the woodland understorey through the removal of non-native laurel, which is a dominant species in some areas of the woodland habitat in the site. This will be replaced by native species with known benefit for wildlife, such as holly, hawthorn and hazel, which produce nuts, berry and seeds that many species rely on as a source of food.
The creation of additional deadwood features in existing areas of woodland, particularly in the north-west and in the east. This will include the provision of log and brash piles, loggeries and log walls using material arising from any trees felled as part of the scheme design. This will provide valuable opportunities for reptiles, amphibians and invertebrates, including saproxylic species.

Wildlife Friendly Planting
Planting will include a high proportion of native and non-native species of known value for wildlife. Existing colonies of pyramidal and early purple orchids will be protected and carefully managed.

Bird and Bat boxes
The scheme seeks to provide additional opportunities for bats to roost and birds to nest through the provision of bat and bird boxes mounted onto trees. This will include 2 new bat boxes on the swim club and 6 bat boxes in the wider grounds. Species-specific bird boxes will also be incorporated for target species, such as starling boxes, sparrow nesting terraces, swift boxes and owl boxes.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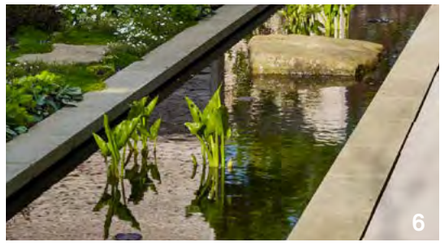
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3.14 OVERALL PROJECT AREAS

Amport House and the modern courtyard extension will be converted with a series of sensitive alterations internally to provide 50 hotel bedrooms.

A new swim club, which has been designed to sit comfortably in the north-west corner of the site will provide an ancillary leisure offer.

Two small cabins will be set into an existing area of woodland, with enhanced screening, to give an additional bedroom offer.

The existing and proposed area schedules are shown on this page.

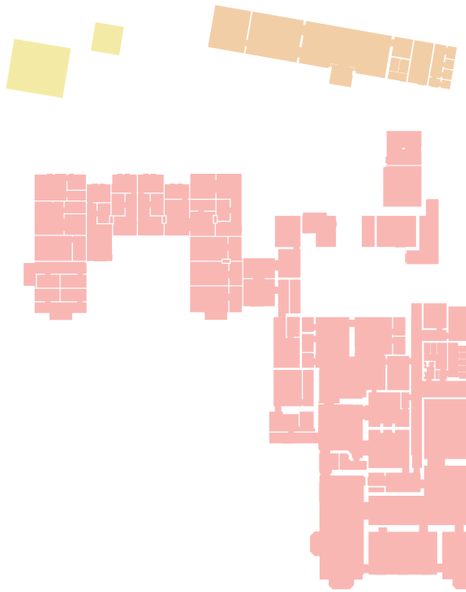
Swim club ground floor areas

Swim club first floor ares

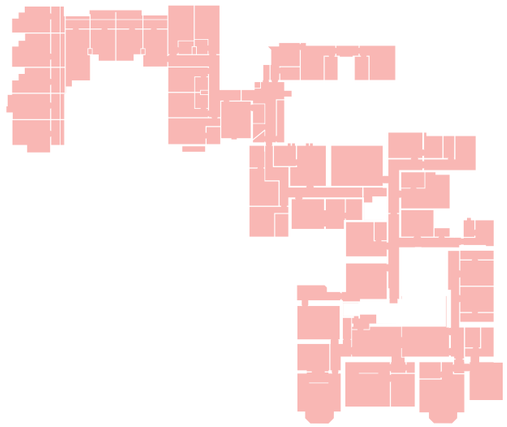
Cabin areas

Area	GIA (sqm)
Existing Amport House	
Ground Floor	1,740
First Floor	1,495
Second Floor	429
Existing Museum of Chaplaincy	211
Service Yard	61
Total Existing GIA	**3,936**

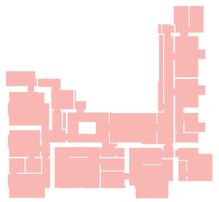
Proposed Amport House	
Ground Floor	1,740
First Floor	1,495
Second Floor	429
Proposed Kids Club (Former Museum of Chaplaincy)	211
Energy Centre (Former Service Yard)	72
Cabins	50
Proposed Swim Club	717
Total Proposed GIA	**4,714**



Amport House ground floor areas



Amport House first floor areas



Amport House second floor areas

On this page:
Photograph of the existing gardens and main house's western aspect

3a

3.15 MAIN HOUSE: PROPOSED GROUND FLOOR

Proposed Alterations:

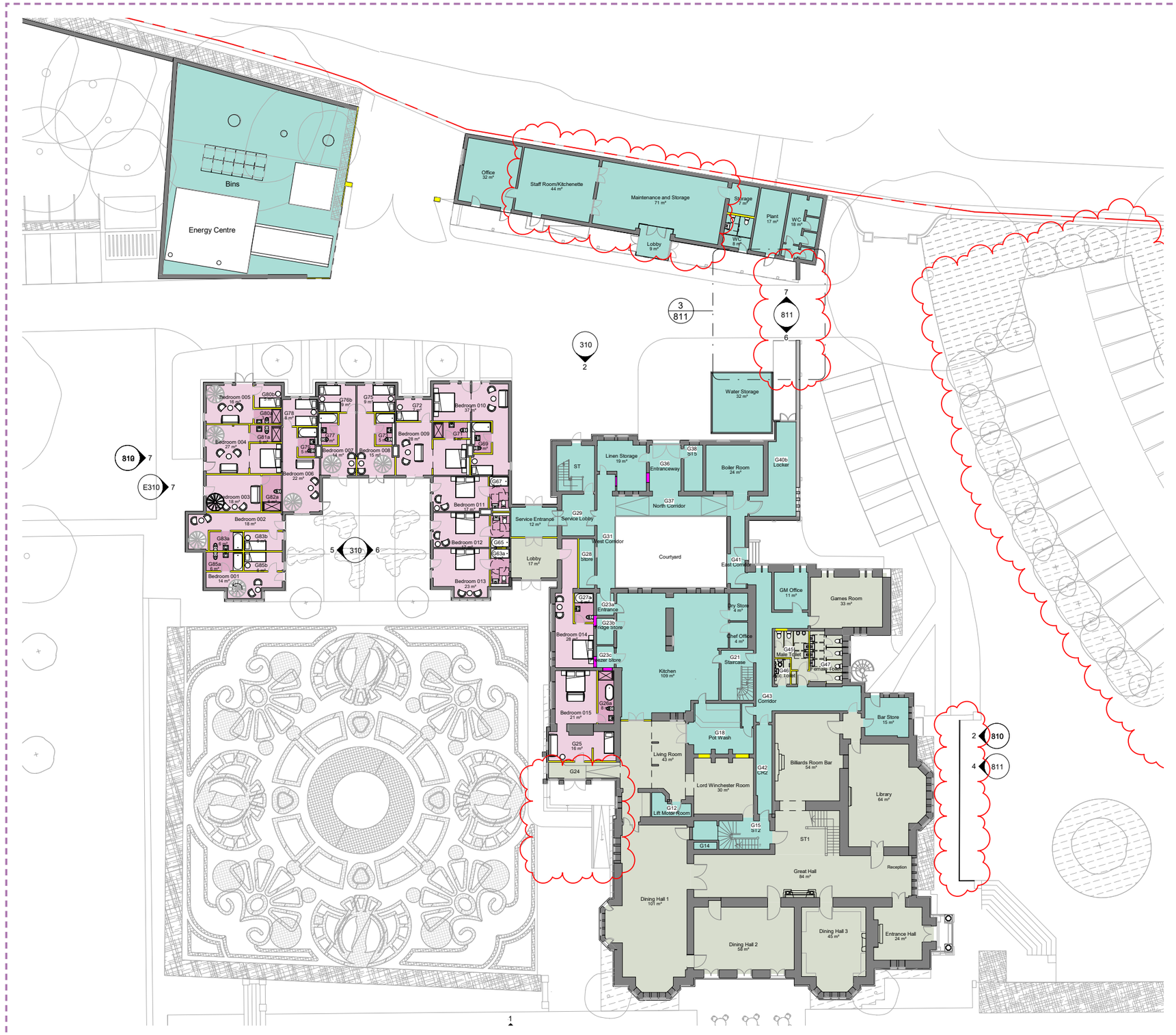
To allow for a detailed historic appraisal of the alterations that are proposed to the heritage fabric of Amport House, we have produced a schedule highlighting each amendment and including photographs to allow these to be fully understood, this is included as a separate document as part of this submission.

We have also compiled existing, demolition and proposed drawings which describe these alterations. At the end of this section of the document we have also included a number of details and sketches to describe the alterations to key historic areas of the house.

Proposed Ground Floor:

The ground floor will be sensitively restored, removing the existing bar installed by the MOD and some internal kitchen partitions to reinstate Lord Winchester's Room. Non-original toilets will be rearranged to provide new guest WC's and the non-original garage and oil tanks enclosure will be re-used, using the existing structure to create a new water storage area and staff room. The later addition concrete rendered lean-to structure on the west elevation will be refurbished to create a new glazed garden room.

In the 1990's extension the internal partitions and ceilings will be removed to create family suites with double height spaces that look out over the historic gardens.



3.16 MAIN HOUSE: PROPOSED GROUND FLOOR DEMOLITION

Demolition Key

- Red hatched notes areas to be demolished
- Yellow hatched denotes areas to be removed and replaced
- Magenta hatched area denotes doors to be sealed and opening blocked - refer to alterations schedule

N

0m 15m

3.17 MAIN HOUSE: PROPOSED FIRST FLOOR

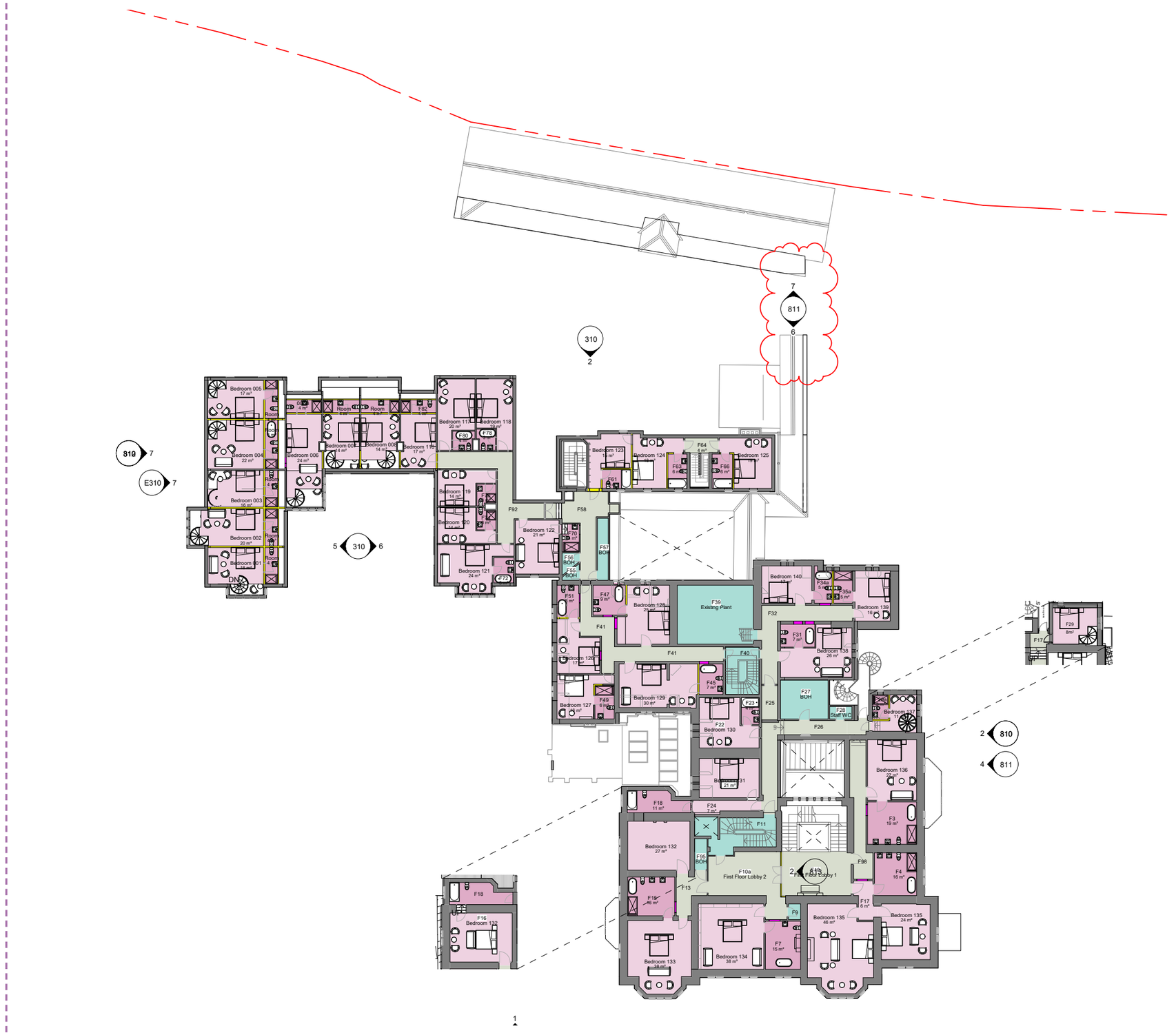
Proposed First Floor:

There are only minor alterations to the first floor in the original historic part of Amport House. Some new openings will be created in internal partitions and all bathrooms will be replaced. However, most of the existing bedrooms have already been altered in the past by the MOD and therefore our proposal minimises any impact on the historic fabric.

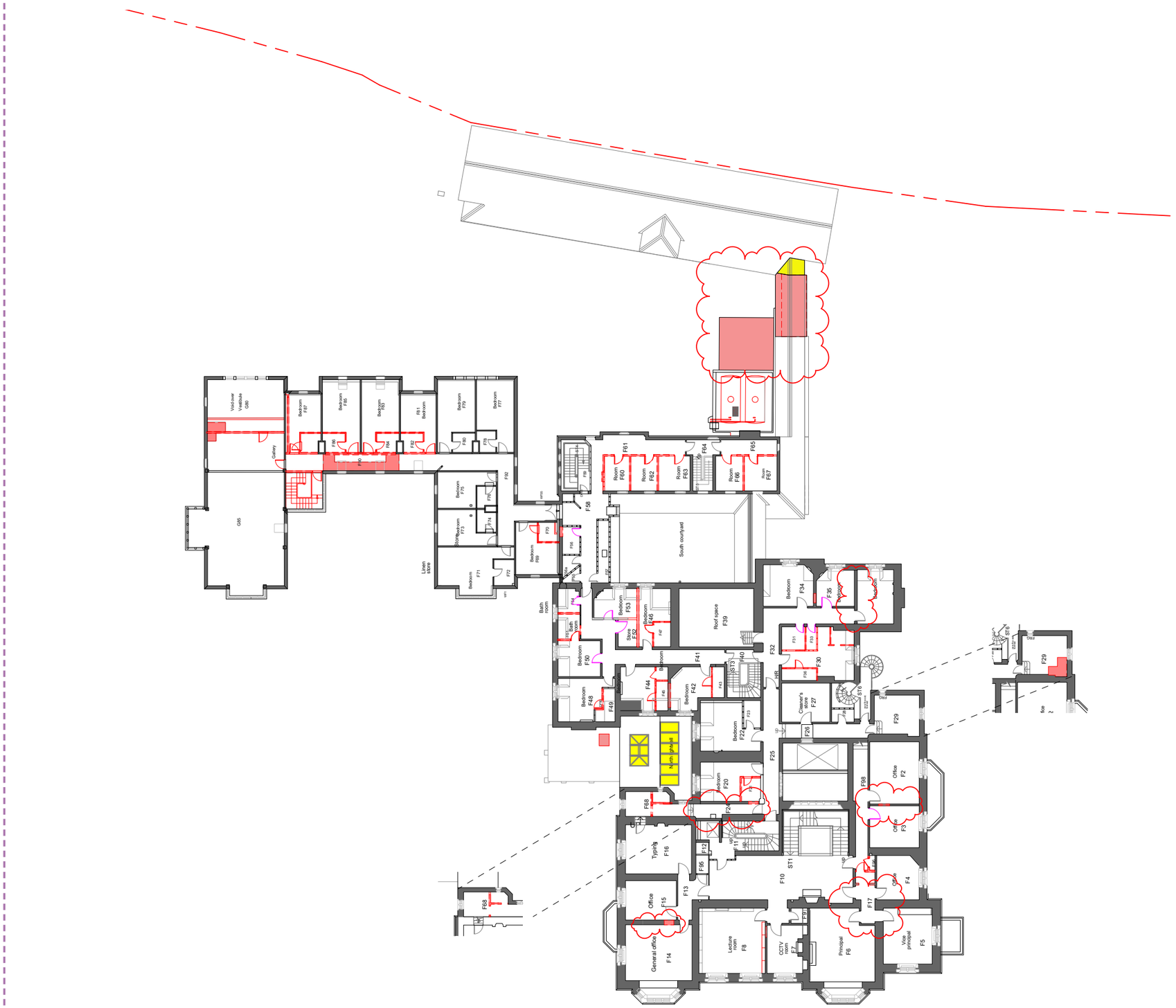
The non-original roof lantern over the old bar will be removed as this is incongruous to the historic building and constantly leaking.

A new glazed screen is required in order to separate the main staircase from bedrooms to allow for safe escape in the event of a fire. This has been carefully considered in order to ensure that the lowest impact approach is proposed.

In the 1990's extension the internal partitions and floors will be removed to create the double height family spaces. The old chapel will also be used to create new family suites and enable the hotel to provide a mix of bedrooms, which is vital to the sustainable business model.



3.18 MAIN HOUSE: PROPOSED FIRST FLOOR DEMOLITION



Demolition Key

- Red hatched notes areas to be demolished
- Yellow hatched denotes areas to be removed and replaced
- Magenta hatched area denotes doors to be sealed and opening blocked - refer to alterations schedule

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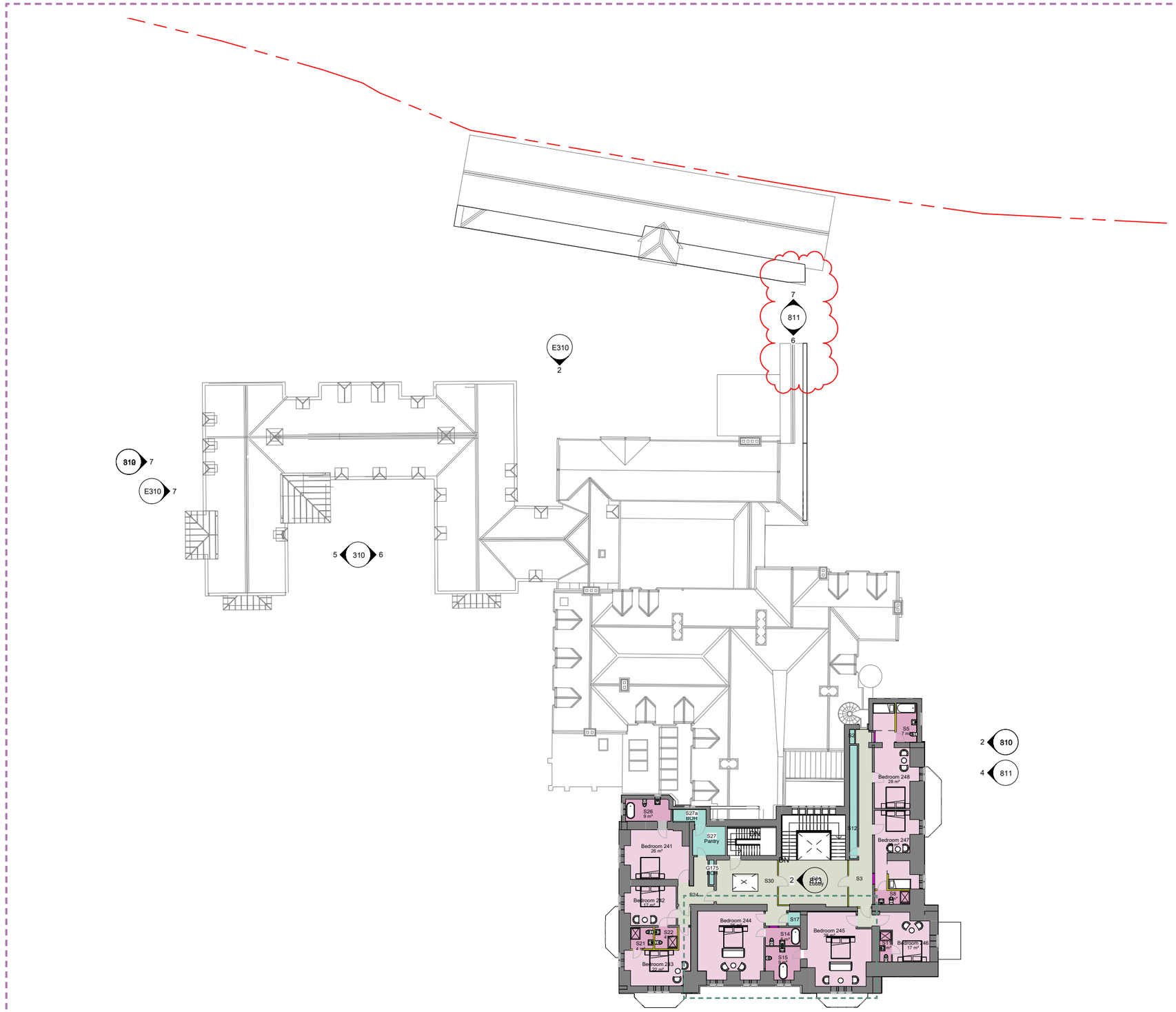
3.19 MAIN HOUSE: PROPOSED SECOND FLOOR

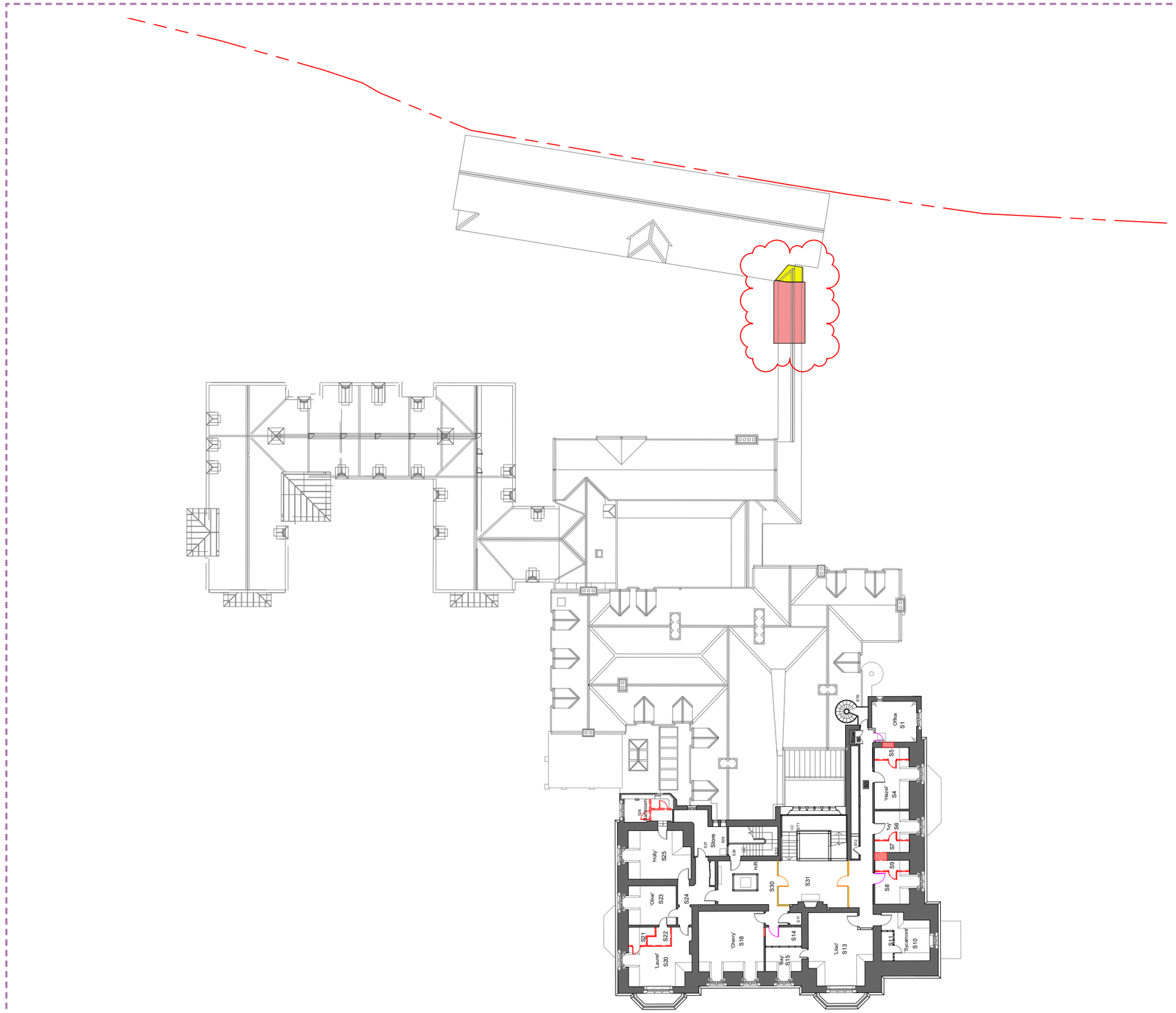
Proposed Second Floor:

Very minor alterations will occur on the second floor and on the whole the layout remains the same, however all bathrooms will be replaced throughout.

Works within the second floor roof void will be strictly limited to required amendments and upgrading of existing plumbing and mechanical pipework, to reduce any impact on bat roosts.



3.20 MAIN HOUSE: PROPOSED SECOND FLOOR DEMOLITION



Demolition Key

- Red hatched notes areas to be demolished
- Yellow hatched denotes areas to be removed and replaced
- Magenta hatched area denotes doors to be sealed and opening blocked - refer to alterations schedule

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3.21 METHOD STATEMENTS

Alongside the drawings and schedule of amendments which accompany this document as part of the planning application, we have prepared a number of method statements on this page and the next to cover general aspects of the scheme that are not specifically itemised or identified elsewhere. They have been developed in collaboration with LUC Historic Environment Consultants.

General statements:
A photographic record is to be taken of each location before, during and after all works.
Existing bathroom fittings and finishes removed and new tiling and sanitaryware installed throughout. All existing historic cornices, skirting, dado & moulding details to be retained. Where necessary casts of original details will be taken to repair and replace damaged mouldings.

Method statement 1: New door opening with frame and door panel to match

- Door size and location to be carefully co-ordinated with Structural Engineer to ensure that structural stability of load-bearing walls is retained.
- Existing skirting boards and dado rails to be carefully cut back either side of proposed new opening, new opening to be carefully co-ordinated to avoid where possible any damage to existing wall mouldings.
- Door head to be temporarily supported, and new concrete lintels to be inserted above opening in line with Structural Engineer's design.
- Existing walls to be carefully dismantled with all brick set aside for reuse.
- New architraves, doors, frame and ironmongery to match existing equivalents on site.

Method statement 2: Forming of new partition walls

- New internal walls (where shown on proposed drawings) to be stud wall partitions infilled with acoustic insulation and overclad with plasterboard.
- Skirtings, mouldings, dado rails and cornicing to match existing equivalents on adjacent walls.
- Location of new walls to be carefully co-ordinated to avoid where possible any damage to existing wall mouldings.

Method statement 3: Non-original boxing out/features removed

- Existing non original boxing out/features to be removed to be identified and extent of removal to be carefully marked out. Any proximity with existing historic features to be identified and protected throughout works.
- Boxing out/features to be unscrewed or carefully dismantled as applicable. No damage is to be caused to any existing historic features during removal process.
- Non-original boxing out/features to be removed and disposed of as part of sustainable construction waste strategy. Any previous damage caused to original historic mouldings made visible by removal of non-original features to be carefully made good to match existing.

Method statement 4: Electrical and mechanical services

Note: This consists of a strategic approach to the replacement of existing, and proposed new services, including small power sockets, light switches, light fittings and mechanical services. These are not individually itemised on the drawings or historic amendments schedule. The interior spaces can be divided into three different categories in terms of historic value and quality, and we propose the below method statements for services to be applied within the different areas identified on the plans on this page. If during further inspection works areas of historic fabric are found to differ from these categories then these will be reviewed and the approach revised as appropriate.

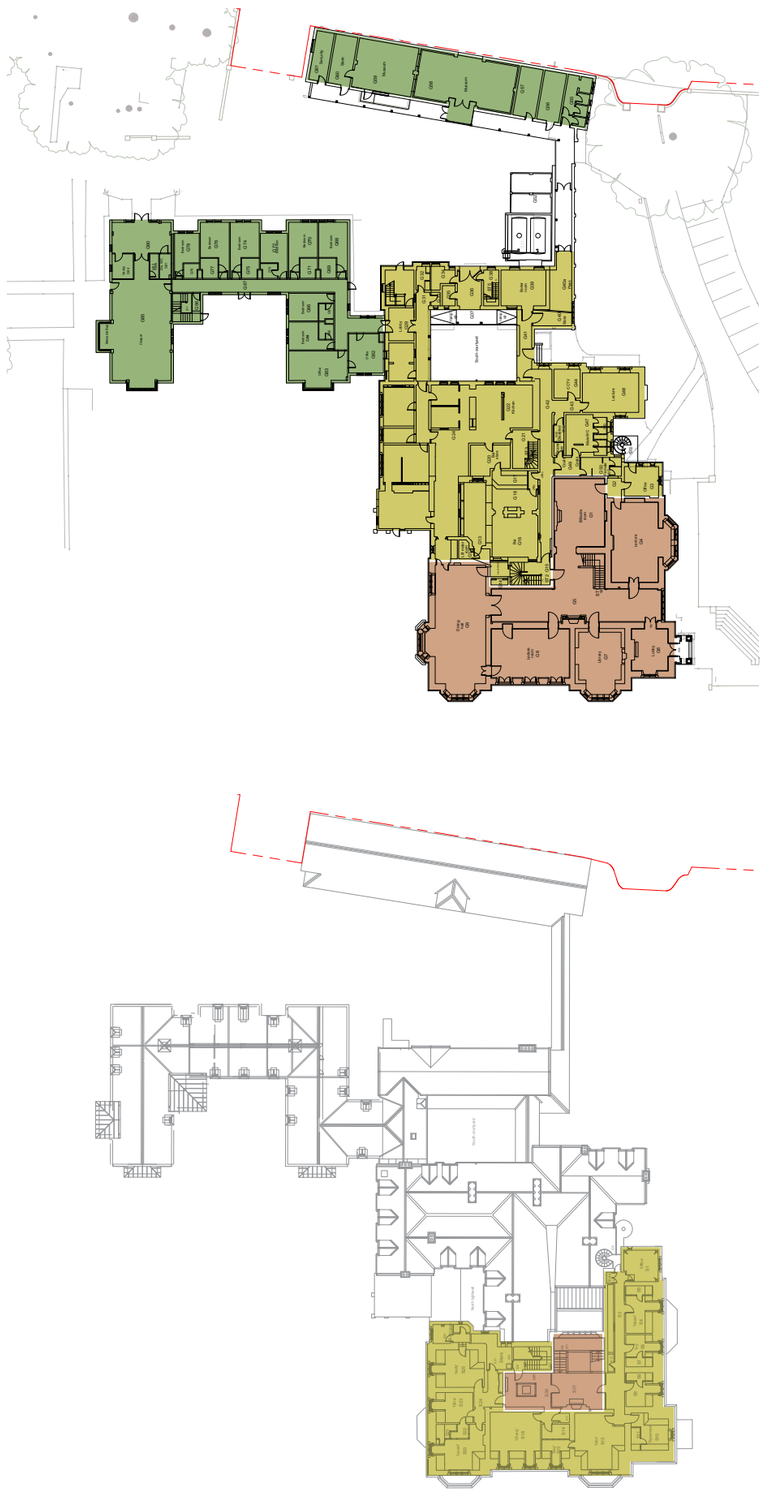
<u>Plumbing and Drainage</u>
All room ensuites retained and refurbished. Non-original sanitaryware replaced, and in places new bathrooms to be formed within existing non-bathroom spaces, which in some instances will require new or extended connections to existing waste-water drainage and hot and cold water supply pipes. Any new water supply and drainage pipes to run parallel with existing floor joists wherever possible. Existing mechanical duct and pipe runs within the loft spaces to be rationalised and replaced where necessary. Where new penetrations for ventilation are required in the roof, new slate roof vents will be incorporated to match the other slate tiles on the roof.

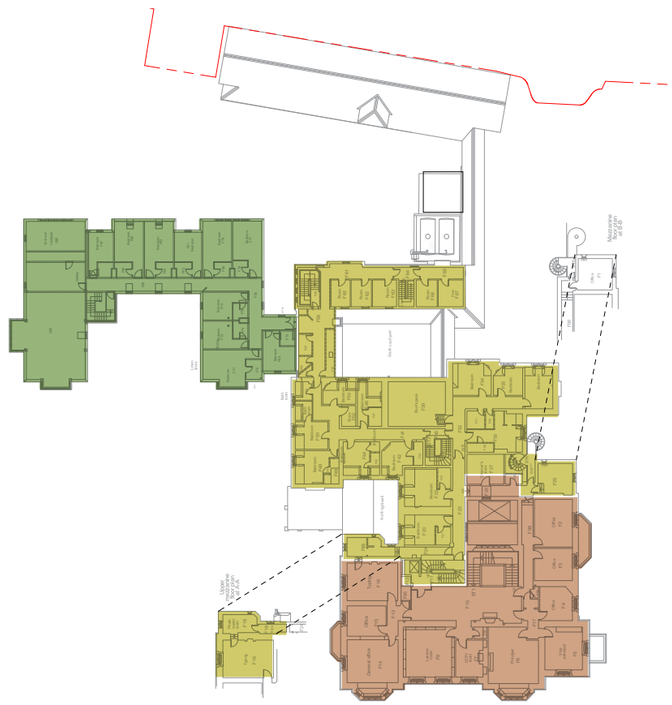
<u>Priority 1: Existing lathe and plaster ceilings and walls with high historic value mouldings</u>
Ceilings: Historic plaster ceiling detailing and cornices retained intact. Removal and replacement of non-original light fittings. If additional light fittings are required, these are to be carefully located in areas to avoid damage to any existing mouldings and to be installed from above and ceiling to be made good.
Walls: Historic dado rails and skirting retained intact. Some new small power sockets, wall lights and switches proposed. Contractor to chase in new wiring into existing plaster walls and make good. Existing historic mouldings to be avoided and protected to prevent damage.

<u>Priority 2: Existing lathe and plaster ceilings and walls with simple mouldings</u>
Ceilings: Historic plaster ceilings and cornices retained intact. Any unavoidable interventions to be made good in matching materials. Removal and replacement of non-original light fittings. If additional light fittings are required, these are to be carefully located in areas to avoid damage to any existing mouldings and to be installed from above with the ceiling to be made good.
Walls: Historic dado rails and skirting retained intact; any unavoidable interventions to be made good in matching materials. Some new small power sockets, wall lights and switches proposed. Contractor to chase new wiring into existing plaster walls and make good.

<u>Priority 3: Non-original ceilings, some original and some modern plasterboard walls</u>
Ceilings: Non-original modern suspended ceilings generally retained intact; any unavoidable interventions to be made good in matching materials. Some additional pendants and recessed downlights added; where new ceiling roses added to pendants these will match existing. Previous downlight locations made good.
Walls: Some modern partitions to be removed and replaced as required; any unavoidable interventions to be made good in matching materials. Walls to be made good following addition of proposed small power sockets, wall lights and switches.

3.21 METHOD STATEMENTS





Key

- Priority 1 spaces
- Priority 2 spaces
- Priority 3 spaces

3.21 METHOD STATEMENTS

Method statement 5: Existing door opening removed – existing door panel, architrave and frame retained

- Door to be locked and fixed closed.
- Existing door ironmongery to be carefully removed from both sides and set aside and stored.

Method statement 6: Existing door opening removed – existing door panel, architrave and frame retained to one side – architrave removed and door overclad with plasterboard to other side

- Door to be locked and fixed closed.
- Existing door ironmongery to be removed from both sides and set aside and stored.
- Existing architrave to be carefully removed to one side of opening and set aside for reuse.
- Opening to be infilled with batten studwork and acoustic insulation.
- Studwork to be over-clad in plasterboard and wall finishes to be made good with like-for-like treatment.
- New skirting and dado rails to be carefully pieced into existing and finished with like-for-like treatment.

Method statement 7: New door opening with new non-original frame, architrave and door panel

- Door size and location to be carefully co-ordinated with Structural Engineer to ensure that structural stability of loadbearing walls is retained.
- Existing skirting boards and dado rails to be carefully cut back either side of proposed new opening, new opening to be carefully co-ordinated to avoid where possible any damage to existing wall mouldings.
- Door head to be temporarily supported, and new concrete lintels to be inserted above opening in line with Structural Engineer's design.
- Existing walls to be carefully dismantled with all brick set aside for reuse.
- New doorset including frame, door and architraves to be installed with new ironmongery.

Method statement 8: Existing opening/door opening removed and infilled

- Door to be unscrewed from architrave and carefully set aside and stored.
- Existing architrave and ironmongery to be dis-assembled and set aside for reuse. Door opening to be checked for structural integrity and doorframe to be carefully removed and set aside for reuse.
- Opening to be infilled with studwork and acoustic insulation to meet relevant standards.
- Studwork to be over-clad in plasterboard and wall finishes to be made good with like-for-like treatment.
- New skirting and dado rails to be carefully pieced into existing either side and finished with like-for-like treatment.

Method statement 9: Existing windows removed and sill lowered to replace with doors

- Existing window frame and glazing removed and disposed of as part of sustainable construction waste strategy.
- Existing window head to be checked for structural integrity.
- Existing window sill to be carefully removed and stored for reuse.
- Area of wall which is to be removed to be marked out and then existing brickworks to be carefully removed and set aside for reuse.
- New external doorset to be installed to match detailing of existing external doors and windows adjacent.

Method statement 10: Opening created in floor/ceiling

- Existing non-original floor finishes and ceiling finish in area below to be removed and disposed of as part of sustainable construction waste strategy.
- Joists to be temporarily propped in line with Structural Engineer's design.
- Existing joists to be cut back and new structural trimming joists to be installed to support new floor edge. New floor joists to be added to floor below to support new stair structure.
- Floor edge fascia and balustrade to be installed to opening in floor, and new stair to be constructed in new opening.

August 2022

Method statement 11: Existing partition walls removed

- Structural Engineer to assess and advise whether any structural support is required to facilitate partition wall removal.
- Existing covings and skirtings to be removed and set aside for reuse if possible.
- Any existing historic mouldings or features which are to be retained, to be protected to avoid damage.
- Existing walls to be carefully demolished and disposed of as part of sustainable construction waste strategy.
- Gaps in existing skirting and dado rails to be carefully pieced into existing and finished with like-for-like treatment.

Method statement 12: Amended existing door leaf (refer also to sketch in Design and Access Statement)

- Door to be unscrewed from hinges and carefully set aside.
- New opening within door to be marked out and new framing timbers to be fixed with fixings to match elsewhere on the door.
- Existing section of door to be cut to form new opening.
- Door framing to be finished to match the rest of the door.
- New ironmongery to be installed to match existing ironmongery on door and inset door to be re-installed. Door to be rehung in frame.

Method statement 13: New window/external door formed in existing external wall

- Area of wall which is to be removed to form opening to be marked out.
- Door head to be temporarily supported, and new lintels to match elsewhere on façade to be inserted above opening in line with Structural Engineer's design.
- Existing brickwork to be carefully removed and set aside for reuse.
- New external doorset or window to be installed to match detailing of existing external doors and windows adjacent.

Method statement 14: New soundproofing to floors (if required)

- Rigid insulation added within the existing floor/ ceiling void as a sound absorber, to be installed by removing 1 in 4 existing floorboards and sliding insulation between the existing joists.
- Floorboards to be numbered and carefully lifted as complete lengths, avoiding any damage or interference with any adjacent historic details such as cornicing or skirting. Floorboards to then be reinstated in situ after addition of insulation.
- Slimline acoustic carpet underlay installed on top of existing floorboards and underneath the new carpet. Board thickness to match existing underlay, to reduce impact on existing door thresholds.

3.22 ALTERATIONS TO HISTORIC FABRIC

On this page we have shown the proposed alterations to provide the required level of fire safety to the existing main staircase areas of Amport House. **No fire separation was present within the first floor landing during MoD ownership of the building. However its absence is not permissible under current regulations and would place the building and its occupants at unacceptable risk if continued.**

BB7 fire consultants have been commissioned to review the scheme and provide an outline fire strategy for the proposal including fire engineering advice for the redevelopment. We have worked with LUC heritage consultants and BB7 to develop a strategy which will provide the required fire safety with the smallest possible impact on the listed building.

To allow for safe evacuation of the building, a route from each and every bedroom is required which does not pass through the atrium stair-well. We reviewed two possible options for this solution. **The plan on this page shows BB7's suggestions, Option 1 and Option 2, for where separation could be positioned at first floor level for optimal fire resistance. A further option was also discussed, involving separate small fire lobbies/routes to every bedroom – this was immediately rejected as impractical and with too great an impact on the significance of the building.**

Option 1 - Glazed partition

This would require a new glazed fire partition to divide the first floor landing area from the stairwell.

William Burn's original design for the house included a separate lobby at the first floor landing, dividing the principal from the secondary staircase, which has subsequently been removed. This can be viewed in the original plans of 1857. A lobby wall was therefore previously located in the approximate location of the proposed partition. We do not have any surviving evidence of the appearance of this wall. Its precise alignment cannot be replicated owing to the widening of the opening from the hallway into the adjacent suite of rooms.

To minimise its impact on the hallway design, including the later elements which are also of heritage value, principally the decorative plaster ceiling, the following design details have been incorporated:

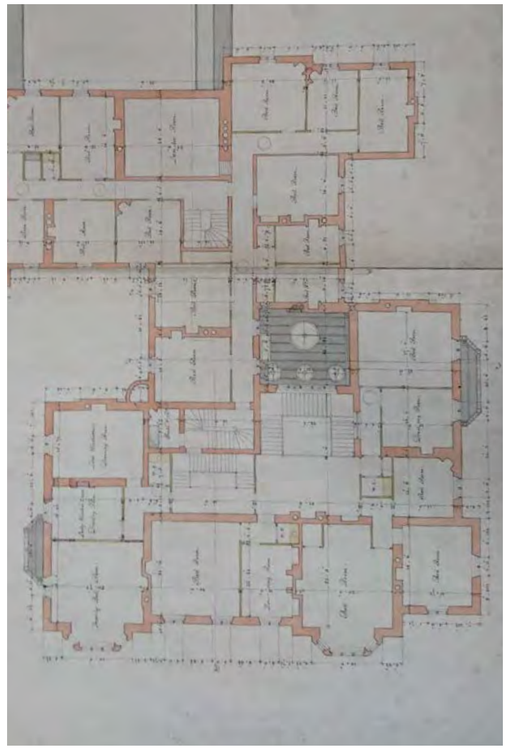
- **Timber proportion of proposed glazing references the Jacobean design and details of the principal staircase in it's timber mouldings and proportions.**
- **Use of a highly-glazed 'fanlight' upper section to allow the continuity of the ceiling plasterwork to be appreciated.**
- **Use of an intumescent smoke seal forming the interface at the head and jambs of the partition. The whole partition could be removed without permanent impact to the historic plasterwork in future.**

Option 2 - Fire curtain

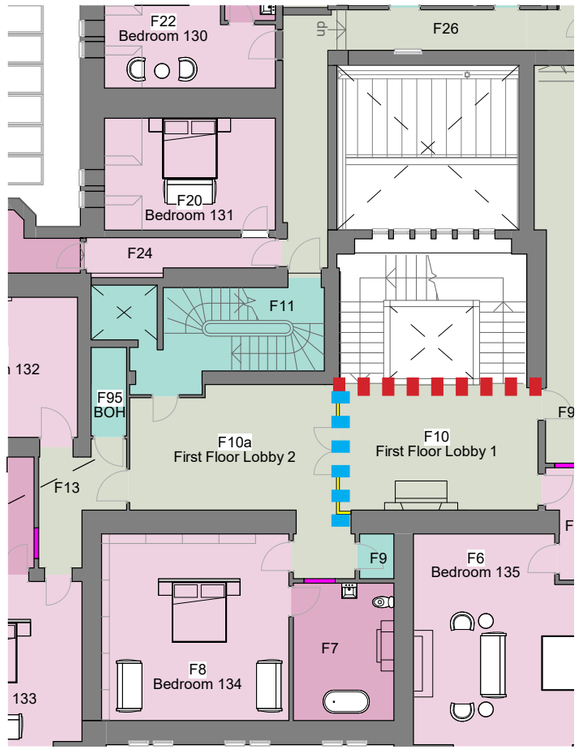
This would require a fire curtain to be installed on the line of the edge of the existing staircase.

This would need to be surface fixed to the underside of the existing staircase timber detailing and would require a large visible mechanical housing to protrude from the underside of the ceiling in this location due to the site of the fire curtain required. Due to the harm to the historic fabric of the staircase and the visual impact that this intervention would cause, Option 1 is considered the preferable course of action to achieve compliance with minimum harm.

At second floor level, conservation officer advice has been followed to retain the existing MoD-era partitions, as they relate relatively sympathetically to the earlier features of the hallway such as moulded downstands and consoles.

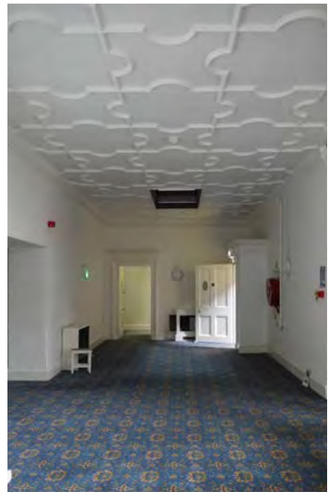


William Burn's original design showing lobby wall located in a similar location to proposed partition



Key: Option 1 Option 2

The existing second floor partitions to be retained

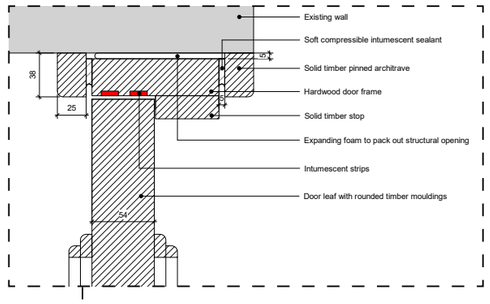


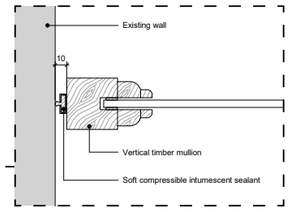
A photograph of the existing first floor landing

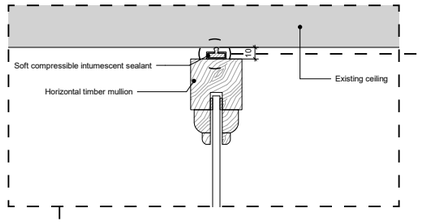
3.22 ALTERATIONS TO HISTORIC FABRIC

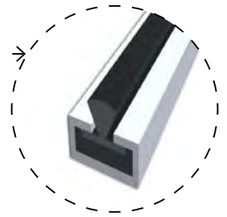
The head and jambs of the new partition would be designed using an intumescent smoke seal to ensure that the entire structure could be fully removed at a later date with minimal damage to the existing fabric. The location of the partition head will be carefully coordinated to ensure that minimal intervention is required to the historic ceiling mouldings.

*Timber glazed partition will reference the Jacobean design and details of the principal staircase and existing doors **and mouldings** in Amport House*

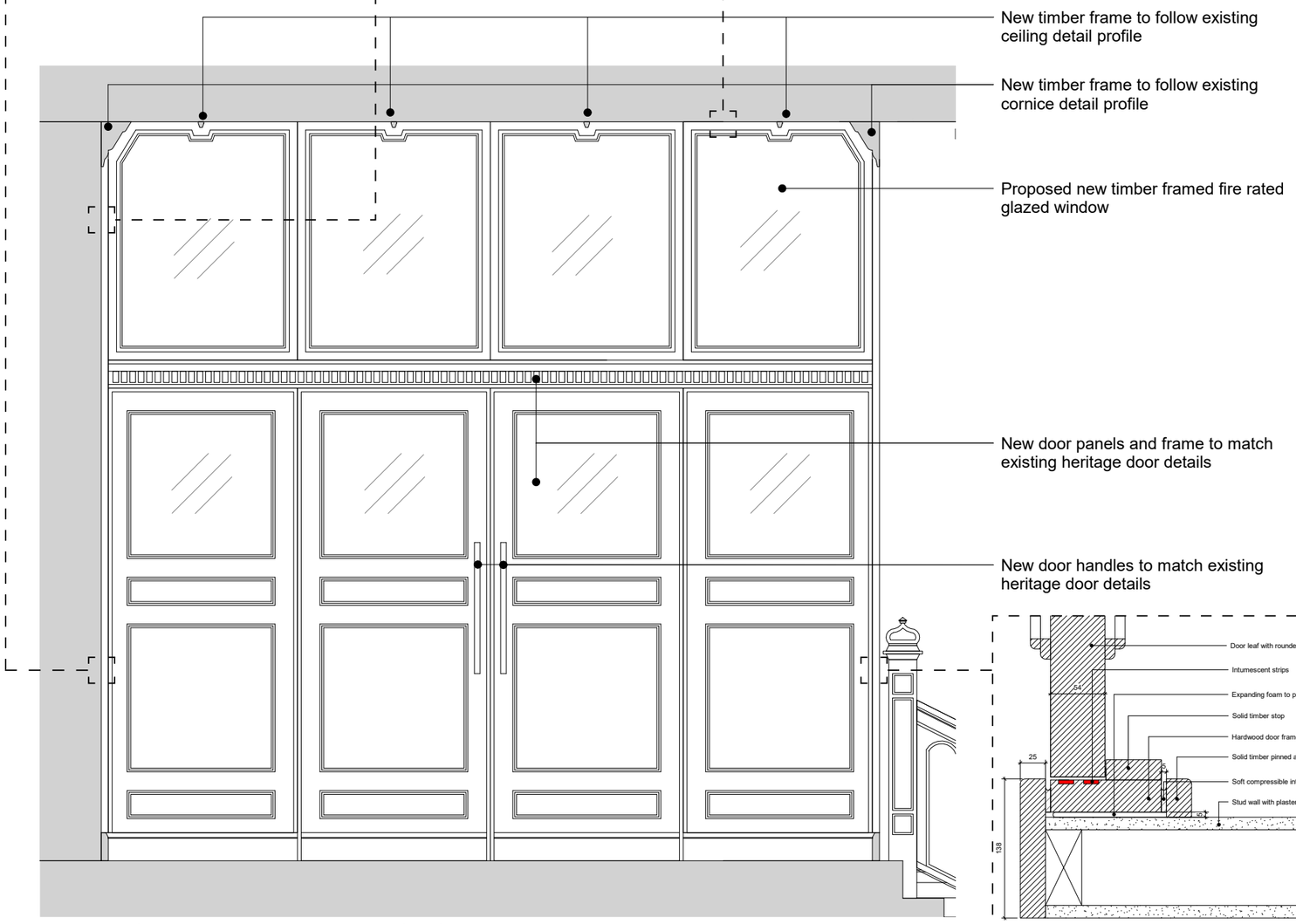








Beesley & Fildes intumescent smoke seal

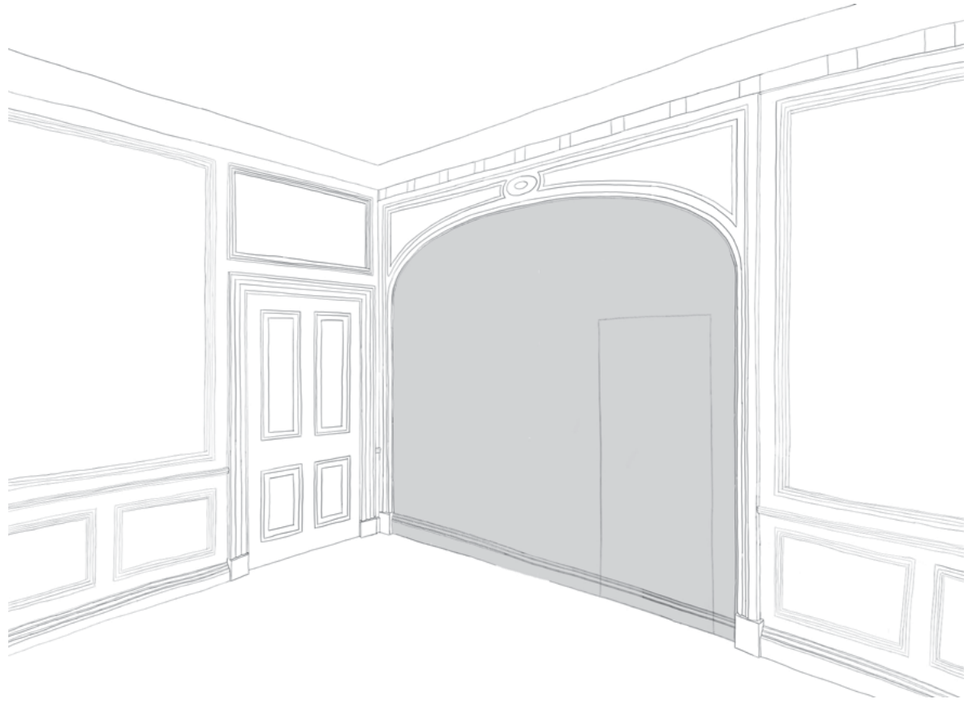


Elevation of the proposed glazed partition at first floor

3.22 ALTERATIONS TO HISTORIC FABRIC

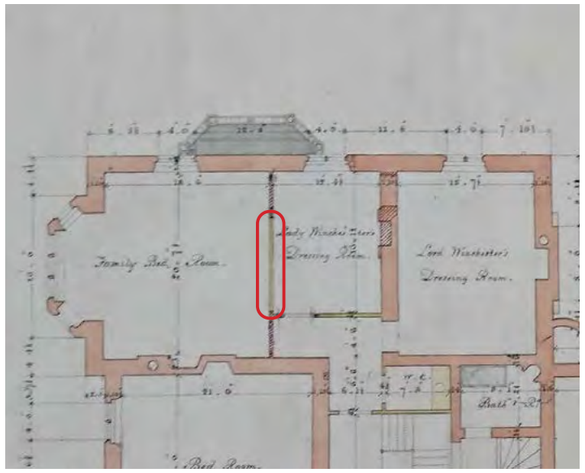
On this page we have shown the proposed new doorway between rooms F14 and F15 (an original family bedroom and adjoining dressing room). Historic proposed plans of Amport House show the current archway between the two rooms to be an opening.

This proposal would reinstate an opening to create a new jib doorway. Simple clean minimal detailing will ensure that the area within the archway reads as a single element set within the opening.

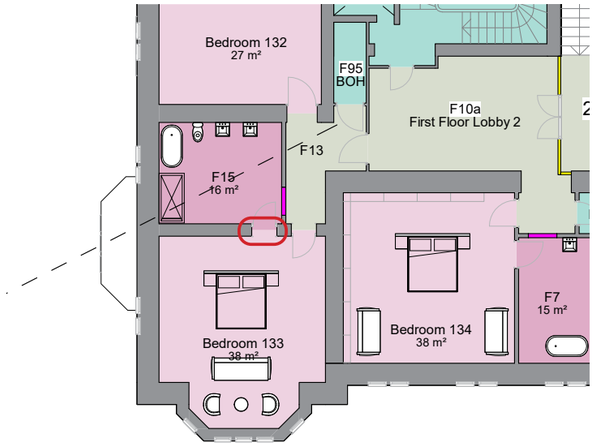


Sketch to show proposed jib door opening

Existing closed-off archway



Historic plan showing location of previous archway opening, denoted by red circle



Proposed first floor plan showing location of new door, denoted by red circle

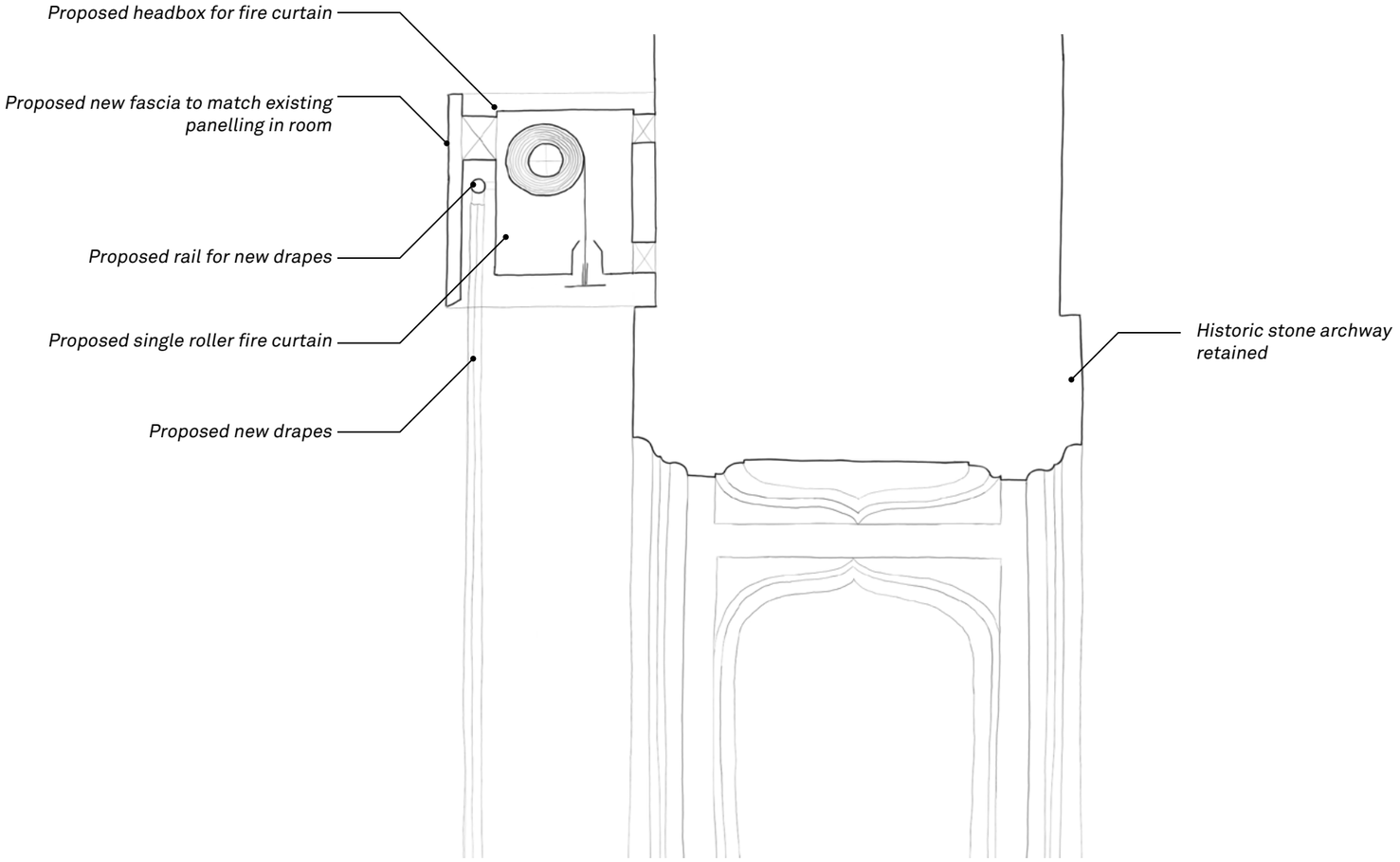
Proposed Flush Pull Handle to new door

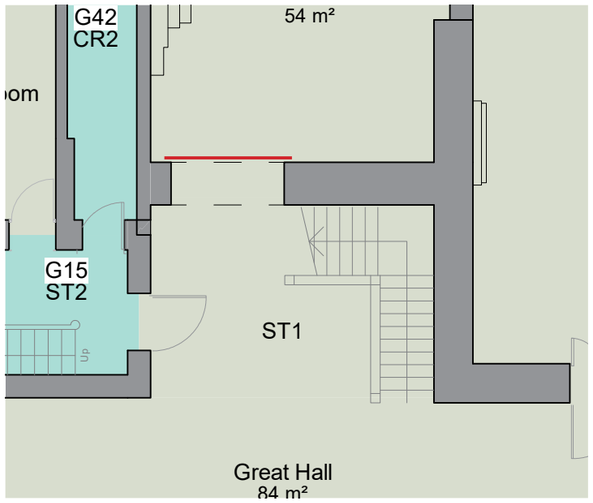
3.22 ALTERATIONS TO HISTORIC FABRIC

On this page we have shown a proposed new fire safety curtain to the existing historic stone archway to the existing billiards room.

Following the consultation process with fire engineers we have been advised that in order to provide a safe escape route to ground floor areas opening onto the main hall, the existing opening to the billiards room should be provided with a level of fire separation.

In order to achieve this with the minimal impact the historic fabric we propose to remove the existing non-historic curtain/drapes and incorporate a new fire curtain as part of the replacement curtain/drapes. A new fascia would cover the curtain system and would be finished to match the other panelling in the room.





Proposed ground floor plan showing location of new fire curtain, denoted by red line

A photograph showing the existing curtain

A photograph showing the existing curtain

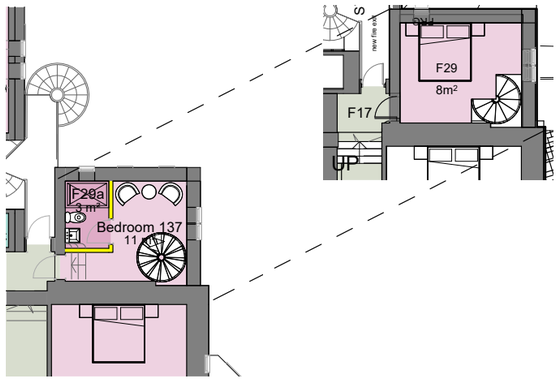
An example of fire curtain

Opening between floors, F29

This bay of the house, and the equivalent bay on the west elevation, appear to have been inserted as a pragmatic change to the design during construction. The bays contain four floor levels within the height of the three storeys of the main house. This resulted in awkward junctions, changes of level and a need for unconventional access measures.

As a result, this area is unsuitable for the same kind of approach as the other bedrooms/ ensuites in the main building. Openings between floors with small-scale or spiral stairs are sometimes found in similar scenarios in buildings of this date, so it would not be considered out of character with the building, as long as the approach was restricted to a minimal number of spaces where alternative solutions were not available.

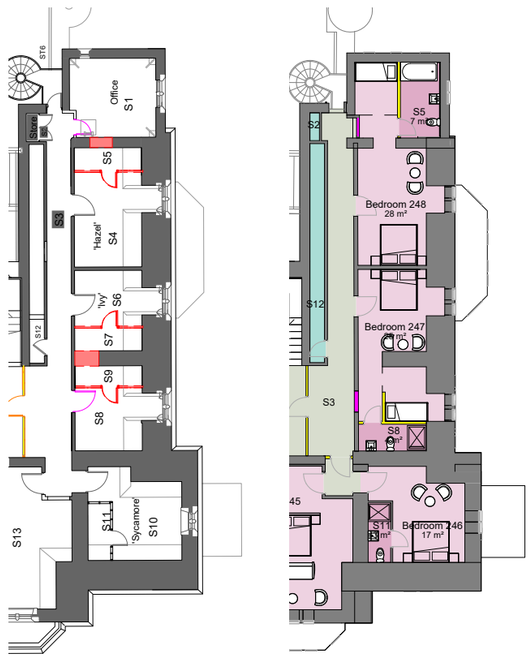
Insertion of the spiral stair would entail removal of a small area of historic fabric forming the floor and ceiling in the south-east corner of the rooms. Other aspects of their historic detailing would not be altered. This is considered to minimise the harm to these spaces, while maximizing the viable number of rooms across the hotel without creating a need for more harmful alteration or subdivision in the principal rooms of the house. The plan form, proportions and detailing of the interconnecting rooms are preserved.



Proposed first floor plan showing proposed spiral stair

Alterations in bedrooms S1-S9

This part of the building varies from Burn's original concept by the insertion of a corridor to reach the end bay on the east elevation. They have been further subdivided by MoD bathroom partitions. The removal of these partitions returns S4 and S6 closer to their historic form and proportions. The new proposed openings are kept to a minimum number to allow creation of en-suite rooms, and are each of a single door-width, minimising the amount of historic fabric affected. The subdivision of S8 allows the historic plan for to remain evident, while introducing no further harm than that already cased by the MoD bathroom. The subdivision of S1 affects its proportions but retains its historic detailing, while focusing change into an area of lower relative importance.

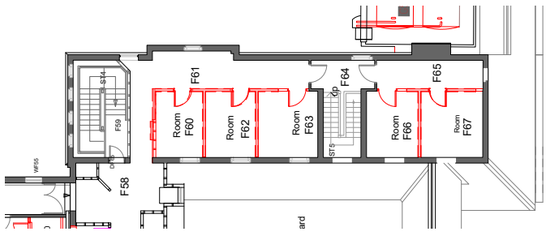


Second floor plans showing existing and proposed spatial layouts for rooms S1-S9

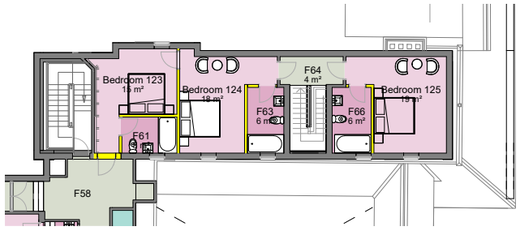
Changes to rooms F60-F65 (new rooms 123-124)

The north range of the service courtyard appears only as a single storey in the original Burn plans for the house. The current upper floor, where these rooms are located, may have been added in the late 19th or early 20th century as the requirement for additional service accommodation increased. Its later date can be seen in the detailing of doors, windows and the connecting staircase.

The proposed merging of small existing bedrooms will result in minor loss of historic plan form and detail, affecting fabric of later date and lower relative significance than the main phase of the house. This helps to achieve a balance between retention and alteration across the house as a whole, focusing change in less sensitive areas to achieve a viable number of bedrooms. The external appearance and overall layout with central access staircase from the courtyard will not be affected.



First floor plans showing existing layouts for rooms F60-F65



First floor plans showing proposed layouts for rooms F60-F65

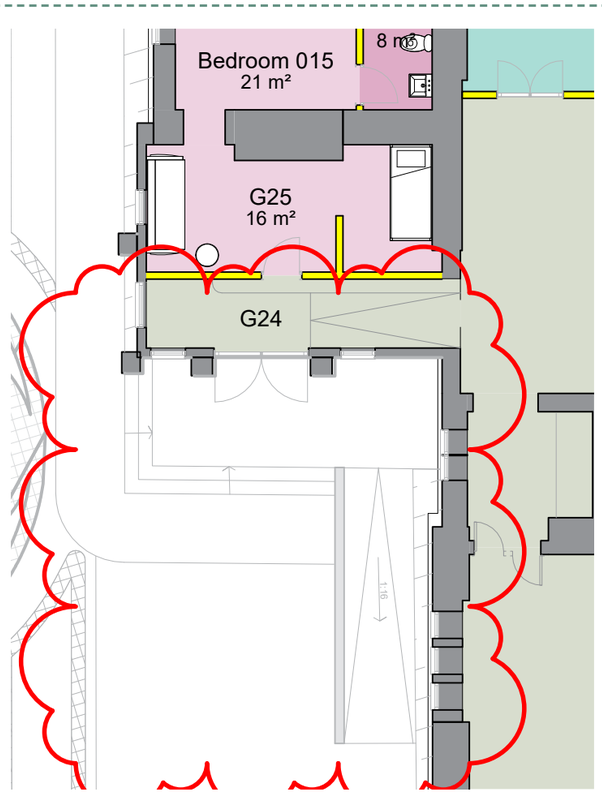
3.22 ALTERATIONS TO HISTORIC FABRIC

On this page we have shown the proposed alterations to the existing lean-to garden room extension at the south-west of the existing main Amport House.

We propose an approach with a minimal intervention to the existing historic fabric. We would aim to retain the existing stone and render pilasters, and the existing roof and wall structures. The non-original doors are not particularly sympathetic in their appearance and we propose to remove these and instead create larger openings in the new corridor area, and a replacement window and rooflight in the proposed bedroom area.

This sensitive and sustainable approach will retain key elements of the structure and replace those elements which are of low historic value.

A photograph showing the existing garden room



Proposed ground floor plan showing location of the garden room

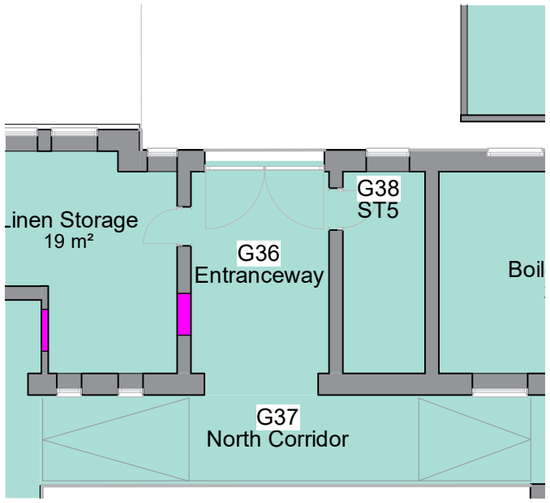
A sketch showing a view of the proposed garden room

3.22 ALTERATIONS TO HISTORIC FABRIC

On this page we have shown the proposed alterations to the existing external courtyard door to allow for a safe escape route from the first floor rooms above.

Following a consultation process with fire engineers we have been advised that in order to a safe escape route is required to the door which is currently located behind the external door. We propose to create a small inset door within the external courtyard door to allow to a safe escape route in the event of an emergency. The adjacent door would also be handed to open inwards to avoid this clashing with the external door.

On inspection, the existing carriage arch door does not appear to be particularly old and may be a modern reproduction of a pre-existing gate, or a later addition, incorporating older strapwork hinges. This being the case, its evidential value does not particularly contribute to its significance, i.e. its fabric is not in itself historic. The proposed inset door replicates similar pedestrian doors often found in traditional timber gates of this type, and allows all other aspects of its design – its timber frame construction, ironmongery and finishes – to be retained. The aesthetic value of the door and its contribution to the significance of the building are therefore preserved.



Proposed ground floor plan showing location of the existing courtyard door

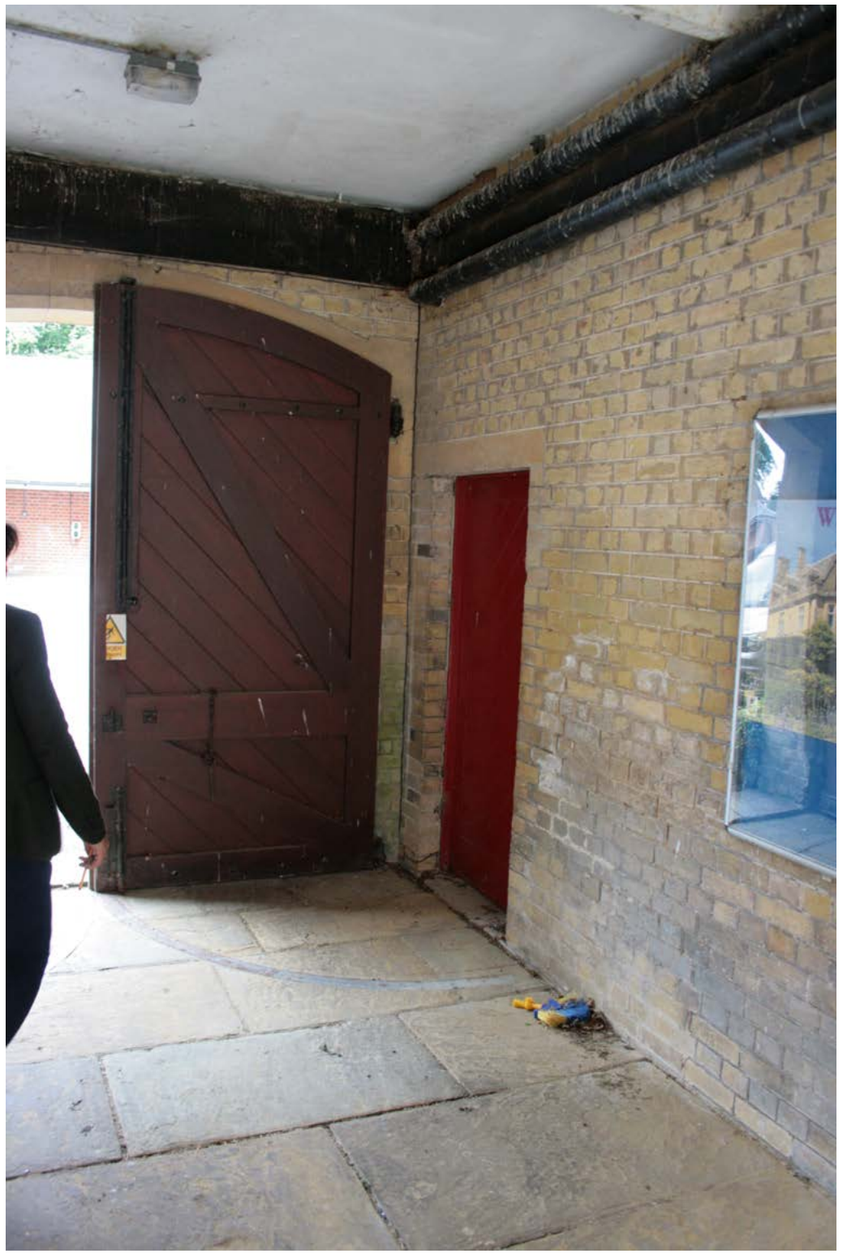
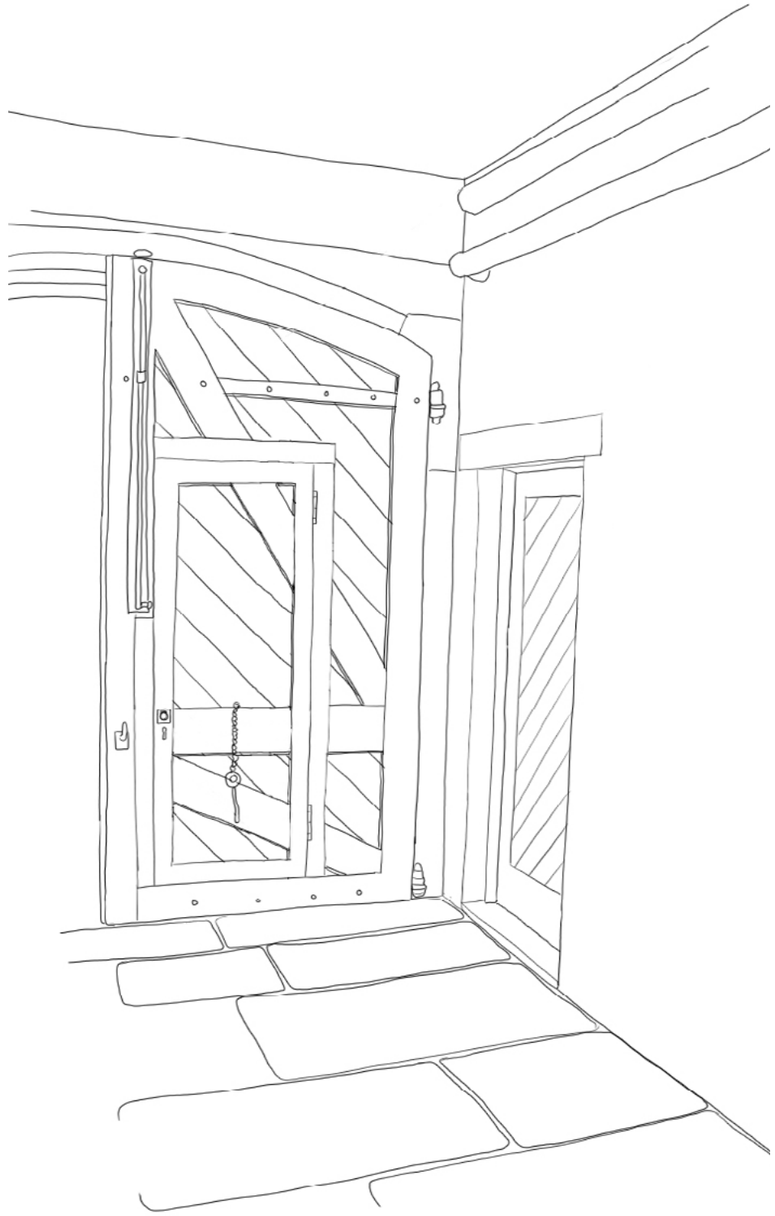


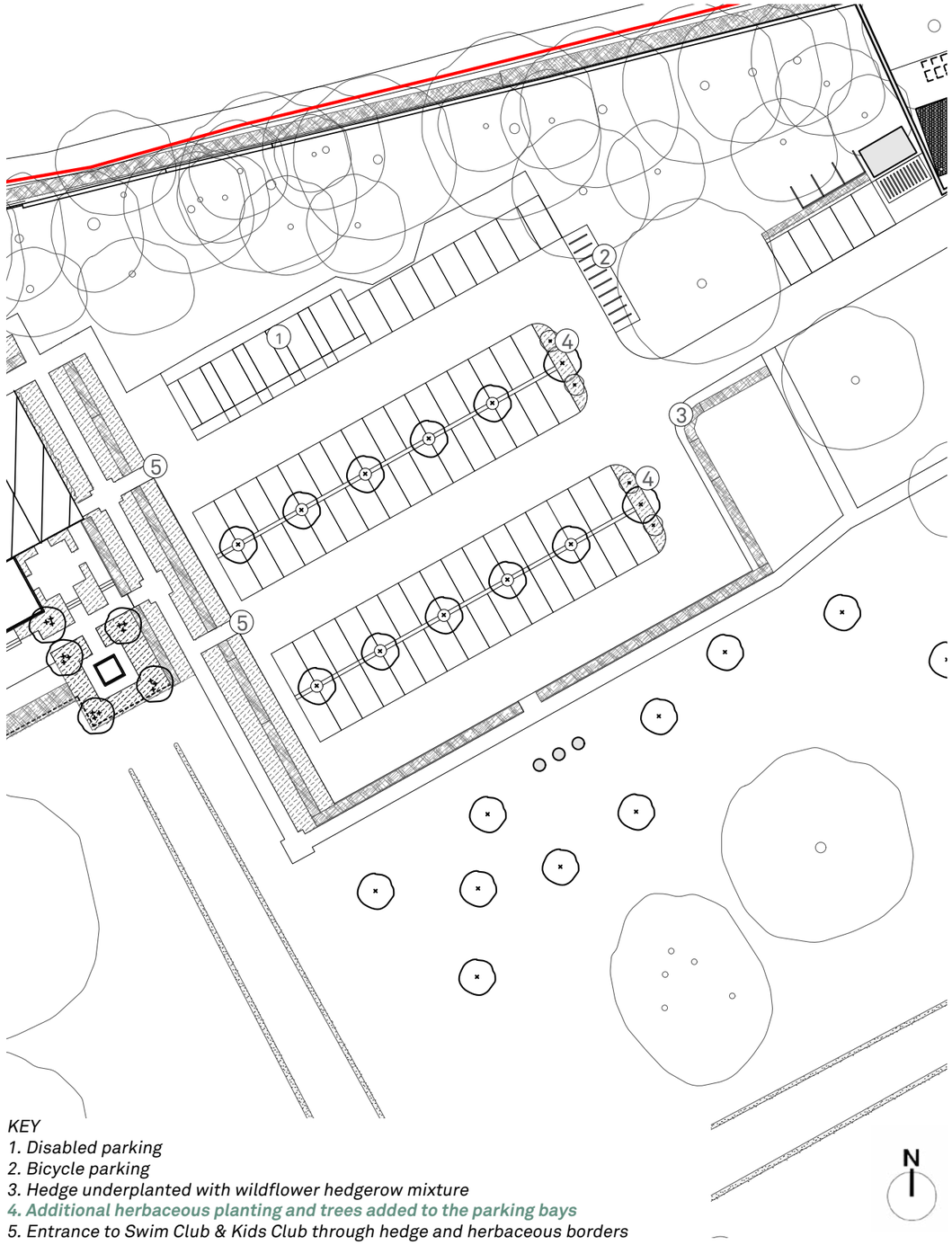
Photo showing existing courtyard door with small door behind



Sketch to show proposed changes to courtyard door

3b

3.23 THE SWIM CLUB & KIDS CLUB: LANDSCAPE APPROACH



KEY
1. Disabled parking
2. Bicycle parking
3. Hedge underplanted with wildflower hedgerow mixture
4. Additional herbaceous planting and trees added to the parking bays
5. Entrance to Swim Club & Kids Club through hedge and herbaceous borders


1


2

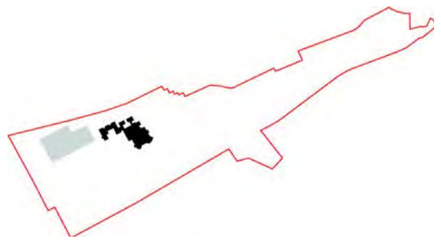

3

The Swim Club & Kids Club will be entered via a pathway lined with aromatic herbaceous borders and evergreen hedging which will provide screening and separation from the parking area. The planting palette will be laid out in a contemporary design to complement the vernacular of the new swim club building designed by Tate & Co.

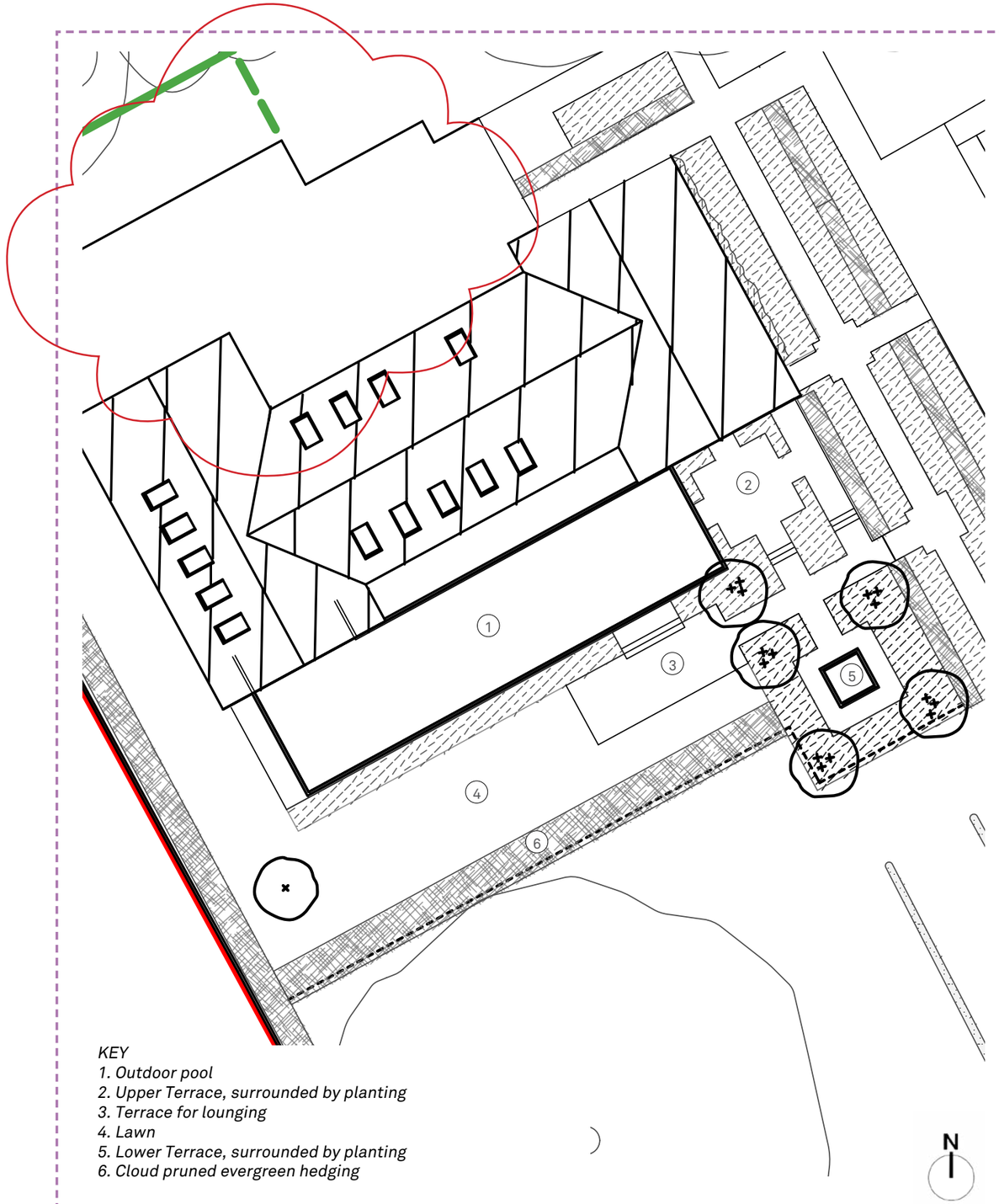
New parking will be provided for 78 cars, including 5 disabled spaces and parking for 8 bicycles.

Following feedback from the pre-application enquiry and comments from the planning application we have replaced the avenue of Cherry trees (originally proposed to the south of the car park) with a group of specimen trees, and added additional planting and additional trees to the parking area.

Images, clockwise from top left:
1. Contemporary layout using Jekyll's planting palette
2. A gateway through the hedge leads to the swim club
3. Electric charging points within the parking area



3.24 SWIM CLUB: GARDEN

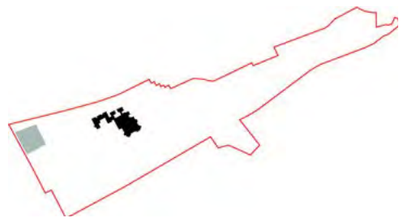


KEY
1. Outdoor pool
2. Upper Terrace, surrounded by planting
3. Terrace for lounging
4. Lawn
5. Lower Terrace, surrounded by planting
6. Cloud pruned evergreen hedging

The Swim Club garden provides a secluded area for swimming and relaxing, with lush herbaceous planting and multi-stem trees to create dappled shade. Cloud pruned hedging creates a subtle division from the wider garden. A series of small paved terraces and lawn link the swimming pool to the swim club garden and provide space for seating. We have worked carefully to tie the new swim club and its approach into the existing formal gardens, and the design of the Lower Terrace references the shape, proportion and location of a proposed summer house in the original Jekyll planting plans for the garden.

Images, clockwise from top left:

1. Pool with adjacent planting
2. Planting with multi-stemmed trees and clipped evergreens
3. Cloud pruned hedging divides the pool garden from the wider garden



3.25 SWIM CLUB & KIDS CLUB: TREE STRATEGY

The proposals seek to remove twelve trees and one hedge group to make way for the Swim Club & Kids Club. All except T049 are estimated to have been planted from the mid twentieth century onwards and are not part of Gertrude Jekyll's design.

An additional tree, T073, would require removal for the installation of underground LPG tanks. This Atlantic Cedar tree has been assessed in Hayden's Tree Survey as being in poor physiological condition, with a thinning crown, branchtip dysfunction and dieback throughout the crown, requiring annual monitoring.

Within this north western section of the site **eighteen** new trees are proposed within the swim club garden and parking area, and a group of twelve new trees to the south of the parking area. The Bay Laurel hedge will be replaced with a new mixed native hedge, which will be planted in a layered dead hedge to aid establishment. The existing fungus beneath the trees is to remain untouched. The health of the important avenue trees along the northern boundary is to be included within the long term management plan.

Following comments from the planning application, additional trees have been added to the Swim Club & Kids Club parking area.

Please refer to the tree schedule within the site-wide Tree Strategy and the tree palette within the Planting Strategy for further information.

Tree No.	Tree Species	BS Cat	Reason for removal
A002	Bay Laurel	C2	Replacement with native hedge
T047	English Yew	B2	Kids Club
T049	English Oak	B2	Swim Club
T050	Cherry	C2	Swim Club
T051	English Yew	B2	Kids Club / safety
T052	Lime	U	Saftey
T056	Holly	C2	Kids Club / safety
T057	English Oak	U	Dead
T058	Sycamore	C2	Swim Club
T065	Giant Redwood	A2	Swim Club
T066	Giant Redwood	A2	Swim Club
T067	Raywood Ash	C2	Swim Club
T068	Fir	C2	Swim Club
T069	Fir	C2	Swim Club
T070	Coast Redwood	C2	Swim Club
T071	Persian Ironwood	B2	Swim Club
T073	Atlantic Cedar	C2	LPG Tank / safety

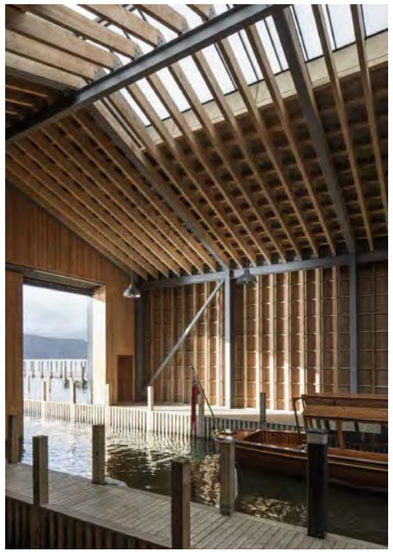
Source: Haydens Tree Survey and Constraints Plan, October 2020

August 2022

3.26 SWIM CLUB: SKETCH VIEW

Sketch view of the swim club garden

3.27 SWIM CLUB & KIDS CLUB: DESIGN CONCEPT

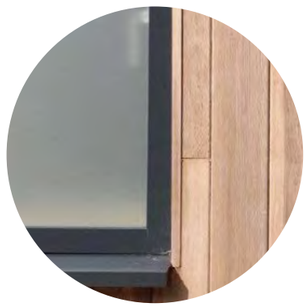


Material precedents

We have designed the Swim Club & Kids Club to be read as visually subservient to the main house. The design is distinctly modern and reflective of its era of construction.

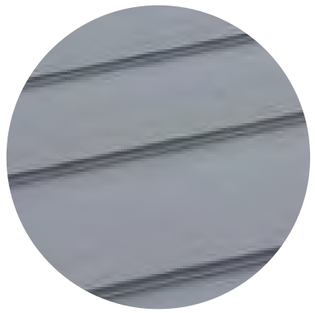
We have designed the building as a cluster of forms, with a number of pitched roofed structures and crisp modern detailing.

We have chosen a material palette reflective of ancillary buildings both on site at Amport House and in the local area. Natural timber cladding and natural patinated metal roofing will age gracefully and sit comfortably in its landscape setting.

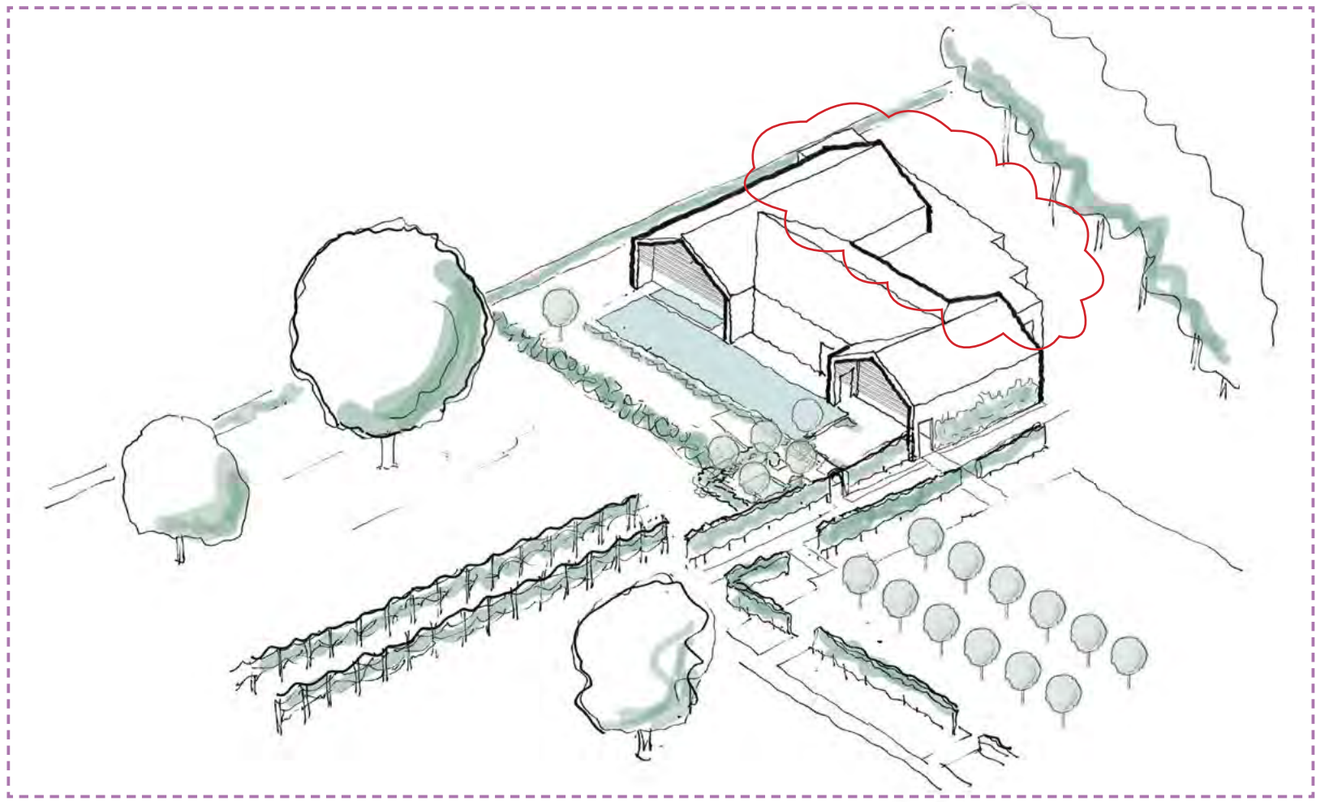


Timber framed, aluminium capped windows

Natural timber cladding

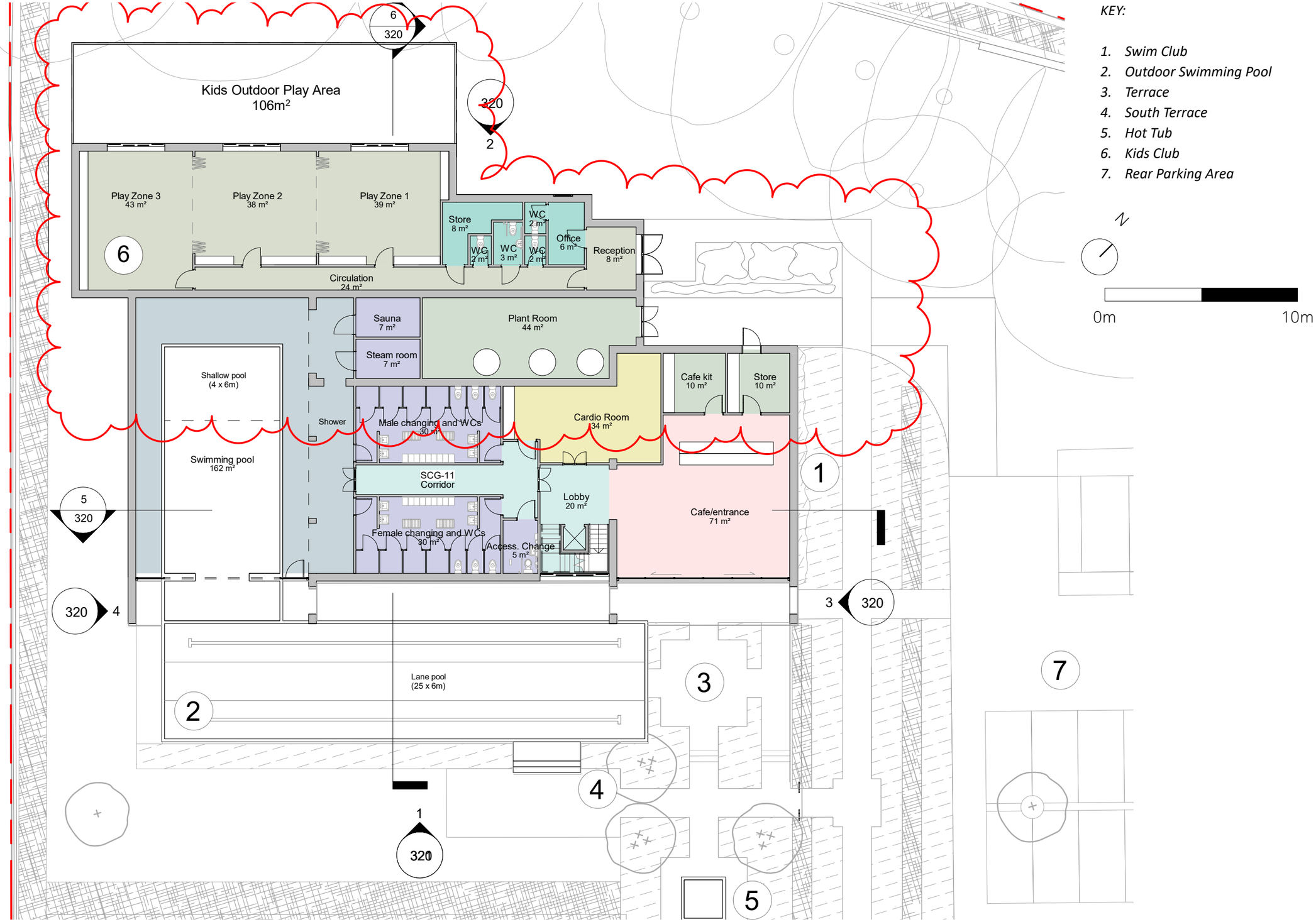


Patinated metal roofing

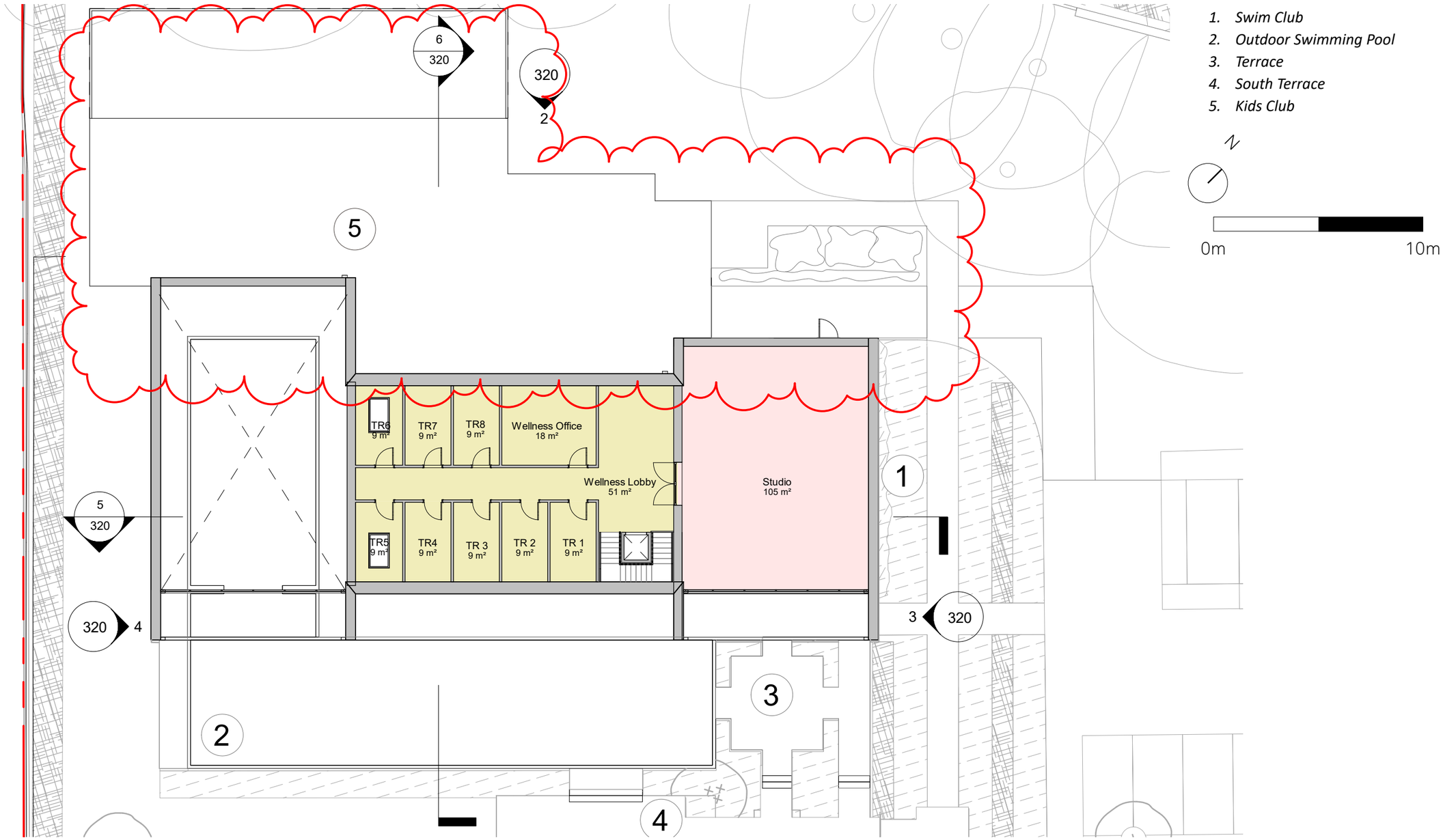


Axonometric concept sketch

3.28 SWIM CLUB & KIDS CLUB: GROUND FLOOR PLAN



3.29 SWIM CLUB & KIDS CLUB: FIRST FLOOR PLAN



3.30 SWIM CLUB & KIDS CLUB: MASSING AND APPEARANCE

Perspective CGI showing the swim club & swim club framed by the existing avenue of pleached lime trees

Existing brick boundary walls at Amport House

The existing row of pleached Lime trees at Amport House

The existing carpark looking west towards the new swim club & kids club

3.31 SWIM CLUB & KIDS CLUB: MASSING AND APPEARANCE

Perspective CGI of the new swim club & kids club viewed from the within the proposed swim club

Precedent images for the swim club & kids club

3.32 SWIM CLUB & KIDS CLUB: MASSING AND APPEARANCE

We have carefully selected a series of external materials which will age gracefully and sit sensitively in the historic landscape setting.

Natural timber cladding will blend with its garden environment, and timber horizontal louvers will reduce light spill to the gable end glazing.

Swim club south elevation

Site south elevation

3.33 SWIM CLUB & KIDS CLUB: MASSING AND APPEARANCE

Sketch view showing the swim club & kids club from the south-east, adjacent to the existing Amport House 1900s extension

August 2022

Photomontage image showing the location of the swim club & kids club outlined in red, viewed from Roman Road to the south

On this page:
Photograph of the existing house viewed from the south

3c

3.35 CREATING A SUSTAINABLE ENERGY SOLUTION

We would like to provide a sustainable future for Amport House. As part of this, we have reviewed a number of options regarding the heating and hot-water strategies for the scheme. We are proposing to provide a biomass boilers set within a new timber clad energy centre which will allow the whole project to be run from a renewable energy source. We have worked with biomass specialists to understand the optimum size of the proposed biomass store and boilers.

We have carried out a careful analysis of the potential locations for the proposed energy centre with the following conclusions:

1. As part of the proposed swim club - This would require the large biomass delivery vehicles, which need to access the energy centre, to drive through and turn within the existing rear carpark on a regular basis. As a result a number of the hedgerows that surround the carpark would need to be removed to accommodate turning circles, and a significant area of new hardstanding would need to be provided within this area. The regular deliveries would also significantly impact on the existing setting of the House and gardens, and also the guest experience.

2. Set within the existing gardens - This would create a significant visual impact within the existing landscape setting and would also involve similar logistical issues as the above option.

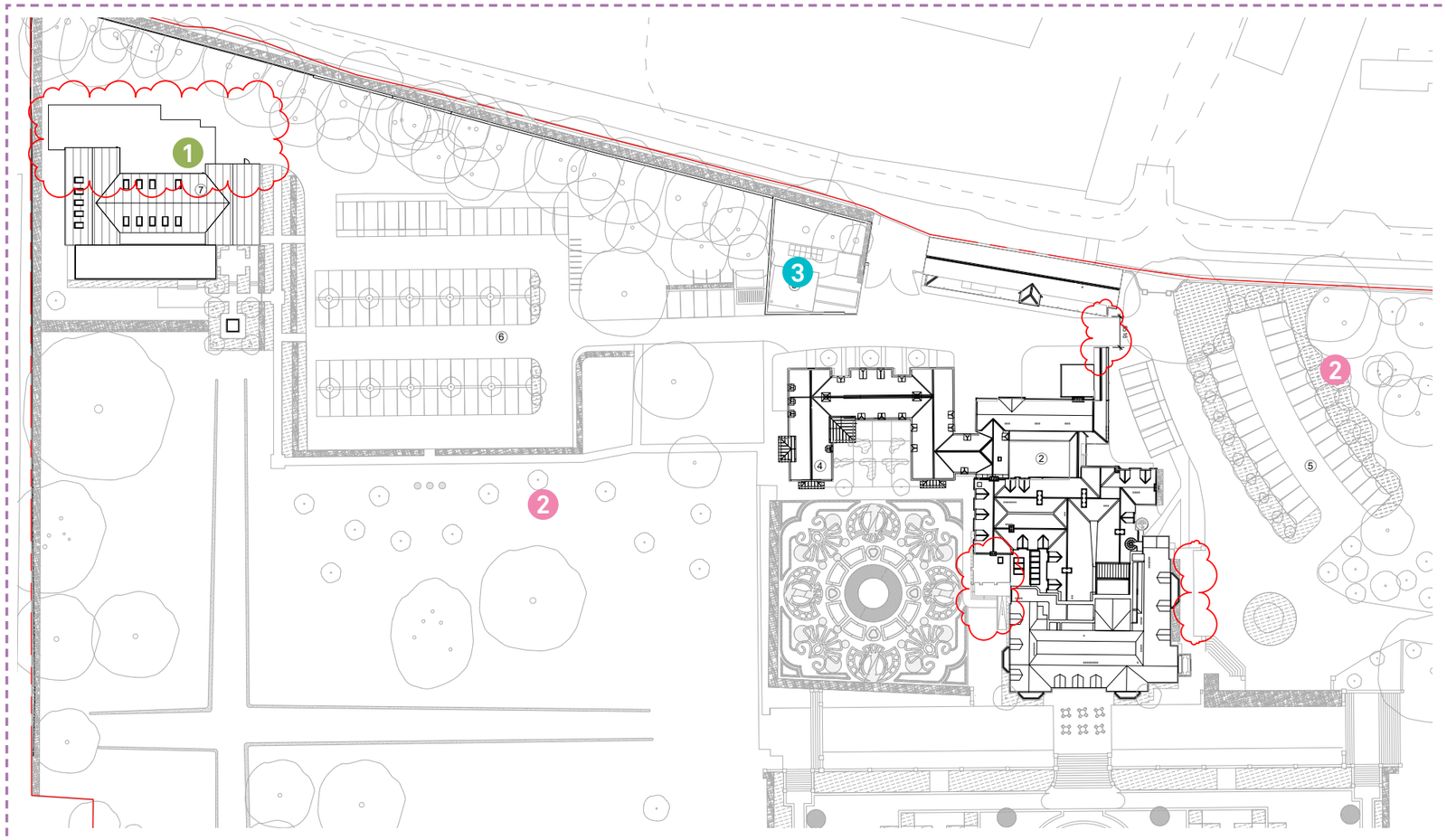
3. Within the existing service compound - This would provide the smallest amendment to allow for HGV access as it would be located within the existing compound space. It would also replace a number of unattractive existing service buildings in this location. Some trees would, however, need to be removed to allow for the energy centre to be located within the compound. From reviewing the available options we feel that this is the best option for locating the energy centre due to its location adjacent to the service access and to the rear of the main house.

We have worked with Haydens arboricultural consultants and Marian Boswall Landscape Architects to reduce the impact on the adjacent trees as far as possible. The proposed structure has been reduced to the minimum size and we would propose that this is located on raft foundations with a no-dig strategy.

Precedent image showing a timber enclosure to a biomass boiler

Precedent image showing a timber enclosure to a biomass boiler

Photograph of a biomass boiler



3.36 EXISTING SERVICE YARD PHOTOGRAPHS

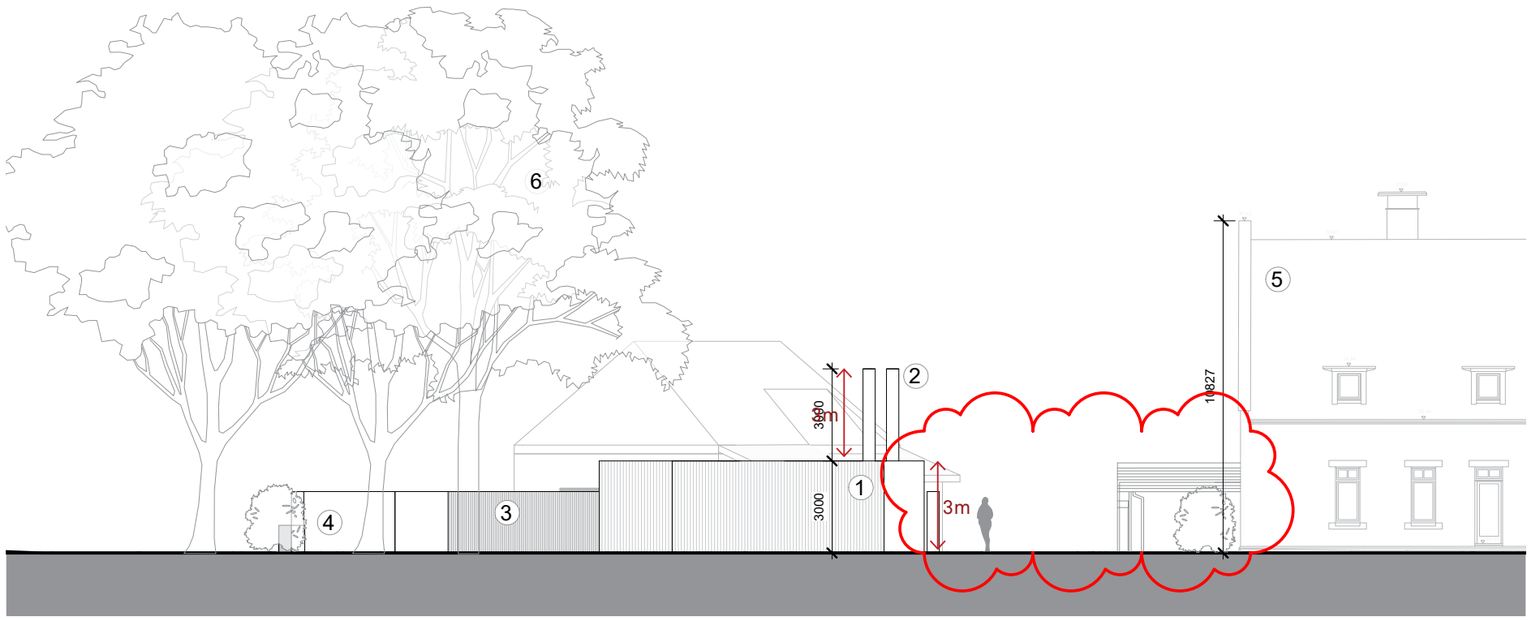
Photographs of existing service yard

3.37 ENERGY CENTRE LAYOUT

We have also worked with Land Use Consultants to reduce the impact of the energy centre on the existing historic buildings on site. The proposed building would be set within the walls of the existing service compound.

The building would be 3m in height and would be clad in natural timber that would age well within its setting. A section on this page shows the design in relation to the existing historic building.

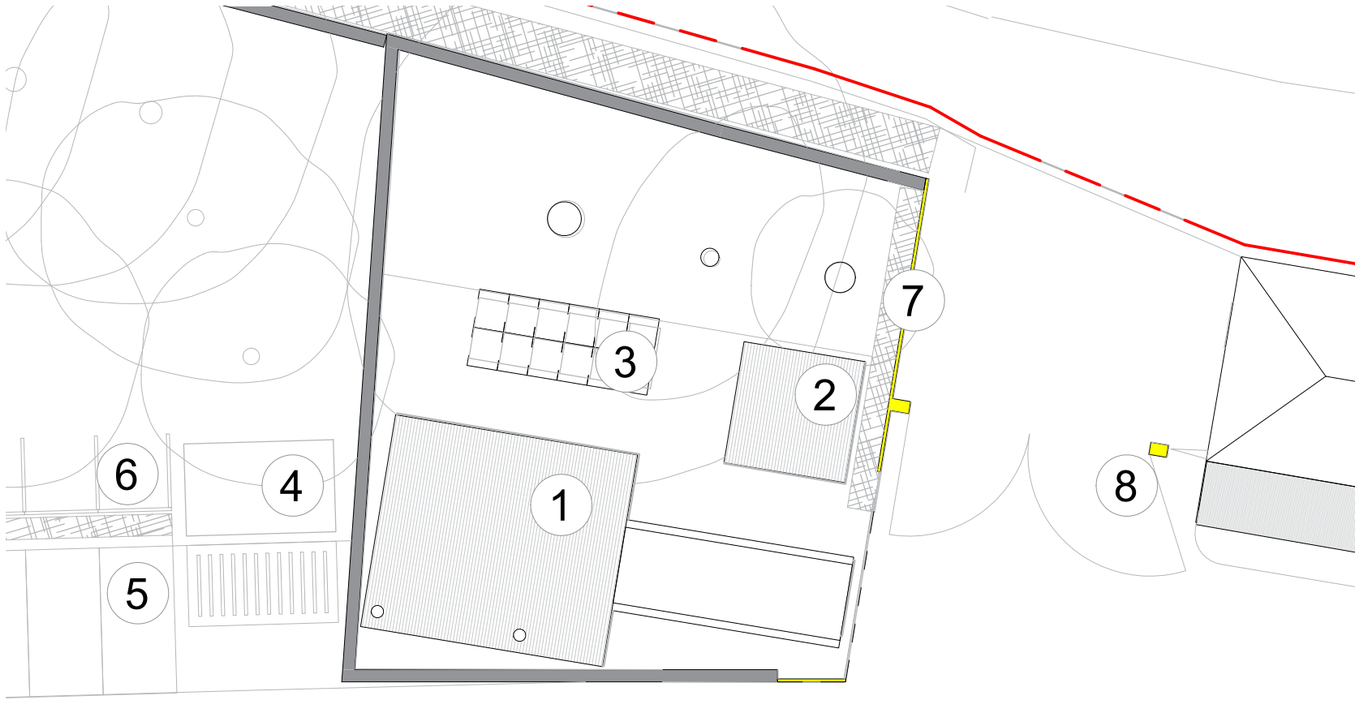
In order to allow for adequate space for vehicles to safely access the site we are also proposing to remove a section of wall to the east side of the existing service compound and relocate this 1.5m further to the west.



Section showing proposed energy centre in relation to the existing extension Amport House

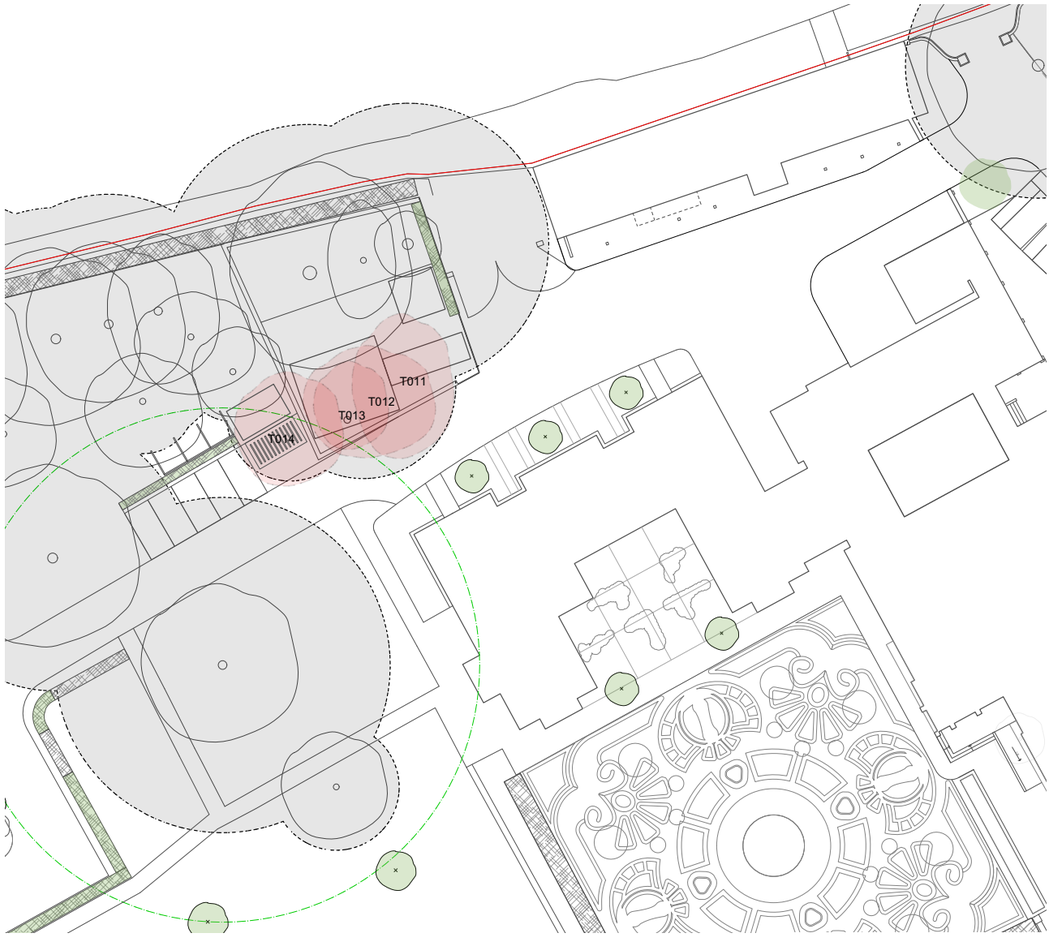
Matt painted metal flue

Natural timber cladding



Plan showing proposed energy centre in relation to the service entrance at Amport House

3.38 ENERGY CENTRE LANDSCAPE IMPACT

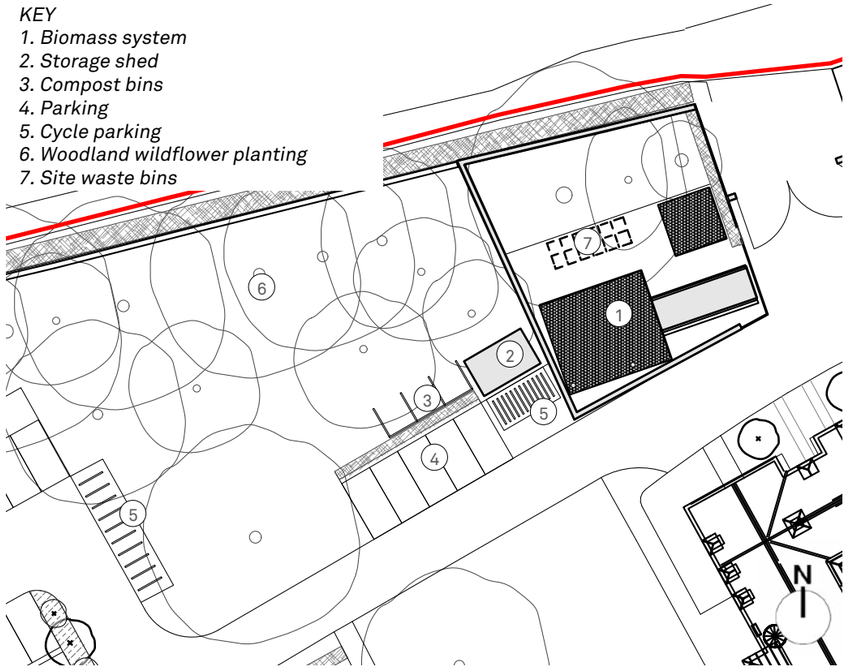


Following feedback from the pre-application enquiry, the size of the biomass heating system has been reduced to allow for the retention of the Lime trees along the northern boundary of the existing compound.

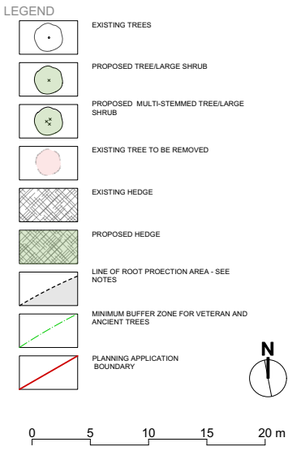
A group of four trees, one oak and three yews, would need to be removed. Of these, two trees are category B2, and two trees are category C2.

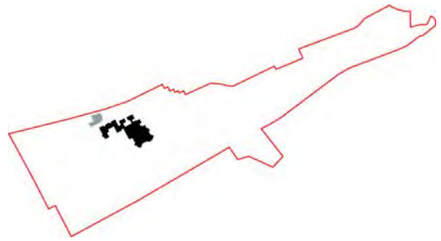
A maintenance area adjacent to the energy centre will contain a series of compost bins and a storage shed for garden maintenance machinery and equipment.

KEY
1. Biomass system
2. Storage shed
3. Compost bins
4. Parking
5. Cycle parking
6. Woodland wildflower planting
7. Site waste bins



Tree No.	*Tree Species*	*BS Cat*	*Reason for removal*
T011	*English Yew*	*C2*	*Installation of Biomass system*
T012	*English Oak*	*B2*	*Installation of Biomass system*
T013	*English Yew*	*C2*	*Installation of Biomass system*
T014	*English Yew*	*B2*	*Installation of Biomass system*
Source: Haydens Tree Survey and Constraints Plan, October 2020			





On this page:
Photograph of the existing woodland area adjacent to the access driveway

3d

3.39 WOODLAND CABINS AND THE DELL

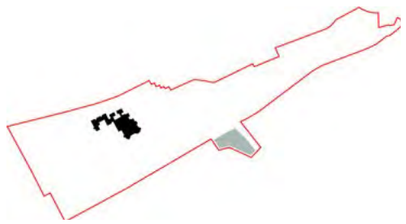
The area that was once the old sewers will become a woodland glade of discreet places to stay, to relax and unwind after an active day. Sustainable materials and a light touch keep the woodland flora and enhance it just enough to draw attention to the biodiversity on site. The addition of understorey planting, bat boxes, and careful management of veteran trees will provide additional habitat for key local species. Woodland edge planting of native hazel, holly, beech and yew will screen the cabins from the driveway and from the neighbours to the East. Paths through the trees will provide access to the hotel and to join the woodland trail on each side of the drive.

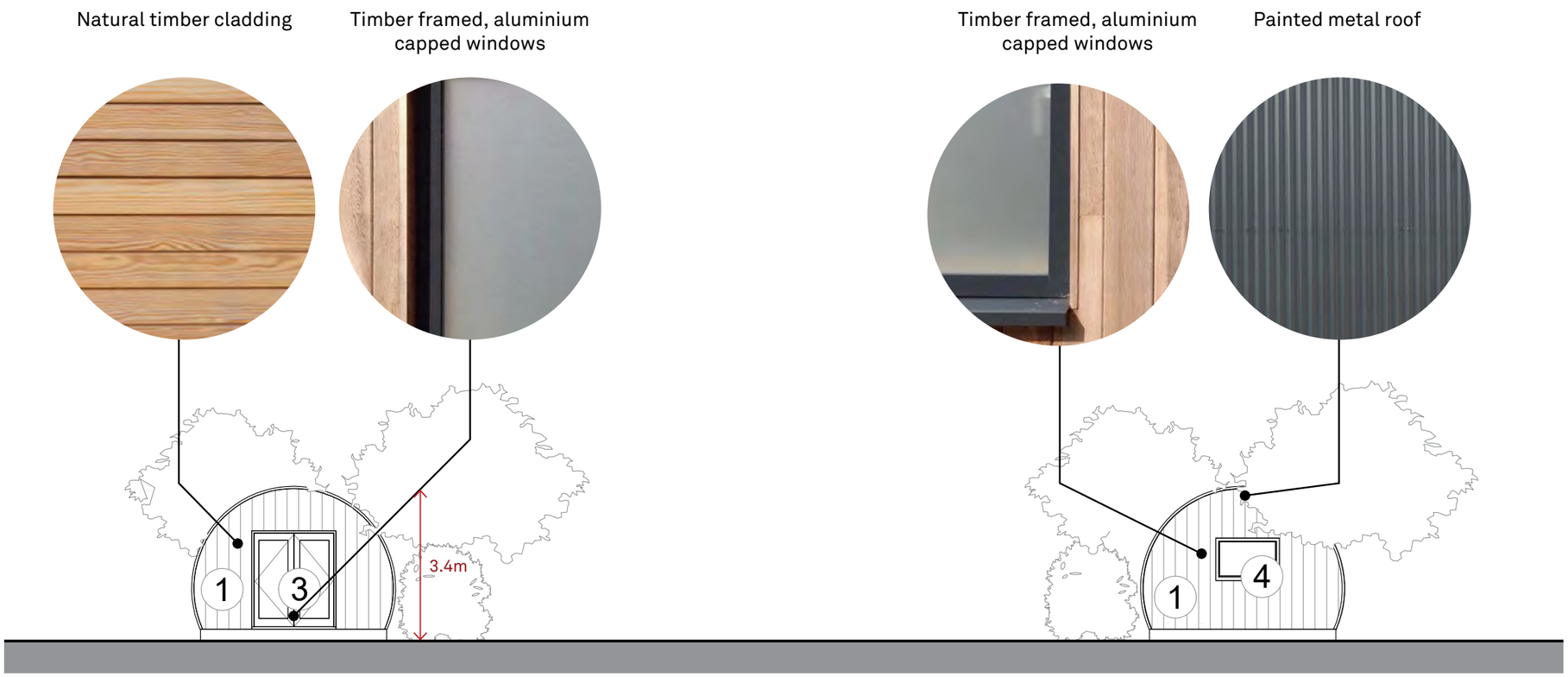
In response to comments on the planning application from the Conservation Officer and the Landscape Officer from Test Valley Borough Council, the path material has been changed from self-binding gravel to self-binding gravel to provide a suitable surface to the country house setting.

The lighting strategy keeps lights to the absolute minimum for wayfinding and to avoid unnecessary light spill.

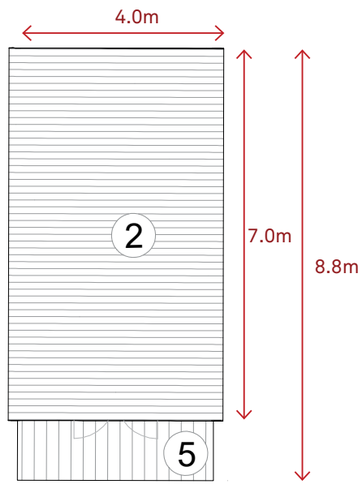
KEY
1. Pathways surfaced in self-binding gravel
2. New understorey planting to screen lodges from driveway
3. Woodland cabin accommodation
4. Woodland wildflower seed mixture
5. Screening to eastern boundary

Images, clockwise from top left:
1. Understorey planting with tussocky grass to provide habitat for reptiles mammals and insects.
2. Recycled material from site invites nature exploration
3. Simple paths through the trees and enhanced understorey planting.
4. Log pile walls provide privacy and habitat for reptiles, mammals and insects.

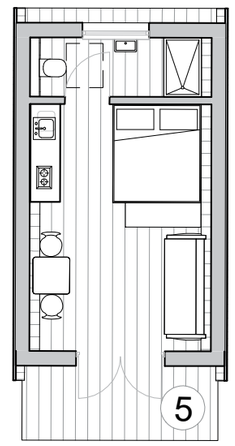




Woodland cabins elevations



Woodland cabins roof plan



Woodland cabins floor plan

3.41 WOODLAND CABINS SCREW PILE FOUNDATIONS

Site Preparation & Protection

The woodland cabins will have a minimal number of screw pile foundations, the design of which we will develop in consultation with qualified arboriculturalists and structural engineers and in compliance with British building regulations. Great care and attention will be taken throughout the construction process to ensure that there is minimal impact to trees and the surrounding environment, in order for the cabins to blend into the existing environment.

To mitigate possible ground compaction during the construction phase, designated site access routes are identified and either cellweb ground protection or temporary ground mats will be used to protect the ground and tree routes.

Cellweb ground protection

Temporary ground mats

Extra measures will also be taken to safeguard any trees and their rooting environment that are located within the vicinity of the proposed cabins. All tree works will be carried out in line with an agreed Arboricultural Method Statement which will specify where temporary barriers are necessary.

Services Infrastructure

The cabins will require electrical and servicing facilities which will be incorporated into the existing infrastructure on-site. There will be no trenching within any root protection areas and where necessary services will be contained within a cellweb ground protection build up.

Foundations

The cabin's timber support joisted floors will be supported on custom-designed steel post anchors which in turn attach to the top of the galvanised screw piles. This design has the flexibility to adjust foundation locations if large roots are encountered. The nature of the foundations and footings will avoid the creation of linear dispersal barriers, preventing the natural migration of mammals and reptiles across the site.

Post anchor connection

Screw Piles

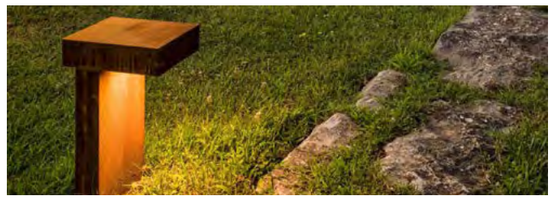
The installation of screw piles will not be carried out until the installation team is satisfied that the undertaking can be managed safely. Permits will be sought out and signed and underground services will be located, identified (where possible) and marked out to ensure avoidance. Where the screw pile foundations fall within root zone protection areas, tree routes are carefully exposed using air spades and hand digging.

Screw pile installation

Lighting Strategy

Due to the woodland nature of the cabin's location, several mitigation measures will have to be adopted to minimise and mitigate the impact upon any potential existing biodiversity and habitats. These measures will also help towards any biodiversity and habitat enhancements.

Proposals for the site will include a sensitive lighting scheme to ensure that opportunities for light-sensitive species are maintained on-site. The scheme will avoid excessive lighting, minimising light spill through the use of directional shielded lighting.



Directional shielded lighting example for access

Furthermore, the provision of bat boxes and bird boxes will be introduced to create roosting habitats and enhance the overall bat and bird presence within the area that the cabins are located.

Bat & bird boxes will be incorporated to improve existing habitat

3.42 WOODLAND CABINS VIEW FROM ROMAN ROAD

Existing view from Roman Road

Proposed view from Roman Road

3.43 WOODLAND CABINS VIEW FROM THE DRIVEWAY

Existing view towards woodland cabins

Proposed view towards woodland cabins showing proposed understory planting to hide cabins from main approach

4

4.0 DEVELOPMENT CONSIDERATIONS

4.1 TRANSPORT STATEMENT

Fore Consulting have provided traffic and transport advice for the proposed redevelopment of Amport House. As part of the preparation of the planning application they have produced a Transport Statement and assisted with developing a strategy to manage guest, service and construction traffic movement to and from the site.

Fore Consulting have extensive experience providing transport advice and developing traffic strategies to minimise impacts on local highway networks.

This application will allow a responsible operator to put in place proper regulations and control on traffic to and from the site.

Fore

Fore

Another Place: The Garden, Amport, Nr Andover, SP11 8BG

Transport Statement

PCD-421-TS/1

TS/1

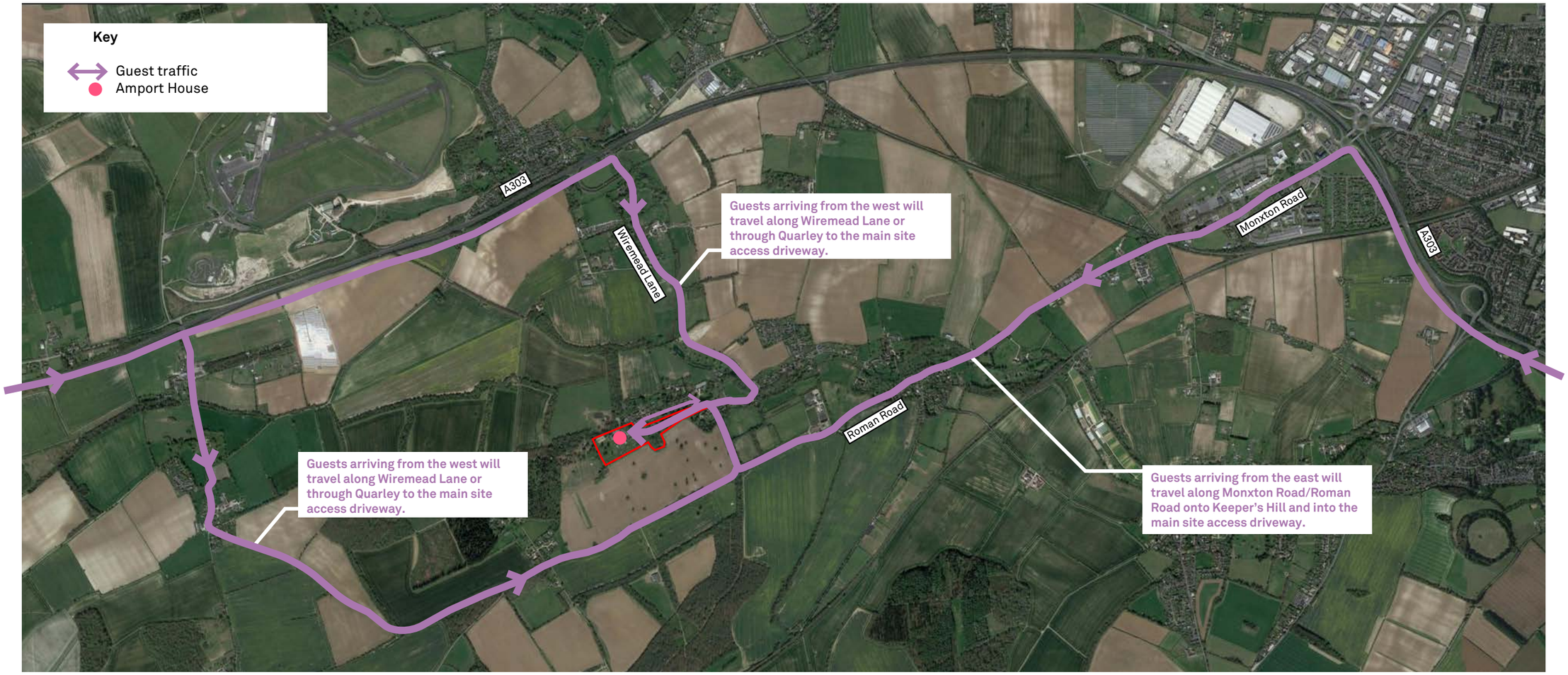
July 2021

4.2 GUEST VEHICULAR APPROACH TO AMPORT HOUSE

To avoid any impact on local highways we have developed a managed strategy for guest trips to and from Amport House. This strategy will differ from the construction, service and delivery traffic strategy due to the smaller vehicles anticipated.

Guest traffic

- Guests will receive route guidance when booking and again prior to their arrival to tell them which route to take to Amport House.
- This will include information advising routes to take, road safety advice where existing roads have atypical layouts, and advice regarding timings of arrival.
- When arriving from the west guests will travel along Wiremead Lane to the main site access driveway. From the East they will travel along Monxton Road/Roman Road onto Keeper's Hill and into the main site access driveway.
- When leaving site they will leave via either the main drive or Furzedown Lane and take the same route back to the A303.



4.3 CONSTRUCTION, SERVICE AND DELIVERY APPROACH TO AMPORT HOUSE

To avoid any impact on local highways we have developed a managed strategy for construction, service and delivery trips to and from Amport House. This strategy will differ from the guest traffic strategy due to the larger vehicles anticipated.

Construction traffic

- This will be strictly controlled as part of the construction contract to ensure that trips take place during off-peak times, particularly to avoid school drop off and collection times.
- There will be clear prescriptive directions to control which roads are used to arrive at site. This will take all construction traffic along Monxton Road/Roman Road onto Keeper's Hill and along Furzedown Lane to the site.
- We will work to develop a clear construction traffic management plan for the proposed works. This will provide a suite of strategies to manage the flow of traffic through Monxton and along Furzedown Lane, to avoid vehicles meeting in opposite directions at key pinchpoint locations.
- We intend to work with the residents of Monxton during the detailed design stage to reduce construction traffic impact.

Service and deliveries traffic

- This will be strictly controlled as part of all delivery and service contracts to ensure that these take place during off-peak times particularly to avoid school drop off and collection times.
- There will be clear prescriptive directions to control which roads are used to arrive at site. This will take all delivery and servicing traffic along Monxton Road/ Roman Road onto Keeper's Hill and along Furzedown Lane to the site.

4.4 GUESTS VEHICULAR ACCESS STRATEGY

For guests to the hotel, a two-way system will operate to protect the existing historic entrance drive. On arrival guests will be directed along the entrance drive to the main carpark. If this is full, then additional parking will be available to the rear of the house.

Key

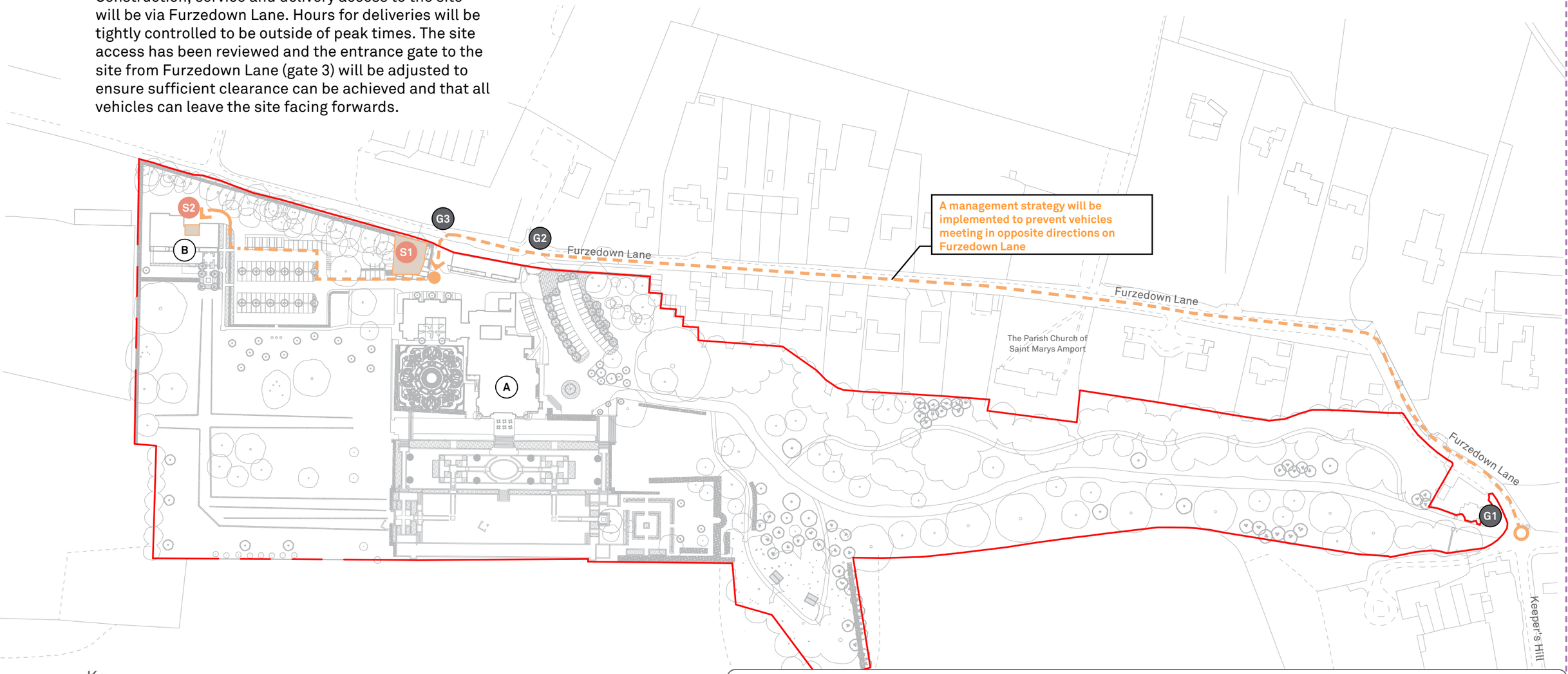
- G1 Gate 1 (Main Entrance)
- G2 Gate 2
- G3 Gate 3 (Servicing Access)
- Boundary Line
- Guests vehicular access
- PP Passing place
- A Amport House
- B Swim Club & Kids Club
- P1 Main parking for hotel guests
- P2 Accessible parking for hotel guests
- P3 Additional parking for hotel and swim club guests

0m 10m 20m 50m 100m

N

4.5 CONSTRUCTION, SERVICE AND DELIVERY ACCESS STRATEGY

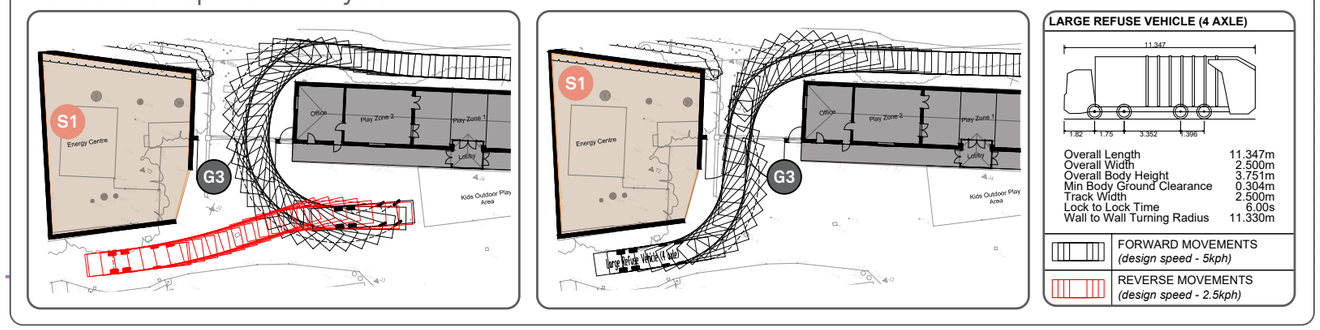
Construction, service and delivery access to the site will be via Furzedown Lane. Hours for deliveries will be tightly controlled to be outside of peak times. The site access has been reviewed and the entrance gate to the site from Furzedown Lane (gate 3) will be adjusted to ensure sufficient clearance can be achieved and that all vehicles can leave the site facing forwards.



Key

- G1 Gate 1 (Main Entrance)
- G2 Gate 2
- G3 Gate 3 (Servicing Access)
- S1 Energy Centre and bin store
- S2 Plant Room for Swim Club
- Boundary Line
- A Amport House
- B Swim Club & Kids Club
- Services access

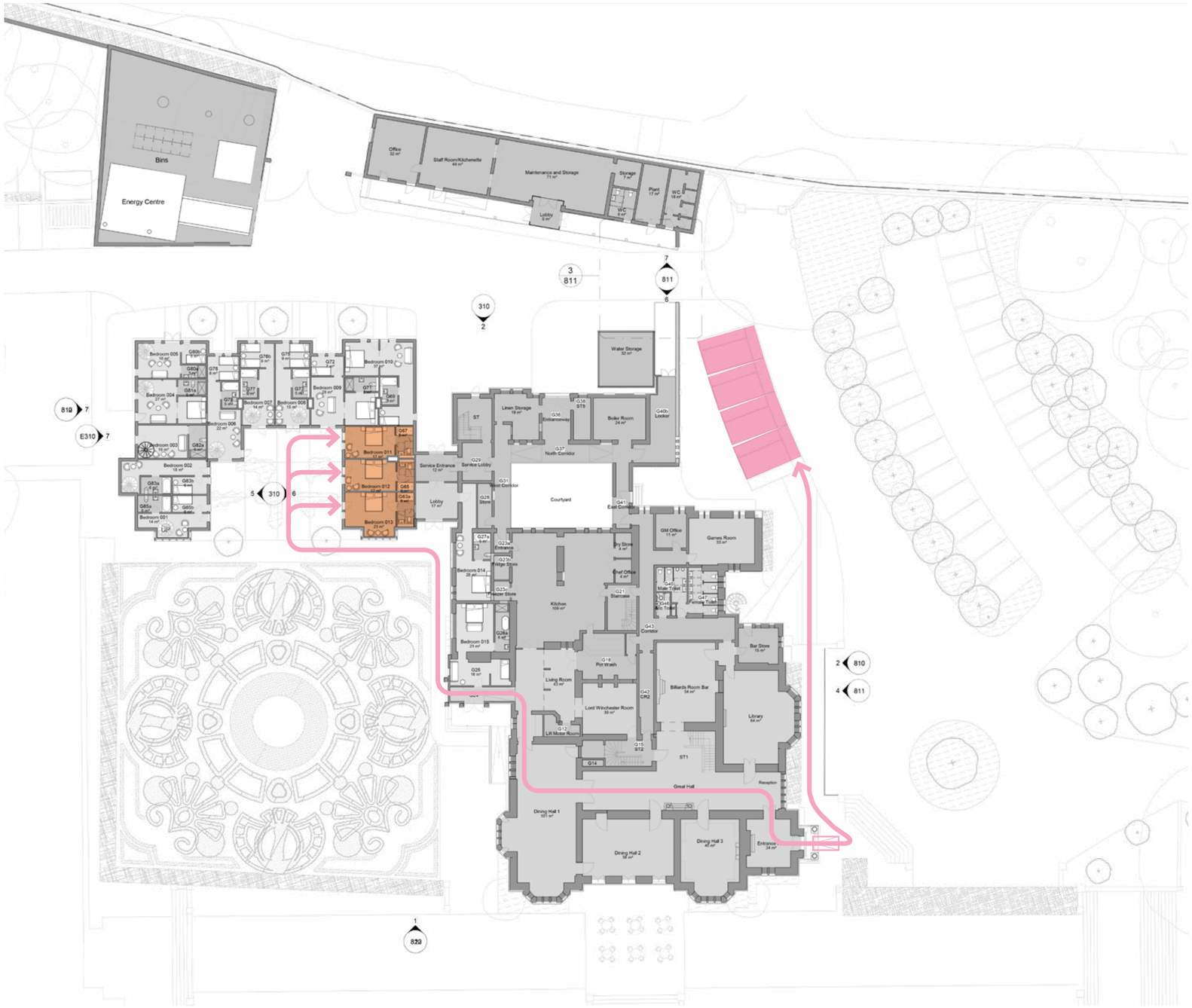
Vehicular Swept Path Analysis



4.6 ACCESSIBILITY - MAIN HOUSE

New disabled access parking will be provided adjacent to the front entrance of Amport House. This will be complemented by a new access pathway which will run to the existing entrance doorway. Due to the historic nature of the existing entrance porch, a temporary ramp will be provided which staff will put in place when required.

A level access route will be provided to the all areas of the ground floor, and also to the accessible ground floor rooms which are located in the closest section of the modern extension. A new section of sloped ground will give level access to the rear of the house into the gardens.



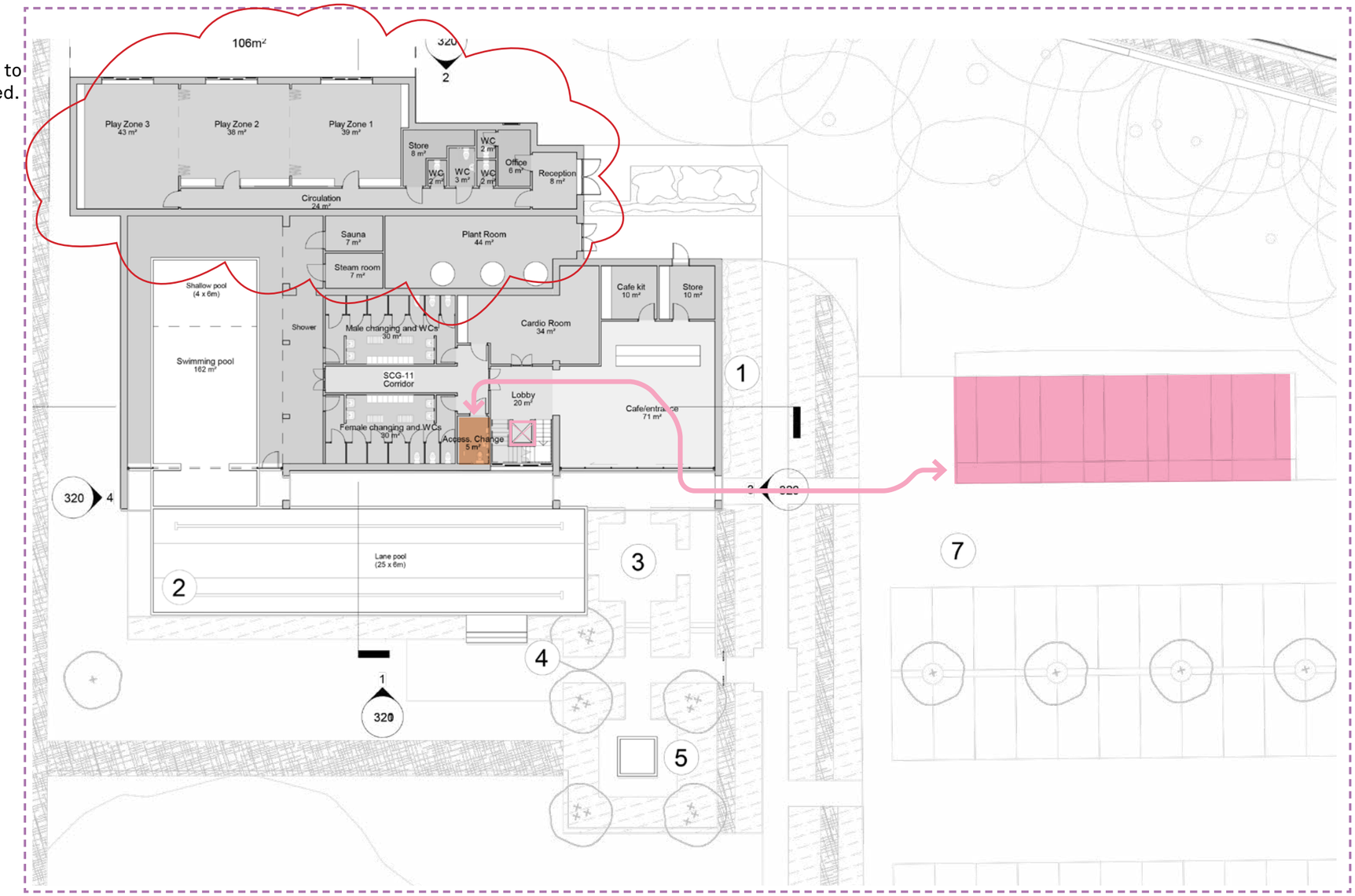
Key

- Disabled parking
- Level access route through house
- Temporary ramped access
- Accessible guest bedrooms

4.7 ACCESSIBILITY - SWIM CLUB & KIDS CLUB

New disabled access parking will be provided adjacent to the front entrance of the new swim club. A new level access pathway which will run to the entrance which will have a level access doorway.

A level access route will be provided to the swimming pool area and a lift will give access to first floor. A disabled changing area is provided.



Key

- Disabled parking
- Level access route through swim club
- Lift access
- Disabled changing room

4.8 PARKING STRATEGY

The parking areas have been carefully considered as part of the landscape proposals in order to reduce any impact on the listed building and gardens.

Parking at the front of the main house will replace the existing parking area with a more sensitive layout integrating planted beds and trees to provide screening from Amport House.

The parking area at the rear will be expanded in order to reduce pressure on the front of house parking, this will also serve the swim club area.

Secured and covered bicycle parking will be included to the north west of the existing extension.

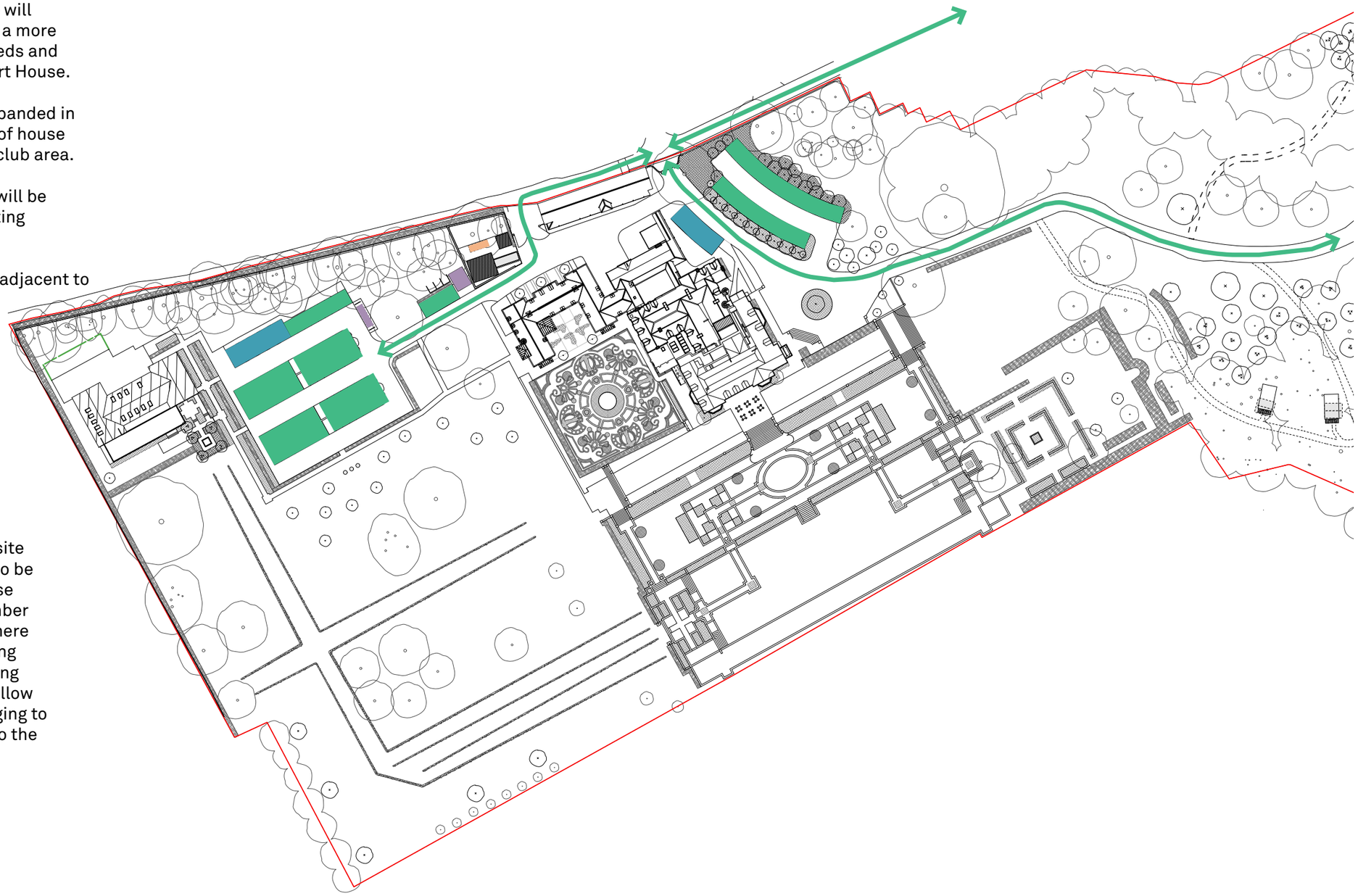
Bins will be stored in the service area adjacent to the rear access gate.

Number of parking spaces:

Front parking area
29 standard spaces
4 disabled spaces

Rear parking area
78 standard spaces
5 disabled spaces

Currently the electrical supply to the site does not allow for all parking spaces to be electric charging. We therefore propose to provide the maximum possible number within the current supply available. There will be a total of 25 electric car charging points, with all car parking spaces being provided with electrical duct runs to allow for future installation of electric charging to all parking, when the electric supply to the site allows for this.



Key

- Parking area
- Disabled parking area
- Cycle storage
- Bin store area

4.9 LIGHTING STRATEGY

The outdoor lighting design strategy will be designed for minimal impact upon wildlife, following specific ecological guidance from LUC and the Institute of Lighting Professionals Technical Planning Guidance. Buffer zones will be implemented, control measures such as curfews or timers will be used, and lights will not be unnecessarily visible. 'Bat Hat' lighting will be used where possible to reduce upward light spillage. Low bollard lighting will be used where required for pedestrian safety, and low profile surface mounted lights which direct light horizontally will be used within paved areas. Uplighting of trees will be avoided, and the colour temperature of the lighting will be selected to help reduce the impact upon wildlife. **The style of the lights will be selected for their ability to minimise light pollution in addition to their aesthetic value, their design and materiality appropriate to the important historic setting.**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Images, clockwise from top left:

1. Path lights with beam directed across the path surface
2. Example of luminaire within logpile to reduce lightspill
3. Bollard lighting with downward beam to indicate route edges
4. Horizontal path lighting
5. Copper path luminaire
6. Bronze finish bollard luminaire
7. Low bollard luminaire
8. Timber bollard luminaire
9 'Bat Hat' in-ground solar lighting

On this page:
Photograph of the trees lining the access driveway

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