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Document reference: 4561-AWW-ZZ-ZZ-RP-A
Knoll House - Pre-Application
Revision: 06

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Records

Issue and approval schedule

Issue Draft 2	Name	Date
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Reviewed by:	Mark Alkerstone & Kate Marrinan	21.06.2022
Approved by:	Mark Alkerstone	21.06.2022

Revisions record

Issue	Date	Status	Description	By		
06	15.07.2022	S0	Pre-application minor updates	GCT	MAS	MAS

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1.0 Introduction

Introduction



The Site

A pre- application has been prepared on behalf of Kingfisher Resorts Studland Ltd for proposed redevelopment of Knoll House Hotel, Ferry Road, Studland, Swanage, BH19 3AH. This follows determination of a previous proposal in February 2022.

The site is located off Ferry Road and currently contains approximately 30 buildings including a main hotel building which comprises of 106 guest bedrooms along with 57no. staff bedrooms and ancillary facilities with associated car parking and landscaping. The topography varies significantly on site approximately 25m AOD at its highest point. With the gradient lower towards the north, south and significantly to the east leading to Ferry Road. The site has been redeveloped in a piecemeal fashion over the years and lacks a coherent form with informal parking across the site and a number of low quality ancillary buildings.

The proposal seeks to optimise the potential of the site by developing a new masterplan removing poor quality ancillary buildings and linking green spaces, providing a high quality hotel, holiday villas and leisure facilities in this key location within Studland. Collectively,

the new elements will comprise a single resort, operated by Kingfisher and delivering a luxury destination. It seeks to contribute positively to its setting by creating a contemporary and balanced building that connects with the surrounding area and skyline through the introduction of a well-proportioned facade design and the creation of vibrant ground floor and garden spaces.

This pre-application document sets out the process and design decisions which have informed the preparation of the initial design proposals for the site and how the proposed layout has been arrived at, taking into account the existing site factors.

2.0 Contextual Analysis

Site Overview

The site to be developed is outlined in red on the image opposite.

Current Site Usage:
GEA: 6,774m²sqm / 72,914 sqft
GIA: 6,096sqm / 65,616 sqft.

Many of the existing buildings have reached the end of their life and this presents a unique opportunity for complete redevelopment of the site to provide a high quality tourist destination within the Studland area with a landscape led strategy to this unique site.

The proposal to rejuvenate the site will

not only support the use of the general area by providing a good place to stay, it will also provide bars, restaurant and spa facilities that will be open to guests.

The site will gain an increased social significance by extensive refurbishment that will underline its rural identity by it's use of materials and integration with the surrounding area.



Elevation fronting Ferry Road



Site Location

Location

History

Originally built in the early 1900s, Knoll House became a hotel in 1931. During the Second World War it was re-purposed and provided accommodation for troops working locally. In 1946 at the end of the war it re-opened as a key holiday destination within Studland.

Current Site Use

The site is just under 2 hectares and is located within a short proximity to Studland Bay. Studland Beach and the Shell Bay ferry terminal is located 2.5 miles to the north of the site. Located within the site boundary is the main hotel building and a series of ancillary buildings interlinked by areas of hard standing. There are approximately 30 buildings on-site which range in height from 1-2 storeys. Many of these buildings have little architectural merit, are in a poor state of repair and do not meet the requirements of current building regulations. Guest bedrooms and leisure facilities are currently accommodated on site including restaurant, play area and indoor and outdoor pool. 57 on-site staff accommodation units are also provided in addition to the 106 hotel rooms.

Access and parking

86 car parking spaces are accommodated on the existing site. These are provided in unmarked spaces in an informal arrangement on areas of gravel and hard standing to the west and centrally on the site.

Site and Surroundings



Ecology

The site is located within the Dorset Area of Outstanding Natural Beauty (AONB) and adjacent to the Dorset Heathlands Ramsar site, the Studland and Godlingston Heaths Site of Special Scientific Interest (SSSI), the Dorset Heaths (Purbeck and Wareham) and Studland Dunes Special Area of Conservation (SAC) and the Dorset Heathlands Special Protection Area (SPA).

Topography

At its highest point to the west of the site the ground level is approximately 25m AOD. The gradient lowers towards the north, south and significantly to the east leading to Ferry Road.

Flooding

There is no risk of flooding from the sea in the area, and no surface water flooding anticipated within the redline boundary. The site is classified Flood Zone 1 and having a less than 1 in 1000 annual probability of river or sea flooding in any year.

Planning History

Originally built in the 1900, the hotel has been added to in a piecemeal fashion since its original construction.

- February 2022 planning application refused
Application reference: 6/2018/0566
Redevelopment of existing hotel to provide new tourist accommodation including 30 bedroom hotel, apartments & villa accommodation, associated leisure & dining facilities.

Two main reasons were cited for refusal:

1. The impact on the Dorset Area of Outstanding Natural Beauty specifically: The proposal by reason of its scale, form and massing fails to ensure that there would be no detrimental effect upon the environment and natural landscape and fails to be compatible to the special character of the Heritage Coast.
2. The impact on the Dorset Heathlands European Designated

- February 1990, planning permission approved
Application reference: 6/1989/1133F
Erection of a first floor extension to provide staff accommodation.

- July 1987 planning permission approved
Application reference: 6/87/402F
Demolition of the existing staff accommodation and additional new building to accommodate staff.
- October 1984 planning permission approved
Application reference: 6/84/737F
New spa complex to the south of main hotel.



Studland and Godlingston Heaths Site

Key Views

Key views from the site extend towards the coastline with distant views to the Isle of Wight and Old Harry Rock. Key long distance views extend into the site from Black Down Mound, above Agglestone Rock and Ballard Down, These views are highlighted on the plan to the right.



View 1: Black Down Mound



View 2: Agglestone Rock



View 3: Ballard Down

Refer to LVIA view plan on page 38.



Key Views

Edge Conditions



Image Description

The site has a number of different edge conditions. They are key features that need to be considered in light of a development taking place. This study will ensure that we are respecting the existing conditions found around the site as well as realising opportunities to improve visual connection with the rural surroundings.

View 1 - North Edge

Dense woodland extends on the northern edge of the site with the topography raising centrally from east to west.



Image Description

View 2 - East Edge

The site falls to the eastern edge and bordered by a low level boundary wall leading to Ferry Road with an informal golf course and tennis courts beyond. Views extend to the coastline.



Image Description

View 3 - South Edge

To the south of the site extends open green fields with far reaching views to the surrounding area. The ground level falls towards the southern edge.



Image Description

View 4 - West Edge

The Western edge topography varies dramatically, dropping towards the north and southern edge. Dense woodland extends beyond the boundary.



Existing Massing

Existing Massing

Buildings located on the site tend to be low level 1-3 storeys in height. However due to change in topography roof lines vary across the site with building density increased to the north.

In addition to the buildings highlighted on the plan to the right a series of low level ancillary storage buildings/ sheds are also located on the site.

- ① Staff accommodation (1-2 storey)
- ② Staff accommodation (1-2 storey)
- ③ Visitor accommodation (2 storey)
- ④ Hotel accommodation (1.5/3 storey)
- ⑤ Visitor accommodation (1/3 storey)
- ⑥ Staff accommodation (1 storey)
- ⑦ Leisure/ pool complex (1 storey)



Existing site massing



Site Coverage

The image to the right illustrates the existing buildings footprint and overall site coverage.

Total footprint: 4,817 sqm
Total built area GEA: 6,774 sqm
Areas of hardstanding: 8,283 sqm
Areas of soft landscaping: 5,885 sqm

The areas are estimated from Planet Surveying Information.



- | | |
|--|---|
|  Hardstanding/ gravel |  Hotel & spa complex |
|  Outdoor pool |  Ancillary buildings |

Existing site coverage

Site Images



1. Existing east facade of hotel building



2. North of existing hotel facade



3. Existing garden terrace

Existing images of the site, highlighting the assortment of existing buildings and changing topography.



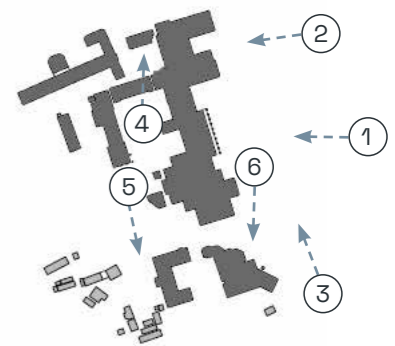
4. Changing topography and ancillary



5. low level massing to the south of the site



6. Pool located to the south of the site



Local Character



Contemporary



Historical



Brick - red/ light grey



Natural stone & timber



Render & thatch



Studland House

A photographic study of Studland has been undertaken to help understand the history, underlying structure and style of the area in order to support the design development of the hotel site.

Natural stone, rustic clay brickwork and render are the underlying character and tradition of the area.

Character of the buildings is represented through the details and materials. These are summarised as:

- Chimney details
- Boundaries natural stone / hedges
- White painted wood framed windows both casement and sliding sash
- Bay windows, gables, dormers and porches
- Small scale domestic development is a traditional feature of the area, with a wide variety of materials and details which add to the character.

Site Materiality



East Elevation of main hotel building



Stone colonnade and render exterior

Historic England consider that Knoll House hotel is not recommended for listing due to low level of historical and architectural interest. However it is recognised that it has social significance within the area of Studland.

Materials on the main house include an off white render facade with blue & white windows in a range of different materials and styles. Windows at ground floor level on the east facade have a series of blue shutters.

A purbeck stone colonnade extends the middle section of the property.

Red/ brown pan tile roof with areas of standing seam metal and flat roof sections predominantly to the north extension of the building.

Guarding is of painted white timber vertical construction or painted blue metal.

Buildings to the rear of the site encompass a broad range of materials including grey brick, black render, brown/black timber. These buildings have little architectural merit, are in a poor state of repair and do not meet the requirements of current building regulations.

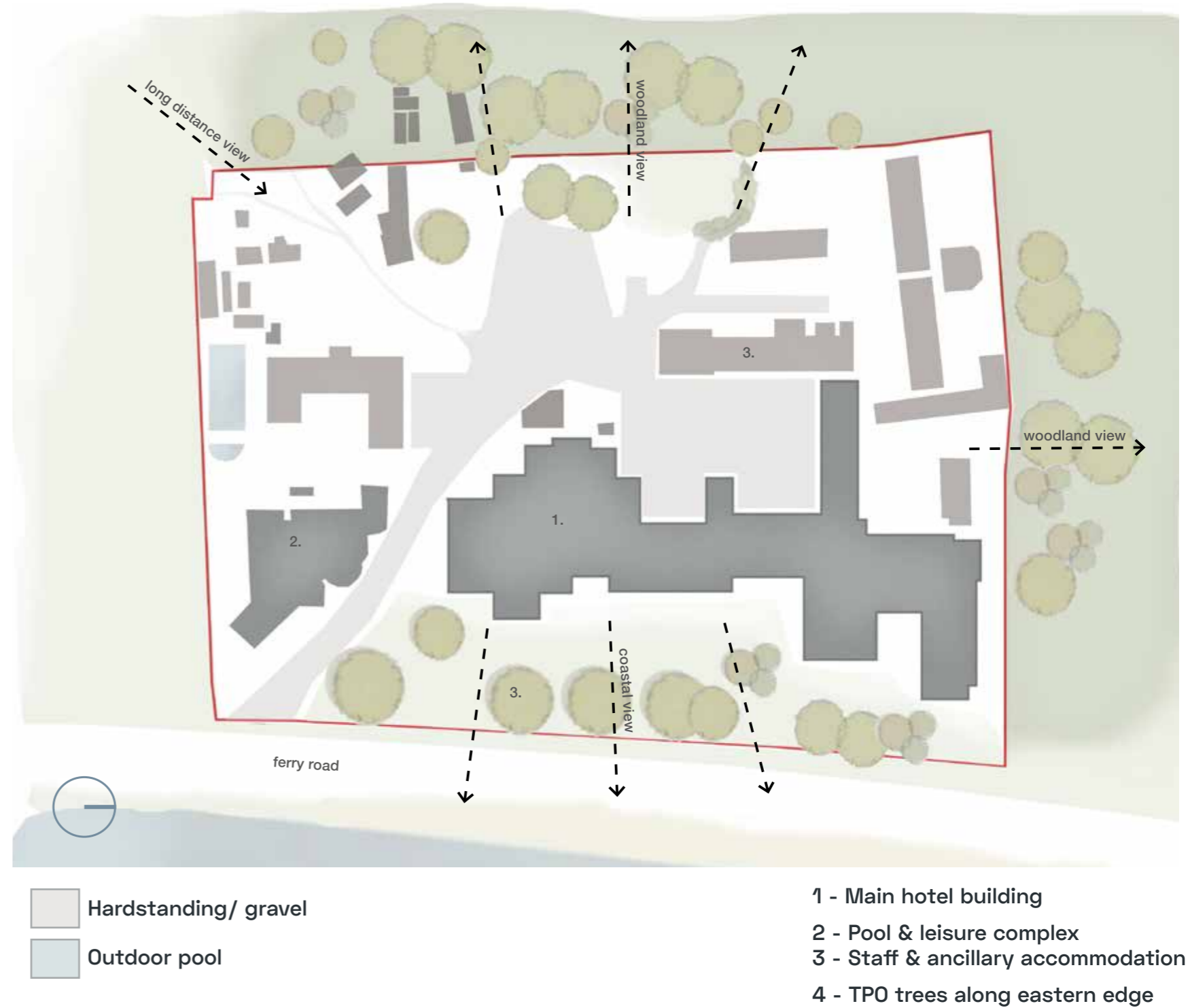
Site Analysis

Constraints

- Varied topography of the Knoll House site
- Long distance views to site
- Proximity to SSSI
- Retention of existing hotel facade
- Existing TPO trees located on the site
- Servicing requirements of the hotel

Opportunities

- Distant views of Old Harry Rock and Isle of Wight to be enhanced
- Opportunities to enhance biodiversity & ecology
- Potential to make improvements to the public realm and green space on the site
- Maintenance and repair to the existing building to enhance the street frontage.
- Opportunity to remove poor quality extensions and ancillary buildings located on the site
- Potential to reduce density on the site



Constraints and opportunities diagram

3.0 Concept

Concept Development



Nature

Site

Relax

Explore

concept

Nature
Retreat
Reflect
Unique

Since project inception we have recognised the importance of the local context and its surrounding heritage. We viewed these as opportunities for the design team to fully explore a scheme that compliments the site's unique setting.

The proposal seeks to optimise the potential of the site by providing a high quality hotel in this key location of Studland. It seeks to contribute positively to its setting by creating a contemporary and balanced building that seeks to link with the surrounding area and natural environment through

the introduction of a well-proportioned facade design and the creation of vibrant ground floor and public realm spaces.

Visitors will be able to relax and unwind, seamlessly linking to the surrounding woodland and gardens. They will be able to explore the woodland trail, take a dip in the stunning pool, before returning to comfortable and contemporary accommodation.

Look & Feel



Precedent images giving an idea of look and feel of the development

Concept Diagram

The brief was to provide a high quality hotel space within Studland.

It is important to produce a building that responds to the local context in terms of use, amount, layout, scale, appearance and landscape but that also functions efficiently as a hotel building.

To achieve this there are several key principles that have been identified to ensure the development responds to the site and the relationship with the surrounding area.

A green environment linking to nature and place:

- ① Central open green space
- ② Low density site coverage
- ③ Integration into context



Concept diagram



Planting

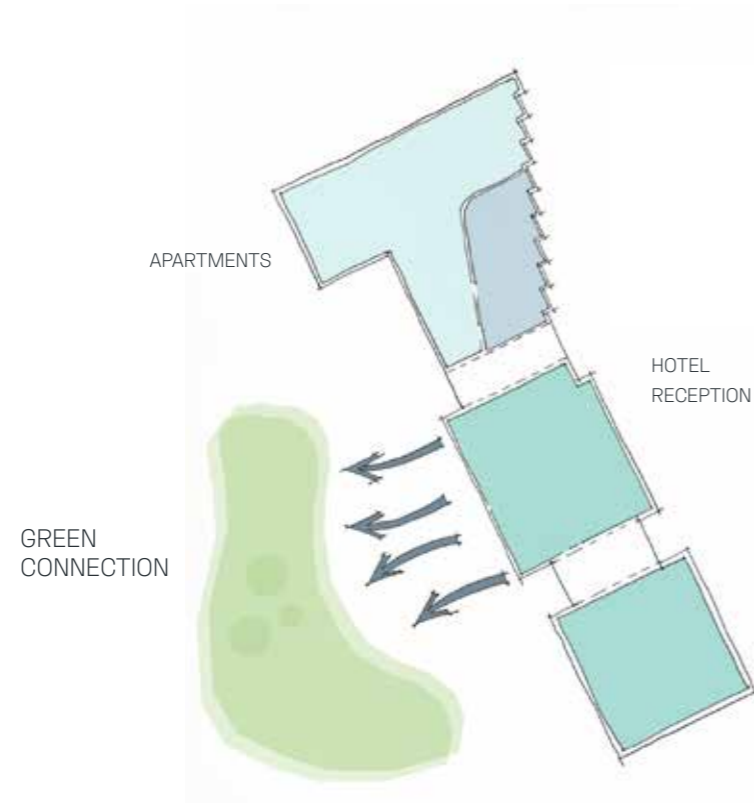


Landscaped pedestrian routes



Green roofs

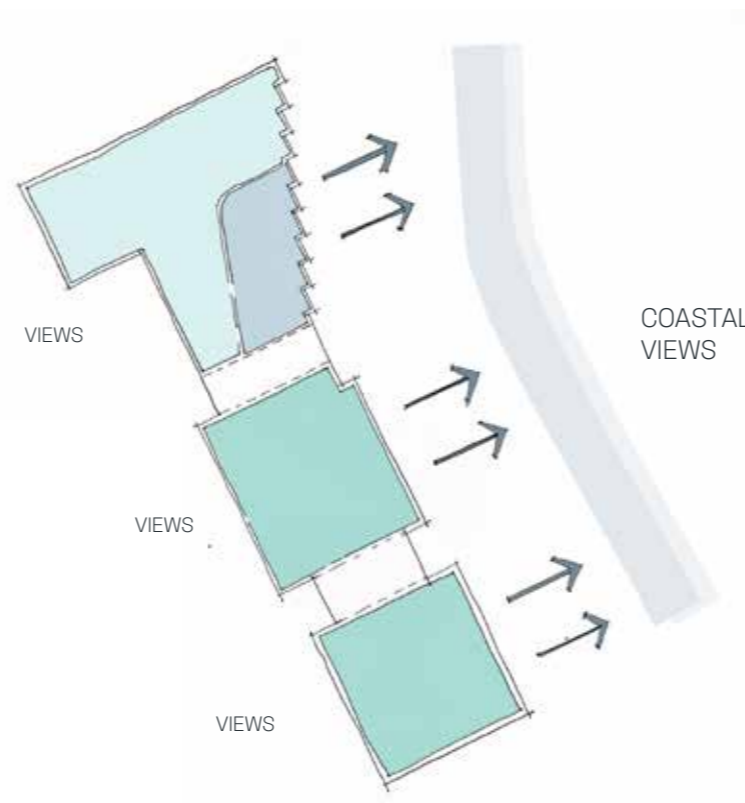
Design Principles



1 Green Space

- Views 'IN' to the development site
- Views 'OUT' to surrounding coastline
- Important to acknowledge existing building

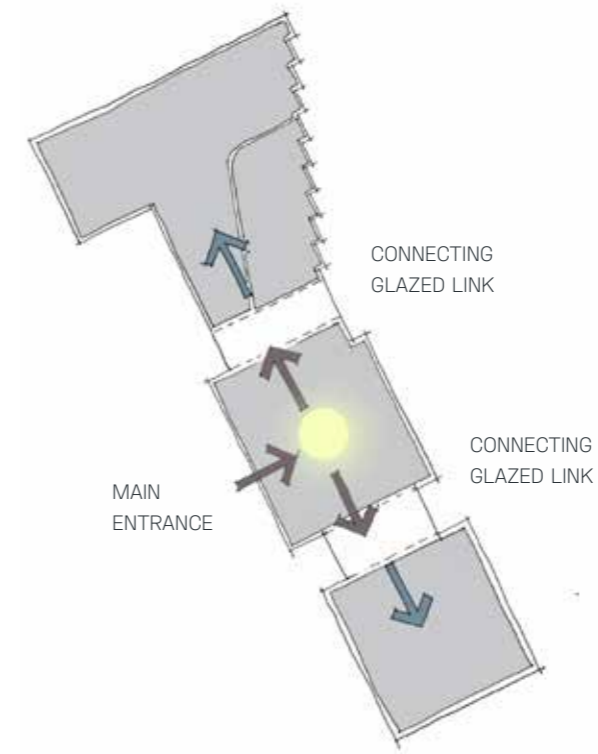
The green heart allows north-south pedestrian movement across the site with linking views to the countryside beyond. These green spaces will also act as recreation areas for residents also creating wildlife habitats.



2 Form

- Cohesive design to form part of the landmark
- Green connection to centre of development
- Glazed links to link internal to external

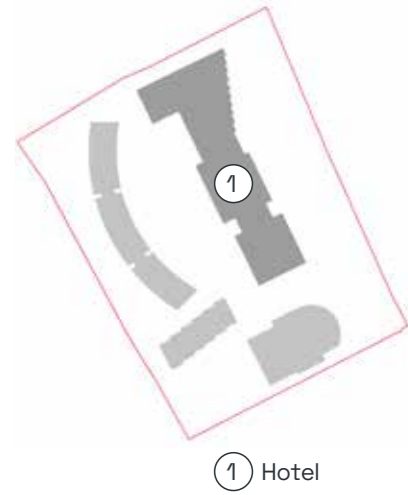
Low density site coverage will have a soft approach on the landscape. The improved landscaping on the site itself will also allow the ground floor facilities to utilise some of these external spaces, providing the opportunity to create areas to spill out during the warmer & dryer months of the year.



3 Integration

- Stepping up to address context
- Stepping down to preserve key views
- Tiers + terraces with views

Low level development 1-2 stories to south of the site. Higher levels 3-4 stories to north west of the site. This allows for taller elements to be away from the road, concealed by tree cover and allows for far reaching views to be maintained into/ out of the site.



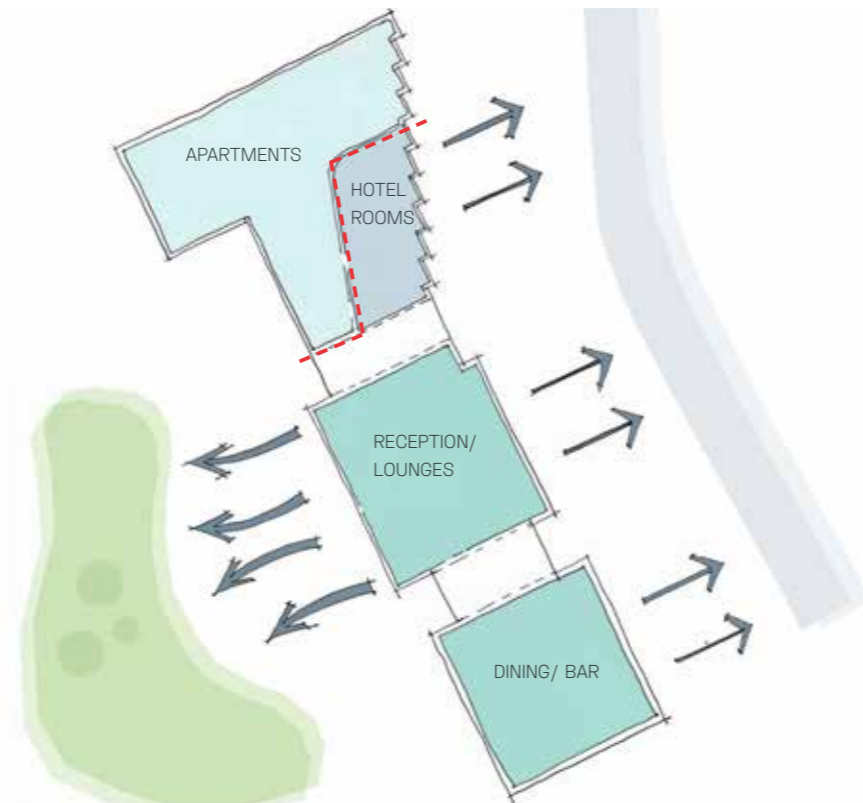
Placemaking & Landscaping

The scheme represents a positive contribution to its rural setting with dynamic views from the site. It promotes a sense of place and engagement with the surroundings, providing an improved link to nature:

- Legible entrances
- animated façades through atrium glazing, reception & terraces
- hard and soft landscaping at both ground level & upper terraces
- Coastal views via proposed restaurant
- retention of existing trees on site
- removal of existing on-plot parking & neglected spaces

The ground floor and glazed links will encourage both views in, out and through the building.

At upper levels the open terraces will bring occupants outside reinforcing a human scale to the building

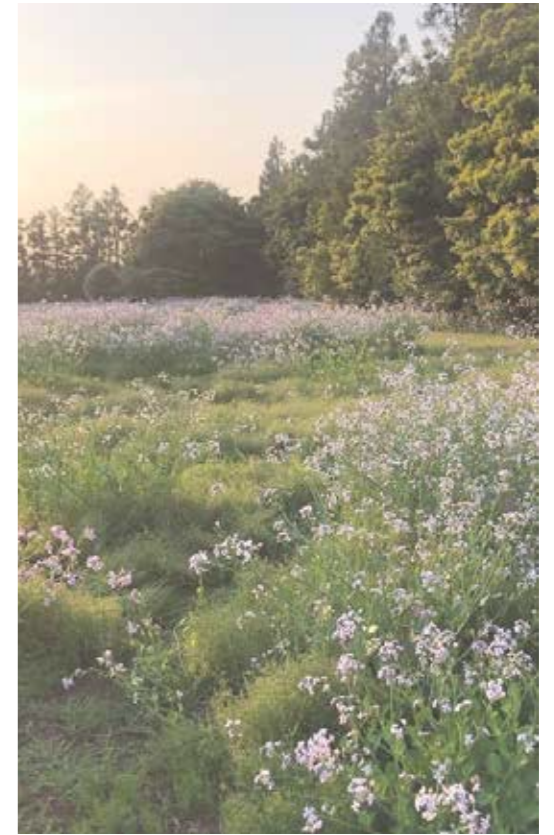


Engaging activities at ground and visible terraces at upper levels

1. Arrival



2. Connecting



3. Active



4. Views



Massing Principles

The massing of the building has been developed based on careful consideration of the wider rural context and far reaching views extending to the site. The site levels and the building heights existing at each boundary have been reviewed alongside the desire to add visual interest and to respond to the existing landscape.

This development offers the opportunity to create a high quality destination which, all together, contributes more positively to it's environment. Unlike the buildings currently located on the site. The image opposite demonstrates how the scale and massing have been developed and how it links to the surrounding area and rural setting.

Key Massing Principles

- The proposal responds directly to the surrounding context and far reaching site views
- Low level development to south of the site, greater density to north of site with open central green space
- Integration into surroundings - green roof 'landscaper' spa facility
- Reduction in accommodation - low density site coverage
- Open green central space
- Predominantly 1-3 storeys above ground



Initial 3d massing diagram

Site Overlay

The image to the right illustrates the existing building footprints with the proposed buildings overlaid.

The footprint on the east of the site is reduced, area is consolidated into four buildings with the central space opened up.



Existing site layout with proposed overlaid

4.0 Design Development

Site Plan

Use and Amount

The proposed development is an evolution of the constraints, opportunities, project requirements, vision and feedback.

Amount

In summary the proposal incorporates the following:

- 30 Hotel rooms
- 22 Apartments
- 26 Villas
- 79 parking spaces
- 36 Cycle spaces
- Introduction of public realm space.

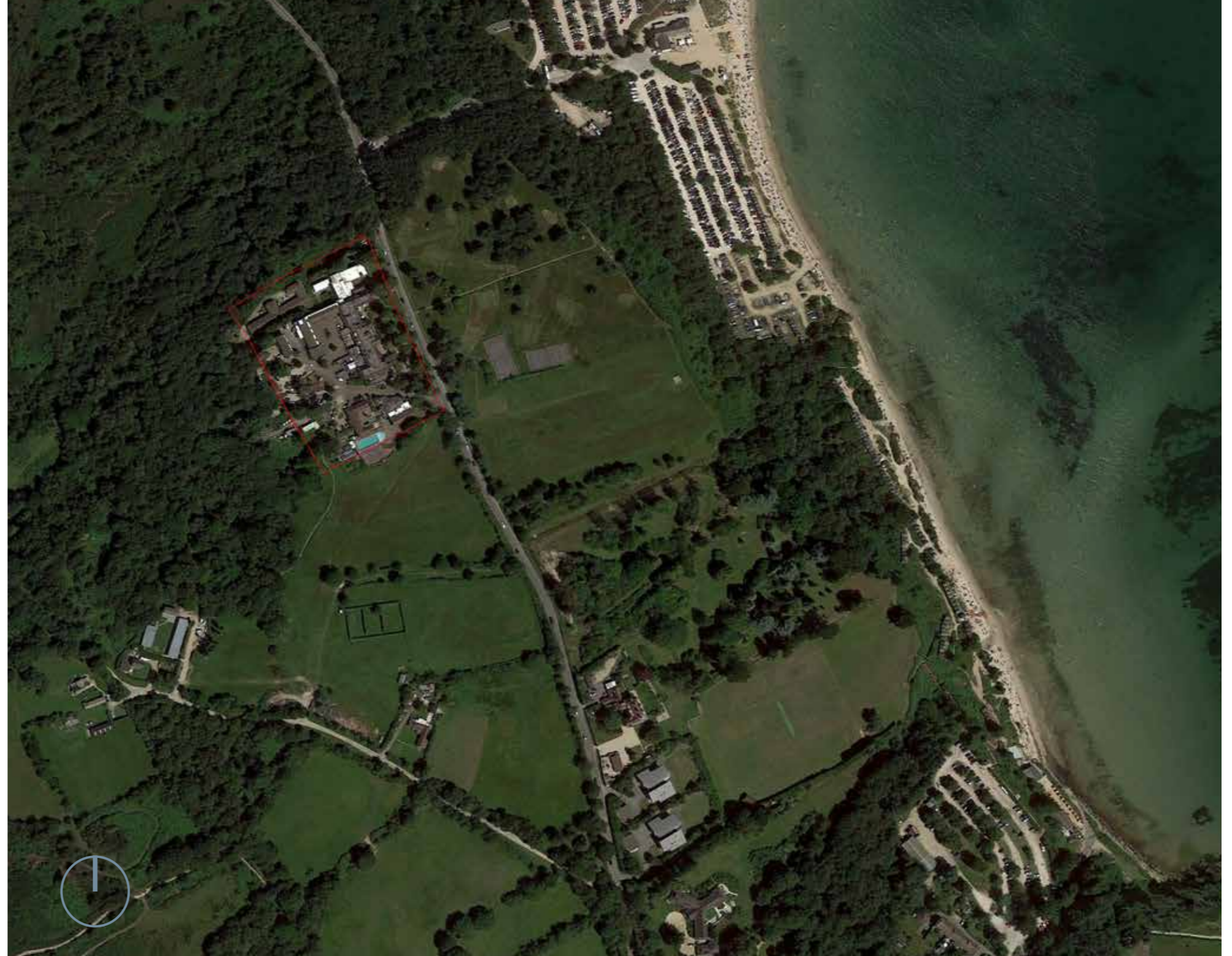
The number of rooms proposed responds to its location and the local demand for quality hotel accommodation close to amenities and transport links.



Proposed Site Plan

Existing in Context

The existing site plan shows significant areas of hard standing with scattered buildings across the site.

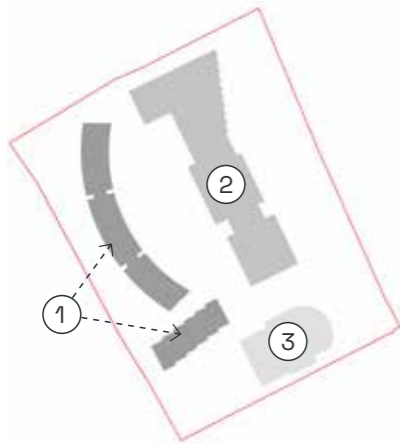


Existing site plan in context

Proposed in Context

The proposed plan demonstrates high levels of planting and green space blending with the surrounding countryside.

Lower building heights are located to the south of the site ensuring that key distant views to site and coastline are maintained.



- ① Villas
- ② Hotel
- ③ Spa

Key Plan



Proposed site plan in context

Site Views- East

East Elevation

The proposed extensions to the existing hotel form reflect the specific functions of the internal spaces with pitched roofs helping link to the existing in a contemporary but sensitive way.



3d view from Ferry Road to east elevation

Site Views - South

South Elevation
The spa is designed as a natural and integrated part of the undulating landscape.



3d view from the south of the site

Material Exploration



In general terms the scheme has been designed to respond to the character of the local area and the wider context of Studland. It has been designed to produce a sensitive but contemporary appearance which is felt to be appropriate in this area.



The appearance of the development is evolving through a series of studies looking at other high quality developments of a similar nature, the appropriateness of selected materials and the relationship/fit of the design within the context of development.

The selection of materials will also be undertaken with sustainability in mind to ensure that materials are of good longevity, this would assist in us achieving relevant credentials associated with robust design and sourcing of materials.



Precedent images of material options

Villa exploration



Villa initial facade exploration



Standing seam zinc



Timber cladding



Barn style architecture

Landscaping



The landscape proposal for the site plays an important role in the aspirations of the scheme and seeks to create a high quality green space.

A key space on the site plan is the central area. This space will help link the development to the existing area. It will also encourage workers and visitors to gather outside and act as a backdrop for social interaction.

The space will provide attractive and comfortable spaces to wait, sit and cycle/stroll through and will be fully inclusive encouraging use by all regardless of age or ability.

The hotel restaurant will extend out into the space helping to create a vibrant and active frontage giving a sense of enclosure, intimacy and security. The space is a multi functional area which will accommodate cafe seating, benches, planting and could also act as a space for occasional temporary activities.

Garden design principles:

- Sense of enclosure and intimacy.
- Attractive planting.
- Ensure pedestrian ease of movement.
- Ensure that public realm is fully accessible, inclusive and caters for all ages and abilities.
- High quality and co-ordinated street furniture.
- Encourage social interaction and play avoid dominance by motor vehicles.
- Ease of orientation and way-finding.
- Active and permeable frontages surrounding the area.
- Areas defined for the location of bat and bird boxes.

Above are examples of precedent public realm spaces

Landscaping

Landscape Proposals

Large areas of planting will soften the landscape, providing visual interest and defining different zones within the masterplan.

A high quality pedestrian route complete with specimen trees and seating will link the hotel site.

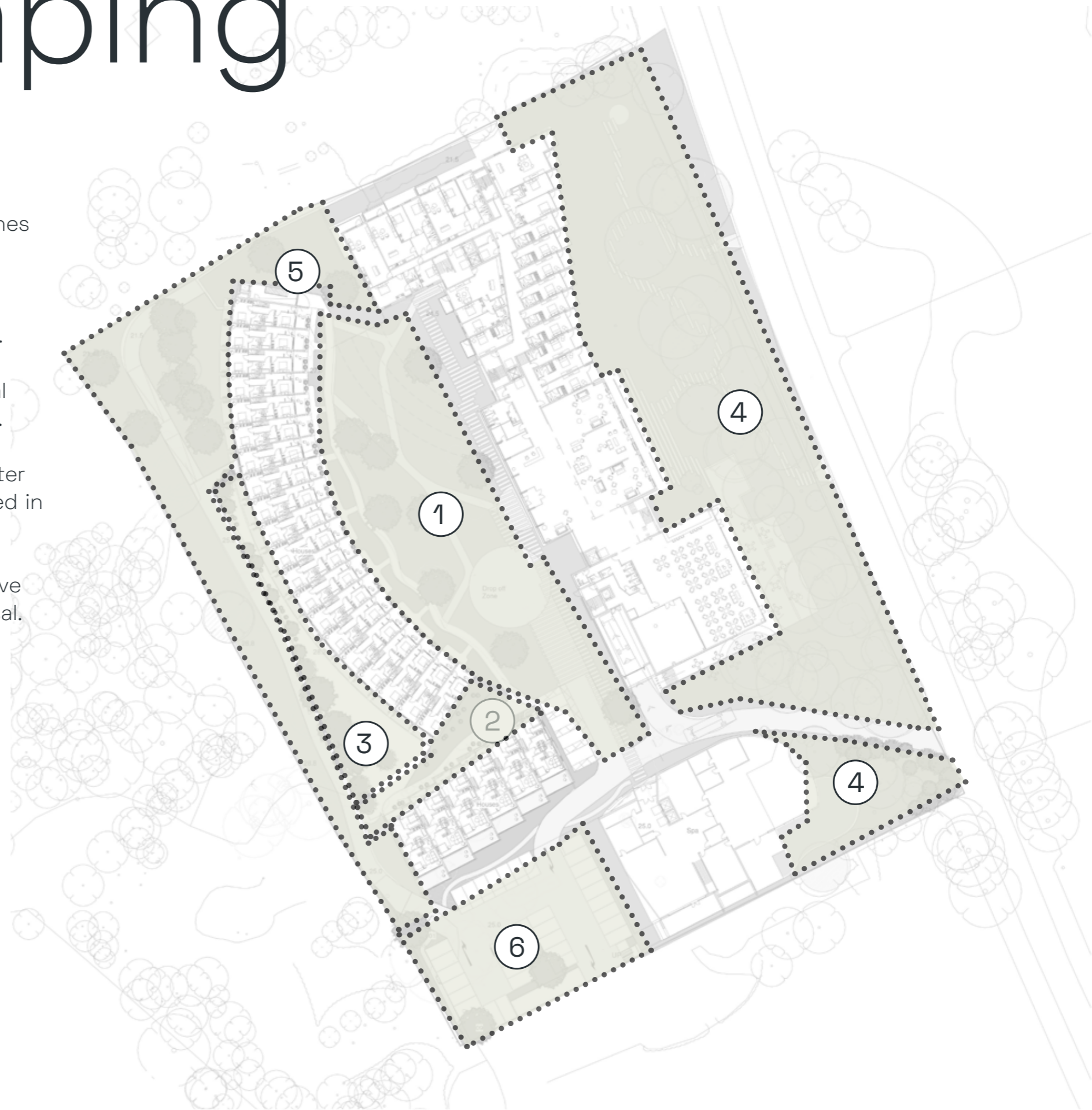
Two key areas provide the residents with a natural environment in which they can socialise and relax.

The adjacent schematic identifies the key character areas within the scheme. Each area will be explored in more detail on the following pages.

Each area is unique in some way, yet a series of unifying design principles, materials and styles have been used to create a cohesive landscape proposal.

Character Areas

- ① Central Green Space
- ② Villa path
- ③ West meadow
- ④ Ferry Road approach
- ⑤ West approach
- ⑥ Car parking area



Landscape Proposals



Landscape Masterplan

Central Green Space

Central Green Space:

The central area forms the heart of the development. The idea is to create a green route where people can meet and interact. This space adopts a more formal style than that seen within the other areas. It is a semi private space which residents can enjoy throughout the year. Areas for quiet contemplation are protected by planting, while more open areas encourage social interaction.

Areas of lawn are punctuated by tree planting. Gravel and paved areas create a more formal entrance to the main hotel and restaurant building.

A series of planted terraces containing a mixture of ornamental and native planting will step down to meet the entrance to the apartment building.

Key Elements:

A. Gradual incline with seating and resting areas. Dense ornamental planting breaks up the space, creating visual interest and enhancing local biodiversity.

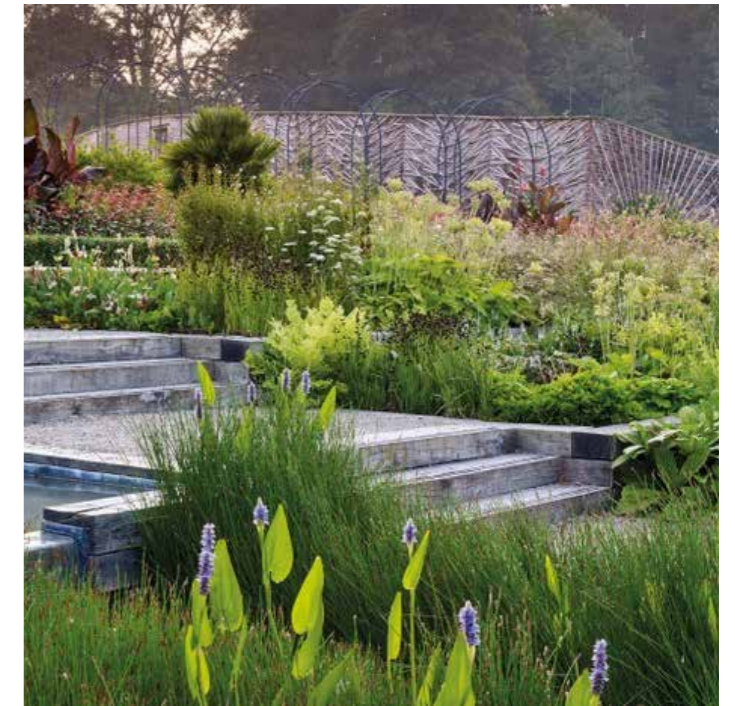
B. Defensible spaces with low level planted beds adjacent to the villa entrances.

C. A cluster of clear stem trees provide shade and a sense of vertical structure to the space.

D. Paved main entrance



Central Green Space



Planted terraces



Gravel paths meander through the central space



Low shrub planting

West Meadow

West Meadow:

This area to the west of the 3 bed villas will act as a buffer zone. Areas of specimen tree planting, with low level swathes of ornamental grasses and swathes of wildflower planting, to boost biodiversity, encourage wildlife and add seasonal interest to the soft landscape scheme.

The idea is to use a UK native seed mix in select and appropriate areas of the scheme.

Key Elements:

- A. Wildflower meadow
- B. Defensible space with pavilions to rear of villas
- C. A series of native trees and bulb planting will bring seasonal interest to the space, and provide shade in the summer months



Central Green Space



Native trees & bulb planting



Rear terrace



Meadow planting

Villa Path

Villa:

The path which leads to the 2 bed villas will have low shrub planting providing a buffer / screen between the road and adjacent units.

Key Elements:

A. Low ground cover and shrub planting buffer in front of unit windows.

B. Defensible space in front of ground floor units, includes area of decking and low level planting.

C. Circulatory path around dense green space provides access to the villas.



Villa Path



Low level planting



Green Wall



Herbaceous perennial planting

West Approach

West Approach:

This service route is designed to be practical and as green as possible. Planting within the retaining wall will offset the areas of hard standing.

Key Elements:

- A. West retaining wall to the vehicular service route with planted elements along the sloped access and gravel wet pour surfacing.
- B. Existing tree species retained and additional native trees planted as a buffer screen
- C. Ventilation from the undercroft basement area is provided along this edge. Planting to be included at a high level to green the space and blur the edge between soft and hard landscape when viewed from above.



West Approach



West planted retaining wall



Planted screens



Gabion walls

Car Parking

Car Parking Area:

The car parking area is also designed to be as green as possible. Planting is between each parking space and specimen tree planting help create a warm and inviting area with emphasis on the pedestrian experience.

Key Elements:

A. Car parking bays- gravel wet pour

B. Narrow planting beds

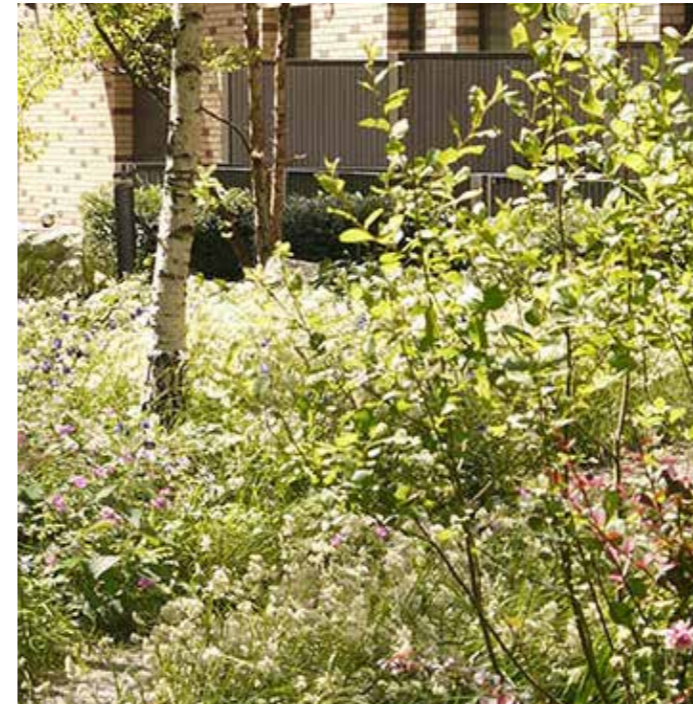
C. Specimen street tree planting provides visual interest and adds an element of green verticality to the scheme and visual buffer to the 2 bed villas.



Car Parking Area



Planting beds between spaces



Small multi stem trees and shrubs



Gravel surface with native tree planting

Ferry Road Approach

Ferry Road Approach:

This space adopts a more formal style with areas for quiet contemplation protected by planting, while more open terrace areas adjacent to the restaurant encourage social interaction. Areas of maintained lawn are punctuated by existing trees.

Key Elements:

- A. External terrace with a series of fading steps help define the route, manage the change in level and permit informal seating.
- B. Existing trees retained which create interest and enhance local biodiversity
- C. Lawned gardens



Ferry Road Approach



Terrace



Existing trees retained



Lawned gardens

5.0 Access

Pedestrian Access

Primary pedestrian movement will be from the car park situated towards the south corner of the site.

Hotel & Restaurant

The main hotel and restaurant entrance can be accessed at grade level from the shared surface entrance road. Access to the building takes you into a concierge managed reception lobby from where level access to hotel rooms or ancillary spaces can be made.

Apartments

The apartments can be accessed from either the main reception or directly from a secondary entrance to the north of the site.

Villas

Each villa has a separate entrance and can either be accessed from dedicated underground car park or from ground level directly adjacent to the central green space.

Spa

Pedestrians can gain direct level access from the deck car park to the main entrance or lower ground entrance of the spa.



Proposed ground floor plan highlighting entrance points

Vehicular Access & Car Parking

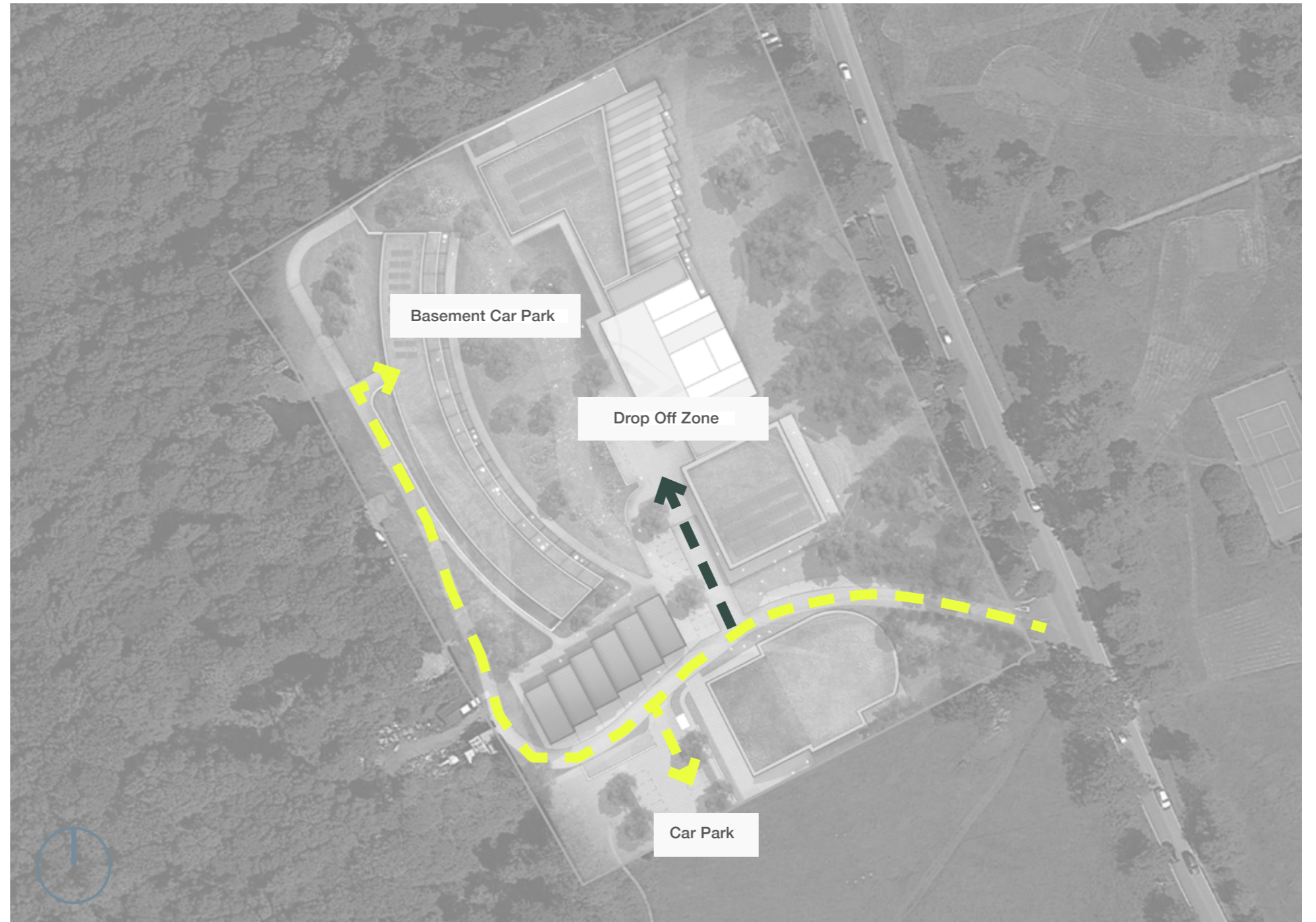
Primary access for guests and delivery vehicles to the site will be via the existing entrance on Ferry Road. A service route then extends to the south of the site leading to a concealed undercroft service yard.

Car Parking

A total of 79 spaces will be provided on site. Car parking spaces for hotel, villa and spa guests are located in a two level sunken deck car park to the south of the site adjacent to the spa complex.

An access road adjacent to the villas leads to a further basement car park for use by villa guests. 2 spaces within the undercroft service yard will be dedicated to maintenance vehicles. Accessible spaces will also be allocated directly adjacent to hotel buildings with provision made within the main car park for motorcycles and electric charging points.

A cycle storage area will be located within the service yard. The service yard spaces will be used by staff of the hotel. The provision of a staff shower and changing area will encourage greener modes of travel to and from the building.



Proposed ground floor plan demonstrating vehicular access

Servicing

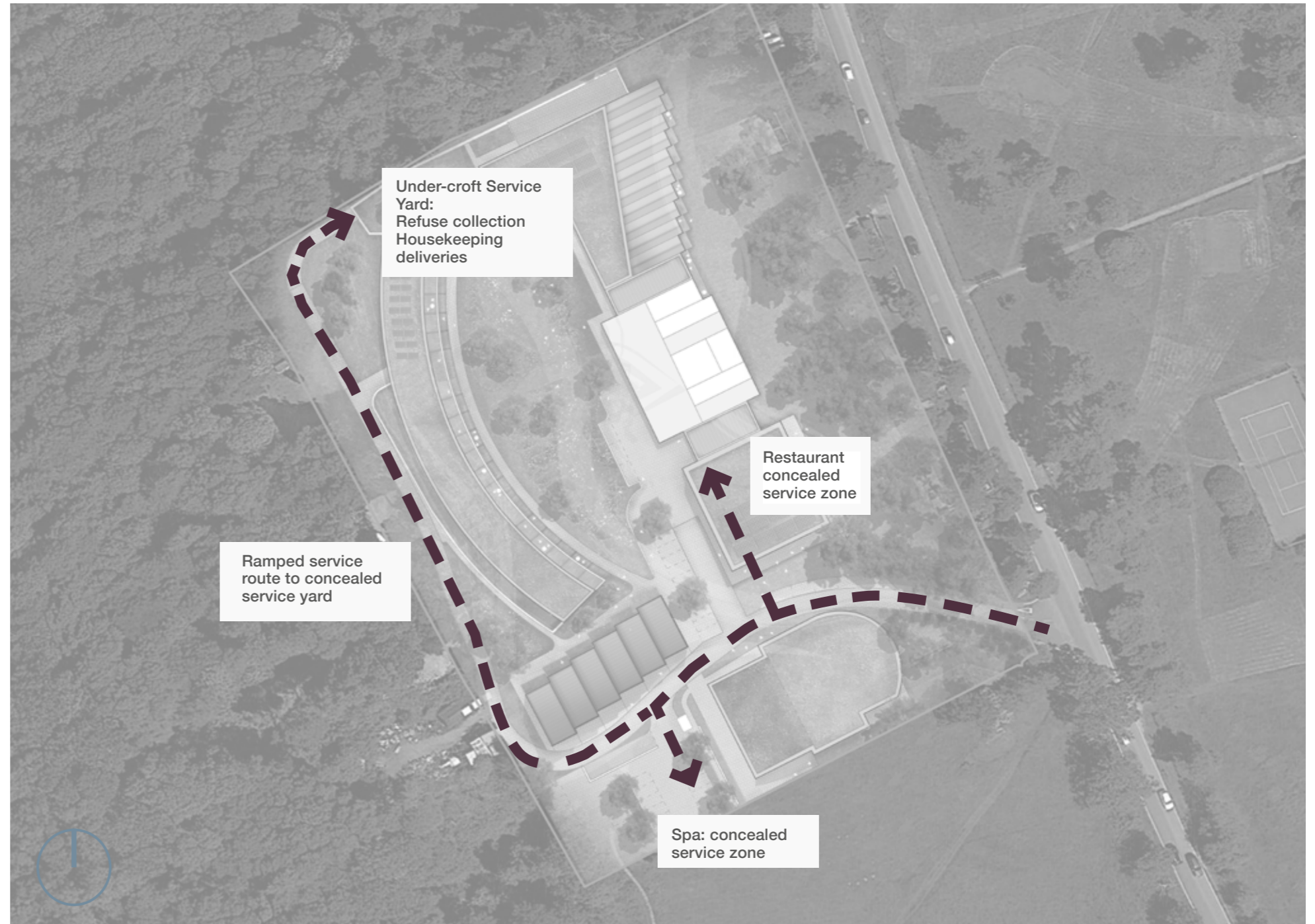
Servicing

Postal deliveries will be made via the main reception with larger deliveries of linen made via the service route direct to the under-croft service yard. Food deliveries will gain access to a concealed drop off zone adjacent to the restaurant.

Refuse

Total refuse for the development has been calculated in line with the operators requirements and council recommendations which refer to BS5906-2005. Collections every 2 days and an on site compactor will ensure sufficient capacity is achieved.

The main refuse store is located below the podium level within the service yard. Additional refuse stores are located adjacent to the restaurant and spa complex. Management will ensure bins are relocated to collection points near to the rear of the refuse vehicle and there will be dedicated bins for recycling and for general waste in line with council recommendations.



Proposed ground floor plan demonstrating vehicular access

Sustainability

Sustainable design is at the heart of the scheme. Reduction of carbon impacts, promotion of sustainable travel and working environments and the promotion of occupant wellbeing are all key considerations.

The design team have adopted a holistic view to consider environmental impacts at both constructional and operational stages. Passive/ sustainable strategies such as opening vents, photovoltaics, good daylighting design (including the integration of brise soleil as solar shading), rainwater harvesting and green roofs have been adopted where site constraints allow.

Building services will have a substantial bearing on the full life-cycle performance of the building and a detailed examination of carbon and energy implications will be carried out at an early stage.

The project seeks to achieve a high degree of sustainability by evaluating the options and adopting the most effective strategies from the outset. The design team are keen to fully engage with the Dorset sustainability team to enable this as part of the pre-application process.



Sustainable technologies to be integrated into the scheme

Enhancement

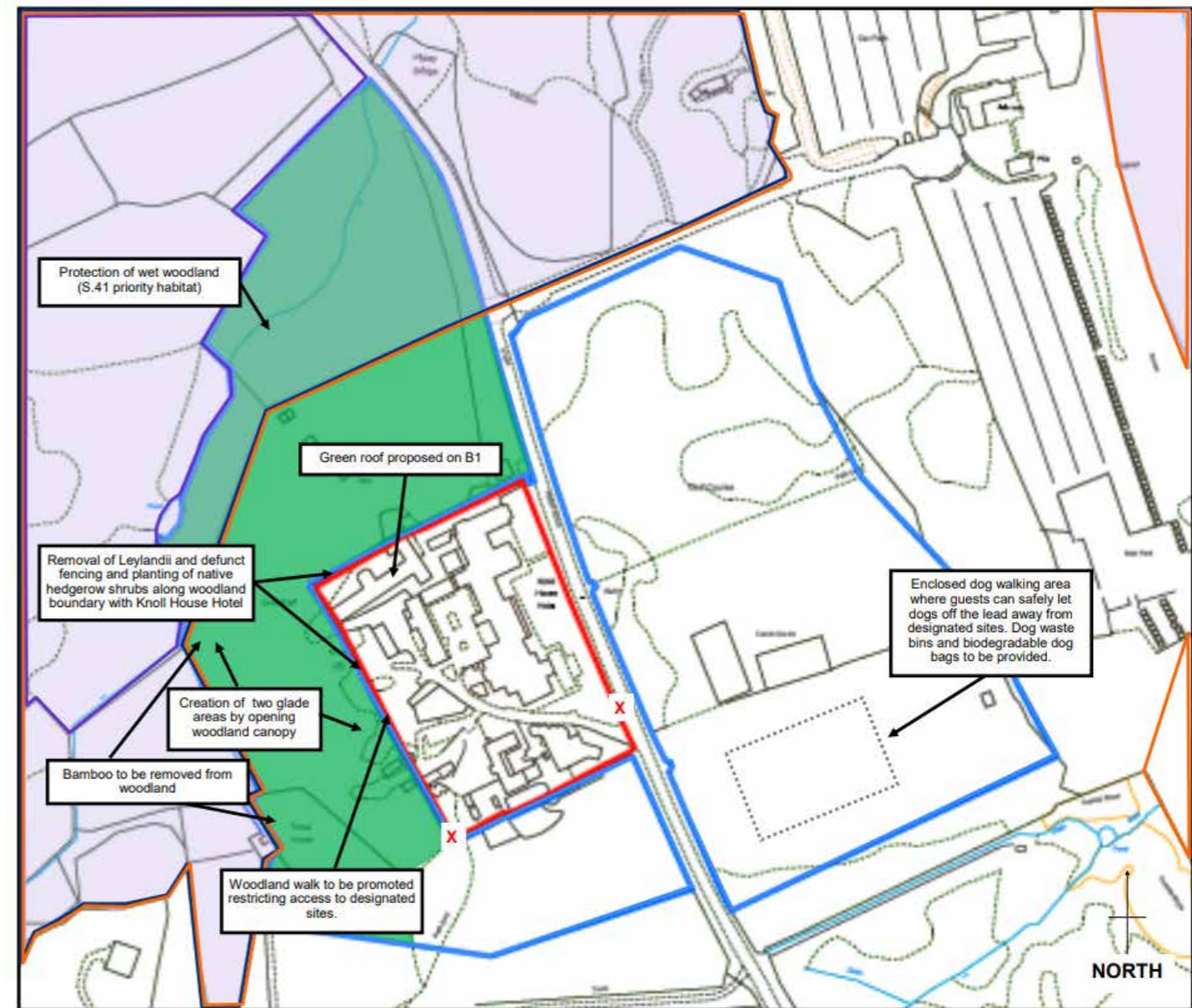
The image to the right highlights potential nature conservation enhancements to be adopted on areas surrounding the site.

These include:

- Woodland to be subject to a long-term management plan
 - Future lighting scheme to avoid woodland boundary (currently illuminated) and dark corridors / wildlife areas.
 - Signage placed in prominent locations informing guests of the surrounding area (see on plan: X).
 - Education of the surrounding area to form part of staff training.
 - Covenant to be imposed to prevent guests and staff having cats on-site.
 - Community Programme “footprints in the sand” to be implemented
- ‘mobilising the resources of staff and guest-based volunteer efforts to strive to make a difference through well-being and environmental responsibility actions such as beach cleans, recycling, promotion of public transport for staff and guests etc.
- All rooms to be supplied with Visitor Information packs in relation to nearby designated sites and promoting other less sensitive areas.
 - Preparation of Construction Environmental Management Plan.
 - A dedicated dog walking area for both guests and local residents.

In addition bat and bird boxes will be located in the surrounding areas and deadwood to be retained on-site and relocated to more discrete locations to provide continued habitat for saproxylic invertebrates and reptiles.

- Knoll House Hotel land ownership.
 - Extent of land leased from the National Trust by Knoll House Hotel.
- Designated Sites in proximity to Knoll House Hotel:
- Dorset Heaths & Studland Dunes SAC
 - Dorset Heathlands SPA & Ramsar Site
 - Studland & Godlings Heaths SSSI
 - Studland & Godlings Heaths NNR



Potential enhancement measures

Biodiversity

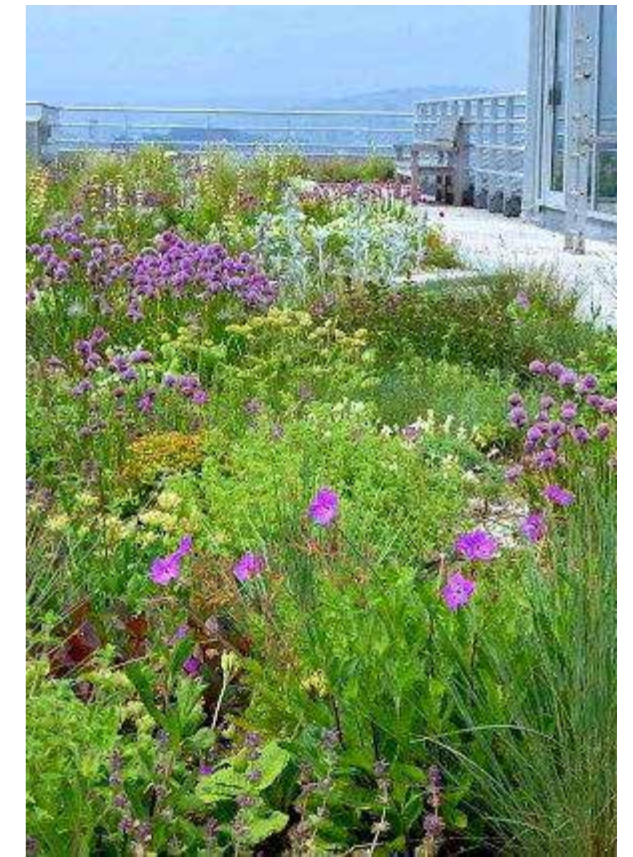
Promoting biodiversity and resilience to climate change is of high importance for the Knoll House scheme.

Key aspects will include:

- Invertebrate host plants, flowers for pollinators, and seeds and berries for birds
- Additional tree planting providing which slows down rain water run-off, helps decrease pollutants and creates a buffer to wind and noise
- The reduction and attenuation of surface water run off, through absorption by the green roof substrate and plant evapo-transpiration
- Habitat creation for invertebrates through bug hotels and the design of the green roof substrate itself (such as bare patches of sand for mining bees)
- Providing green roofs for enhancing biodiversity and carbon sequestration

Semi-extensive Green Roof

The green roof system will use a free-draining substrate, which would be laid between 150mm and 400mm deep over a drainage and water retention board. The substrate provides good aeration, some inherent water retention, and contains a small amount of organic matter. It is ideal for the creation of diverse planting communities, which are adapted to low fertility, low rainfall environments. The green roof will help to develop visually delightful, ecologically valuable, and relatively low maintenance landscapes. Planting will be supplemented through ornamental seed mixes, incorporating both native and ornamental annuals and biennials to add further variety and seasonality. By varying the substrate depth over the site, the range of species (and their rate of growth) would be modulated and controlled, creating subtle topography and zones of planting.



Green roof & examples of biodiversity

6.0 Photomontages

LVIA - View Plan



Key views to the site

View 5B - Existing



*Verified View Agglestone Rock

View 5B - Previous submission



View 5B - Proposed



*Indicative massing subject to further development

*View not verified

5.0 Conclusions

Conclusions

The client's brief is to provide a memorable and high quality hotel that is environmentally responsible, is highly accessible and respects and enhances it's setting.

These initial designs have been developed to meet the client's requirements whilst taking into consideration the aspirations of National and Local planning policies. Sustainability has also been central to the development of the proposal with the brief seeking a highly carbon efficient development. The hotel has also been designed to maximise

the opportunities for views and daylight into the rooms.

In addition feedback from both the planning authority and design team at this early stage will be fundamental in realising the initial designs.

The initial pre-application design scheme aims to respond to it's brief and provides an appropriate and positive contribution to Studland and it's context in terms of density, layout, scale, appearance, landscaping and access.

Contact details

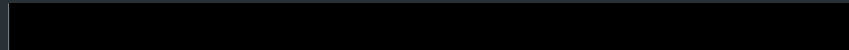
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