

5.0 Proposal

Nature
Retreat
Reflect
Unique

5.1 Proposal - Site Plan

Masterplan

Use and Amount

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

Amount

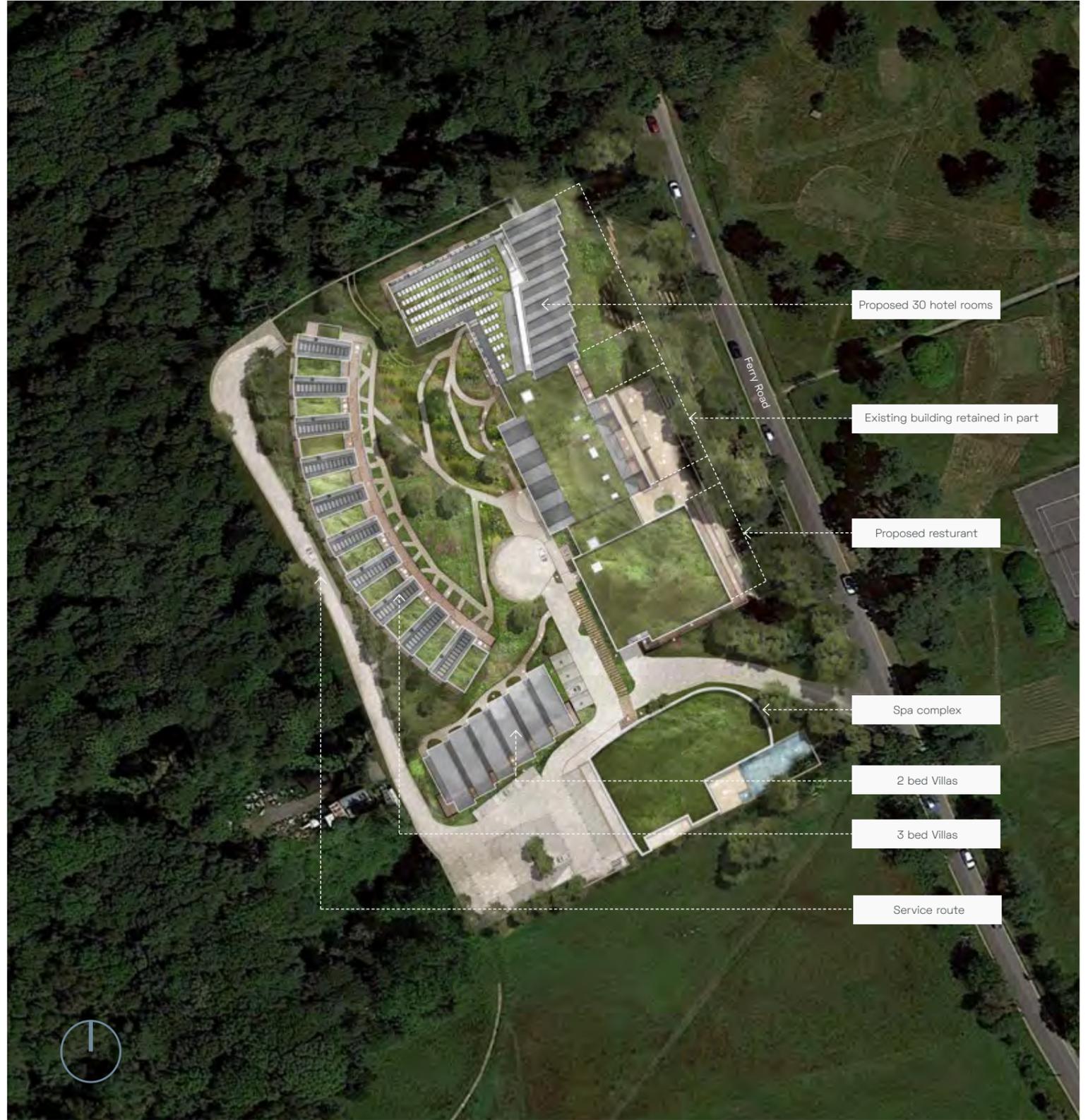
In summary the proposal incorporates the following:

- 30 Hotel rooms and supporting facilities
- 22 Apartments
- 26 Villas
- Spa and outdoor pool
- 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 and is a reduction from the previous submission.

Together, the new accommodation and facilities will function as a single luxury resort, providing a level of quality service that Dorset can be proud of and delivering significant job growth.

From the public viewpoints the development is a series of simple forms with partially sunken spa enveloped by landscape. The historic significance of the main house facade and colonnade of local stone has been recognised and will be preserved and celebrated, complemented with contemporary but sensitive additions. Carefully designed to adopt and complement the architectural language and materials of the area, the living spaces are superbly connected to the extensive views over the surrounding heathland.



Proposed Site Plan

5.2 Proposal - Site Plan

Proposal in wider context

The proposed plan demonstrates the extensive planting, green roofs and landscape integrated across the development extending the surrounding countryside into the heart of the site.

Building heights, material selection and green roofs have been carefully considered to reduce visual impact on key distant views to site and coastline. The proposed landscaping will soften the edge of development, forming a gradual transition and natural edge to the countryside and extension to the existing landscape.



Proposed site plan in context

5.3 Proposal - 3d Key Views

Eastern Elevation - Ferry Road

The proposed extensions to the existing hotel building reflect the specific functions of the internal spaces. The bar and restaurant is designed as a simple glazed form to maximise the views to the surrounding landscape and a projecting roof and balcony providing solar shading. New guestrooms with projecting pitched roofs provide a reference to local architectural precedent in a contemporary but sensitive way while adding depth to the elevations and shading to the interiors.



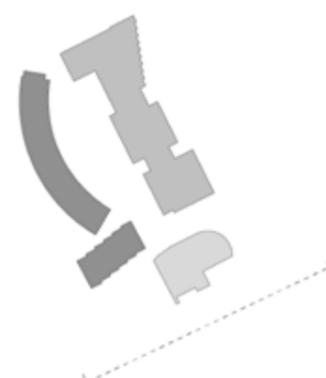
3d view from Ferry Road to east elevation



5.4 Proposal - 3d Key Views

Southern Elevation

The spa is designed as a natural and integrated part of the undulating landscape with local Purbeck stone and enveloped in an extensive green roof. Curtain wall glazing will provide views to the countryside beyond.



3d view from the south of the site

5.5 Site Sections



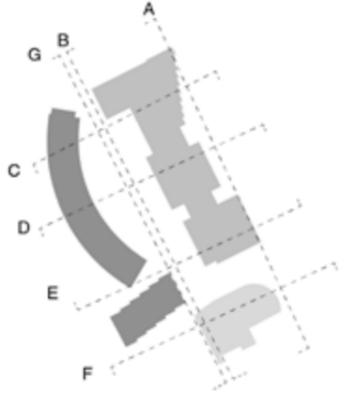
Proposed site section AA



Proposed site section BB



Proposed site section GG



5.6 Site Sections



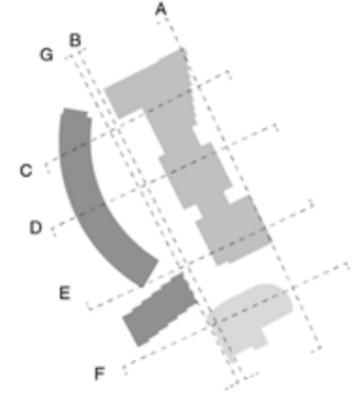
Proposed site section CC



Proposed site section DD



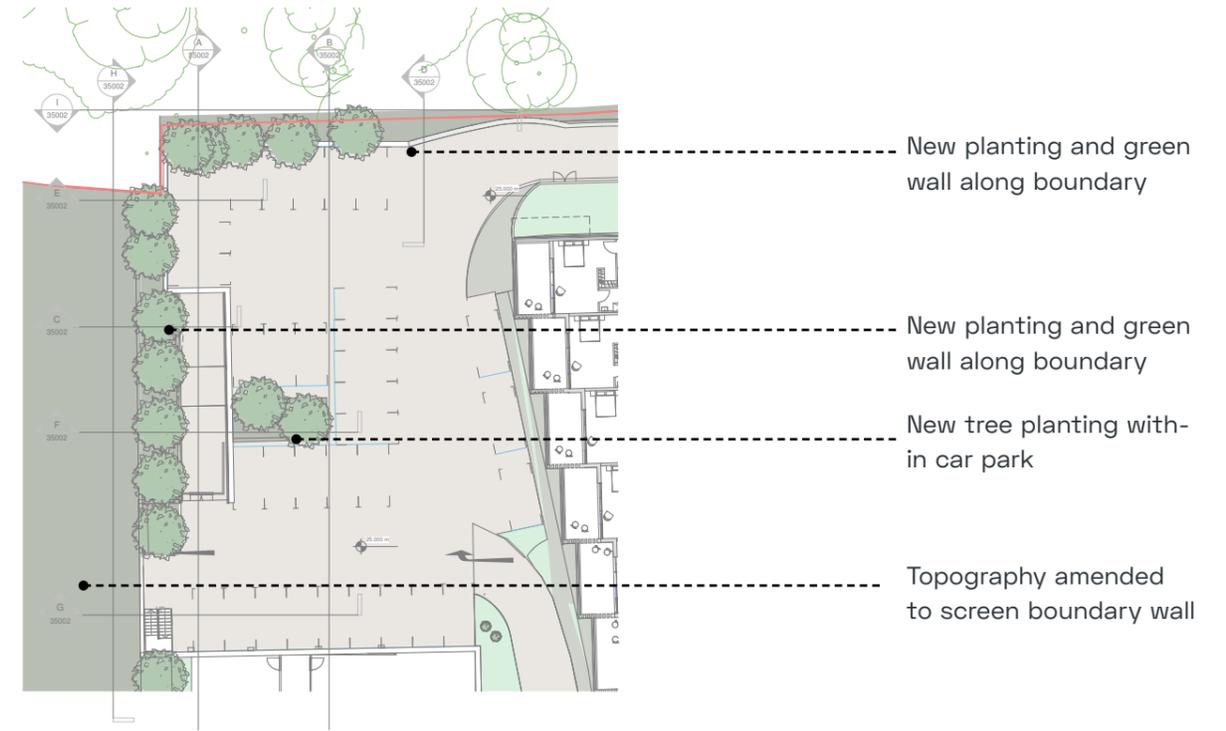
Proposed site section EE



5.7 South West Boundary

The car park is situated towards the south west of the site and is split over ground and basement levels.

A green planted boundary wall spans the southern and western edge with native tree planting situated directly adjacent therefore, acting as a screen to the car parking area. The site levels are raised adjacent to the car park boundary wall to form a bank to further screen the parking and link this space into its surroundings. New tree planting pits have been integrated between parking bays to extend the tree cover in this area.



Extract from proposed ground floor plan



3d view looking towards the south boundary of the car parking zone



Elevation looking east towards the car parking zone

5.8 Floor Plans

The main hotel entrance and reception will have level access adjacent to the drop off point and the scheme will be accessible and inclusive to all.

The spa is located to the south of the site and has a dedicated entrance and reception. Each of the villas will have individual access via pedestrian routes through the central green space.

Vehicle access has been restricted to create extensive landscaped areas with pedestrian access. Car parking is restricted to the south west of the site (apart from 4 accessible spaces close to the hotel and spa entrances) with a service access route to the west which is sunken below the surrounding site levels.



Proposed ground floor plan in context

5.9 Scale and Massing

Layout, Massing and Scale

The massing has been developed based on careful consideration of the wider rural context. The various site levels and building heights existing at each boundary of the site have been reviewed, alongside the desire to break down the mass, add visual interest and respond to the existing rural grain. This has resulted in the following massing:

- Hotel = 2-3 storeys above ground
- Apartments = 4 storeys above ground
- Spa = 1 storeys above ground
- 2 bed villas = 2 storeys above ground
- 3 bed villas = 3 storeys above ground

Comparison to previous planning submission

Form and design

The previous scheme was predominately built form. The new proposals reduce the built footprint introducing larger spaces between buildings for landscape and planting.

Visual impact and scale

The new proposals have been designed to be integrated into the landscape with green roofs and new planting providing continuity with the surrounding landscape and reducing the visual prominence of the scheme from long distance views and Ferry Road. The new proposal is also significantly lower on the southern boundary.

Taller elements are concentrated in areas of the site which are most concealed and hidden by tree coverage taking advantage of changes in topography.

Parking and vehicle routes within the site.

The new proposal removes the majority of surface parking and redistributes this at basement and within split levels with new planting. Vehicle access has been restricted to create extensive landscaped areas with pedestrian access.



Site plan showing proposed heights



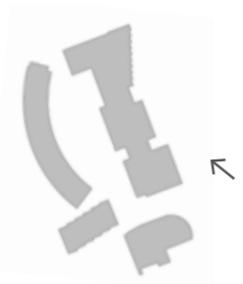
Proposed site section through apartments and 3 bed villas



Proposed east elevation showing change in topography and height



3d visual of proposed east elevation (note x2 foreground trees will be retained but are shown outlined in black on the above image)



Approximate view location



3d visual of proposed green central space looking south



Approximate view location

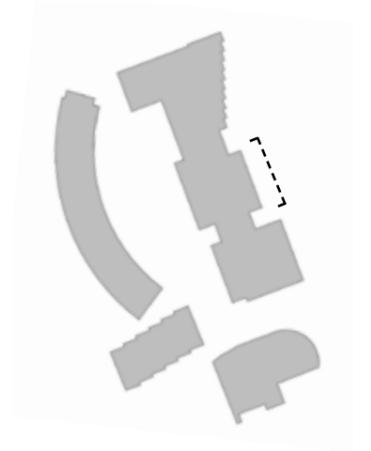
6.0 Bay Studies

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6.1 Bay Study 1

East Facade - Ferry Road - Reception

- Retain existing pitched roof profile and stone colonnade which form historic and distinctive features in the local landscape. It was important this was reflected and celebrated in the final design and not erased
- Open up the existing pitched roof space to allow larger windows and sea view balconies;
- Tiled roof to be replaced by standing seam zinc;
- Lower level of the colonnade to be re-clad in timber to provide a warm and robust finish. Larger glazed openings link the ground floor public rooms to the lawn;
- Existing restaurant to the south and accommodation blocks to the north to be replaced. Light-weight glazed elements to link the existing hotel building to the new wings



Existing view from Ferry Road



Existing stone columns



Proposed bay study

- new zinc standing seam roof
- Pitched roofs retained and opened up to form balconies
- existing glazing replaced with contemporary curtain wall glazing
- timber cladding
- existing stone columns retained
- new glazing to connect public rooms with external terraces



Material Palette

6.2 Bay Study 2

East Facade - Ferry Road- North Wing Accommodation

- New wing to the north to replace existing poor quality accommodation
- Stepped form provides privacy between adjacent balconies
- Pitched roofs echo the form of the main building and local vernacular. Overhanging eaves provide shelter and solar shading to balconies and reduce overspill light
- The building levels have been designed to sit within the landscape; half a storey below the main reception and public rooms. A lift will provide level access internally.
- Glazed facade and balconies maximises view out and reflect the surrounding landscape and sky. Internal blinds will provide privacy to guests



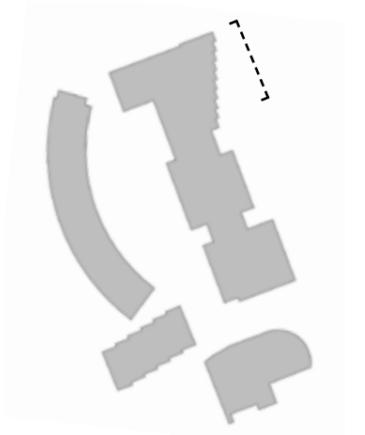
Design precedent - contemporary pitched roofs



Chesil beach visitor centre - pitched roofs are a common roof form in rural Dorset



Proposed bay study



zinc standing seam cladding



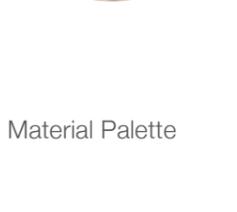
projecting pitched roof with timber fascia



curtain wall glazing with solar control



frame-less glazed balustrade



timber cladding to balcony cheeks and soffit



Grey toned aluminium fenestration



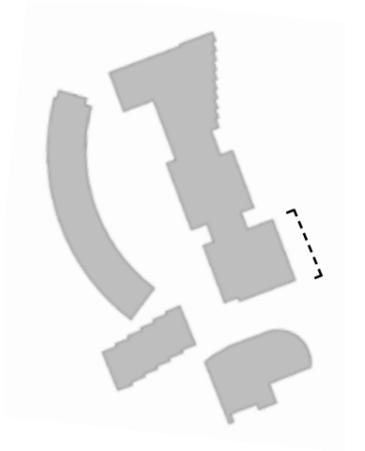
Purbeck stone wall

Material Palette

6.3 Bay Study 3

East Facade - Ferry Road Restaurant

- Simple glazed form to allow views out and to provide reflections of the surrounding landscape and sky externally
- Overhanging flat roof and a first floor balcony will provide solar shading
- Timber colonnade echoes form of the original building
- Green roof
- Timber slats to form enclosure to external stair



Design precedent - contemporary house in Studland with projecting roof, curtain wall glazing and local stone



Design precedent - the Newt garden restaurant, Somerset. Curtain wall glazing provides expansive views, timber structure internally adds warmth



Proposed bay study



Material Palette

6.4 Bay Study 4

West Facade - Reception

- Overhanging pitched roofs repeat the form of the Ferry Road elevation providing sheltered balconies;
- A projecting metal canopy defines the main entrance with automatic sliding glazed doors
- Approaching the reception from the access road provides views through the glazed link back to the front lawn and sea beyond
- Timber slatted balustrades provide privacy to the bedrooms
- Ground floor curtain wall glazing provides expansive views across the central green and maximises natural daylight to reception



Chesil beach visitor centre - projecting timber lined pitched roofs provide additional shelter and shade

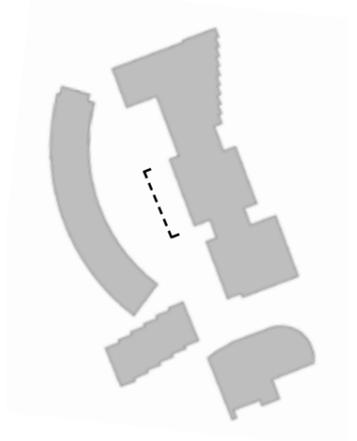


Example of timber lined pitched roof. Hauser & Wirth Somerset



Proposed bay study

- zinc standing seam cladding
- projecting pitched roof with timber fascia
- curtain wall glazing with solar control
- timber slatted balustrade
- projecting pressed metal canopy
- automatic sliding glazed doors



Material Palette

6.5 Bay Study 5

West Facade - Hotel Apartments

- Steeply pitched roofs form a gable elevation reflecting the form of local rural precedents
- Local Purbeck stone provides a robust finish at lower ground level. Timber cladding above reflects the dense woodland to the north of the site.
- Contemporary dormer windows animate the roof level
- Flat roof accommodates PV array



The Etches Collection, Dorset



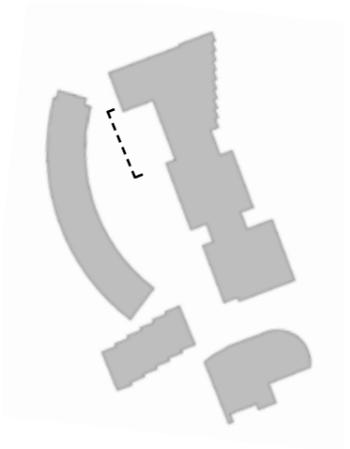
The Etches Collection, Dorset
Example of a local rural scheme with steeply pitched roofs and gable elevations with a contemporary timber clad colonnade.



Contemporary dormer windows punctuate a standing steam roof adding visual interest and providing greater daylight internally



Proposed bay study



Material Palette

6.6 Bay Study 6

East Facade - 3 bed villas

- A rhythm of flat green and sloped roofs are used on the east elevation of the 3 bed villas facing onto the central green space
- The variety of roof forms help break down the façade vertically and reflects the traditional pitched roofs of the existing residential buildings nearby
- Local Purbeck stone again provides a robust finish at lower ground level. Timber and standing seam zinc cladding above
- Pitched roof accommodates PV array



Design precedent - contemporary pitched roofs



Design precedent - timber cladding and metal roof

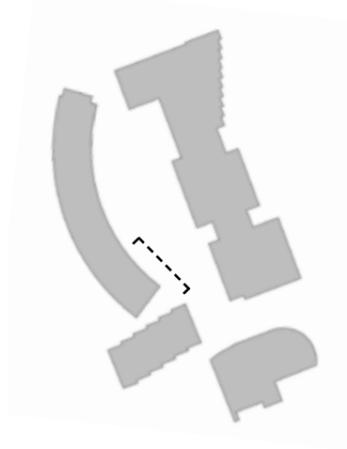


Proposed bay study

Asymmetrical pitched roof & flat sections adds variation but keeps roof low

Different materials including stone, zinc and timber help break up the facade further

Lower level planting varies between villas



Material Palette

6.7 Bay Study 7

South Facade - 2 bed villas

- The south facing elevation of the 2 bed villas has been designed to pick up on cues from its directly adjacent neighbour
- The left-hand side of the elevation has been broken down by the use of timber cladding with curtain wall glazing to allow far reaching views to the surrounding countryside
- Timber screen to add privacy between balconies and help control internal light spill



Design precedent - slatted timber screen



Standing seam zinc roofs



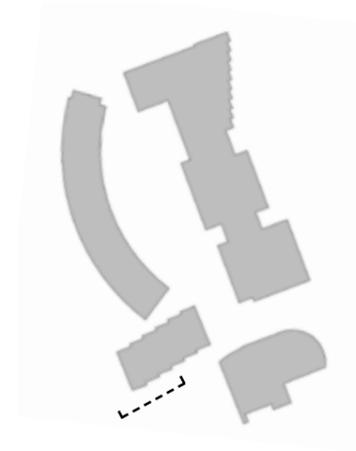
Proposed bay study

Monopitch roof with high level glazing

Weathered grey timber cladding and standing seam zinc

Grey metal surround

Timber screen to add privacy between balconies

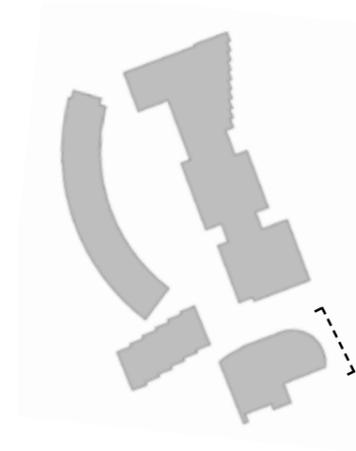


Material Palette

6.8 Bay Study 8

East Facade - Spa

- Sloping green / living roof which merges into the surrounding landscape and allows the building to appear sunken into the landscape
- Curtain wall glazing on east elevation to allow views from the pool
- Purbeck stone facade



Design precedent - skamlingsbanken visitor centre.



Design precedent - Gloucester Services



- Green roof
- Cast stone lintel
- Purbeck stone
- Curtain wall glazing with solar control

Proposed bay study



Material Palette

7.0 Material Exploration

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7.1 Appearance

Material Exploration

The selected materials have been chosen to reflect and the rural character of the local area and create a robust and high quality finish. The materials and muted colour tones will complement the surrounding landscape. Sustainability and local sourcing have been key criteria.

The appearance of the development has evolved 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 key materials of timber, local stone and zinc have been selected for their suitability for this unique coastal environment as well as durability and end of use recyclability.



Precedent images of material options

7.2 Material Palette

- 1. Green / living wall and roofs
- 2. Grey metal
- 3. Timber - finish pearl grey
- 4. Grey standing seam Zinc
- 5. Dressed Purbeck stone
- 6. Rubble Purbeck stone



7.3 Colour & texture



The material strategy seeks to strengthen the sense of place by referencing the history of the site and surrounding landscape to ensure continuity and legibility with the wider landscape setting and Studland.

Timber Cladding

Finish in pearl grey finish on Accoya base timber. Longer lasting protection against UV breakdown. Does not need re-coating. Colour is pre-weathered with an even tone.



Grey Aluminium

Grey aluminium window frames, banding, louvres and curtain walling.



Purbeck Stone

Dressed Stone and rubble finish from local supplier.



Standing seam zinc

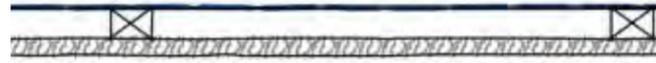
Pre weathered grey standing seam zinc for facade and roof covering. High durability and low maintenance.



7.4 Timber detailing



1. Open gap



Different profiles and fixing arrangements are utilised on the elevations. These are as follows:

Open gap boards are boards with a small gap in between. This will create clean lines and give depth to a façade, allowing views through the cladding.



2. Board on board



Board on board is when vertical boards overlap with one underneath and one on top of the other. With this placement shadow gaps will be created between each of the boards.

For further information refer to the proposed elevation drawings submitted as part of the planning pack.



3. Vertical ship lap



These boards have an overlapping joint helping to keep water out of the ventilated cavity and prolonging the life of the cladding. The boards will vary in width with hidden fixings.

8.0 Landscape & Public Realm

Nature
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8.1 Landscaping Concept

Landscape Approach

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

A key zone on the site plan is the central green space. This area will extend the surrounding countryside into the heart of the development. It will also encourage workers and visitors to gather outside and act as a backdrop for social interaction.

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

This will be a multi functional area which will accommodate benches, planting and could also act as a space for occasional temporary activities. This central zone will be animated by the entrance to the hotel and paths leading to the villas to create a vibrant and active space with views to the countryside beyond.

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

Contribution to Ecology

- Plants for pollinators would provide nectar and habitat throughout most of the year
- Seed heads of flowers and grasses could be left through the winter, providing a food source for birds and attractive skeletal forms
- Ornamental grass seed heads would help to provide

nesting materials for birds

- Purpose made 'bug hotels' would provide a habitat for a range of insects such as solitary bees
- Bird baths placed around the site would provide a source of water for birds and wildlife
- Within the green roof substrate, bare patches of sandy material would be left unplanted, providing a potential nesting site for invertebrates such as miner bees



Above are examples of flora and fauna from the surrounding area

8.2 Landscaping Concept

Landscape Proposals

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

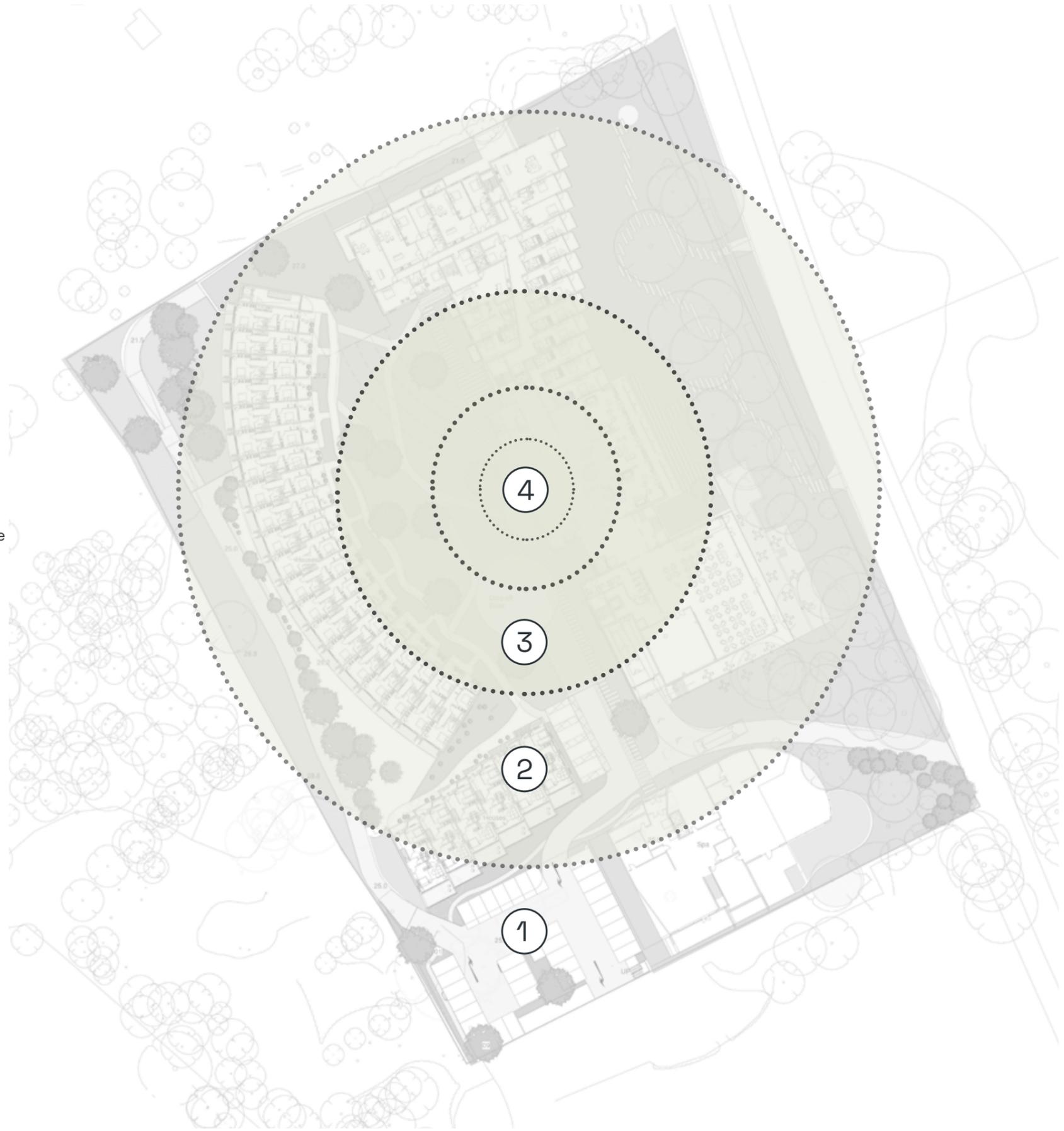
The adjacent schematic identifies the key character areas within the scheme based on a concentric arrangement. Blurring the edges between the existing surrounding landscaping features and the proposed more ordered arrangement in the heart of the site.

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.

Different sub-zones will exist within these character areas. Each area will be explored in more detail on the following pages.

Landscape Zones:

1. Outer Circle
2. Band Two
3. Band Three
4. Inner Circle



Landscape Concept Diagram

8.3 Outer Circle

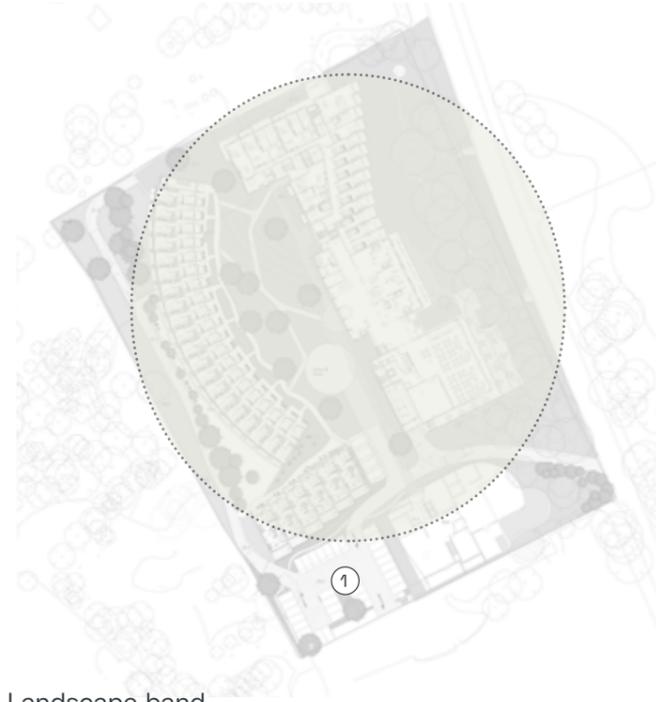
Outer Circle

The open or semi wooded and undulating nature of most of the Dorset Heathland sites gives an air of relative wildness. On the fringe of our development we aim to reproduce this quality using native species such as Heath, Scrub, Maquis and Garrigue and Phygrana as seen in the landscape directly bordering the site. Each edge condition varies with grassland bounding to the south and woodland to the north and west, a full assessment will be carried out to ensure suitability of species that are to be located within this outer fringe zone.

Located within the outer circle: West Approach

This service route is sunken within the landscape and will not be visible from the villas or from distant view-points. Planting within the retaining walls will offset the areas of hard standing.

- Service route set at basement level and not visible from longer views
- West retaining wall to the vehicular service route with planted elements. Gravel wet pour surfacing to the road.
- Existing tree species retained and additional native trees planted as a buffer screen
- Ventilation from the undercroft basement area is provided. Planting to be included at a high level to green the space and blur the edge between the surrounding wild landscape and more formal planting when viewed from a distance.
- National Trust land to the south within the red line boundary will have built redundant features removed (outdoor pool area) and landscape reinstated.



Landscape band



West planted retaining wall



Surrounding Heath native species



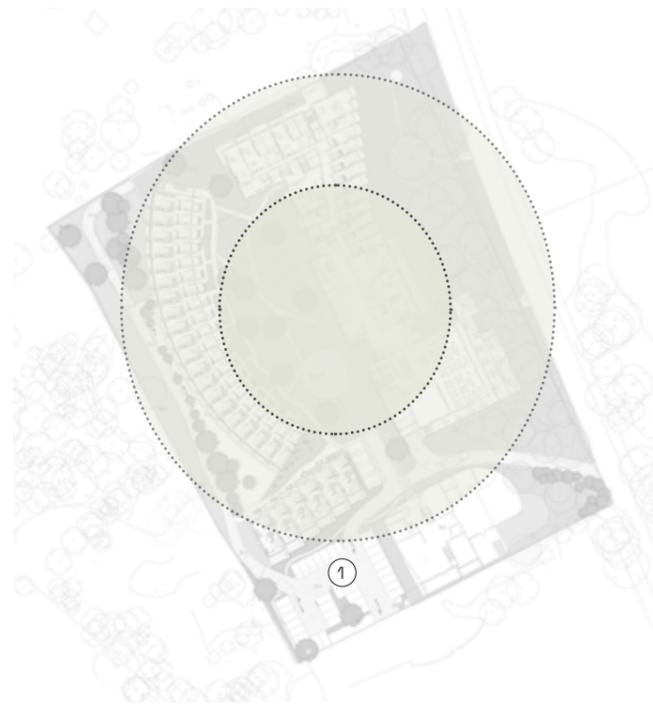
Retaining walls

8.4 Outer Circle

Located within the outer circle: Car Parking Area

The car park has been designed to locate the majority of spaces below ground. The remaining surface spaces are interspersed with planting and to allow surface water drainage. Planting is between parking spaces. Native specimen tree planting helps create a warm and inviting area with emphasis on the pedestrian experience.

- Car parking bays- gravel wet pour
- Narrow planting beds with grasses, Maquis and Garrigue planting to link to the surrounding landscape
- Specimen tree planting provides visual interest and adds an element of green verticality to the scheme and visual buffer to the 2 bed villas. Proposed tree species will be selected for their resilient nature- tolerant to the local climate and long lasting.



Landscape Band



Planting beds between spaces



Maquis, Garrigue and native shrubs



Mutli stem native tree planting

8.5 Band Two

Band Two

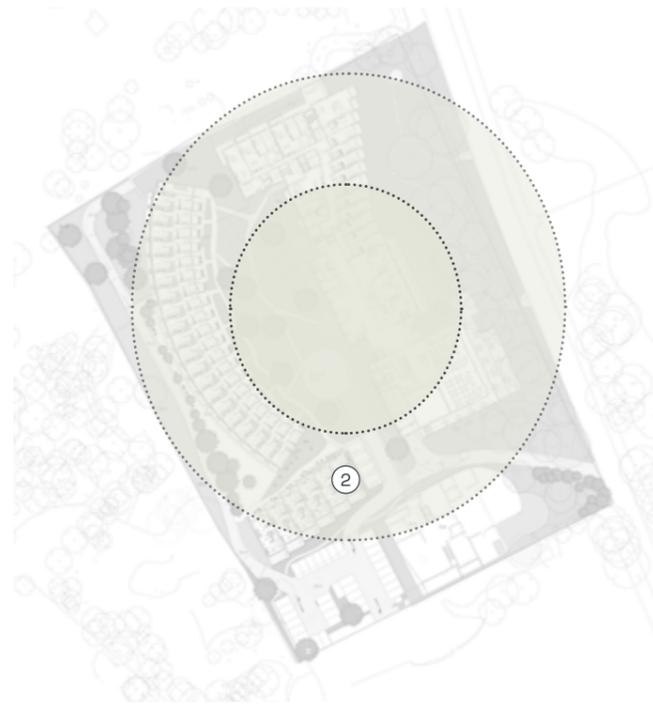
Band Two will act as a transition zone.

Areas of native specimen tree planting, with low level swathes of Heathland scrub grasses and Ling or Common Heather will be situated in this area. Swathes of wildflower planting will be interspersed with features of the surrounding heathland linking to the central band of the landscaping scheme.

Heather will help to boost biodiversity, encourage wildlife and add seasonal interest to the soft landscape scheme. Heather is also the food plant for the caterpillars of over 55 moths and butterflies in turn attracting birds like the Dartford warbler.

Located within Band Two: West of villas and Podium

- Heathland scrub interspersed with wildflowers. The idea is to use a Dorset native seed mix in select and appropriate areas of the scheme.
- Private amenity space to rear of the villas.
- A series of native trees and bulb planting will bring seasonal interest to the space, and provide shade in the summer months.



Landscape Band



Native trees & bulb planting



Rear terrace



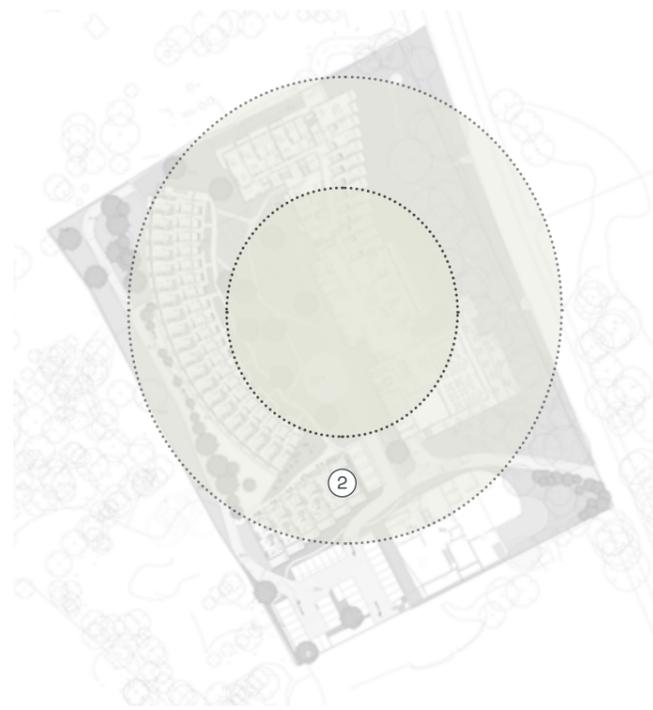
Grassland and heather planting

8.6 Band Two

Located within Band Two: Pathway to 2 bed villas

The path which leads to the 2 bed villas will have low shrub planting providing a buffer / screen between the car parking area and the villas.

- Low ground cover and native shrub planting buffer in front of ground floor windows.
- Defensible space at the entrance to each villa to provide privacy including low level planting.
- Circulatory path around central green space provides access to the villas.
- Climbing plants will feature on the walls of the villas. (Refer to proposed elevation drawings for additional information.)



Landscape Band



Low level planting



Climbing plants



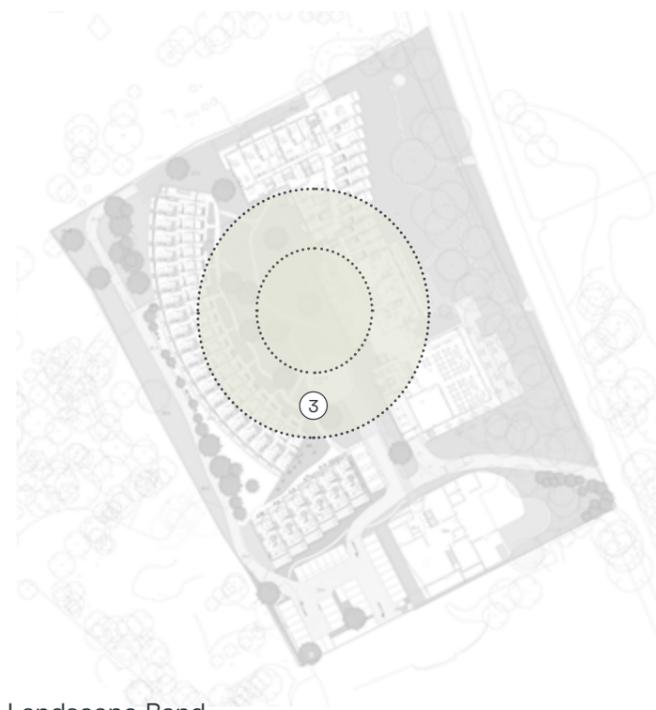
Native scrub with wildflower & grasses

8.7 Band Three

Band Three

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. On the fringe the wild grasses help link to the native wildflower and heathland planting in the zones beyond.

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



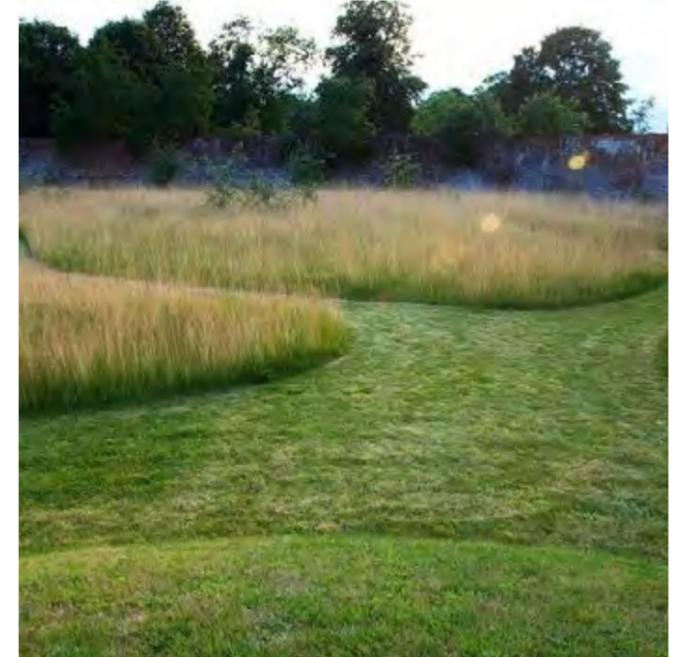
Landscape Band



terrace



Existing trees retained



Lawned with areas of wild grasses on the fringe

8.8 Inner Circle

Central Green Space:

The central green space forms the heart of the development. This is the main entrance to the hotel and provides a key point for pedestrian routes through this central landscape. This space adopts a more formal style than that seen within the other areas. Areas for quiet contemplation are protected by planting, while more open areas encourage social interaction.

A series of planted terraces containing a mixture of ornamental and native planting step down to meet the entrance to the hotel and blend into the adjacent landscape ring.

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

- Gradual incline with seating and resting areas. Dense ornamental planting breaks up the space, creating planted terraces adding visual interest and enhancing local biodiversity.
- Defensible spaces with low level planted beds adjacent to the villa entrances.
- A cluster of clear stem trees provide shade and a sense of vertical structure to the space.
- Paved main entrance provides key point for pedestrian routes around the site



Landscape Band



Planted terraces



Gravel paths meander through the central space



External seating

8.9 Tree Planting

Existing and proposed trees

Existing tree summary

Information relating to existing tree sizes and locations is included as part of the topographic survey on the existing site plan and within the Arboriculturally Impact Assessment submitted as part of this application. Not all trees are in good condition. Some will need to be felled to allow the development to proceed but the majority will be retained to maintain the visual inter-connection between the site and the surrounding landscape. A tree preservation order is present on the site and it will be essential that local authorities advise is sought and consent obtained prior to undertaking any tree removal or pruning operations.

Planting design approach

Trees are a key part of the green infrastructure of this proposal. Apart from the historic core building facade, and the new high quality architectural proposals, the most important contribution that the site makes to the surrounding landscape is through its trees.

Trees and woodland bring ecological value to the area, and benefits to visitors, such as improved well-being, air quality and seasonal interest. The new development provides an important opportunity to add to the tree collection and to ensure a long-term vision for tree planting within the site. The tree planting strategy aims to position the right tree in the right place, with an emphasis on longevity.

The selection of new tree species will favour native species found locally. It may be desirable to include a few more ornamental species to add to the 'garden' areas and where they can be selected for size, shape and form. But in all cases the strategy is to ensure long-term success. This means selecting species which are resilient to predicted effects of climate change.

To help communicate the type of trees proposed in the scheme this section sets out examples of the key species, stock sizes currently proposed and location on the site. The final sizes and specification subject to detail design post planning.

It is important to note the height and root ball sizes of proposed single stem trees varies according to the girth and species selection.

Scots Pine



Description: Evergreen coniferous tree, the habit of the mature tree is distinctive due to its long, bare and straight trunk topped by a rounded or flat-topped mass of foliage
 Ultimate height: higher than 35 metres,
 Ultimate width: wider than 6 metre.
 Location: north east and southern boundary

Birch



Description: Birch is a striking, medium-sized deciduous tree
 Ultimate height: higher than 30 metres,
 Ultimate width: wider than 5 metres.
 Location: south boundary

Acer



Description: A medium to large-sized deciduous tree with a compact bushy crown. Leaves with 5 blunt lobes, turning yellow or red in the autumn. Flowers small, green, forming typical winged maple fruits
 Ultimate height: higher than 12 metres,
 Ultimate width: wider than 8 metres.
 Location: central space

8.10 Tree Planting

- New tree species will be selected using the best available information. In particular by following the decision-making process, the arboricultural assessment and species recommendations published by organisations focused upon the effects of climate change such as (TDAG and the RHS). This will be a wider range of tree species than currently on the site to provide resilience to an unpredictable climatic future.
- Looking forward with our changing climate, species more resilient to climate change and drier conditions will be selected to provide a strong mix of both native and more exotic to create a sustainable and resilient tree stock.
- Tree species will need to be resilient to wetter winters, drier summers, and a higher incidence of extreme weather patterns. In particular species will be selected for predicted sun and shade tolerance and drought tolerance.
- Trees will also be selected for their appearance: Mature size, crown form, crown density, flowering and fruiting, leaf type, single and multi-stemmed. This is important in providing an attractive designed landscape around the hotel.
- Trees will be selected for their contribution to the native environment. This includes favouring trees which are known to grow well locally, and which can be sourced from local provenance.
- The tree species palette reflects the local character of Studland using native species such as Scots pine and oak.

Large conifers – to replace and supplement the existing Scots Pines: *Pinus sylvestris*, Scots Pine, *Pinus nigra*, *Pinus pinaster*, *Pinus radiata*

Large specimen trees – forming a new arboretum across the site: *Acer tataricum* subsp. *ginnala*, *Ostrya carpinifolia*, *Pyrus calleryana*, *Quercus cerris*, *Quercus robur*, Holm Oak

Medium and small trees – planted in groups, within the central area, boundaries and shaded parts of the site: *Ailanthus altissima*, Tree of Heaven, *Crataegus monogyna*, Hawthorn/Quickthorn, *Crataegus x persimilis* Broad leaved cockspur, *Eleagnus angustifolia*, Russian olive, *Euonymus europaeus*, Red cedar

Some of the trees in the above lists (especially the pines and some of the larger specimen trees) are available as advanced nursery stock trees, up to 6-8m high from the nurseries. These larger trees will be used where instant height or a filtering effect upon views into the site is required.

Tree of Heaven



Description: A medium deciduous rapidly growing tree
 Ultimate height: 15 metres approx
 Ultimate width: wider than 6 metre.
 Location: central area

Holm Oak



Description: Large evergreen oak with acorns that mature during the summer months
 Ultimate height: higher than 28 metres,
 Ultimate width: 8+ metres.
 Location: forming a new arboretum across the site

Red Cedar



Description: A tall, conical, evergreen tree
 Ultimate height: higher than 45 metres,
 Ultimate width: wider than 8 metres.
 Location: planted in groups, within the central area, boundaries and shaded parts of the site

8.11 Flora & Fauna

Native Heathland Flora and Fauna for integration into the site



Gorse



Sundews



Bog Asphodel



Bog Myrtle



Scots Pine



Heather species



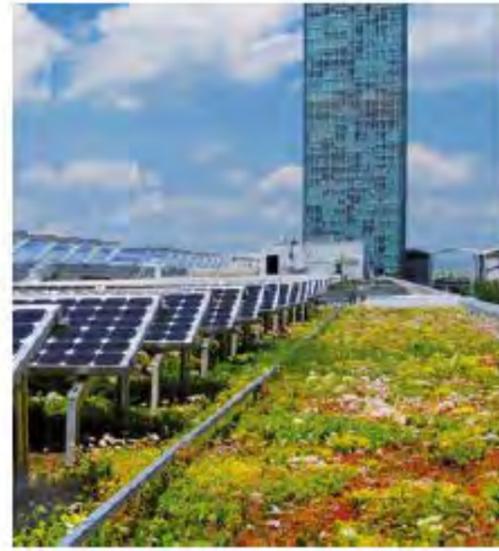
Heather species



Erica Ciliaris

8.12 Flora & Fauna

Possible species to be integrated into formal landscaping



8.13 Biodiversity

Biodiversity

Promoting biodiversity and resilience to climate change is of key importance for the project.

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.

The exact build up will be confirmed at the detailed design stage.



Planted terraces



Grayling @Dorset Wildlife Trust



Dartford Warbler @Dorset Wildlife Trust



Green roofs

8.14 Landscaping

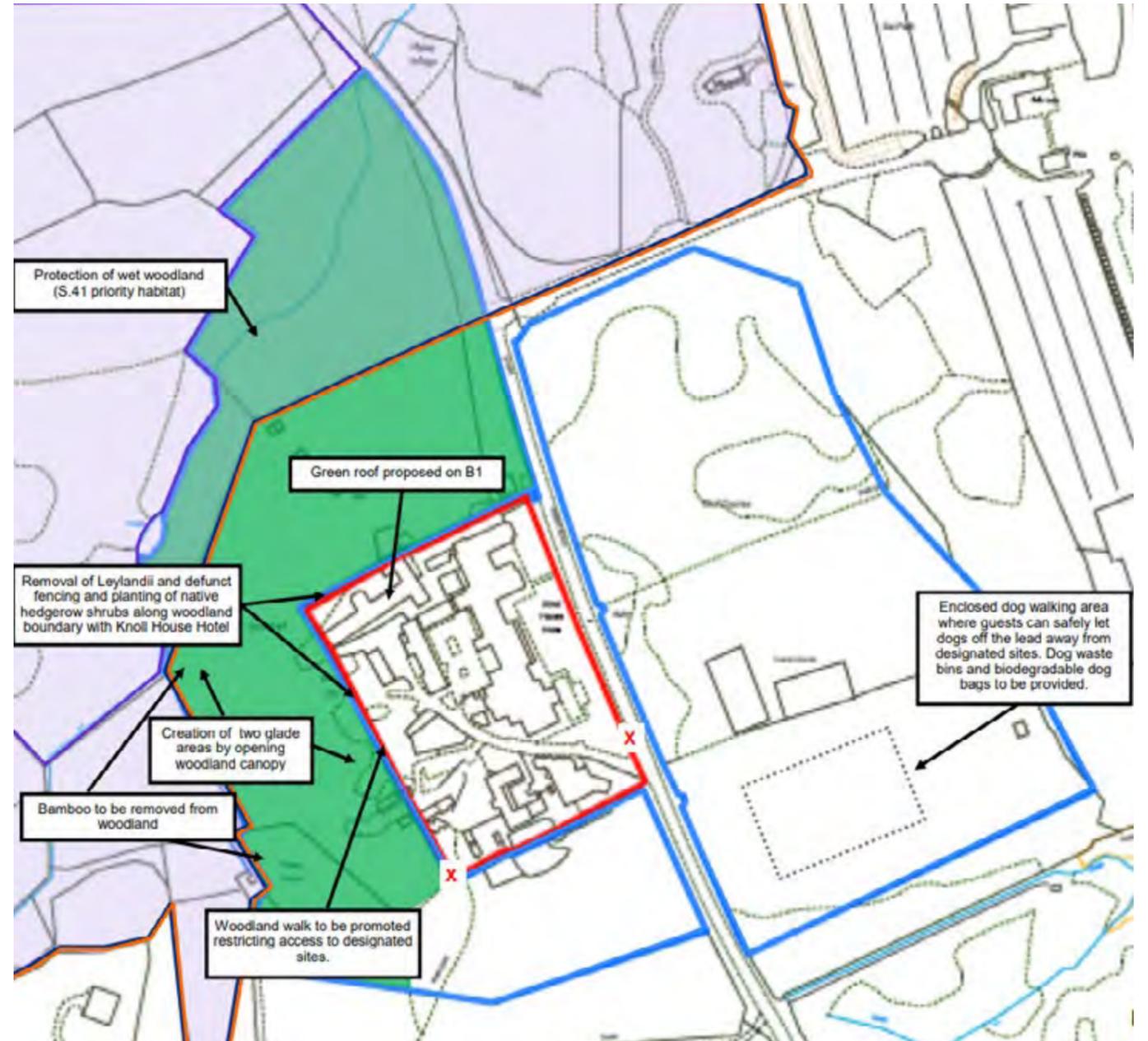
Enhancement

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.
- 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.

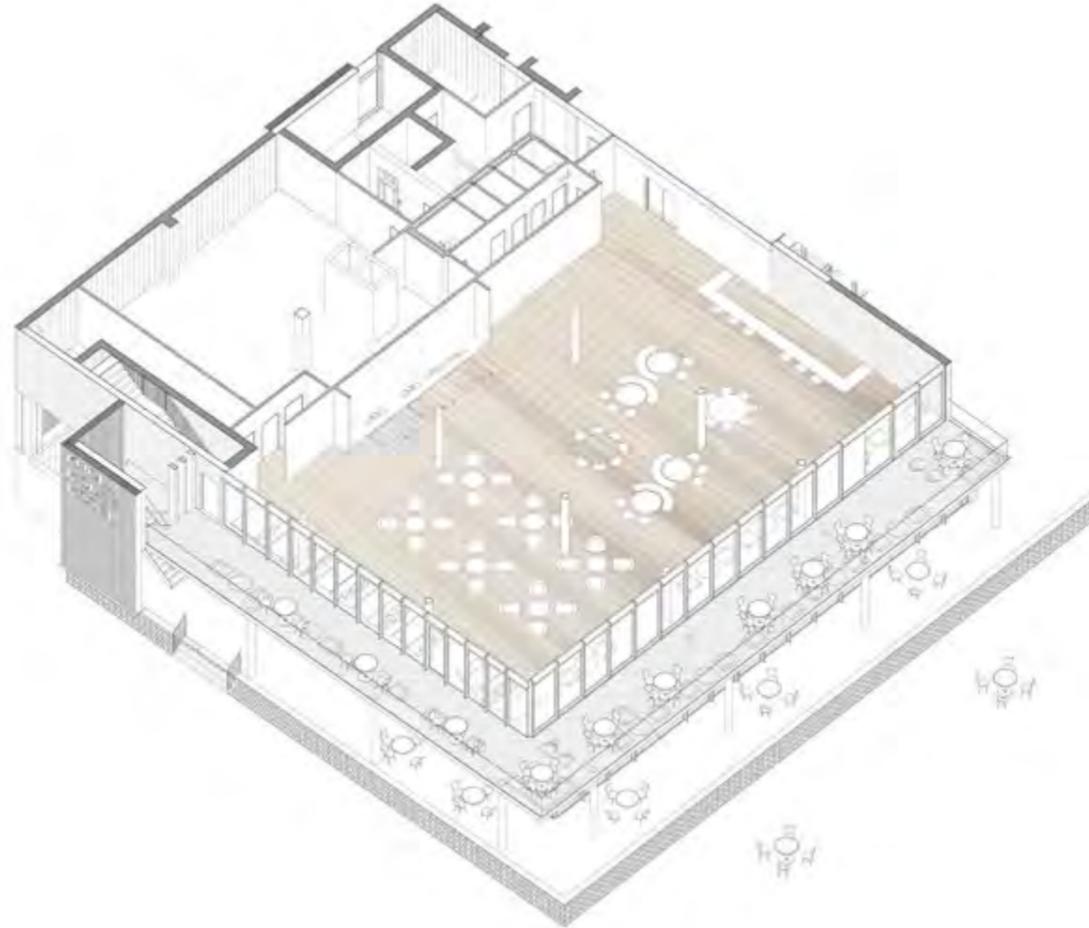


Potential enhancement measures

8.15 Hotel Restaurant

Design Proposals - Ground Floor Amenity - Hotel

- The scheme promotes a sense of place through legible entrances and an active frontage with restaurant and hotel amenities
- The scheme includes a bar/cafe at ground floor and a restaurant at first floor
- The ground floor will be connected to landscaped external terraces which adds biodiversity and enhances the setting. The first floor restaurant will be extended onto a balcony which provides solar shading.
- Curtain wall glazing will maximise views out and embed the internal space within the landscape



Ground floor restaurant axometric view. Open space planning and glazing allows views to the coast.

Concept precedents - restaurant & external terraces



Image Gara Rock Restaurant



Tinnaphop Chawatin/Chakkraphob Sermphisit



Luuk Kramer

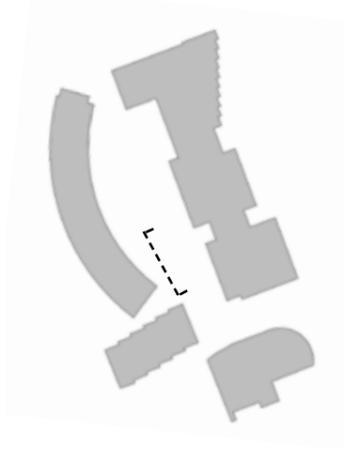
8.16 External Terraces



The landscape proposals will include additional new trees which will compliment the proposed development and link to the surrounding landscape. A series of planted terraces which will contribute to the quality of the central space as well as improving the biodiversity value of the site. Proposed tree species will be selected for their resilient nature- tolerant to the local climate and long lasting to ensure the planting will thrive and be an extension to the surrounding landscape.



External Terraces



The section above demonstrates the character of the central landscaped zone



The section above demonstrates the character of the central landscaped zone

8.17 Green Wall

Green Wall / Drop off zone

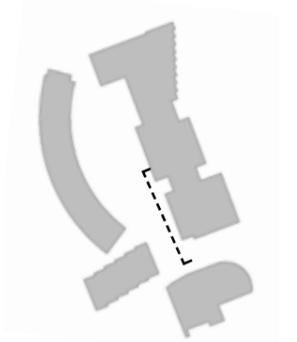
Location

Drop off Zone and Rear of Restaurant

- Pedestrian movement prioritized and vehicle access restricted to drop off zone close to the main entrance.
- Gently sloping route to spa
- Green wall to rear of restaurant
- Service zone concealed within building and slatted timber facade
- Glazed link provides view from drop off area through to front lawn and beyond to the sea.



Precedent image - ANS Global - Beach Hotel 2014 (Working seafont)



Proposed Bay Elevation



View looking towards spa

8.18 Signage

Site Locations

Main hotel signage —

1. Entrance (Knoll House Hotel Signage)
2. Side Signage (Knoll House Hotel Signage)



Landscape supporting signage ○

1. Spa signage
2. Meadow landscape
3. Villas
4. General supporting signage



Landscape signage



Proposed Site Plan