



1. View from the east verge of Ferry Road towards the eastern site boundary and the main hotel building.



2. View west/north-west along the access road to hotel.



3. View towards the existing spa building from the access road to the hotel.



4. View north-west across the site towards the children's play area and the eucalyptus tree.



5. View northwest across the site towards the main hotel buildings.



6. View along the southern site boundary towards the western site boundary across the swimming pool area.



7. View from the south-west of the site towards the wider landscape south/south-west of the site.



8. View east from the north-west corner of the site.



9. View towards the southern end of the main hotel building.



10. View east along the northern site boundary.



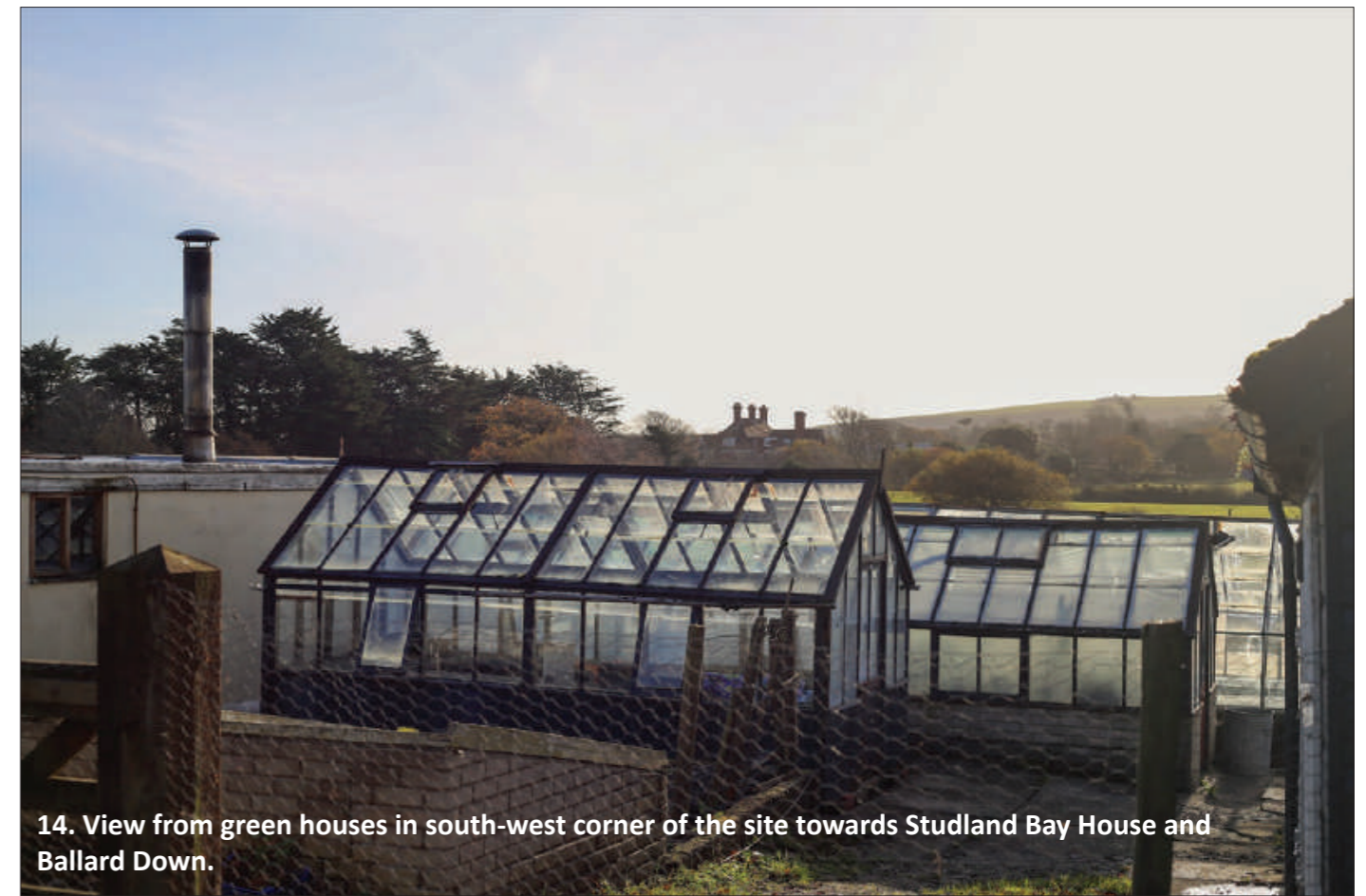
11. View across the wider landscape south of the site.



12. View towards Agglestone Rock from the western site boundary.



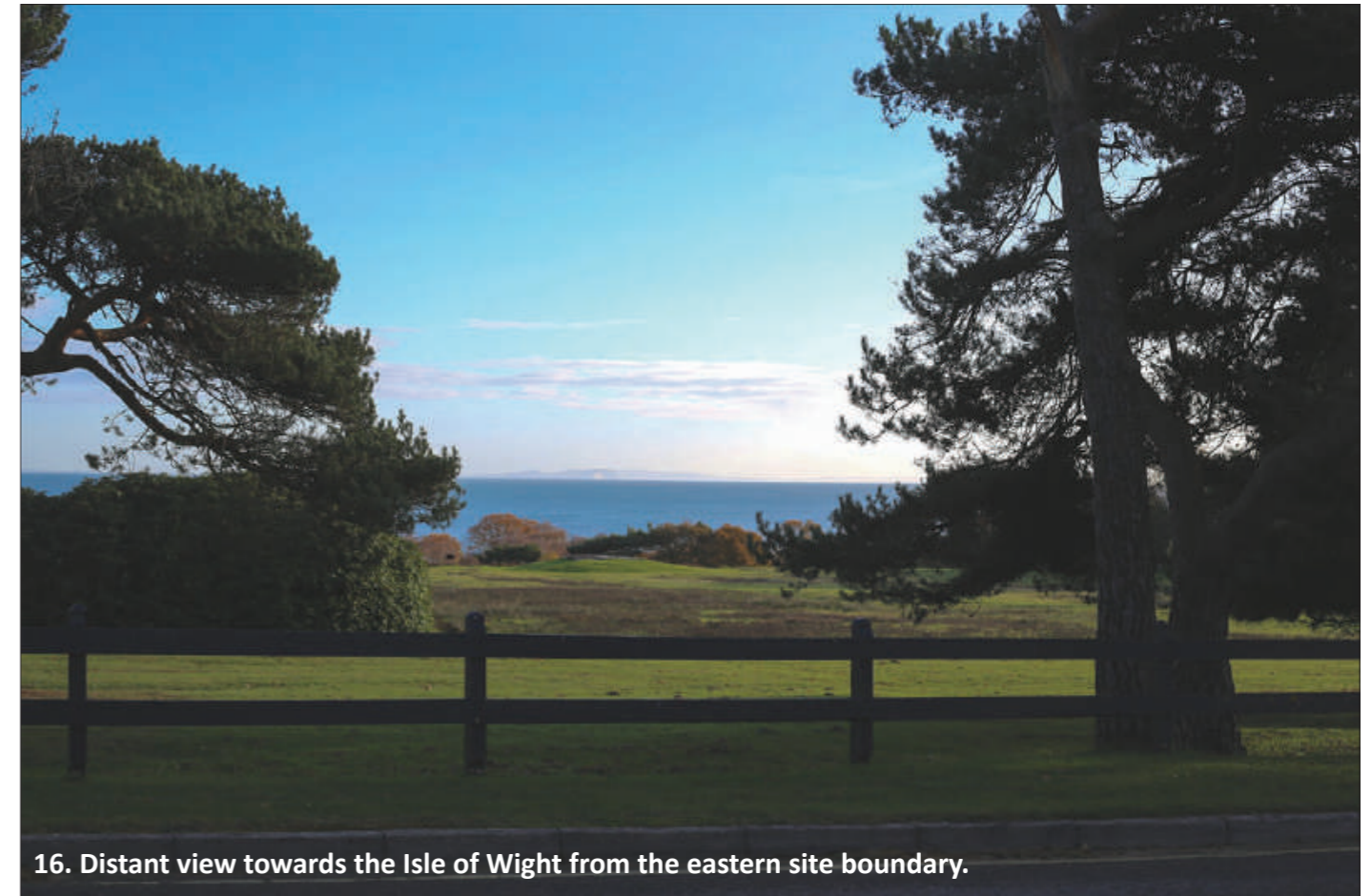
13. View across the wider landscape south-west of the site, including distant views towards the obelisk on Ballard Down, the communications masts on Godlingston Hill and Black Down Mound.



14. View from green houses in south-west corner of the site towards Studland Bay House and Ballard Down.



15. View towards Ballard Down from the south-west corner of the site.



16. Distant view towards the Isle of Wight from the eastern site boundary.



17. View from the eastern site boundary towards the wider landscape east of the site, including a distant view towards Bournemouth.



18. View south along Ferry Road towards the eastern site boundary.



19. View north/north-east towards the site from Agglestone Road.



20. View south/south-west towards the site from Knoll Beach.



21. Distant view south/south-west towards the site from the Poole Harbour Trail (Bridleway SE22/37).



22. View towards dwellings south-west of Studland Village Hall.



23. View towards dwellings north of Studholme on the B3351.



24. View north-east along the B3351 within the Studland Conservation Area.



25. View east along the B3351 within the Studland Conservation Area.



26. View south along the B3351 towards Studland Post Office.



27. View south along the B3351 towards the southern settlement edge of Studland.



28. View south/south-east from the B3351 on the southern edge of Studland towards the Glebeland Estate.

Diverse ecological context: heathlands, downland, wetlands, inter-tidal and coastal habitats

Coastal recreation and south west coastal path

Distinctive clusters of pine trees as gateway features on approach to Studland

Connection between the hotel and the sea, including distant views to Isle of Wight and Bournemouth

Woodland to north and west as backdrop to buildings

Heathland and woodland setting, with glimpsed views from the site to the heath to the south-west

Distinctive form of eastern elevation of the hotel as a landmark on the approach to Studland from the north and in distant views from the east

There are a few long-distance glimpsed views from the west, north-west and south-west

Views to the downland ridge to the south

Opportunity to improve near views of buildings from the landscape to the south

Heritage Coast, including World Heritage Site, 1.5km to the south-east

Settlement character of Studland, including listed buildings and Conservation Area

Long views from the downland ridge to the south, south-east and south-west

Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



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**Project:** Knoll House Hotel

**Scale:** 1:5,000 at A3

**Title:** Figure 9: Landscape and Visual Constraints and Opportunities

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