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Knoll House Hotel, Studland
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1.0 Introduction

1.1 Personal Introduction

My name is Mark AlkerStone BA (Hons), BArch, ARB, RIBA. I am a practicing architect and Practice Director at AWW Architects with more than 30 years' experience delivering high quality buildings across the UK for national and regional clients.

I have managed and delivered many projects with a construction value in excess of £50 million. Clients include developers, owner occupiers and tenants for both city centre and out of town locations. I have acted as a committee chair and regional judge awarding sector specific recognition for excellence in design.

My relevant experience to the Knoll House development would be:

- The Cornwall Hotel & Spa, St Austell
- Cotswold Water Park
- Stow on the Wold
- Leonardo Hotel, Bristol
- The Quadrangle Cheltenham

The evidence I have prepared for this Inquiry (Ref: APP/D1265/W/24/3348224) in this Proof of Evidence is true and has been prepared in accordance with the guidance and Code of my professional institution and I confirm that the opinions expressed are true and are my professional opinions' Refer to the RIBA Code of Professional Conduct which outlines the ethical and professional standards adhered to.

The Cornwall Hotel Spa & Estate, St Austell

Dating back to 1834 and unoccupied since the mid-1960s, the 30-acre Estate was sympathetically transformed into a distinctive 65-bed 4* hotel with a fine dining restaurant, a luxurious Clearing Spa and award-winning Infinity Pool with a series of Woodland Lodges. The development respects and complements the outstanding flora, fauna and setting of the historic landscape garden with the lodges strongly influenced by surrounding woodland.

The Regency White House comprised of nine bespoke bedrooms on the first floor, and a fine dining restaurant, bar, lounge and boardroom on the ground floor. The link building which houses the reception, brasserie and kitchen seamlessly ties the old house to the new.



Cornwall Hotel & Spa - St Austell - aerial view



Cornwall Hotel & Spa - St Austell - Hotel rooms



Cotswold Water Park - view across the lake

1.2 Examples

Awards:

RICS Regeneration Award South West 2011 - Winner
 SPATA Awards 2011 - Best Overall Pool and Best Commercial Pool
 Short-listed for The Sleep Awards and RICS Tourism Award 2011

Cotswold Water Park, Cotswolds

This pair of timber clad buildings enjoy a prominent position at the entrance to the Water Park, which comprises over 100 lakes with a wide variety of recreational uses varying from fishing to water sports. The single storey visitor centre has a green oak frame and comprises a café, exhibition area and shop. Panoramic views of the adjacent lake provide a key focus for visitors to the park. A key point to the client's mission was education and the building features information about the construction and low carbon systems, including a digital readout providing information on energy and CO2 usage.

Leonardo Hotel, Bristol

The Leonardo hotel forms part of the Glassfields masterplan, a new vibrant and regenerated part of Bristol's Enterprise Zone. The brief was to develop a Bristol-centric concept under the Leonardo's brand. The design sensitively reflects the urban setting and the surrounding terraces and historic industrial character with reference to the distilling and the jewellery quarter.

Short-listed in the CIBSE Building Performance Awards 2022

Station Road, Stow on the Wold

A new 'retirement living with care' development in the historic town of Stow-on-the-Wold, set within the Cotswolds Area of Outstanding Natural Beauty. The design employs traditional vernacular forms and materials, with buildings configured around a series of landscaped courtyards, and a core building providing communal facilities including a gym, spa and library. A range of domiciliary care is offered within the individual units.



Leonardo Hotel, Bristol - exterior image



Station Road, Stow on the Wold

1.3 Summary

Knoll House has been operating as a hotel for over 90 years, it was temporarily re-purposed during the second world war to provide accommodation for troops. Following its reopening in 1946 it has been recognised as a key holiday destination within Studland.

The hotel grounds and buildings occupy an area of approximately 2 hectares. The hotel complex has organically grown following expansion approvals in 1984, 1987 & 1990 and now constitutes some 30 buildings comprising 106 guest bedrooms, 57 staff bedrooms and a central surface level car parking area accommodating 86 car parking spaces the majority of which are located to the western edge at the highest point on the site. There are also outdoor amenity spaces including a pool and a children's play area along with gardens and access to the heathlands/woodlands via established trails and footpaths. The hotel benefits from its location within the Dorset Area of Outstanding Natural Beauty (AONB) adjacent to the Dorset Heathlands Ramsar and Dorset Heathlands Special Protection Area (SPA) site and the Studland and Goldington Heaths site of Special Scientific Interest. In addition the Dorset Heaths (Purbeck & Wareham) and Studland dunes Special Area of Conservation (SAC).

The location continues to be a key tourist attraction within Dorset and visitors travel from local, national and international destinations to visit Studland. It has been widely accepted that the hotel accommodation cannot sustain the needs of guests or staff and requires modernisation to provide the experience and facilities that are commensurate with the location and that high quality hospitality is required to have to continue to support tourism demand within Studland.

In my opinion the current hotel is not fit for purpose and could not be refurbished in its current form to meet the high quality aspirations or needs of a modern high quality hotel. The existing random and piecemeal arrangement of unconnected buildings, car parking and lack of high-end quality landscape do not compliment the special character and status of the surrounding natural environment. A redevelopment of the site provides the opportunity to create a landscape led, high quality, 5* hotel and spa that supports and helps protect the AONB promoting Knoll House as a premier holiday destination.



Site Location



Existing elevation fronting Ferry Road

1.3 Summary

Planning Policy Overview

The Purbeck Local Plan sets out the Council's planning framework and identifies how Purbeck will grow and develop to become an even more desirable and prosperous place to live, work and visit.

The Design section of the Purbeck Local Plan focuses on the interaction between people and places. A key aim being to conserve the character and distinctiveness of its coastline and countryside, along with ensuring high quality design that is also sustainable and fit for all users. The Council's design policy also focuses on the interaction between existing and new development. Policy E12 has been read in conjunction with the following additional information:

- The District Design Guide SPD (2014);
- Dorset County Council's residential car parking strategy (2011); and
- Townscape Character Appraisal SPDs

Key areas highlighted in Policy E12 include the following:

The Council will expect proposals for all development and other works to demonstrate a high quality design that:

- positively integrates with their surroundings;
- reflects the diverse but localised traditions of building materials found across Purbeck;
- limits the opportunities for crime and anti-social behaviour;
- where appropriate supports and promotes sustainable modes of transportation;
- avoids and mitigates any harmful impacts from overshadowing, overlooking, noise and any other adverse impacts including light pollution from artificial light on local amenity;
- supports biodiversity through sensitive landscaping and in-built features;
- minimises energy consumption, including where possible inclusion of renewable energy;
- supports the efficient use of land taking account of capacity in existing infrastructure and services, access to sustainable means of transport, the local area's prevailing character and the requirement to deliver high quality buildings and places; and

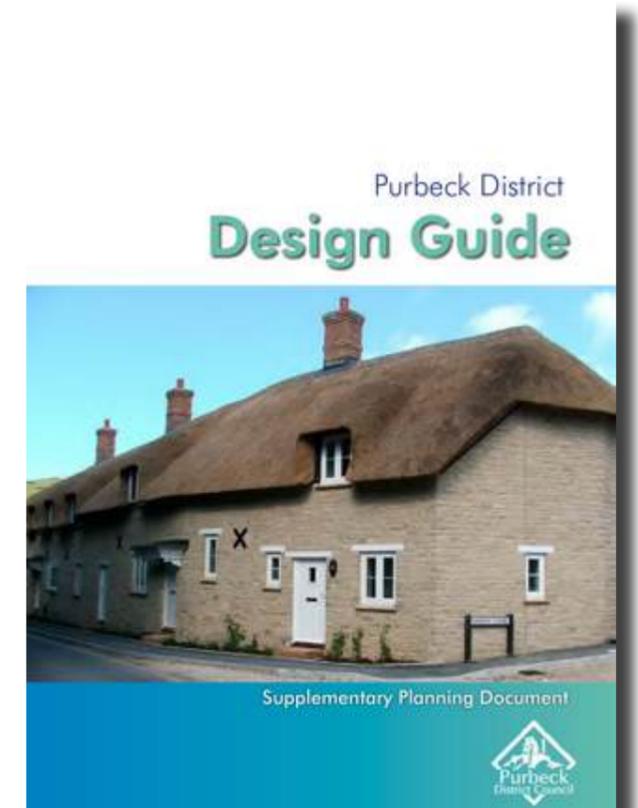
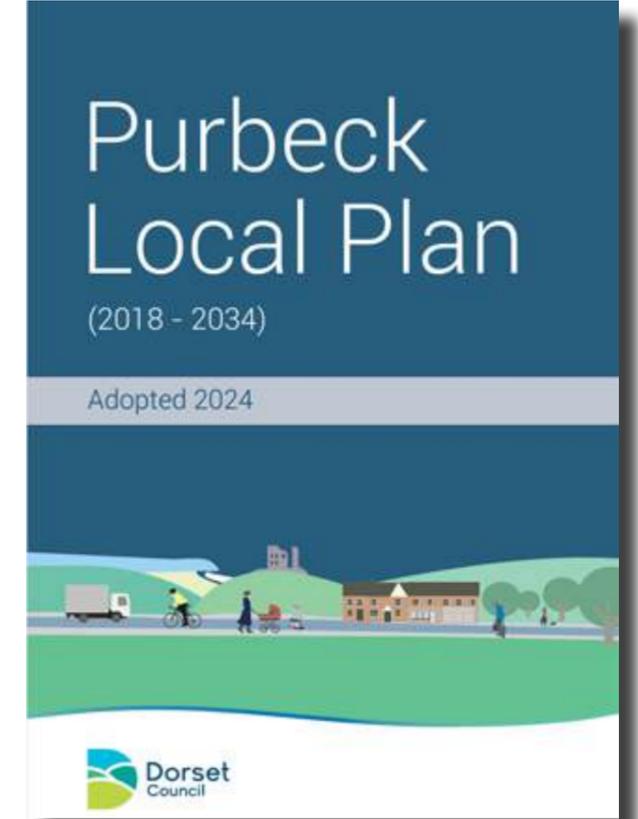
- provides buildings which are accessible to all.

This overview provides an insight into the key aspects of the planning policy framework, outlining its primary goals, regulatory standards, and strategic priorities. Designed to guide development and land use, the policy aims to balance sustainable growth with environmental protection and social wellbeing.

The policy has clear guidelines that have helped support and inform decision making and ensuring that the development at Knoll House aligns with community needs, legislative requirements, and long-term planning objectives.

This document serves as a key foundation for understanding the principles and priorities that have been highlighted in these key policy areas.

AWW's design for the redevelopment of Knoll House Hotel meets the requirements and aspirations of both the Purbeck Local Plan and the Purbeck District Design Guide.



1.4 Site Photographs

Existing images of the site highlighting poor quality and the assortment of existing buildings and heights on the site. Spatially, they have evolved in a discordant manner and random architectural narrative.



1. Existing east facade of hotel building



2. Mid-section of existing east facade



3. East facade 3 storey accommodation



4. 1 storey staff accommodation



5. 2 storey accommodation



6. Internal image of hotel lounge

1.5 The Brief

In April 2022 AWW were commissioned by Kingfisher Resorts to review the previous 2021 refused application, to revisit the site constraints and opportunities and to establish a new concept for the redevelopment of the hotel. Through careful analysis of the site made during a series of visits, a brief emerged that focused on nature and the natural environment, context and the natural landscape.

The hotel imagined as a 5* destination was required to provide high quality facilities including a lounge and restaurant, pool/ spa complex and car parking for guests plus supporting facilities for food/ beverage, hotel management and servicing.

Images @ <https://www.sohohouse.com/houses/soho-farmhouse>,
<https://www.hauserwirth.com/locations/10068-hauser-wirth-somerset/>



Soho House, Cotswolds



Soho House, Cotswolds



Soho House, Cotswolds



Hauser and Wirth, Somerset

1.6 The Proposal

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

The proposed hotel consists of 30 bedrooms as a traditional hotel arrangement, 18 apartments and 26 villas as family accommodation. The arrangement of the appeal scheme developed into a layout that comprised 3 main buildings:

- Hotel reception, bedrooms, lounge, food, beverage and apartments
- Villa accommodation
- Pool & Spa.
- Hotel guest car parking

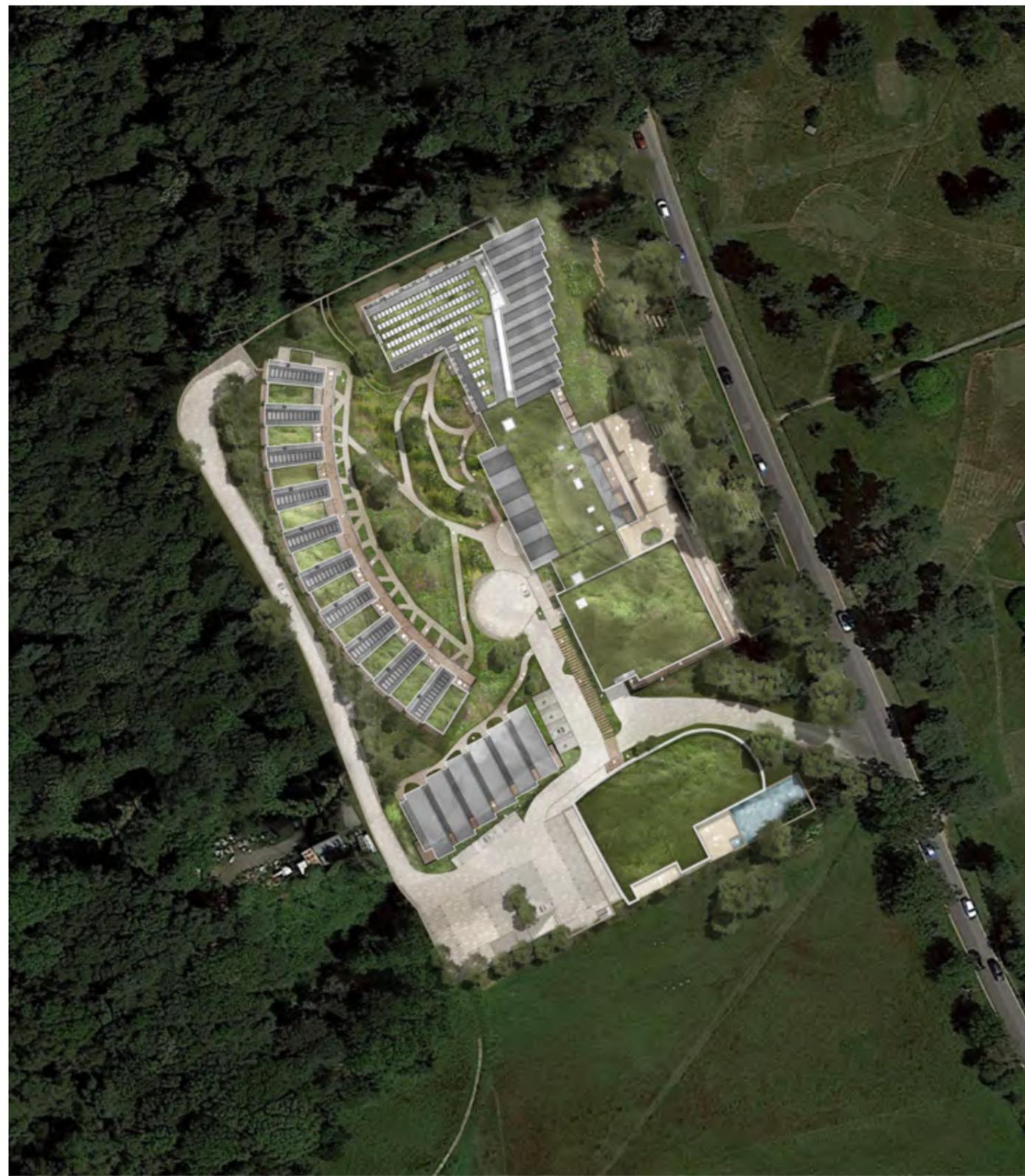
The balance of the site is to be fully landscaped to complement the AONB and enhance the guest experience.

Hotels operate most effectively with clustered accommodation in order to maintain a facility that will function throughout the year. Therefore, it is important to consider the guest experience during periods of inclement weather and during shorter daylight hours.

The arrangement of the buildings and connectivity between the guests' experiences was an important consideration in the site layout. The impact of parked cars for the hotel was another important consideration - parking is currently scattered across the hotel complex. The design approach was to create a landscape setting for the buildings with cars concealed. The relationship between car accessibility and access to accommodation was considered less important and an approach where parking is focused near the site entrance and hidden (where possible) was adopted as a strategy.

The car parking over 2 levels limits the amount of visible surface parking and removes the need for large areas of hard vehicular accessible routes around the site, promoting soft landscape and natural habitats in and around the hotel buildings. Hotel servicing was carefully considered to ensure operational and back of house facilities are carried out below ground and out of guest and visitor sight, a significant improvement on the current surface level arrangement.

The following pages provide a summary of the design evolution, highlighting the amendments made throughout the process and focusing on key areas of refinement.



The site masterplan

1.7 Precedent examples

It was important as part of our research to explore examples of contemporary, rural hotel architecture in order to inform the design approach.

Soho Farmhouse, West Oxfordshire

Soho Farmhouse is a retreat that blends luxury with its picturesque rural surroundings. Located in West Oxfordshire within the Cotswold landscape this boutique resort embraces its setting by utilising rustic materials and contemporary architectural styles that reflect the charm of the English countryside.

The site features expansive gardens, meadows and woodlands, inviting guests to immerse themselves in nature while enjoying amenities such as the spa, fine dining, and outdoor activities.

The Newt, Somerset

The Newt in Somerset is a luxurious hotel and estate that again links to the beauty of its rural setting. Set within a 300-acre site, the hotel features rooms and suites that reflect the surrounding countryside.

The estate has beautifully landscaped gardens, orchards, and woodland trails, inviting guests to explore the stunning grounds. The on-site restaurants offer locally sourced produce and ingredients, including those from the hotel's own gardens and farm. Guests can also enjoy various activities, such as cycling, walking, and guided tours, which enhance their connection to the Somerset landscape.

Images @ <https://www.sohohouse.com/houses/soho-farmhouse>, <https://www.hauserwirth.com/locations/10068-hauser-wirth-somerset/> <https://www.b2architects.com/architects-historic-buildings-work/art-leisure-tourism/the-newt-in-somerset-2/>



Soho House, Cotswolds - Cabin view



Soho House, Cotswolds - Spa



The Newt, Somerset - Cafe within the grounds



The Newt, Somerset - Landscaping

1.8 Precedent examples

Salcombe Harbour Beach Club Hotel and Spa

Salcombe Harbour Hotel features a contemporary coastal design that harmonises with its natural surroundings. The hotel's architecture embraces a modern yet timeless aesthetic, incorporating large windows and open spaces to maximise views of the harbour and coastline. Inside, the decor reflects a nautical theme with a palette of soft blues, whites, and natural materials that are reminiscent of the seaside atmosphere.

Set within South Devon AONB, in a beach front location outside the settlement of Salcombe.

Gara Rock Hotel, South Devon

Gara Rock is among the most luxurious hotels in the South West, located in East Portlemouth near Salcombe. Situated in a prominent location within the South Devon AONB and surrounded by picturesque countryside and South Devon coast,

Reference was also drawn from past work that we carried out on The Cornwall Hotel.



Salcombe Harbour Hotel - Terrace



Salcombe Harbour Hotel - Front elevation



Gara Rock Hotel - aerial view



The Cornwall Hotel, St Austell - Pool

1.9 Historic Submission

A planning application was previously submitted in February 2022 and refused.

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.

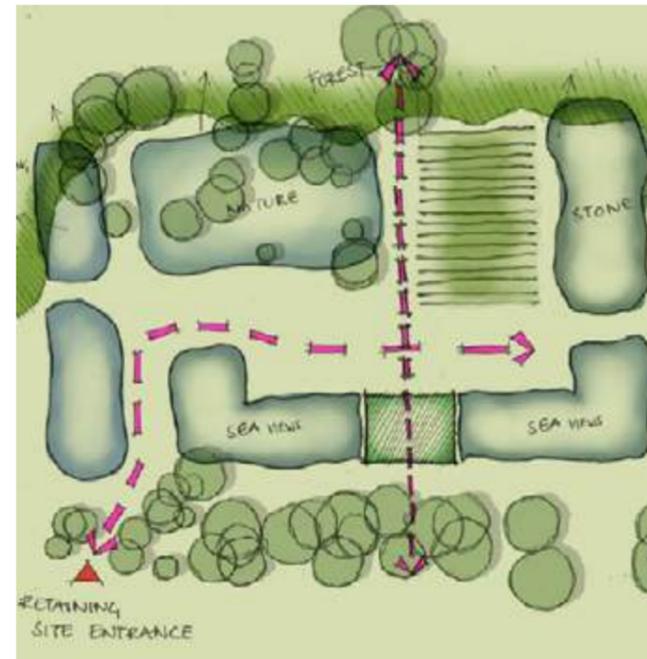
2. The failure to secure appropriate mitigation against potential impacts on the Dorset Heathlands European Designated Sites.

The previous proposals for the site featured an enclosed public plaza. The block-style arrangement of buildings resulted in a rigid and uninviting layout, failing to connect to the setting. Additionally, the dense site coverage limited green spaces and natural light, contributing to a congested atmosphere. The extensive areas of hard standing and materials adopted were visually unappealing and did not integrate well with the natural landscape and surrounding area. Car parking was at ground level and spread across the site.

Overall, the proposals detracted from the surrounding beauty and unique character of the wider area and ultimately fell short of meeting the needs of both residents and the environment.



Ground floor site plan of previous scheme



Concept sketch of previous scheme



3d visual of previous scheme

2.0 Evolution

2.1 Concept

As we began to explore the site, we quickly recognised the significance of its location within the Dorset Area of Outstanding Natural Beauty (AONB). Understanding the need to preserve and enhance the natural landscape, we approached the design process with careful consideration of the environment. Numerous iterations were tested and discussed, each aimed at finding a balance between the development and the surrounding natural environment.

Our goal was to create a landscape led design that not only respected the ecological and visual integrity of the area but also complemented the unique character of Dorset’s rural landscape.

Key concepts of our proposal includes:

Central green space

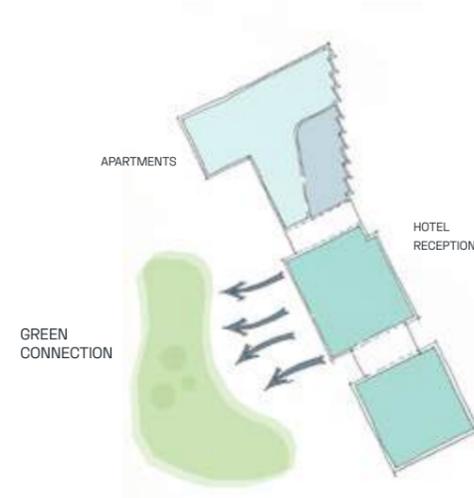
The green heart allows north-south pedestrian movement across the site with linking views to the countryside beyond. These green spaces will also act as recreation areas for visitors and create wildlife habitats.

Low density site coverage

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.

Height

Low level development 1-2 storeys to south of the site. Higher levels 3-4 storeys (reduced in the July addendum submission) 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. The change in topography also helps to conceal parts of the hotel from some view points.

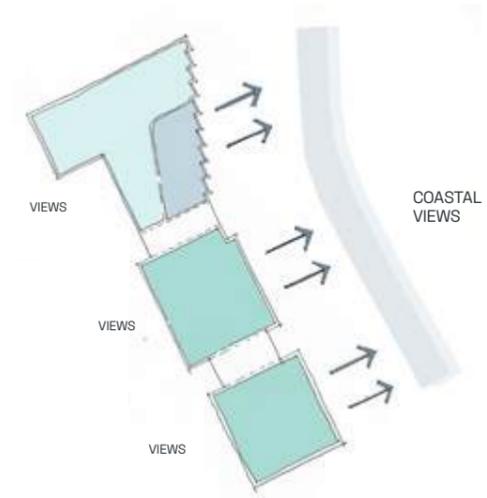


Central Green Space

Views 'IN' to the development site

Views 'OUT' to surrounding coastline

Link to surrounding landscape

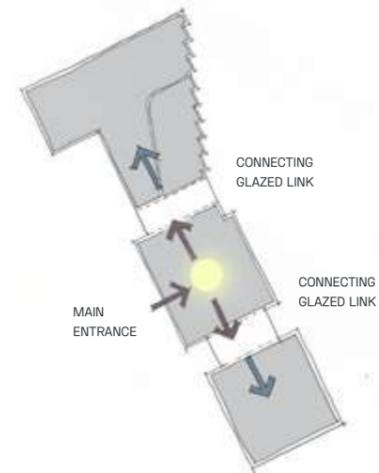


Low density site coverage

Reduced hard standing & vehicular access

Enhanced green space

Glazed links to link internal to external



Integration

Stepping up to address context

Stepping down to preserve key views

Tiers + terraces with views



Context

Higher levels concealed

Green roofs

Hidden services

2.2 The Site

The existing development on the site has evolved over many years in a discordant manner, with no architectural or landscape coherence. It is a physically negative feature locally, with its interest surviving on the remaining nostalgia of its former glory, amongst its loyal following.

Constraints

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

Opportunities

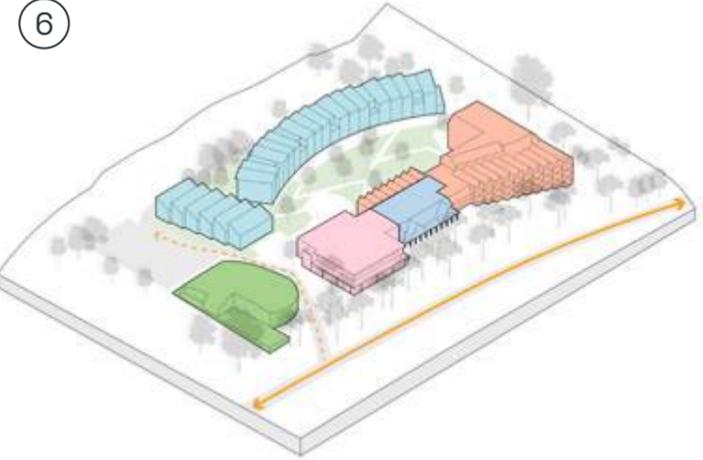
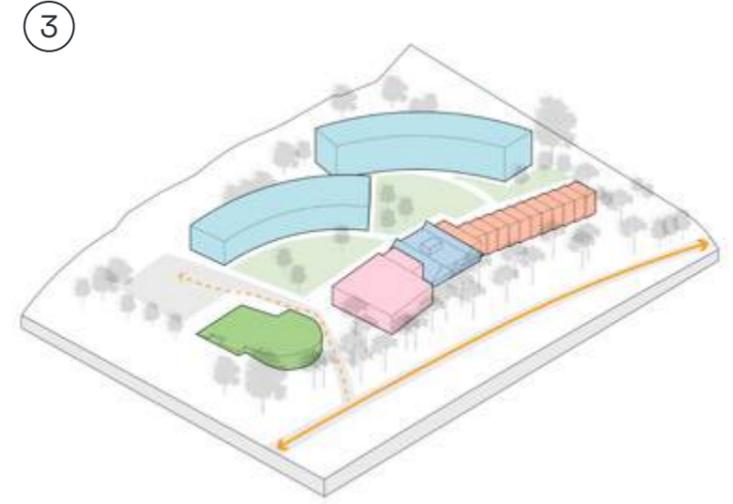
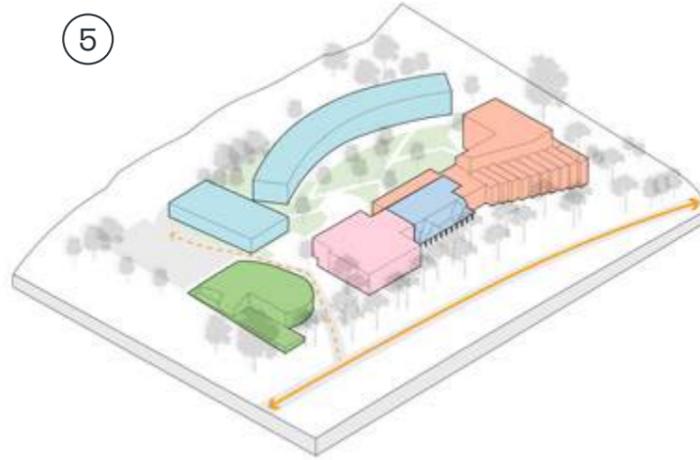
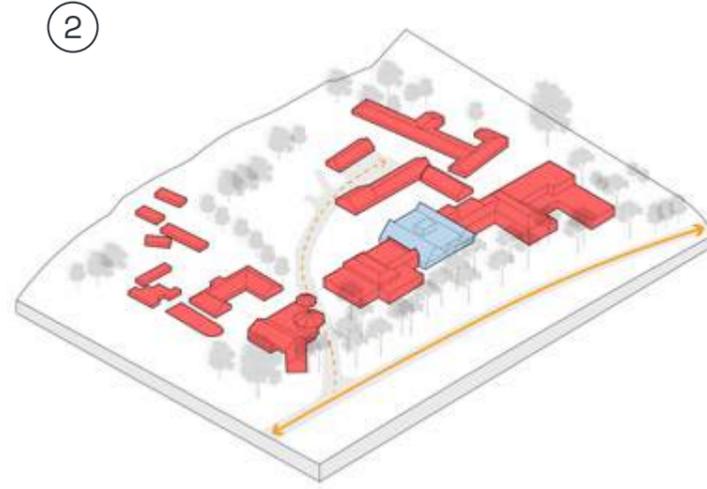
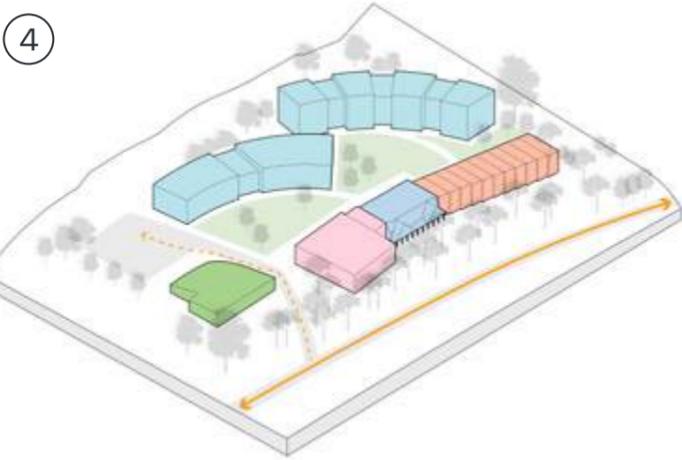
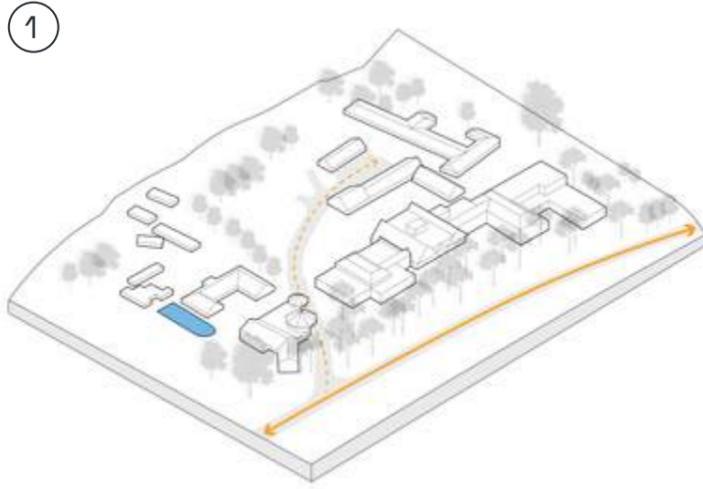
- Distant views of Old Harry Rock and Isle of Wight to be enhanced
- Opportunities to enhance biodiversity & ecology
- Potential to make Improvements to the public realm and green space on the site
- Maintenance and repair to the existing building to enhance the street frontage.
- Opportunity to remove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



Constraints and opportunities diagram

2.3 Design Development

Evolution of layout



Throughout the design process the design team have regularly returned to the constraints, opportunities and vision of the original concept whilst allowing the scheme to evolve and respond to feedback received.

The following pages summarise the key stages in the development of the design.

1. Existing massing was scattered over the site with higher elements located to the north east.
2. Removal of buildings which had reached the end of their life.

3. Initial designs focused on the arrangement of 2no. crescent shapes to house the villas and apartments. The villas bisect the site diagonally with pockets of green amenity space created between building footprints.

4. Massing of the crescent shapes was broken up to provide a vibrant green space providing attractive and comfortable spaces to wait, sit and stroll through.

5. Following an initial design review the crescent shape was reduced in height. This allowed for an open central green space and height concentrated in the area most concealed. 2 storey villas were orientated adjacent to the car park and

away from the boundary to ensure long distance views were maintained into the heart of the development.

6. The crescent and hotel extension were further broken up to add interest and impact less on the surrounding landscape.

7. Hiding car parking underground is beneficial because it preserves the visual appeal of the landscape, maximises usable surface space for green areas or public amenities, and reduces the environmental and aesthetic impact of large parking areas.

2.4 Connectivity

Key areas of concern were raised by the National Trust and design team during the development process, which we addressed in our responses. These concerns primarily focused on maintaining the integrity of the surrounding natural environment, ensuring the design was sympathetic to the landscape and minimising ecological impact.

We worked closely with the team to revise our plans, incorporating local and sustainable building materials, reducing site coverage, and enhancing green spaces. Additionally, we made efforts to ensure the visual aesthetic of the development aligned with the local heritage and character of the area. Through collaboration and adjustments, we were able to align our development goals with the conservation priorities ensuring a balanced and responsible approach.

We conducted extensive research and development across a wide range of areas, with key focus points including:

- Connectivity
- Massing studies
- Landscaping
- Southern car park boundary
- Light spill
- Treatment of the existing hotel
- Green roofs
- Tree planting

These are explored further on the following pages.

1. Connectivity

The number of routes through the site was deliberately reduced to limit permeability to the heathland and enable a greater degree of influence over where guests disperse. This also sat alongside a strategy to promote enhancements for the wider designated sites, considered further in the evidence of Dr Brookbank and Mr Jenkinson.

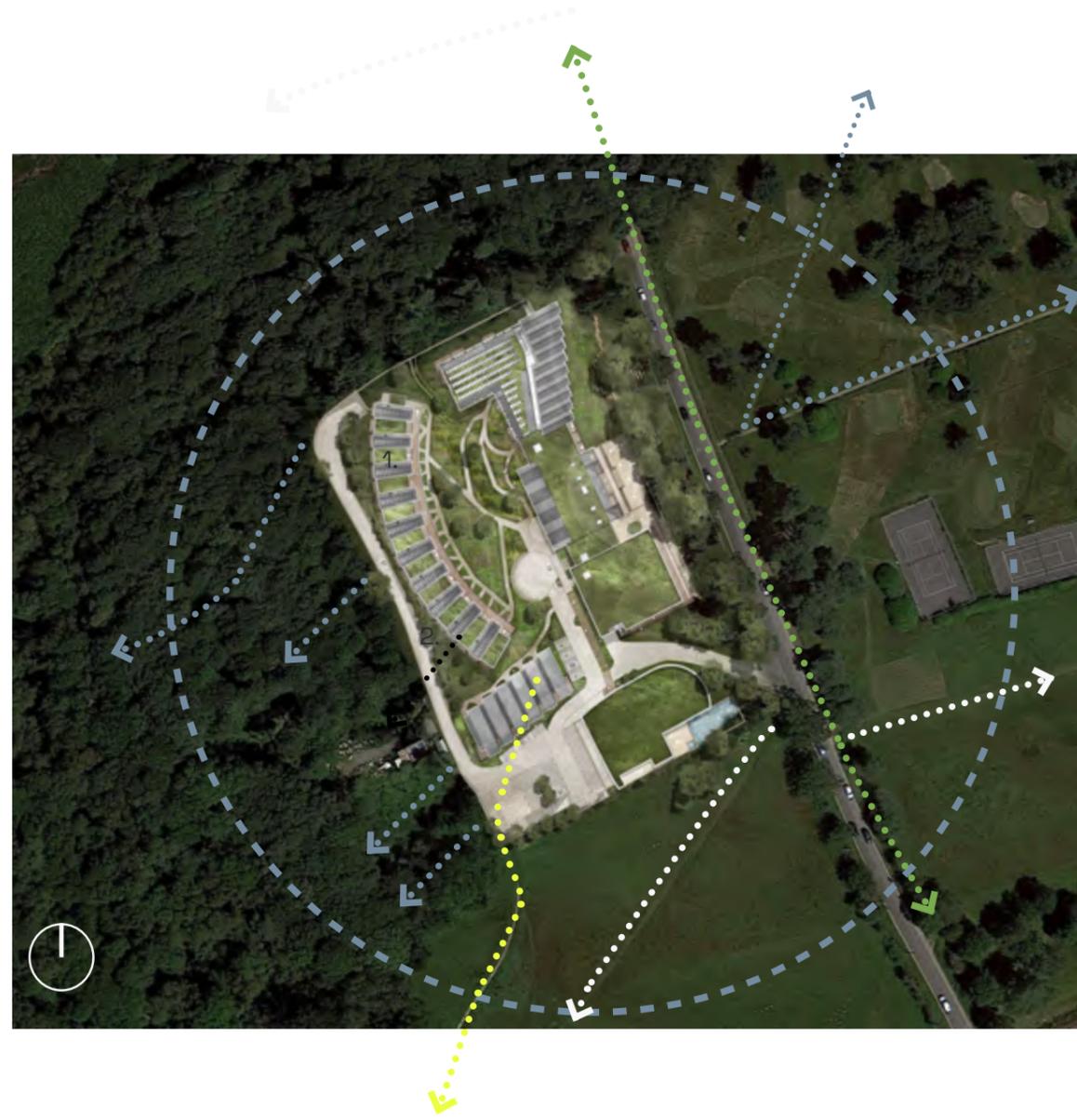


Diagram highlighting proposed footpath and cycle connections

- Existing cycle route
- Existing informal footpaths
- Footpath to be removed
- Existing public footpath



1. Footpath route less accessible



2. Reduced access to informal footpaths



2.5 Massing

2. Massing Studies

Massing comparison studies were conducted and carefully refined to ensure that the new development integrated with the surrounding environment.

These studies focused on the scale, volume, and spatial arrangement of the buildings, comparing them to existing structures on the site.

By altering the design based on these analyses, we ensured that the development's massing did not significantly deviate from the existing architectural context. This process prevented the new buildings from appearing overly dominant or out of place. The result is a thoughtful design that respects the local character and scale and enhances the overall coherence of the site.

The proposed section to the right indicates the existing scheme and the massing development.



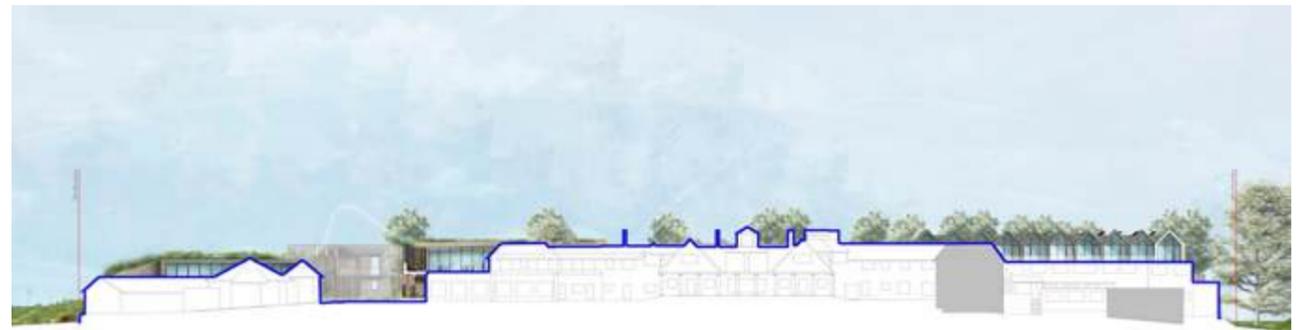
Existing site section AA



October submission - Proposed site section AA



July addendum - Proposed site section AA

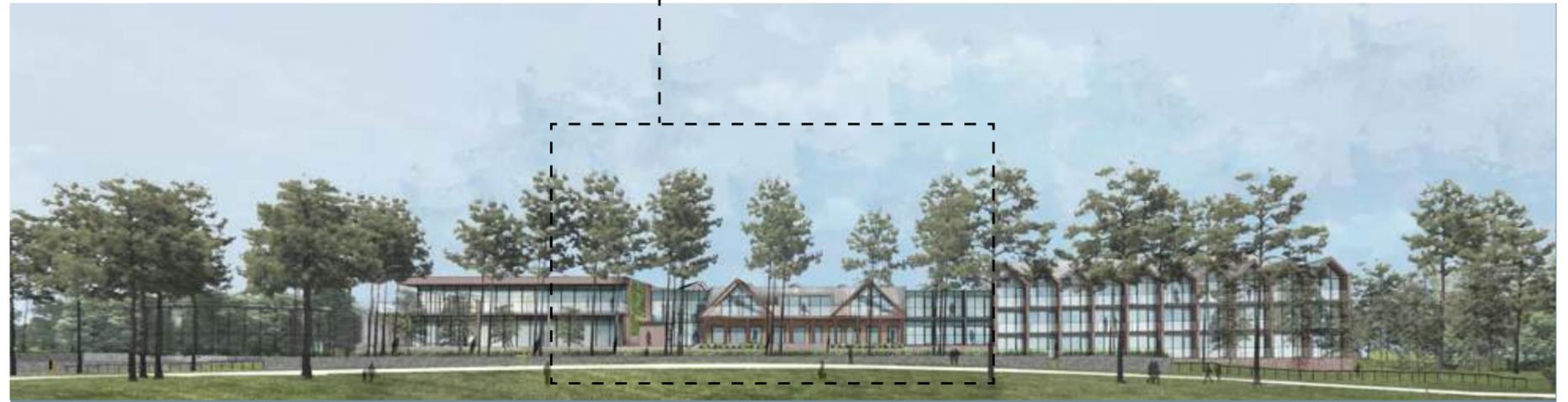


Existing & proposed overlaid

2.6 Views

A significant amount of work was dedicated to understanding the difference between the perception of building heights and massing in flat architectural drawings compared to how they would appear in realistic, eye-level views with the existing topography of the site.

This involved studies and simulations to bridge the gap between two-dimensional plans and the actual experience of the development from a human perspective. By conducting detailed visual assessments, we were able to evaluate how the scale and massing of the buildings would be perceived when viewed at ground level, ensuring the design felt well-integrated within its surroundings and the crescent massing of the villas were crucially not visible from Ferry Road. These investigations were critical in helping us adjust the height and volume of the structures to minimise any visual disruption, resulting in a development that respects its context.



3d view to East elevation



Central zone of east elevation

2.7 Landscape

3. Landscaping

The landscaping strategy for the development was researched, with several iterations investigated and further developed to ensure it aligned with the site's natural environment. By prioritising the preservation of existing greenery and incorporating native plant species, the plan aimed to enhance the ecological balance while minimising disruption. Key features such as natural contours, planting zones, and green corridors were carefully considered and refined through multiple design phases to create a connection between the built environment and the landscape. This iterative approach not only enhances the visual appeal but also promotes biodiversity and supports sustainability, ensuring that the project is both environmentally responsible and integrated with its surroundings.

The finished scheme was led by the aspiration to embed the scheme within the landscape and reduce the existing amount of surface car parking and hard landscaping.

At the heart of the scheme is a new central green space for visitors to enjoy and to continue the rural landscape and greenery visible in distance views. In the proposed scheme car access is restricted to the entry road and a small parking area, with the majority of spaces hidden from view underground.

Following discussion with the National Trust at the meeting on Friday 22nd July 2022 we developed the landscape strategy into a series of separate, linked zones. The outer edge will closely reflect the surrounding context to embed the scheme into the wild and rural surroundings. The inner areas will provide a more formal landscape, pedestrian routes and planting.



Outer: Dorset Heathland



Outer: Dorset Heathland



Inner site - more formalised planting



Inner site - more formalised planting

2.8 Landscape development

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.

The approach to landscaping clearly supports biodiversity through its native plant species which ensure cohesion and balance with the site's surroundings. The landscaping strategy is an inherently sensitive approach which incorporates 'in-built' features by way of primary mitigation and comprehensive planting linking to a key requirement of section 'F' of policy E12.



Landscape Concept Diagram

3.0 Design Quality

3.1 Design Quality

The design of the Knoll House Hotel reflects a commitment to quality and the stunning natural surroundings. The hotel is grounded in its surroundings, reflecting an understanding of the local rural context and cultural heritage. Every aspect of the design has been considered to link with the unique characteristics of the region, from the choice of materials to the architectural style. The use of local stone, timber and green roofs not only ties the building to its natural environment but also allows the proposal to be a complementary and positive improvement to the existing site.

Thoughtfully selecting materials that echo the beauty of the local landscape, such as timber, stone, and natural finishes, the hotel complements its environment while ensuring durability and sustainability. A standout feature of the hotel is the green roof on the spa, which not only enhances the building's aesthetic appeal but also serves an ecological purpose. This living roof is designed to blend and link with ground below and the surrounding landscape, providing a natural extension of the greenery that characterises the area.

The proposed landscaping offers guests the unique experience of connecting with nature but without negatively impacting on the heathland. The scale and massing of the structure have been carefully considered to maintain a sense of balance with the existing hotels and buildings in the area. This approach not only respects the architectural context but also minimises visual disruption to the landscape, allowing the natural beauty of the surroundings to be dominant.

By drawing inspiration from the local vernacular architecture, the hotel's design embraces a contemporary aesthetic that is respectful of traditional forms. This thoughtful integration of modern design principles with the area's historical context results in a building that enhances the overall aesthetic appeal of the region, creating a welcoming atmosphere that invites guests to experience the countryside without negatively impacting on it.

The design approach reinforces the hotel's commitment to providing a luxurious experience that is connected to its stunning rural setting.

The following pages give further clarification on key aspects of the design and directly address section 'a' of the local plan policy E12 further demonstrating how the design focus has been to positively integrate the scheme within its surroundings.



View from Ferry Road



Central landscaped area

3.2 Location

The site of a hotel significantly influences its design, with clear distinctions based on whether the hotel is located in an urban or rural setting. In urban environments, hotels tend to be more compact, with taller elements to maximise space and blend with the cityscape. They prioritise efficient use of space and vertical structures.

Rural hotels typically embrace open layouts that link with the natural surroundings. These designs often feature local materials, larger windows for landscape views, and outdoor spaces, emphasising tranquillity and a connection to nature. The site's location informs the architectural style, layout, and the balance between aesthetics and functionality, ensuring the hotel fits into its environment. A contemporary design should be responsive to the surrounding environment, taking cues from local materials, colours, and textures without directly replicating historical styles.

This approach has been adopted and ensures that the hotel feels authentic to its rural setting, avoiding the pitfalls of pastiche and creates a distinctive, modern retreat. This was an approach supported by the LPA's Design and Conservation Officer, who recognised that a contemporary approach is appropriate for the location.

Rural



The Newt, Somerset - rural setting



The Dorchester's Coworth Park Hotel - rural setting

Urban



Raddison, Bristol - urban setting



Leonardo, Bristol - urban setting

3.3 Retained elements

Treatment of existing hotel

Over the years, the original hotel has undergone substantial ad hoc evolution to try to meet the evolving needs of guests but is currently in a poor state of repair. The existing building cannot be updated to current building regulation standards and meet the spatial requirements for high quality tourism accommodation. The central part of the hotel is the only area that is locally recognised for its architectural significance and charm, it has therefore been incorporated into the proposal.

This careful balance between modernisation, heritage and respecting the existing building form allows guests to appreciate the hotel's history while enjoying contemporary amenities and comfort. Our approach celebrates its past while embracing a forward-looking vision.



Existing central zone of east elevation



Central zone of east elevation

3.4 Aesthetic

The contemporary design of the hotel blends modern aesthetics with the unique characteristics of the rural area by utilising clean lines and natural materials. The design allows for natural light and unobstructed views of the surrounding landscape, enhancing the connection between the interior spaces and the environment.



Material Palette



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



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

3.5 Materials

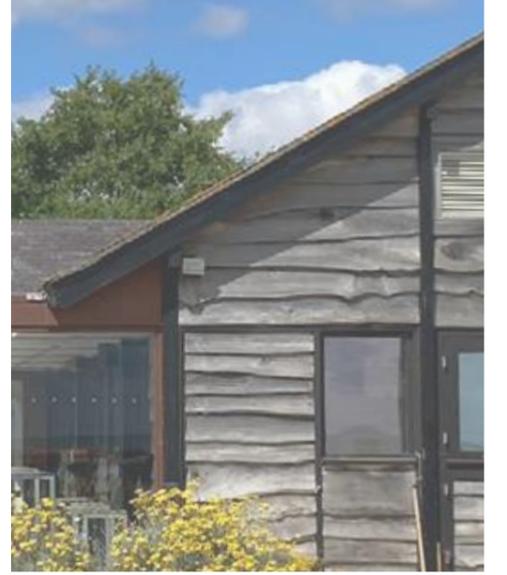
The selected materials have been chosen to reflect the rural character of the local area and create a robust and high quality finish. The materials and muted colour tones will complement the surrounding landscape. Sustainability and local sourcing have been key criteria.

Vernacular architecture in Dorset is characterised by its use of local materials, traditional building techniques, and styles that are adapted to the region's climate and landscape.

Buildings often utilise materials that are readily available in the area. For example, Purbeck stone is commonly used for its durability and aesthetic appeal, while thatch/ metal is frequently employed for roofing, particularly in historic barns/ outbuildings.

Many vernacular buildings in Dorset have steeply pitched roofs and a mix of stone and timber cladding. Many vernacular buildings are designed to blend into the natural landscape, using colours and materials that complement the surrounding environment, thereby enhancing the sense of place. This approach to materials demonstrates alignment with section 'b' of policy E12 embracing local materials found across Purbeck.

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. These simple materials create a development that respects and reflects the beauty of its rural setting, while also embracing modern design principles.



Precedent images of material options from the Dorset area

3.6 Materials

The three key materials utilised:

Zinc

The zinc cladding panel will retain reference to the commonly seen metal clad agricultural buildings within the Studland rural area.

Zinc is available in pre-weathered finishes as well as mill finish Natural Zinc. Light Reflectance Value, measures the amount of visible or usable light that reflects from a surface. LRV is expressed as a percentage from 0 to 100; the higher the number the more visible light that is reflected. Typically, lighter colours will have a higher value than dark colours, but texture can impact LRV as well. Rough textures tend to reflect less visible light.

The Zinc which will be utilised on the project will have a matt grey finish and a light reflective value of below 20 and will therefore be of low reflectance with the intention to be contemporary yet subtle in style.

Purbeck Stone

Purbeck stone has been quarried in the Swanage area since the time of the Roman empire and is utilised extensively on buildings within the Studland area. It is an understated mid grey/ beige tone and is used on all proposed buildings at Knoll House. It links to our muted natural material palette and blends to the surrounding landscape.

Timber

Timber cladding possesses many properties that make timber appealing and suitable for the site. A natural and warm material, timber creates welcoming outside spaces and again blends in with natural surroundings. Sustainability is essential to the design of this development and, timber as a renewable resource was an obvious choice.

The proposal in addition minimises energy consumption, including renewable energy features such as community heating and solar panels which directly supports section 'g' of policy E12.



Low light reflectance value Zinc



Pre-weathered timber cladding



Purbeck Stone

3.7 Glazing compared

The amount of glazing located on the restaurant elevation is not dissimilar to that found on the existing restaurant elevation. On the proposed elevations the larger areas of glazing are positioned to provide stunning views of the surrounding landscape.

To further enhance this integration, tree planting is employed to soften the visual impact of the glass façades. This natural screening not only serves to shield the glazing from direct sight lines but also enhances the connection between the building and its rural surroundings.

Incorporating areas of glazing is a common characteristic of rural hotels, particularly in areas of outstanding natural beauty or within conservation zones. These spaces promote a sense of openness encouraging guests to engage with the natural elements that define the region.

This careful consideration of glazing not only elevates the aesthetic appeal of the hotel but also aligns with contemporary design principles. As a result, the hotel is a modern yet respectful addition to the rural setting.



Existing restaurant glazing



Proposed restaurant glazing with additional light methods

3.8 Night Skies

Light-spill

The issues associated with light spill into the night sky were thoroughly examined and refined through multiple assessments. Recognising the importance of minimising light pollution, we engaged in extensive studies to evaluate the impact of artificial lighting on both the environment and the surrounding community. This involved analysing various lighting designs and strategies to ensure that illumination was focused appropriately and that unnecessary light intrusion into the night sky was mitigated.

Through iterative design revisions, we prioritised the use of energy-efficient, downward-facing fixtures and implemented smart lighting controls to reduce excessive brightness and conserve energy. Additionally, we integrated landscaping features that naturally shield and diffuse light, further enhancing the serene atmosphere of the area after dark. This comprehensive approach not only aligns with our commitment to sustainability but also contributes to the preservation of the natural nocturnal environment, allowing residents and visitors to enjoy the beauty of the night sky without the adverse effects of light pollution.

To further address the concerns related to light spill and its impact on the surrounding environment, the implementation of periods of closure in specified areas could be adopted, along with establishing limits on operational hours for external lighting. By setting specific time frames for when lighting is activated and deactivated, we can significantly reduce light pollution during the night.

Such measures would not only enhance the ecological integrity of the area but also foster a more tranquil atmosphere for both local residents and wildlife. Additionally, by clearly communicating these restrictions and operational limits, we can ensure compliance and encourage responsible usage of lighting fixtures. This proactive approach reflects our commitment to sustainability and respect for the natural environment, ensuring that the development harmoniously coexists with its rural setting while providing a peaceful and enjoyable experience for all.

Protecting dark skies

Since the submission of the planning proposal in October, a diligent approach has been undertaken, leading to the adoption of added research and lux level assessment and refined strategies. A copy of the Lighting Assessment prepared by Method Consulting is attached at Appendix 1.

This assessment has further enhanced the project's potential and ensured its alignment with key standards and best practices. By integrating new insights and strategies, the development now presents an even more comprehensive and refined solution. The incorporation of these additional findings and strategies signifies a commitment to continuous improvement and a proactive approach towards achieving a desired outcome for all stakeholders.

Light pollution refers to the excessive and misdirected artificial lighting that disrupts the natural darkness of the night sky. While often associated with urban areas, light pollution is increasingly becoming a concern in rural regions as well. Several key strategies can be highlighted to mitigate the impacts. By adopting these strategies the Studland area can preserve the beauty of their night skies, reduce energy consumption, protect wildlife, and promote human well-being.

These strategies were highlighted in the original design and access statement but have been investigated in further detail and responded to in the revised July addendum [CD2.014], as set out below:

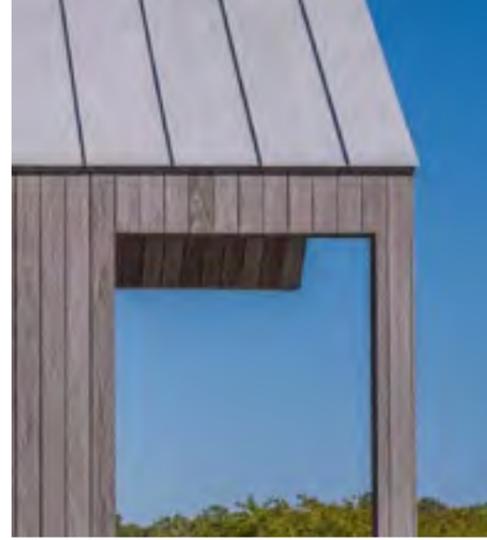


'South Downs National Park Authority's - Dark Skies

3.9 Light spill mitigation

The following principles and mitigation methods have been adopted into the fabric of the buildings as listed below. These methods and their location have been highlighted on the revised elevations submitted alongside this report.

1. Glazing not to exceed a certain percentage of the floor area
2. Avoidance of large single continuous areas of glazing such as multi-floor to eaves glazing without any mitigation methods
3. Use an appropriate visible light transmission(VLT) factor as a primary means of mitigation on different applications to reduce internal light spill. The glass with specially coated material will be similar to blackout glass or tinted windows, which can reduce visible light transmittance to ~66%.
4. Breaking up large areas of glazing by removing sections of glazing for walls, or using exterior shielding and louvres.
5. Balcony design to minimise impact - extending eaves, building shielding, screen development
6. Building form - raked/ crescent nature of the hotel building and villas will help shield areas of glazing
7. Surrounding vegetation screen
8. Electronically timed blackout blinds
9. Restaurant lighting specification



The images above demonstrate some of the light mitigation methods integrated into the scheme since the October planning submission

3.10 Light spill mitigation

The elevations to the right demonstrate the location and type of light mitigation methods that have been integrated/ developed further on the façades of the main hotel and apartment building since the October planning submission.

External slatted screens are just one of the fixed measures that have been introduced to the building façades and play a crucial role in minimising light pollution as they act as a barrier between indoor and outdoor light.

They offer convenience and precise control over light penetration. These screens can be adjusted based on the time of day to minimise light pollution and create a desired indoor atmosphere. By considering the shape, size, and placement of screens, they have been incorporated harmoniously, ensuring both functionality and visual appeal.

Hours of operation controls or conditions imposed on the operation of the restaurant to coincide with a lighting curfew (usually 23:00 for the purposes of assessing lighting impact). Similarly, the Spa is a 'daytime' building and, operationally, will not be open beyond early evening. This is a matter which could be controlled by planning condition.

Key

- (A) All external glazing to be specified with an appropriate visible light transmittance (LVT) factor to reduce light spill
- (B) Large areas of glazing broken up with solid panels
- (C) Extended roof eaves to enclose balconies
- (D) External slatted screens to disperse light
- (E) Stepped/staggered building form
- (F) Internal blackout blinds



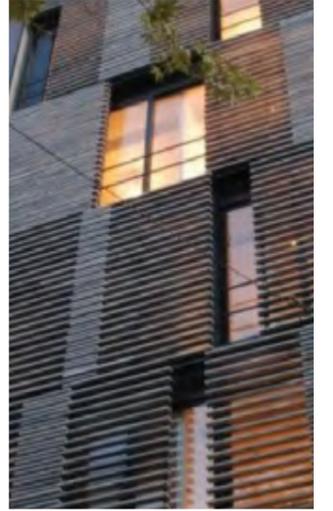
External slatted screens



Building form



Vegetation



Glazing reduction



Proposed east elevation of the hotel highlighting adopted light mitigation methods (NTS)

Existing facade retained, with existing wall cladding and linings upgraded, new fenestration and roof covering
Existing ironstone columns retained

3.11 Light spill mitigation

The elevations to the right demonstrate the location and type of light mitigation methods that have been integrated into the façades of the spa and villas proposals.

Large areas of glazing have been broken up by fixed panels. Building form is staggered in approach with overhanging eaves and slatted screens dividing balconies.

Crucially glazing does not exceed 25% and anti-glare coatings are integrated into areas of glazing to reducing light pollution further.

The fixed updates implemented are deemed appropriate; however to further enhance their effectiveness electronically timed retractable window screens with light blocking materials will add an extra level of protection. These screens can be extended or retracted as needed, enabling occupants to control light levels and reduce light pollution during night hours while maintaining natural light during the day. Visitors will be educated about the importance of window blind design in reducing light pollution and encourage them to make informed decision and motion sensors and timers will ensure that lights are only activated when necessary.

A curfew will be enforced within the spa area, alongside hours of operation controls.

Key

- (A) All external glazing to be specified with an appropriate visible light transmittance (LVT) factor to reduce light spill
- (B) Large areas of glazing broken up with solid panels
- (C) Extended roof eaves to enclose balconies
- (D) External slatted screens to disperse light
- (E) Stepped/staggered building form
- (F) Internal blackout blinds



Proposed south elevation of the spa highlighting adopted light mitigation methods (NTS)



Proposed east elevation of the villas highlighting adopted light mitigation methods (NTS)

3.12 Lux levels

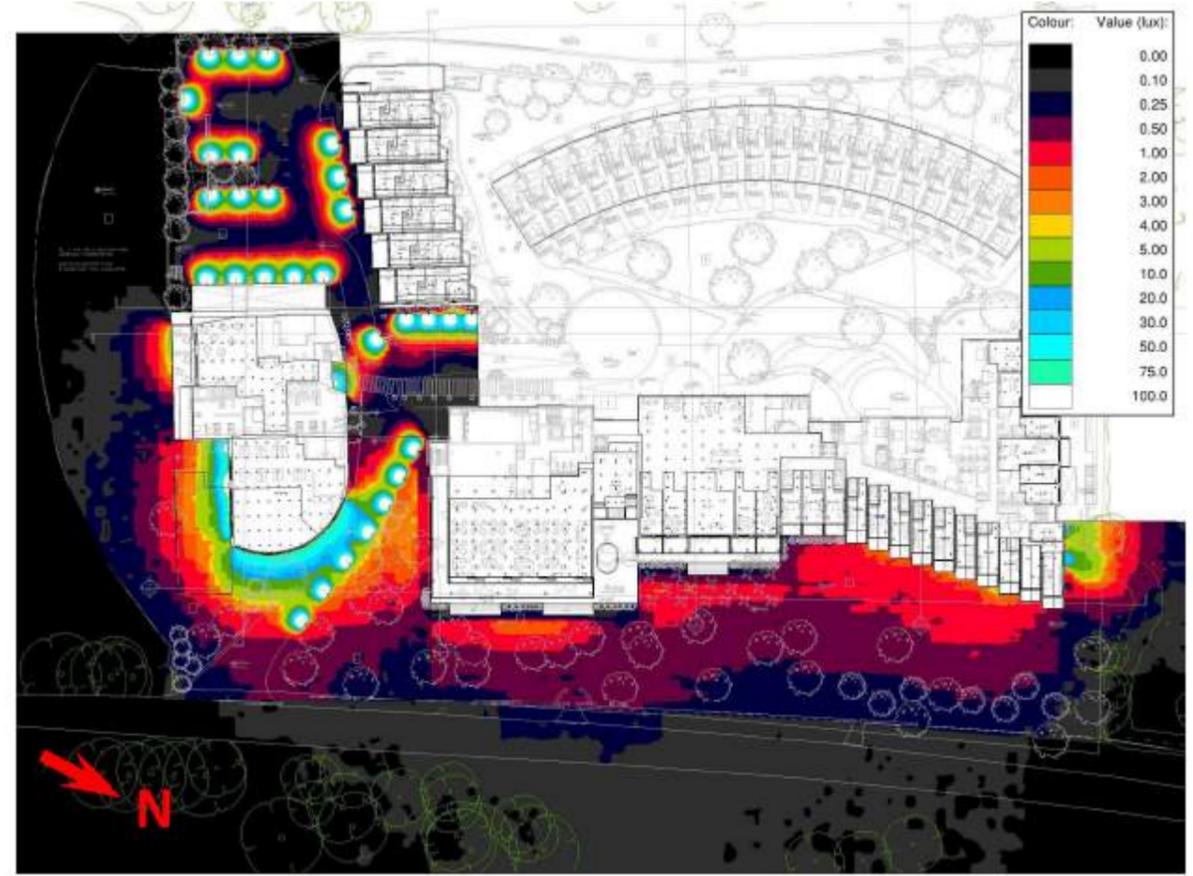
The lighting scheme was further assessed by specialist lighting consultant 'Method.' who carried out an analysis using DIALux lighting software. This allowed a virtually built 'model space' representing the proposed building to be constructed, and light fittings to be imported from a range of manufacturers.

Upon setting up the model, the team were able to simulate the effect that the placed luminaires have on internal and external light levels.

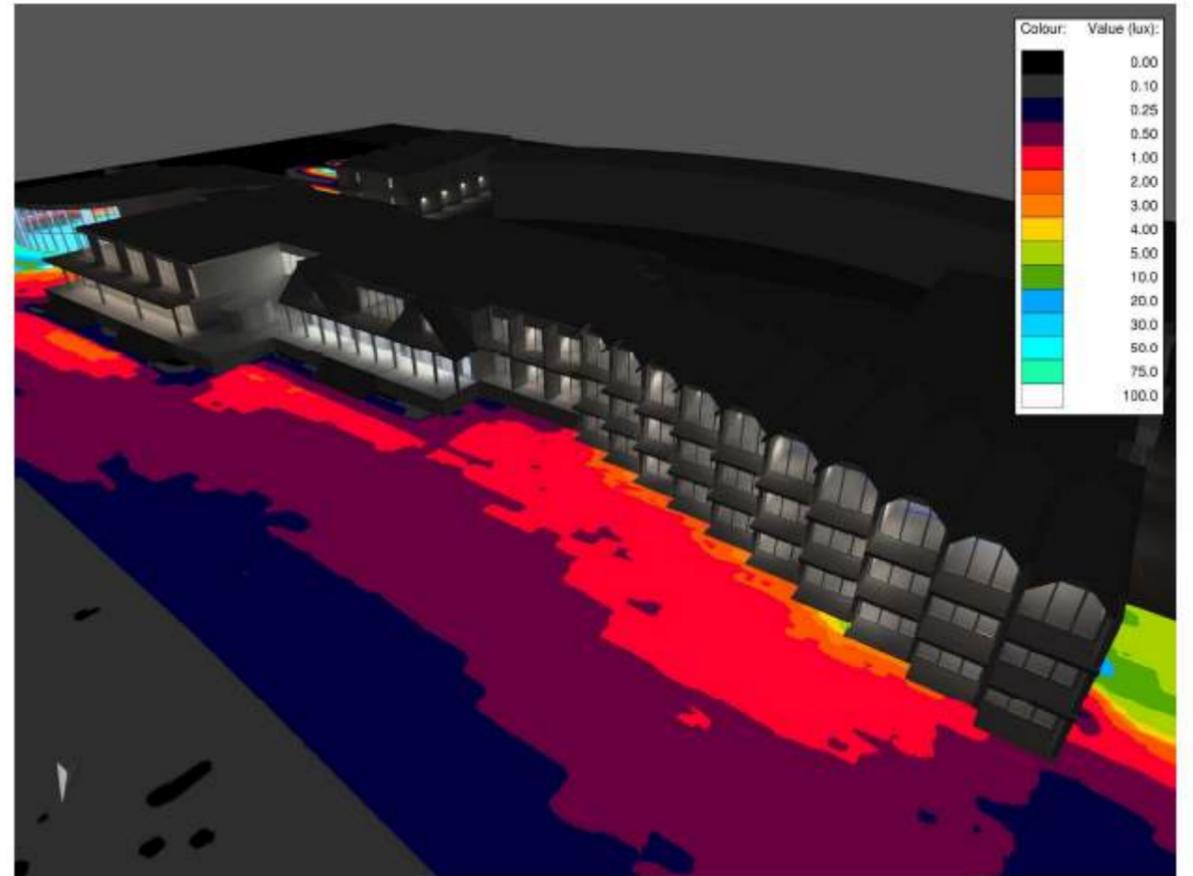
This demonstrated that the proposed design for the redevelopment of the Knoll House Hotel reduced the existing levels of light spill to the surroundings. Light spill beyond the site boundary has been minimised to be below 0.5 lux everywhere, and therefore is not deemed obtrusive to the surrounding environment. External luminaires have been selected to minimise upward light components in line with dark sky guidance. Internal luminaires have generally been placed away from windows to minimise light spill to the outside, and in most cases have been selected with a colour temperature of 3000K, to minimise impact on wildlife. External luminaires have been selected at a temperature 2700K.

It was concluded that these areas along with the previously mentioned mitigation methods would not be detrimental to the surrounding area and align with section 'E' of policy E12 which states that the development should 'avoid and mitigate any harmful impacts from overshadowing, overlooking, noise and any other adverse impacts including light pollution from artificial light on local amenity;

For further information refer to: 2416LKH-MET-XX-XX-T-E-9150-S2-P01_Light Spill Mitigation Report. (Appendix 1).



False colour lux plot, site plan view.



False colour lux plot, view from the north-east.

3.13 Green Roof Areas

As mentioned previously the landscape proposal for the site plays a central role in the aspirations of the scheme. The green heart allows a nature corridor across the site, with linking views to the swathes of countryside beyond and, is a considerable improvement to the biodiversity of the existing site and amenity value to the building occupants. The BNG score indicates major biodiversity enhancements including a 38.5% increase in hedgerows and a 17.8% increase in habitat creation. It is a clear improvement upon the existing areas of hard standing and tiled roof forms currently situated within the boundary of the site.

The green roofs assimilate the site into its setting, when viewed from long distances. Located on a number of buildings including the hotel, restaurant, spa and three bed villas they allow for over 2720 sqm of green area in addition to that located at ground level.

They aid the built form to blend seamlessly into the surroundings. The image to the right demonstrates the impact of the green roofs by presenting a before and after photo-montage. This also demonstrates compliance with section 'a' of policy E12 as it clearly highlights the integrative design focus with the surrounding landscape.

Short distance eye level views from the south to the spa and from the centre of the development also benefit and reveal the nature of the sweeping green roof.

Through careful specification and management the green roofs will sustain their appearance throughout the year with planting that is suitable for a marine/coastal setting.



Example long distance view with green roof



Example long distance view without green roof

3.14 Southern Boundary

To enhance the ecological value of the site and create an appealing environment, we have incorporated an outline planting plan for the southern boundary. Native and drought-tolerant species have been carefully selected to provide privacy, improve biodiversity, and contribute to the overall visual appeal of the development and present an improvement on the existing low-quality buildings that currently line the southern boundary.

The spa is designed to be integrated into the landscape with the green roof wrapping around the sides and blending seamlessly with the surroundings. It is designed to be partially hidden to ensure focus is retained on the landscape. The existing accommodation building (figure 2- buiding A) has a height of +28 and is surrounded by a series of poor quality outbuildings (Figure 2- buildings B) which are located on the boundary. These buildings have reached the end of their life. In comparison the west end of our proposed spa (Figure 2- building C) is lower and merges into the surroundings with a maximum height of +31. In addition the proposed pitch roof 2 storey villas (Figure 2- building D) are located over 52 metres from boundary.

Since submission further massing and material amendments have been made. These amendments include alteration to the south elevation of the crescent to be less impactful by introducing a pitched roof form and additional areas of timber cladding (see fig 1 adjacent.)

The view from the south boundary into the new hotel offers a significant improvement in scale and quality of the buildings and landscape compared to the existing.



Existing view from the south



Revised proposed view from the south

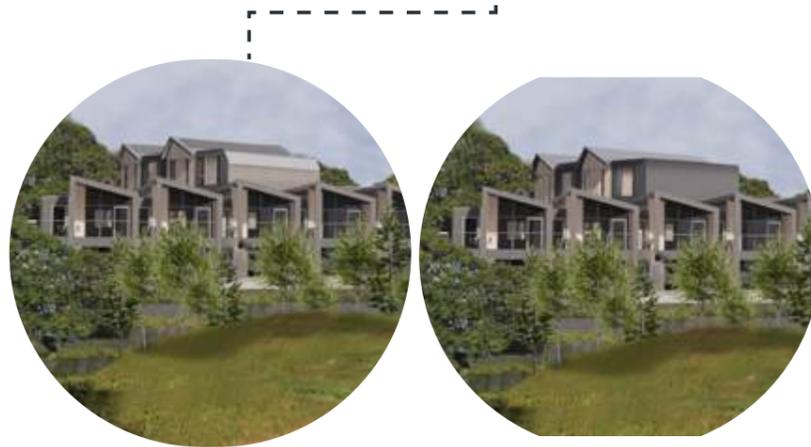


Figure 1. amendments to south elevation from October submission

Previous October submission

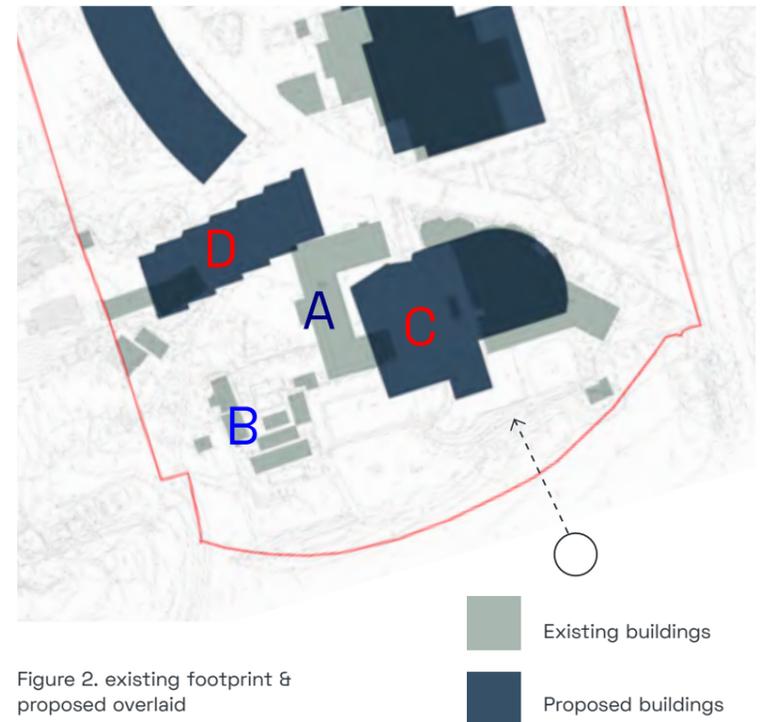


Figure 2. existing footprint & proposed overlaid

Existing buildings
Proposed buildings

3.15 Southern Boundary



The concept idea integrates the architecture as part of the overall landscape and to be as subtle as possible with wild heathland and grasses keeping the natural stone entrance very much nestled into its setting while improving the immediate site with a contemporary yet subtle piece of architecture.

Green roofs, covered in vegetation and plant life, mimic the appearance of natural landscapes. The colours and textures of the plants create a visually pleasing and organic integration with the surroundings.



Due to the unique nature of the Knoll House site, the way in which materials are used and relate to each other are embedded in the local area. The use of these materials were not just an aesthetic choice, but also one of locality, distance from suppliers and relation to the local architectural character of the area.



A natural muted material palette of the spa on the southern boundary is linked to the architectural character of the surrounding rural area with Purbeck stone forming the walls and timber brise soleil to act as solar shading. This specification would readily be available within the local area. The roof will be covered in local heather and grasses to match the existing character of the Studland landscape.

3.16 Southern Boundary

The view towards the southern boundary was a critical design consideration, and we undertook multiple revisions to refine the massing and enhance the visual integration with the surrounding landscape. Recognising the importance of maintaining an uninterrupted view, we carefully adjusted the building forms and overall layout to ensure the development would link with the natural landscape.

A key aspect of this process was the decision to conceal the car park. By having the ground floor underground and surrounding the area with trees, we ensure that it remains hidden at eye level. This approach allowed the car park to blend seamlessly into the surroundings, minimising its visual impact.

The green planted boundary wall spans the southern edge with native tree planting situated directly adjacent thereby, 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 with large, advanced nursery stock conifer trees proposed. Again, this approach demonstrates compliance with section 'a' of policy E12 clearly highlighting the integrative design focus with the surrounding landscape.



Section through car park looking south west



Extract from proposed ground floor plan



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



Elevation looking east towards of the car parking zone

3.16 Southern Boundary

On the existing layout, the car parking is dispersed across multiple locations, which creates a cluttered, unattractive and inefficient use of space.

Consolidating the parking into a smaller more organised area in the proposed plan improves both functionality and aesthetics by freeing up for other uses, such as landscaping and pedestrian pathways. Additionally, having parking tucked away in a corner minimises its visual impact, enhancing the overall appearance of the site within its rural setting.

The development supports and improves the efficient use of land by reducing trip generation (as set out in the Transport Statement) and introducing regulated controls around drainage, energy and heating and by making improvements to efficiency of the site in terms of layout to ensure the local area character prevails and high quality buildings are delivered. The development thereby demonstrates compliance with section 'h' of policy E12.



Existing above ground car parking highlighted on the site (excluding drop off zones)



Proposed above ground car parking highlighted on the site

3.17 Massing

Massing

Following feedback during the planning determination period it was decided to further reduce the overall height of the development. This adjustment demonstrates our commitment to respecting the existing scale and character of the locality, while still achieving project objectives.

The site levels and building heights existing at each boundary of the site have been reviewed. This has resulted in a reduction in building height to the apartments situated at the north of the site from 4 storeys to 3 storeys.

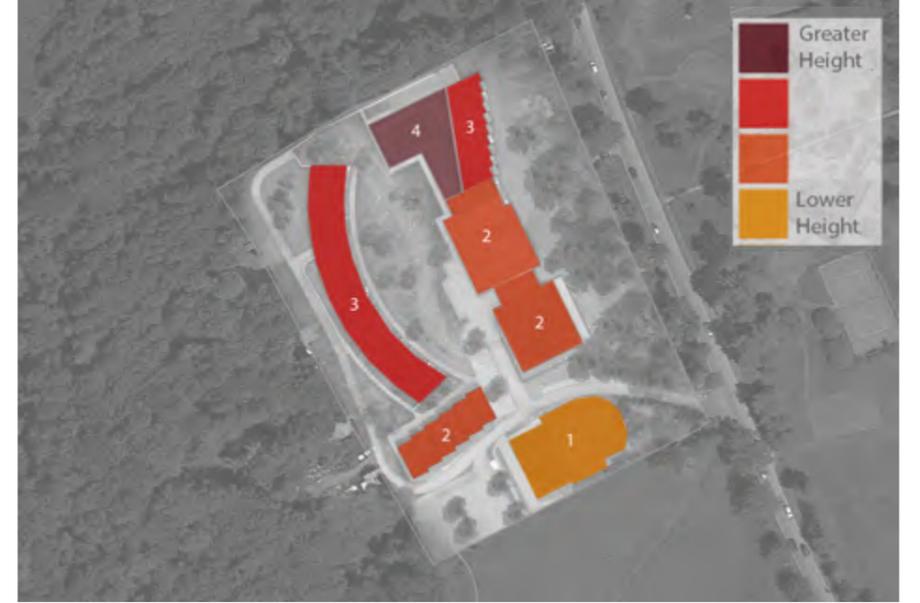
The building design initially exhibited a level of respect towards its surroundings however, taking steps to reduce the height will further enhance this respect. Reducing the height of a building by one storey in an Area of Outstanding Natural Beauty (AONB) will have benefits for both the natural environment and wider surrounding area. The following advantages will be obtained:

Landscape Preservation: Lowering the building height will further restrict the extent to which the hotel will be visible within the locality, including from distant views, aiding its assimilation into the landscape.

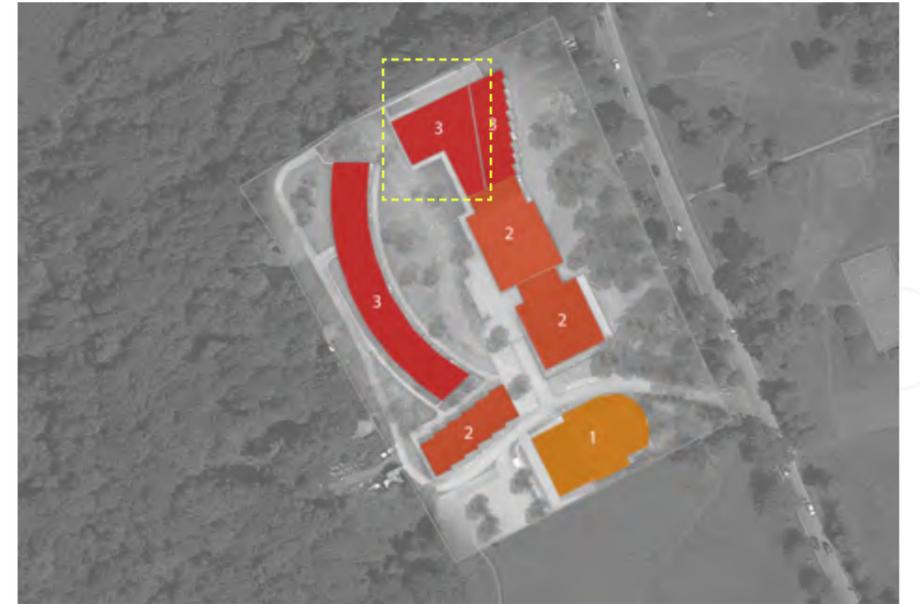
This contributes to the overall aesthetic appeal and enhances the sense of natural beauty in the area. By reducing the building height, the visual impact on the surrounding landscape is minimised. The structure becomes even less prominent and harmoniously blends the built environment with its natural surroundings.



= Massing removed in July addendum



Massing diagram October submission



Revised massing diagram July addendum

3.18 Footprint overlaid

Footprint

The image to the right shows the proposed footprint overlaid on the existing footprint and also demonstrates the existing heights and proposed heights for comparison.

With regards the development, the massing is very similar in scale to the existing building and is not a significant departure from the baseline condition.

Existing: 4,817 sqm

Our proposal: 5,012 sqm (excluding car park/ below zone.)

An increase of 195sqm.

Existing



Existing = 28.2
Proposed = gradient to +30.8

Existing = +33.0
Proposed = +33.3

Existing = +34.0
Proposed = +36.9
(+38.6 to top of ridge)

Existing = +32.8 to 34.6
Oct submission = +36.8
July addendum = +34.3

Existing = +33.0
Proposed = +35.17

Existing



Existing

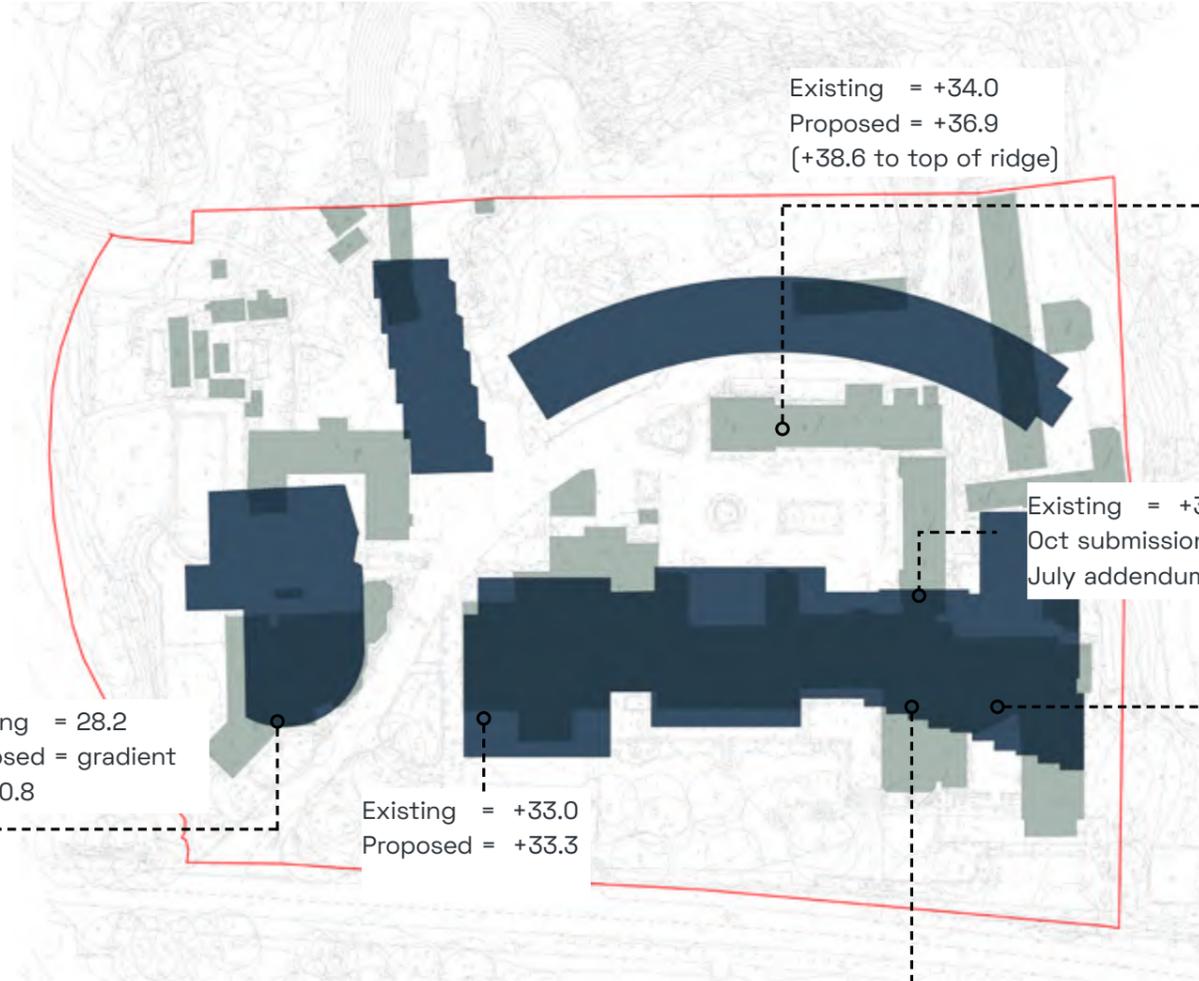


Existing

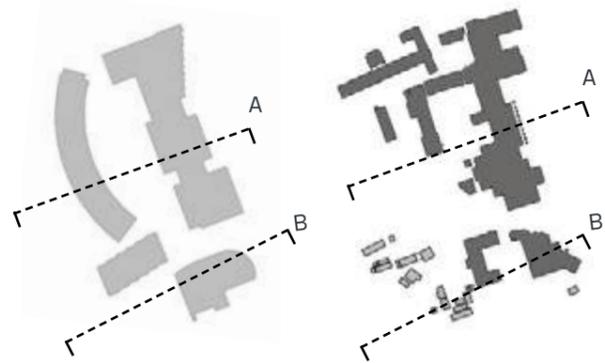


-  Existing building footprints
-  Proposed building footprints

Overlay - Existing and Proposed Building Footprint Comparison



3.19 Elevations overlaid



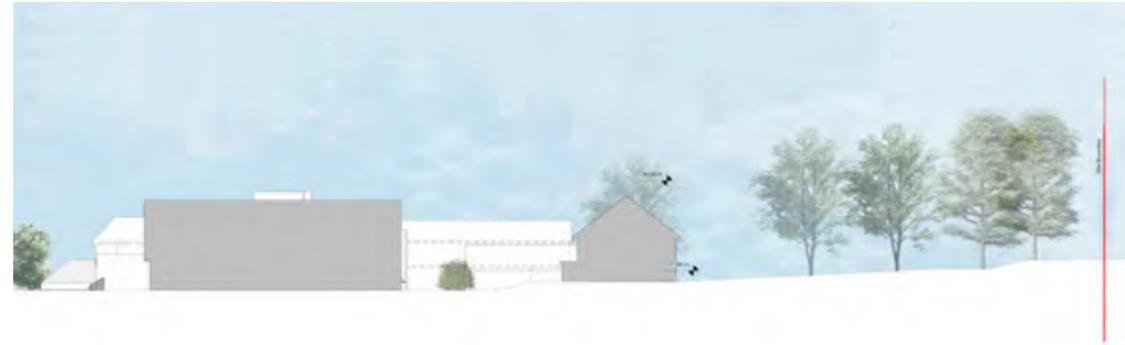
Proposed site plan

Existing site plan

Concealing services and car parking underground was a fundamental aspect of the design, significantly reducing the above ground footprint of the development and allowing the height to remain consistent with that of the existing structures in key areas. This decision not only frees up valuable space for landscaping but also enhances the visual appeal of the site by minimising the presence of vehicles.

Relocating parking and service areas underground, the surface environment can be transformed into a green landscape mirroring the heathland and promoting biodiversity. This approach mitigates the negative impact of cars on the overall aesthetic of the site. With fewer vehicles in sight, the area can be designed to prioritise pedestrian access and create inviting communal spaces.

This approach demonstrates compliance with section 'a' of policy E12 clearly highlighting positive integration with the surrounding landscape.



Existing site section AA



Proposed site section AA



Existing site section BB

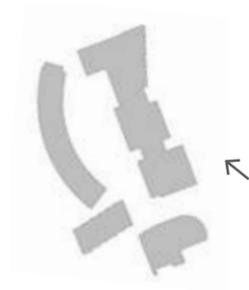


Proposed site section BB

3.20 Reduced massing

Modelling along Ferry Road was essential as part of the review of the proposals. This modelling was conducted at several stages of the project, allowing the design team to review and consider the impact of the proposal on close and long views. A series of photo-montages was created to assess key views. Key views from Ferry Road have now been revisited to investigate and demonstrate the reduction in height.

The images on the following pages indicate a further reduction in visibility at eye level for all viewpoints. To the right are comparative 'October submission' computer generated image and revised submission image taken from Ferry Road.



Approximate view location



= Massing removed in July addendum



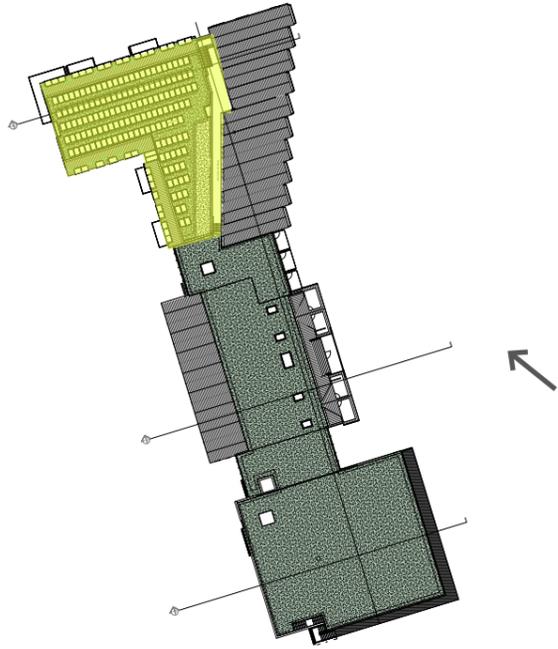
October submission - 3d visual of proposed east elevation (note x2 foreground trees will be retained but are shown outlined in black on the above image)



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

3.21 Reduced massing

The images to the right are a comparative existing, previous submission and revised submission photo-montages depicting the decreased height by one storey to the north of Ferry Road.



Plan showing location of reduction in height (yellow)

 = Massing removed in July addendum



Approximate view location



Existing Ferry Road



October submission Ferry Road



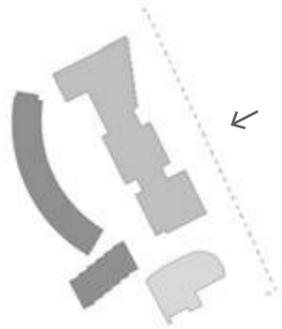
July addendum Ferry Road

3.22 Reduced massing

The images to the right are realistic eye level 3d views.

These again highlight that the apartments located north east of the site, with the removal of the upper floor, will now not be visible along Ferry Road.

It worth noting that the existing building at this location also stands at three storeys in height. By maintaining a similar height the new structure will integrate into the existing surroundings without a negative impact.



October submission - Ferry Road view



July addendum - Ferry Road view



= Massing removed in July addendum



Updated roof line



Existing 3 storey massing

3.2.3 Reduced massing

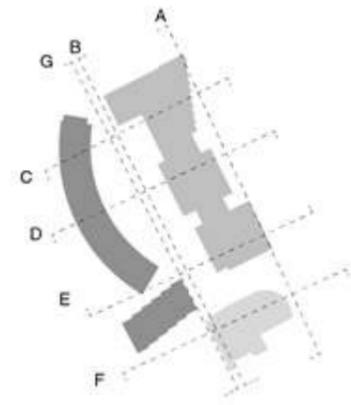
The true elevations demonstrate minimal difference when compared to the existing structure, preserving the overall aesthetic integrity and existing tree-line visible behind the development.

In summary the massing of the proposed building closely aligns and integrates with that of the existing structures and integrates with the existing surroundings, particularly concerning the elevation facing Ferry Road. This design choice ensures visual coherence within the existing area, as outlined in the comparative section to the right.

As highlighted previously the selected materials contribute to a visually recessive appearance, allowing the building to blend with its surroundings. This integration is further enhanced by the strategic placement of the taller sections of the structure, which are situated towards the rear of the site and are effectively concealed by mature tree cover. As a result, these higher areas remain unobtrusive, preserving the integrity of the landscape and minimising their visibility from both long-distance viewpoints and along Ferry Road.

This careful consideration of massing and materiality not only respects the existing architectural context but also reinforces the overall aesthetic of the area. [note these elevations do not show the light mitigation updates refer to pages 33-35]

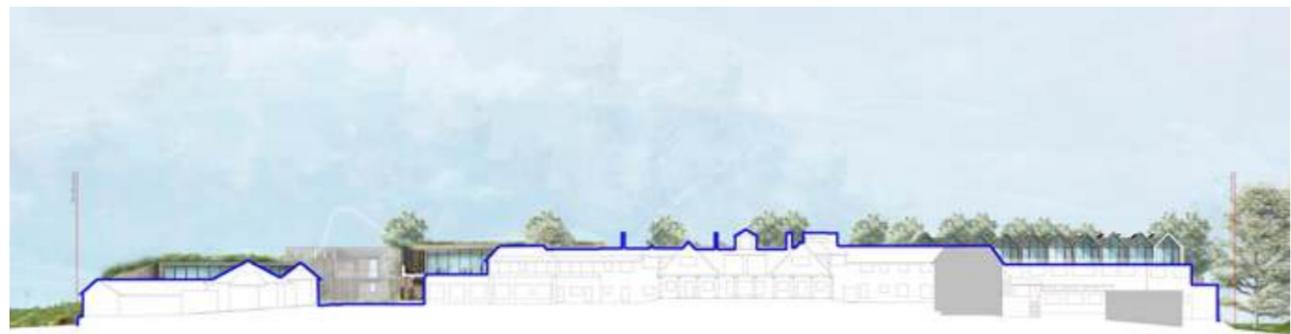
 = Massing removed in July addendum



October submission - Proposed site section AA



July addendum -Proposed site section AA



Existing & proposed overlaid

3.24 Trees

A potential issue was highlighted with regards existing trees located on the site. These included:

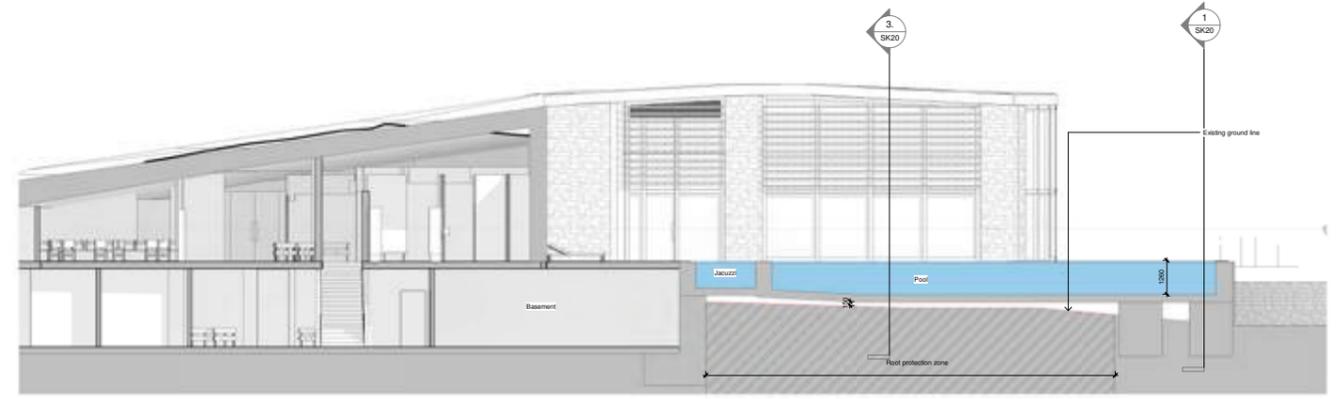
- T40 - Oak
- T26 - Scots pine

T40 Oak is located directly adjacent to the pool. By reducing the depth of the proposed pool to 1260mm plus implementing a suspended zone over the root protection zone and pad foundation design, we can ensure that the proposed work is unlikely to have a significant impact on the adjacent oak tree. This foundation method minimises soil disturbance and root disruption, allowing the tree to remain healthy.

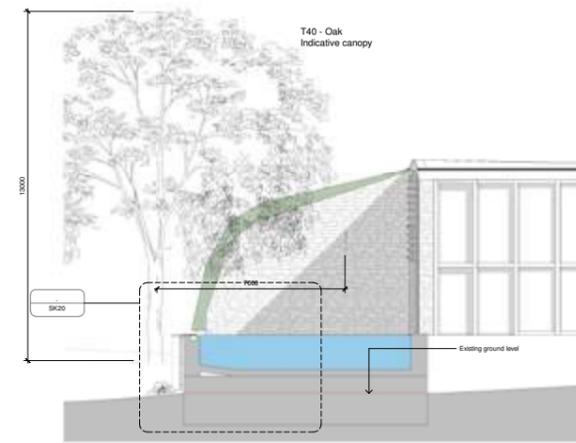
T26 Scots Pine - The proposed restaurant footprint closely aligns with that of the existing structure, meaning the root system of the nearby tree is not expected to be significantly affected. The basement extension is limited and does not encroach upon the critical root zone of the oak, ensuring it is not damaged.

While some lower branches of the both trees may need to be pruned to accommodate the development, this will be addressed during the detailed design phase. We will implement comprehensive tree protection measures, such as installing protective barriers around the tree's root zone and conducting regular monitoring throughout the construction process to ensure the trees do not get damaged. These strategies will help mitigate any potential risks to the tree and existing landscape.

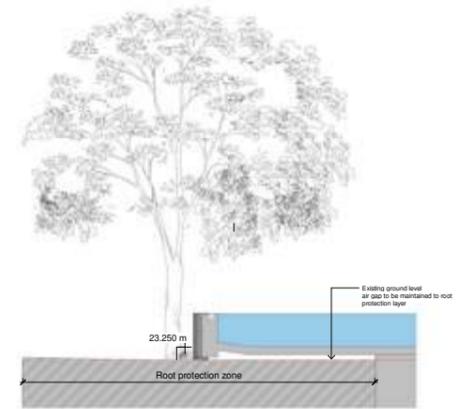
Refer to drawings SK20 for further detail and arboriculturist report: 1122 Knoll House Hotel - BS5837 Arb Impact Assessment Nov 24



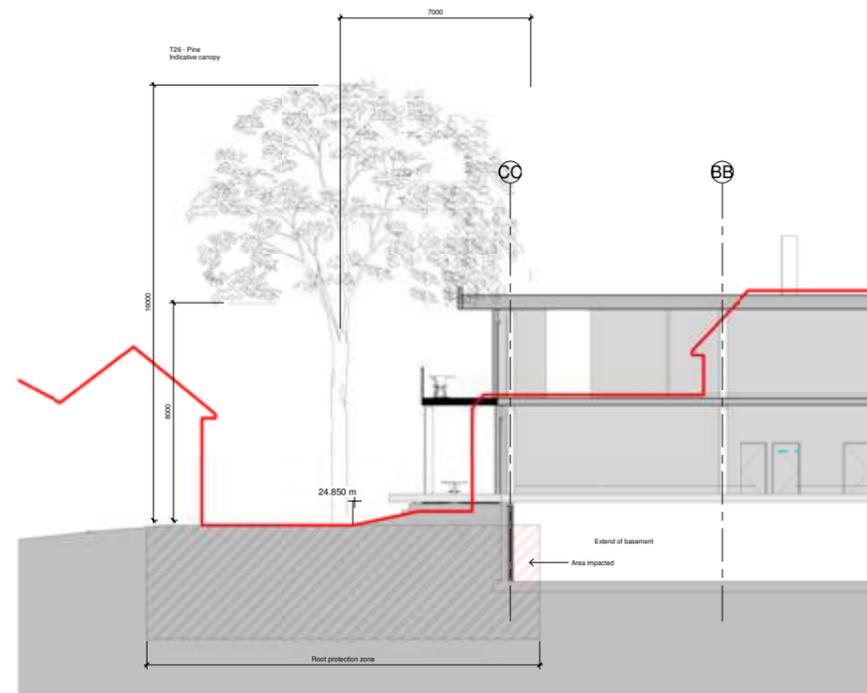
T40 - Pool section 1



T40 - Pool section 1



T40 - Pool section 3



T25 - Restaurant section

4.0 Conclusion

4.1 Conclusion

The highlighted areas in this Proof of Evidence clearly illustrate and demonstrate the detailed design response to Policy E12 of the 'Purbeck Local Plan' and in particular policy E12.

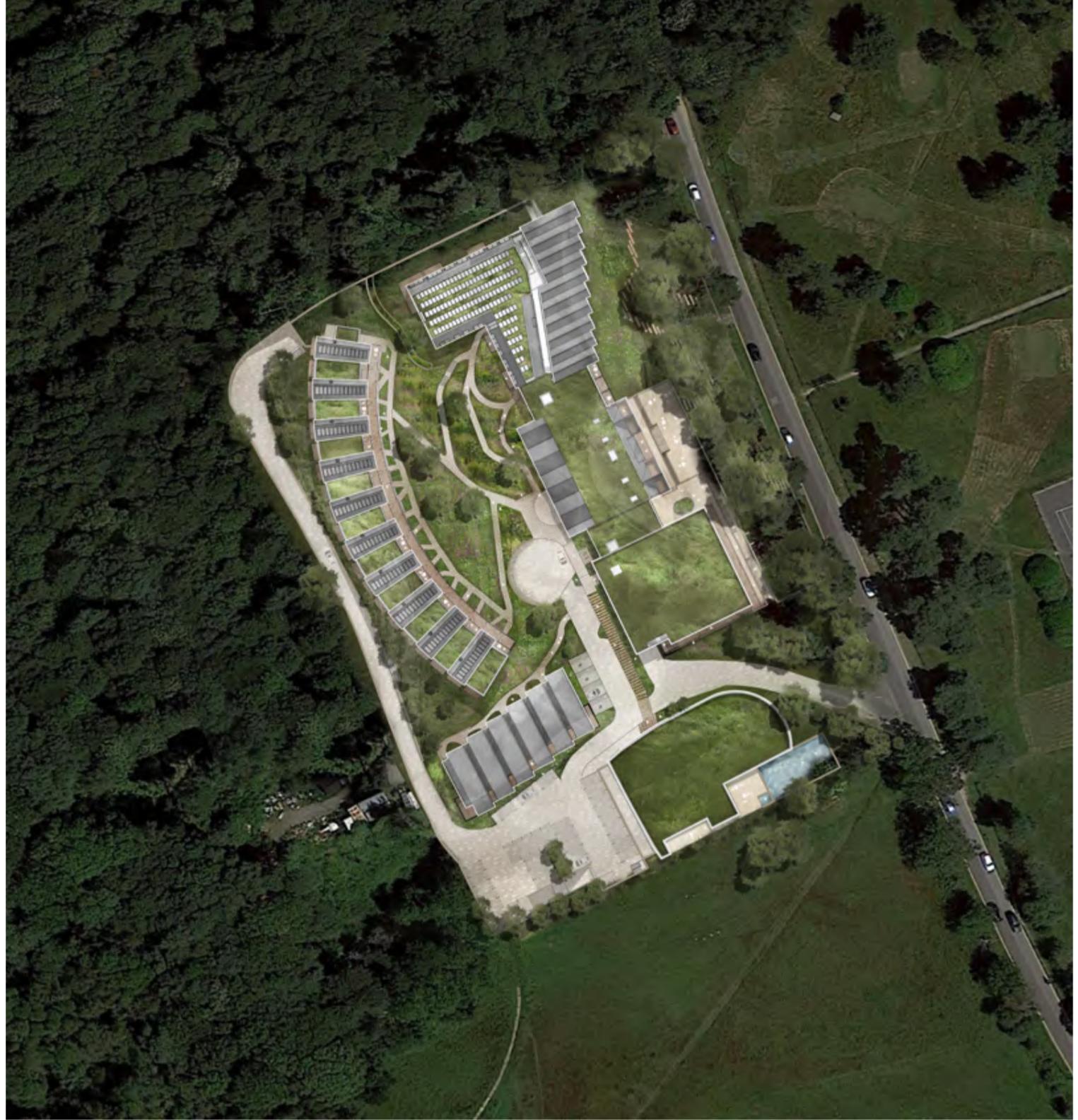
In responding to these key policy points it also addresses key issues raised in the 'Statement of Case of Dorset Council - Submitted on 30 September 2024.'

The information presented clearly demonstrates how the design aligns with the specific criteria and objectives which can be summarised as follows:

It demonstrates a high quality of design that:

- (a) Positively integrates with their surroundings
- (b) Reflects the diverse but localised traditions of building materials found across Purbeck.
- (e) avoids and mitigates any harmful impacts from overshadowing, overlooking, noise and any other adverse impacts including light pollution from artificial light on local amenity;
- (f) supports biodiversity through sensitive landscaping and in-built features;
- (g) minimises energy consumption, including where possible inclusion of renewable energy.
- (h) supports the efficient use of land taking account of capacity in existing infrastructure and services, access to sustainable means of transport, the local area's prevailing character and the requirement to deliver high quality buildings and places.

In the light of the forgoing, I believe the scheme represents a high-quality design that enhances the environment and meets the aspiration of a 5* quality hotel within Studland and therefore should be supported and granted approval.



The proposed site plan

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Appendix A

Refer to: 2416LKH-MET-XX-XX-T-E-9150-S2-Light Spill
Mitigation Report

Appendix B

The table below references specific pages related to the policy for ease of navigation.

LP Policy E12 Criteria	Page reference
A) Positively integrates with their surroundings	15, 18, 19, 20, 21, 24, 28, 36-39, 41, 44, 45-47
B) Reflects the diverse but localised traditions of building materials found across Purbeck.	28-29
E) Avoids and mitigates any harmful impacts from overshadowing, overlooking, noise and any other adverse impacts including light pollution from artificial light on local amenity	31-36, Appendix A
F) Supports biodiversity through sensitive landscaping and in-built features	21-22
G) Minimises energy consumption, including where possible inclusion of renewable energy.	29
H) Supports the efficient use of land taking account of capacity in existing infrastructure and services, access to sustainable means of transport, the local area's prevailing character and the requirement to deliver high quality buildings and places.	39-42