

CASE STUDY - THE NEWT, SOMERSET

A former Georgian farm house and estate converted to a luxury destination hotel and grounds, with restaurants, cafes, shop and cider vineyards.

The development comprises converted buildings, new buildings, adaptations, and extensions, all built/adapted using the stone and brick of the primary original farm house and ancillary buildings, and roofed in slate. New buildings are an attractive mix of contemporary glass and steel structures/facades, set within robust brick and stone buildings with strong design references to the surrounding former agricultural buildings.

The grounds and gardens are a mix of highly manicured formal ornamental gardens, and more informal 'rustic' courtyard spaces, providing a range of outdoor spaces for dining, amenity, events, and relaxation.



CASE STUDY - DAYLESFORD ORGANIC FARM, COTSWOLDS

A rural retail and commercial 'destination' development in Morton-in-the-Marsh, providing visitors and local residents a place to dine, shop, relax and attend hosted events.

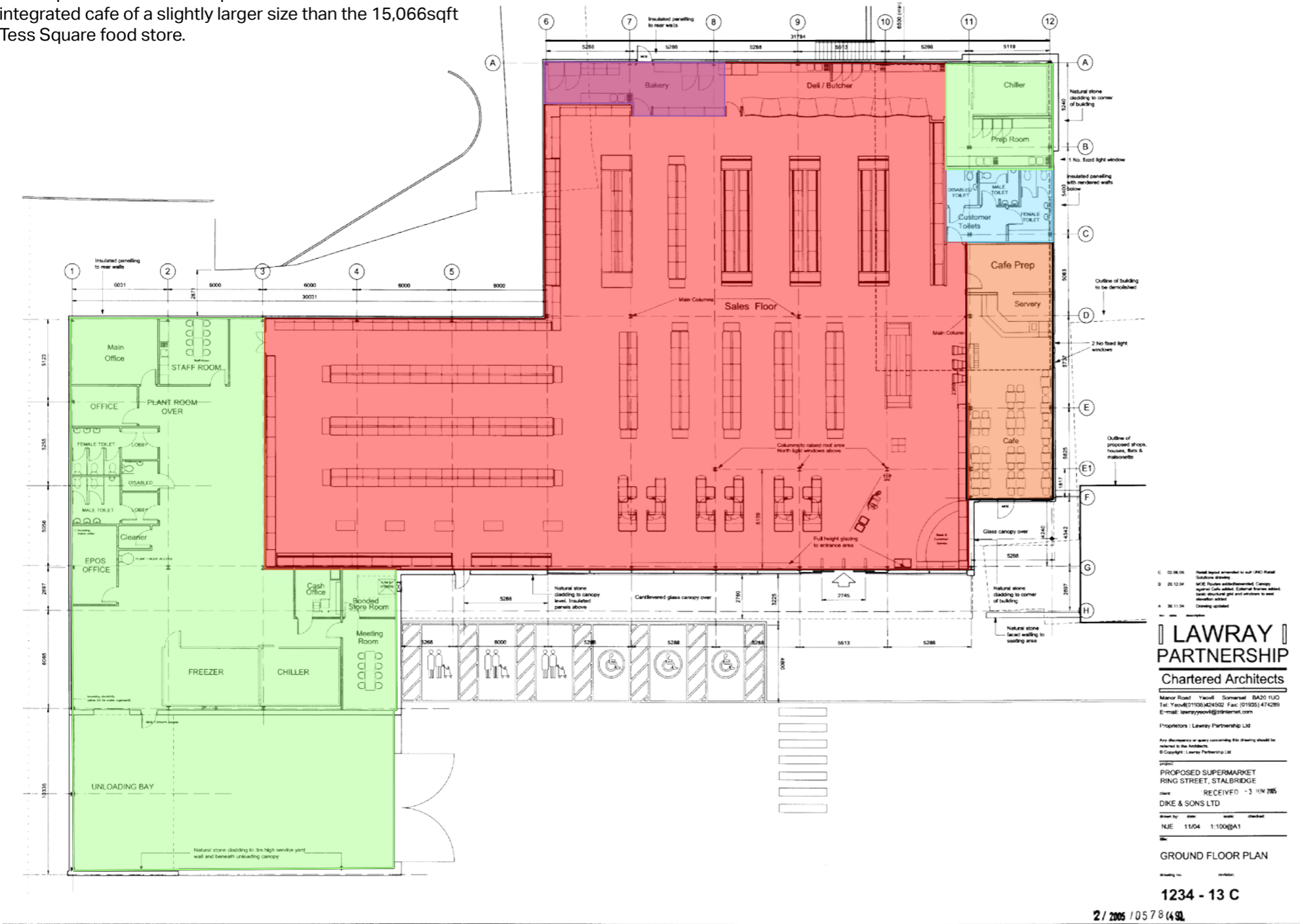
The buildings are a mix of converted former farm buildings and new buildings, accommodating a range of retail and commercial uses, with an overarching philosophy of providing locally sourced organic foods and products in an attractive rural setting. The converted former farm buildings, and new buildings, have been adapted/ designed to retain their charm and rural- agricultural character whilst creating modern indoor and outdoor spaces for retail, dining and relaxation.

The charm of the buildings and their setting is largely derived from their natural stone walls and roof tiles, retention and adaptation of former openings, and the quirky arrangements and spaces between them.



CASE STUDY - DIKE AND SON, STALBRIDGE

A local precedent of an independent food store with an integrated cafe of a slightly larger size than the 15,066sqft Tess Square food store.



AREA OF TOILETS = 335sqft

AREA OF CAFE = 956sqft

AREA OF BACK OF HOUSE = 6731sqft

AREA OF SHOP FLOOR (inc. bakery) = 12076sqft

AREA OF BAKERY = 369sqft

TOTAL = 20,098



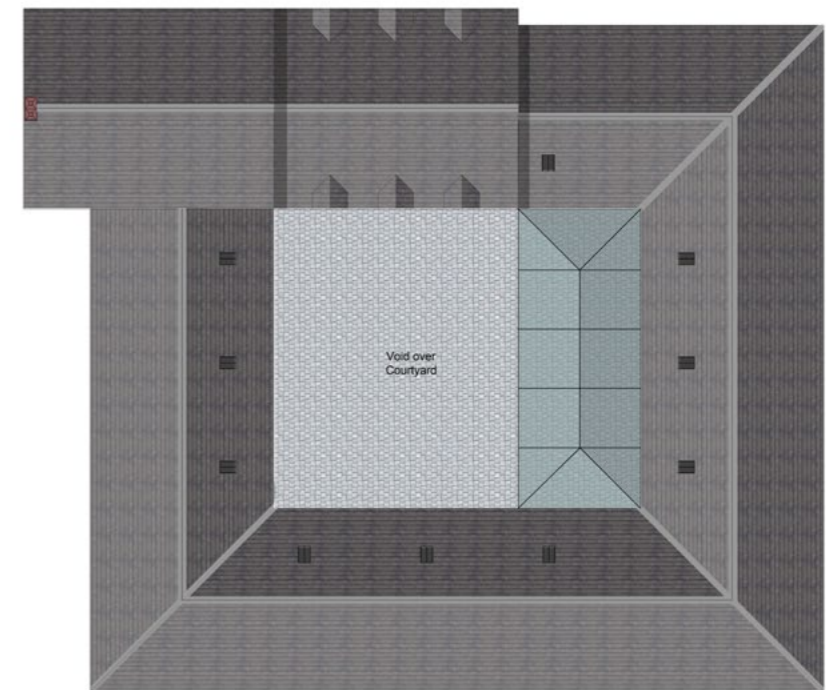
FOOD STORE PLANS



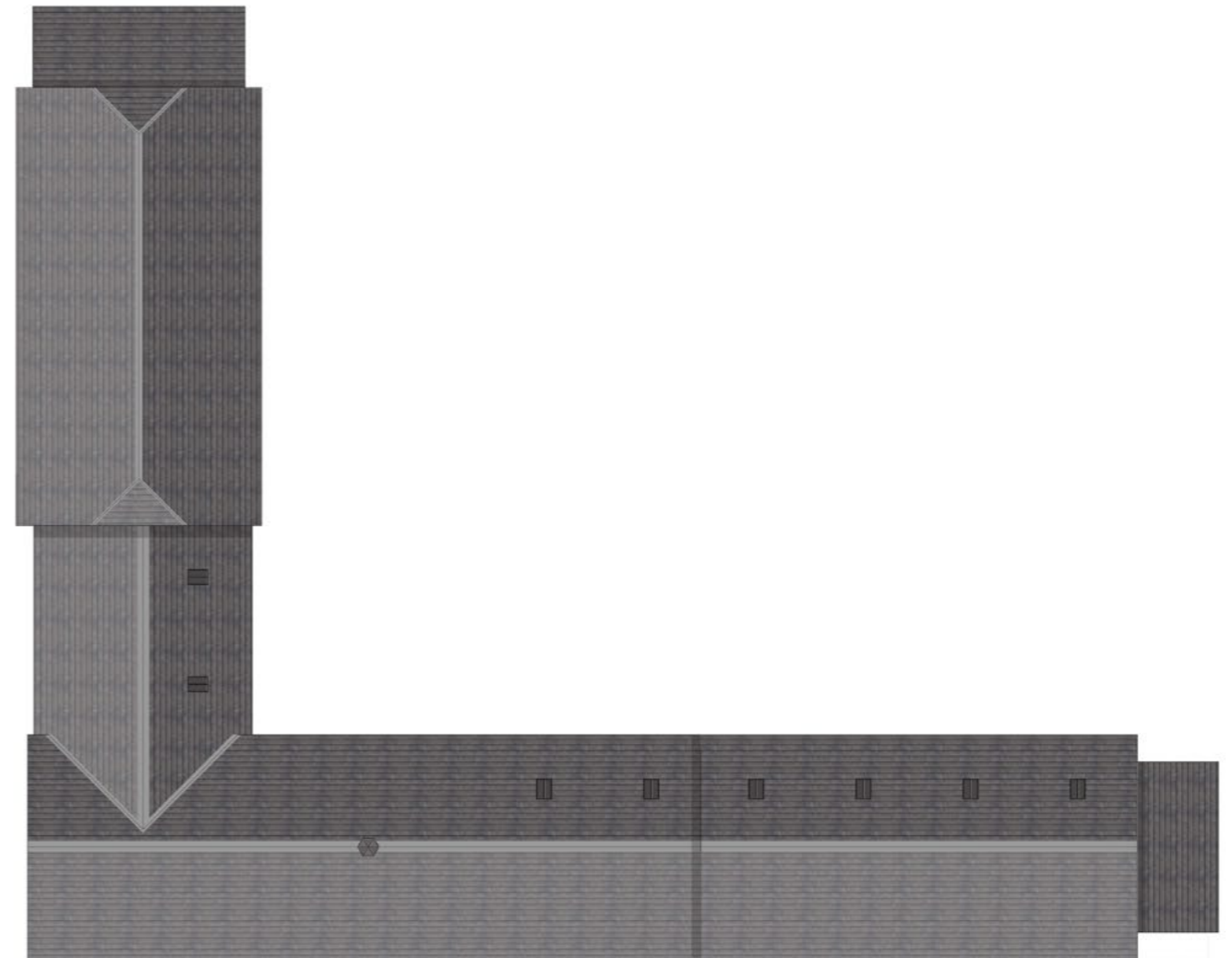
The food store takes up most of the ground floor, with the shop floor to one side and back of house to the other. A post office forms part of the store and is accessible through the store itself – although it has its own shop front for a visual connection to the approach. It is proposed that the store will have its own café within a glazed structure that will spill out onto a central open-air courtyard.



At first floor there is an open plan office unit, with its own external entrance and staircase, and 2no 2 bedroom flats that are intended for store management accommodation.



BUSINESS UNIT PLANS



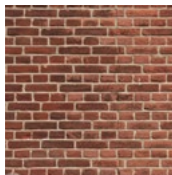
The 5 business units have been designed for maximum flexibility. The shell-and-core design for each is essentially the same, but sample layout have been worked out to ensure that the design is suitable for the intended uses. Fitout would be by the tenants, but initially they are intended to be provided with a toilet and kitchenette. Similarly the café is designed as a large open plan space, this taller unit would be capable of accommodating a partial mezzanine if the future tenant required this, allowing extra flexibility.

MATERIALITY - FOOD STORE

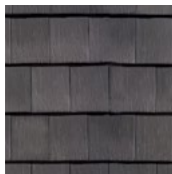
Timber Cladding (oak colour)



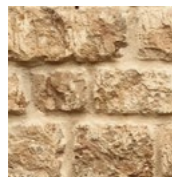
Red Brick Detail



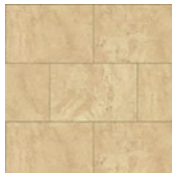
Grey Slate Colour Roof Tiles



Rough Cut Stone (Marnhull / Bath / Cotswold colour)



Smooth Dressed Stone (Marnhull / Bath / Cotswold colour)



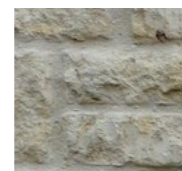
Painted Metal Work



Oak Window and Door Frames



Grey Stone Plinth



Dark Grey Rainwater Goods



Cobblestone paving in the courtyard

Polished concrete flooring inside the Food Store

Lintels are a mix of stone, timber and stone arches.

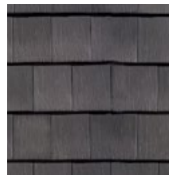
The palette of materials has been inspired by the historic buildings of Marnhull as well as farm buildings throughout Dorset. This has led to most of the walls being made from a mix of rough cut and smooth dressed stone, slate coloured roof tiles and timber panels.

MATERIALITY - BUSINESS UNITS

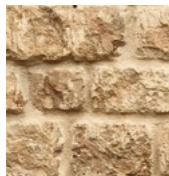
Timber Cladding (oak colour)



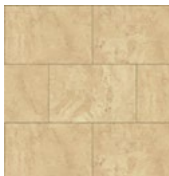
Grey Slate Colour Roof Tiles



Rough Cut Stone (Marnhull / Bath / Cotswold colour)



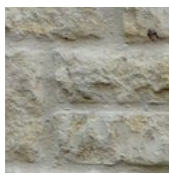
Smooth Dressed Stone (Marnhull / Bath / Cotswold colour)



Oak Window and Door Frames



Grey Stone Plinth



Dark Grey Rainwater Goods



Hit and miss timber cladding on bin and bike stores

Timber posts with smooth dressed stone base



Lintels are a mix of stone, timber and stone arches.

The business units have conservation style rooflights set within the roof tiles.
The 'Threshing barn café' has large timber barn doors either side of its entrance.
The cycle and bin stores at either end are clad in 'hit and miss' timber cladding to provide a secure but highly ventilated stores.

FOOD STORE FRONTAGE VISUAL



CAFE AND BUSINESS UNITS VISUAL



AERIAL OVERVIEW FROM NORTH-EAST



AERIAL OVERVIEW FROM SOUTH-WEST



BUTTS CLOSE



IMMEDIATE CONTEXT

The site is located 3.7 miles East of Stalbridge and 3.1 miles North of Sturminster Newton, both of which have well-serviced town centres.

New Street leads from the site northwards to the A30, approximately 4.6 miles away, and northwest to the A357, approximately 4.1 miles away.

These roads link to the major local towns of Shaftesbury (6 miles), Blandford Forum (11 miles) and Sherborne (8.5 miles).

There are various ages of buildings close to the site, which are all recognisably traditional in style and represent the 'village setting'.

There is a mix of single and two-storey houses that are in most cases gabled, older properties. There are several Listed buildings located in close proximity to the site.

Many of the houses in the surrounding area are post-war developments. The houses are generally of stone, brick or render under clay or slate roofs, and often include full or half dormer windows.

An established medium-height hedgerow runs along most the site's western, border with Chippel Lane and the Eastern border with Schoolhouse Lane. The site slopes from the North towards the South.



Houses in Butts Close adjacent to site



Terraced bungalows in Butts Close



Listed building on New Street



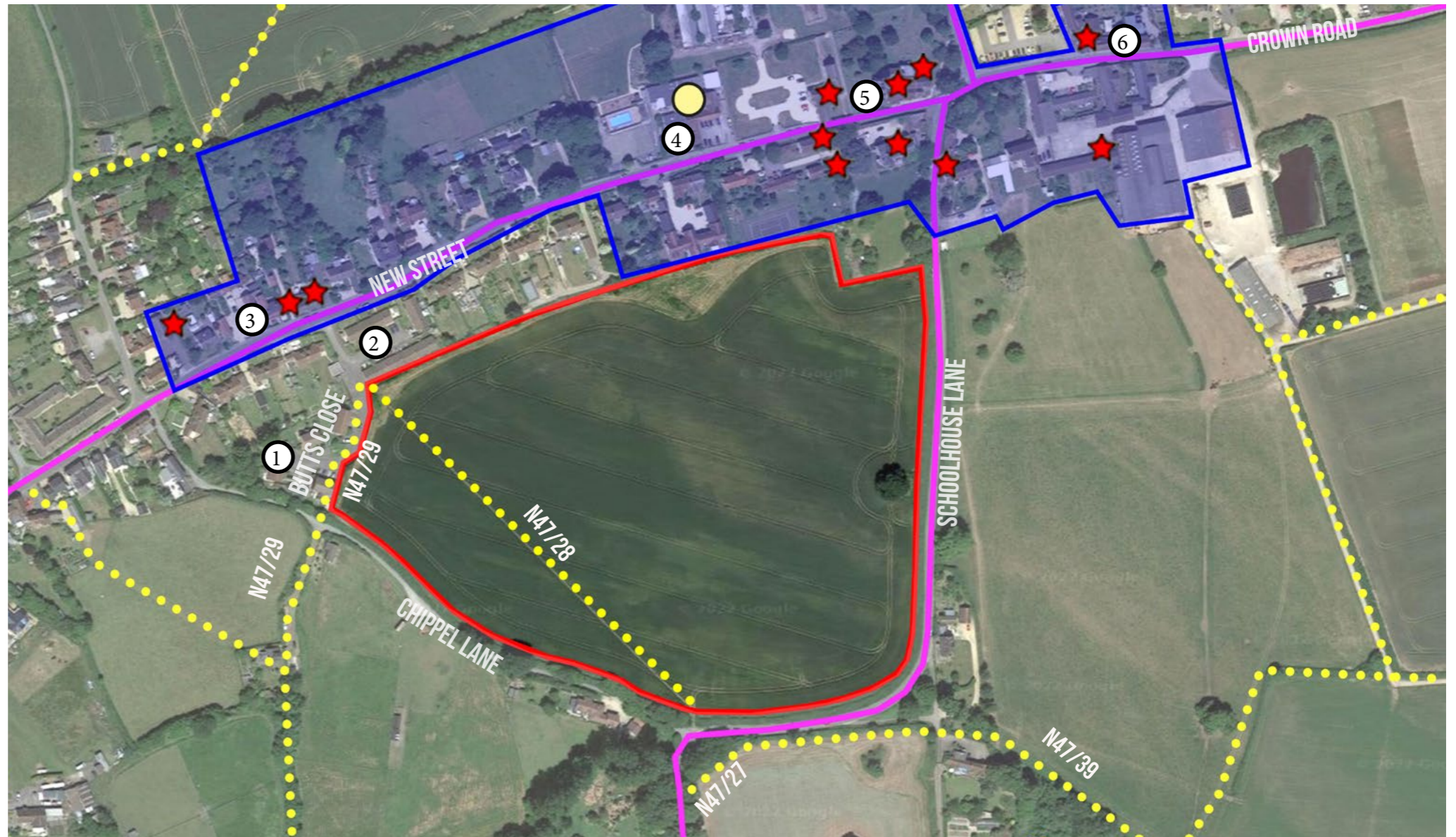
View along New Street of St Gregory's Primary School



St Gregory's Church on New Street



The Crown Inn on Crown Road



-  Listed Buildings
-  St Gregory's Primary School
-  Site Boundary
-  Main Roads
-  N47 Footpaths
-  Conservation Areas

SITE PHOTOGRAPHS



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