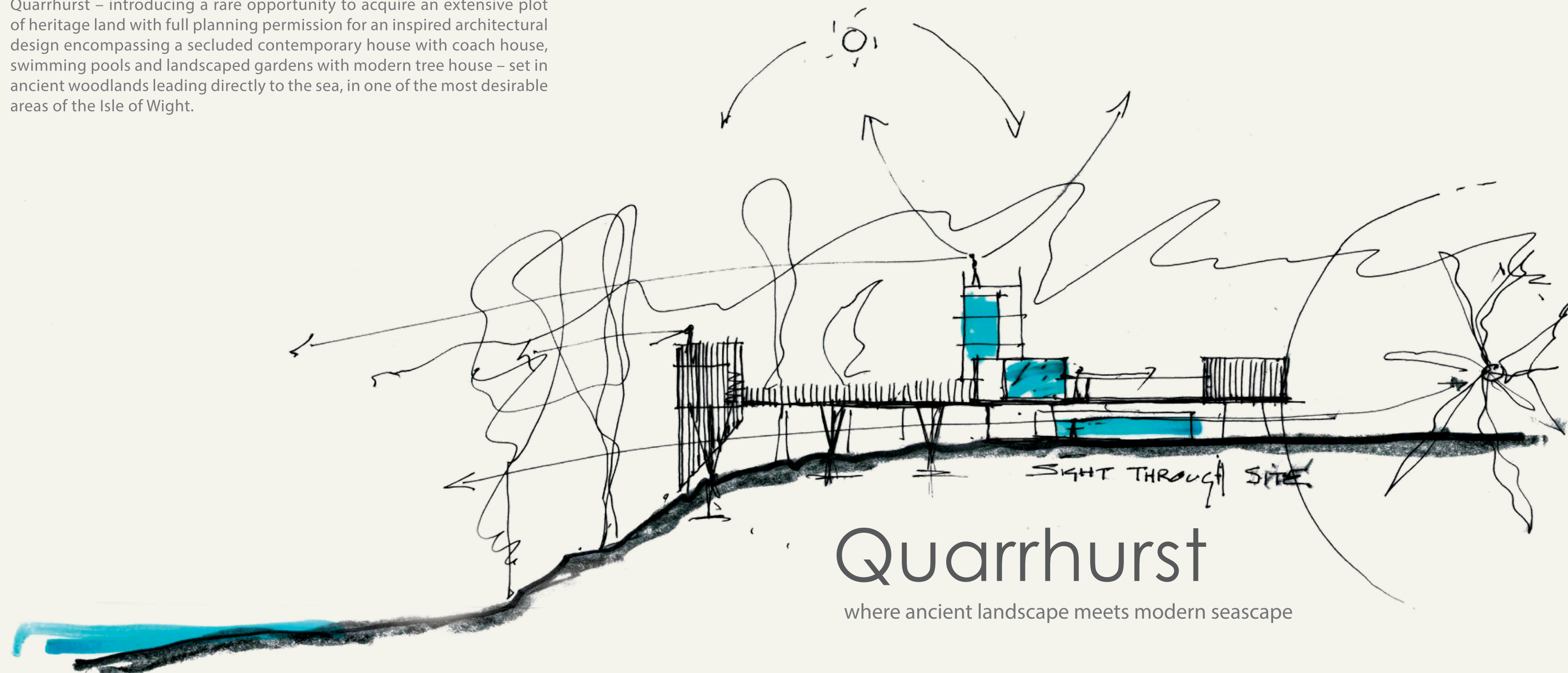


Quarrhurst – introducing a rare opportunity to acquire an extensive plot of heritage land with full planning permission for an inspired architectural design encompassing a secluded contemporary house with coach house, swimming pools and landscaped gardens with modern tree house – set in ancient woodlands leading directly to the sea, in one of the most desirable areas of the Isle of Wight.



Quarrhurst

where ancient landscape meets modern seascape



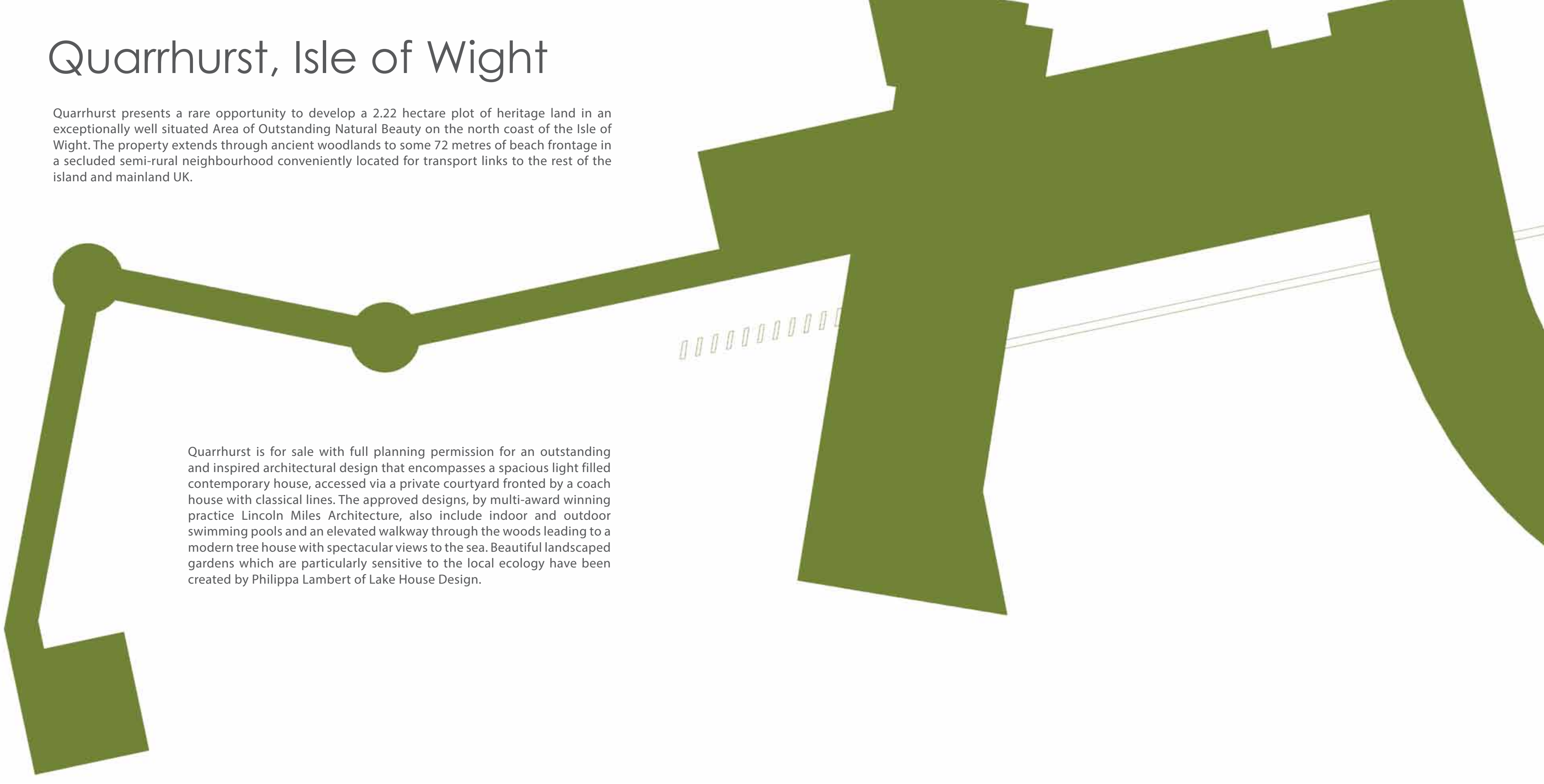


The Beach

Quarrhurst, Isle of Wight

Quarrhurst presents a rare opportunity to develop a 2.22 hectare plot of heritage land in an exceptionally well situated Area of Outstanding Natural Beauty on the north coast of the Isle of Wight. The property extends through ancient woodlands to some 72 metres of beach frontage in a secluded semi-rural neighbourhood conveniently located for transport links to the rest of the island and mainland UK.

Quarrhurst is for sale with full planning permission for an outstanding and inspired architectural design that encompasses a spacious light filled contemporary house, accessed via a private courtyard fronted by a coach house with classical lines. The approved designs, by multi-award winning practice Lincoln Miles Architecture, also include indoor and outdoor swimming pools and an elevated walkway through the woods leading to a modern tree house with spectacular views to the sea. Beautiful landscaped gardens which are particularly sensitive to the local ecology have been created by Philippa Lambert of Lake House Design.



The Q House

Set back from the beach, within the ancient woodlands that surround Quarrhurst, a striking modern interpretation of a tree house appears to float, 8 metres above ground, offering an immersive forest experience and a breathtaking coastal vista. The Q House can be accessed via an integral staircase or, better still, by way of an experiential 50 metre treewalk which winds its way through the lush canopy, linking directly to the upper floor of the main residence.

The Q House offers 21m² of space which is at once sensational and meditative, comprising a covered area with floor to ceiling glazing which opens to balcony views, and a lightly enclosed alfresco platform above, which effectively doubles the square meterage. Both areas promise seclusion and, shielded by the woods on either side, invite magical opportunities to escape into the depths of the trees for intimate dining, summer parties or creative breaks and quiet contemplation.

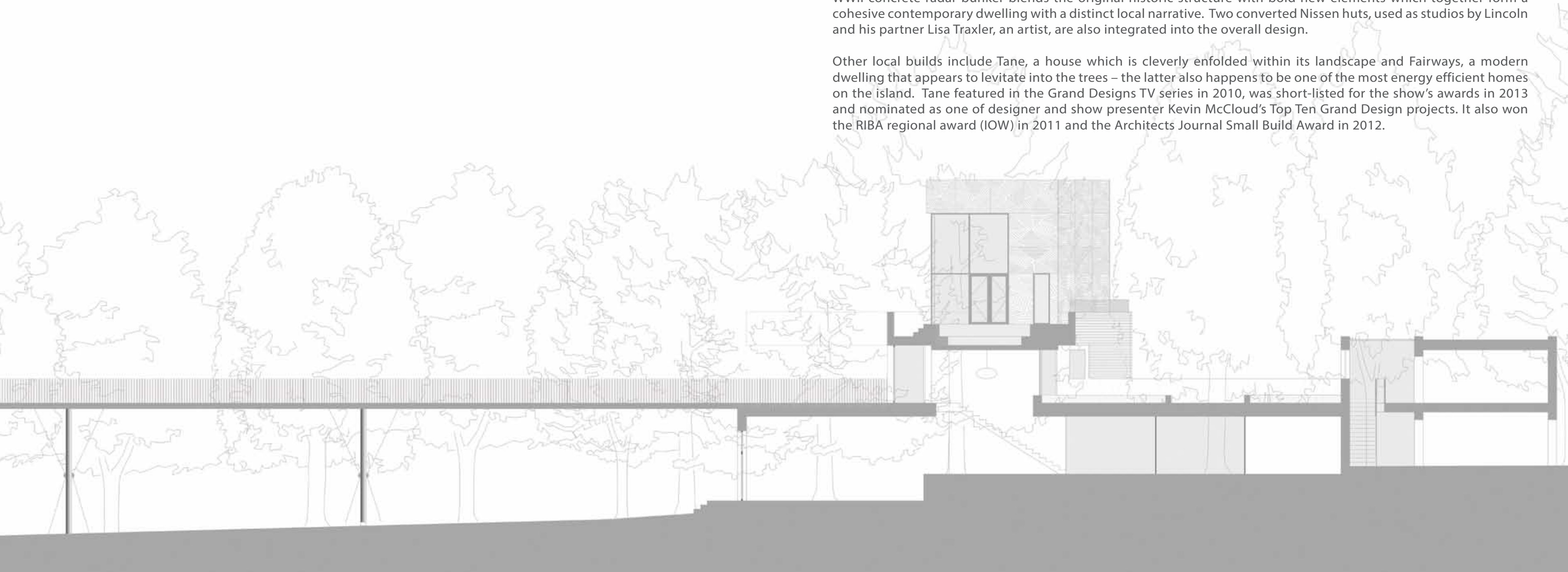


Lincoln Miles - Architecture

Lincoln Miles is a multi-disciplinary designer whose work crosses from architecture into products, sculpture and the wider visual arts with a specific attention to engineering. He established Lincoln Miles Architecture (LMA) when he moved to the Isle of Wight in 2003.

The family home, an LMA project located on the southern-most tip of the island, is known as The Bunker. This restored WWII concrete radar bunker blends the original historic structure with bold new elements which together form a cohesive contemporary dwelling with a distinct local narrative. Two converted Nissen huts, used as studios by Lincoln and his partner Lisa Traxler, an artist, are also integrated into the overall design.

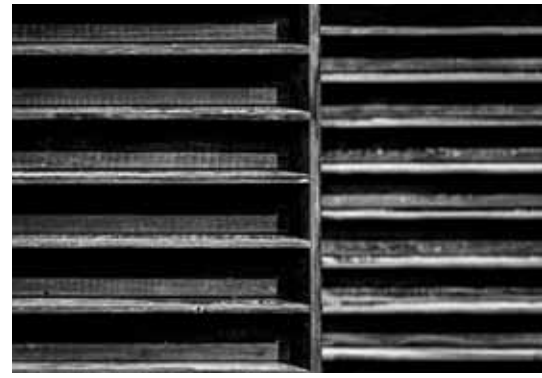
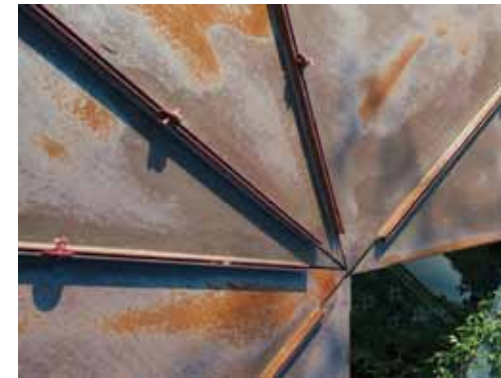
Other local builds include Tane, a house which is cleverly enfolded within its landscape and Fairways, a modern dwelling that appears to levitate into the trees – the latter also happens to be one of the most energy efficient homes on the island. Tane featured in the Grand Designs TV series in 2010, was short-listed for the show's awards in 2013 and nominated as one of designer and show presenter Kevin McCloud's Top Ten Grand Design projects. It also won the RIBA regional award (IOW) in 2011 and the Architects Journal Small Build Award in 2012.





LMA is a design practice which focusses on bespoke and invention. The central ethos is to deliver concepts that appear simple even when they are complex, and spaces that can embrace creative risk whilst always being warm-hearted. Boundaries are stretched in a flexible approach which seeks to go above and beyond the client’s brief, adding function in design blended with a mindful approach to materials and detail.

The team has a profound understanding of the built form and pays careful attention to the dilemma that new projects present. Whatever is created will encompass a degree of destruction and consumption of earth’s valuable resources: an inevitable carbon footprint. LMA considers, minimises and rebalances these environmental impacts with elegant and innovative solutions and an inherent respect for nature.



The lie of the land, the local flora and fauna, historic finishes and detailing, the preservation of ancient and significant landmarks and structures are all significant in LMA's work. These elements are considered and combined with the newly constructed to create a harmonious interplay. The way in which light reacts, where dappled areas and darker shadows fall, and the 'spaces in between' are also critical aspects in the life of the architecture and its surrounds.

This intelligent preoccupation with the finest detail extends into every area. The dynamics of form, volume, solidity, transparency, shape, line and colour have equal weight. Bold materials combine with subtle finishes and textures to deliver functionality and enrich different aspects of the structures. Bespoke design is present everywhere with creative solutions drawn from the rich palette of possibilities engendered by LMA's multi-disciplinary background.



Quarrhurst House

Natural seclusion, innovative design, elegant functionality and a touch of adventure, where ancient landscape meets modern seascape... Quarrhurst House is a signature LMA concept.

Having already created two great houses in the Isle of Wight's Quarr neighbourhood, which borders the Solent on the north side of the island, LMA have taken their first cue from the land itself. The Quarrhurst project has been conceived in response to a very special environment and this has inspired a visionary new estate.

The buildings and the way in which they have been landscaped into the site pay homage to the natural contours and majestic atmosphere of the ancient woodland. The forest and its wildlife, the trees and their poetic tangle of rich textures and lush colours is what marks out this plot, its sea frontage and beach being the central jewel in an already glorious crown.

Click here to view CGI Movie of Quarrhurst:
<https://vimeo.com/283699823>



With this natural canvas, an officially identified ANOB site, as the starting point, LMA have responded to the 2.22 hectare property's history and more recent usage to develop a design which references the original building that stood on the plot. This has been re-envisioned as a 21st century coach house with classical lines that deliberately masks the striking contemporary residence beyond.

The approach to these buildings alludes to the land's past as part of the grand Fleming estate and the way in which Georgian and Victorian properties used gate houses, here reinterpreted as the Coach House, to protect the privacy of the main residence. Experiencing a sense of arrival was equally important and this has been achieved with a private driveway which meanders in from a stone pillared gateway off the public road.

Beyond the Coach House, one enters an enclave which is sheltered from onlookers. Here the modern architectural magic begins, defined by bold lines and materials, with enlightened living and leisure spaces that unfold on different levels into the surrounding gardens and wooded landscape.



Quarrhurst House's architectural language is intricate yet deceptively simple. Clean sweeps of horizontal and vertical Kebony cladding frame expansive areas of floor to ceiling glazing which create a harmonious fluidity between interior and exterior. An observation tower, a nod to the romantic Victorian 'Belvedere' theme lends sculptural height and balance to the scheme, as well as sea views across the ancient tree tops. This focal structure is perforated with an intricate and artfully cut membrane adding to narrow sight lines of transparency which are designed to contrast with grounded concrete areas below. This blend of old and new materials with pavilion-based structures that glide seamlessly into each space is at once dynamic and serene.



This unique contemporary home is orientated on a sun axis making the most of the southern and western aspects of the build, drawing light and life into the whole project.

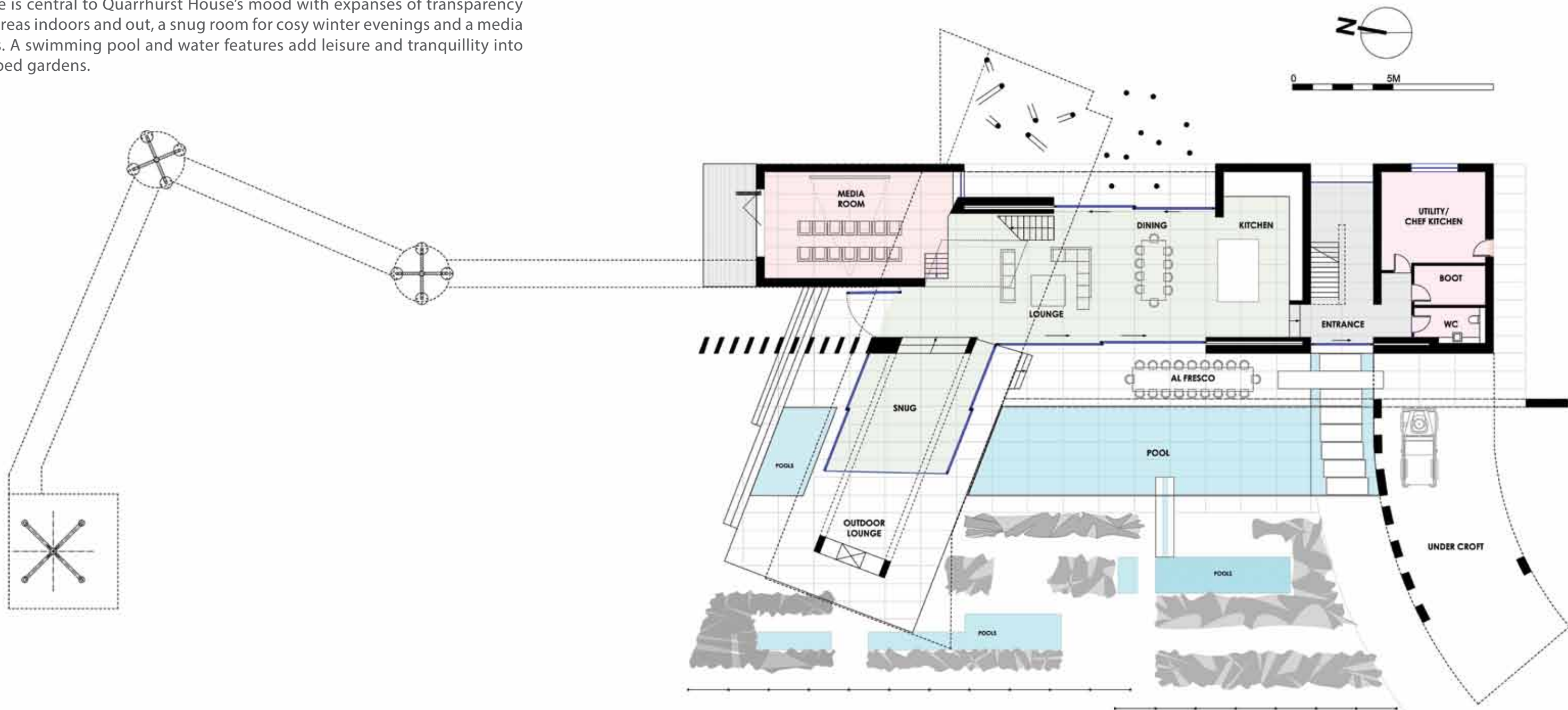
The house itself is arranged into large ground floor open-plan living spaces with drop out zones connecting to a courtyard garden, an outdoor pool and the woodland beyond. A large raised wing nestled into the trees houses a dedicated master suite and spa.

A separate raised floating wing provides four further bedrooms, all with en suites, and a guest or family living room. The tower offers two more bedrooms and en suites, above which twin entertainment tower rooms rise into the canopy of the trees.



Ground Floor

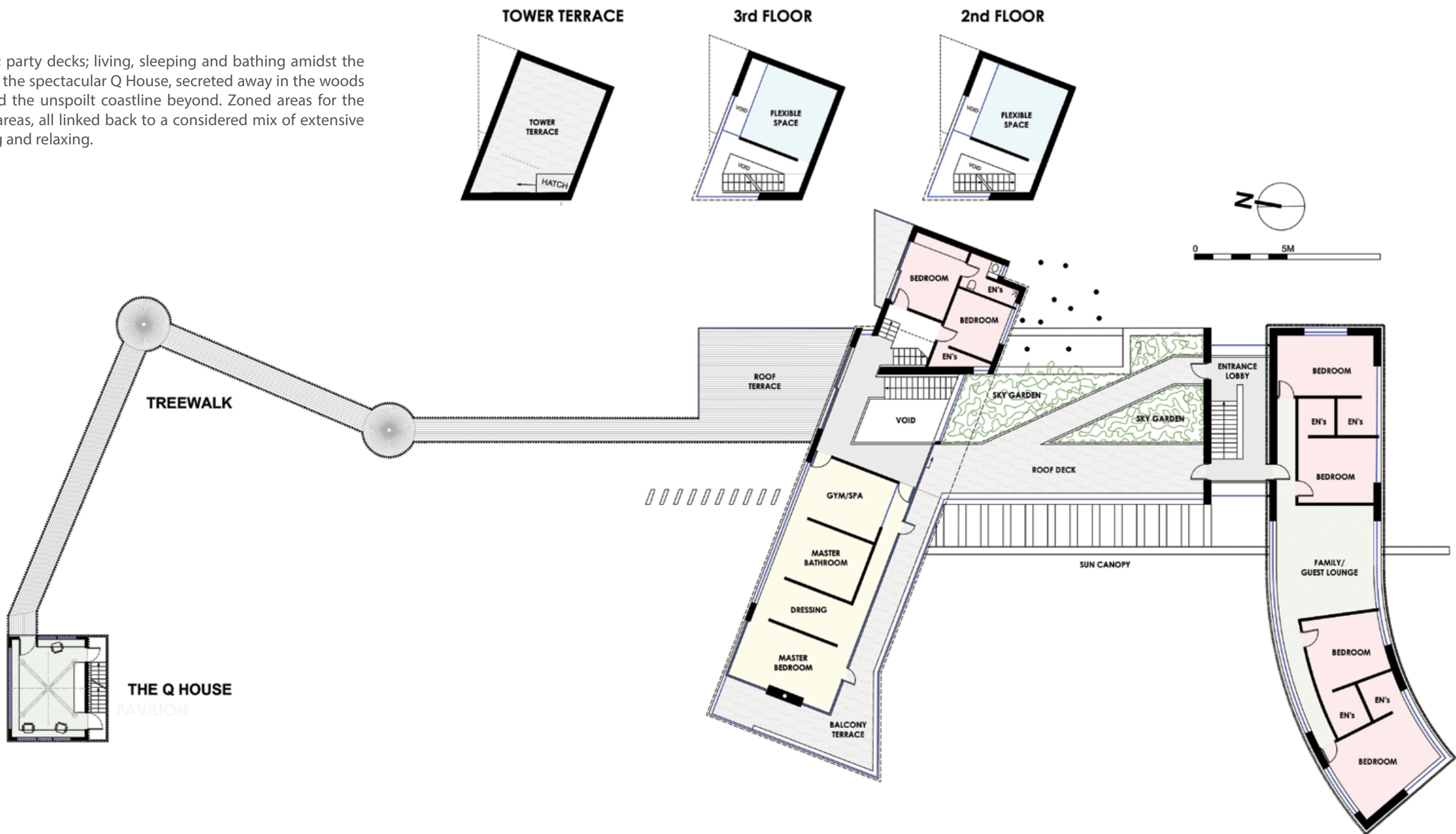
Courtyard living transitioning into nature is central to Quarrhurst House's mood with expanses of transparency blurring the boundaries. Entertainment areas indoors and out, a snug room for cosy winter evenings and a media room to indulge in big screen escapades. A swimming pool and water features add leisure and tranquillity into the mix, enriched by beautifully landscaped gardens.



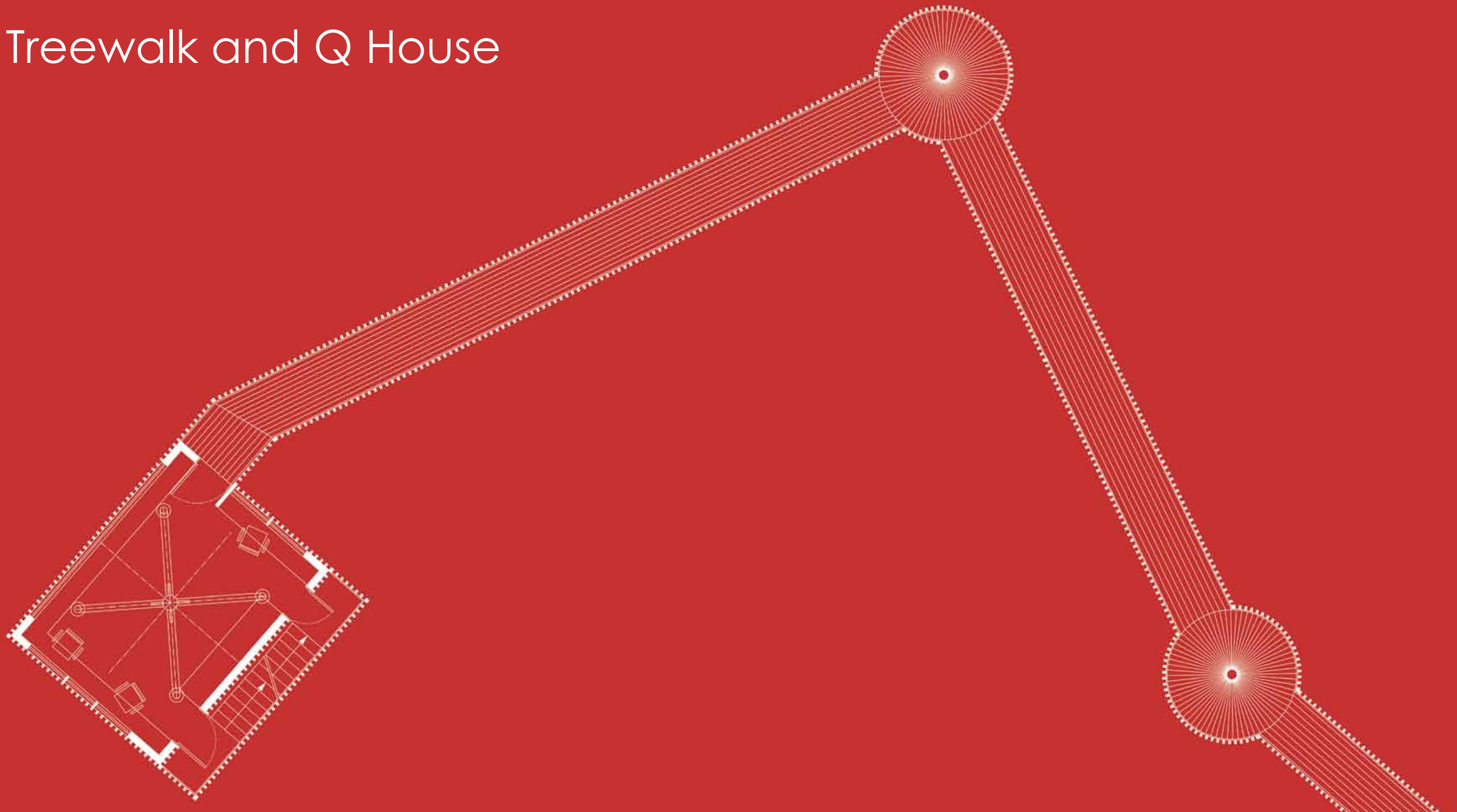
Quarrhurst House combined GIA (Gross internal Area) 630m2 (6,781sqft)

First Floor

Encapsulating views; roof terraces; party decks; living, sleeping and bathing amidst the trees; and a magical connection to the spectacular Q House, secreted away in the woods on the approach to the beach and the unspoilt coastline beyond. Zoned areas for the master suite, family rooms, guest areas, all linked back to a considered mix of extensive and intimate areas for living, dining and relaxing.



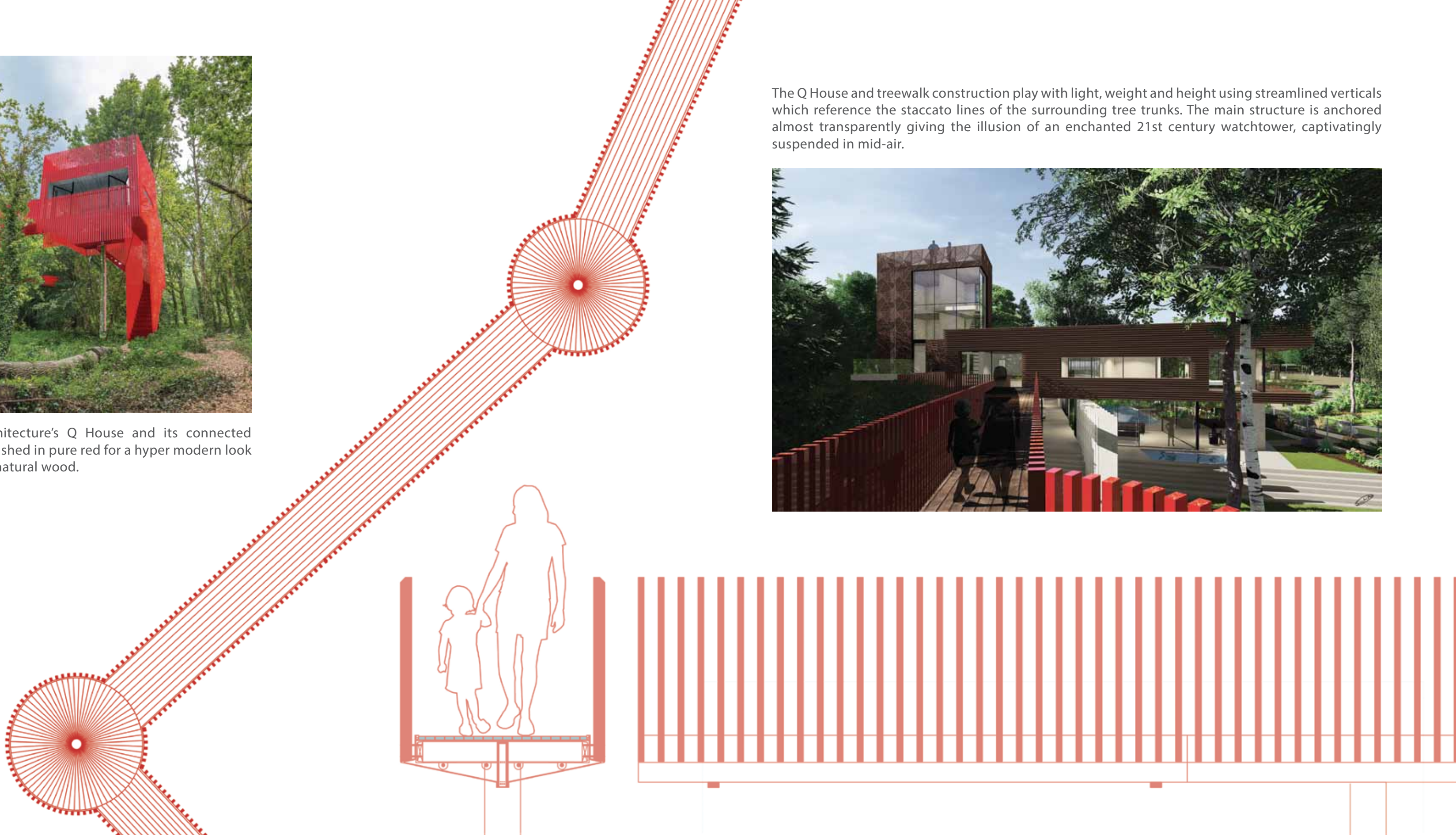
Treewalk and Q House





Lincoln Miles Architecture's Q House and its connected treewalk can be finished in pure red for a hyper modern look or combined with natural wood.

The Q House and treewalk construction play with light, weight and height using streamlined verticals which reference the staccato lines of the surrounding tree trunks. The main structure is anchored almost transparently giving the illusion of an enchanted 21st century watchtower, captivatingly suspended in mid-air.





Quarrhurst's enchanted untouched woodland, wild birdsong, dappled light, the rustle of leaves underfoot, the wind singing in the trees, felted sounds of wildlife and the unmistakable scent of the sea, all at the bottom of your garden: sheer magic.



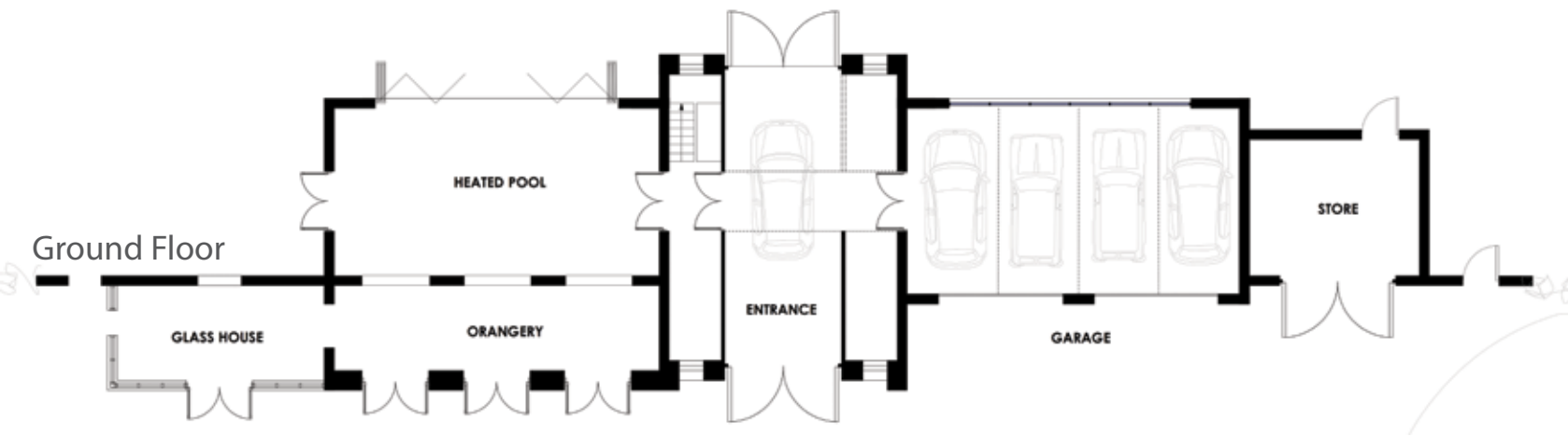


Coach House

LMA's architectural narrative marries past and present styles within Quarrhurst, creatively employing the dynamics of the site and its location to reinvent the ethos of a Victorian estate. The Coach House echoes the quintessential late 19th century lines of the original villa which stood on the plot and is also constructed on the same footprint. While its structure and some of the materials, which include reclaimed stone and brick from the old house, signal the distinguished history of the property, its building and interior layout have been designed for a complete 21st century lifestyle.

The Coach House provides security, privacy and a sense of anticipation leading in to the contemporary inner sanctum beyond, but this is just part of its role. It also integrates a comprehensive array of services and leisure facilities behind its classical façade. Here we find garaging, a workshop, an orangery, an indoor pool, games room and store, with flexible staff or guest accommodation on the 1st floor. At the front an outer courtyard framed by landscaped gardens invites visitors to the central archway with secondary entrance gates opening onto Quarrhurst House.



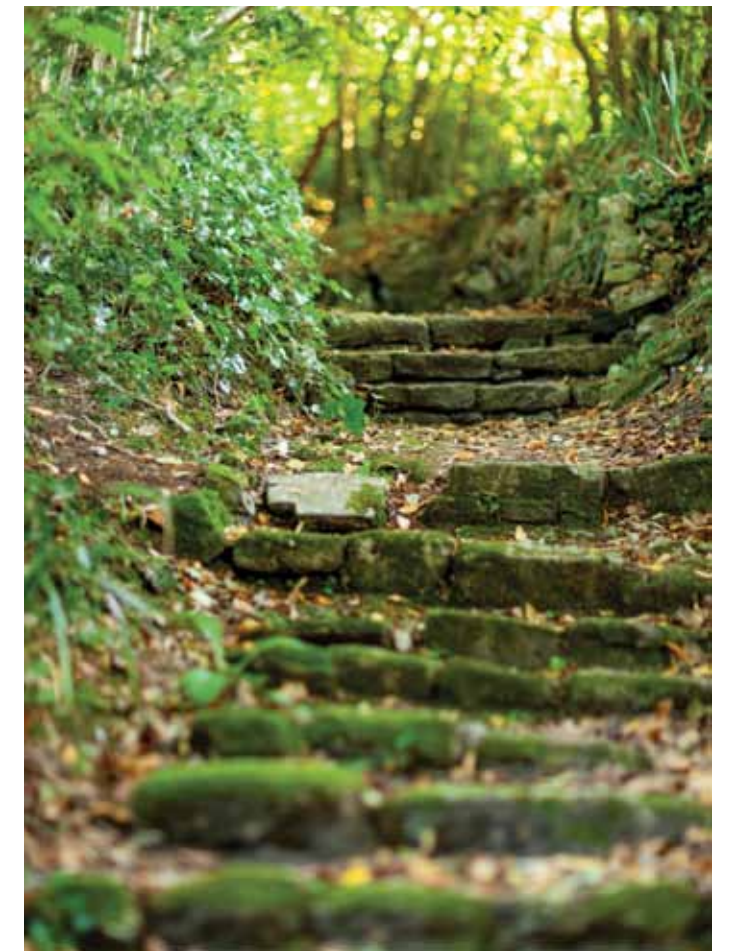


Coach House Combined GIA 363 m2 (3,907 Sqft)





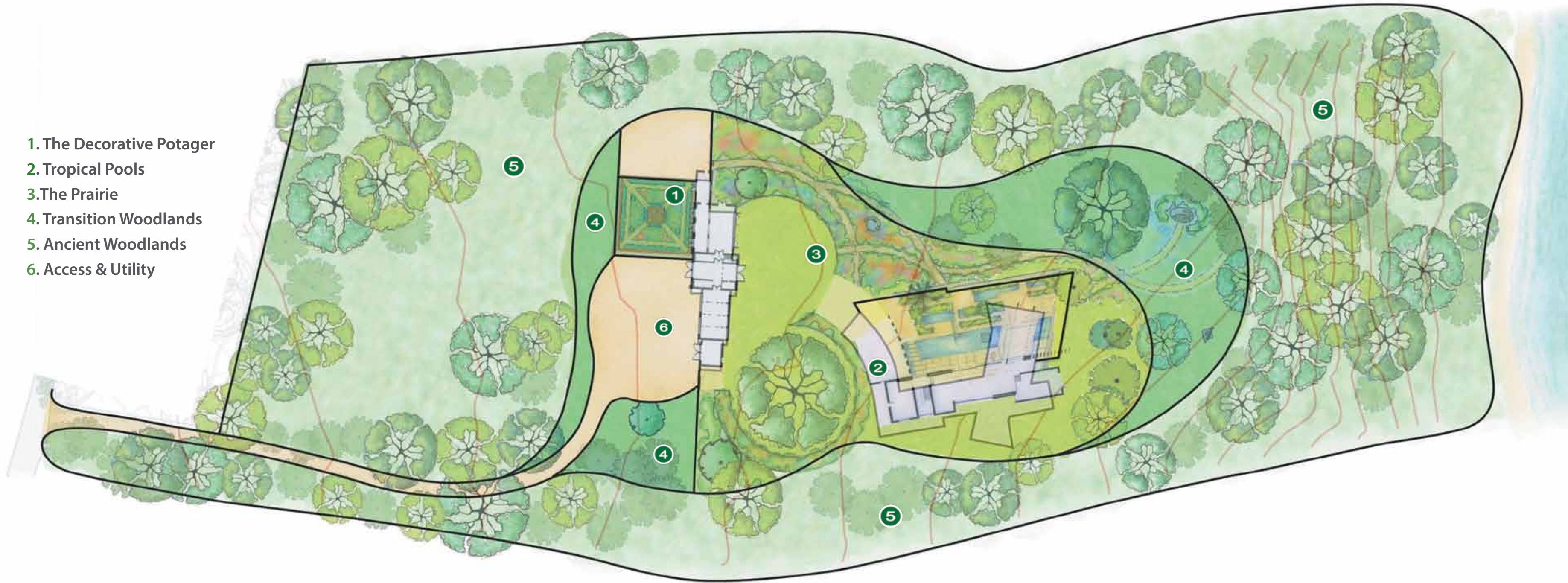
Intelligent environment-conscious planning by LMA preserves a 600 year old oak tree and other mature trees and natural features, together with elements of the original 1870s Victorian villa.



Landscape Design

by Lakehouse Design

- 1. The Decorative Potager
- 2. Tropical Pools
- 3. The Prairie
- 4. Transition Woodlands
- 5. Ancient Woodlands
- 6. Access & Utility



The Decorative Potager – organic produce

An echo of the past
Glasshouse for protected growing
Organic vegetables & herbs
Soft fruits & espalier trees
Scented flowers for cutting



Tropical Pools – ultimate relaxation

Linear, intricate, reflective, design-focussed
Softened by vibrantly exotic, sumptuous planting
Intimate, screened, protected space
Spa pool, dramatic water, subtle lighting



The Prairie – grass & simple flowers

A dreamlike spatial setting for the house
Contemporary, rich and sensuous
Wide lawns, soft colour-blend planting
Massed flowers set against shimmering grasses
Reflective sculpture, casual winding paths



Woodlands – the defining feature

Transition Woods

Sunlit clearings jewelled by native flowers
Dappled shade, organic sculpture
Secret seats, swings and willow hides

Ancient Woodlands

Screening, sheltering, enfolding the house
An ivy green, mysterious and magical place
Ferns and foxgloves beneath towering trees

Isle of Wight

With a naturally mild climate, diversity in its landscapes, half of which are designated Areas of Outstanding Natural Beauty and some 92 kilometres of beautiful coastline, the Isle of Wight offers plenty of unspoilt areas as well as a wealth of resorts which have been favoured holiday destinations since Victorian times. The island in general offers a very special natural setting for the Quarrhurst Estate. The privacy, peace and tranquillity of the Quarr area in particular, combined with the property's ancient woodlands, leading to a picturesque stretch of beach, presents the perfect situation for a truly splendid bespoke family home or island retreat.

Whilst enjoying a blissfully secluded position down a leafy private road amidst similarly well placed and thoughtfully landscaped homes, Quarrhurst is by no means isolated. The plot is set within a semi-rural location with a strong sense of community and is within easy reach of the thriving and cultural seaside town of Ryde.

Ryde's pier is the oldest in the UK and stretches out beyond the famous sands to receive regular passenger ferries from the mainland. From there travellers can connect by rail to London Waterloo as well as major motorway routes. A hover facility operates from the town as do trains and buses which service the whole island.

Ryde also offers a variety of restaurants, pubs, cafés, shops and schools. More extensive facilities can be found in the nearby towns of Newport and Cowes as well as in Portsmouth on the mainland, only a short journey away.



The beautiful and historic Quarr Abbey, a World Heritage Site, is close, as is a farmer’s market and café with organic produce.

The Isle of Wight is renowned for its wild open spaces, woodland, hill and coastal walks, and Quarrhurst is ideally positioned for access to leisure activities on land and sea.

Sailing and water sports have brought fame to the island, with the Solent playing a key role. Cowes, the mecca of the sailing world, is home to the Royal Yacht Squadron, arguably the most prestigious yacht club in the world, and hosts Cowes Week, the renowned sailing regatta with a legendary racing calendar. There are several other yacht clubs nearby as well as other excellent sports amenities such as cricket, football and golf.

Travel information:

By ferry via Fishbourne Car Ferry, Fastcat and Hover Travel services located in Ryde, all with onward train connections to London.

Portsmouth to Fishbourne (2 minutes from Quarrhurst by car) is a car and passenger service, with a journey time of approximately 40 minutes.

Portsmouth rail network to Ryde Pier Head (10 minutes by car from Quarrhurst), offers a fast catamaran passenger service - journey time approximately 22 minutes.

Portsmouth Southsea Hover travel to Ryde esplanade (10 minutes by car from Quarrhurst) connecting to a superfast passenger crossing service. Journey time approximately 12 minutes.

Other ferry connections include East Cowes car ferry to Southampton, and a 23 minute Redjet passenger ferry from Cowes.

By car connections are excellent, with the A3 and M3 linking from and to London and the Home Counties as well as Heathrow and Gatwick airports.

By rail approximately 1 hour 10 minutes from Waterloo to Portsmouth or Southampton

By air the private airfields of Sandown and Bembridge are 7 miles away. Quarrhurst also has space for its own private helipad within its extensive grounds.



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