

# PrimeResi

## Ström & Acre unveil '*game-changing*' resi project at golf & country club in Hertfordshire

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'Not only did we think outside the box, we decided to remove the box completely,' says development team.

Ryder Cup week finds Ström Architects and Acre London showcasing an innovative resi golf and country club project in Hertfordshire.

The 4.5-acre scheme, recently approved by planners, is to deliver ten lateral villas and a five-home apartment building at the 151-acre Hartsbourne Golf & Country Club in Bushey Heath. Described as the “first of its kind”, the development promises to secure the venue’s long-term future in the process.



The proposals cite sustainability, biodiversity, and wellness as key themes. Low horizontal profiles, deep overhangs, green roofs and natural materials are intended to help the architecture recede into the landscape, with each home oriented to capture light and long views across the course. The apartments – around 225 sq m apiece – will include a triple-aspect “sky villa” penthouse.

Rosebank Landscape Studio’s masterplan will weave wildflower meadows, native planting and natural water management through the site, while energy-efficient building envelopes, passive shading and locally sourced materials have been designed to exceed current regulations.



A statement said proceeds from the resi element will allow the club to secure its freehold and fund wider upgrades, including a refreshed arrival experience, landscaping works and an infinity pool overlooking the first tee.

Magnus Ström said the scheme “works with the landscape and the spirit of the club,” while Acre London described the collaboration as a “game-changer” for the century-old venue.



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**Magnus Ström, Founder and Creative Director of Ström Architects:**

“ACRE London came to us with a bold vision, and through close collaboration we’ve been able to translate that into architecture that works with the landscape and the spirit of the club. That’s where the real strength of this scheme lies.”

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**Antoine Christoforou of ACRE London:**

“We promised this scheme would be a game changer – so not only did we think outside the box, we decided to remove the box completely.”

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