

4.0 BRIEF & DESIGN DEVELOPMENT

4.1 CLIENT BRIEF

BRIEF OVERVIEW

Manor Farm was last in use as a working farm in 2021 and the Welbeck Estate have now taken ownership of the site for redevelopment. The site is currently vacant pending a significant investment to bring the buildings back into use.

During its time as a working farm it has undergone incremental changes to respond to the changing functional needs of the farm.

It was important to the Welbeck Estate that the next evolution of Manor Farm was respectful of the existing buildings, breathing new life into the site whilst retaining the character and patina that has evolved over time.

The proposed redevelopment of the farm will form the next phase in the life of this important rural site as a hotel designed to specifically cater for short term UK countryside holidays and staycations with on-site facilities for dogs, walkers, cyclists and horse riders. The Bike & Boot brand perfectly suits the rural location of Manor Farm with immediate access to open countryside, providing cycle routes, walking and dog walking routes including the adjacent Clumber Park.

The Bike & Boot brand is distinctive and bespoke, responding to the existing Manor Farm buildings with an approach that promotes minimal intervention to ensure that the character of the existing buildings is retained and celebrated.

Bedrooms will be provided to cater for singles, couples and large families with the provision of family rooms, interlinking rooms and holiday cottages providing sleeping accommodation for up to 8 people. Accessible bedrooms are also provided at various locations across the site.

The brief has been adapted to suit the unique collection of buildings provided at Manor Farm and to respond to the existing internal layout, window openings and door openings to ensure that as much of the existing character is retained and celebrated as possible.



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ABOUT BIKE & BOOT

"Our ambition is to conquer the WHOLE of the UK. Like Hansel & Gretel following breadcrumbs into a sweetie cottage, wherever you go the muddy paw prints, footprints & cycle tracks will lead to our doors.

We think everyone deserves to experience our dog-friendly hotels (if you haven't, have you even lived?!) so we're giving you all the opportunity to whisk your family, friends & pooches away for an adventure holiday you'll NEVER forget. Oh yes, the flashbacks of you falling flat on your bum on Scarborough seafront will be with you for years to come.

Wherever we go, we're taking you lovely lot along with us! We've set up our sites in the perfect hand-picked locations for you to explore. From the sensational seaside to the picture-perfect Peak District, there sure is plenty to discover on our doorsteps – including that colony of seagulls waiting for your chips."



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4.1 CLIENT BRIEF

PUBLIC AREAS

The public areas provide an important arrival experience where guests can arrive to a warm and welcoming, check-in and explore the site and the wider countryside.

Guest facilities include The Retreat where complimentary drinks and cakes are served in a relaxed setting where guests can wind down, read a book or play board games.

The "Bareca" is a bar and cafe that provides a hub of activity throughout the day and evening. Open to both guests and as a destination for locals and visitors, the Bareca serves drink and foods in a casual and relaxed setting.

The Film Club provides guest entertainment throughout the day and evening.



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4.1 CLIENT BRIEF

WADOBI (**W**ALKERS | **D**OGS | **B**IKES)

Bike & Boot recognise the opportunity provided by the UK countryside for activity holidays and weekends and specifically cater for these guests through the onsite facilities.

The Wadobi provides facilities for walkers including boot room areas where guests can change into their muddy outdoor wear to minimise dirt taken into the bedrooms.

Dogs are provided with a Dog Wash and pamper station allowing guests to take a walk in the countryside without the worry of taking dirt into the hotel allowing them to wash and dry their beloved dogs before returning to their rooms.

Cycling facilities are provided to cater for those wishing to hire bikes or store their own bikes in a secure storage area. Stations are also provided for cycle maintenance on site.



4.0 BRIEF & DESIGN DEVELOPMENT

4.1 CLIENT BRIEF

BEDROOMS

Bedrooms are provided in a variety of sizes and prices to cater for a variety of guest types including small Boot Rooms for those looking for a weekend get away, medium sized rooms for longer stays and large family rooms with sofa beds and bunk beds allowing parents and children to holiday in the same room.

Dogs are welcome in all bedrooms and facilities are provided in room to accommodate them.

Bedrooms are designed to reflect the sites location with artwork, graphics and colours used to provide a sense of place.

Bespoke furniture has been designed to maximise the use of space.



4.0 BRIEF & DESIGN DEVELOPMENT

4.2 ACCOMMODATION SCHEDULE

The adjacent accommodation schedule outlines the minimum requirements for a Bike & Boot hotel. Although this has been used as a basis for the design development, the accommodation provided at Manor Farm has been adapted to suite the unique character of the site, ensuring that intervention within the existing buildings is minimised and that the character is retained.

	Minimum	Maximum	Notes
Hotel			<i>All below exclude circulation. All rooms accessible by lift or ramp</i>
Bedrooms	60	100	<i>Minimum of 18sqm. Average 22sqm+. Max 35sqm 20% of Superior size - with additional beds (bunk or sofa).</i>
Car Parking spaces	78	130	<i>Bedrooms +30%. Local planning policy may differ. Staff requirement may vary with location</i>
Cycle Storage	60sqm	85sqm	<i>Includes dog grooming, surf board storage, lockers, WC/changing Could be adjacent building/light structure</i>
Film Club/Cinema	27sqm	35sqm	<i>inc comms room</i>
Guest Lounges	60sqm	100sqm	<i>inc Retreat Lounge</i>
Reception Area	30sqm	45sqm	
Housekeeping	50sqm	60sqm	<i>Linen sorting & distribution, inc storage on bedroom floors Varies with floor layouts</i>
Administration/Support			<i>All below exclude circulation</i>
Offices	25sqm	32sqm	
Staff Rest area, changing, lockers, WCs	30sqm	40sqm	
IT/Comms	10sqm	10sqm	<i>Assumes 2 locations</i>
Plant	25sqm	30sqm	<i>1 location</i>
Staff overnight room	20sqm	20sqm	
Food & Beverage			
Restaurant & Bar (combined)	115sqm	155sqm	<i>Front of House only, excludes kitchens & storage</i>
Toilets to support F&B	30sqm	40sqm	<i>Mixed gender, inc enabled, excludes circulation</i>
Back of House Food & Beverage	115sqm	155sqm	<i>Storage, food preparation, beverage store, wash-up,</i>

SECTION 5.0
PROPOSED SCHEME

5.0 PROPOSED SCHEME

5.1 SITE PLAN

An overall summary of the proposed masterplan strategy is:

- A** New-build Gatehouse to announce the new entrance into the site off Ollerton Road to provide on-site living accommodation for the hotel site manager.
- B** Existing 2 No semi detached houses to be converted into 2 No 3 bedroom holiday-let cottages for families or large groups.
- C** Existing one and two storey barns and stables to be converted into 37 No guest bedroom accommodation including 1 No accessible bedroom.
- D** New-build single storey barn providing 18 No purpose built guest bedrooms including 2 No accessible bedrooms.
- E** New-build single storey pods provide 6 No guest bedrooms with living accommodation with views across the Water Meadows.
- F** Existing Manor House to be repaired and brought into use as guest Retreat along with 12 No guest bedrooms including 1 No accessible bedroom.
- G** Existing one and two storey barns to be retained and reconfigured to provide 17 No guest bedrooms along with Wadobi (walkers, dogs and bike facilities), Film Club and Bareca (Bar/Cafe) along with new build kitchen barn.



Proposed site plan



5.0 PROPOSED SCHEME

5.1 SITE PLAN

EAST BARNs

The adjacent Proposed Site Plan illustrates more detailed proposals for the East Barns as follows :-

- A** Existing Manor House to be repaired and brought into use as guest Retreat along with 12No guest bedrooms including 1No accessible bedroom.
- B** Existing two storey barns to be retained and reconfigured to provide the main reception along with 6No guest bedrooms to the ground floor level and 7No guest bedrooms to the first floor level.
- C** Existing single storey barn to be converted into 4No guest bedrooms.
- D** Existing single storey dilapidated barn to be partially removed and replaced with new build Wadobi and Film Club. Barn to be partially retained to the west to provide staff change and staff room accommodation along with Bareca WC's.
- E** Existing double height barn to be retained and converted to Bareca with views across the Water Meadows to the south elevation and back office accommodation and storage to the north.
- F** New build single storey extension to be built to provide additional seating area for the Bareca with panoramic views across the Water Meadows.
- G** New-build single storey kitchen barn to serve the Bareca.



5.0 PROPOSED SCHEME

5.1 SITE PLAN

WEST BARNES

The adjacent Proposed Site Plan illustrates more detailed proposals for the West Barnes as follows :-

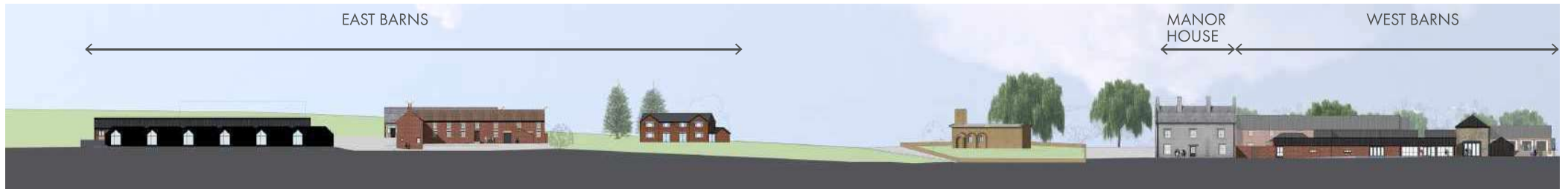
- A** Existing 2 No semi detached houses to be converted into 2 No 3 bedroom holiday-let cottages for families or large groups. Dedicated car parking spaces are provided within the West Barnes complex with a new footpath providing pedestrian access to the cottages.
- B** Existing one storey stone open barn to be converted into 8 No guest bedrooms.
- C** Existing two storey brick barn to be converted into 11 No guest bedrooms to the ground floor level (including 1 No accessible bedroom) and 12 No guest bedrooms to the first floor level totaling 23 No guest bedrooms.
- D** Existing single storey open brick stable block to be converted into 6 No guest bedrooms.
- E** New-build single storey barn providing 18 No purpose built guest bedrooms including 2 No accessible bedrooms.
- F** New-build single storey pods to provide 6 No guest bedrooms with living accommodation with views across the Water Meadows.



Proposed site plan-West Barnes

5.0 PROPOSED SCHEME

5.2 SITE CONTEXT



SOUTH CONTEXT ELEVATION



EAST BARNs SOUTH ELEVATION



MANOR HOUSE & WEST BARNs SOUTH ELEVATION

5.0 PROPOSED SCHEME

5.3 EAST BARN

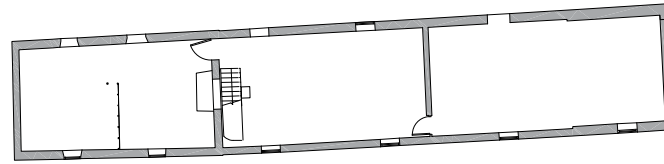
EXISTING FLOOR PLANS

The existing East Barns comprises of a series of barns running generally in an north east-south west orientation.

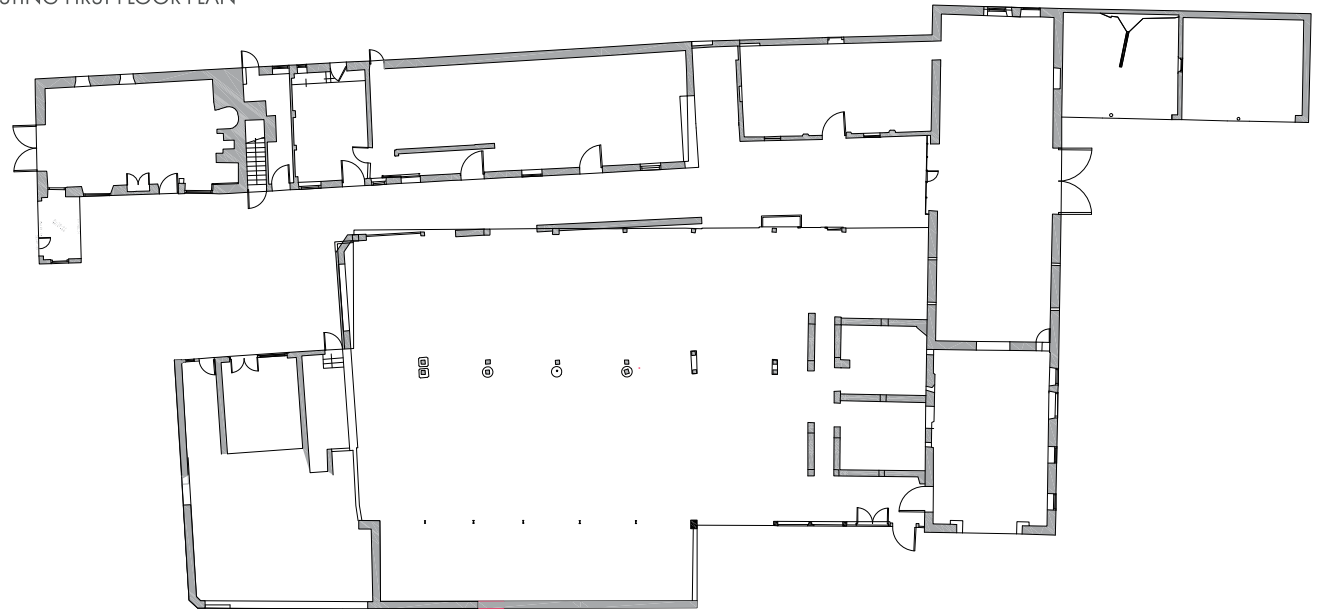
The western barn is a two storey barn that runs parallel with the Flood Dyke. Access to the western barn is predominantly through the central courtyard area.

The northern barn is a double height barn running in a north west-south east orientation. Double height barn doors are located on both the north-east and south-west elevation providing access for large scale machinery into the central courtyard. The floor level to the existing barn steps down to the south to respond to the site topography. Single storey garages extend towards the east in an east-west orientation attached to the double high barn.

To the south east, a range of single storey barns in an north east-south west orientation have been developed over time, creating a central courtyard to the barns.



EXISTING FIRST FLOOR PLAN



EXISTING GROUND FLOOR PLAN



5.0 PROPOSED SCHEME

5.3 EAST BARN

DEMOLITION FLOOR PLANS

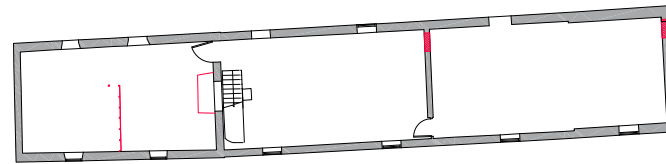
The plans for the east barns have been developed to work within the existing structures to minimise the level of intervention.

The two storey north west wing is to be retained as existing with all of the existing window and door openings retained and reused to provide access and daylight to the bedroom areas. A limited number of openings are to be formed internally to the first floor level to provide safe means of access and egress to the first floor level. The location of the new opening to the eastern elevation has been positioned to avoid the existing dovetailed brickwork.

To the north eastern double height barn, the existing barn door opening to the south east elevation is to be widened nominally to improve long distance and panoramic views across the Water Meadows. An additional opening is proposed to the north east elevation to provide ingress and egress to the new build kitchen and open servery.

To the central south east barn, the existing structure is in a dilapidated condition and the existing roof structure is unsafe. The proposed development will remove the central area of the former pig barn with the exception of the brick elevation and roof form to the south and the stone enclosures towards the north which are to be retained for reuse as the WC's and staff changing areas. New window openings are proposed within the brick south elevation to enable the use of the existing structures for bedrooms.

The existing single storey barn to the south-west corner is to be retained and converted to bedroom and back-of-house accommodation.



DEMOLITION FIRST FLOOR PLAN



DEMOLITION GROUND FLOOR PLAN



5.0 PROPOSED SCHEME

5.3 EAST BARN

PROPOSED FLOOR PLANS

The proposed floor plans have been developed to work sensitively within the existing fabric to ensure that the character of the building and the existing features are clearly legible following completion of the works.

The two storey barn to the north-west is to be converted to a variety of boot rooms, small, medium, large and accessible rooms with the layout determined by the available window and door openings in the existing structure. New lightweight internal partitions have been positioned off grid to allow the existing timber trusses to be exposed within the rooms where possible. A new stair core is to be installed to the north elevation to provide access to the bedrooms to the north of the barn and the existing stair retained to provide access to bedrooms within the south of the barn. The existing barn doors are retained and re-used where possible to provide access to bedrooms. The existing single storey barn to the north of the two storey barn is to be reused as the main reception area with the existing timber trusses left fully exposed.

The double height barn to the north is to be converted to the Bareca (Bar, restaurant and cafe) with the bar access directly off the main through route towards reception. A new single storey barn is to be built to the north to accommodate a new purpose built kitchen in order to minimise the impact of services to the kitchen within the existing fabric.

A new infill extension is proposed to the south-east to allow additional seating for the Bareca with panoramic views across the Water Meadows.

A new Wadobi (Walking Dogs and Bikes) facility building is to be built within the footprint of the former pig barns along with a new Film Club cinema within the courtyard. The central area is to be opened up to form a central external courtyard.



5.0 PROPOSED SCHEME

5.3 EAST BARN

EXISTING ELEVATIONS

The existing East Barns comprises of a series of predominantly single storey brick/stone barn buildings with the north east barn being a double height space and the south barn being two storey in height with an upper floor level.

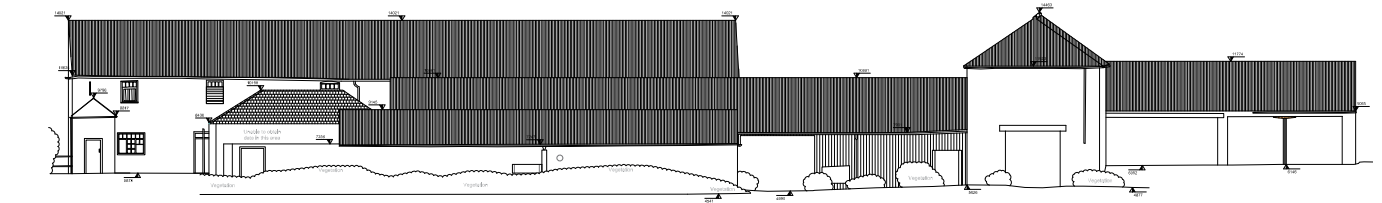
The existing barns are generally open barns with limited sub-division and have been adapted over many years to suit the changing needs of the working farm.

The barns are generally in a reasonable condition with the exception of the central area of the barn where the lack of protection at the base has led to severe water damage to the timber structure.

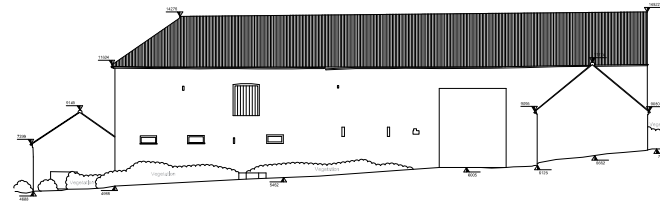
Windows generally are in poor condition albeit their original form and design is still visible. Doors generally are vertical timber clad doors and remain in position in most instances.

The roof areas to the barns are generally asbestos roof cladding supported by timber trusses.

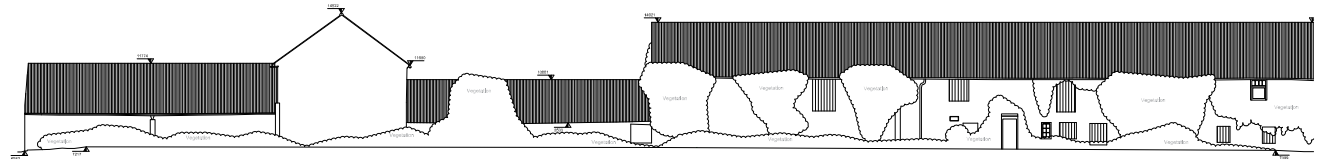
The buildings form generally follows the site topography with the higher two storey buildings towards the back of the site at the highest level and the single storey buildings towards the bottom of the site at the lowest level.



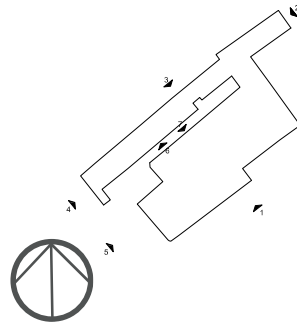
Elevation 1



Elevation 2



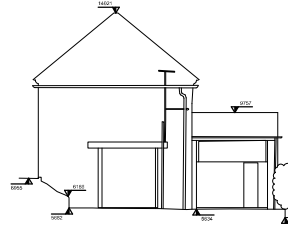
Elevation 3



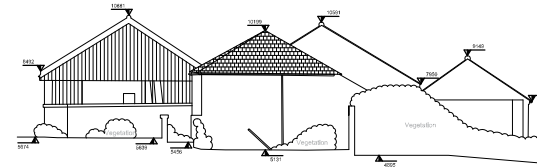
5.0 PROPOSED SCHEME

5.3 EAST BARNES

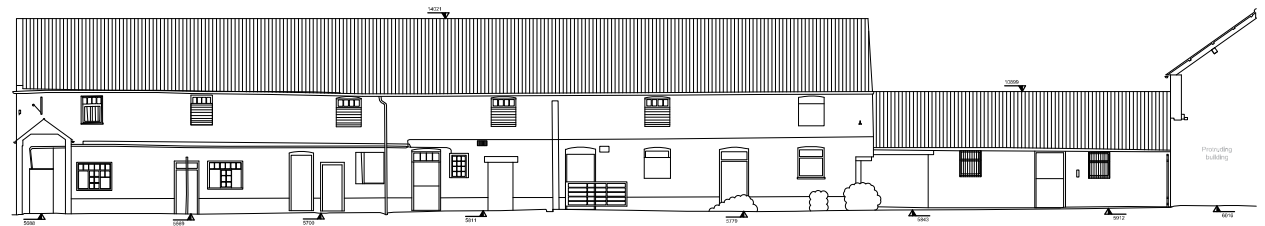
EXISTING ELEVATIONS



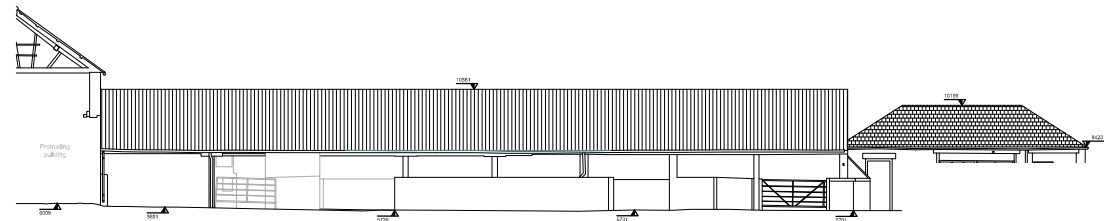
Elevation 4



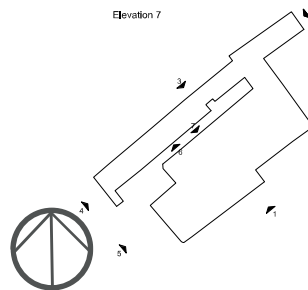
Elevation 5



Elevation 6



Elevation 7



5.0 PROPOSED SCHEME

5.3 EAST BARN

REMOVAL/REPAIR ELEVATIONS

The strategy for the redevelopment of the site is to retain as much of the existing fabric as possible and to ensure that the character and industrial quality of the existing buildings is maintained following redevelopment.

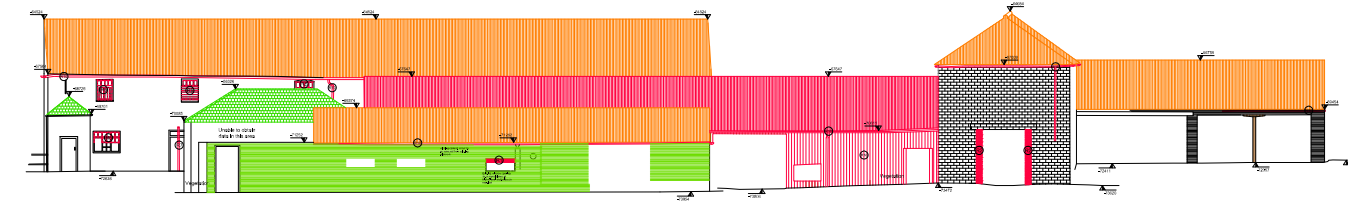
The existing barn structures are to be retained generally with the exception of the central barn where the dilapidated condition of the timber structures are beyond repair.

The asbestos roof finish is to be carefully removed and the roof finish replaced with an insulated roofing system with sinusoidal aluminium roof finish to reflect the agricultural character of the existing buildings.

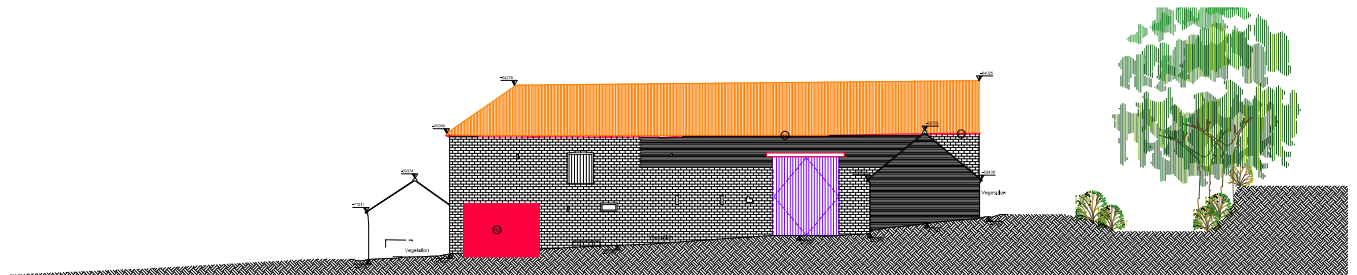
The existing window openings and door openings have been utilised where possible to inform the room layouts and to minimise the extent of new openings required.

New elevational openings are limited to the opening to the north of the double height barn to access the new kitchen barn and the nominal widening of the barn doors to the south-east elevation to allow for panoramic views across the Water Meadows.

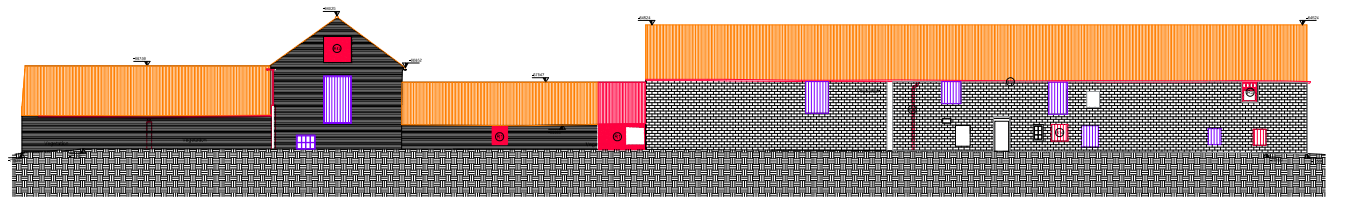
Existing barn doors are to be retained and repaired where required and held open to open up the building complex to visitors and Bareca guests.



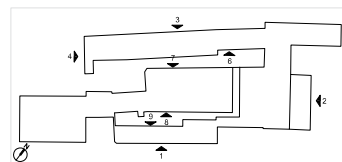
Elevation 1



Elevation 2



Elevation 3



KEY :-

	New Construction/repairs
	Existing windows/doors to be retained, refurbished with new glazing throughout and redecorated
	Demolition / Removal
	Existing roof tiles to be removed, numbered and retained, roof to be lined and insulated, membrane installed and existing roof tiles reinstated.
	Existing roof to be removed and replaced with new Sinusoidal profile metal roof to match existing profiles.
	Brickwork replacement.
	Removal of cementitious render

5.0 PROPOSED SCHEME

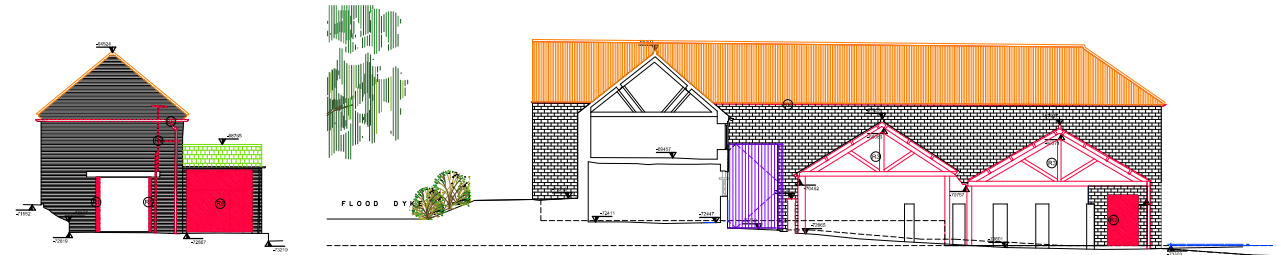
5.3 EAST BARN

REMOVAL/REPAIR ELEVATIONS

The adjacent sections and elevations show the extent of removal. The single storey pig barn to the centre of the East Barns complex is to be partially removed due to the dilapidated condition of the existing roof and support structure. The existing temporary plywood doors are to be removed and existing windows to the two storey barn are to be removed and the detail replicated for the new timber framed double glazed windows.

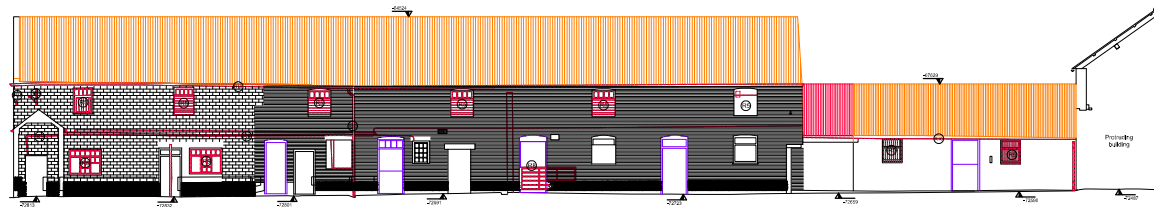
The asbestos roof finish is to be carefully removed and the roof finish replaced with an insulated roofing system with sinusoidal aluminium roof finish to reflect the agricultural character of the existing buildings.

The existing slate roof areas are to be insulated and reinstated and repaired.

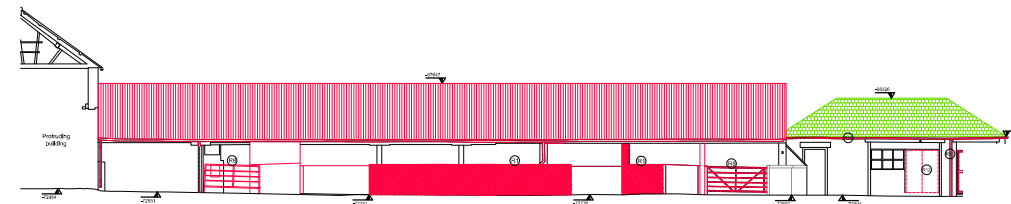


Elevation 4

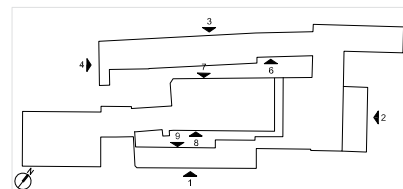
Elevation 5



Elevation 6



Elevation 7



KEY :-

	New Construction/repairs
	Existing windows/doors to be retained, refurbished with new glazing throughout and redecorated
	Demolition / Removal
	Existing roof tiles to be removed, numbered and retained, roof to be lined and insulated, membrane installed and existing roof tiles reinstated.
	Existing roof to be removed and replaced with new Sinusoidal profile metal roof to match existing profiles.
	Brickwork replacement.
	Removal of cementitious render

5.0 PROPOSED SCHEME

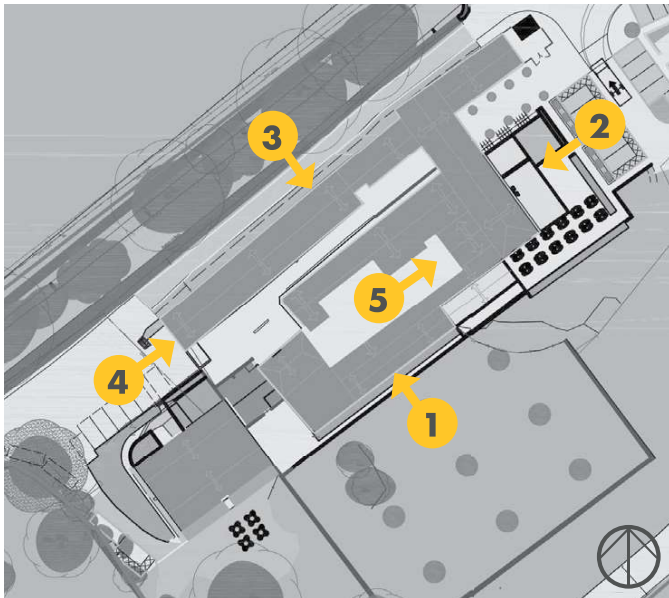
5.3 EAST BARNES

PROPOSED ELEVATIONS

The adjacent coloured elevations illustrate the proposed elevational treatment. All existing asbestos roof areas are to be replaced with an insulated roofing system with a black sinusoidal aluminium roof finish to reflect the agricultural character of the existing buildings.

New areas of glazing are concentrated around the Bareca area to the south-east elevation to allow views across the Water Meadows.

All windows are to be double glazed timber framed windows to match existing with black painted finish. The existing barn doors are to be retained where possible and pinned back with new glazed infills.

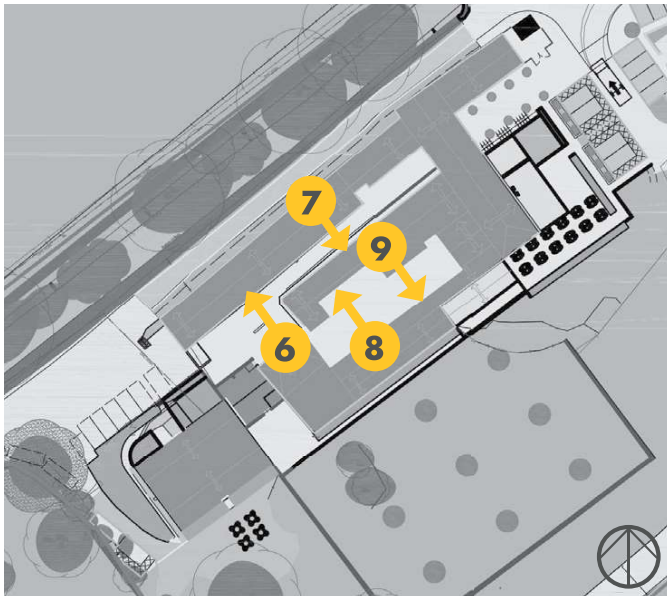


5.0 PROPOSED SCHEME

5.3 EAST BARNES

REMOVAL/REPAIR ELEVATIONS

The adjacent elevations show the elevational treatment to the areas visible from the courtyard areas only. The new build interventions are articulated using Sinusoidal black metal cladding or vertically laid timber cladding to express the new interventions as a separate layer in contrast with the existing stone and brick facades.



5.0 PROPOSED SCHEME

5.3 EAST BARN

PROPOSED MATERIALS

The palette of materials for the new interventions to the East Barns are selected to compliment the agricultural character of the existing buildings. The existing materials and details are functional with limited decoration and the honest use of stonework with brickwork infills and additions allows the evolution of the buildings to be clearly legible. The intention is to retain this existing character, whilst complimenting it with the new additions.

The existing asbestos roof areas are to be removed and replaced with insulated metal sinusoidal cladding which will also be used as the wall cladding material to the proposed new kitchen extension. This provides a contrasting material which reflects the agricultural character whilst ensuring that it is clearly legible as a contemporary addition.

Timber cladding is also used where existing openings are to be infilled such as the new stair core to the north elevation of the two storey barn and the Wadobi and Film Club. These elements sit discretely at the centre of the site, providing new interventions that mark the latest phase in the sites development.



Existing asbestos roof



Existing stone walls



Existing brick walls



Existing black painted timber doors



5.0 PROPOSED SCHEME

5.3 EAST BARN

DETAILED BAY ELEVATIONS



North west elevation of proposed new stair core to two storey barn



South-East elevation of proposed new stair core to two storey barn



North west elevation of proposed new Wadobi and Film Club

5.0 PROPOSED SCHEME

5.4 MANOR HOUSE

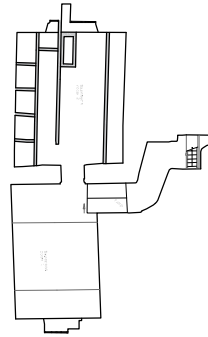
EXISTING FLOOR PLANS

The existing Manor House was last used as a Farm House for the tenant farmers on the Manor Farm estate and is generally in reasonable condition with limited areas of deterioration where water ingress from the valley gutters has occurred.

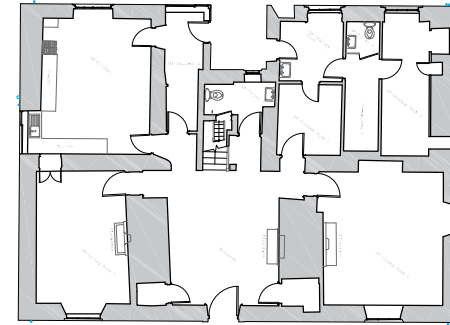
The layout comprises a double pile arrangement with a central stair core. The earliest single pile wing to the north-west was followed later by the construction of the south-east wing in a more Georgian style which was common place in the historical development of a typical farm house where the original house is set behind a more grand Georgian frontage.

The overall layout comprises of three bays with the central bay housing the stair core set within a recess.

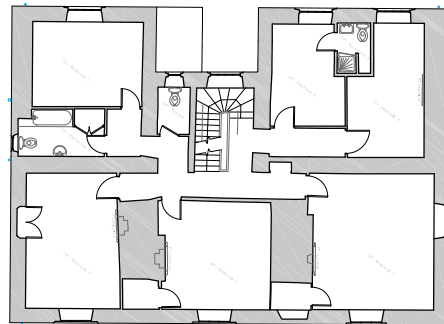
The earlier layout of the building is still clearly legible with limited new interventions to create WC's and en-suite bathrooms to the ground and first floor level. The earlier school room to the first floor level has been subdivided to create two bedrooms and an en-suite.



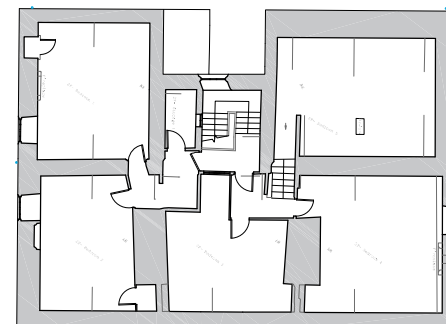
Existing Basement Plan



Existing Ground Floor Plan



Existing First Floor Plan



Existing Second Floor Plan

