

## 3.0 spa proposals

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## 3.1 introduction

The introduction of a new spa offering will become an integral part of the Hotham Hall experience and an essential part of the member's club and event space uses. The spa will be offered as part of events packages, however will also be available to the public, offering high quality spa day experiences.

The spa will include an indoor-outdoor pool, sauna, steam room and cold room, along with a number of treatment options. A flexible yoga/gym space will enable fitness classes to be held throughout the day. The spa will blur the lines between inside and outside, with covered terraces, large glazed expanses and cleverly designed courtyards and garden spaces.

An Asian inspired theme is proposed to the spa, which will set Hotham Hall apart from other spas within Yorkshire, and will ensure the spa will become a destination in its own right.

The client and spa operator provided a clear brief of what was required within the spa to enable commercial operation of the building.

- indoor/outdoor pool
- 5 treatment rooms, should be able to be combined for couples treatments
- relaxation space
- lounge/lunch spa
- sauna, steam room & cold room
- flexible yoga/gym space
- health and beauty salon



## 3.2 asian inspired design

The spa will take influence from Japanese garden and house design, these homes were primarily made of wood and other natural materials and were temporary, often being reconstructed around every 20 years. The structures link strongly with their outside space, with large openings framing the gardens surrounding them.

The spa will be designed as a series of pavilions arranged around garden and courtyard spaces. The structure itself will be 'light touch' and temporary, having a minimal and sensitive impact on the original house, stable buildings and the mature trees located close by.

Historically English landscape design has taken influences from eastern design and culture since the 17th Century, with numerous examples of eastern inspired follies set in English country gardens. The spa at Hotham Hall also draws on that influence and tradition in a contemporary way, creating a suite of spa pavilions that are sustainable and sensitive to its historic context.

As part of the design development we have researched key principles used in traditional Japanese homes. These principles, which are summarised below, have been used to inspire the design and layout of the spa.

**Tataki and Agarikamachi** - two entrances which create a transition between indoor and outdoor where one exchanges their outdoor shoes for slippers. There is generally a level change between the two spaces.

**Ima and Chanoma** - "Ima" or "Chanoma" translates to the living room of a home. As in any typical living room, this is the area of the house where people gather.

**Engawa** - a transition spaces between the living room and garden, a porch like structure which simply serving as a terrace. Transitions between indoors and out are achieved through sliding doors and windows.

**Ofuro** - public baths were once popular, but now many homes have their own ofuro, bathing remains an essential daily ritual. These baths are not meant for washing but for relaxing.

**Walled Properties** - Privacy from neighbouring properties are achieved through large walls on the property lines.

**Natural Light** - Houses are generally sited north to south with the main rooms facing south to ensure good sunlight. Natural light is essential within a traditional Japanese home

**Multifunction rooms** - single large rooms are used for a variety of purposes, eating, sleeping, sitting.



Tataki and Agarikamachi



Ima and Chanoma



Engawa



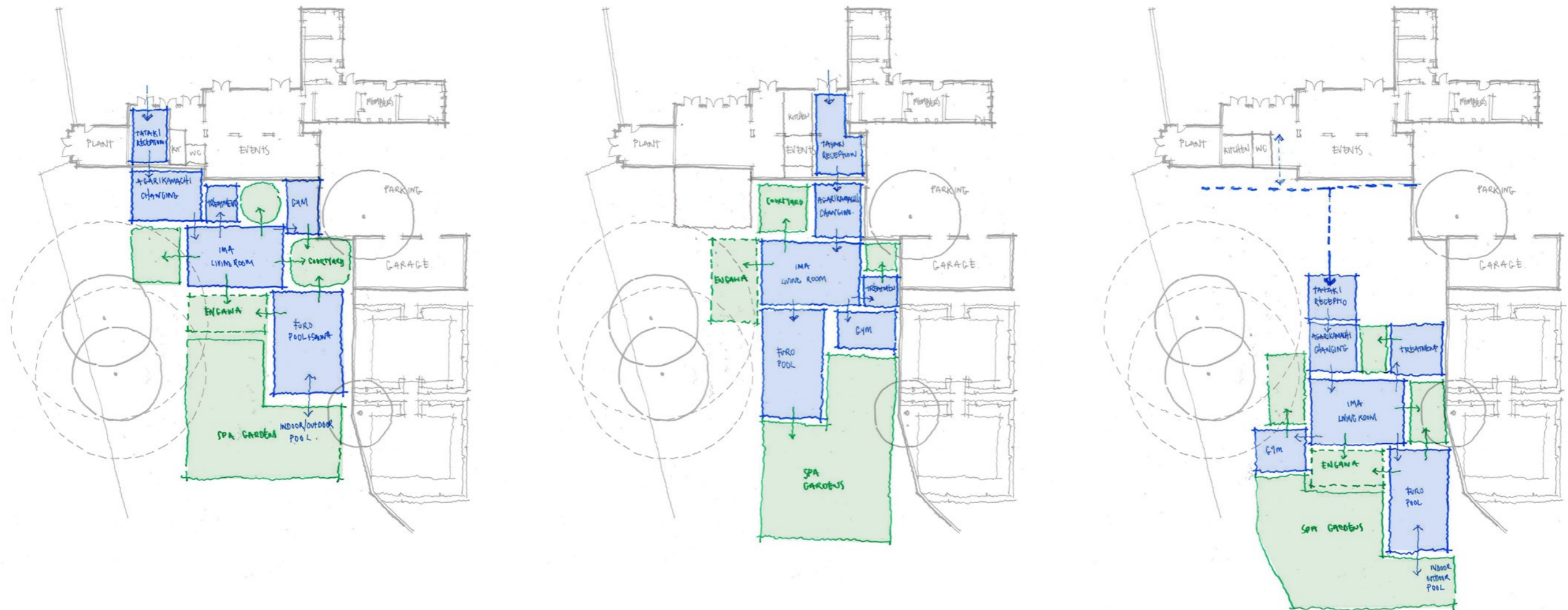
Ofuro

### 3.3 footprint development

#### 3.3.1 initial footprint development

One of the key principles of the initial footprint development was to focus the plan around creating interesting and varied external spaces which change in character depending on the adjoining internal spaces.


The arrival into the spa was tested early on, exploring the potential of forming an entrance from the outer courtyard, through the south range. This would have created further activity and importance to the outer courtyard, however, it was felt that there was a clash of users between the events space and spa. It was also felt that separating the spa from the rear of stable block would mean fewer alterations would be required to the listed building, and the view of the main house and rear of the stable block could be maintained between the buildings.



### 3.3 footprint development

#### 3.3.2 site constraints


The proposed site of the spa has a number of constraints which must be considered when developing the footprint of the building, as follows:

boundary wall (east): 


Bounding the site to the east is a red brick wall, this should be retained as it will offer a good visual separation between the spa and the main house

views: 

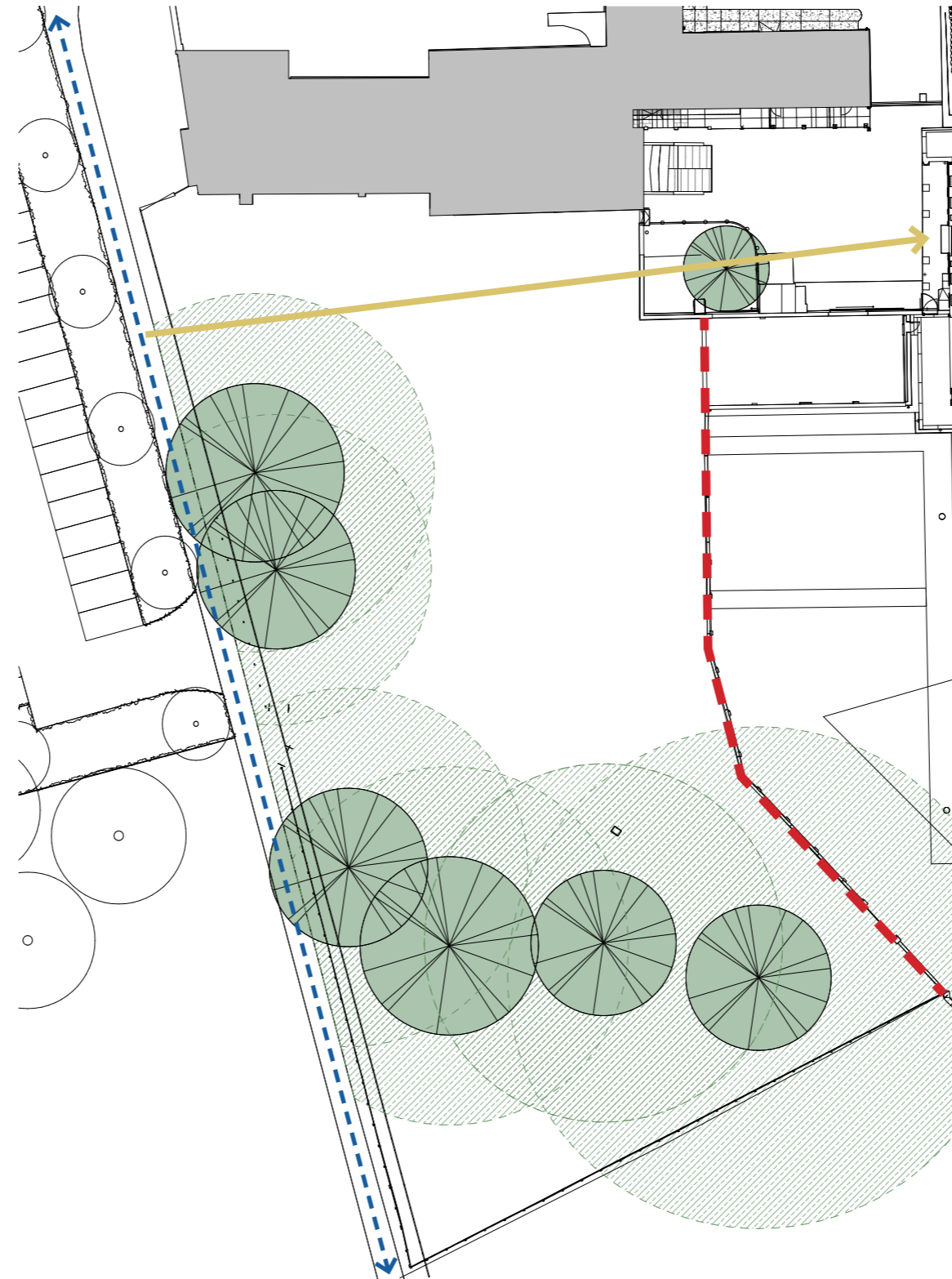
A view of the main house should be retained from the private drive way as indicated on the constraints diagram.

root protection area: 

The site is surrounded by mature trees to the western and southern boundaries. The spa design should make as minimal an impact as possible to these root protection areas. As part of the submission a detailed arboricultural report has been submitted as well as indicative foundation details.

existing driveway: 

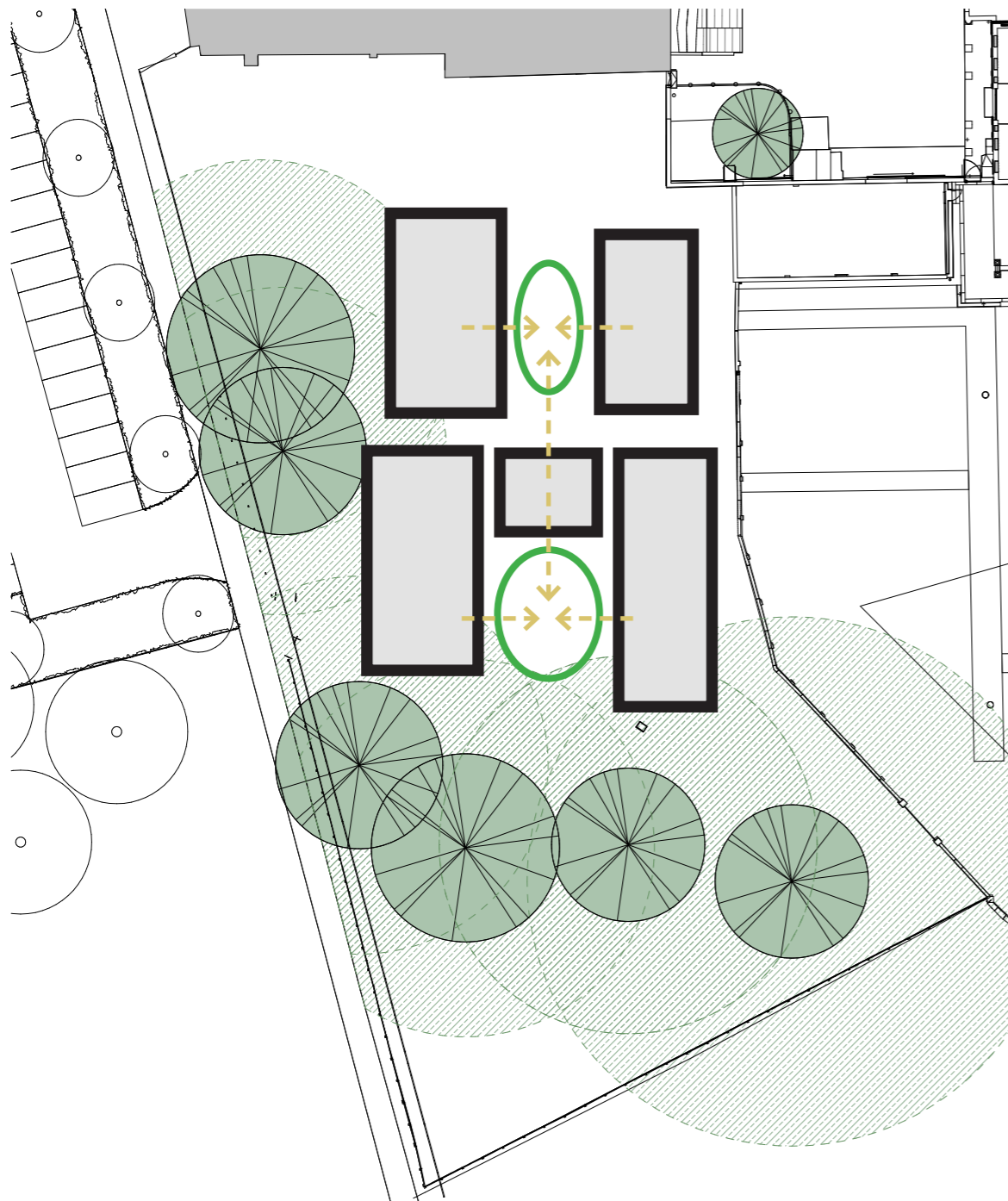
The existing driveway runs on the western boundary of the spa site. The proposed spa design should consider views into the site. To ensure a comfortable environment within the spa, views into the building should not be allowed from outside the boundary of the site.



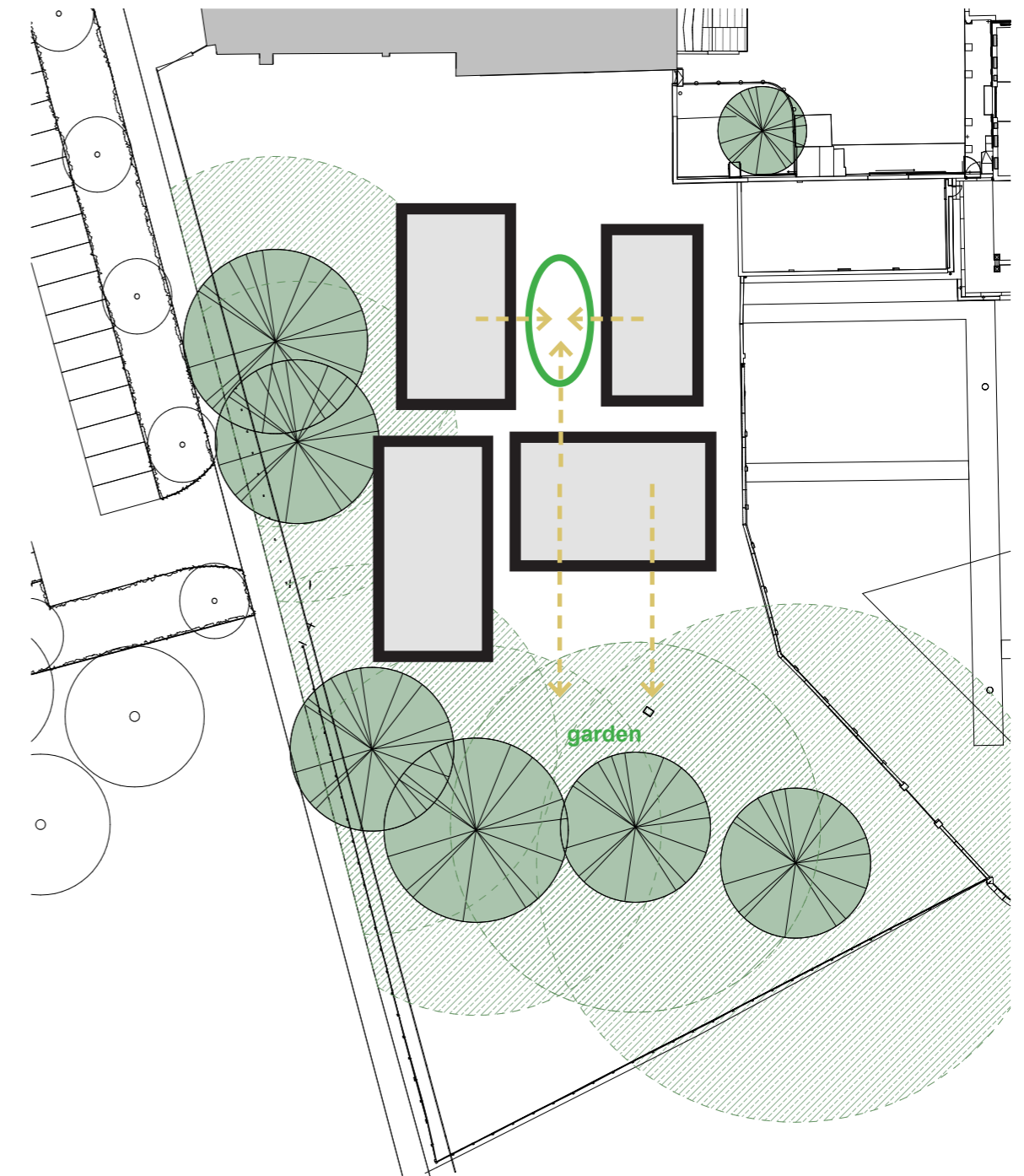
### 3.3 footprint development

#### 3.3.3 footprint diagrams

Initial footprint diagrams focused on 5 pavilions which formed two self enclosed courtyards, as below. However as T7 is a veteran tree no built form should be proposed within its RPA.



Therefore it was proposed to develop the footprint diagram to form a northern courtyard. However to the south the building will open up to the garden. This create a less insular plan.



### 3.4 proposed layout

The spa has been designed as a progression of spaces through the building which has defined uses and users.

#### 1. entrance, staff areas and beauty salon

The most visible part of the building which opens out to the west of the site to create an inviting and welcoming entrance.

#### 2. changing and fitness

Changing rooms for both sexes and fitness space. This space acts as the transition between the outside (fully clothed area) and the main area of the spa. This area is the most discreet in design with very few windows to the western elevation.

#### 3. lounge

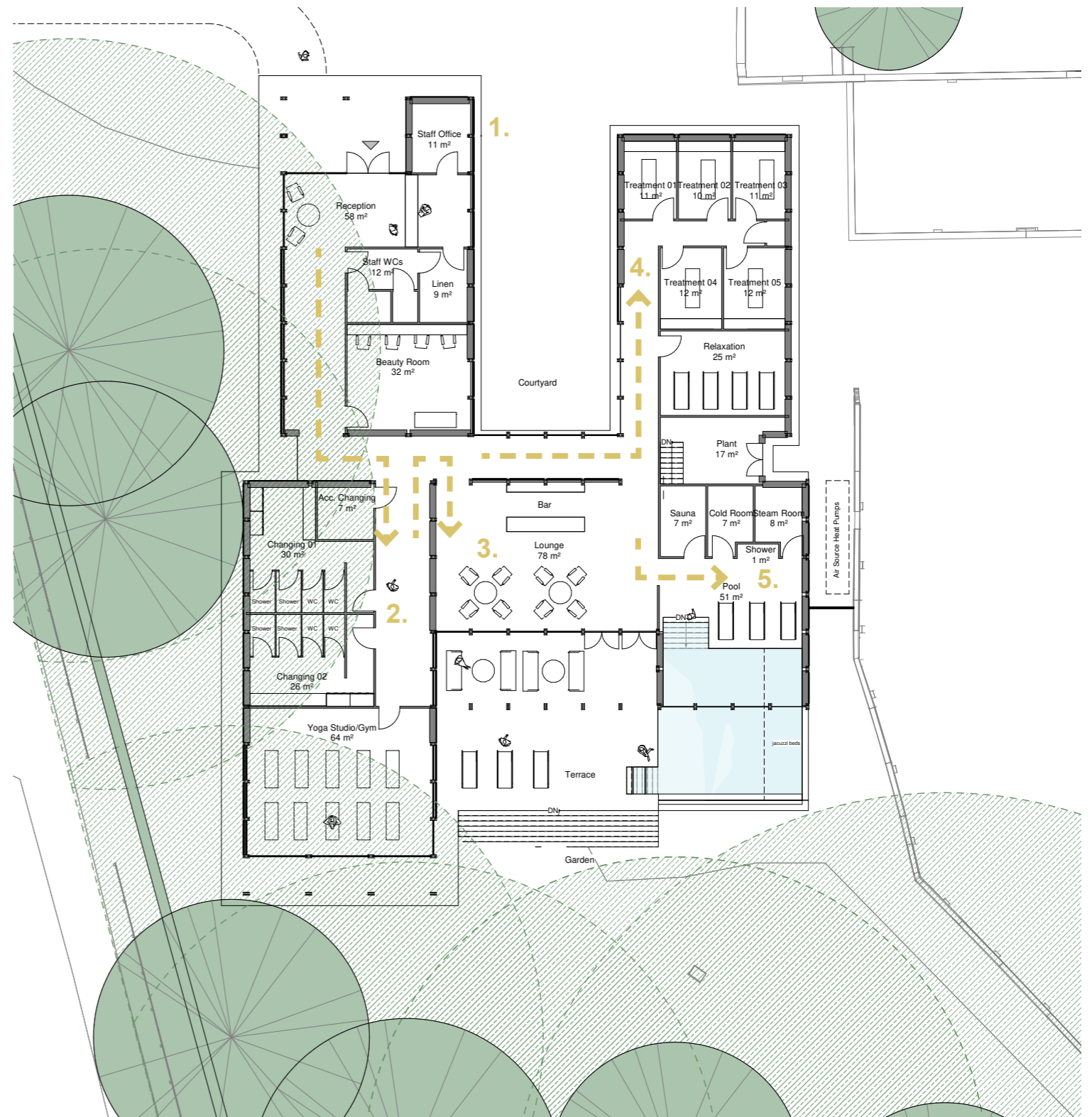
The central nodal point within the building, it is anticipated by this point all users would be robed. Lunch, snacks and drinks will be served here, the lounge provides a space for relaxation and socialising.

#### 4. treatments and relaxation

A more secluded and private area of the building which looks out onto a intimate courtyard garden.

#### 5. pool and sauna.

The 'wet area' of the building, this space includes a sauna, steam room, cold room and a pool which transitions outside to enable users to experience the garden.



### 3.5 facade design

The facade takes inspiration from traditional Japanese architecture, which will be applied in a contemporary architectural language in a similar fashion to the precedents shown.

The buildings are characterised by low flat or shallow pitched roofs which extend out past the line of the building to form terraces and protection from the elements.

The low nature of the buildings creates an elegant horizontal emphasis that help the structure sit comfortably within the landscape.

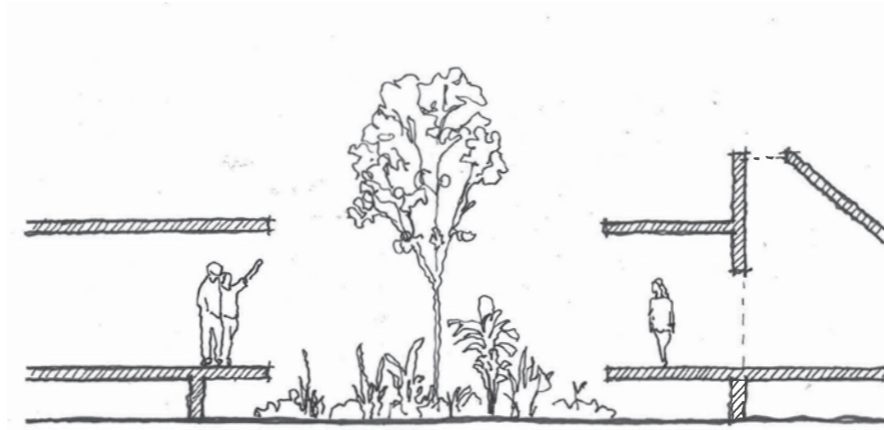
Japanese architecture is generally built in timber which emphasises the lightweight and temporary nature of the buildings.





### 3.5 facade design

The images shown on this page show the design development of the spa. The building design has developed to form interesting internal spaces and create a seamless connection to the landscape. Pitched roofs over important spaces such as the reception area, yoga studio and lounge areas create a hierarchy of spaces.



## 3.6 spa visuals

### 3.6.1 entrance approach



## 3.6 spa design

### 3.6.2 terrace + yoga studio



## 3.6 spa design

### 3.6.3 garden



## **4.0 access, servicing and sustainability**

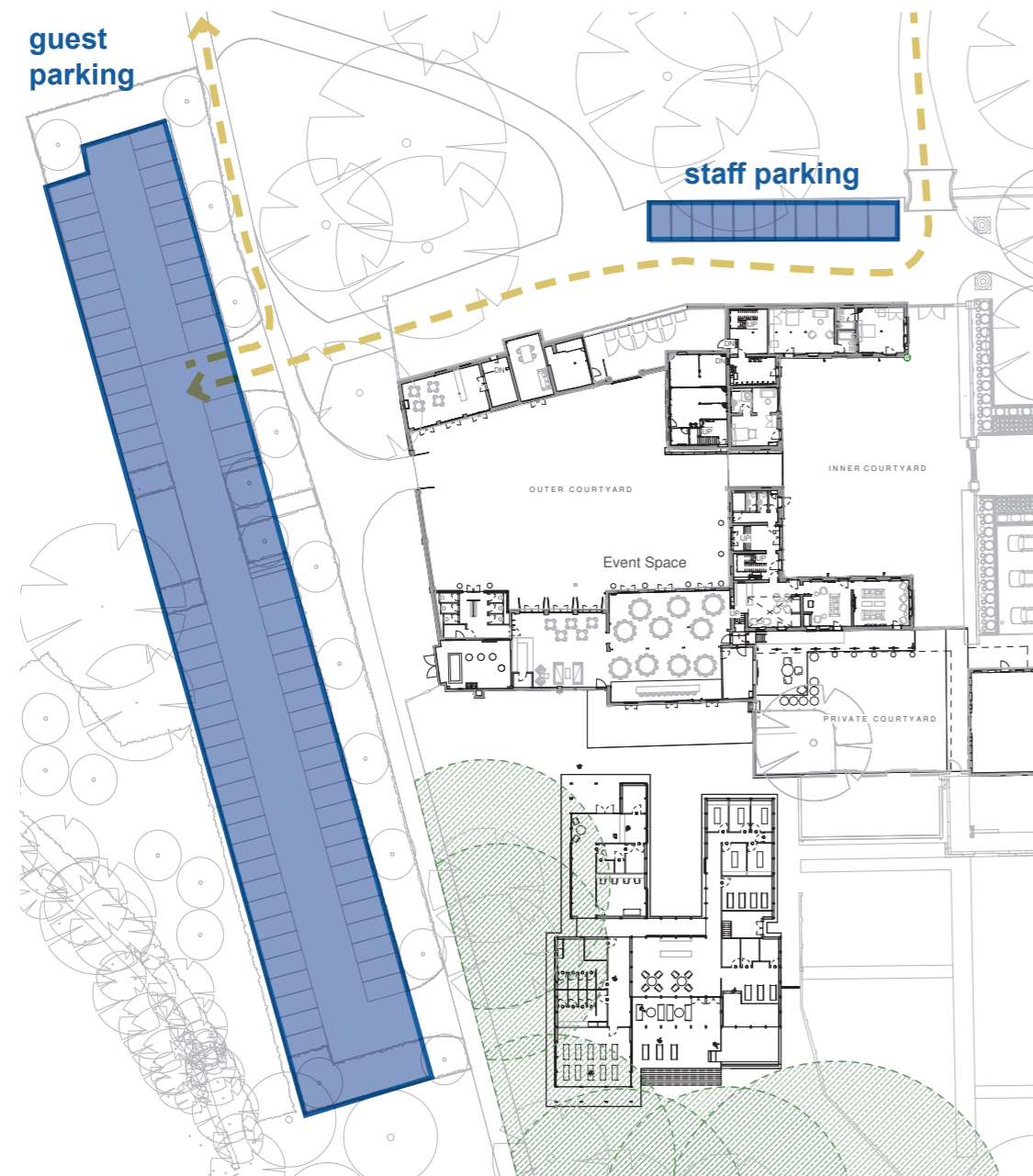
4.1 *access* 43

4.2 *sustainability* 45

## 4.1 access

### 4.1.1 vehicular access

The principle of guest and staff vehicular access and servicing of the stable block has been agreed as part of the consented infrastructure application. Appropriate provisions were made for the sizing of the staff and guest car parks to include for the next stable block and spa uses.



### 4.1.2 servicing

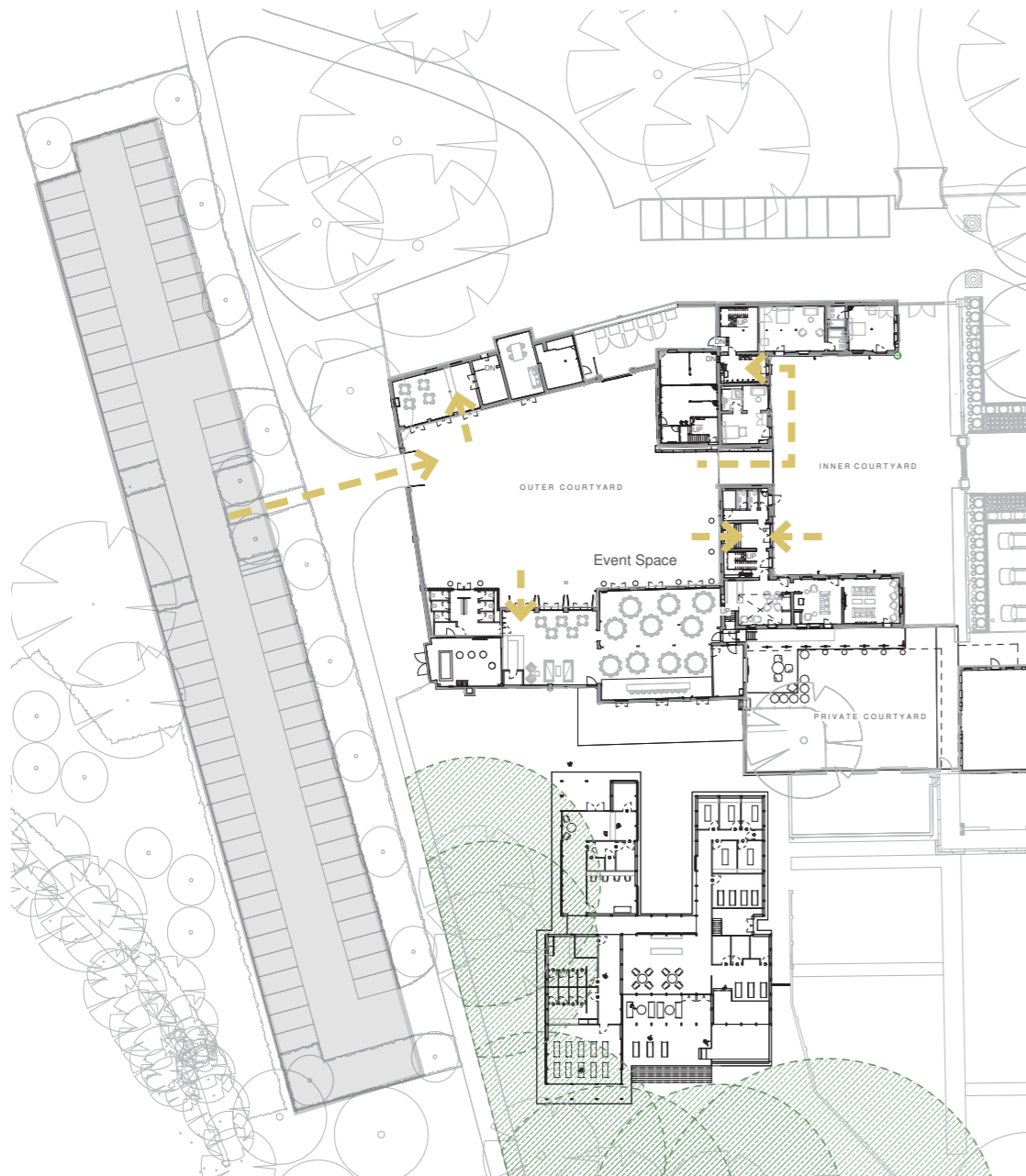
A combined service yard for all uses of the stable block and spa is located to the northern end of the courtyard.



## 4.1 access

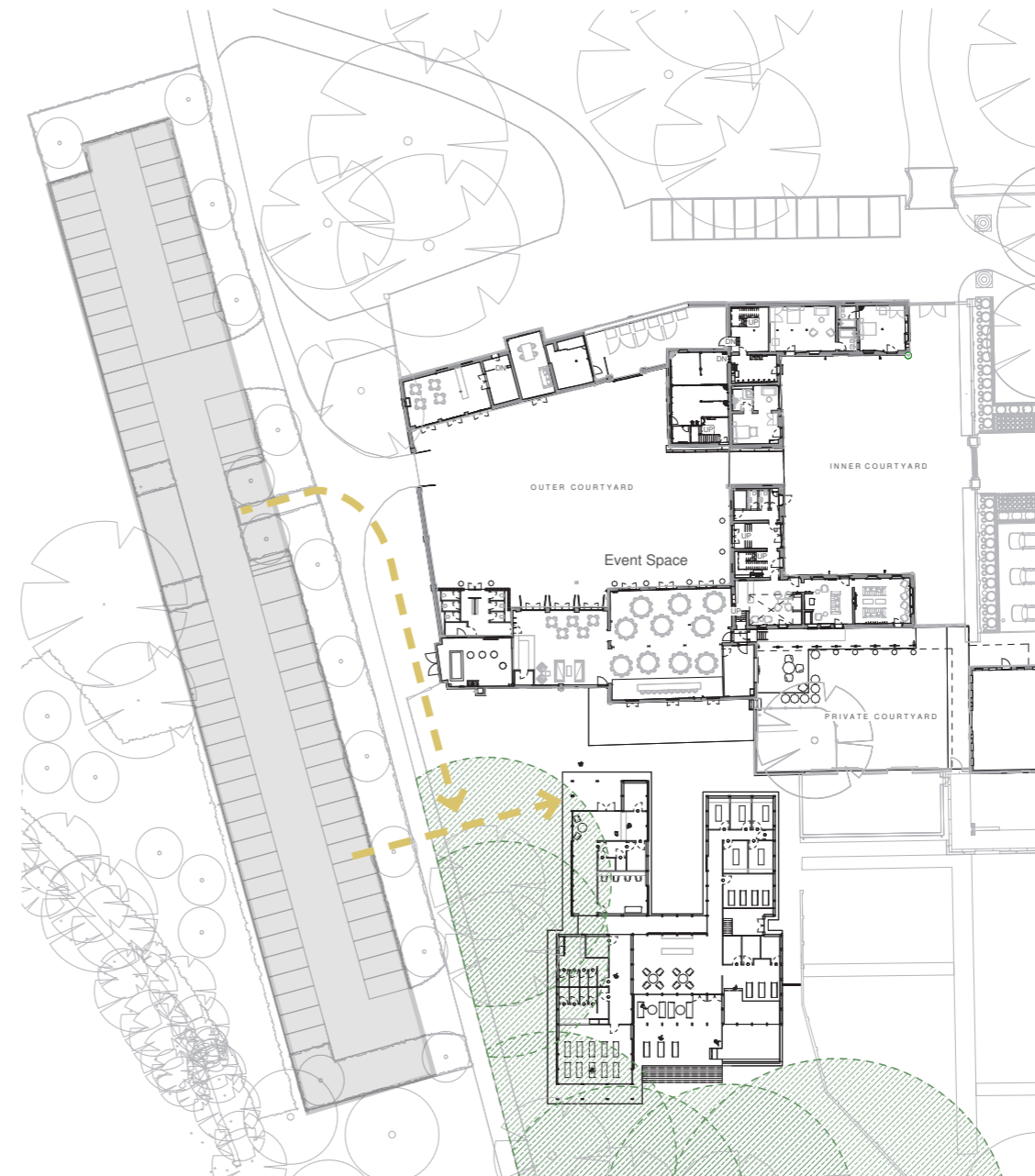
### 4.1.1 courtyard pedestrian access

It is proposed that access to the retail, events and members spaces are via the outer courtyard. Accommodation access and step free access to the member's club is via the inner courtyard. All pedestrian entrances will meet the relevant building regulations and will have level thresholds.



### 4.1.1 spa pedestrian access

There will be two pedestrian access routes from the car park as indicated below.



## 4.2 sustainability

Planning policy, modern building practices and the client's desire for a sustainable building have informed the sustainable and low carbon energy design of the development to deliver sustainable new buildings which will also provide economic, social and environmental benefits to the local and wider area.

The proposed development supports both national and local policy alongside Building Regulations Part L - Conservation of Fuel and Power which sets the compliance standards for energy demand and carbon dioxide emissions from buildings.

The development's sustainability strategy can be sub divided into three key categories:

### 4.2.1 sustainable construction

Throughout the design development consideration has been made to reduce the embodied carbon of the scheme and use sustainable building practices where ever possible.

- Efficient re-use of existing building fabric will significantly reduce the amount of embodied carbon required to realise the scheme.
- Where new construction is proposed it has been designed to optimise structure and use sustainable, low carbon materials. The spa will be constructed solely of timber, significantly reducing the embodied carbon over other methods of construction.
- Consideration has been made to ensure the development is as flexible as possible, enabling adaptation, re-use or disassembly if required.
- Consideration as been made to the life cycle of the development through utilising standardised materials and methods to enhance re-use where possible.

### 4.2.2 energy and water

Where possible the development will seek to reduce energy usage through creating a high performing building fabric, supplemented with sustainable heating systems.

- Improvements to the existing building fabric are proposed to reduce the energy require to heat and cool the existing buildings. New insulation will be sensitively installed to the roof and floor, to improve the fabric without harming the heritage of the buildings.
- The spa will be designed to be well insulated, air tight and low thermal bridging to minimise the buildings energy needs.
- Use of air source heat pumps where possible will provide sustainable space heating and hot water.
- Smart building technology to reduce energy consumption, such as reducing heating requirements when the buildings are not in use.
- Water efficient fittings and equipment to be installed throughout.

### 4.2.3 health and wellbeing

The buildings will provide a comfortable, healthy and functional internal and external environment for building users

- Ensuring good quality air and ventilation throughout the development.
- Ensuring appropriate noise levels and visual outlook throughout
- Introduction of well designed external spaces which replace current hard landscaping with planting and external amenity space.



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