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STANLEY HOUSE HOTEL



Proposed Redevelopment
at
Stanley House Hotel and Spa

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Design and Access Statement
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STANLEY HOUSE HOTEL

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1.0 Introduction

1.1

Planning approval for a major redevelopment and expansion at Stanley House was obtained in 2008 and part implemented in 2010 with the construction of one of the bedroom blocks and various extensions to the barn and entrance buildings.

1.2

The two storey bedroom block to the east of Stanley House completes a courtyard setting around the gardens at the front to the manor house and is complemented with quality landscaping and now mature planting. Further extensions to 'Mr Fred's bar' and entrance canopies constructed in stone and slate further enhance the reception areas around the barns.

1.3

The original conversion of the barns and the Manor House together with the more recent additions, have been exceptionally maintained and together with the mature landscape present a quality backdrop for weddings and other events.

1.4

The site is accessed via a private road from Preston New Road which climbs up the hill and slowly reveals glimpses of each building and viewpoints. No singular elevation is revealed in full until you reach the entrances to the buildings due to the topography. The framed view to the Manor House is revealed once you have reached the top of the hill and walked to the gardens.

1.5

The planning approval in 2008 was developed in consultation with English Heritage and sought to add considerable footprint to the site in order to create a sustainable hotel development. The design intent was to create a collection of buildings that resemble outbuildings around a farmstead and again take advantage of the topography to minimise the massing and perceived scale of development.

1.6

With the market changing in hotel and spa offerings Campbell Driver Partnership architects were asked to revisit the original designs and master plan that they prepared for the 2008 application to support a hotel development for its next phase.



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2.0 Client's Brief

2.1

Monte Leisure took ownership of the Stanley House site in 2020 and have looked at various options to add value to the operations and consolidate on the hotel reputation. A full financial assessment has been made elsewhere in justifying the need for change and growth.

2.2

Essential to the objectives for providing a 5 star facility were the provision of additional bedrooms, up to 70. A first class Spa offering which would be open to the hotel guests and also public/club membership. A banquet building for weddings and events with outdoor gardens associated with the banquet areas.

2.3

As part of the brief it was important to review the operational requirements of the whole site and how these could be managed for public access and management teams together with a review of car parking and site wide landscaping. With an increase in bedrooms it was important to review the operational requirements of having rooms in separate buildings and also the car parking and approach for residents.

2.4

The hotel restaurants have often struggled in attracting sufficient numbers so again a review of their offering and interplay with additional footfall was important to assess as was the general servicing of the kitchens.

2.5

Wedding venues are important to the success of Stanley House and attracting larger weddings would be possible with the increase in bedrooms so a new banquet building has been proposed.

2.6

In general the change in layout and master plan is to respond to the changing market place and the need to secure the widest possible financial platforms that will generate full use of the facility year round.



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3.0 Design Comparison to 2008 Permission.

3.1

The existing un-built portion of the 2008 approval is indicated modelled in scale on illustrations numbered 1 & 2 shaded in red. It is grouped as a collection of buildings, the majority of which are two storey and is physically linked to the Manor House with a single storey glazed link. The grouped roof pitches form a collection of seemingly separate buildings and rely on the topography to not reveal the full extent of the massing.

3.2

New car parking is located to the north and west of the site with a re-aligned access road which follows a wider perimeter of the hilltop and bounded by new tree planting.

3.3

The Manor House is still central to the plan with a bedroom block to the east and west, it does however feel slightly crowded .The bedroom block to the west is also attached to the new Spa so presents no clear definition or separation for the residents and public access Spa.



3

3.4

The new proposals for the site are indicated modelled in scale on illustrations numbered 3 & 4 shaded in yellow. Some key principles remain while other changes are proposed in positioning and building scale. Notably the additional bedroom block has been relocated to be adjacent the bedroom block to the east of the Manor House. This helps from an operational perspective and also takes away some massing of the new buildings away from the Manor House.

3.5

The access road remains as the previous approval circulating wide against the perimeter of the site with car parking areas created in landscape settings much as the approved scheme.

3.6

The scale and massing of the new proposal provides space around the Manor House and with no physical links to the building reinforcing its prominence as the Listed Building.

3.7

The new banquet building is positioned to the west of the barns and linked with a single storey building. Externally is a new walled garden which will be overspill for banquet events.

3.8

Each of the operations now has clearly defined entrances, car parking and reference within the site. This will allow multiple users to easily navigate their way around the site and create distinct identities that help support the theme of exclusivity.

3.9

Discussions with Historic England have confirmed their support and preference with this revised layout in preserving the context of the Manor House. They are in agreement that by reducing the bulk of building and connections to Stanley House it offers the opportunity to read the building as a stately home of significance with a group of outbuildings.



4



5



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4.0 Design Intent

4.1

Similar to the previous approval this design seeks to break down the massing of the project by assembling roof structures in an informal way that creates viewpoints as the visitor rises up the access road. This proposal however has less two storey elements and connects different buildings around the Spa with single storey roofs. These roofs would be green roofs which would also assist with supporting bio diversity.

4.2

The two storey buildings are to be detailed as relatively simple agricultural buildings with timber and stone walling, the single storey as more modern connections with floor to ceiling glazing and copper detailing to the fascia. Illustrations numbered 5 & 6 indicate the differing scale and viewpoints created.

4.3

The banquet hall (illustration 7) is seen as a single storey double pitch building with an adjacent terrace and pergola seating and planting to the perimeter. Again stone walling and slate roofing with simply detailed copper clad modern detailing to suggest the true age of the addition. The overall aim is to keep buildings legible and simple so as not to compete with Stanley House.

4.4

The existing main entrance is proposed to be remodelled to provide a 'face' on arrival. This is proposed as a simply detailed glass face infill over the footprint of the existing canopy entrance. This will form a more formal entrance and consierge area for arriving guests and will combine with the below restaurant additions to provide a more consistent and inviting appearance on approach and arrival.

4.5

The existing restaurant is proposed to have minor extensions to the east and south to both increase cover capacity to crica 150, whilst providing the restaurant with its own, exclusive and more formal entrance for non-resident guests. Simple copper detailing is proposed to extend from the existing copper detailed 'conservatory' to an extent limited to retain clear views of Stanley House, wrapping around the south elevation to form a vibrant yet subtle entrance scene for arriving guests.



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4.6

The bedroom block (illustration 8) is positioned to link into the tip of the existing bedroom wing will create a new reception that serves both and will reflect the same architectural detail with a mixture of brickwork and slate roofs. The building will step as it follows the landscape and will have a backdrop of mature and supplemented tree planting.

4.7

Stanley House itself is left unchanged with only cosmetic upgrades to the bedrooms, its setting enhanced by moving the proposed two storey buildings away and having a glazed single storey cloister type elevation facing it from the west.

4.8

As set out in the client brief the new layout responds to the need to create differing entrances and identifiable car parking for each operation. Each building use has a slightly different feel and architectural language but hangs together with a simple palette of materials.

4.9

The varying scale and massing responds to the need to give breathing space to the Manor House and to offer intimate scale and detail at the pedestrian level. Elevations are broken up with varying angles and heights which in turn break down the overall massing. Buildings are experienced in snapshot viewpoints rather than a formal elevation language. See illustrations numbered 9 & 10.

4.10

Landscape has always been key to the success of Stanley House and this development will be supported with high quality naturalised planting to car park areas and more formal gardens adjacent and around buildings providing year long variety



9



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5.0 Summary

5.1

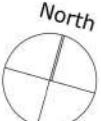
The proposal represents an increase in footprint from the approved proposal and this is in response to market changes in the hospitality sector and necessary growth to make the hotel a financial success. Illustrations numbered 11 & 12 indicate diagrammatically the changes in this new proposal in simple footprint from that previously approved. This proposal does however offer significant gain to the historic setting by re organising the layout and scale. Further gains are also made in the landscape design which offer enhanced parkland setting and also the reintroduction of the historic access for pedestrians from Preston New Road.

5.1

This design respects the historic setting of the Manor House in scale, appearance and form providing a suitable response to the changing demands of a leisure hotel. Each building form has been designed to sit well in the landscape and create the 'story' of a collection of buildings in a farmstead.



11



0 10 20 30 40 50m
scale 1:500

- outline of 2008 approval
- red shaded area built out from 2008 planning approval
- blue shaded area indicates unbuilt area within 2008 planning approval
- yellow shaded area indicates proposed new development

