5plus SCPi

Kirk Mill Hotel, Chipping

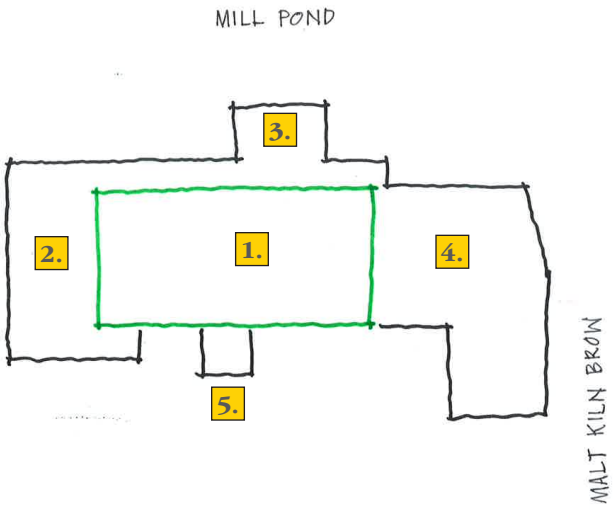
Timeline of Design Evolution

June 2015

1.0 Evolution of the current mill

1. The original 'Arkwright-type' mill shown in green (1785).
2. West wing expansion (circa 1790-1801).
3. Repositioning of the north wall and stair tower (circa early - mid Nineteenth Century).
4. East wing expansion (likely circa 1790 - 1801).
5. Dust extraction tower (circa mid - late Twentieth Century)
6. Malt Kiln Brow
7. Mill Pond

Sketch showing the extent of the original 'Arkwright-type' mill.



Plan showing the extent of the original 'Arkwright-type' mill.

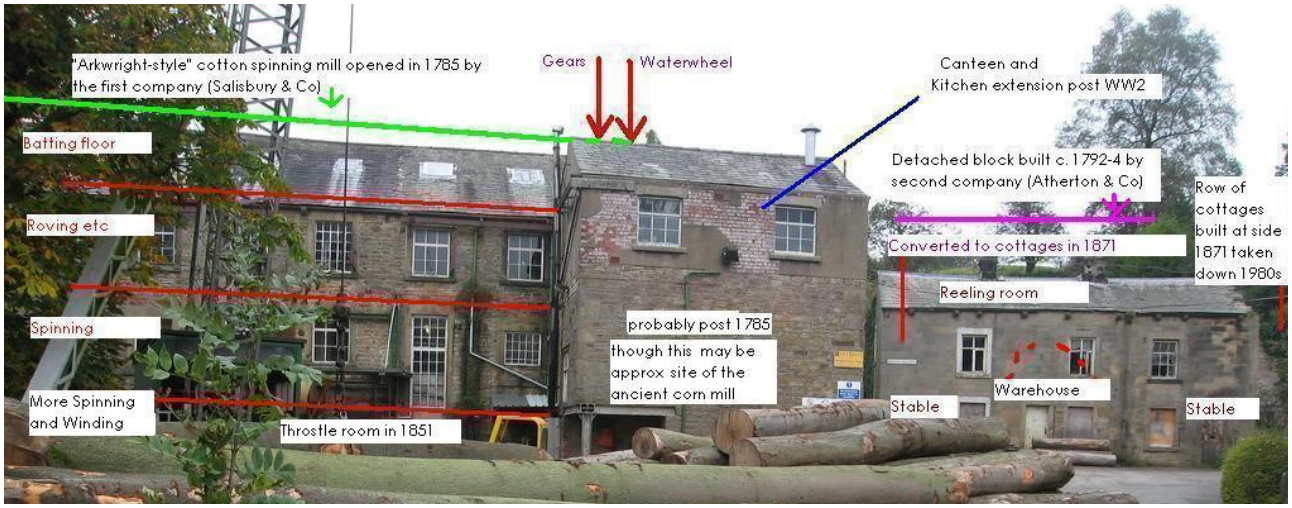
Further detailed information regarding how the mill has evolved to its current form can be found in the Heritage Assessment.

2.0 Current condition

The photo (top left) shows the current condition of the south facade. Unsympathetic extensions such as the 3 storey brick dust extraction tower are clearly visible. The facade is also littered with metalwork some of which from previous structures at ground level. Foundations for these structures are clearly visible in front of building at ground level.

The photo (middle left) shows the current condition of the south wing. The brick upper floor extension was constructed sometime after 1933 and can be easily identified. This upper floor extension is in contrast to the lower floors which are dressed in local sandstone.

Photo (below) shows pre 2007 design development of the mill in its context. The photo shows the many layers of development of the mill.



3.0 Design evolution of the wider site.

Option 01

This option explored the possibility of providing residential units on The Hive, holiday cottages on the Main Mills Complex and hotel use in Kirk Mill. All subsequent options retained Kirk Mill for hotel use.

Holiday cottages to the south of the Main Mills Complex were discounted due to flood risk.

Option 02

The cricket pitch was retained on The Hive in this option albeit reduced in size. Residential units were planned on the remainder of The Hive. Residential units were planned for The Main Mills Complex.

This option was discounted due to the comprimised cricket pitch and flood risk to residential units to the south of the Main Mills Complex.

Option 03

The cricket pitch on The Hive was retained in this option without any works proposed. Residential units were planned on the Main Mills Complex.

This option was discounted due to the flood risk to the residential units on The Main Mills Complex.

Option 04

This option was born from a hotel/leisure operator's interest in developing the site south of The Main Mills Complex for holiday properties. To mitigate against the flood risk to the properties, it was proposed that they would be constructed on stilts.

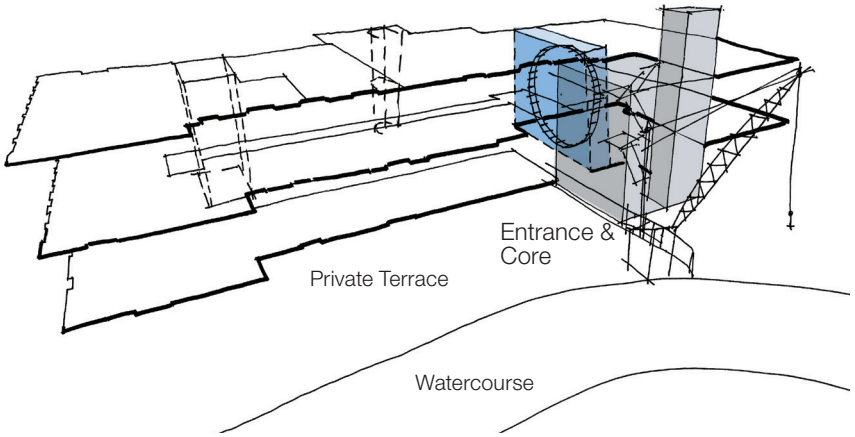
This option was abandoned due to the operator choosing another site to develop instead.

4.0 ‘Kirk Mill Hotel’ Timeline of Design Evolution

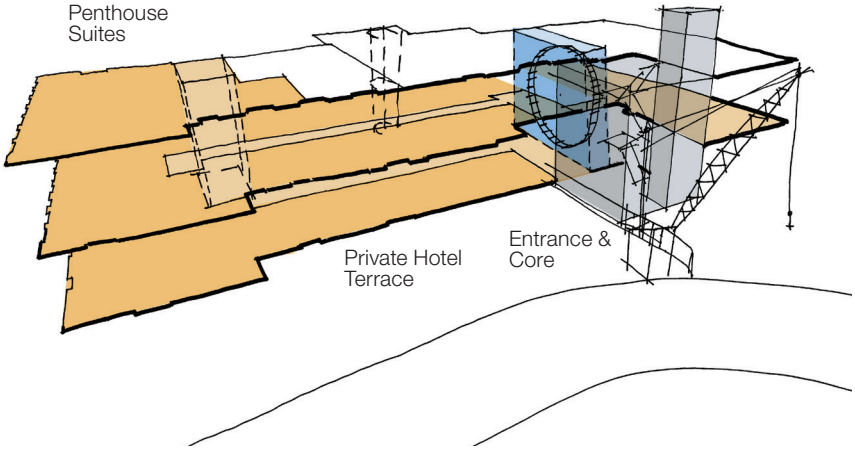
An early ground floor plan showing hotel accommodation and external circulation core at the front of the building.

An early first floor plan.

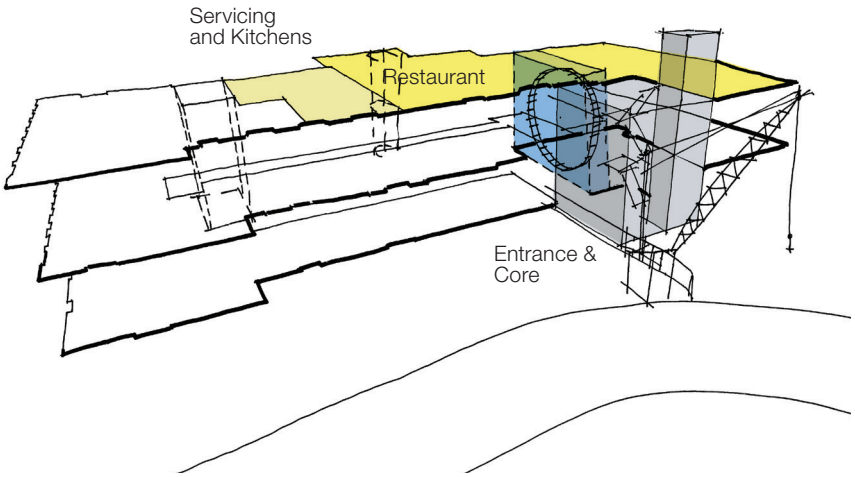
An early second floor plan showing restaurant /bar proposal on second floor.



Concept diagram showing new core in relation to the water wheel.



Concept Diagram showing location of hotel element



Concept Diagram showing location of the restaurant and bar

In designing the Kirk Mill Hotel we firstly envisaged the original Arkwright mill with no additional amendments.

Its baseline - The building as it was first constructed.

By analysing the baseline construction, we got to the very essence of the building typology. The structural grid, the rhythm of window apertures, the open plan spaces, the water wheel and the materials.

The sketches and plans shown on page 6 & 7 show the scheme in its infancy. These encompass the initial conceptual ideas for the mill.

Early proposals were to have hotel accommodation on the lower floors and to introduce a circulation core to the front of the building to house the lift and staircase. One of the reasons for the staircase being located in this position was to offer glimpses into the original water wheel as users moved up the floors of the building. The restaurant/bar and kitchen was initially located on the second floor so that views across the local landscape could be enjoyed.

As the scheme progressed we simultaneously developed the hotel brief with Living Ventures. Living Ventures are an experienced hospitality operator and their insight and experience informed the final layouts.

The points on page 9 explain how the scheme developed from concept to a viable, workable scheme.

Existing Non-Heritage Assets Removed

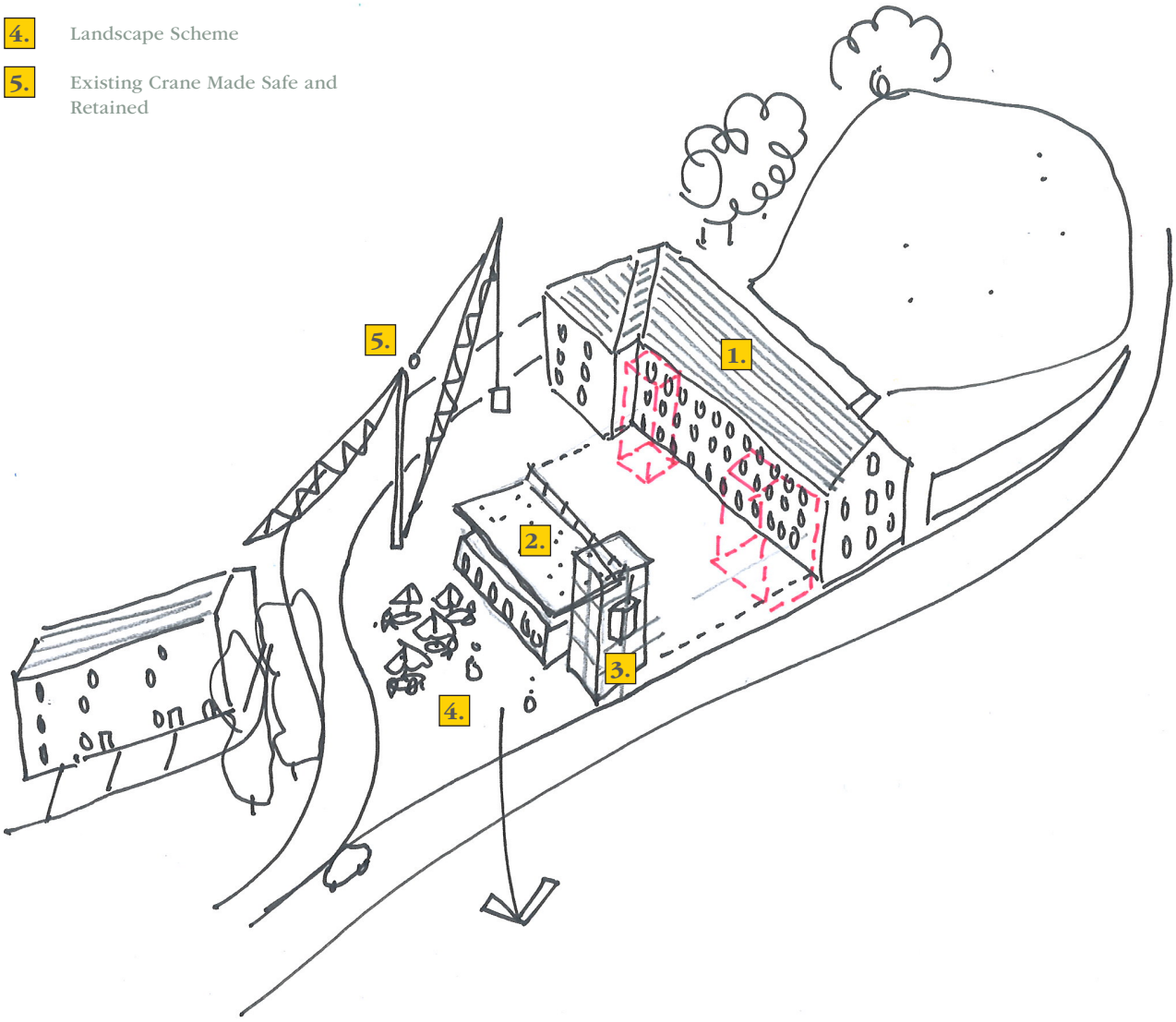
1. Existing Kirk Mill Refurbished

2. Lightweight Ground Floor Extension in Modern High-Quality Materials

3. New Glass Circulation Core to Allow Function of Building Without Affecting Internal Fabric of Kirk Mill

4. Landscape Scheme

5. Existing Crane Made Safe and Retained



(Refer to diagram opposite)

1. Increase area for the ground floor. The ground floor extension both allows the hotel to operate efficiently and allows the requisite parts of a hotel ground floor to be accommodated. Put simply the reception/restaurant/kitchen/bar and back of house facilities would not fit within the ground floor area.

2. The operational adjacencies, delivery strategy, waste strategy, customer experience and security measures informed the layouts.

3. Above ground the room sizes, stair and lift core position, back of house stair and houskeeping facilities were directly conceived from the Living Ventures brief and input.

We then looked at both the general interior and exterior interventions separately.

The interior interventions need to allow the hotel to operate commercially and efficiently whilst retaining and expressing key historical assets. Our response was to fit out the hotel infrastructure as a series of demountable finishes which could be removed at a later date leaving the original Arkwright Mill intact. We achieved this by creating wall, floor and ceiling finishes within the existing volumes. Horizontal and vertical services are threaded between the voids created between the existing building and the new fit out.

Hotel rooms are created with existing columns expressed within the rooms. The existing stone spiral stair (too small to be used as an escape stair for guests) is utilised as a service stair for hotel staff and links the bedrooms with hotel kitchens and laundry.

The redundant water wheel is retained and lit. The water wheel is expressed behind a glass screen in the circulation corridor at 1st floor level.

All bedrooms and interior spaces use existing window locations above ground floor.

The roof structure is retained and repaired and the roof finishes replaced.

Externally, a fundamental design move was to position the vertical conduit of the modern lift and escape stair core outside the building. By placing the primary stair and lift core outside the building we do not damage the existing fabric of the building internally. We positioned the staircase at the point of least conflict externally and also adjacent to the entrance so the new core acts as a vertical marker for hotel reception.

The circulation core is an elegant sympathetic addition to the south elevation, its transparent nature will ensure that the rhythm of the mill façade and historical features can be visible and enjoyed externally. The scale of the circulation core has been considered carefully so as to provide a heirarchical order to the entrance to the building without dominating the façade as a whole.

Aesthetically, its crucial to express the Arkwright Mill and and the modern interventions separately.

The Arkwright Mill has a handsome modesty with simple well proportioned facades and window apertures. Therefore our design response is to retain and repair the original mill envelope whilst adding the stair core and extended ground floor in a well proportioned, handsome modern way. The stair core will be constructed in steel and glass. The glass will reflect light in the day and by night it will be back lit and will become transparent, revealing the full Arkwright mill facade behind.

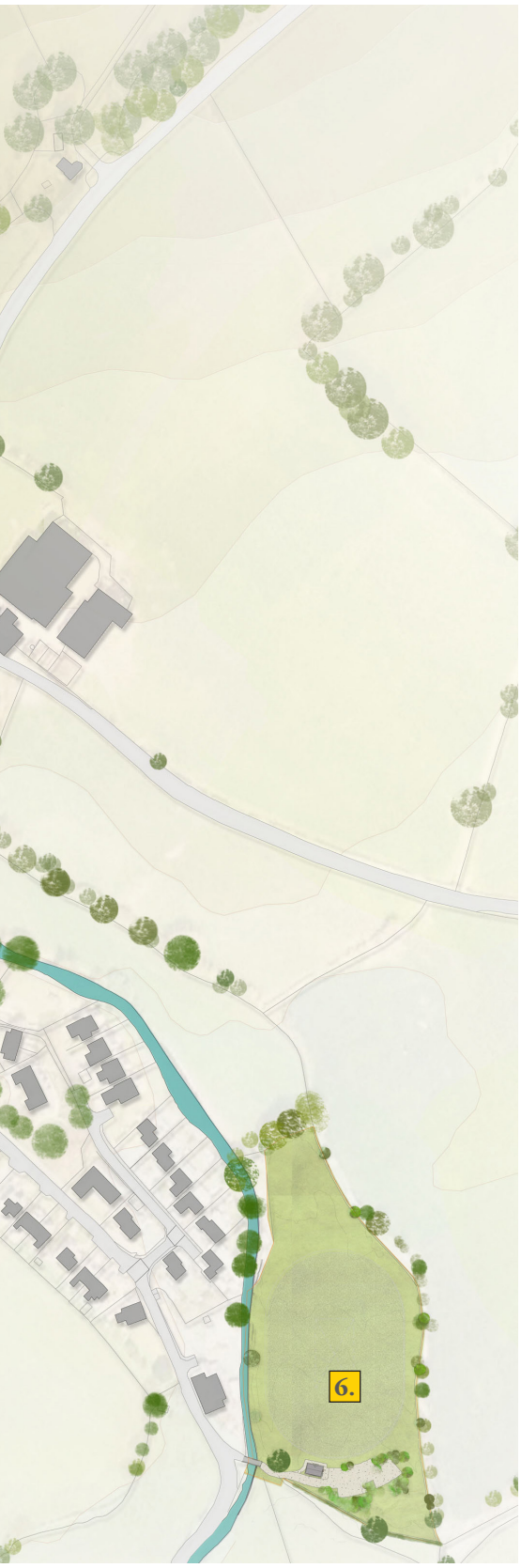
We have named the ground floor bar extension ‘The Orangery’.

The element of the façade behind the orangery is in a poor state of repair with few historic features of importance. This area of the façade has had a number of modern additions and alterations. The proposal aims to remove these modern additions such as the metal shutters to provide an attractive access route connecting both the orangery and original mill building. The junction of the Orangery extension and the existing mill will be expressed by a glazed horizontal roof light.

Great care has been taken to ensure that the orangery is a sympathetic addition to the mill building through a proposed palette of high quality complimentary materials. The orangery elevation will be primarily sandstone to match the existing mill. Glazing will then be used in the form of the clerestory windows to sensitively differentiate between the existing and the modern addition. The apertures in the orangery elevation follow a repetition similar to that evident on the existing south façade of the mill. It was a conscious decision that the windows did not directly line up with the windows on the south elevation of the mill as this was to denote a new addition to the building.

There is a history of single storey buildings ancillary to the cotton mill on the footprint of the proposed orangery. The current openness therefore gives a slightly false impression of the historic character of the mill. Without the addition of the orangery, the bar is simply too small to work operationally. The fenestration of the orangery has been carefully designed to provide openness to the façade whilst offering the occupants views out onto the river. A glazed strip will offer visual delineation between the orangery and the mill building at ground level.

5.0 The Final Solution



1. Kirk Mill
2. New Hotel, 'The Barn' (holiday accommodation), Kids Club and Wedding Venue.
3. Malt Kiln Brow Housing
4. Church Raike Housing
5. Car Parking and Plant Building
6. Cricket Pitch with Pavilion

The final masterplan for the scheme is shown opposite. The scheme is the result of public consultation and extensive technical coordination between a wide range of consultants including:

+ M&E consultant
+ Fire consultant
+ Acoustic consultant
+ Structural engineer
+ Leisure/Hotel operator
+ Landscape architect
+ Heritage consultant
+ Environmental consultants
+ Transport engineer

To the north of the Main Mill Complex is a series of buildings (see '2') which form a public square. This public square is proposed as the 'heart' of the development. It is a space where events can be held such as village markets and weddings. The barn to the north of the site has been retained to offer two storey hotel accomodation for families or larger groups who require greater space.

To the south of the Main Mill Complex is the car park for the site. Following a review of the flood risk assessment it was evident that this area of the site would be most prone to flooding. This is therefore the obvious location for the car park as the cars can be easily relocated if the threat of flood presents itself.

The cricket pitch has been relocated to the south of the village. The pitch itself has been returfed and landscaped to ensure it is of exemplar quality. In addition to the pitch, a cricket pavilion is proposed to allow an area for changing as well as a small kitchen facility.

5plus architects

Architecture | Masterplanning | Interiors | Graphics | Branding