

Design Brief

Project Heritage

50 x 4 star deluxe rooms

Parking immediately outside (of at least ½ of the rooms)
Parking to include electric supply for trickle charging and EV's
Covered canopies to bays – could be retractable

4 x Suites with en-suite, c60sqm in total
Remainder to be feature rooms i.e. airfield view, balcony/patio etc. all en-suite, c36sqm in total
Of which 10 to be twin (but can zip link Queen size double) and 36 to be Queen size double

Welcome/check in area
Public area toilets
Small bar, cellar, bar area c40 covers
Car feature – may be workshop, small museum etc. TBC
Linen room and storage
Connected to the main hotel if possible
3 story inc. ground.
Relevant % of accessible rooms from total bed stock

50 x 3star, lodge rooms

c26sqm in total
50 x King size double, plus single bed and en-suite
Parking close by if possible
Linen room and storage
No bars, food service or public toilets
No requirement to be connected to the hotel
3 story inc. ground
Relevant % of accessible rooms from total bed stock

50 x Self-catering apartment rooms

25 x 2 bedroomed apartments

Each apartment to be:

- 1 x lounge/kitchen/diner, c28sqm
- King size double room with en-suite c24sqm
- Twin room with en-suite c28sqm
- Corridor 4sqm
- Relevant % of accessible rooms from total
- All double and twin bedrooms accessible individually and as part of the apartment so they can be sold separately

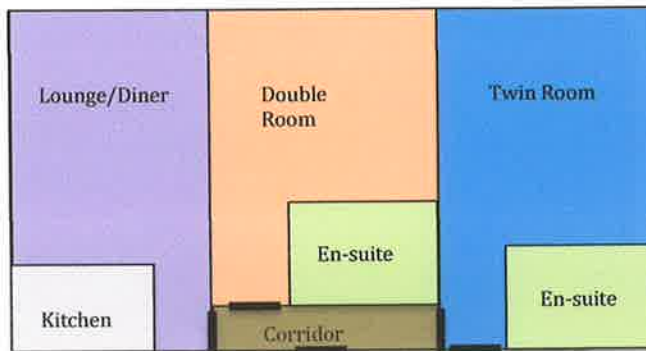
Parking nearby

Linen room and storage

No requirement to be connected to the hotel

No bars, food service or public toilets

3 story inc. ground or as individual/cluster units of 4/6 apartments



150 x 4 star hotel rooms

Min 28sqm in total

30 x zip/link twin c30sqm

120 x King size double c28sqm

Relevant % of accessible rooms from total

Parking nearby

Linen room and storage

Connected to the core hotel

3 story inc. ground

Core hotel

Reception front desk, reception area, back office, concierge, toilets c150sqm

Lounge and Bar (could be connected to Reception) c150sqm

Restaurant c500sqm

Kitchen, cellar, staff areas c700sqm

Conference centre

Main suite c500sqm. Sub dividable by 3 or 4

Bar, bar area, storage and welcome c300sqm

Second suite c300sqm. Sub dividable by 2 or 3

Bar, bar area, storage c200sqm

Further c1200sqm of meeting rooms ranging from 20sqm upwards

Corridors, public toilets c300sqm

Spa and leisure

Gym c200sqm

Changing areas, reception desk, storage c120sqm

Pool hall c200sqm (pool c120sqm)

Pool plant c30sqm

10 x treatment rooms, relax lounge, waiting area, nail bar c200sqm

External

Grounds, parking x 500 spaces, utility supplies, outbuildings