

60 BEDROOM HOTEL

CLIENT:	BANNATYNE HOTELS LTD
SECTOR:	LEISURE
LOCATION:	NORFOLK
VALUE:	£2M APPROX
DATE:	2008



This scheme involves the construction of a 60 bedroom hotel adjacent to an existing health club.

The conceptual architectural design of the building was largely determined prior to our appointment by virtue of planning approval having already been obtained by a previous architect who was no longer involved with the project. This presented a number of technical challenges.

Perhaps most significant of these was an overhanging roof required to cantilever in two directions by almost 1.5m. A steel frame would have provided a relatively straightforward solution to this, but the remainder of the relatively basic three-storey, building did not justify its use elsewhere. To use steel for the roof alone would have required complex holding down arrangements to overcome the potential for uplift. A reinforced concrete roof

deck incorporating a profiled steel permanent shutter was therefore adopted, supported via the load-bearing masonry below.

A further complication presented by the initial design was that the building was sited over a substantial petrol interceptor serving the whole of the existing health club site. Moving the building was not an option due to potential planning issues. A system of simple concrete pads supporting a reinforced strip foundation was therefore used to allow the building to be founded at a depth of around 5m in the base of the excavation left by the removal of the interceptor.

In summary, the constraints of a problematic architectural concept were overcome by using standard materials and techniques in somewhat unusual circumstances.