

Masterplanning the Hayes

Phase 1: remodelling the stable courtyard

The courtyard building to the left of the main entrance was originally the former stables and coach house for The Hayes. Over the years it has been continually adapted and modified to suit ever-changing needs of the conference centre.

The first phase of the masterplan proposals will return the stable courtyard to its former glory, reversing some of the less attractive alterations and creating replacement bedroom accommodation.

The proposals include the following:

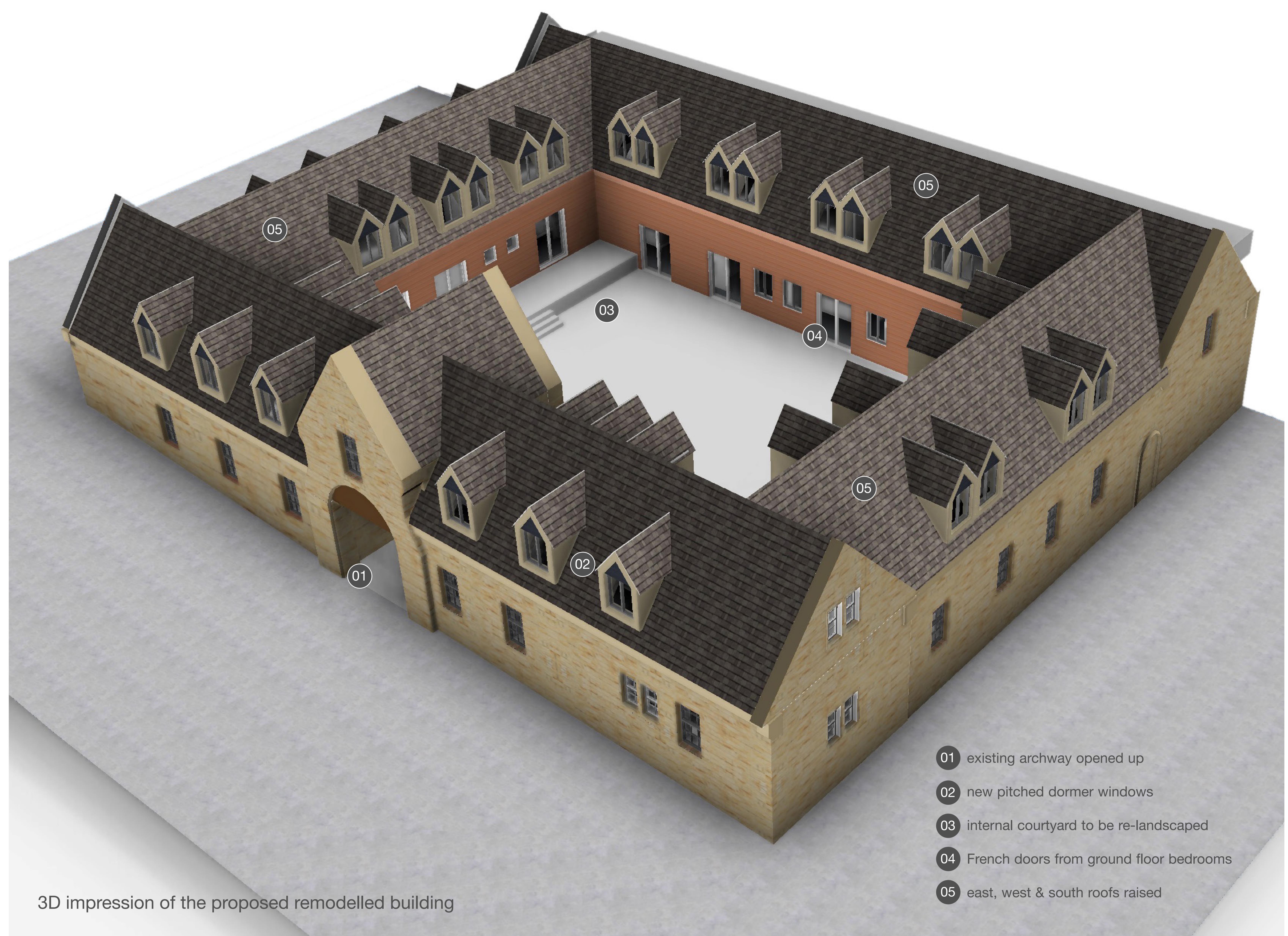
- Reconstruction of the courtyard block to the original footprint
- Replacement of 35 poor quality rooms with 35 superb ensuite double bedrooms
- Improved accessibility throughout the building
- Retention of the two original stone façades
- Reinstatement of the original carriage archway (previously filled in)
- New pitched dormer windows in place of flat roof dormers
- Replacement of PVC windows with timber
- French windows from bedrooms onto the courtyard
- Landscaped internal courtyard
- Energy efficient construction & extensive use of renewable energy technology



Filled in archway in the original stone faced, north facade



The under-used enclosed courtyard with flat roofed dormer windows & upvc windows



Windows to be changed for hardwood frames & dormer windows replaced with pitched roofs

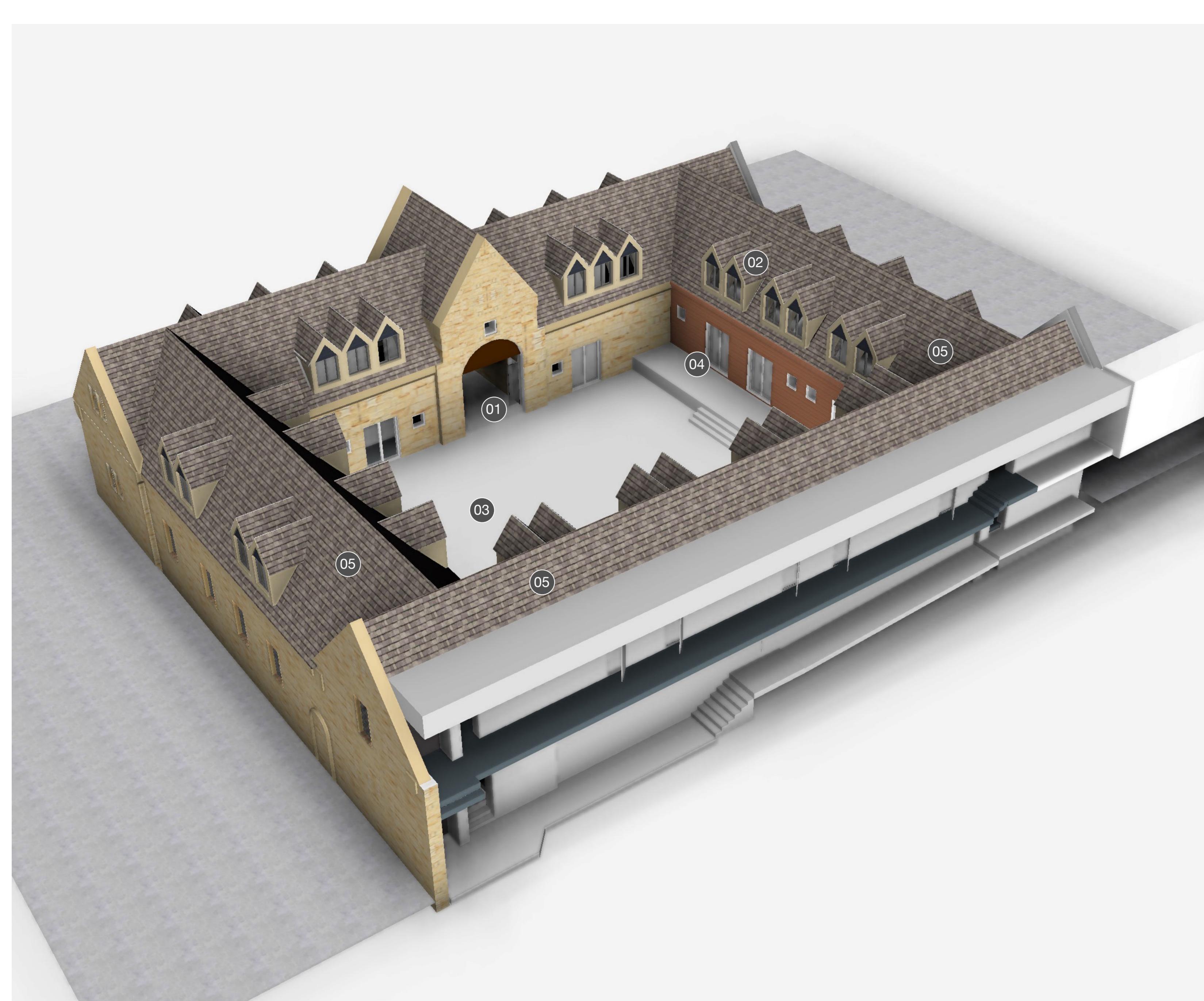


The punched in windows & dormer windows are unattractive & the brickwork much altered

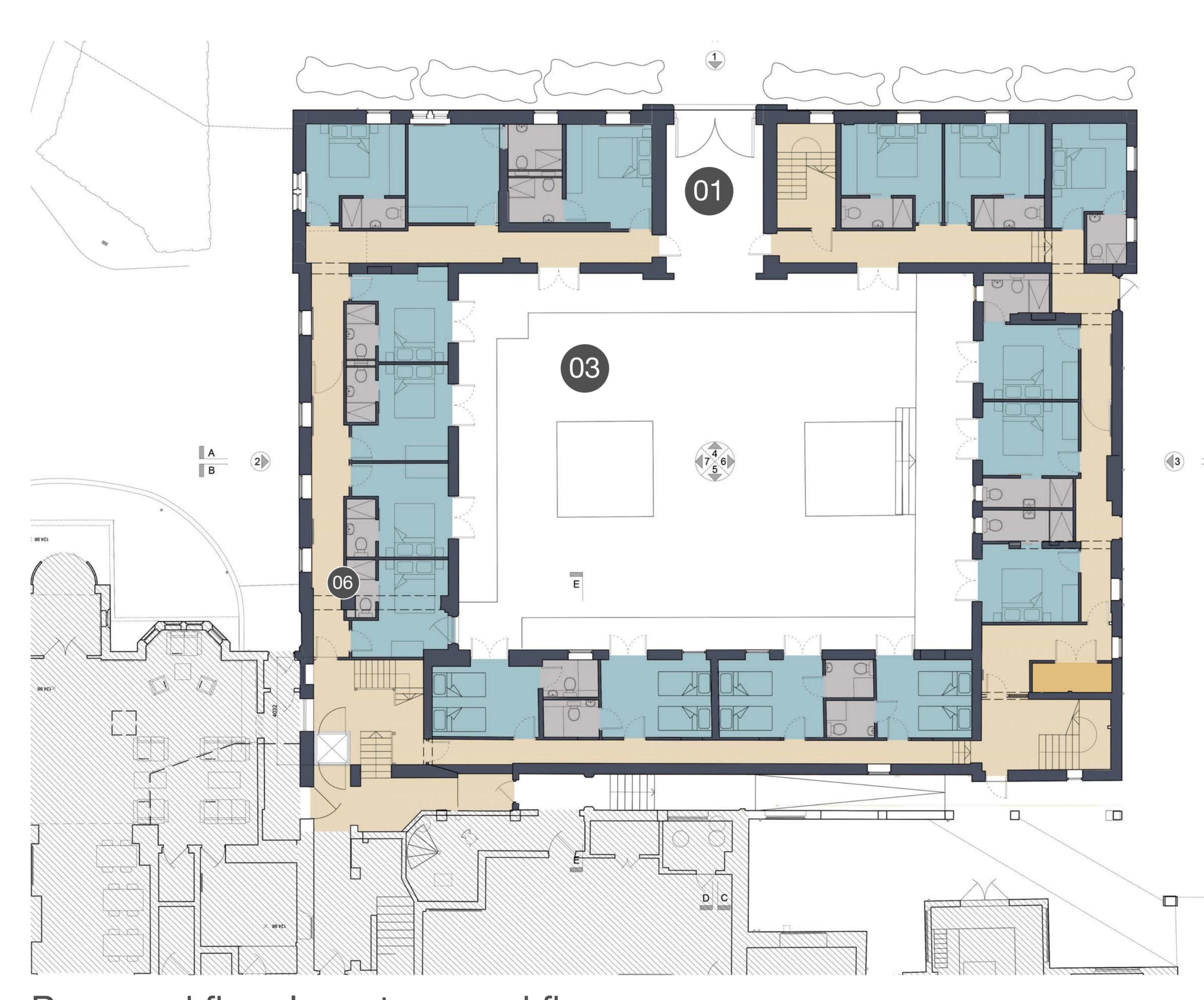
Creation of 35 new ensuite bedrooms to replace the poor quality, small rooms is a significant first step towards the masterplan proposals. It is also important to the business needs of CCT, making sure that all guests can enjoy the same quality of accommodation across the site.

As well as bringing low quality rooms up to standard, reinstatement of the historic architectural features of the buildings is part of the overall vision; the work to recreate the stable courtyard will be in keeping with this intention and set the tone for other parts of the masterplan development.

The replacement building will give opportunity to introduce renewable energy technologies including ground and air source heat pumps and photo-voltaic panels and to reduce energy usage through a huge improvement in the thermal performance of the building.



3D impression of proposed refurbished building



- 01 existing archway opened up
- 02 new pitched dormer windows
- 03 internal courtyard to be re-landscaped
- 04 French doors from ground floor bedrooms
- 05 east, west & south roofs raised
- 06 new platform lift



- circulation, foyer, breakout
- bedrooms
- ensuite shower rooms & toilets
- stores



Proposed floor layout: ground floor



Proposed floor layout: first floor

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The Hayes masterplan: the need for change

For over 100 years The Hayes has provided residential conference facilities for church groups, charities, businesses and local groups. For countless numbers of people in the UK and worldwide, Swanwick is made famous on account of The Hayes Conference Centre.

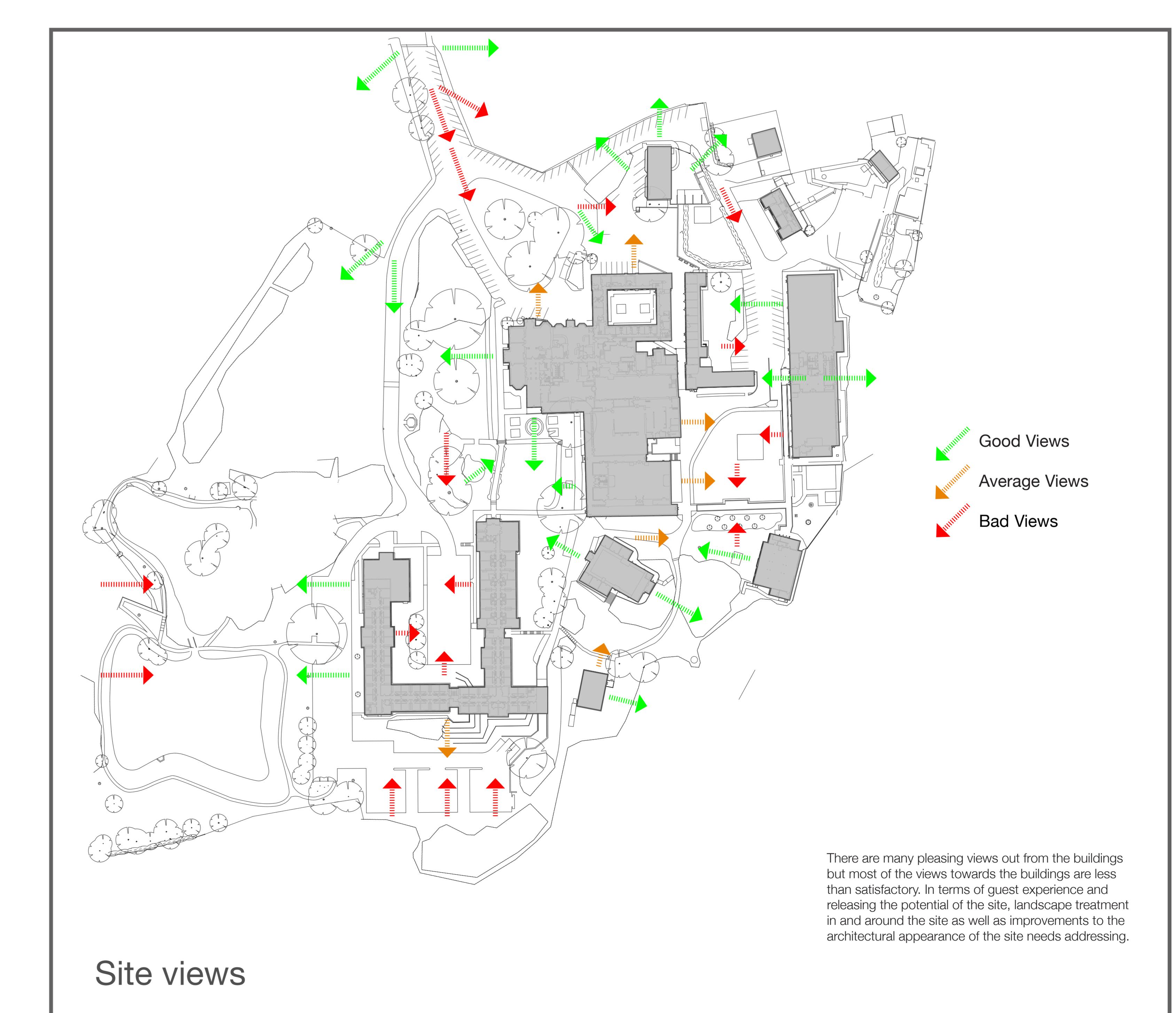
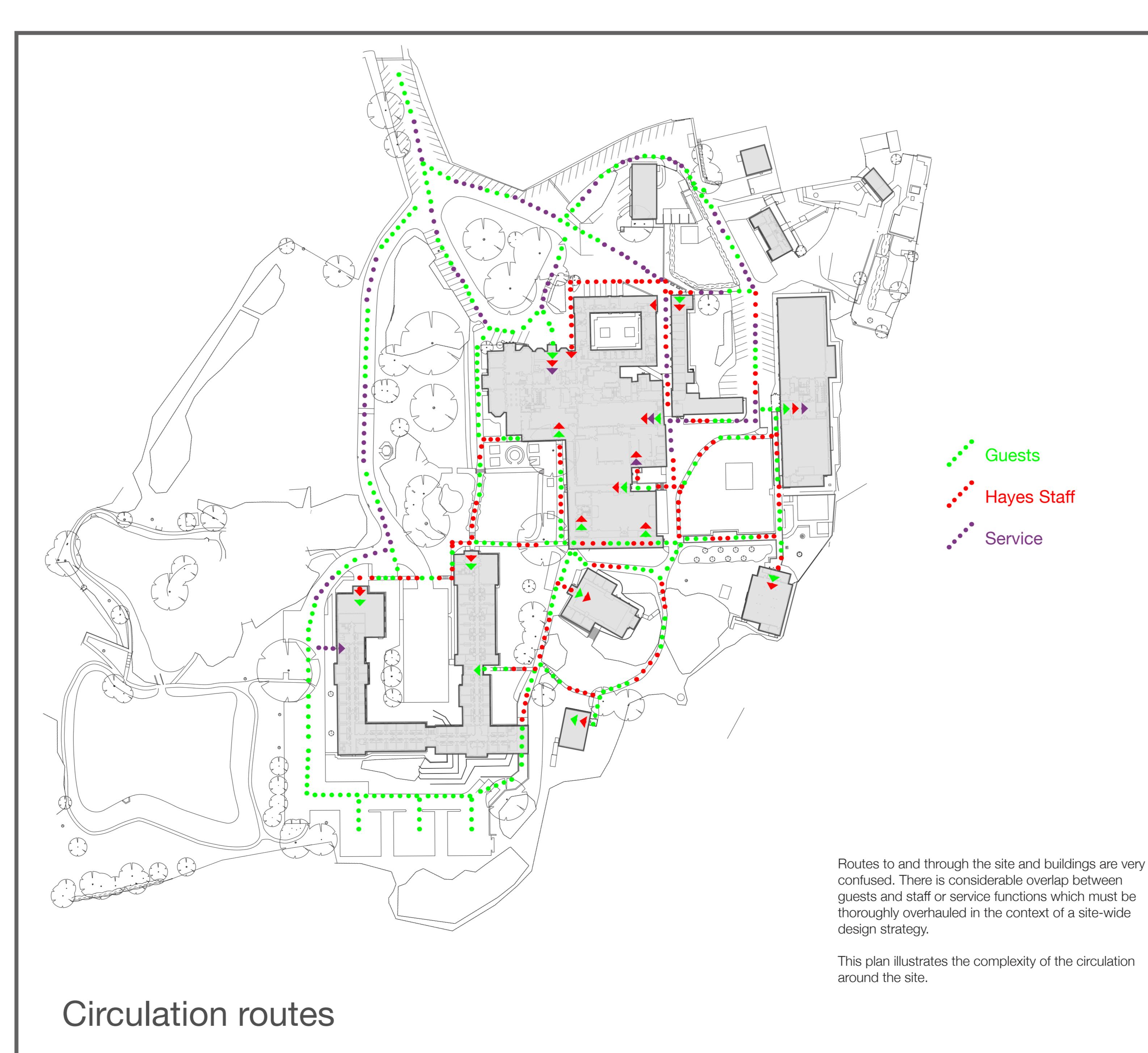
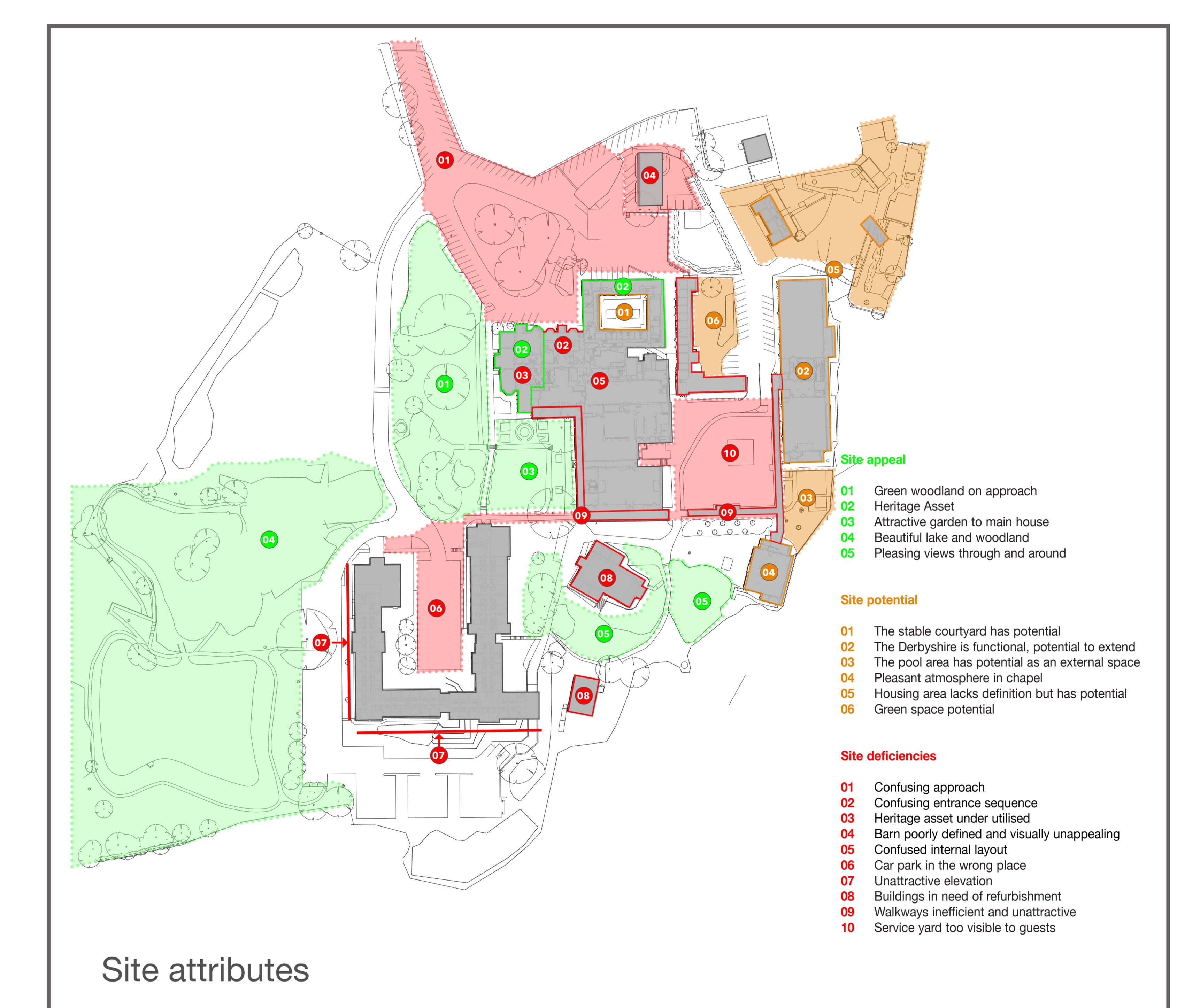
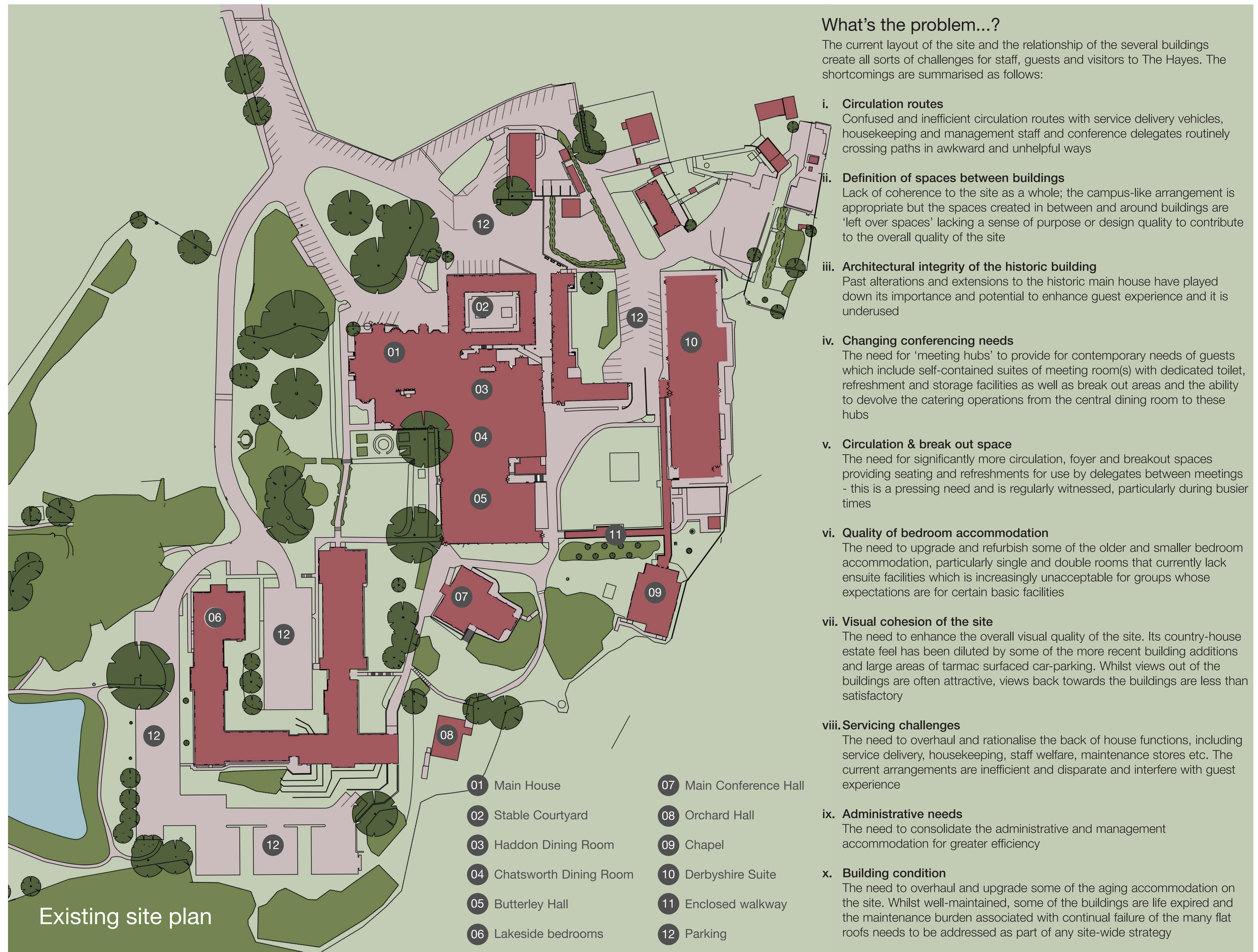
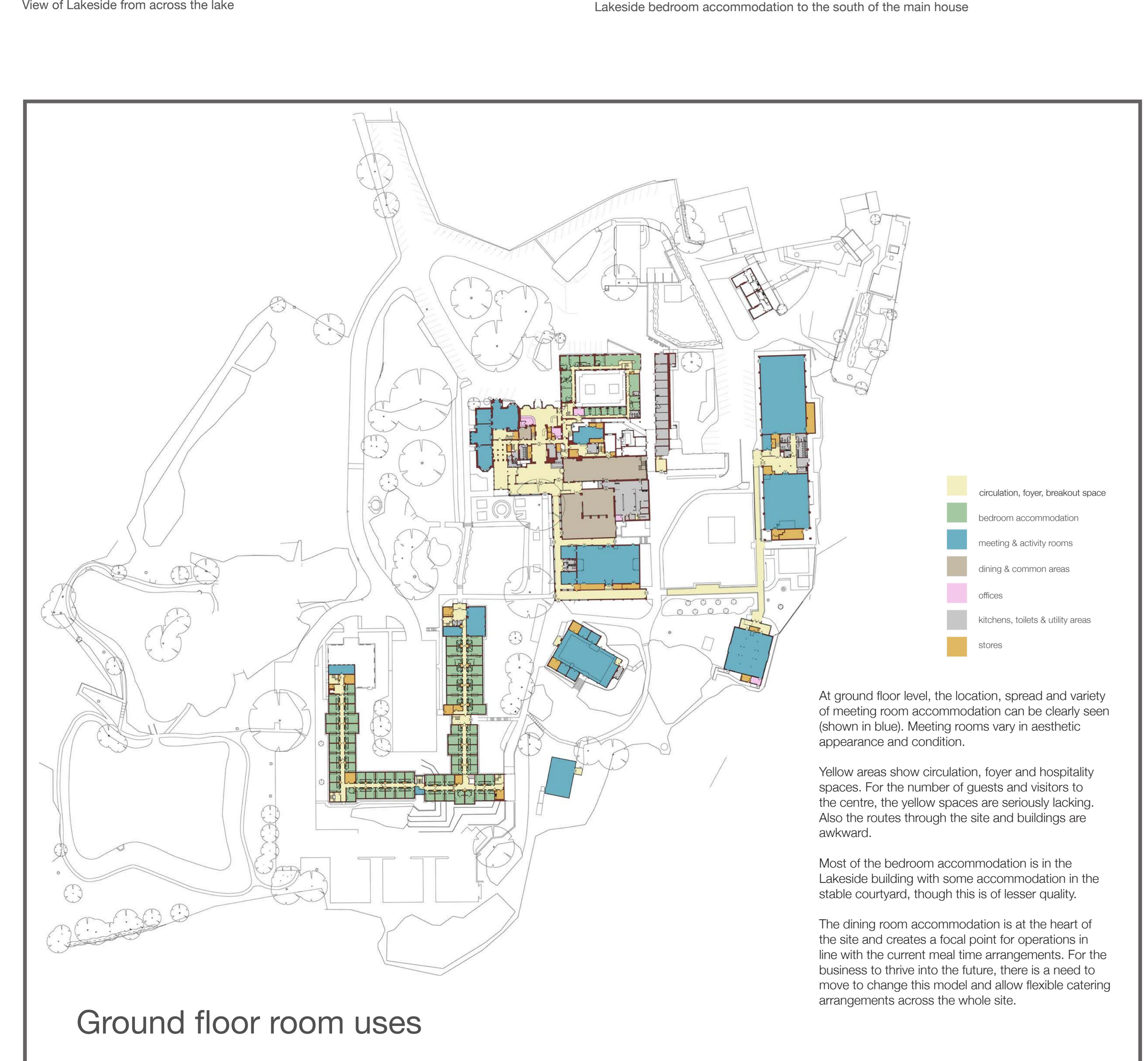
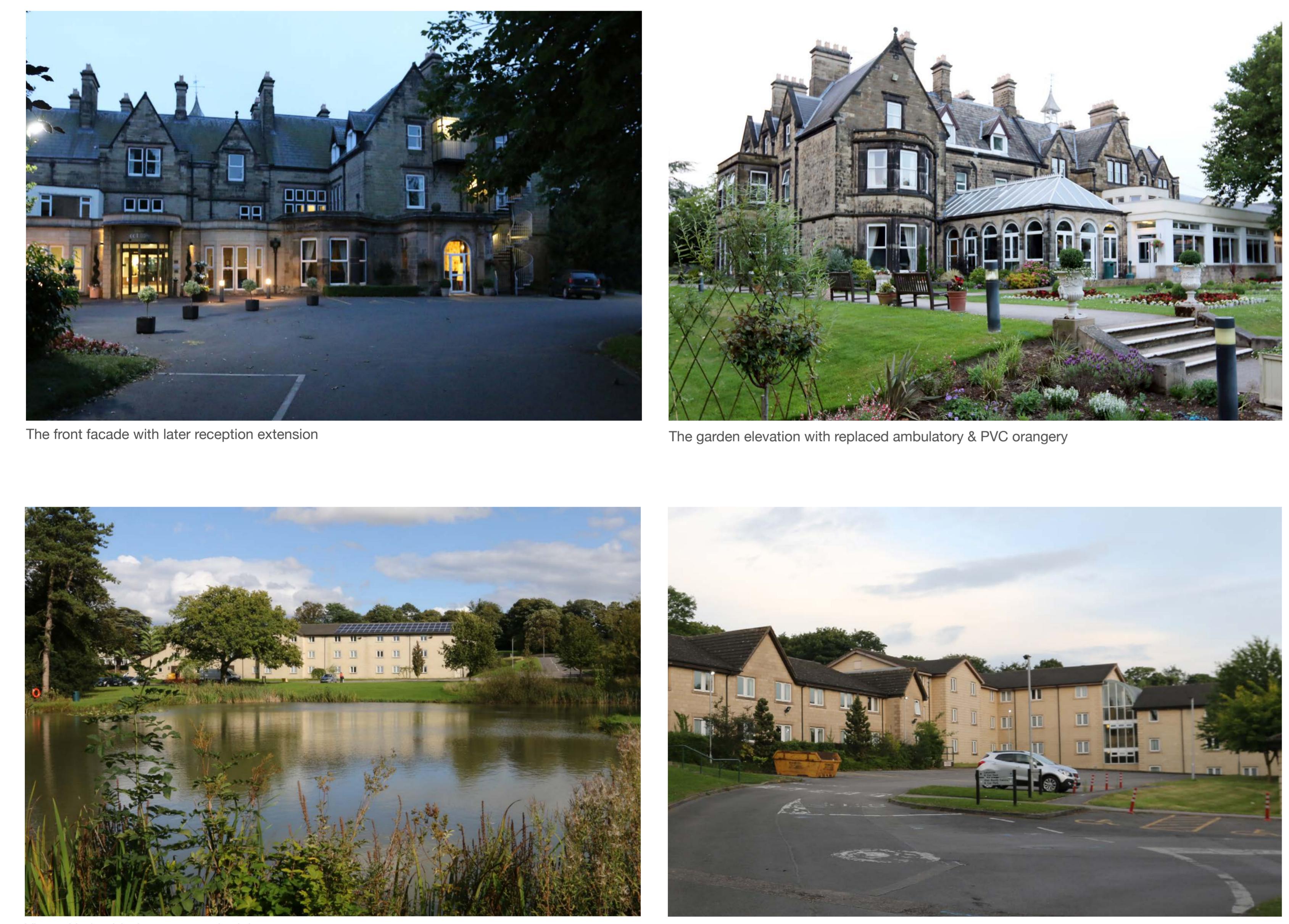
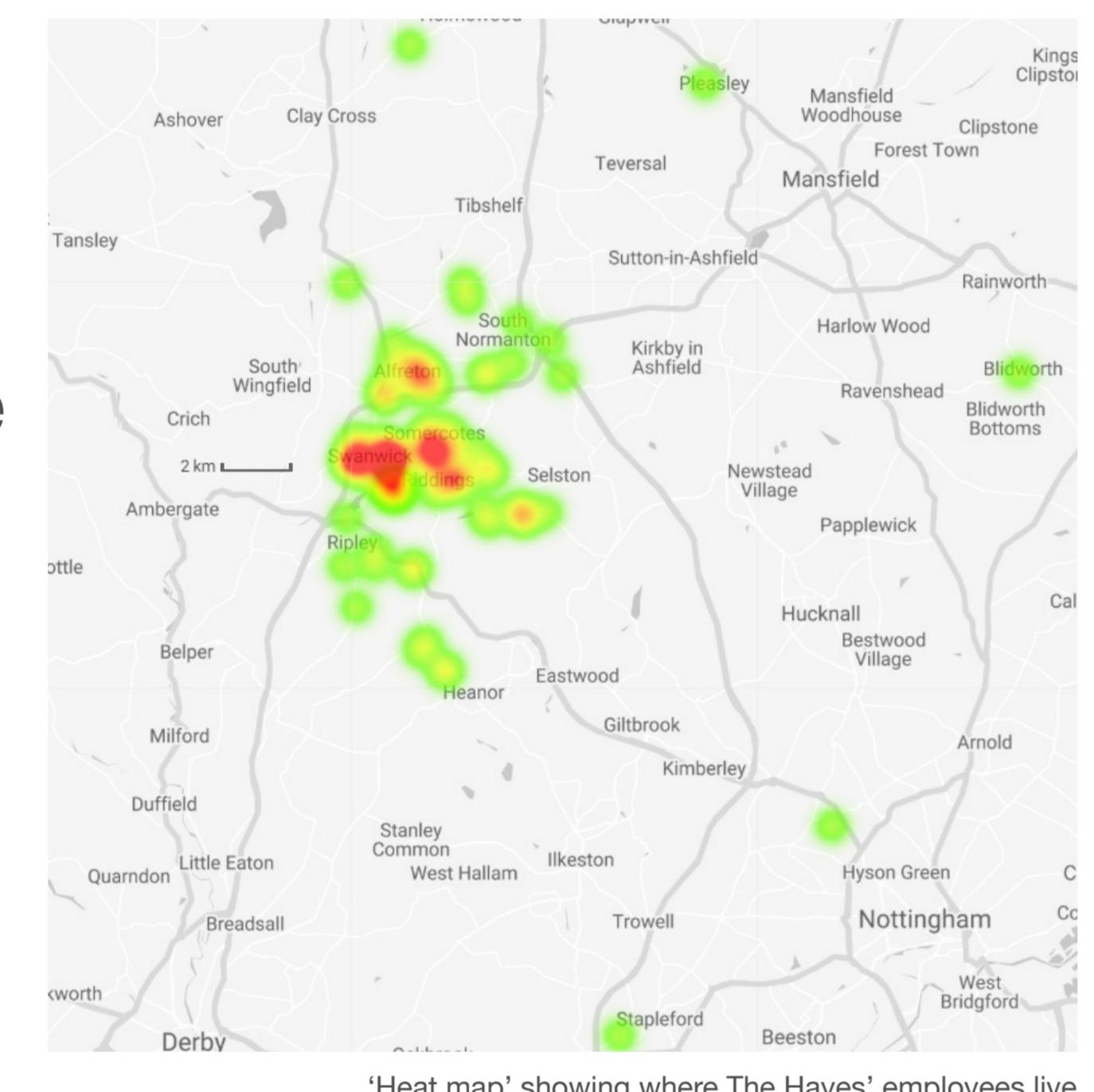


The 1860s mansion was built as a wedding gift by local industrialist, Francis Wright and was transferred to CCT in 1911. Apart from its requisition for use in both world wars, including serving as a German prisoner of war camp in WW2, it has been a leading conference facility provider in the UK.

Over the years, the site has undergone piecemeal development to meet short and medium term needs but without reference to a strategic plan for the site. This has resulted in a collection of disparate buildings with no cohesion or shared identity; the buildings are a great resource but the site has the potential to work more efficiently and to be restored to the delightful country house estate it once was.

The current masterplan proposals address the many shortcomings of the site and provide a framework for sensitive development and alterations to the site to sustain the work of the Trust, provide for the needs of its guests and ensure that the Trust steward the wonderful heritage of The Hayes for the continued enjoyment of future generations.

For the last century, The Hayes has been the source of employment for countless residents of Swanwick and the surrounding areas and also relies heavily on many local businesses for supplies and services. Changes proposed for the site will make sure that the centre continues to flourish and that CCT continue to be a major local employer.



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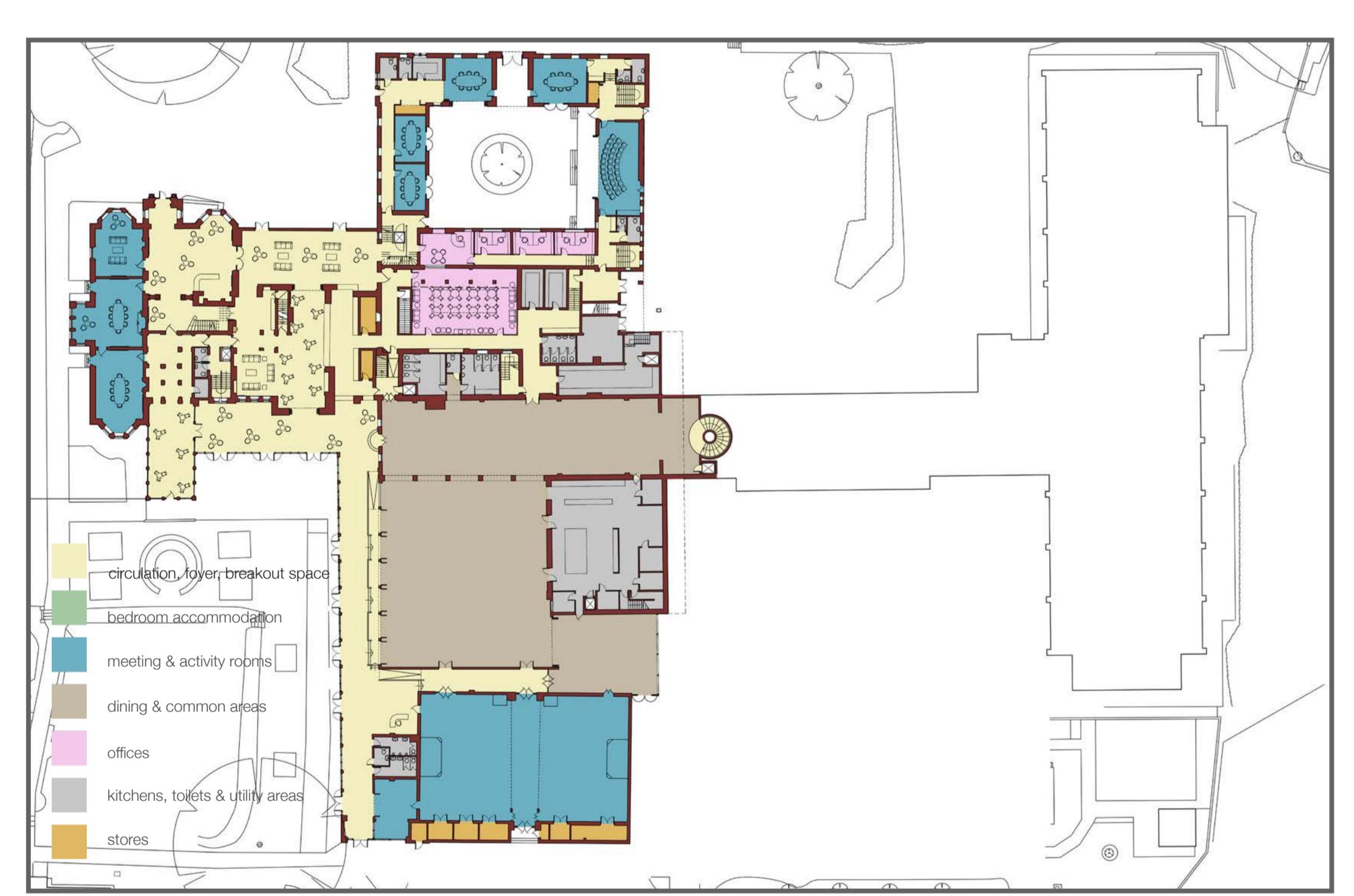
The Hayes masterplan: the vision



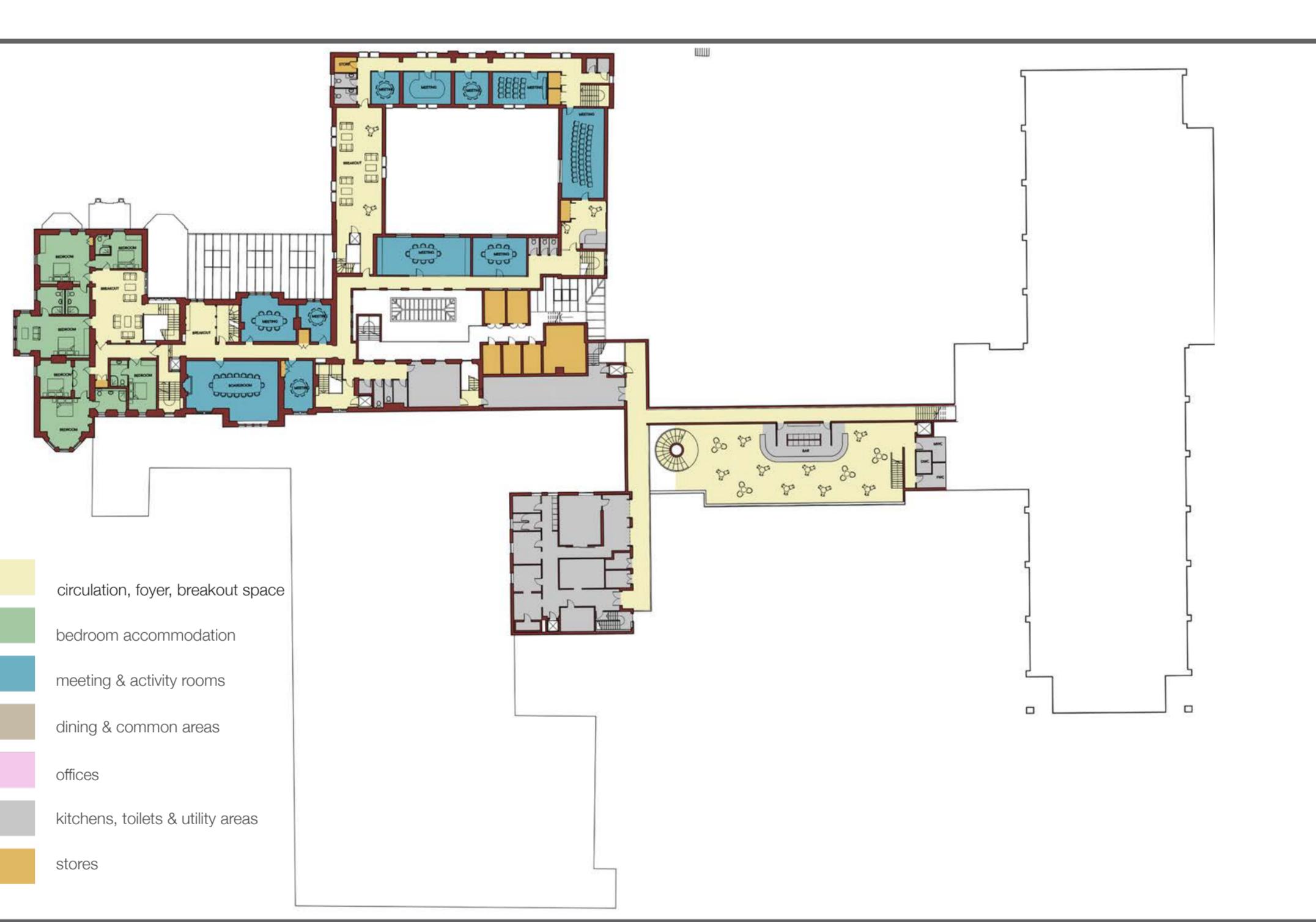
The strategic proposal plan for The Hayes is summarised below. Work will be phased over several years as need and opportunity arise.

NB Numbering is for communication purposes and does not denote order of priority or phases of work

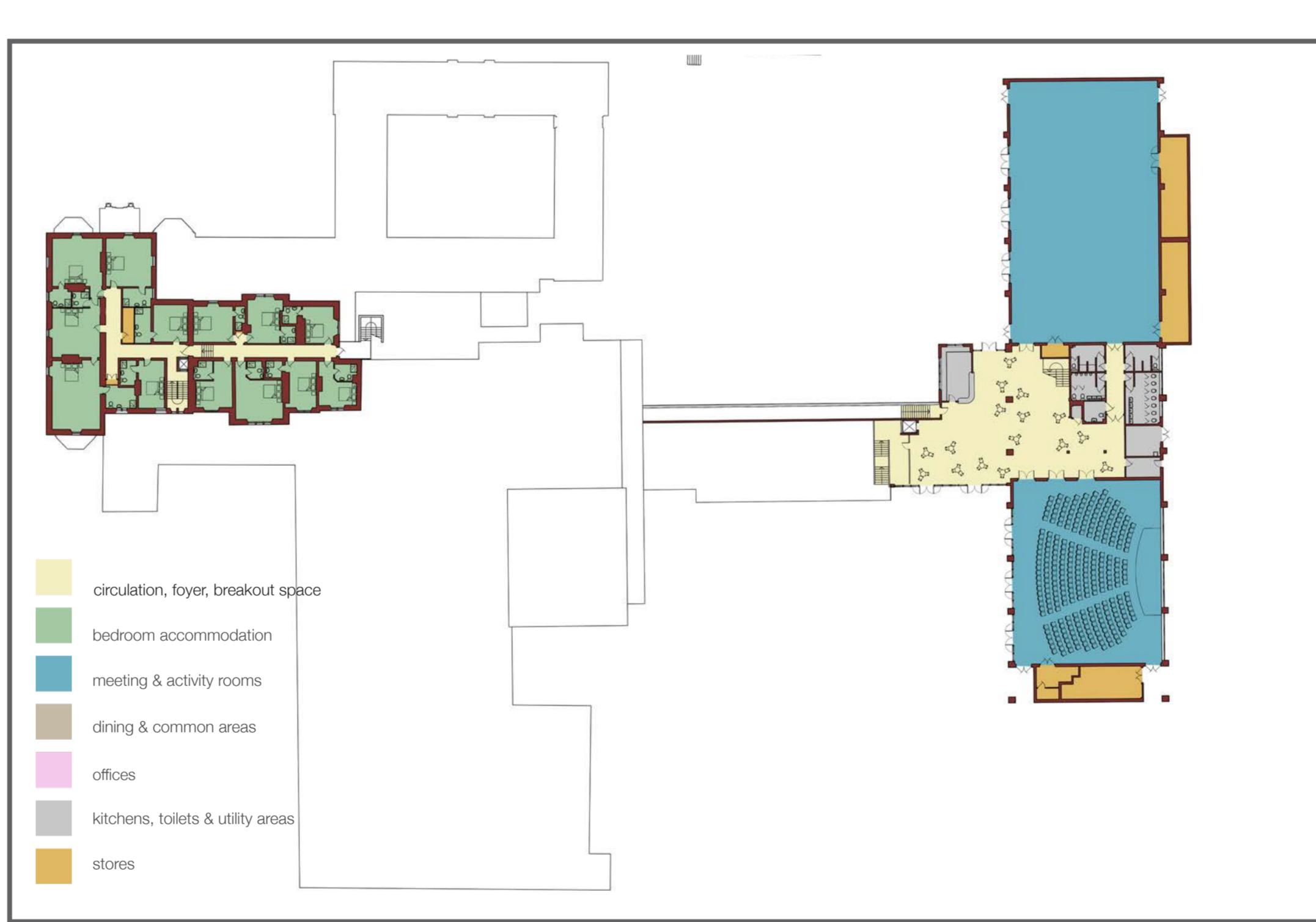
- 01 **Approach**
Improvement of the driveway approach from Hayes Lane
Changing the message on arrival: appearance of the gates, signage, gas meter enclosure, houses, lighting, planting, boundary & driveway surface treatment; removal of road humps
- 02 **Arrival sequence**
Re-routing the one-way traffic system at the top of the drive
Directing guests to the new main entrance & service yard; removal & reorganisation of car parking in this area to create a legible frontage to the main building
- 03 **Main house facade**
Returning the main house closer to its original architectural intent
Removal of the external fire escape staircase, reinstatement of the original main entrance & reception, replacement of UPVC windows & doors to the main house with hardwood; removal of reception building & replacement with low-pitched stainless steel roof lounge
- 04 **Stable courtyard**
Returning the stable courtyard closer to its original architectural intent
35 ensuite, double bedrooms on two floors; reinstatement of original archway to stable courtyard, replacement of UPVC windows & doors with hardwood; landscaping of courtyard
- 05 **Crescent building**
New 2-storey brick & pitched tiled roof bedroom accommodation
Demolition of maintenance shed & construction of bedroom building; 48 new ensuite bedrooms to replace lesser quality rooms elsewhere; inclusion of meeting room hub for self contained use of the building; landscaped gardens & walkways linking the buildings
- 06 **Staff & guest parking area**
Creation of new 40-space car park for staff & guests
Demolition of 2 houses & replacement further north to create space for new 40-space car park for staff & guests away from visually sensitive areas of the site
- 07 **Service yard**
New service yard
Demolition of 'New Wing' building to make way for new, centralised service area for back of house operations screened from guest & meeting room accommodation
- 08 **Derbyshire & sports hall building**
Extended to create storage, foyer & breakout space
Internal remodelling for greater flexibility of use & to release the potential of meeting rooms on upper floors. Reorientation of ground floor meeting rooms & opening out through glazed doors onto landscaped terrace to the west
- 09 **New link building**
Creation of new concourse building
Concourse to include catering, lounge & breakout facilities linking the circulation hub with Derbyshire building; service corridor, feature staircase & lift address floor level changes between the connecting buildings; glazed doors open out onto terrace to the south
- 10 **Main building alterations**
Creation of central 'core' including food court & circulation hub
Demolition of flat roofed buildings to create circulation hub; central staff welfare facilities, guest toilets & new dining facilities; new orangery style walkways surrounding the gardens
- 11 **Main house**
Modest internal reordering & sympathetic aesthetic treatment
Reinstatement of historic architectural features; replacement of UPVC windows, doors & viney roof with hardwood; opening up the ground floor to create leisure, breakout & circulation space
- 12 **Lakeside building**
New meeting hub accommodation & landscaped courtyard
New coved walkway & meeting rooms next to main bedroom accommodation, removal of car park area in Lakeside courtyard to create landscaped recreation & garden space
- 13 **Main Hall**
Replacement of Main Hall building
Upgrade & renewal of the Main Hall to create meeting hub (storage, refreshments, toilets etc)
- 14 **Orchard Hall**
Replacement of the Orchard Hall
Upgrade & renewal of Orchard Hall to provide meeting hub (storage, refreshments, toilets etc)
- 15 **Chapel**
Internal reordering of the chapel building
Redecoration, refurbishing, audio-visual, lighting & heating upgrades, toilets, storage & foyer
- 16 **Chapel walk**
Tree-lined chapel walk with lychgate structure
Removal of covered walkway & replacement with landscaped pathway to chapel
- 17 **Avenue**
Additional tree planting & low level lighting
Improved landscape appearance across the site
- 18 **Car parking & landscape treatment**
Additional car parking to replace spaces lost elsewhere
Reduction in tarmac & introduction of permeable surfaces in keeping with rural context; additional tree planting & low level lighting to lessen the visual impact; new service track to main hall, chapel & Orchard Hall
- 19 **Pavilion building**
New circular garden pavilion building
Stand-alone meeting hub facilities remote from the main building grouping
- 20 **Overflow parking**
Overflow car parking in field to front of main building
Gates & grass reinforcement to field for use as temporary overflow parking during busier times



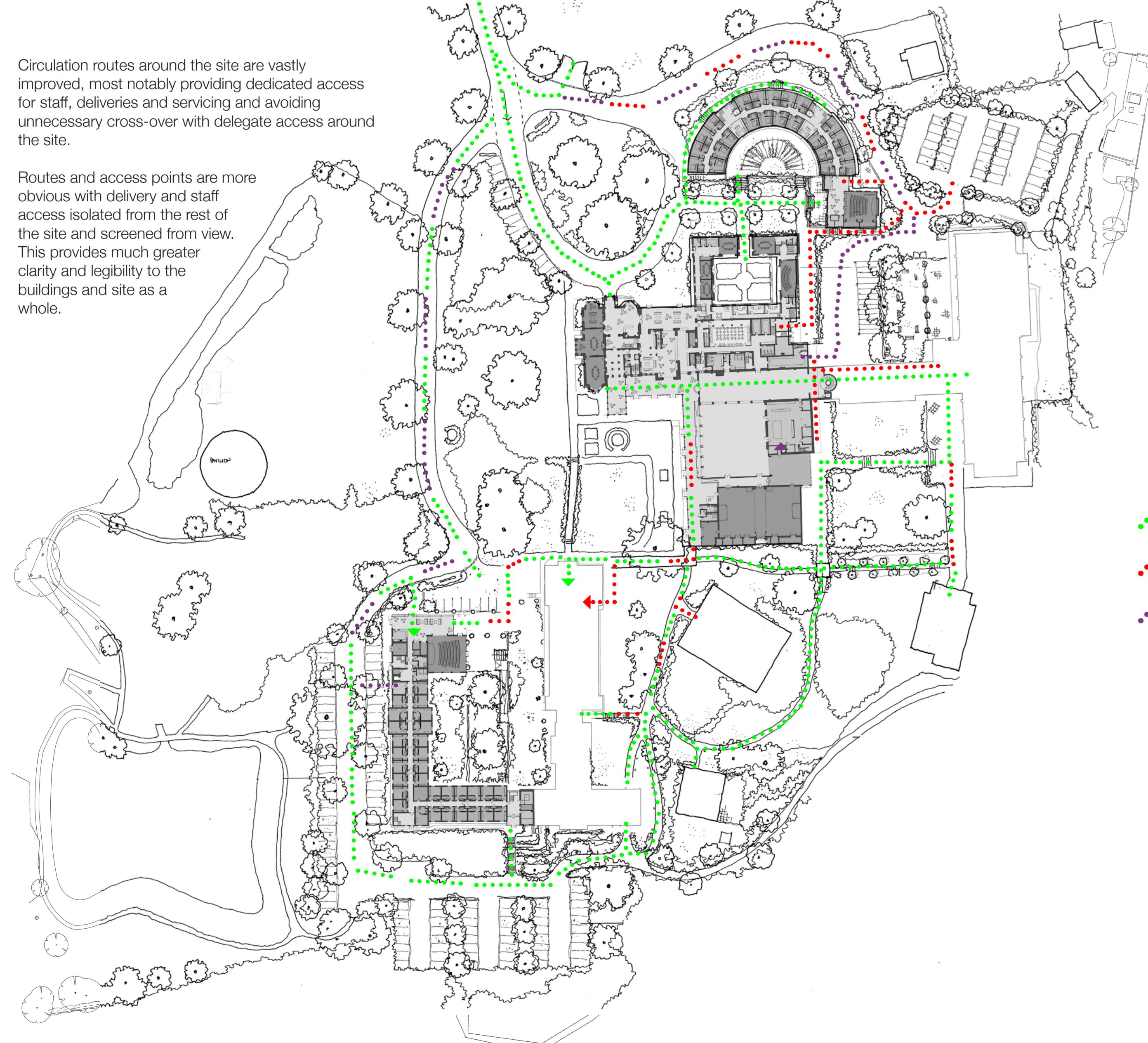
Main building, ground floor plan



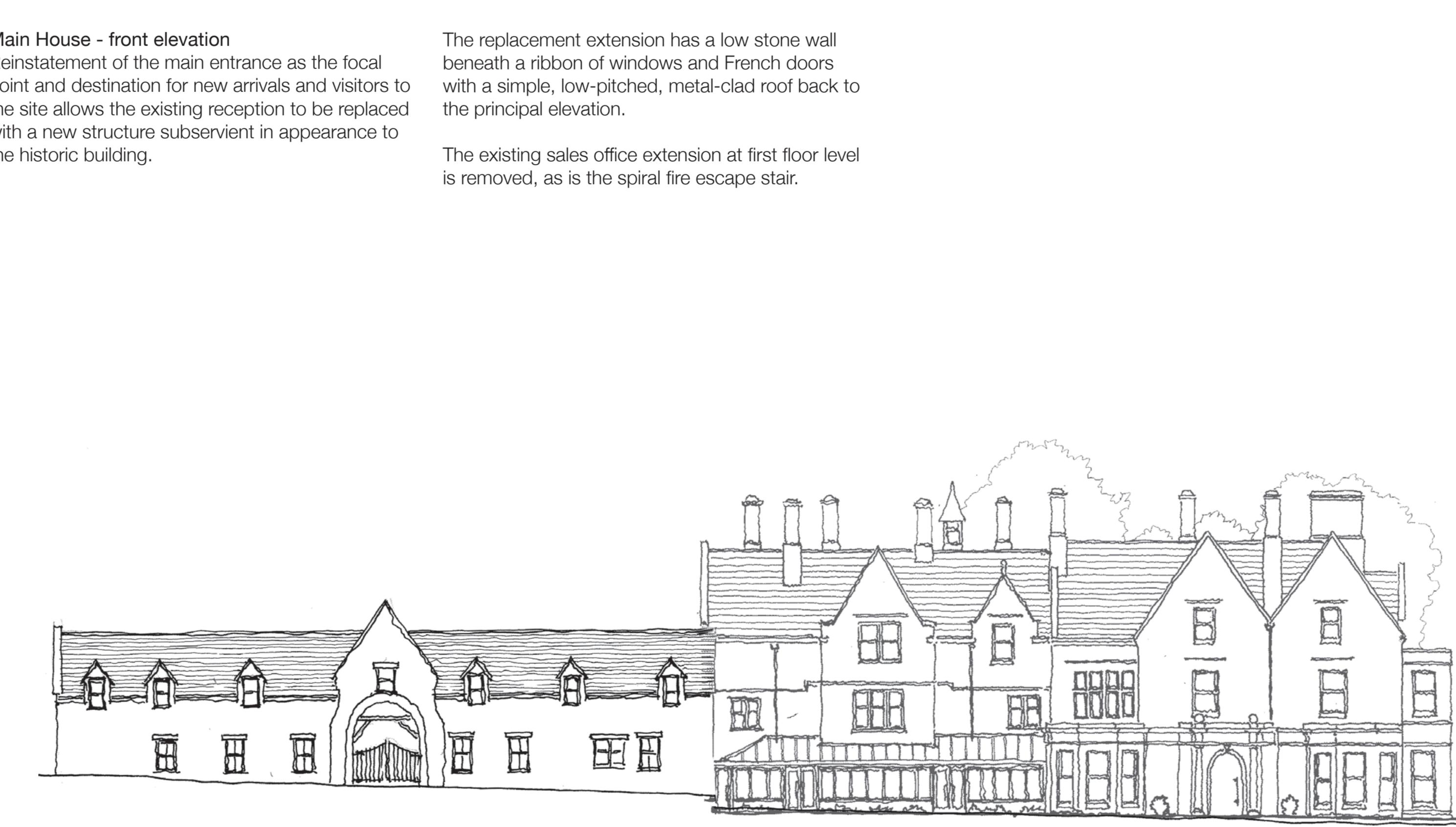
Main building, first floor plan



Main building, second floor plan



Circulation routes



Main House, front elevation