

CASE STUDY

W R Dunn & Co Ltd.

CHARTERED BUILDING SURVEYORS AND ARCHITECTS

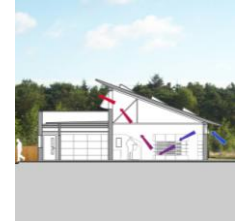


Escrick Farm Shop & Cafe, Escrick Park Estates.

Project Value: c.£1m

Stage: Tender RIBA Stage H

W R Dunn & Co Ltd. (Arch, L/ Designer & CDM-C); Martin Design Associates (M&E); Alan Wood & Partners (SE).



W R DUNN & CO LTD. ROLE

W R Dunn & Co Ltd. were appointed by Escrick Park Estates to develop a new farm shop and café on vacant land to the west of the Hollicarrs Holiday park near Escrick.

The Farm Shop will provide an outlet for local and regional produce from rural Yorkshire, which rates amongst the best in the country.

The brief required the footprint to be no more than 600m², but provide space for expansion up to 1,000m². The client is very keen to use sustainable technology, where practical and this was also a key element of the brief. However, as with all commercially viable projects, the capital cost was a priority. The Farm Shop needed to be designed in a way that ensured success could be based on organic growth.



OUTLINE OF PROJECT

The feasibility study produced by W R Dunn & Co Ltd. contained three options, all based on the same site, which has excellent access to the A19, with links to York and Selby.

Sustainable technology was placed at the forefront of the process, each option considered differing commitments to renewable sources of energy ranging from 25% to 50%. Only financially viable technologies were put forward for consideration. Key was the integration of passive systems, all schemes were designed to have excellent thermal performance and have very airtight construction.

The chosen option was then developed and submitted to the local Planning Authority and received approval. Concurrently the scheme was developed for tender within a tight 4-week timescale.

The building consists of a retail area and café with butchery, bakery, kitchens and goods stores

The landscape design was considered as important as the building. Foremost and furthest the Farm Shop is a venue, a place a family can spend a full sunny afternoon. The features in the landscape design such as the children's play area, farm pond, market garden and farming pens are essential to the project. The building contains a café which has been strategically located on the east side of the building so it can overlook the farm pond and market garden areas. The farm shop has been laid out logically, in open and airy spaces that will provide an excellent shopping experience. There is a clear servicing strategy, with all service areas kept separate from public areas.

SUMMARY

Important factors in this project were:

- Commercial use on green field site.
- Proposed use of proven sustainable technology, tested for viability.
- Design that considers natural ventilation, orientation and daylight, from the outset.
- Three options for developments with a long term strategy and provide the opportunity for phased development.
- Creative use of natural materials.
- The creation of a sense of place.
- Design that generates a symbiotic relationship between landscape and building.