

#### Project Team

ALL ALL

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### Contents

Section	Title	Page No.
1.0	The Hotel	4
1.1	The Bracken Hide Hotel	5
2.0	The Directors	6
2.1	Garton-Jones	7
3.0	Overview and Site	8
3.1	Site Aerial	9
3.2	Portree Harbour	10
3.3	Site Layout Plan	11
3.4	The Hub Building, East Elevation	12
3.5	The Hub Building, West Elevation	13
4.0	The Hub Building	14
4.1	Materiality	15
4.2	Ground Floor Plan	16
4.3	Mezzanine Plan	17
4.4	Artistic Impression: Courtyard & Reception	18
4.5	Courtyard & Reception: Layout & Features	20
4.6	Artistic Impressions: Restaurant	22
4.7	Restaurant: Flooring & Furniture	24
4.8	Restaurant: Joinery & Planting	26

4.9	Restaurant: Bakery Stall	27
4.10	Artistic Impressions: Lounge	28
4.11	Lounge: Features & Fitting	29
4.12	Artistic Impressions: Whisky Room	32
4.13	Whisky Room: Section	33
4.14	Whisky Room: Design Features	34
4.15	Artistic Impressions: Whisky Room Bar	35
5.0	The Cabins	36
5.1	Cabin Exterior	37
5.2	Cabin Interior	38
6.0	Outdoor & Site Features	40
6.1	The Sauna	41
6.2	Primary & Secondary Paths	42
6.3	The Hub: Entrance	43
6.4	The Hub: Terrace	44
6.5	The Hub: Roofscape	45
6.6	Magic of Skye	46

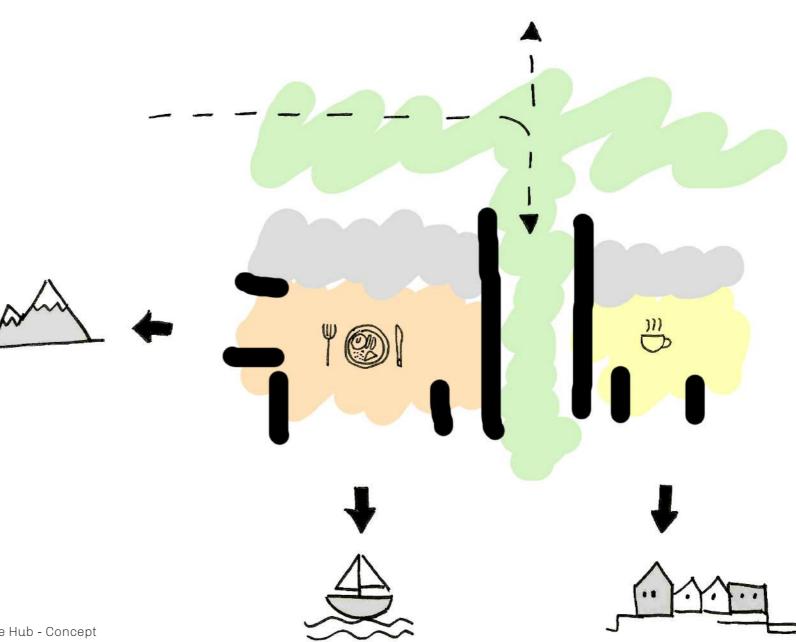
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## **1.0** THE HOTEL

#### The Bracken Hide Hotel

This new four star resort hotel will connect our guests to the magic of the Island and the nature that abounds while providing seamless service and a matchless eye for design. Sitting snugly into the environment the main hotel building (The Hub) will be complemented by 27 luxury en-suite Cabins which will sit scattered across the landscape. They will be a perfect retreat for guests. The Hub will have a large reception and entrance area complete with a full size lemon tree.

The smart restaurant will have large, landscape windows and contemporary design creating picture views across Portree and the harbour beyond. In addition there will be a Whisky Bar with feature fireplace which will make the perfect place to relax after a day exploring the wonders of Skye. In addition there will be a family lounge with games and a screening room.



The Hub - Concept

## 2.0 THE DIRECTORS

#### **Garton-Jones**

Miranda & Charlie Garton-Jones are the principles behind the Bracken Hide Hotel. In October 2014 they bought the old Uig Youth Hostel off the Scottish Youth Hostel Association and rebuilt it to create the Cowshed Boutique Bunkhouse. Just as the Cowshed has helped to redefine the quality and scope of Youth Hostel provision on the Isle of Skye the Bracken Hide Hotel will introduce a new luxury accommodation concept that will bridge the gap between a luxury hotel and the wilderness allowing people to be in touch with nature and the landscape during their stay.

If you have any questions do not hesitate to contact Mr Charlie Garton-Jones on Mobile: 07977991186 or on charlie@gartonjones.co.uk





Charlie Garton-Jones

Miranda Garton-Jones

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# **3.0** OVERVIEW AND SITE







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Hub Building, East Elevation





## **4.0** THE HUB BUILDING

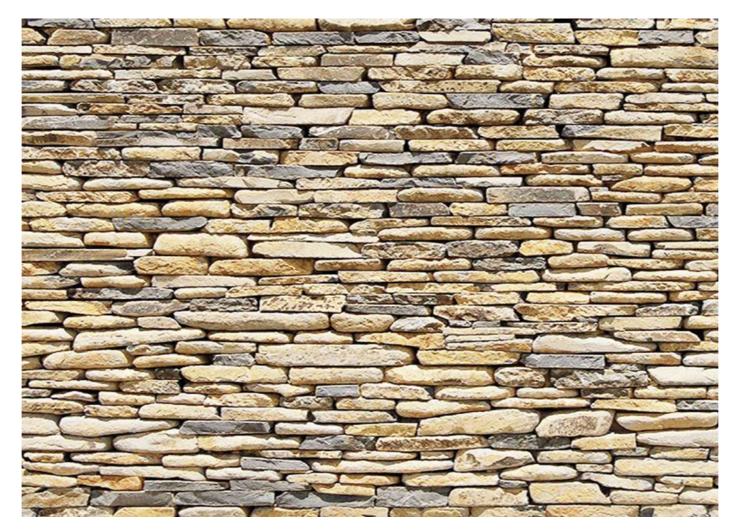
#### Materiality

#### Concept

The heart of any good hotel is the communal facilities, including the entrance space, lobby and restaurant/bar. It is a unique feature in this project that the rooms and the communal spaces are in separate buildings, meaning that the hub becomes a stand alone piece that sets the tone for the rest of the site.

We believe that the most evocative feature of this development is the site, perched on a hill overlooking the town of Portree, the bustling centre of Skye. The look and feel of the interior space is to build on this by creating a theme of the contemporary bothy, which a material palette that is **rich, wild and raw**. From the moment you enter into the courtyard the feeling is of grandeur, yet comfort. It acts as a teaser for the further rooms inside the building that take inspiration from the landscape in terms of tone, texture and touch. The concept of the building is about blades cutting into the landscape and framing the amazing view, the concept of the interiors is about landscape and nature creeping into the building.







The Hub Building



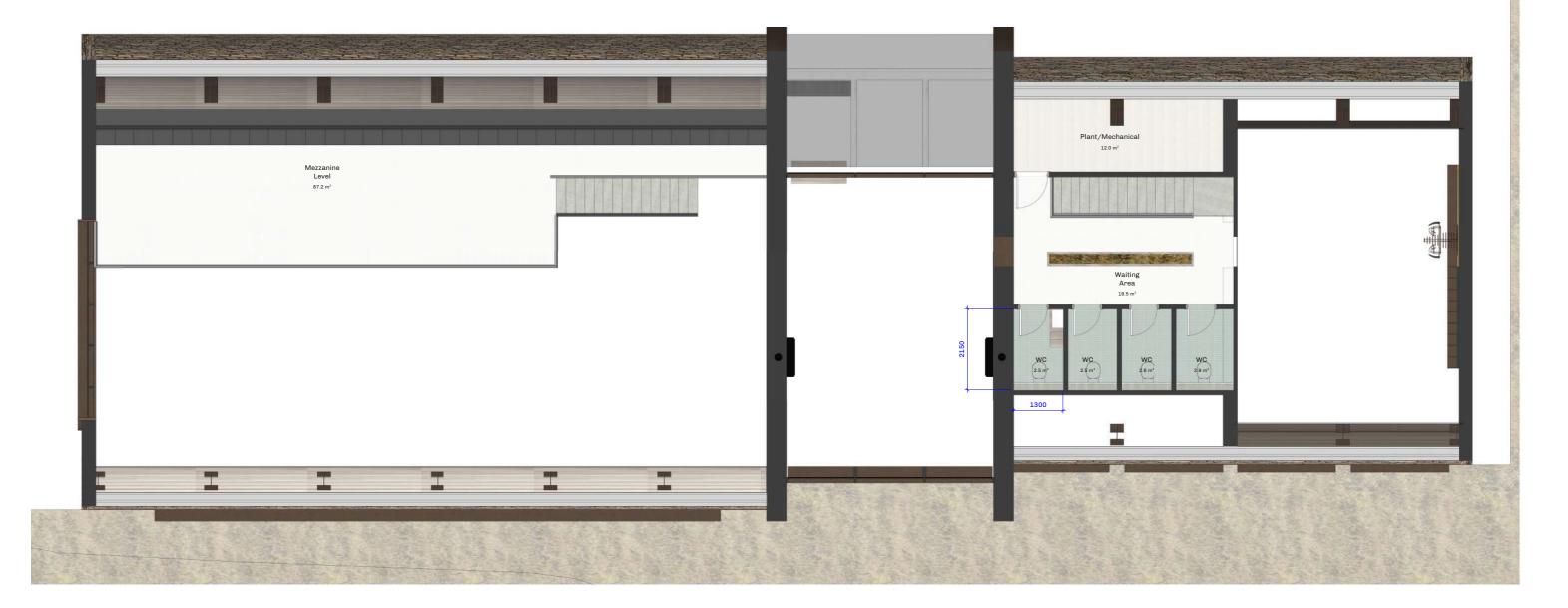
### Ground Floor Plan





Mezzanine Plan







Artistic Impression: Courtyard & Reception





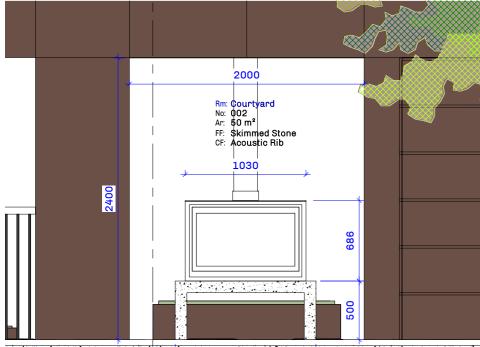




### **Courtyard and Reception**

#### Fireplace

The double ended fireplace chosen is due to the way it fits into the opening, the heat output and flexibility of use. A concrete plinth will be designed to hold the fireplace, with logs stored underneath.



Fireplace Design



Fireplace - Product (without plinth)



Feature Tree - Elevation

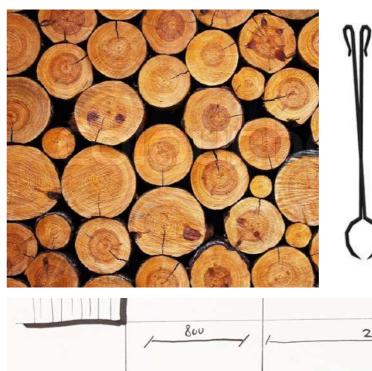
#### Joinery

The centre of the space will incorporate a feature tree consisting of a real (petrified) bark base and fake, autumnal leaves, approximately 5m high.

Feature Tree

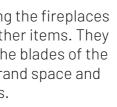


The bronze blades will incorporate three openings adjoining the fireplaces to accommodate fireplace accessories, logs, books and other items. They are to be designed in proportion to the other openings in the blades of the courtyard. This is to create a more homely feel in such a grand space and at the human scale create a sense of warmth and cosiness.



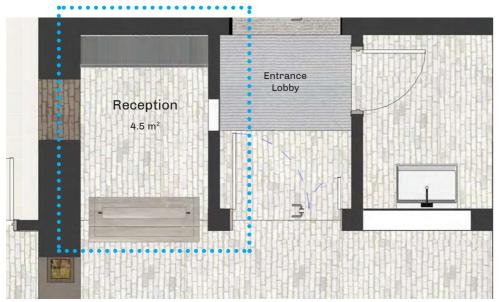


Courtyard Shelving - Layouts and Items



#### **Reception Desk and Wall**

The reception desk and wall is to be a free-standing fluted timber piece that subtly works with the courtyard space and integrate with the rear wall, which will consist of timber panels running up to the windows above.



Reception Desk - Plan



Reception Desk - Elevation



Reception Desk and rear wall - 3D View

artistic Impressions: Restaurant

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Artistic Impressions: Restaurant





## Restaurant: Flooring and Furniture

#### Flooring

The most distinct aspect of the restaurant will be the bespoke timber floor. The pattern will run throughout the restaurant floor and link directly to the design of the tables and chairs within the space.

#### Timber B



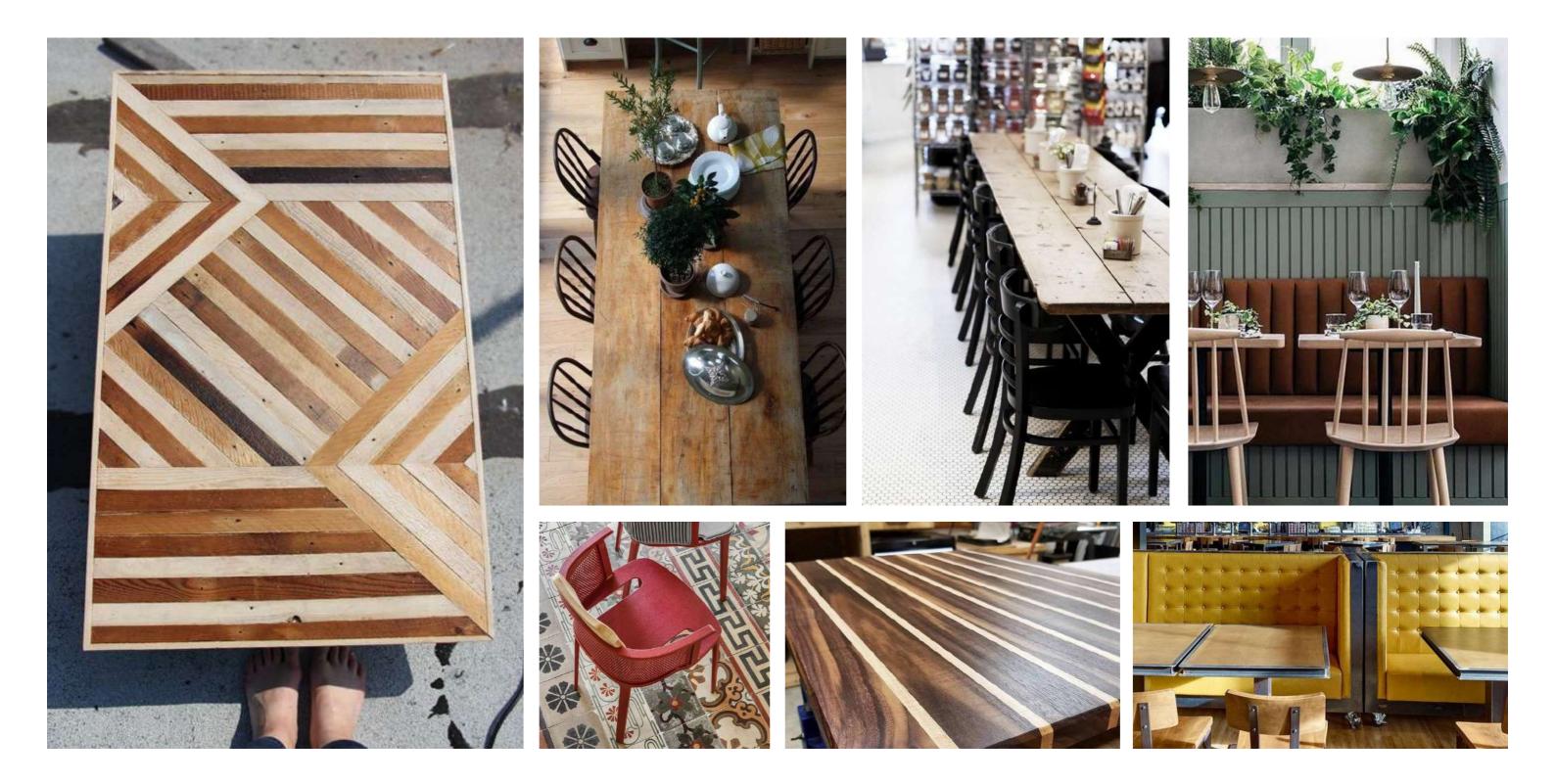
Timber A





#### **Tables and Chairs**

As the floor has a unique pattern, we want the tables and chairs to work with it to create a vibrant and unique space.

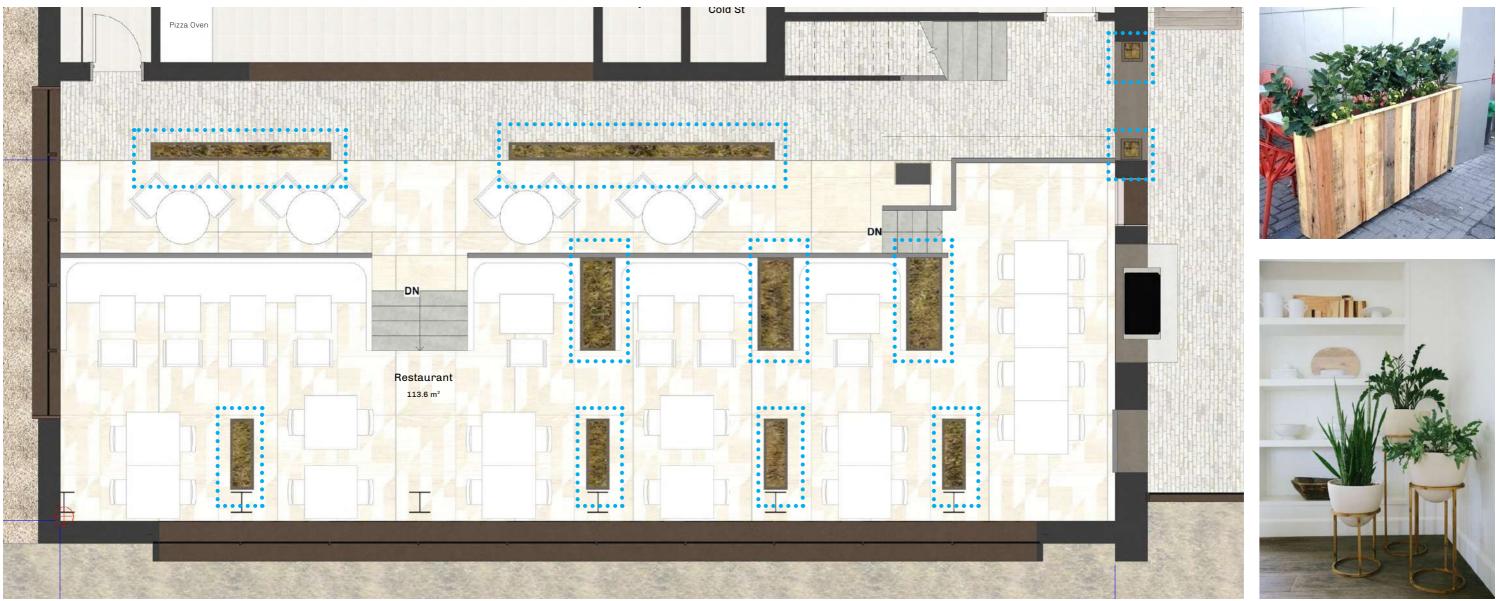


### Restaurant - Joinery & Planting

#### Joinery and Planting

The planting in the restaurant is a key feature within the space and will be embedded between the seating, set within planter boxes. The are to be specially designed and sourced to fit within the grid pattern of the room and allow the diner to feel as if nature has crept inside the space. Most planters will be sitting head height to create this feeling, in a timber or bronze planter box.





Restaurant Planting - Locations



Restaurant Planting - Examples

## Restaurant - Bakery Stall

#### **Bakery Stall**

The bakery stall is to be incorporated into the underside of the staircase to the mezzanine. This stall, especially deigned for the space, will allow for visitors who require a quick bite to order food on the go with freshly baked goods daily to accommodate.



Artistic Impression: Lounge

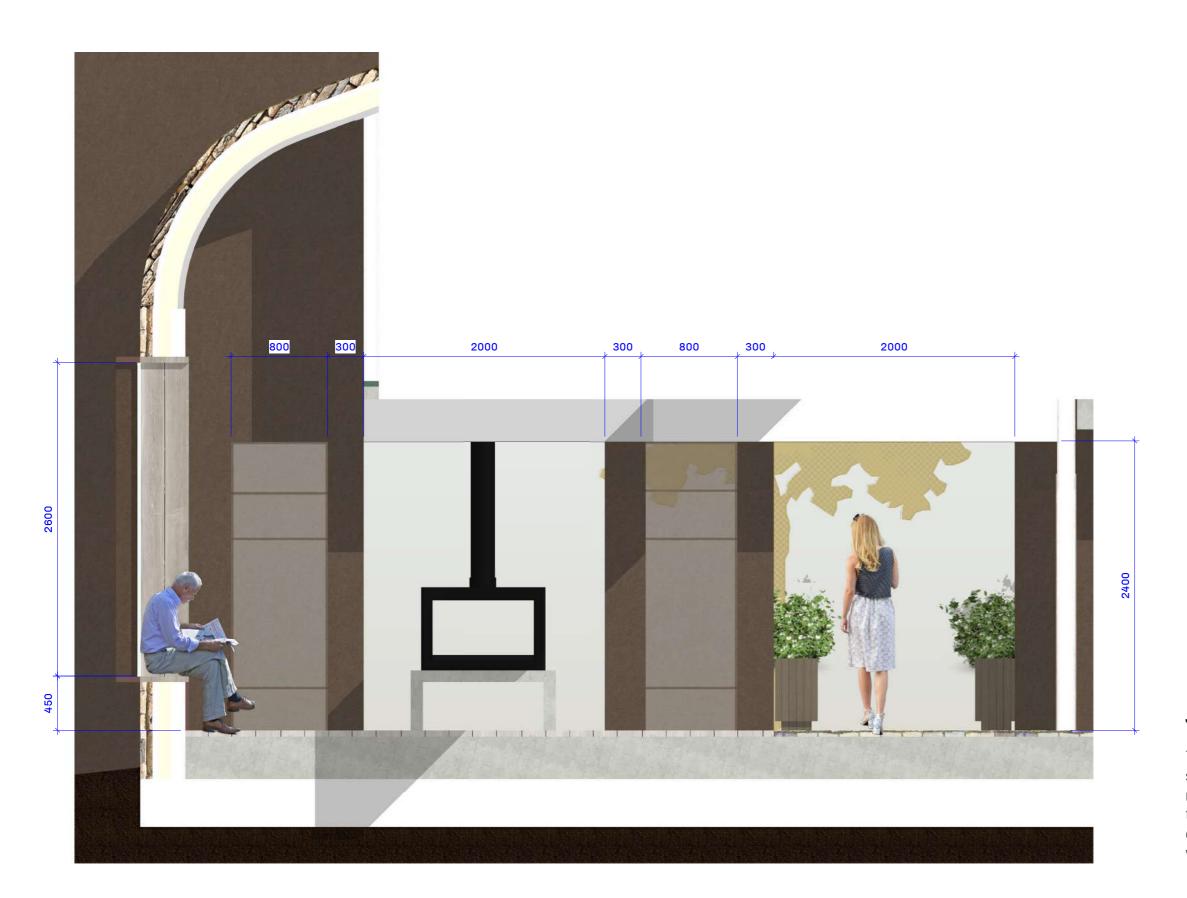


## Lounge: Features & Fittings

#### Furniture

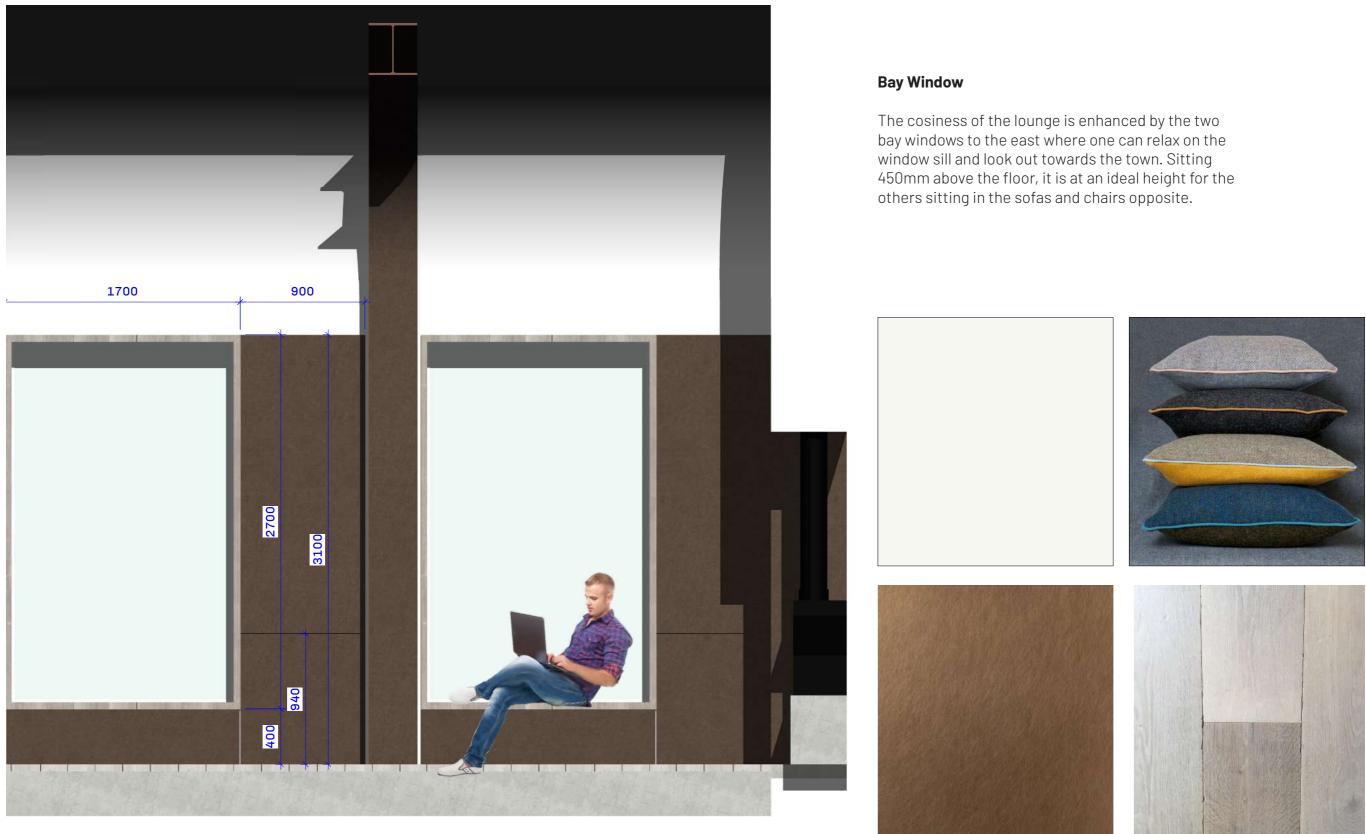
The seating and tables in the lounge will be of a light colour variety to contrast with the natural tones of the space.





#### Joinery

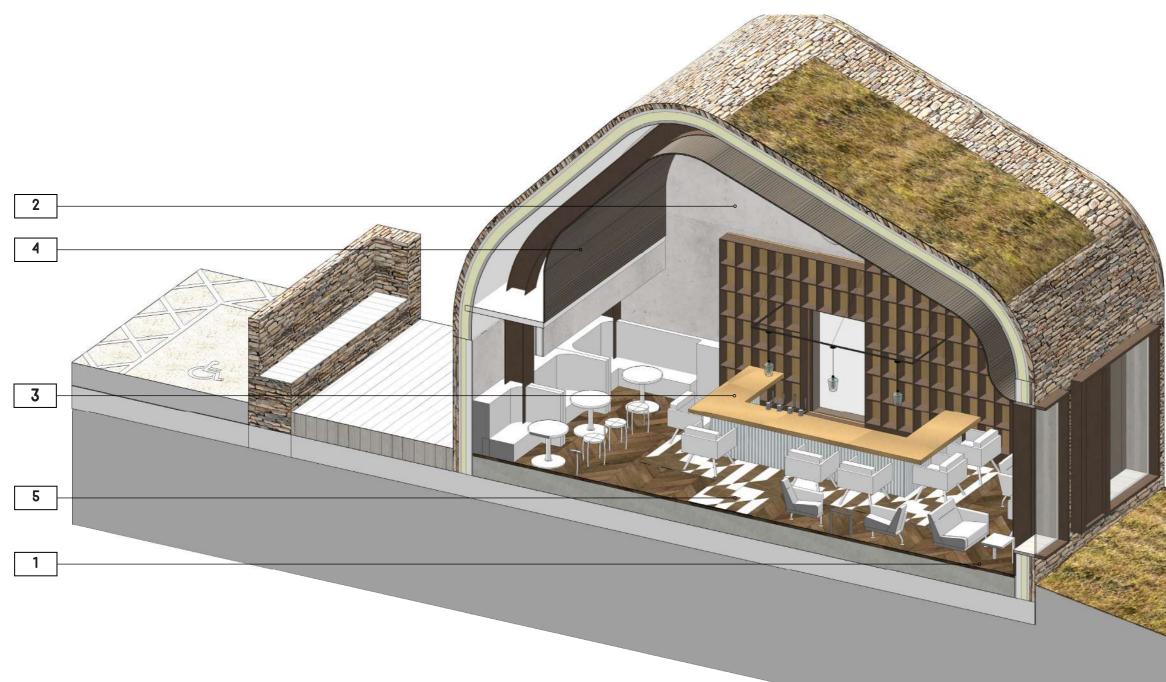
The bookshelves in the lounge will be at either side of the fireplace to create a room that resembles a traditional living room space. This is to emulate a cosy, intimate family space where one can sit and relax by the fire and look out to the view.



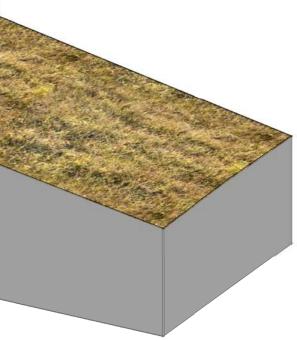
Lounge - Bay Window



## Whisky Room: Section



- 1.
- 2.
- 3.
- Chevron floor Polished plaster wall Metallic bar top Acoustic timber ceiling Bespoke timber floor 4.
- 5.



#### Whisky Room

#### Bar

The bar is the feature element of the whisky room, with the bar feature wall as the centrepiece. Once you enter the room the unique timber floor pattern leads you to the showcase bar, which is sunken down so that guest can interact with the bar staff sitting down at eye-level.



Timber C

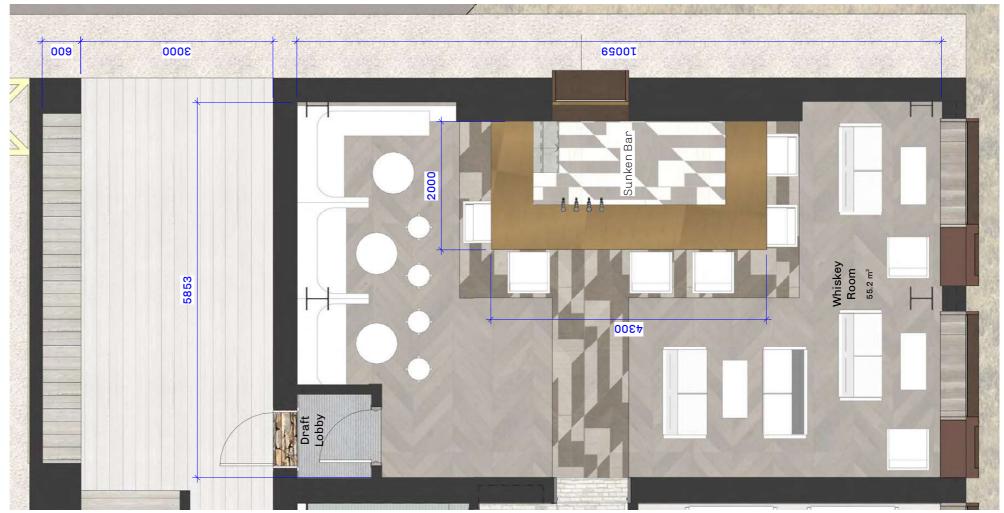




Bar - Tile Pattern



Bar - 3D View



Bar - Plan

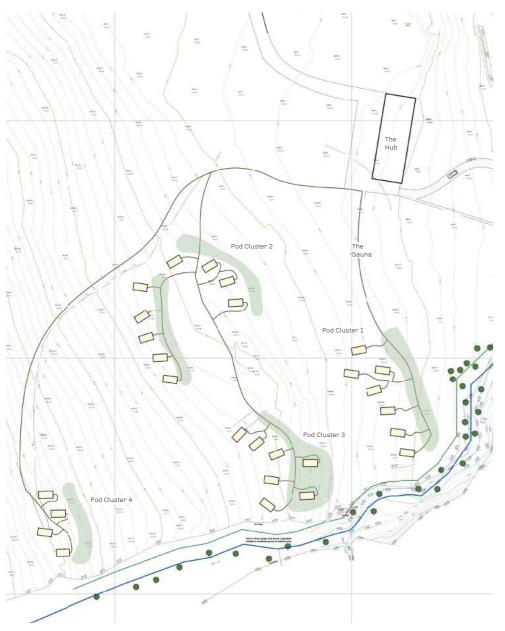
Artistic Impressions: Whisky Room Bar

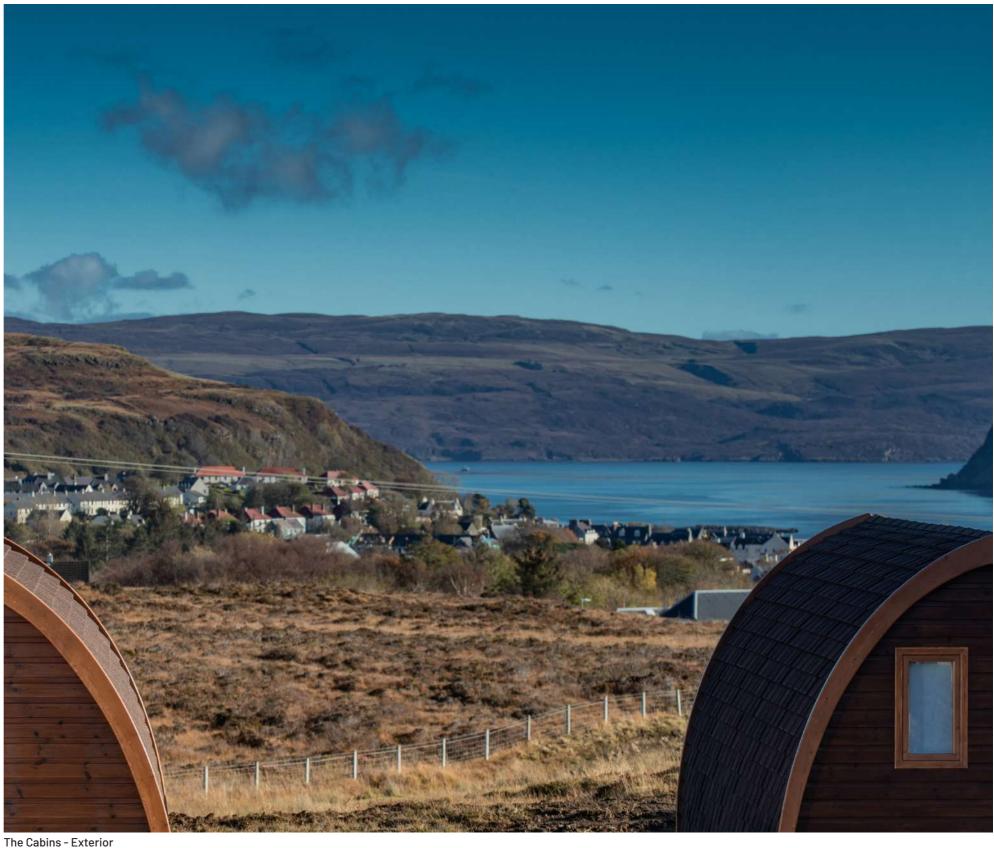


## 5.0 The cabins

## Cabin Exterior

The accommodation for the Bracken Hide Hotel are unique and distinct luxury cabins spread across the site to the west of the Hub building. There will be 32 luxury cabin rooms which will snuggle neatly within the rugged and wild hillside with beautiful views out across Loch Portree and the Sound of Raasay. They are timber framed and will provide a cosy retreat from the wild landscape of Skye. The Hub is a hive of activity while the cabins will be a place of relaxation and peace.





The Cabins - Location

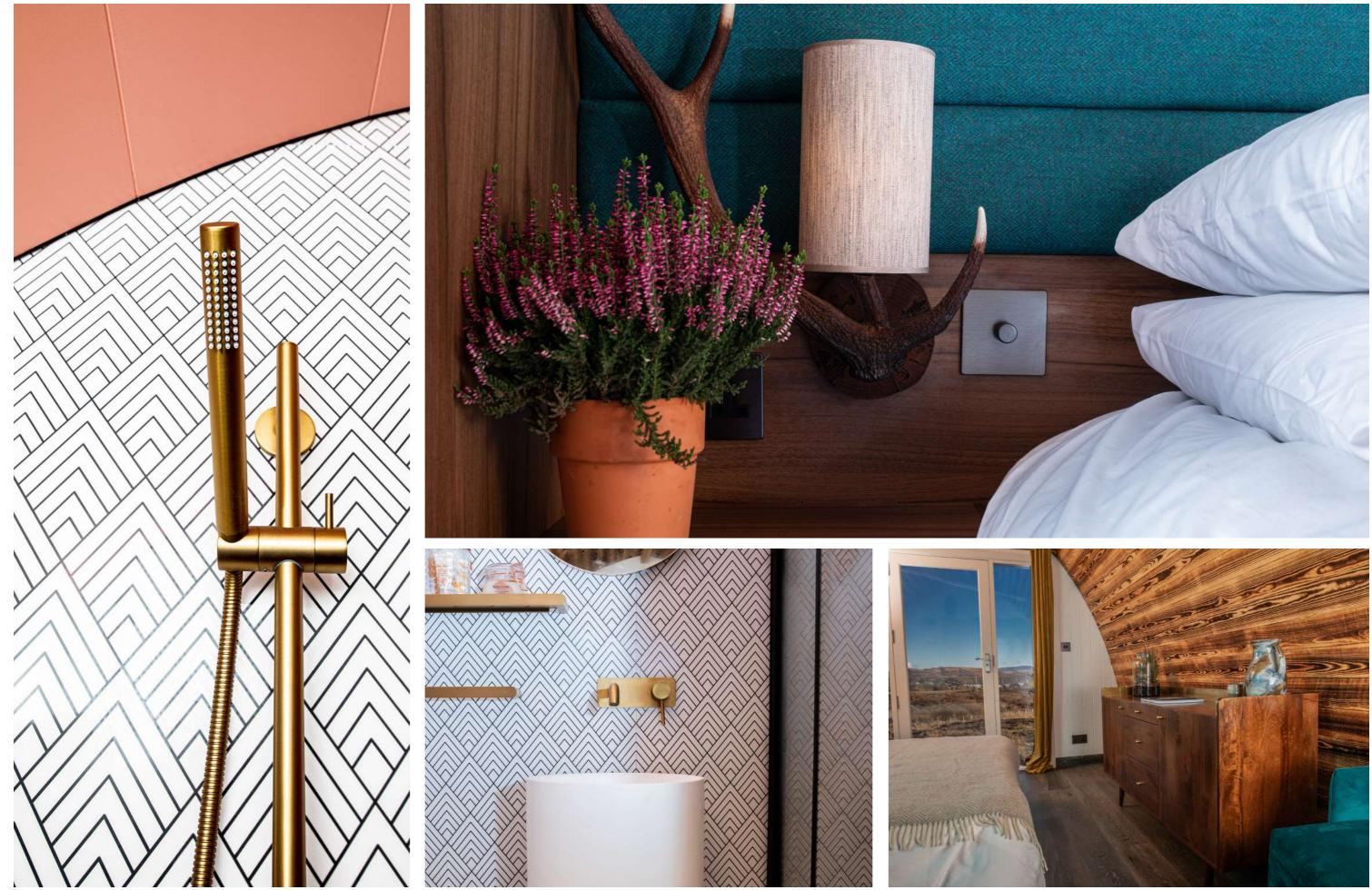
## **Cabin Interior**

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Expertly crafted to maximise comfort and splendour, they have been designed to evoke the natural landscape with a rich palette of materials that aim to generate a sense of warmth and calm. Each cabin room has a double bed, a smart en-suite shower room, underfloor heating and a Harris Tweed headboard to create an elegant and beautiful space in which to rest and admire the stunning views across Skye.

The Cabins - Interior





The Cabins - Interior

# **6.0** OUTDOOR AND SITE FEATURES

## The Sauna

Evoking the traditional Nordic themes of relaxation and detoxing, the Bracken Hide Hotel will have an on-site Finnish-style sauna and outdoor plunge pool to be used by all guests, adjacent to the Hub Building.





The Sauna - The Nordic Experience



## Primary and Secondary Paths

#### **Design Criteria**

#### Paths (Pedestrian):

The pedestrian path (desire line) is to be finished with a light gravel stones (with underlay to prevent gravel from sliding downhill) and intermittent stone or concrete steps where necessary. All paths are to be built with permeable surfaces as per the SUDS strategy and in accordance with the SNH Countryside Access Design Guide.

#### Paths (Vehicular):

The vehicular path will be a hard resin of sufficient minimum width (for vehicles and bicycles, with a lay-by that leads up to the Hub Building and wraps around the back up to the disabled car park and the service compound to the north.

#### Lighting:

The pedestrian path and the straight desire line will have sufficiently, yet subtle lighting along the side of the paths. They will be a simple, slender modern light fixture with a bronze finish. The vehicular path will not incorporate lighting.



Highland Cow

#### Signage:

The wayfinding signposts up to the Hub Building will be designed as bronze way-markers, subtly set into the landscape and lit up at night.

#### Connection with Landscape

The forms and materials of the design are informed by the surrounding natural landscape. Materials are kept as natural as possible. Wild grass is used on the roof of the hub and sauna buildings. This is complemented by drystone cladding which will follow the rolling form of the building. Earthy tones have been selected both inside and out to keep the design rooted to its context.

The building has been made to appear as though it has been uprooted from the landscape it sits on.





Vehicular Path

Desired Path

Lighting

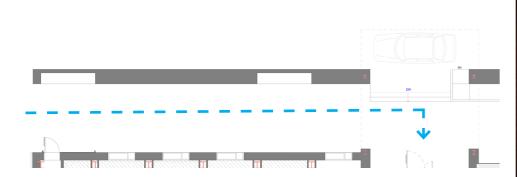
#### The Bracken Hide Hotel



## The Hub - Entrance

#### Design Criteria

An important aspect of the Hub Building is the sense of 'arrival'. From the moment you come from Struan Road and the car park, you are lead up a gravel path towards the hub of the development. Once you hit the crossroad at the top, first time visitors will make their way to the right and down the rear of the Hub Building between the stone facade of the building and retaining wall towards the main entrance at the centre. It is there that an imposing entrance door hides what is behind, not giving away the scale of the spaces inside.



Entrance Path - Plan





Front Entrance - Sketch

Main Entrance

## The Hub - Outdoor Terrace

#### **Design Criteria**

The outdoor terrace will be a sheltered space for guest of the hotel and visitors to the restaurant and bar to use for outdoor leisure and a smoking space. The general look and feel of this space will be of natural colours (stone and timber) that reflect the Hub Building and use the dry stone to create the walls to shelter from the elements. The outdoor terrace is situated to the rear of the building because it creates a natural sheltered space from the elements of the site but without ruining the shape and form of the main building.





Seating

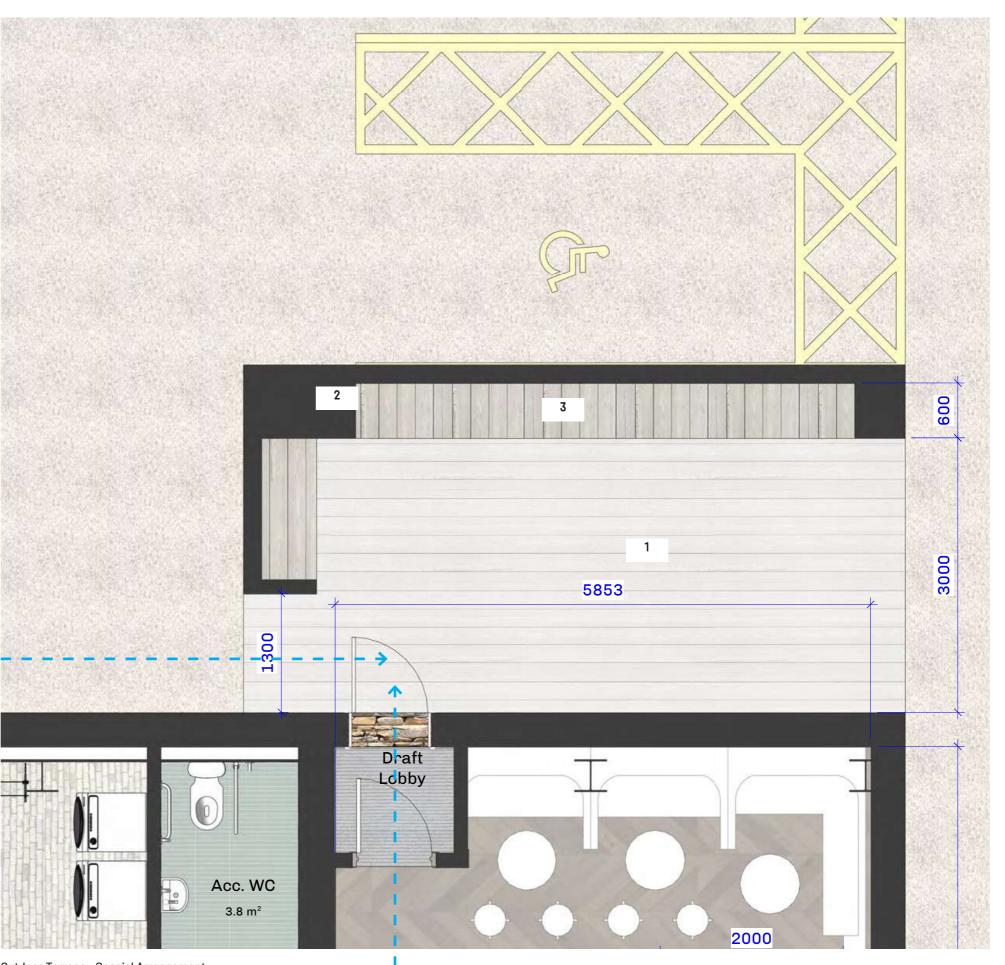


Outdoor lighting

Materiality

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Outdoor Terrace - Spacial Arrangement



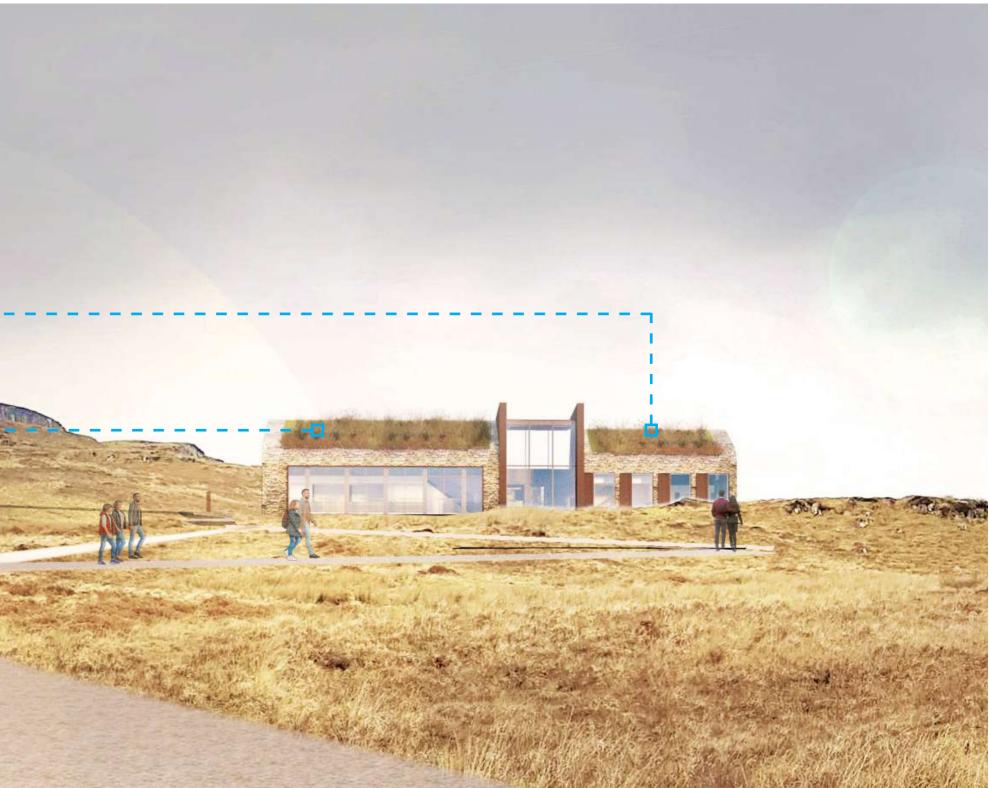
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## The Hub - Roofscape

### Design Criteria

The roofscape of the building will consist of primarily the dry stone walling curving up to make the pitch of the roof and a semi-intensive green roof facing the east. The green roof will primarily be from the ground from which the building stands, taking the rich flora and colours from the site and lifting it onto the roof.





Semi-intensive green roof

The Hub - Front view





## THE BRACKEN HIDE HOTEL



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OCTOBER 2019 COMMISSIONED BY: GARTON JONES