APRIL 2016

FEASIBILITY STUDY FOR THE REDEVELOPMENT OF THE CAFE AT: WINDMILL HILL CITY FARM, BRISTOL
feasibility study
for
WINDMILL HILL CITY FARM, BRISTOL

This document demonstrates our initial response to the brief from the Windmill Hill City Farm to redevelop the existing cafe in keeping with context and ethos of the City Farm.
Steve Sayers, Chief executive Windmill Hill City Farm

Date: April 2016
Revision: A
The café at Windmill Hill City Farm is the social heart of the organisation. It is used by people attending the Farm (whether on courses, volunteering, gardening, taking children to and from the nursery or just visiting) as well as being a destination in its own right. Small improvements have been made to the café over the past few years, including the addition of a small play area for toddlers, an extension to the external canopy, the inclusion of a 'proper' coffee machine and provision of a ‘dresser’ selling produce inside. Alongside other improvements at the Farm this has brought a marked increase in the volume of trade (café sales in 2012-13 were £75k in 2014-15 £105k).

The infrastructure of the café is showing signs of its age. The kitchen is poorly arranged and too small on busy days to cope with the demand. Our ambitions to undertake more training of volunteers (particularly those with support needs) or courses for adults are hampered by the inadequate facilities. Storage is insufficient and poorly located, freezers are in a different building, and there is no ‘back office’ for paperwork, which mars the front-of-house area.

Our ambition is to redevelop the café to provide a more modern, efficient facility that increases our capacity to educate people about food, farming and the environment (whether actively or passively) and to better serve our visitors with good food.

The brief for the accommodation is:

- Indoor cafe seating - 40 covers
- External covered seating - 20 covers
- Improved kitchen including new appliances
- Improved servery + display area
- Improved back of house facilities
- Function room - 40 people
- Second open kitchen for demonstrations
We understand that the City Farm are keen to build on the existing ambiance of the cafe and enhance the feel and offering for families. We understand that the City Farm has identified some precedents locally that include Bordeaux Quay, Riverford Farm Kitchen and the Ethicurean.

We have included some images of these cafes as a starting point for the discussion of our architectural approach. We feel that there are many successful elements that could be taken forward from these projects in the context of the Farm.

We feel that the City Farm already has a character and style that could be developed further especially to create a bright and vibrant cafe that continues to be at the heart of the place.
We understand that the existing site comprises the buildings set around the car park and farmyard that include the following:

- Reception, visitor centre and shop
- Cafe + outside seating area
- Craft + training and the John James Room
- Staff building
- Education barn + outdoor kitchen
- Nursery
- Animal housing + green house

Beyond this are the community gardens and paddocks to the south and west of the main buildings. To the north is the play area and all weather pitch. We also understand that a tenant occupies a building to the immediate north of the car park.

We have been given plans that show the redevelopment of the car park into a community garden. These changes reduce the parking on site to disabled spaces and a minibus drop-off. These proposals will also reconfigure the bin storage area adjacent to the cafe.

As part of these proposals the City Farm are developing the west entrance with the intention that any visitor arriving by car will use the NCP car park. This means that the the path from the west will see greater visitor numbers and may change the routes in and around the visitor centre.
From our initial site visit and discussions with the client we have identified the following constraints:

- Need to maintain a cafe function during the construction works
- Approved scheme to convert the car park into a garden limits expansion to the north
- Existing buildings around cafe need to be retained including visitor centre and staff building
- Farmyard is the focal point of the site
- Kitchen is small and equipment needs replacing
- Limited internal seating

Within the brief and the site there are several opportunities we would like to explore further:

- Look at how the new building can enhance the farmyard with new south facing frontage and lots of seating
- Potential to create additional access from Philip Street
- Replacing the kitchen equipment with energy efficient equipment to reduce running costs going forward
- Designing a temporary kiosk that can serve as a cafe during the works but also be used in the future

We also believe that given the project budget and timescale that the big opportunity is to retain the existing cafe within the new proposals. We believe that there is ample opportunity to extend around the building (identified in pink) and that the budget can be stretched further by refurbishing the existing cafe.
childs+sulzmann architects have extensive knowledge and experience in similar projects. We have designed cafes, function spaces, restaurants and commercial kitchens for the last 20 years. We understand both the need for design but also how to maximise a clients budget.

We have been working with Watershed for the last 10 years and have completed the bar and cafe area, balcony and function rooms within a tight budget. We are currently working with Watershed to improve the environmental performance of the building including the replacement of the existing kitchen equipment with energy efficient appliances.

The work at Engine Shed and Arnolfini reflect our creativity on a tight budget in and around sensitive buildings and locations. At Arnolfini we constructed the outdoor bar to serve the dockside seating and for minimal expense created an event space on the top floor. The scheme at Engine Shed includes the business lounge which hosts successful events and parties within the meeting pods and bleacher seating we designed.

We have also undertaken in the last 3 years more than 40 pub refurbishments including replacement kitchens, restaurant areas and creating terraces and gardens.

We can bring all this knowledge together to enable the City Farm to best utilise their existing space, and budget to create a cafe at the heart of the site which reflects the City Farms ethos.
childs+sulzmann architects approach to designing the cafe has 2 key design principles:

- Retain existing building + refurbish
- Extend on ground level only to maximise budget

The plan shown here reflects these principles and demonstrates a possible layout within the context of the site.

The existing building is retained and extended with a new roof to form additional seating with large sliding glass doors that open onto a covered terrace area.

The servery is expanded with more space around it to accommodate customers. The kitchen is extended with the new stores and staff accommodation. The function room is located at ground floor to save costs on stairs and lifts which would be required if located at first floor.

The function room can have folding screens to enable events to spill out into the cafe or the cafe use to extend into the function room if no events are scheduled.

This proposal has 72 sq. M of refurbished space and 147 sq.m of new build accommodation. We would propose that this is lightweight highly insulated construction with large overhanging eaves to reduce solar gain but enable maximum glazing to open the building up in summer.
EXISTING GROUND FLOOR PLAN

- Childs+Sulzmann Architects

- Soft Play
- Sheltered Entrance
- Cafe
- Kitchen
- Staff Garden
- Staff Room
- Gallery
- WC
- Reception
- Artist's Shop
- Bins + Recycling
- Chicken Coops
- Animal Pens
- Farm Yard
- External Seating
- Soft Play

Windmill Hill City Farm
DESIGN IDEAS

The proposed extension will unify the existing cluster of buildings by creating a seamless and sheltered route from the reception and gallery through to the proposed cafe extension and new function room.

The extension will utilise the existing external walls of the cafe, a glazed structure will wrap around the existing walls and tie into a proposed timber frame that will create an external sheltered seating area.

The sheltered linking area will allow customers to access the existing and proposed building regardless of the weather conditions.

The images below are examples of simple, cohesive designs that have successfully used recycled and sustainable materials. The reuse of existing building materials at the farm, for example the external timber frame and roofing materials, will ensure that the project remains within the proposed budget.
PROPOSED FARM YARD
The proposed route through the reconfigured entrance canopy and existing reception will lead to a sheltered courtyard. The courtyard will provide access to the farmyard and the proposed extension to the cafe.

The glazed extension will wrap around the existing south and west elevations of the cafe to create additional seating.

The function room will sit adjacent to the existing cafe. The existing openings in the external cafe walls will be enlarged to create direct access into the function room. The function room can be used as an extension to cafe if overcrowded.

A timber frame will encompass the existing and proposed buildings. Temporary and permanent canopies will be used to encourage year-round use.

A poly tunnel will sit on top of the timber frame to form the sheltered courtyard.
Phasing of the potential construction works has been considered as part of the overall project structure to suit the business plan and funding requirements.

Whilst completing the job in one phase is preferable the scheme design allows for elements to be constructed in such a way that the project can be completed in phases. The preferred phasing route is currently 2 phases as follows:

**Phase 1**
The refurbishment and extension of the existing cafe building to create the additional seating areas and the service building. This would also include the new canopy over the courtyard from the entrance and some works to adjust the terrace overlooking the farmyard. This first phase would create the additional covers for the cover, reconfigure and refurbish the kitchen and servery to better serve the customers, and provide the additional storage spaces and separate pot wash enabling the space to work more efficiently.

**Phase 2**
The second phase would involve the construction of the Function Room and demonstration kitchen along with the entrance, WC and external areas. Although there may be some disruption due to noise etc. the construction site can be isolated from the rest of the farm allowing day to day operations to continue. The Function Room can then be linked back to the cafe area at the end of the construction works.
**COST PLAN**

A cost estimate has been prepared by Clive Witter of MDA Consulting, Bristol with the following comments and exclusions:

**Comments**
- This initial estimate is primarily based on in-house data and knowledge of the sector.
- As there is a high level of services and fittings within a relatively small area, the rate/m2 is high.
- We have allowed for new finishes to all existing areas including Whiterock to kitchen areas.
- The existing external walls have either been repointed, dry lined or clad with timber boarding.
- The services allowance is based on standard installations ie excludes biomass, PV, CHP and assumes services in the existing areas can be largely retained but some replacement of existing plant may be required.
- We have allowed for either timber or ceramic flooring to the front of house areas.
- We have assumed that no work will be required to incoming services.
- We have included a contingency of 10%, which we would be reluctant to reduce until more clarity has been achieved.
- The estimate has been updated to 4Q16.

**Exclusions**
- FF&E
- Work to Staff Room and Corridor other than new doors.
- Abnormal foundations
- Structural enhancement to remaining structures.
- Repairs and upgrading of existing windows.
- Any works beyond the site boundary.
- Asbestos removal
- Specialist testing ie structural checks, asbestos investigations etc
- VAT
- Professional fees

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### PROJECT SUMMARY

**REFURBISHMENT AND EXTENSION**  
**AROUND EXISTING CAFÉ**

**Phase 1 & 2 125m²**  
**Phase 3 85m²**

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<tr>
<th>Description</th>
<th>Cost £</th>
<th>Cost £</th>
<th>Cost £</th>
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<tr>
<td><strong>Phase 1</strong> Cafe/Kitchen</td>
<td>8,000</td>
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<td><strong>Phase 2</strong> Store &amp; Pot Wash</td>
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<td>3,080</td>
<td>12,760</td>
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<td><strong>Phase 3</strong> Function Room</td>
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<td>6,335</td>
<td>16,370</td>
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<td><strong>Demolitions &amp; Alterations</strong></td>
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<td><strong>Substructure</strong></td>
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<td>3,080</td>
<td>12,760</td>
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<td><strong>Frame</strong></td>
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<td><strong>Roof</strong></td>
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<td>149,054</td>
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Preliminaries 17.5%

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Contingency 10% of Net Total

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Additional cost for doing Works in Phases 5%

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<td>8,757</td>
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Tender price inflation 3Q15 to 4Q16 6%

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<th>Phase 2</th>
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<td>11,928</td>
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**Totals**

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<td>210,729</td>
<td>46,141</td>
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**Phase 1 & 2 Total**

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<td>256,870</td>
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Childs+Sulzmann Architects submitted a pre-application enquiry to Bristol City Council in January 2016, reference number: 16/00869/PREAPP.

A subsequent meeting with the planning officer, Heather Faulkner, took place at Windmill Hill City Farm on the 18 April 2016 and the formal response was issued by the council on 28 April 2016.

The review of the proposals is generally positive and the council have recommended that a planning application would be well received subject to some minor issues being addressed. The full response is as follows:

**Principle of Development**

The proposals relate to the extension of an existing use with the introduction of a larger café and function facility. The proposed development is relatively small scale and relates to an existing use. Given the scale of the development there is not requirement for the development to be sequentially tested in terms of the use being in an out of centre location.

**Flood Risk**

The site is located within Flood Zone 2 which means that it is at higher risk of flooding. Any application would be required to be submitted with a Flood Risk Assessment. Provided the extensions have a footprint of less than 250 square metres, which they appear to, there is not requirement for the Flood Risk Sequential Test to be undertaken.

**Design**

The proposals look promising and of an appropriate scale. Given the context of the site there is a reasonable amount of freedom in terms of the design and there is certainly scope to improve the site more generally. One of our Urban Designer Officers reviewed the call and made the comments below which you may wish to consider when submitting your application:

- CDG are generally supportive of the principle to enhance the City Farm Complex.
- The design proposals appear broadly appropriate (subject to a full assessment at full application stage).
- Initial comments would highlight the unfortunate siting of the bin and recycling store. Is there a way to integrate this into the site, away from the street boundary?
- Access to the function room may benefit from more generous space. How will this access be managed? Is it intended to only provide staff and function pedestrian access?

- Need to see a wider site plan showing vehicle access, and the relationship with the proposed community gardens.

Further to a bit more information and potential re-siting of the refuse store the design and layout is generally supported.

**Trees and Landscaping**

The general direction of the proposals does not compromise the existing site character. Matters of detail will need to be resolved, and there is some inaccuracies revealed in the accompanying plans with regard to the location of existing mature trees, which all lie within the site and should be protected and retained within the new layout.

The Arboricultural Officer has reviewed the application and recommends that a full planning application should be accompanied by an Arboricultural report including:

- Survey of trees on site within influencing distance of the proposal.
- Trees to be retained or removed.
- Protective fencing for retained trees
- BTRS calculations for trees due to be removed.
- A landscape plan for tree replacement on site in line with BTRS calculations

**Impact on Neighbouring Properties**

The surrounding uses are not generally residential so there are limited concerns in respect of residential amenity. Further information should be provided in respect of any additional plant and extract equipment required to ensure this is acceptable both visually and in terms of amenity.

**Transport, Parking, Cycle parking and refuse**

The Transport Development Management Team have assessed the proposals and found them to be acceptable in principle. Their full comments have been attached for information. Additional information has been requested and would need to form part of any future planning application.

**Climate Change and Sustainability**

The development will have to comply with policies BCS13-BCS16 of the Core Strategy. The application will require a sustainability statement. Guidance on preparing the sustainability statement can be found in the Climate Change and Sustainability Practice guide on the Council website. An Energy Strategy will need to be provided. Evidence would need to be provided to demonstrate that the 20% carbon reduction could be achieved through renewable means. Please also ensure that any future application considers the drainage of the site and the use of SUDs.

**CIL/Contributions**

As the new floor space is over 100 square metres the development would be liable for CIL. However, if you can demonstrate that the works are to be completed by a charity, which I think is the case, then the development would be exempt from CIL.

**Conclusion**

Subject to the submission of additional information and clarification the proposals appear to be acceptable. The views given are current at the time of giving the advice, but changes in the planning circumstances can change, and will need to be taken into account when any subsequent application is determined. Please note that the above advice represents an informal opinion of an officer of the council who has no power to bind the council by the views expressed.

Heather Faulkner
Senior Planning Officer
Development Management