

Luxury Passivhaus hotel set to be built at North Yorkshire bay

The UK's first Passivhaus hotel is set to be built in North Yorkshire.

Silverstone Building Consultancy has been appointed by Octopi Property to project manage the multimillion-pound construction of a new, 20-bed luxury coastal hotel – called Cliffemount – at Runswick Bay, near Whitby. Subject to approval from planners, the sustainable development will involve demolishing an existing 20-bed hotel to construct the new building, with an expanded restaurant and bar on the ground floor. Construction is due to begin in late Spring 2024 if plans are given the green light.

The building has been designed to deliver very high thermal and airtightness performance, meaning the property will require a much lower amount of energy to heat and maintain temperature than a standard construction. The Passivhaus benchmark is more typically aspired to by new-build housing projects and is seldom used on commercial buildings. If Cliffemount obtains the accreditation, it will become the first Passivhaus-accredited hotel in the UK.

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Chartered building surveyors Silverstone Building Consultancy, which has offices in Leeds, Newcastle and London, has previously managed the restoration of a number of hotels for other clients in the sector, including The Inn Collection Group's The Harrogate Inn and The Ripon Inn.

Josh Brown, associate director at Silverstone Building Consultancy, said: “We were originally instructed to carry out a building survey for the existing hotel and following the successful completion of that, we have won the privilege of working on this very exciting, prestigious project. We are looking forward to getting started – hopefully starting on site by the end of Q1 next year.”

The hotel was acquired in 2022 by Karen Foit and her family, who want to give something back to the local area after spending family holidays at the bay over 15 years.

Octopi property director, Melissa Tomlinson, daughter of Ms Foit, said: “We want to limit the impact the development has on the environment and the local community which is one of main reasons we chose to aim for Passivhaus status. Silverstone fully understand what we are trying to achieve and are highly experienced in delivering new hotels so they were an obvious choice as project managers and we’re confident the project is in safe hands.”

The Leeds office of Bowman Riley were the architects.