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ACCESS STATEMENT

Closure of the existing functions room to create No.2 x bedrooms with En-Suites and No.1 x Accessible bedroom and En-suite requiring a replacement flat roof, new external door openings and internal alterations at The Glyn Valley Hotel, Llanarmon Road, Glyn Ceriog, Llangollen, LL20 7EU



Client: Renovare Group

Design team: HDS Architectural services LTD

1. Introduction

This statement is provided in support of a planning permission and listed building consent application for the closure of the existing functions room to create; No.2 x bedrooms with En-Suites and No.1 x Accessible bedroom and En-suite, requiring a replacement flat roof, new external door openings and internal alterations.

To be read in conjunction with drawing No's and details;

- GV/PD/01-As Existing Ground Floor Plan
- GV/PD/02-As Existing First and Second Floor Plan
- GV/PD/03-As Existing Elevations
- GV/PD/04-Proposed Ground Floor Plan
- GV/PD/05-Proposed Elevations
- GV/PD/06-Site location Plan
- 2213-Glyn Valley Hotel- Design and Access Statement
- 2213-Glyn Valley Hotel-Heritage Statement

2 Access

The access roads and parking facilities at the hotel are all established and will remain unchanged as part of the redevelopment of the functions room. The hotel currently has three access points at the front of the building. The porched entrance into the bar and seating area contains two steps up, the porched entrance into the reception area contains one large step up and the entrance into the function room is ramped with a level threshold up to a pair of double doors.

As part of the proposed layout changes, it is intended to raise the ground level and landscaping around the front of the building so that a level threshold can be created at the new access / egress point. The proposed gradients would be between 1/12 to 1/20 (ideally 1/15) subject to existing ground levels being suitable.

The corridors widths & access doors in the new accommodation will be approved document part M compliant. Additionally, a doorway between reception and the new accommodation will be reinstated, so that there will be easier access into the Bar and restaurant in a wheel chair from the accessible accommodation.

Bedroom 3 is also being designed to be fully accessible and will have a larger bathroom and greater circulation space for a wheel chair user. Any new signage required as part of the works will be sized and contrasted, so as to be suitable for a person who may be visually impaired.

The existing buildings site and construction has restricted the design options available as there are changes in the ground level at the rear of the property and the side elevation is cut off by a stream.

3. Conclusion

To conclude, the application seeks planning permission for a replacement flat roof, new external door openings and internal alterations. It has been designed to maximise the use of the existing structural openings. It has been organized internally so that, a drainage scheme can be created which is possible due to the cantilevered slab design and so that an escape route can be created that will achieve the maximum escape route lengths required for building regulation approval. We consider that the proposals are sympathetic to the setting and are considered to have minimal impact on the surroundings.