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DESIGN AND 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-Access Statement
- 2213-Glyn Valley Hotel-Heritage Statement

2. Proposed development

In the 1980's the hotel was extended on the ground floor, creating a new multipurpose function room space, used for various hotel related activities. That space has since become redundant and the client is looking to redevelop the area to provide No.3 x additional bedrooms with En-suites. One of those rooms is to be fully DDA compliant. To enable these changes, some internal and external alterations will need to be made including; The creation of a new external doorway, the blocking up of an existing window & doorway and the raising and replacement of the flat roof to the rear of the property.

3. Site assessment

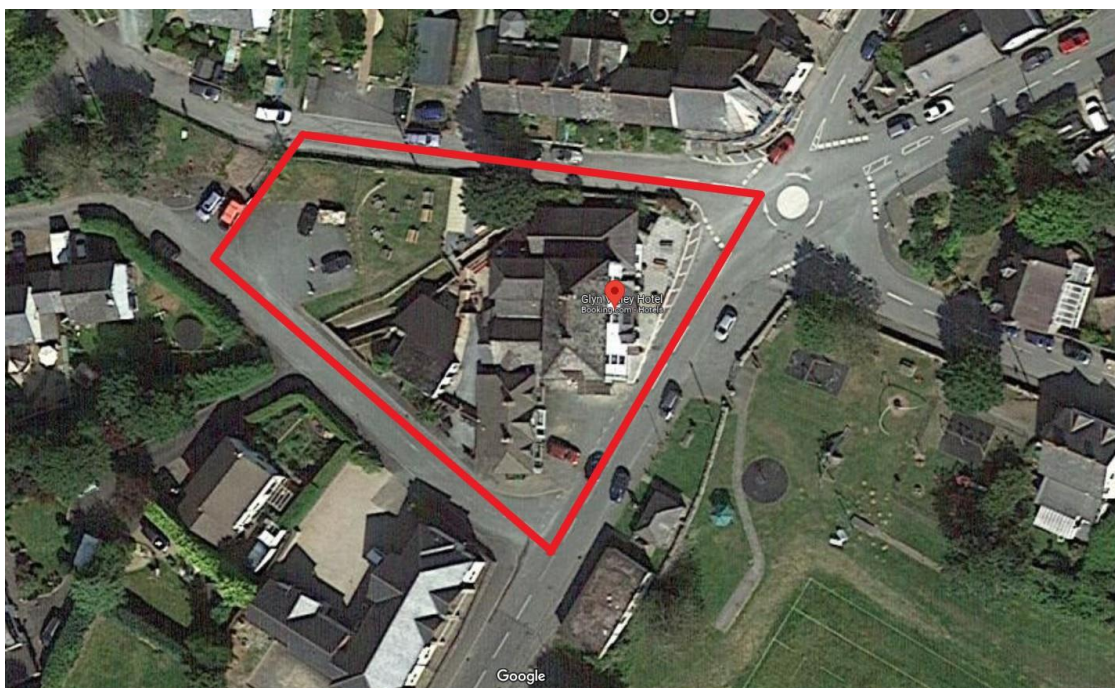


Fig. 1 – Location of Existing Site



Fig. 2 – North / East Elevation

The site is located in the centre of Glyn Ceiriog village, adjacent to the crossroads where Quarry Road, High Street, New Road, the B4500 and the B4579 all meet. A prominent land mark in the village, the hotel sits on a slightly sloped site with the North end of the building cantilevered over a small stream which runs through the grounds coming down from the West.

Within the hotel grounds, there is an outside seating area, customer car park and three self-contained holiday lets.

The function rooms and accompanying toilet block are located to the North. The building construction is of its time and it is in need of extensive modernization and a thermal envelope upgrade. There is little to no insulation within the building, planning permission and listed building consent is being sought so that better use may be made out of the space and so that the running costs for the hotel can be reduced in this area.

The position of the building, sitting partially over the stream using a cantilevered concrete slab, creates restrictions on how the space can be reused. A sensitive proposal needs to be considered, where the original openings are utilized as much as possible and a drainage and fire escape scheme can be generated which will still satisfy building control and the appointed planning officer given the inclusion of the 1980's extension within the property's conservation listing.



Fig. 3 – Cantilevered floor construction

4. Form, scale and appearance

The area of the building being redeveloped was added to the main hotel in the 1980's. It is a single storey structure, with a partially hipped upper roof and lower flat roofed toilet block. The walls are masonry with a white render finish and roof coverings are either asphalt roof felt or grey slates that match the main hotel. The windows and doors are a mixture of wood and UPVC units.



Fig. 4&5 – Rear Elevation / flat roof

The changes that are proposed are;

Front elevation the existing double doors entrance would be blocked up and made good with render to match the existing. The window to the left would then be changed into a new doorway which would become a dual fire escape exit point and wheel chair access.

Side elevation one window would be lost from this elevation as a separating wall will now be formed behind it. An existing window would also now need to be obscured as it will be servicing a bathroom.

Rear elevation the existing flat roof line will be raised by approximately 275mm. This is required so that a modern warm deck insulated roof can be installed

Internal changes Perimeter walls will be thermally upgraded using insulated plasterboard fixed to counter battens with new timber frame separating walls and flat ceilings internally

5 Access

The access roads and parking facilities at the hotel will remain unchanged. The existing building 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. There are therefore restrictions on how the occupants of the hotel would be able to escape during an emergency.

The proposal will provide a single protected access / escape route out of the building. The ground level and landscaping at the new doorway / fire escape route will be raised up approximately 200mm so that it has a level threshold at the access point. It is to be fully DDA compliant.

6. 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.