

The George Hotel, 34 Norfolk St, Glossop SK13 7QU

Design & Access Statement

05/07/2018



Contents

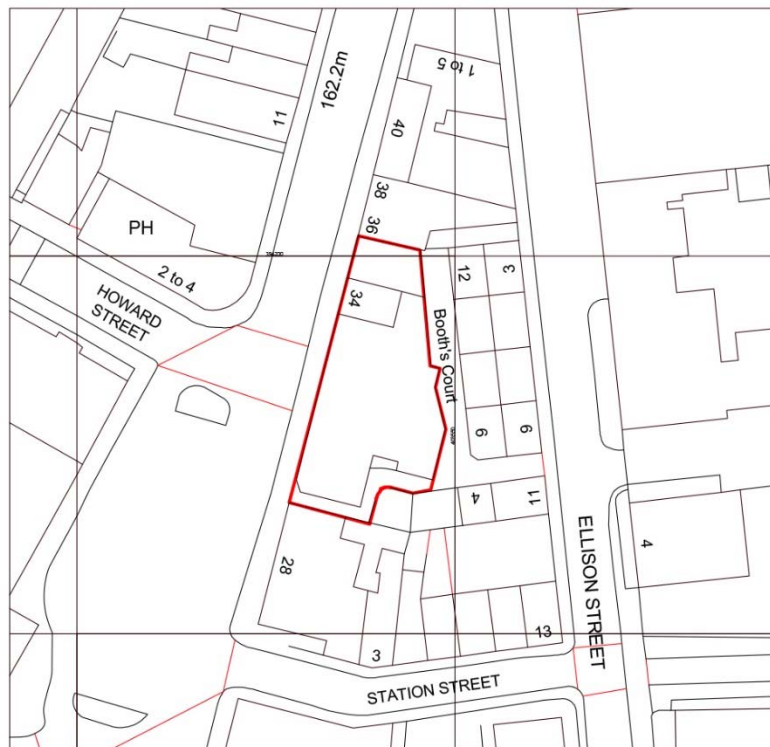
1 Introduction.....	
1.1 This document accompanies the planning application for The George Hotel, Glossop.....	
1.2 This document is intended to help all stakeholders in the development by acting as a communication tool, utilised from the outset of the design process.....	
1.3 The production of this statement has been informed and is compliant with the Commission for Architecture and the Built Environment's (CABE) Design and Access Statements: How to Write, Read and Use Them, the Department for Communities and Local Government (DCLG) Circular 01/2006 Guidance on Changes to the Development Control System and Section 8 of Town and Country Planning (Development Management Procedure Order) 2010.....	
2 Location and Site Information	
3 Design	
3.1 In response to the planning and site considerations as set out above, this section will address the following:.....	
3.2 Use	
3.3 Amount	
3.4 Layout	
3.5 Scale.....	
3.6 Landscaping	
3.7 Appearance	
4 Access	
5 Conclusion	

1 Introduction

- 1.1 This document accompanies the planning application for The George Hotel, Glossop**
- 1.2 This document is intended to help all stakeholders in the development by acting as a communication tool, utilised from the outset of the design process.**
- 1.3 The production of this statement has been informed and is compliant with the Commission for Architecture and the Built Environment's (CABE) Design and Access Statements: How to Write, Read and Use Them, the Department for Communities and Local Government (DCLG) Circular 01/2006 Guidance on Changes to the Development Control System and Section 8 of Town and Country Planning (Development Management Procedure Order) 2010.**

2 Location and Site Information

The site is located at 34 Norfolk St, Glossop SK13 7QU, within the Glossop Conservation Area.



3 Design

3.1 In response to the planning and site considerations as set out above, this section will address the following:

Use

Although currently vacant, the premises traded as a public house on the ground floor with hotel letting bedrooms and managers accommodation on the first and second floors. The proposal maintains these uses.

Amount

The scheme proposes a full internal and external refurbishment and does not propose to increase or decrease the current usage areas.

Layout

The scheme proposes alterations to layout within each usage area. The ground floor bar will be relocated and new assisted toilets facilities will be formed on the ground floor. The first floor accommodation will be altered slightly to accommodate a new escape staircase.

Scale

The proposed alterations are to the existing fabric of the building so there will be no increase in scale.

Landscaping

The proposal includes a new pitched glazed rooflight to be installed within an existing flat roofed area to the rear of the premises. Landscaping is proposed in the form of planter boxes to the perimeter of the rooflight to provide privacy for the local residents and patrons of the hotel.

Appearance

The proposal includes minor changes to the external fabric of the building including a new glass canopy over the main entrance, a new pitched glazed rooflight to the rear, removal of a section of Georgian wired glazed mono pitched roof to the side of the premises and the installation of a new slate pitched roof in its place, the removal of 2 No small roof lights to a mono pitched roof to the side of the building and the installation of 1 No new larger roof light, and the building up of an existing door opening to the opposite elevation. The proposal also seeks to realign 3 No window sills to the original openings on the front elevation and the installation of 2 No new full height windows, and 1 No set of bi fold doors and the installation of a Juliette balcony.



Access

The site is located on quite a steep hill on Norfolk Street in Glossop. Access for disabled persons will be via the central entrance which currently has level access that will be retained. Because of the location, staff will be trained to aid entry to the premises for those who require it. Internally, the



ground floor trade area has been designed to allow equal access to most areas with the exception of an existing raised area which provides no separate or additional function to the other section of the trading area.

A new accessible toilet will be provided, and all furniture and it's layout is designed to allow ease of use and access for persons in wheelchairs.

Conclusion

The proposal is sympathetic to the existing building and it surroundings, and will provide an opportunity to improve the local amenity.

The proposal will also restore an important historical building and provide a sustainable business and employment for the local area.

