

HOTEL STORE - SYMONDS YAT EAST - ROSS-ON-WYE

DESIGN + ACCESS STATEMENT

LOCATION

THE BUILDING TO BE ALTERED AND EXTENDED IS LOCATED WITHIN THE GROUNDS OF THE SARACENS HEAD HOTEL, TO THE NORTH OF THE HOTEL AND JUST EAST OF THE RIVER WYE. THE PUBLIC ROAD DIVIDES THE SITE OWNED BY THE APPLICANT IN TO TWO.

EXISTING BUILDING

THE SINGLE STOREY BUILDING IS 5.7 METRES WIDE AND 8.0 METRES LONG AND CONTAINS TOILETS FOR THE PUBLIC AND FACILITIES FOR THE STAFF OF THE HOTEL, A KITCHEN, SITTING AREA AND A SHOWER / WC. IT HAS FACING BRICK WALLS AND A SLATE PITCHED ROOF.

THE PROPOSAL

THE PROPOSAL IS TO ADD A FIRST FLOOR AND TO CREATE AS MUCH STORAGE SPACE AS POSSIBLE FOR THE HOTEL. DURING 2019 THE RIVER WYE FLOODED TO THE LEVEL OF THE COUNTER TOPS IN THE HOTEL BAR. TENS OF THOUSANDS OF POUNDS WORTH OF DAMAGED RESULTED. IN THE INSTANCE OF A FUTURE FLOOD WARNING --- AND FLOODS ARE PREDICTED TO BECOME MORE FREQUENT --- THE FIRST FLOOR OF THE STORE WILL ENABLE THE SAFE KEEPING OF VALUABLE EQUIPMENT AND GOODS ALL ABOVE FLOOD LEVEL. A HOIST WILL BE LOCATED AT THE SOUTHERN END OF THE BUILDING TO LIFT HEAVY ITEMS TO THE FIRST FLOOR. NO FURTHER GROUND SPACE WILL BE TAKEN UP BY THE ALTERATIONS.

DESIGN

AS AN ALTERNATIVE TO USING FACING BRICK TO MATCH THE EXISTING, WHICH IS NOT VERY ATTRACTIVE, THE RAISED SECTIONS OF THE WALL WILL BE CLAD EXTERNALLY IN GREY-STAINED TIMBER BOARDING WHICH WILL VISUALLY HELP MINIMISE THE IMPACT OF THE EXTENSION. THE ROOF WILL BE OF SLATES AND AT THE SAME PITCH AS EXISTING. ROOFLIGHTS WILL BE USED TO ADD NATURAL LIGHT AND VENTILATION WHILE BEING MORE SECURE THAN WINDOWS WHICH WOULD IN ANY CASE RESTRICT THE POSITIONING OF STORED ITEMS.

ACCESS

ALL ENTRANCES ON THE GROUND FLOOR ARE ALREADY RAMPED TO GIVE EASY ACCESS. IT WOULD BE UNCONOMICAL AND POSSIBLY NOT NECESSARY TO PROVIDE A LIFT INTERNALLY.