



M2 DESIGN
Architectural Technology & Building Design

Architectural Design Statement
Proposed En-Suite rooms at Market Hotel
Wentworth Road Elsecar

Use

The site is an existing outbuilding to the rear of an existing public house. The site is surrounded by residential properties, car park and the Elsecar heritage centre. The existing Store outbuilding is to the rear of the site with car parking to the east and forge lane to the north where the main pedestrian access is located to the Elsecar Heritage centre . The building is separated from the public house by a covered access walkway into the beer garden area.

Layout

The Client's brief was to create two en-suite bedrooms to the existing store. The plan is therefore based on the existing single storey building shell separated into two separate bedroom areas with individual access from the outside beer garden / amenity area to the existing pub.

Scale & Appearance

The building scale and appearance remains unchanged from the existing shell with the exception of a reconfiguration of windows and velux rooflights to suit the new bedroom plan.

Sustainability

The design bedrooms will utilise natural daylight into the space and allow natural ventilation to be used wherever possible. Existing materials reclaimed from demolitions will be re-used in constructing boundary walls and landscaping. In addition energy conscious and sustainable design features will be incorporated where appropriate into the specification.

Access

Refer to separate access statement.



Access Statement
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1.0 Approach

- 1.1 Buildings within convenient walking distance of highways and public transport. All car parking is provided on site.
- 1.2 Drop kerbs are provided at road crossings with blister type contrasting / tactile paving.
- 1.3 Pavement from car parking will provide a route to the main entrance doors.
- 1.4 Tarmac surfacing to paths provides a slip resistant, even surface.
- 1.5 Visitors will generally be directed by wayfinding and signage.
- 1.6 The buildings sits on 1 level with main entrance clearly identifiable and visible.
- 1.7 Signage will be provided throughout the site.
- 1.8 External lighting is provided to give safe route from parking to entrance.

2.0 Car Parking

- 2.1 Accessible bays will be signposted with small signs.
- 2.2 Accessible parking identified "parking for disabled people".
- 2.3 Car parking is located close to the main entrances.
- 2.4 In the accessible parking bay vehicle doors can be fully opened.
- 2.5 In the accessible parking bay tail loading is possible.
- 2.6 Routes from bays area are accessible with drop kerbs provided.
- 2.7 Car park surfaces are smooth and even and free from loose stones.



3.0 External Ramps

- 3.1 The existing ramp is for service deliveries only and for means of escape.
- 3.2 Ramps are wide enough and suitably graded for this purpose.
- 3.3 Suitable handrails are provided both sides where required
- 3.4 Surfacing to ramps will provides slip resistance
- 3.5 Edge protection is provided where required.
- 3.6 Refer to 5.0 for existing entrances

4.0 External Steps

- 4.1 Visual and tactile warnings will be provided at top of steps.
- 4.2 Suitable handrails will be provided both sides where required
- 4.3 Lighting will be adequate and well positioned
- 4.4 Treads will be of suitable length to comply with current regulations
- 4.5 Risers will be of equal height and suitable for ambulant disabled people.
- 4.6 Nosings will be clearly identified.
- 4.7 Stair flights are short with no intermediate levels required.

5.0 Entrances

- 5.1 The existing Main entrance is clearly visible.
- 5.2 All door openings are wide enough for their function and external entrance doors
- 5.3 Level thresholds are be provided
- 5.4 Vision panels are provided to all entrance doors.
- 5.5 There is adequate space alongside the leading edge for a wheelchair user to open the doors.
- 5.6 Door access systems are located at 2 heights for both standing and seated users.
- 5.7 Long handles to all entrance doors enable easy grip.
- 5.8 Door closers will be be adjusted to correct opening pressures.
- 5.9 Glazed entrance doors will be marked for visibility and safety.
- 5.10 Weather matting to be recessed into the floor finish to provide a flush, firm finish.

6.0 Internally

- 6.1 Internal layouts and designs will be compliant with Part M of the current Building Regulations