

Architectural Design Statement

Proposed Conversion of function room to B&B Guest rooms at Market Hotel Wentworth Road Elsecar Revision A

Use

The site is an existing function room and bar to the first floor of an existing public house. The site is surrounded by residential properties, car park and the Elsecar heritage centre. The existing function room is to the first floor of the public house which occupies half of the floor plate, the other half is currently a residential flat occupied by the pub manager. The function room is accessed from the ground floor of the public house by a central staircase shared by the existing flat. There is also a fire escape which leads into the rear beer garden area.

The B&B facility is expected to be let most weekends to full occupancy and with less likelihood of full occupancy during weekdays in a similar arrangement to the existing ground floor facility.

Parking

The current function room has a capacity for 150 people all giving rise to the need for a large amount of parking at weekends and some weekdays all of which is accommodated in nearby streets and close large public car park to the south. This parking need will be significantly reduced by this new facility where there will be a likely occupancy level of 6 people maximum at weekends.

Layout

The Client's brief was to create 3 en-suite bedrooms and a utility room within the existing function room with private entrance via the existing fire escape. The plan is therefore based on the existing building shell separated into 2 bedroom areas to the front, 1 bedroom to the rear with individual access from the outside beer garden / amenity area to the existing pub. The rooms are to be let on a bed and breakfast guest basis not as long term rental.

Scale & Appearance

The building scale and appearance remains unchanged from the existing shell with the exception new fire escape windows and a reconfiguration of internal layout and doors to the existing flat to suit the new accommodation 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 the fire escape extension. In addition energy conscious and sustainable design features will be incorporated where appropriate into the specification.

Access

Refer to separate access statement.