

DESIGN AND ACCESS STATEMENT
RE: GROSVENOR HOTEL ROBIN HOODS BAY.

12/12/09.

The building was purchased by ourselves in 2003. It was in need of a lot of upgrading and repair and we have slowly started to achieve the goals we have set out for ourselves in making THE GROSVENOR a much nicer, cleaner and safer place. A new porch to replace the existing one would enhance the look of the building as well as providing a nice place for residents to sit.

The existing porch is in a state of disrepair being partially rotten and in need of a new door and roof. The window adjacent to the porch over the years has suffered irreparable damage to the stone head and cill. Also there is a 6" soil pipe of a very ugly appearance which would benefit by been hidden in the proposed works. I have discussed my plans with all the neighbouring property owners who seem to be quite happy with my ideas.

The access would not be changed as the same entrance would be used. The existing electrical system would also be utilized, also the existing topwater drainage system would be utilized also. All the building materials would be to match the existing building. Reclaimed rosemary tiles for the roof, softwood timber frames for the windows painted and glazed to the same specifications as the existing building. The bricks for the base would be handmade by a specialist company to match the existing building. The guttering and fallpipe would be matching also in black cast iron.

