

**THE BAY HORSE, MAIN STREET,
TERRINGTON**

DESIGN AND ACCESS STATEMENT

Harrogate Architectural Ltd
1 Victoria Avenue
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Introduction

The public house has been neglected and empty for many years now and our clients now wish to bring this Community Asset back to life. A pre-application enquiry has been made with the Local Authority and a copy of that response, supplements this submission.

This development consists of a complete refurbishment of the ground floor bar area, kitchen and toilets and provision of dining areas. The first floor will offer four en-suite letting rooms and a private dining area.

Externally parking will be retained to the front and rear of the premises along with the rear garden and terrace area. As existing store will be demolished to facilitate new managers accommodation necessary to operate the premises.

Use

the Bay Horse Inn is a Grade II Listed Building, dating from the late 18th Century with 19th and 20th Century alterations. It was originally built as two houses but at some point converted into a public house.

This application simply seeks to renovate and refurbish the property and does not seek to vary the use class of the buildings in any way.

Amount

No extensions are proposed as part of this scheme, merely alterations to the existing building to form 4 letting rooms to the first floor and maximise the potential of the Public House and aid its long term future. New managers accommodation will be provided within the parking area of the property and replace an existing store building. A modest, single storey structure to form a one bedroom unit designed to complement its surrounds and echo the scale and form of other dwellings with openings and aspects designed to protect the amenity of neighbours and occupants alike.

Layout

The general arrangement of the premises is unaltered and maintains the use of the south Back Lane for deliveries and customer parking. The forecourt to Main Street remains unaltered.

The internal configuration of the first floor is the major element of the scheme with the removal of a large Managers flat and provision of private dining area and for en-suite letting rooms. The existing staircase is retained and new dumb waiter provided to service the dining area from the ground floor kitchen.

The ground floor arrangement remains basically unchanged with bar and kitchens and toilets refurbished in their current positions. this ensures drainage provision, extraction and ventilation arrangements are continued without significant adverse impact on neighbours.

Scale

The scale, bulk and massing of the property does not change in anyway, as a result of this development and no way adversely affects its immediate neighbours nor the character of the Conservation Area in which the site sits.

Landscaping

The site is somewhat overgrown through the years of neglect and will require rationalising. Whilst no formal landscape Architect has been appointed to design a specific layout, our clients are happy to have a appropriately worded condition attached to any consent.


Appearance

The appearance of the building will remain as existing with like for like replacement windows. The painted stonework is being considered at the time of this submission and options on cleaning and repointing be reviewed and costed.

Details of the Managers Accommodation are shown on the attached drawing, and uses a palette of materials and details sympathetic to the host property and letting.

We trust this is sufficient for your purposes and would ask this application be considered at your earliest opportunity.

Kind Regards
Yours sincerely



RD

R D Thickett
Harrogate Architectural Ltd