

Design and Access Statement

for

The Glass Garden

at

St George's Hotel
6, St George's Place
York
YO24 1DR

30/12/2020

The following statement constitutes a study of the locality of the application site and resultant design principles leading to the submission of a proposal for eight greenhouses set within the rear garden area of Saint Georges Hotel, six Saint Georges Place, York. The application site and dwelling live in the historic Mount Vale Area of York an area of rich architectural heritage boasting a multitude of period styles and built form.

The majority of the properties on Saint Georges Place are handsome period properties of detached and semi-detached plan set over three floors plus basement, each with their own distinctive design synonymous with the period in which they were constructed. Furthermore, a number of these properties have secondary buildings within the rearmost garden areas, forming stalls, garaging, greenhouses and habitable accommodation. Although the majority of the properties in the vicinity are of residential use, one neighbouring property is used for holiday letting accommodation, which includes the use of the garden for guests and 2 substantially larger properties are used for office accommodation.

The applicant runs a successful family-owned business from the existing site. A primary purpose of the development is to safeguard existing jobs, protect guests, attract new visitors to York and the area and to respond in a creative way to the extreme challenges posed by COVID-19. The development will guarantee the sustainability of the business, which would otherwise almost certainly become quickly unviable, leading to a loss of 4 full time jobs and guest accommodation for 26 guests.

The applicant's aspirations are to erect eight greenhouses in the rear garden of the existing and well-established hotel, adjacent to the existing car parking area, in order to provide safe eating areas for residents and non-residents in addition to the existing dining facilities within the hotel, which do not allow for social distancing. Regardless of the demands of COVID safety measures, the immediate area is very poorly served in terms of amenities for residents. The erection of glasshouses in the garden of St George's would provide a discrete and unobtrusive garden restaurant for a small number of guests and provide an additional and ancillary opportunity for eating in a safe and pleasant environment, which could be used in comfort in all seasons and weather in addition to the existing dining facilities of the hotel. The greenhouses will typically seat between 2 and 6 guests. Each greenhouse is fully enclosed and there will be no outdoor seating areas for dining in order to mitigate any noise. There will be no facility to use the pods for drinking alcohol, except in combination with a meal and all dining pods will only be available by pre-booking with a deposit and guest name and address.

The proposal will add to the diversity of the surrounding area by providing an additional service to the existing provision of overnight accommodation for guests and will increase employment opportunities by up to 3 full time positions. The dining pods are of a high-quality design, being fabricated from toughened 4mm glass on a solid wood 38mm base and with a dual skin polycarbonate roof. As such they will enhance the garden space and the development will provide a visually appealing addition to the local area. We have re-used materials already on site and have ensured that any new materials are produced in a sustainable way with an eye on quality and re-usability rather than saving costs. We have

increased the provision of wildlife areas through thoughtful planting and conservation of existing trees.

The greenhouses will be heated by electric heaters and they will have discrete, decorative low energy lighting to create a suitable ambience for dining. The proposal includes landscaping the garden area with a combination of granite chippings, decorative paths on a stabilised base to facilitate disabled access, the planting of 50 evergreen flowering shrubs to attract a diversity of birds and butterflies and to add to the bio-diversity of the site, and a central feature consisting of a 2-metre diameter fire bowl on a raised stone plinth to be fired by LPG gas. The existing 3 metre by 4 metre wooden shed will be replaced by a new wooden 3m x 4m shed in the same position.

In order to guarantee safe and considerate use of the development, a range of measures will be taken. A digital colour CCTV system will be installed to cover the premises and will include the main entrance/exit and will be maintained, working and recording at all times when the premises are open. Copies of good quality recordings displaying the correct time and date of the recording will be kept available for any Responsible Authority for 31 days. Documented staff training will be given regarding staff's obligation under the Licensing Act in respect of the retail sale of alcohol, age verification policy, conditions attached to the Premises Licence and records will be kept for a year. We will also keep a refusals register and Incident Report Register. The sale of alcohol will cease 30 minutes before close of business on any given day to allow for 'drinking up' time. We will display clear and legible notices at all exits requesting patrons to respect the needs of local residents and to leave the premises and area quietly. We will operate a Challenge 25 Age Verification Policy at the premises, all alcoholic drinks purchased on the premises may only be taken off the premises in sealed containers

There will be no changes to the existing parking area, other than the installation of emergency lighting to clearly show escape routes. Guest toilet facilities already exist on the ground floor and the lower ground floor of the hotel. Refuse disposal and recycling facilities already exist at the hotel – the additional waste will be managed by increasing the frequency of monthly collection to fortnightly or weekly, as demand requires.

The site can easily be accessed on foot from the city centre (Micklegate Bar is 1km away) with excellent footpath provision and is within a 400m walk of several frequent public transport routes operating on Tadcaster Road. Furthermore, the site is cycle-friendly, as there are several designated cycle routes serving St George's Place and secure cycle storage is already provided for guests. The access route from the public footpath is unimpeded and clear from obstructions and overhangs. The opening to the dining pods allows for a minimum width of 775mm clear opening with level threshold access. The approach to the development uses the existing access of the Hotel with hard and level access to the dining pods. There is off street parking for up to 5 cars.