

Design Access Statement

The Parisi Hotel
51 St Denys Road
York

Further enhancement of The Parisi, formerly St Denys Hotel.

The submission herewith covers two aspects of improvement.

1. Upgrading of existing lean-to roof. Creation of an open inner courtyard offering three internal aspects of amenity and fresh air ventilation.

The existing roof is of poor thermal quality and is, despite constant maintenance, unable to be kept weatherproof/watertight.

The proposal is to remove the existing in its entirety, replace one section only with a conventional insulated lean-to roof plane with VM zinc. Bespoke double glazed (fixed lights) still allow daylight into the interior.

The inner courtyard, which will be paved and planted will add an open amenity for both daylight and ventilation into the rear of the building - three principal ground floor compartments for the hotel guests.

2. The permission I was granted some years ago to create a garden out of the car park has been a great success.

The property lies within the Conservation area. Since the garden was created the immediate environs have/are about to be transformed. Both hotels and private homes, flats are sited now to the south/south west of the site. The population has/will grow as a result. The garden itself no longer feels private. It's my clients intention to continue the garden's planting stock enhancing it being established.

The proposed south facing garden wall set between existing columns ensuring it is the form and style of a traditional Victorian walled garden, becoming an adjunct to the principal/polite reception rooms.

The brick used will be re-claimed stock and lime mortar. The coping in brick by York Handmade Ltd.

Simon Mitchell January'21