

The Grange Hotel

1 Clifton, York YO30 6AA
Planning Application & Listed Building Consent

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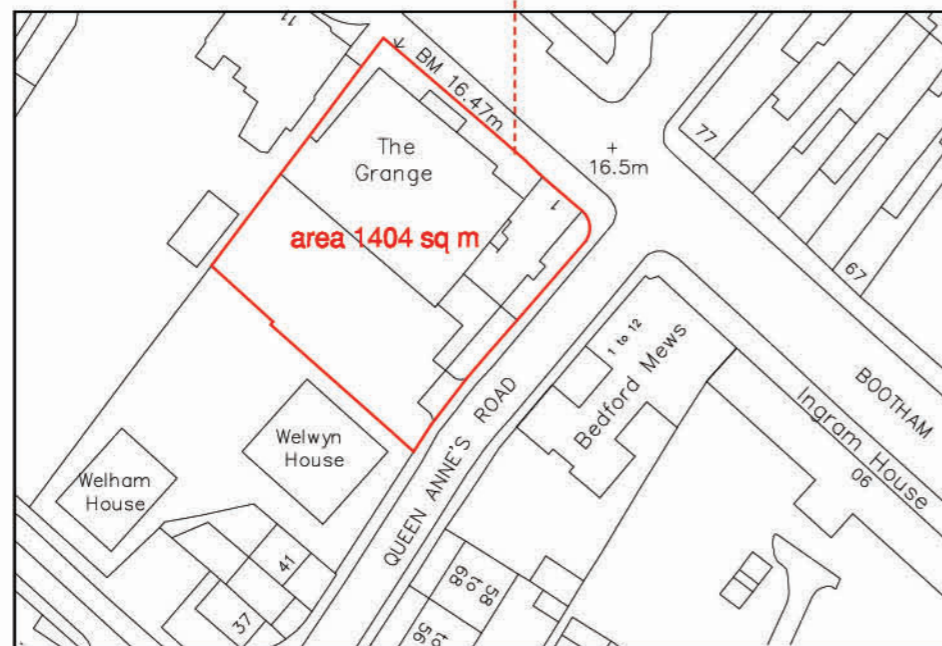
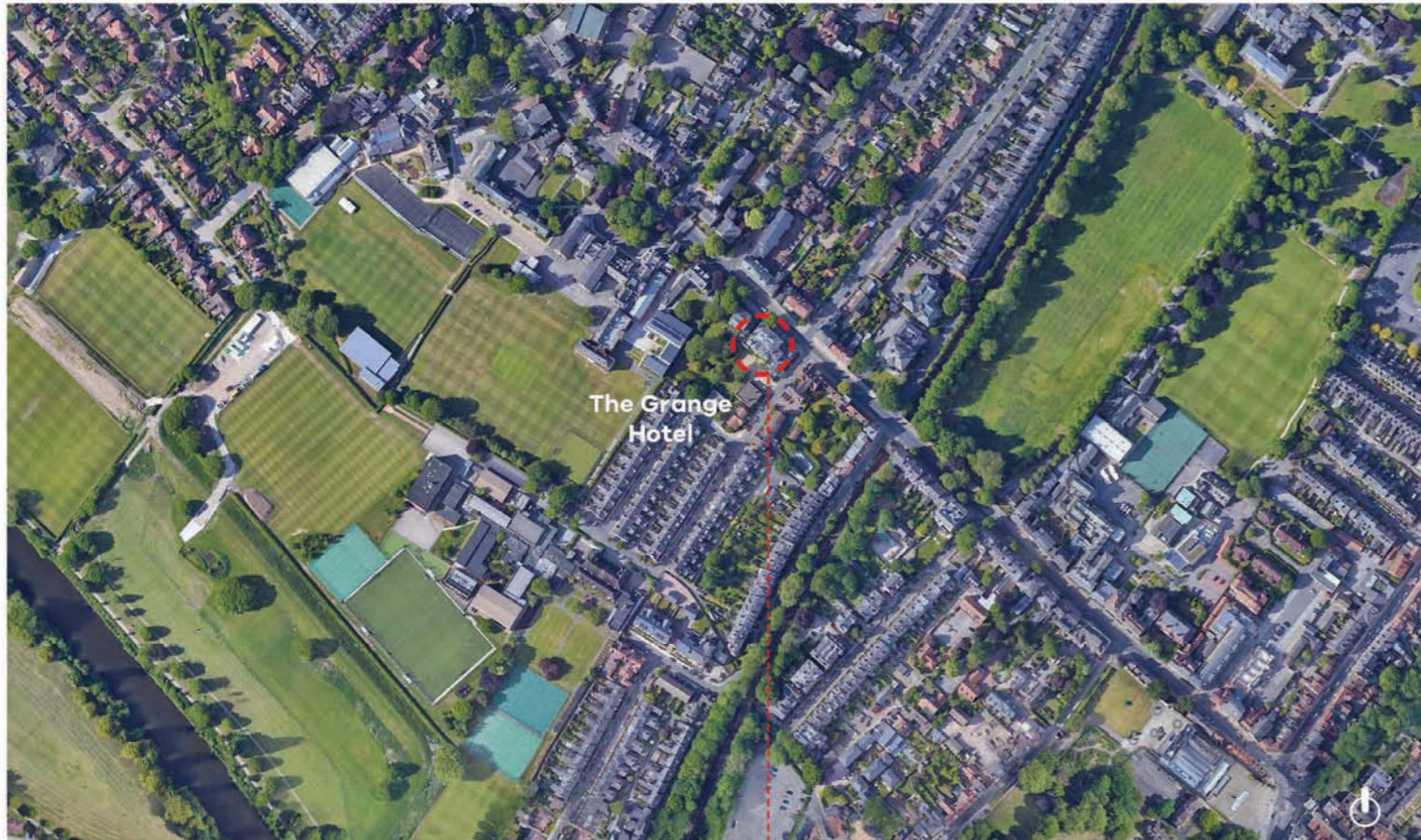
Design & Access Statement

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Site & Location Plan



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metres
0 10 20 30 40 50
feet
0 30 60 90 120 150



scale 1:1000 @A3

Design & Access Statement

1. Proposed Development

The proposed development is for the partial internal refurbishment, including layout modifications, and minor external alterations of The Grange Hotel at No.1 Clifton, York YO30 6AA. The proposed works can be summarised as follows :

- works to the basement to accommodate new spa facilities in the vaulted area
- works to the ground floor to accommodate a new drawing room / lounge area to the front, an enlarged reception area in the stairs lobby, and the restaurant facilities to the rear, resulting in the loss of 4no. bedrooms
- works to the first floor to provide 2no. new bedrooms with ensuite bathrooms, as well as a fully glazed laundry room in the corridor area
- minor external alterations including the provision of a freestanding vegetalised carport in the car park, a sculptural signage to the front of the building, a metal grating to the front lightwell, as well as external lighting

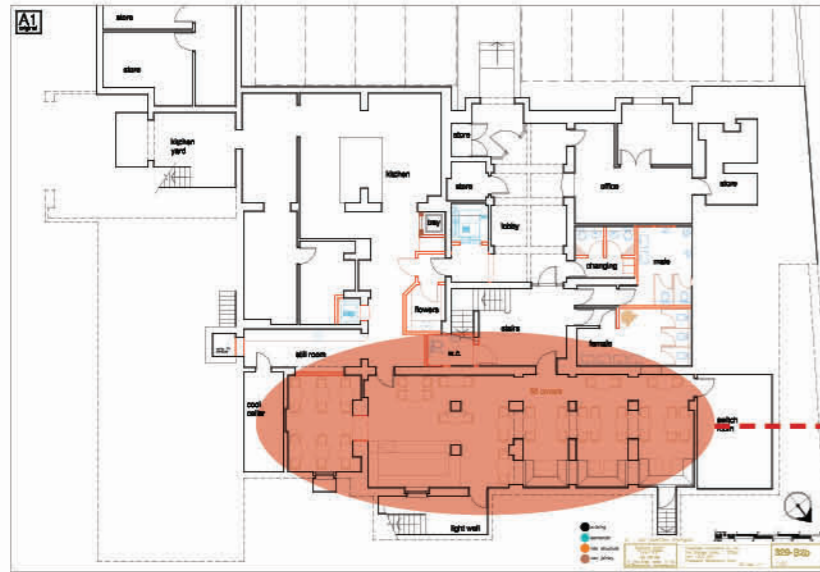
2. Site & Surroundings

The site is an area of about 0.14ha located at number 1 on the south side of Clifton, the avenue leading to the York's cathedral, right in the historic heart of the city. It is occupied by 3 connected buildings including a pair of large 3-storey semi-detached houses with cellars in grey bricks and Welsh slate roof and a more recent building on the corner with Queen Ann's Road. The rear of the plot is occupied by a car park covered with permeable gravel with an automated access barrier and a small timber outbuilding.

Existing front view

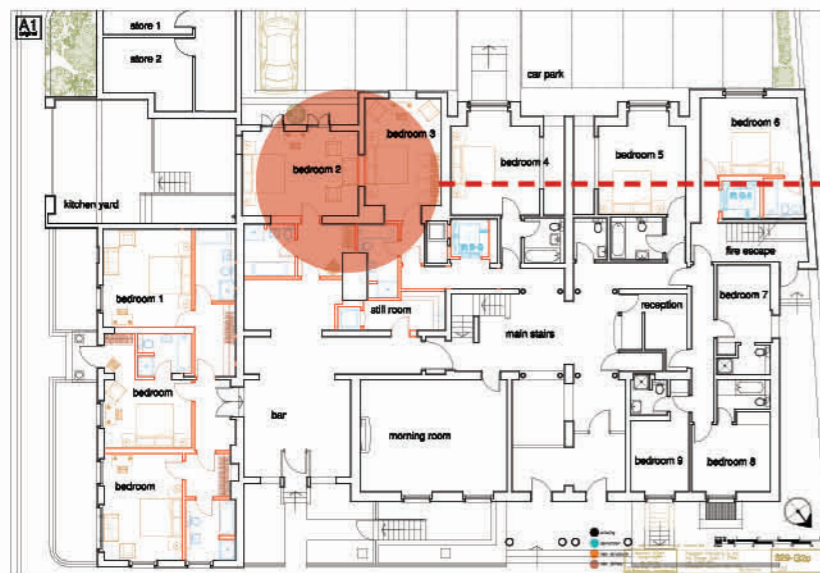


Previous Planning Application



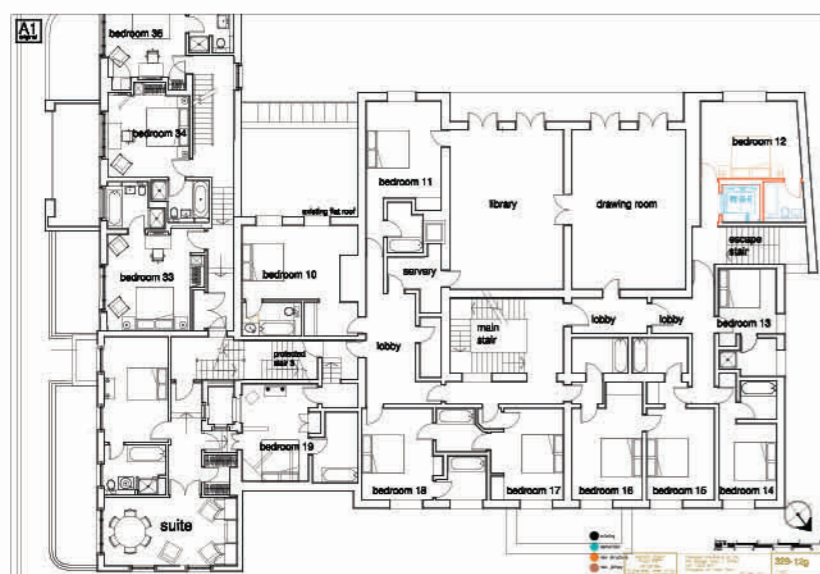
Approved Scheme in 2015
Proposed Basement Plan

→ The vaulted basement area was made into the main restaurant floor



Approved Scheme in 2015
Proposed Ground Floor Plan

→ 2 new bedrooms were added in what used to be the restaurant



Approved Scheme in 2015
Proposed First Floor Plan

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3. Background & Planning History

The building, known as Bootham Grange, was built as a pair of large semi-detached houses in around 1840. In the centre of one of the original buildings there is a top lit staircase with a fine ironwork balustrade incorporating vine leaves and grapes. The staircase to the other building was removed some time ago, although its skylight remains in the attic. The building was listed grade II in 1988 and sits within the Clifton Conservation Area.

Bootham Grange was being used for social housing and was in a poor condition before it was purchased in 1988 by the previous owners who refurbished and converted the building to become one of the top hotels in York. In 1998 the launderette that occupied the corner with Queen Anne's Road was converted to provide an additional public room for the hotel with a bedroom suite on the first floor. In 2006 the launderette building was extended and the roof space converted to create six more bedrooms.

A listed building consent was granted in 2015 for the conversion of the ground floor restaurant to create additional bedrooms, as well as the insertion of 2 new lifts, the enlargement of the guest lavatories, and the extension of the basement restaurant by changing the use of kitchen area. The plans of this approved scheme are visible on the left side of this page.

4. Relevant Planning Policies

The proposals have taken into account the relevant local development planning policies contained within the Publication Draft Local Plan (2018) as well as the Development Control Local Plan (2005).

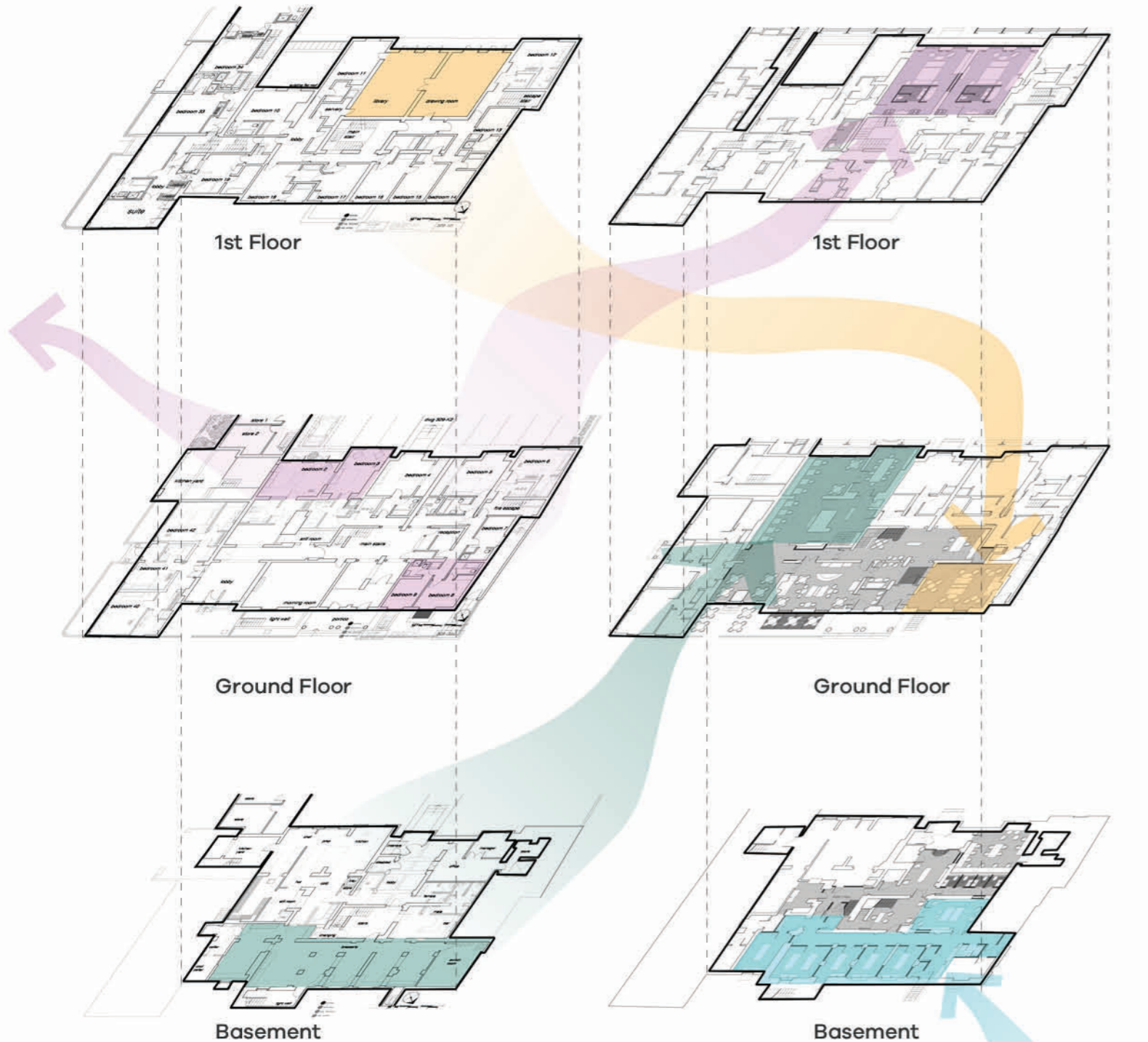
- Respect the original fabric of the building and the conservation area
- The Policy HE3 of the Local Plan Policies (2005) states that external alterations to a property within a conservation area will only be permitted where *"there is no adverse effect on the character and appearance of the area"*.
- The Policy HE4 of the Local Plan Policies (2005) states that internal or external alterations to a listed building will only be permitted where *"there is no adverse effect on the character, appearance or setting of the building"*.
- The Policy HE8 of the Local Plan Policies (2005) states that *"within conservation areas, or on listed buildings, advertisements will be expected to comply with policy GP21 and consist of:*
- a) a design and scale that respects the character and appearance of the area*
 - b) good quality materials that are sympathetic to the surface to which they are attached"*

In line with the above, the proposal seeks to preserve and enhance the character and appearance of the building and the conservation area. The internal alterations have been designed to not detrimentally impact the historic fabric of the building and in some cases even to reinstate some of its pre-existing features (see 7). The external alterations consist in removing the non original signage to the street frontage and adding 3 small scale additions that do not enter in contact with the fabric of the building and constitute, by their design and materials, a positive contribution to the surrounding conservation area (see 9).

Principle of the Proposal

Existing Layouts

Proposed Layouts



Keys

- Lounge
- Restaurant
- Bedrooms
- Spa

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• Contribute to the city's attractiveness

Paragraph 12.11 of the Local Plan Policies (2005) states that *"Hotels and guesthouses provide the main form of overnight accommodation in the district and consequently, their provision is vital in contributing to the tourism economy within the City of York."*

The Policy EC4 of the Local Plan Publication Draft (2018) states that proposals would be supported if they relate to *"maintaining and improving the choice and quality of visitor accommodation to encourage overnight stays, particularly by higher spending visitors."*

In line with the above, the reorganisation of the hotel's layout, its partial refurbishment and the addition of spa facilities would greatly improve the quality of the business' offering.

5. Principle of the Proposal

The proposal seeks to improve the existing hotel accommodations through a targeted refurbishment and a partial reorganisation of its internal layout consisting of 2 main movements:

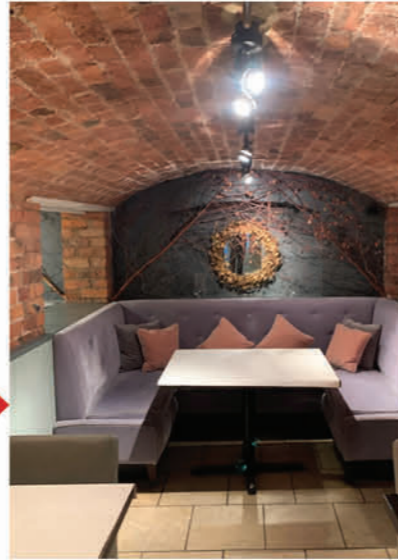
- The existing first floor drawing room, mostly unused, is proposed to be relocated to the ground floor, in lieu of bedrooms 8 & 9, and to be replaced by 2 new bedrooms with their own ensuite bathrooms. This is shown by the yellow and purple arrows on the opposite diagram.
- The existing restaurant at basement level is proposed to be relocated to the ground floor, in lieu of bedrooms 2 & 3, and replaced by new spa facilities. This is shown by the green and blue arrows on the opposite diagram.

It is asserted that this reconfiguration would generate a far more coherent and practical layout whereby the ground floor level would accommodate a drawing room and the restaurant instead of bedrooms, some of which would be relocated to the upper floor. This also allows for the provision of a spa in the basement which will be a welcome addition to the hotel's service offering.

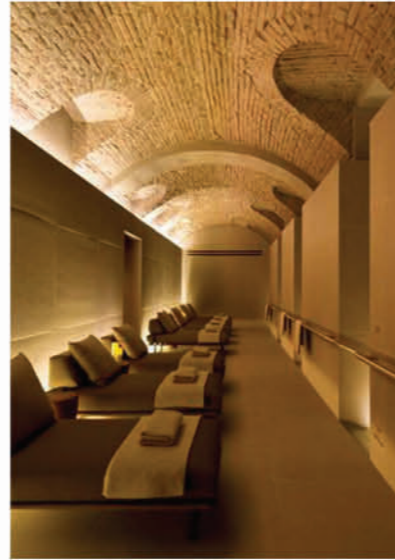
Particular attention has been given to ensure that the historic character of the building is preserved and enhanced and that the visual impact on neighbouring properties and the public realm is null. The following sections detail separately the proposed works to the basement (6), the ground floor (7), the first floor (8) and other minor alterations to the exterior (9).

Proposed works to the basement

Existing restaurant



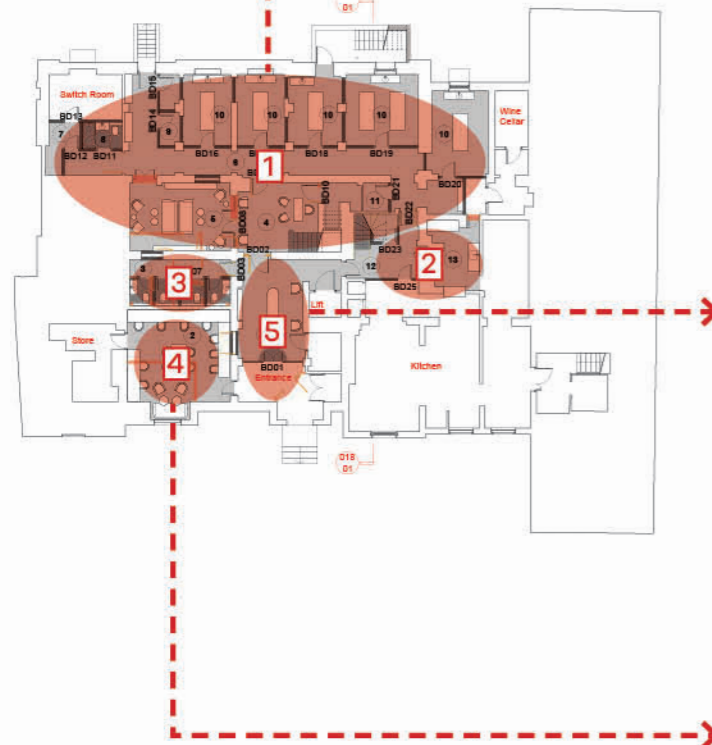
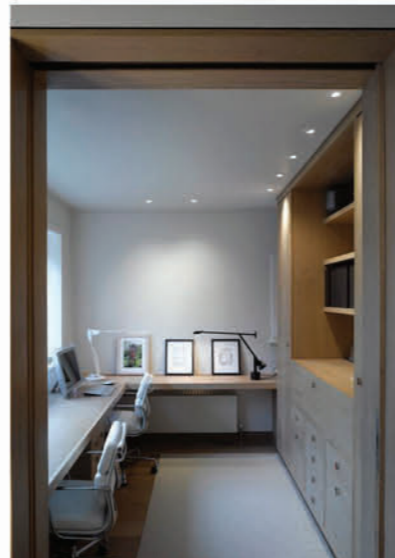
New spa (reference only)



Existing and new rear entrance lobby (reference only)



Existing and new office (reference only)



Keys

- 1 New spa
- 2 New staircase and dishwashing area
- 3 Refurbished toilets
- 4 Refurbished office
- 5 New entrance and refurbished lobby

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6. Proposed works to the basement

The basement is currently occupied by the management office and mainly by the restaurant facilities, with the front of house under the brick arches, borrowing light from the front lightwells. The proposal seeks to relocate this dining room to the ground floor and accommodate in its place a new spa facility with 5no. treatment rooms (marked 1 on the plan opposite). This would require closing off the openings between each vault so as to form separate rooms. These partitions would be centered in the arches and would not in any way attempt to conceal them.

To make the new restaurant layout work efficiently, it is proposed to add a new staircase (marked 2 on the plan opposite) connecting the kitchen to the new location of the front of house at ground floor level. This new staircase and associated fire lobby would cause the kitchen to be slightly smaller, although still sufficiently sized, and would not affect the fabric of the building beyond the floor penetration.

Other works to the basement would include the following :

- turning the bar room into a relaxation room, involving the removal of existing non original partitions, the sealing of 2 openings made in 2015, and the creation of a new opening as well as the enlargement of an existing opening
- reorganising the toilets for more efficiency (marked 3 on the plan opposite), involving the removal of the existing non original stall partitions
- refurbishing the office (marked 4 on the plan opposite), involving the removal of a non original partition wall, and the sealing of an existing opening
- relocating the parking / spa entrance and refurbishing the back lobby (marked 5 on the plan opposite), involving the removal of the non original entrance door and surroundings

Proposed works to the ground floor

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7. Proposed works to ground floor

As described in the previous section, the addition of a spa will cause the restaurant's front of house to be relocated to the ground floor (marked 1 on the plan opposite). This is achieved by the loss of bedrooms 2 and 3, which were both added by the 2015 approved scheme. In their stead it is proposed to accommodate a dining room, roughly where bedroom 2 currently is, in the continuity with the lobby to the front, and a private dining room / meeting room, where bedroom 3 currently is. Essentially the proposed works to this area (rear part of the ground floor, right above the kitchen), are to reinstate the previous layout of the hotel prior to the 2015 alterations. The works would include the removal of all non original partitions, recreating the opening between the existing bedrooms, as well as the aforementioned addition of a staircase to link the restaurant to the kitchen below.

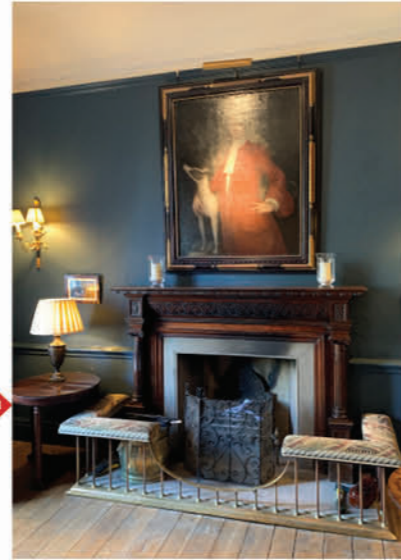
The other main alteration to the ground floor is the provision of a new drawing / lounge room to the front, in lieu of bedrooms 8 & 9 (marked 2 on the plan opposite). This change in layout is essentially a restoration of the original layout as it would have been when the building was two separate houses, with the new drawing room mirroring the existing morning room on the other side of the entrance lobby. The works would include the removal of all non original partitions, the piercing of 2 new openings to allow access from the entrance lobby, as well as the re-introduction of an original chimney.

Other works to the ground floor would include the following :

- opening up the reception desk area into the stairs hall (marked 3 on the plan opposite), involving the removal of existing non original partitions
- creating a new stepped access to the side extension (former laundry house) through what is currently a technical cupboard, as well as the closing of the current access in the lobby (marked 4 on the plan opposite). The new opening would be in the axis of the corridor, and the technical cupboard would be kept at high level above the new opening.

Assumed schematic layout of the original houses :
Adding a drawing room to the front reinstates the original symmetry of the 2 houses

Existing bedrooms



New lounge (reference only)



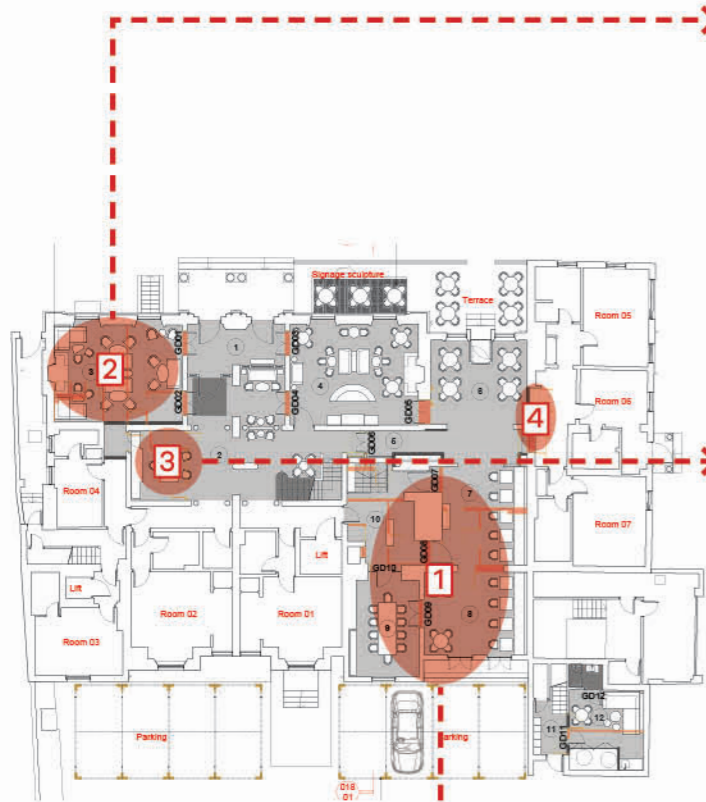
Existing and new front reception area (reference only)



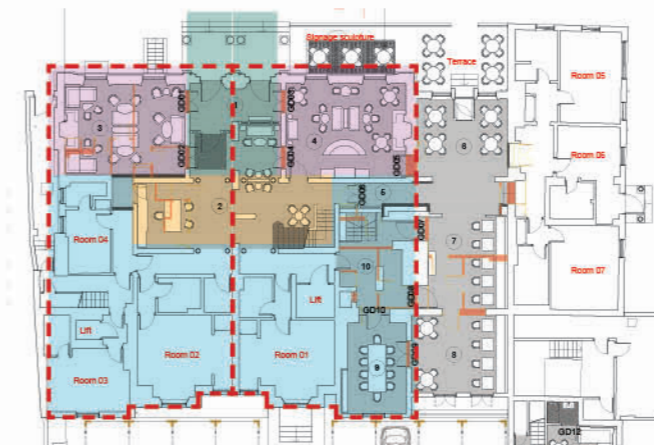
Existing bedrooms 2&3



New restaurant (reference only)



- Keys
- 1 New restaurant
 - 2 New drawing room
 - 3 New reception area
 - 4 New access to side extension



- Keys
- Outline of the original houses
 - Porch & Lobbies
 - Top lit staircases
 - Drawing Rooms
 - Back Rooms

Proposed works to the first floor

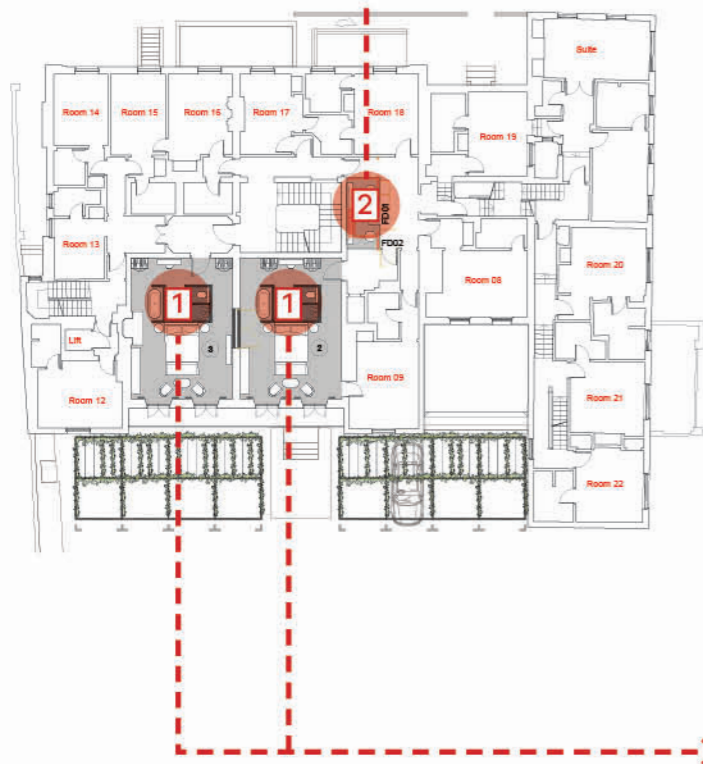
New fully glazed laundry room (reference only)



Existing 1st floor drawing rooms



New mirror clad bathroom pods (reference only)



Keys

- 1 New mirror clad bathroom pods
- 2 New fully glazed laundry room

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8. Proposed works to first floor

A pair of connected drawing rooms currently occupies the central rear section of the 1st floor and is mostly unused or used as a laundry room / storage room. This is due to the fact that it is not easily identifiable and accessible by the hotel's guests. Now that a new drawing room has been considered in a much more convenient location at ground floor level, it is proposed to section off these 2 rooms and convert them into 2 new bedrooms with their own ensuite bathrooms (marked 1 in the plan opposite).

Extreme care has been taken to preserve these majestic rooms and their original period features. Therefore the proposal is to simply close the doorway that links these rooms and install in each of them an freestanding independent bathroom module which would not enter in contact with the existing fabric of the building beyond the section of floor upon which it would stand. In addition they would be clad in mirror panels so as to seamlessly integrate into the rooms, reflecting their coverings and finishes.

The only other alteration proposed on the first floor is to make the laundry room in the lobby area into a fully glazed room, which would involve the removal of non original partitions, and would give more space to the lobby (marked 2 in the plan opposite).

External Alterations

Proposed sculptural signage



Proposed vegetalised carport



Sculptural signage reference



Vegetalised carport reference



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9. External Alterations

- **Grating cover to front lightwell**

It is proposed to fit a black painted metal grating cover to the front central lightwell which would provide an external terrace space for the morning room while not blocking the light from reaching the cellar. This grating would integrate with the existing black metal balustrade along the street boundary.

- **New sculptural signage & lighting to the front**

It is proposed to add a single sculptural signage element to the front of the property that would consist in a large number 1. This new signage would be complemented by the provision of new light fixtures to the front facade including uplights.

The current existing signage "THE GRANGE HOTEL" affixed onto the front elevation is proposed to be removed, and those same letters, engraved onto the porch entablature, are proposed to be removed and replaced by matching stone. The photomontage at the top left of this page shows the proposed front facade while a picture of the existing condition can be seen p.4.

- **New vegetalised parking carport treillis**

It is proposed to add a freestanding carport with tension wires / louvres in the car park to be covered with climbing plants. This would provide some shading and a touch of greenery, allowing for a more pleasant approach for the hotel's guests while at the same time making a subtle enhancement of its rear facade.

10. Conservation Area Appraisal

This application is mainly for a partial and targeted internal refurbishment of this listed building and will have no impact upon the conservation area. The only external interventions will be for a external signage and a parking canopy, both of which will not affect the fabric of the building (as freestanding and separated) and will have a positive impact on the approach to the building. It is also important noting that this scheme does not include any provision for new external plant and will instead work within the existing provision of AC plant located on the roof.

11. Environmental Impact

The proposal has been designed with environmental considerations in mind. The proposed works will be constructed using as much salvaged material from the demolished areas as possible. Any new materials used in the construction will come from identifiable sustainable sources such as natural woods from FSC certified sources. Moreover by providing a green cover with climbing plants, the new proposed parking canopy will marginally contribute to the biodiversity of the area.



In conclusion the proposed scheme is thought to appropriately answer the need for improvement of the hotel accommodations and spa facilities while staying in keeping with the original fabric of a listed building and generating no disturbance whatsoever to the public space and neighbouring properties.

On the contrary it is considered that, by removing unoriginal 20th & 21th century elements and restoring original features, the works would enhance the deference to the heritage character of the building and the conservation area.

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