

Design & Access Statement

Ebor Hotel, 46 Main Street, Bishopthorpe, York YO23 2RB

Introduction

This Design & Access Statement has been prepared in accordance with the requirements of Regulation 4C of the Town & Country Planning General Development Procedure Order 1995 and Regulation 3A of the Planning (Listed Buildings and Conservation Areas) Regulations 1990, together with the guidance set out in Section 3 of Circular 01/2006: "Guidance on Changes to the Development Control System."

As set out in paragraph 62 of Circular 01/2006, Design & Access Statements should be concise and their length and content, **"should be directly proportional to the scale and complexity of the proposal."**

This Statement has been prepared in support of an application that seeks Listed Building Consent for the **"Removal of render/paintwork to expose the original brickwork & Demolition of the front entrance porch."** The development forms part of a proposal to restore the original appearance of the Listed Building. The proposals are fully illustrated on the scaled application drawings and are described in this Design & Access Statement, which is proportionate to the scheme under consideration.

Background

The Ebor Hotel is owned and run by Samuel Smith Old Brewery Tadcaster, who operates a small number of managed houses throughout the UK. They take great pride in restoration of their estate, including re-instatement of original features when considering all proposed development work.

Details

SE 5847-5947 BISHOPTHORPE MAIN STREET (south side) 7/38
The Ebor Inn - II

Inn. Mid C18 with C19 and C20 alterations and additions. Rendered and colourwashed brick with Welsh slate roof. L-shaped on plan with later infill joining C18 stable block to rear; C20 outshuts to front and rear. 2 storeys, 4 first floor windows. Entrance between second and third windows under C20 porch. Windows. Ground floor: two 16-pane sashes and a tripartite bow, the centre of which is a 20-pane unequally-hung sash with unequally-hung 10-pane lights to side. First floor: two 20-pane bow windows to left and 16-pane sashes to right. Wooden modillion eaves band. End and rear stack. Tripartite sash to rear.

Listing NGR: SE5936347588.

Proposals & Evaluation

Samuel Smith Old Brewery is proposing to demolish the front entrance lobby and remove the render/paintwork from the brickwork throughout the whole of the building in order to restore and enhance the original appearance of the Listed Building (see the 1912 photographs).

The proposed minor external alterations are as detailed on Drawings Nos: 2112/02 & 2112/04 - Existing & Proposed Elevations.

All works proposed have been designed so as to respect and restore the character and appearance of the listed building.

Access

There are currently no disabled toilet facilities and as there is no space to incorporate a designated disabled toilet, ambulant facilities will be provided to one cubicle in both the ladies and gents toilets. The rear access to Public House is level with the internal floor.

Summary

Samuel Smith Old Brewery Tadcaster is committed to a programme of restoration throughout their estate to enhance their customer experience.