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PLANNING DEPARTMENT
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**ATLANTIC HOTEL AND INN-ST MARYS
DESIGN AND ACCESS STATEMENT**

USE (Existing)

The Atlantic Hotel is a large building on Hugh Street occupying a prominent location. It comprises a dining room to the front, lounge bar area, reception, trade kitchen and 25 bedrooms spread over the first and second floor. The Atlantic Inn is a pub which is located on the ground floor beneath the bedrooms of the Atlantic Hotel. It comprises of a main bar with dining room to the front (beach side) with trade kitchen and cellar onto Hugh Street. There is an outside terrace to the beach side directly off the main bar. This is currently approximately 50% covered by a large umbrella.

USE (Proposed)

This proposal is to remove the umbrella from the terrace and replace with a new glass roof with open sides. Also, the existing uPVC French doors and side window off the terrace are shown removed and replaced with new bifold doors.

AMOUNT

The extent of the roof covering is approximately 50% of the terrace area with the bifolds purely replacing the French doors and one existing side window.

LAYOUT

The layout of the will stay as it is now.

SCALE

The extent of the works can again be seen on the enclosed plans.

LANDSCAPING

There are no plans for landscaping with this proposal.

APPEARANCE

The appearance will be altered by the removal of the umbrella and replaced with the roof. This will have white powder coated aluminium glazing bars. The doors will be the same finish but will have the potential to provide an open through effect from the bar when the weather is good.

ACCESS

The access to the pub and terrace will all be unchanged.

SUMMARY

The proposal will provide a more sympathetic design to cover the area during times of inclement weather and to also provide an opportunity to replace the Upvc doors and windows. The roof covering will also help to reduce the noise from the terrace travelling up to the letting bedrooms in the hotel above.