

Design, access and heritage statement: Re. The Central Hotel 70

Main Street Egremont

Proposed Works. To renovate and re-open this run-down property previously operating a public house/hotel, by adding an ensuite to the bedrooms, reconfiguring the accommodation and bar area. Re-roofing and upgrading the rear porch. Adding a catering kitchen to the basement and re-opening the blocked up basement windows.

All details and pictures can be found in [Appendix 1.](#)

To the front of the property: All plastic signs, chalk boards, satellite dishes, and wiring will be removed. Windows will be repaired and painted dark grey. [Appendix 1.](#) Windows in the basement, which have been block up, will be reinstalled allowing natural light into the basement. [Picture 1 Appendix 1.](#)

To the **rear of the building, high end UPVC conservation sliding sash and casement windows with external astragal bar, all in a Victorian Style. The rear side UPVC Victorian Sash window provides a similar visual appearance to wood. Having slim mid rail, mechanical joints, deep cill, and seamless run through horns. Specification details** [Appendix 2.](#)

Guttering and downpipes will be replaced with cast iron in a traditional design. The Front door will be replaced with a **wooden six panelled door**, [picture 2 Appendix 1.](#) The glazing above the door will match the glazing in the door. The hardware on the door will be **brass** as expected/stated in the Conservation Area Design Guide. The front passage door will be in **wood** with **black ironmongery** this belongs to the neighbouring property and planning has been previously agreed, however it fully compliments the renovation of 70 main Street.

The sandstone will be cleaned and pointed to match the original face.

The roof will be repaired and updated using original slates and new slates of the same quality and style. The 2 existing roof lights will be replaced with new conservation rooflights and a third existing roof light that has been slated over will be re-instated with a new conservation rooflight, this can be reference in [picture 3 Appendix 1.](#)

The existing rear passageway will be demolished and replaced with a new wider porch to meet the requirements of disabled access and building regulations. The new porch will be constructed of block work faced in sandstone and will have an apex slate roof extending from the current roof and will match the main slate roof. Sketch drawing not to scale [Picture 4 Appendix 1.](#) The door will be a UPVC 4 pane with 2 of the panes glazed. [picture 5 Appendix 1.](#)

The renovation will protect and enhance the character of the building, and complements the neighbouring property. The project fully supports the Government's long-term plan to encourage the evolution of high streets into thriving places to work, visit and live. This project will breathe new life into Egremont town. Furthermore, hopefully encouraging other property owners follow the Conservation Area Design Guide and aim to make Egremont great again.

To the rear of the property.

There is a garden and parking area which is accessible via a lane off Market Street.

Access and parking.

Private parking is available to rear of the property. There is also disc parking and residents parking to the front of the property. There are 2 large public car parks a walking distance away public on street parking after 6pm daily and all day on Sunday.

Heritage and Design.

The modernization of the property fully considers the recommendations in the Conservation Area Design Guide.

Pictures of the property at present

Front of property.



Rear of the property



