



THE STRAFFORD ARMS, STAINBOROUGH

HERITAGE-PLANNING STATEMENT

❑ **OUTLET:** THE STRAFFORD ARMS
❑ **ADDRESS:** PARK DRIVE
STAINBOROUGH
NR. BARNESLEY S75 3EW

Grade II Listed building

This Public House is an early C18 and refenestrated early C19, for Wentworth Castle Estate. Coursed, dressed sandstone with Welsh slate roof, 2storey 5no windows with lean – to addition to right. Wing to rear left and out shut in angle, Large Quoins, Central doorway Windows are sash with glazing bars

See English Heritage listing NGR SE3254203743

English Heritage Building ID 333908

This Public House falls within the Wentworth Castle and Stainborough park Conservation area

❑ **Brief Description of Project**

Grade II Listed Building

Project Core Values:

The pub has not been invested in for many years but has been well looked after internally.

The aim is to bring the interior up to date, it is close to the M1 and has constant visitors passing the site due to the shared access to Wentworth castle.

External.

Full redecoration of all previously painted surfaces only.

Complete new signage scheme. New Beer Garden to front of pub

New external signage and lighting scheme, application by others.

External paint colours to be agreed within signage application

New lighting, opening up 1 no window to function room area to create patio doors on to new patio area.

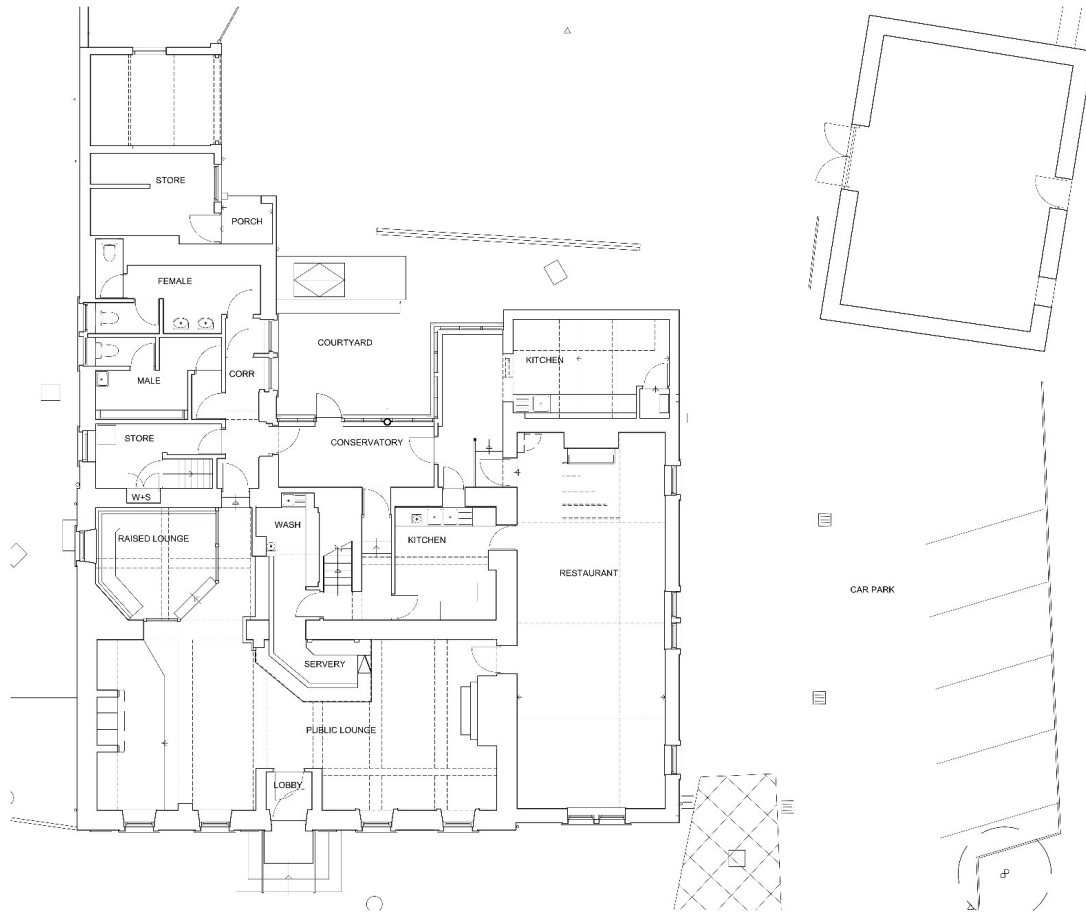
Internal.

Retain existing bar service, complete new backfitting, remove existing over bar.

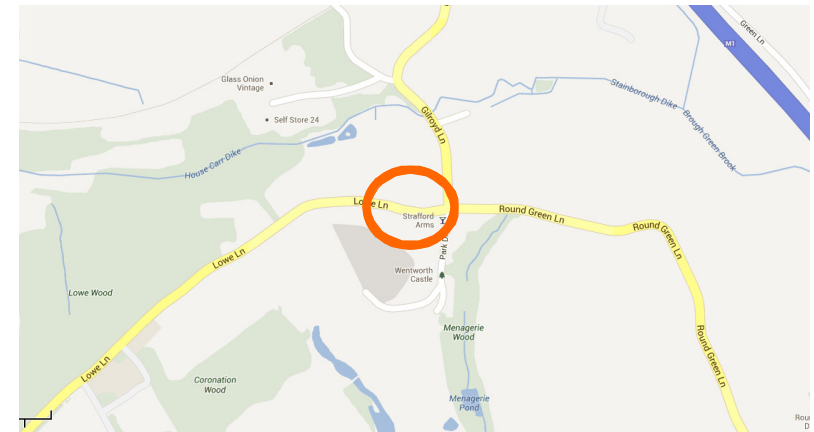
Remove existing raised area, complete new floor finishes.

Structural works to create through fireplace and better visibility between bar and existing function room,

Opening up existing window to create french door access to patio.



Ground Floor Plan as Existing



OS Map



Ariel Photograph

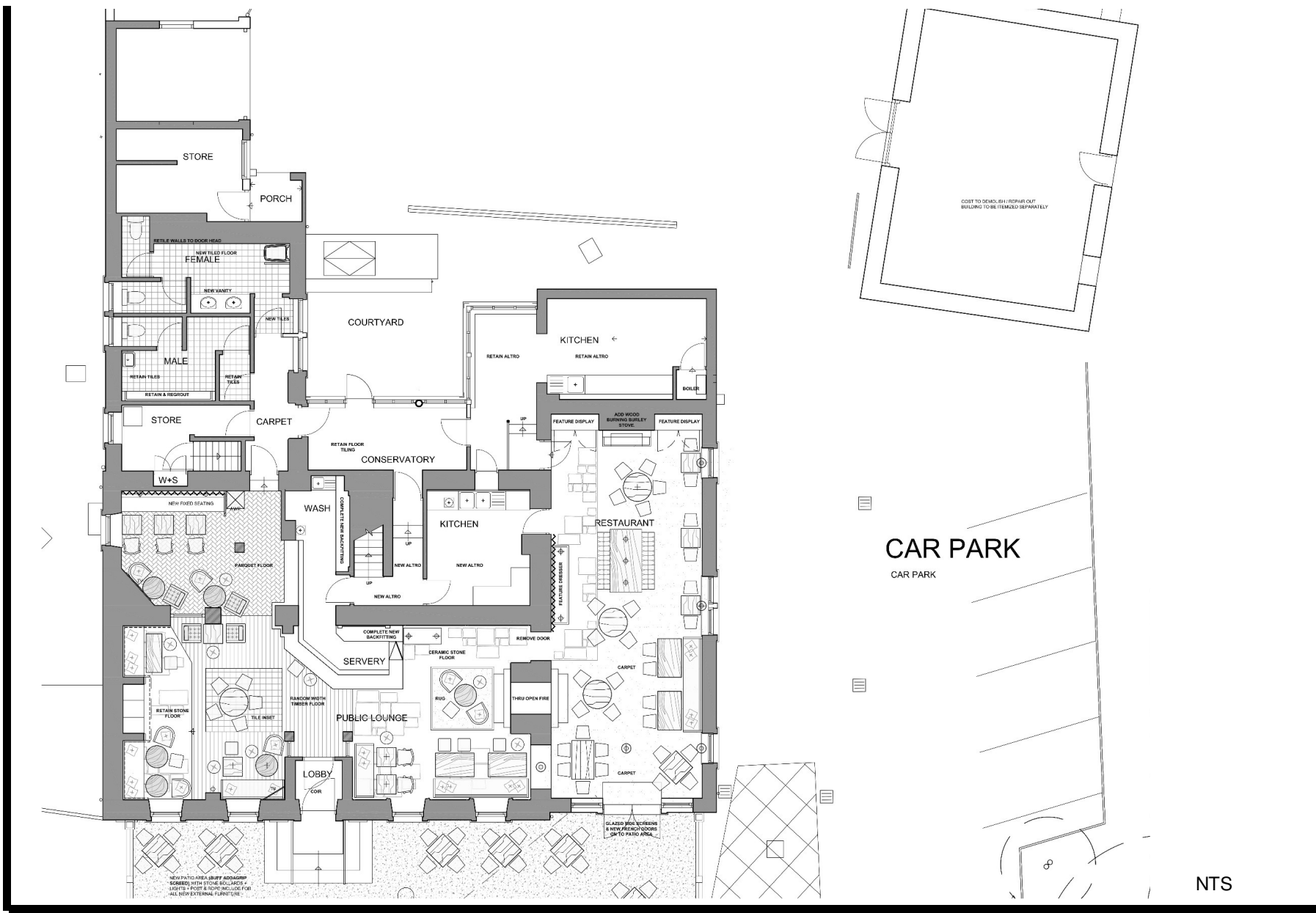
THE STRAFFORD ARMS, STAINBOROUGH- EXISTING GROUND FLOOR PLAN & SITE DETAILS



THE STRAFFORD ARMS, STAINBOROUGH- EXISTING EXTERNAL PHOTOGRAPHS



THE STRAFFORD ARMS, STAINBOROUGH- EXISTING INTERNAL PHOTOGRAPHS



THE STRAFFORD ARMS, STAINBOROUGH- PROPOSED GROUND FLOOR PLAN

THE STRAFFORD ARMS, STAINBOROUGH

Scope Of Works

Alterations

Remove existing raised area.

Open up fireplace to create through fireplace and remove structural wall adjoining.

Remove 1 no large window to function room front elevation, and add patio doors.

Refurbishment of both Male & Female WC's.

Remove sections of fixed seating.

Drainage and sanitary ware

Plumbing works associated with installation of new sanitary ware & radiators to ground floor .

Hot and Cold Water System

To suit scheme.

Electrical

New decorative lighting scheme to suit new layout . Fire alarm and emergency lighting to be upgraded to suit new layout as required to suit current regulations as per FRA report & R4B works. (Ready for Business)

Servery & Back fitting

Existing front counter retained & re-clad. Existing over bar removed

New upper back bar fitting.

General Fittings

New screens and timber posts added to define areas.

Finishes

Internal

Full internal decorations to all front of house areas. Colours as indicated on sample board with some areas of wallpaper. New hard and soft flooring, new curtains new lighting. New loose furniture. New upholstered fixed seating as indicated.

Signage

New external signage and lighting scheme, application by others.

External paint colours to be agreed within signage application

External Works

New patio to front elevation.

Full external decorations.

Kitchen

Lowered ceiling required.

Complete new catering layout as devised by Chris Webb and YCE.