

DESIGN & ACCESS STATEMENT

TO ACCOMPANY

APPLICATION FOR LISTED BUILDING CONSENT

FOR

THE JOSEPH BRAMAH
INSTALLATION OF NEW LIFT

AT

15 MARKET HILL
BARNSELY
SOUTH YORKSHIRE
S20 2PX

Document Revision

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Contents

- 1.0 Introduction
- 2.0 Assessment
- 3.0 Design
- 4.0 Access statement
- 5.0 Heritage statement

1.0 Introduction

1.1 Purpose and Format

This Design and access statement has been prepared on behalf of JD wetherspoon PLC in support of the application of listed building Consent at: the Joseph Bramah. The statement assesses and evaluates the site and its context, to record the local character and circumstances.

It provides a description of the proposals and explains the principals and concepts that have informed the design development.

2.0 Assessment

2.1 Location

Barnesley is a town of south Yorkshire approximately half way between Leeds and Sheffield, the town centre lies on the west bank of the Dearne Valley. Barnesley is surrounded by several townships which forms the Metropolitan Borough of Barnesley.

Historically Barnesley was an industrial town focusing on coal mining and glass making. The town has a history of brass bands originally created by the social clubs by its mining communities. Following the decline of the industrial activity the town the town centre began a regeneration programme in 2002 which has refocused the town on more of the service industry. As of 2001 the town has a population of around 91,000.

The site itself is located off market hall and is in a central location to the town on the high street, with it being located approx. 9 min walk from the nearest train station.

3.0 Design

3.1 Amount

The scheme for the new lift would see the existing lift (1630mm x 1690mm) stripped out and a newer, more hard-wearing lift installed (1680mm x 1820mm). A new stud wall system to the side and rear of the lift would also be formed to encapsulate it.

3.2 Layout

The new lift will be installed in place of the existing lift so the layout will not be affected by the proposal.

3.3 scale

The overall scale of the building will not be affected by the proposals.

3.4 Appearance of the Development

The appearance of the development will not vary from the existing from the exterior of the building.

4.0 Access

4.1 Approach / Entrance

The external entrances will not be affected by the installation of the new vertical lift and will remain as existing.

4.2 Entrance Doors

The existing entrance doors will remain as existing and support disabled access with ramped access available.

4.3 Signage

The signage is to remain as existing and should comply to the current regulations.

5.0 Conclusions

5.1 Assessment of impact

The impact to this listed building should be minimal. The new lift will be installed in place of the current, out-dated lift. The dimensions of the new lift are only slightly larger than the current arrangement and should not in any way hinder circulation around the building or access to any part of the pub.

The proposed stud walls are to be formed in conjunction with the existing palette of materials within the pub. This will encapsulate the new lift and separate it from direct contact with the listed fabric of the building.

5.2 Relevant NPPF Paragraphs

Paragraph 58 considers the general design principals within the built environment and where developments should function well and add to the overall quality of the area, not just for short term but over the life of the development.

Paragraph 61 stipulates that the visual appearance of the architecture of individual buildings has very important factors securing high quality and inclusive design goes beyond aesthetic considerations therefore planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment. The proposals will have a minimal visual impact to the character of the building

As stated in paragraph 62 the proposal has been reviewed by the local planning authority. Harrison Ince Architects understand and agree that the local Design review arrangement is in place to provide assessment and support high standards of design.

5.3 Conclusions

The proposals above establish the approach taken to the proposed work (Minimum intervention, sympathy to the existing fabric to be considered) alongside an assessment of the buildings architectural and historical interest. The intention of the application is to both restore and enhance the built fabric ensuring the character of the building is retained.

understand the potential impact of the work and thereby ensuring only the most appropriate measures are taken. The historic environment record has been consulted and the heritage assets assessed using appropriate expertise where necessary.

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