HERRATAGE STATEMENT

TO ACCOMPANY

APLICATION FOR
LISTED PLANNING
CONSENT

FOR

THE JOSEPH BRAMAH
REPLACEMENT OF WALK-IN FRIDGE
UNIT AND INSTALLATION OF NEW FREEZER

AT

15 MARKET HILL
BARNSLEY
SOUTH YORKSHIRE
S70 2PX

Document Revision

Revision	Description	Date	By
-	First Issue	20.09.2017	OC

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Sun House, 2-4 Little Peter Street, Knott Mill, Manchester, M15 4PS PH: +0161 236 3650 E: info@harrison-ince.co.uk

1.0 Introduction

1.1 Purpose and Format

This assessment has been prepared as part of a listed building consent application for alterations and repairs to the subject property.

The assessment has been conducted in accordance with general guidelines set out in the English Heritage publication “Informed Conservation” and in particular responds to policies outlined in planning policy statement 5 (PPS5). In terms of local policies, the core strategy sets out the overall vision and special strategy for Barnsley Metropolitan Borough Council and seeks to achieve clear objectives for development end environment. This assessment supplements the design and access statement.

1.2 Methods of Investigation

Visual inspections of the property carried out in September 2016, were completed with the aid of existing plans and elevations provided by the client. Background research into the building was conducted through consultation with the following main resources:

- Historic England
- The National Archives
- Historical Texts

The proposed reinstatement requires listed building consent for the listed building. The Joseph Bramah is an existing public house, utilising all levels of the building.

1.3 The Joseph Bramah

The building is a Grade II listed building, therefore any proposals which may impact upon the special architectural or historical interest of the building will need to be managed in relation to the planning (listed Buildings & conservation Areas) Act 1990. This statement assesses the impact proposals to carry out the repairs to the existing public house. Any impact is assessed in relation to the special architectural and historic interest of the building.

Description: Public House
Location: 15 Market Hill, Barnsley
Grading: Grade II Listed

2.0 Location

2.1 Location

Barnsley is a town of south Yorkshire approximately half wat between Leeds and Sheffield, the town centre lies on the west bank of the Dearne Valley. Barnsley is surrounded by several townships with forms the Metropolitan Borough of Barnsley.
Historically Barnsley 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 General Description

3.1 The building History

The building historically was a shop unit prior to its development into a JD Wetherspoon in 2006, the building consist of a basement, ground, first and second floors and is constructed of stone and masonry. The roof is finished with welsh slate roof.

3.2 Building services

The Building has Gas, Water and Electric services which are all functional to all levels of the building.

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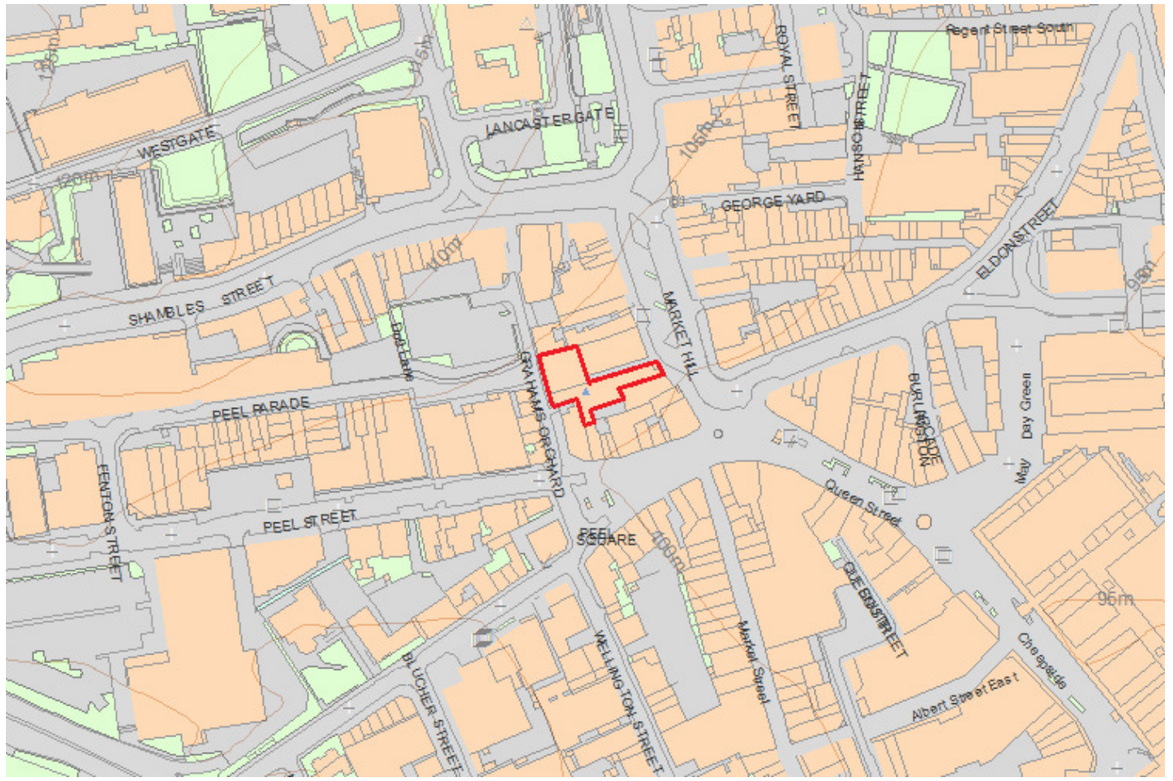
3.3 Listing Description

Description: Public House
Grade: II
Date Listed: 13 January 1986
English Heritage List Entry Number: 1191744
National Grid Reference: SE 3440806366
Location: 15 Market Hill
Locality: Barnsley
Local Authority: Barnsley Metropolitan Borough Council
County: South Yorkshire
Country: England
Postcode: S70 2PX

GV II

SE3406SW BARNSLEY MARKET HILL (west side), Barnsley 9/46 No 15 GV II Shop. Early to mid C19. Coursed squared rubble. Welsh slate roof. 3 storeys. Single-bay gable frontage. C20 ground-floor addition with shop frontage. Large, altered square-headed lst-floor window. 3-light 2nd-floor window. Pediment-gable with lunette. Right return elevation has C20 shop frontage and various sash windows in plain surrounds.

Listing NGR: SE3440806366



OS Map of the site

4.0 Assessment of Impact

4.1 Building Fabric Analysis

- The Proposed Chiller (kitchen)
  The location of the new proposed chiller is within the existing public house kitchen the finishes to this area are modern plaster finishes and there is currently a chiller in this area
- The Proposed Freezer unit (Within the basement)
  Internally the area is finished with more modern plain plaster sections with no decorative features to it there is an existing timber opening window which is of more modern construction, the wall itself is a red brick masonry of two ages one dates back to 2006 when JD Wetherspoon converted the premises and one looks older, but not original to the building. Above this wall sits a steel beam which looks to be a similar age to the older brick which does not seem to be original to the building. Above this beam is a stone masonry wall which seems to date back to the original building. The yard externally is finished with concrete and internally the floors are finished with modern Vinyl flooring.

4.2 The Proposed Work

The proposal for the works is as follows,

To the kitchen the new fridge unit will be installed in line with the existing fridge / freezer unit, it is expected there will be no damage to the fabric of the building.

To the basement area, the proposal is to remove the lower masonry wall and window as seen in the photographs to the right, up to the beam level. This wall is of more modern construction and should cause no damage to the original fabric of the building the new prefab freezer unit will then be installed both internally and externally as indicated on our drawings. The stone wall to the back of the photograph to the right will remain in place as is.

5.0 National Planning Policy Framework

5.1 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.





Proposed location of freezer unit





Photograph showing the internal location of the proposed freezer unit

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.

6.0 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, which justifies the need to modify the building. The intention of the application is to improve built fabric ensuring the character of the building is retained.

The proposed design has been assessed by relevant built environment professionals to completely 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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