DESIGN & ACCESS STATEMENT
& HERITAGE STATEMENT

TO ACCOMPANY

APLICATION FOR LISTED BUILDING CONSENT

FOR

THE JOSEPH BRAMAH
INSTALATION OF NEW OVER BAR GLASS RACKS

AT

15 MARKET HILL
BARNSLEY
SOUTH YORKSHIRE
S20 2PX

Document Revision

REVISION	DESCRIPTION	DATE	BY
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Sun House 2-4 Little Peter Street, Knott Mill, Manchester, M15 4PS
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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 assess 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

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 Design

3.1 Amount

The design of the new racks should have minimal impact to the building, on the ground floor the new system will fix to modern finishes mainly a MF ceiling and Masonry Walls with modern plaster finish, The racks to the first floor will fix to the existing beams that are visible.

3.2 Layout

The layout will not be affected by the proposal

3.3 scale

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

3.4 Appearance of the Development

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

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4.0 Access

4.1 Approach / Entrance

The approaches and entrances will not be effected by this proposal

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 Heritage Assets

5.1 Methods of investigation

Visual inspections of the property carried out in January 2019, 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:

- The National Archives
- Historical Texts

5.2 Listing text

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

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

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5.3 Assessment of impact

The impact to the ground floor will be minor the new racks will fix into modern finished ceilings and walls with no historic fabric affected.

The impact to the first floor will be more as new holes will be drilled through the existing timber beams to allow a fixing to the racks.

5.4 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.

5.5 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.

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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