

HERITAGE STATEMENT

TO ACCOMPANY
APPLICATION FOR LISTED BUILDING CONSENT
FOR
THE JOSEPH BRAMAH
INSTALLATION OF NEW LIFT
AT

15 MARKET HILL
BARNESLEY
SOUTH YORKSHIRE
S20 2PX

Document Revision

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1.0 Introduction

1.1 Purpose and Format

This Heritage 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, as well as its local historical importance.

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 way between Leeds and Sheffield, the town centre lies on the west bank of the Dearne Valley. Barnsley is surrounded by several townships which 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.

Heritage Assets:

2.2 Methods of investigation

Visual inspections of the property carried out in February 2023, 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

2.3 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 BARNSELY 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 1st-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

3.0 Extent of Proposals

The proposed work only concerns the replacement of an existing passenger lift and the forming of a stud wall to surround the new installation.

The current lift, located opposite the stairs to the customer area, measures 1630mm x 1690mm. This is to be stripped out and removed from site. The new lift to be installed will measure 1680mm x 1820mm. This slightly larger passenger lift will occupy the same position as the current lift.

A 100mm stud wall will be formed to the side and rear of the lift to encase it.

No further work is proposed as part of this scheme.



Above: The existing passenger lift to the customer area to be replaced.

4.0 Impact of Proposals

The proposed work is not considered to be detrimental to the special historical character of the listed building. The lift which is being replaced is not an original feature and is not protected under the building's listing. It is necessary to replace the old lift with an improved system to continue providing access to all areas of the public house for people with disabilities.

The overall effect of the lift replacement on both the layout and visual appearance of the building will be minimal. As previously mentioned, the new lift will occupy the same location as the current lift, thus no routes of circulation / escape will be affected.

The proposal is not visible from the exterior of the pub from street level and so will not have a conflict of interest with the historical assets within the local streetscape.

The new lift will also be largely concealed where possible as it will be enveloped by a new stud wall. This will separate the lift system from the existing original fabric of the building's interior.

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.

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