

DESIGN & ACCESS STATEMENT

TO ACCOMPANY

APPLICATION FOR LISTED BUILDING CONSENT

FOR

NEW STAFF FACILITIES

AT

THE ART PICTURE HOUSE
36 HAYMARKET STREET
BURY
BL9 0AY

Document Revision

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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 for listed building consent at: The Art Picture House, Bury. 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

Bury is a large town around 8 miles north-west of Manchester, and is the centre of the Metropolitan Borough of Bury. It is famous for its open-air market, which has a history stretching back to King Henry VI, and Bury black pudding. During the industrial revolution, the town produced textiles, though this industry no longer exists in the town. Bury was also the birthplace of Sir Robert Peel, Prime Minister of the United Kingdom 1834-1835 and 1841-1846. It is serviced by the Manchester Metrolink system, the M66 motorway, and the A58 and A56 roads.

2.2 Building History

The building itself was originally built in 1922 and was designed by Albert Winstanley. The building replaced a former Baptist church which had been converted into a theatre/cinema at this location. It continued as a theatre and cinema until 1964, when it became a theatre only. Sometime after this, the site became a Bingo Hall and then a Chicago Rock restaurant, and in 2010 JD Wetherspoon PLC took the site over and converted it into a Public House.

Internally, many of the original features of the theatre/cinema remain – the main customer area retains the original proscenium, along with intricate neo-baroque mouldings around the balcony front, on the ceiling and on the cornice.



The Art Picture House from Haymarket Street/Bury Interchange.

3.0 Design

3.1 Amount

This proposal aims to provide staff members with appropriate rest, changing and toilet facilities which are separate to those available to customers. The proposed work to achieve this includes:

- a) The formation of four cubicles (two WC and two changing) in an undeveloped space on the first floor. The (non-original) lobby to the stairwell will be demolished. A new stud wall will be erected in front of the original wall to form the back of the cubicles, along with another parallel stud wall and three dividing stud walls. The back stud wall protects the decorative plasterwork on the original wall.
- b) The refurbishment of the existing staff room. The existing sink will be removed and replaced, no original walls will be impacted, and no new walls will be erected.
- c) An additional condenser will be required, which will be positioned on the rear elevation, facing Back Knowsley Street alongside the existing units. This is not the principal façade of the building, and as part of a larger existing array, it will not have a detrimental impact on the façade.



The back of The Art Picture House, from the corner of Moss Street and Back Knowsley Street.



The undeveloped space which will become the staff WC and changing area.

3.2 Layout

The proposal will not affect the layout of the customer areas. Four cubicles will be created in a currently empty space, slightly altering access to back of house stairwell from the first floor. The circulation route through the current staff room will be retained. The original historical layout will not be detrimentally impacted, with any new walls being studwork and therefore easily removeable.

3.3 Scale

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

3.4 Appearance of the Development

The proposal will have a negligible impact on the exterior appearance of the building – the only change is an additional condenser in an existing array. The appearance of the high quality theatre/cinema interiors will not be affected, only the appearance of the undeveloped and back-of-house areas.

4.0 Access

4.1 Approach / Entrance

The approaches and entrances will not be affected 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.

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