

JUNE 2025

## DESIGN & ACCESS STATEMENT

TO ACCOMPANY

LISTED BUILDING CONSENT  
FOR INTERNAL REFURB WORKS

THE ART PICTURE HOUSE  
36 HAYMARKET STREET  
BURY BL9 0AY

## Document Revision

| REVISION | DESCRIPTION | DATE     | BY |
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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 – JD Wetherspoon, 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.



Figure 1- Front elevation of the Art Picture House (Harrison Ince Architects)

## 2.0 Context Assessment

### 2.1 Location

The Art Picture House is located in Greater Manchester in the town of Bury. The site sits opposite the Bury Station and Interchange within the town centre.

### 2.2 Building History

Please refer to the Heritage Statement for details on the building history.

### 2.3 Responsibility

The property is a Grade II\* Listed asset and therefore there is an obligation on the owners for the upkeep of the building. The proposed intention of the works is to ensure the future of the building and its attractiveness. The proposal will help to maintain the future of this heritage asset and restore the original spatial planning of the Art Picture House.

### 2.4 Use

The site currently operates as a public house; this use will be retained through the works. The original building was a cinema and picture house which was later converted to a bingo hall and later to a Chicago Rock. As part of the various uses throughout the building's history alterations have been made to the original spatial planning to incorporate bars, cellars, kitchens, etc. The proposed works will allow for a refresh of the internal area to allow for its continued use and occupation.

### 2.5 Relevant Planning Policy

The proposed works are guided by the National Planning Policy Framework (NPPF), specifically section 16 *Conserving and enhancing the historic environment* which constitutes paragraphs 195 to 214. The intention of this section is to maintain the longevity of heritage assets through appropriate conservation, allowing for future generations to benefit from the heritage asset.

The proposed works are in line with the intentions of the NPPF as they aim to retain the building as a significant historic asset to the Bury Metropolitan Borough and the surrounding area. All work to historic elements of the building fabric will be sensitive and take a restore first and maintenance approach.

The proposal sets out a positive approach to the conservation of the historic element to allow for the ongoing enjoyment of the historic environment to avoid neglect and decay. The scheme itself highlights elements of the building fabric and tells the story of the building's rich history through the layering of historic and contemporary design elements. Including the removal of the central bar and a rationalisation of the various levels which will reinstate the historic proscenium arch as the focal point of the development.

## 3.0 Design

### 3.1 Amount

The application relates to the existing elements of the building and does not increase any floor space but does increase the overall customer area.

### 3.2 Layout

The following amendments are being made to the existing layout on the ground floor of the public house:

- Central bar removed.
- Bar underneath the proscenium arch enlarged with new wash up area.
- Female toilets to be relocated to opposite side where bottle store and walk in freezer are currently located.
- Half height partition walls removed, and floor levels rationalised.
- Formation of new stairs and ramp.

The above changes are to modern elements of the historic building and will help reintroduce the original spatial planning.

The removal of the partitions and the central bar will allow for more natural daylight to enter the main area of the building. The removal of the bar will create more customer area. The enlarged bar situated underneath the proscenium arch refocuses the arch as the primary visual feature in the building.

The rationalisation of the various levels will create a more intuitive layout that is easier for patrons to navigate.

### 3.3 Scale

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

### 3.4 Appearance of the Development

#### *External*

Works to the external front façade will be captured in a separate application but form part of the larger scheme.

Additional mechanical equipment is proposed to the Back Knowsley St elevation to service the kitchen extract and HVAC works. An additional five (5) condensers are proposed to be wall mounted next to two (2) existing units to service the HVAC. Two (2) new grilles are proposed through existing windows which are currently boarded up. Additionally, a new kitchen extract discharge terminal is proposed to replace the existing. The additional mechanical equipment will help to adequate heat and cool the venue and provide the necessary servicing for the kitchen.

Please refer to the mechanical scheme for further details.

#### *Internal*

A full refurbishment to the ground floor of The Art Picture House is proposed with the intention of highlighting the historic elements of the interior. The main objective is to reinstate Art Deco style elements, which feature on the exterior front façade of the building, throughout the customer areas.

A design proposal has been prepared and can be found under 'PN6264 – The Art Picture House – Interior Proposal'.

By enlarging the bar underneath the proscenium arch, customers attention will be drawn to the original use of the building as a cinema. Additional decorative curtains will be added to the existing theatrical style curtain to emphasise the original cinema screen location.

Timber wall panelling through the main entrance, which formed part of the original ticket booth, will be refurbished and enhanced with artworks depicting the previous use of the building. An Art Deco style flooring will be laid within this space and additional signage included to entice customers into the main interior space.

Rationalising the flooring levels through the customer area will provide improved seating options for customers to enjoy various elements of the decorative interior. The interior will undergo a redecoration, freshening the scheme with colours historically used through the interior.

Lighting through the pub will be modernised with new Art Deco fittings alongside carefully chosen existing fittings to be refurbished and reused. Combining the two lighting styles will allow the Art Deco to marry with the ornate interior style of the balconies and ceiling. New discrete directional lighting will be used to brighten the historic ceiling, replacing the current outdated directional lighting styles. Upon the original balcony, the existing Lloyd's equipment will be removed, this will eradicate the visual clutter that has accumulated on the heritage asset.

The relocated Ladies Toilets will have an Art Deco tiling scheme that reflects the original elements on the front façade of the building. This will also be reflected in the new DDA toilet.

## 4.0 Access

### 4.1 Approach / Entrance

A new fire exit route from the customer area is proposed to cater for the increased occupancy of the venue. This exit will utilise the existing exit on Back Knowsley Street that currently serves as the kitchen and BOH fire exit. No new openings are proposed as part of the works.

### 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 approach forms part of a separate application.

## 5.0 Conclusion

Due consideration has been given to the special architectural and historic importance of this building. The careful refurbishment of the building fabric will ensure both the long-term safety and sustainability of the building and allow the building to function in a modern and safe manner.

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