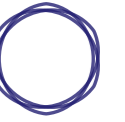


**11 MARKET PLACE
DEWSBURY**

**DESIGN AND ACCESS STATEMENT
BY ARCTIC ASSOCIATES LTD**



USE

11 Market Street, Dewsbury is a vacant Grade II Listed landmark public house formally known as The Black Bull which in the past provided a social gathering place for the town. The building was last used as a public house over 18 months ago and the freehold has recently been acquired by Mood Developments Ltd who have a number of other public houses in their portfolio. As new owners of the property Mood Development proposed to invest in refurbishing the interior and make the first floor former billiard room and three small letting rooms into a new function room and toilets whilst introducing a fully accessible unisex toilet on the ground with with enlarged kitchen

AMOUNT

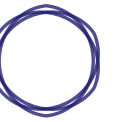
The works proposed entails the restoration and refurbishment of a 458.6 m² public house including beer cellar basement. The new layout will see to the introduction a modern accessible pub with restaurant and toilet facilities, access to first floor function room and landlords flat for improved on site and town centre security. By introducing a new fire escape to the rear of the property within the courtyard demise all first floor accommodation will be safe for public use.

All alterations and refurbishment works will be contained within the existing listed envelope. Where possible all original internal features such as ceiling cornices, rooflights and fireplaces will be retained within the scheme.

All repairs to the external envelope are to be carried out using conservation techniques – see separate Heritage Statement. The property is located within the Dewsbury Town Centre Townscape Heritage Initiative Scheme.

SCALE

The proposed works to the property are within the existing building envelope and there are no changes to the scale of the building in relation to the neighbouring properties.



APPEARANCE

As a Grade II Listed Building the proposed scheme has been designed to ensure minimum intervention to the historical fabric and is reversible. The Local Authority Conservation Officer Nigel Hunston and Townscape Heritage Initiative (THI) Officer John Lambe have been consulted regarding all design aspects including any demolition works and new interventions.

External walls- Where replacement or repairs are necessary new stone to match the existing in colour and texture is to be used. Lime mortar pointing to match existing is also to be used.

Roof- New natural Welsh slate is to be used on the rear of the building where required. Colour, texture and sizing of slates to match existing. Replacement lead flashing and rainwater goods to are to match existing.

Windows - Restoration of existing timber sash windows. Restoration of roof lights. New roof lights. New timber windows. Bay window decorative stone window heads, mullions and sills to be replaced. Crittall window detail.

Doors- Timber main entrance doors to be reinstated.

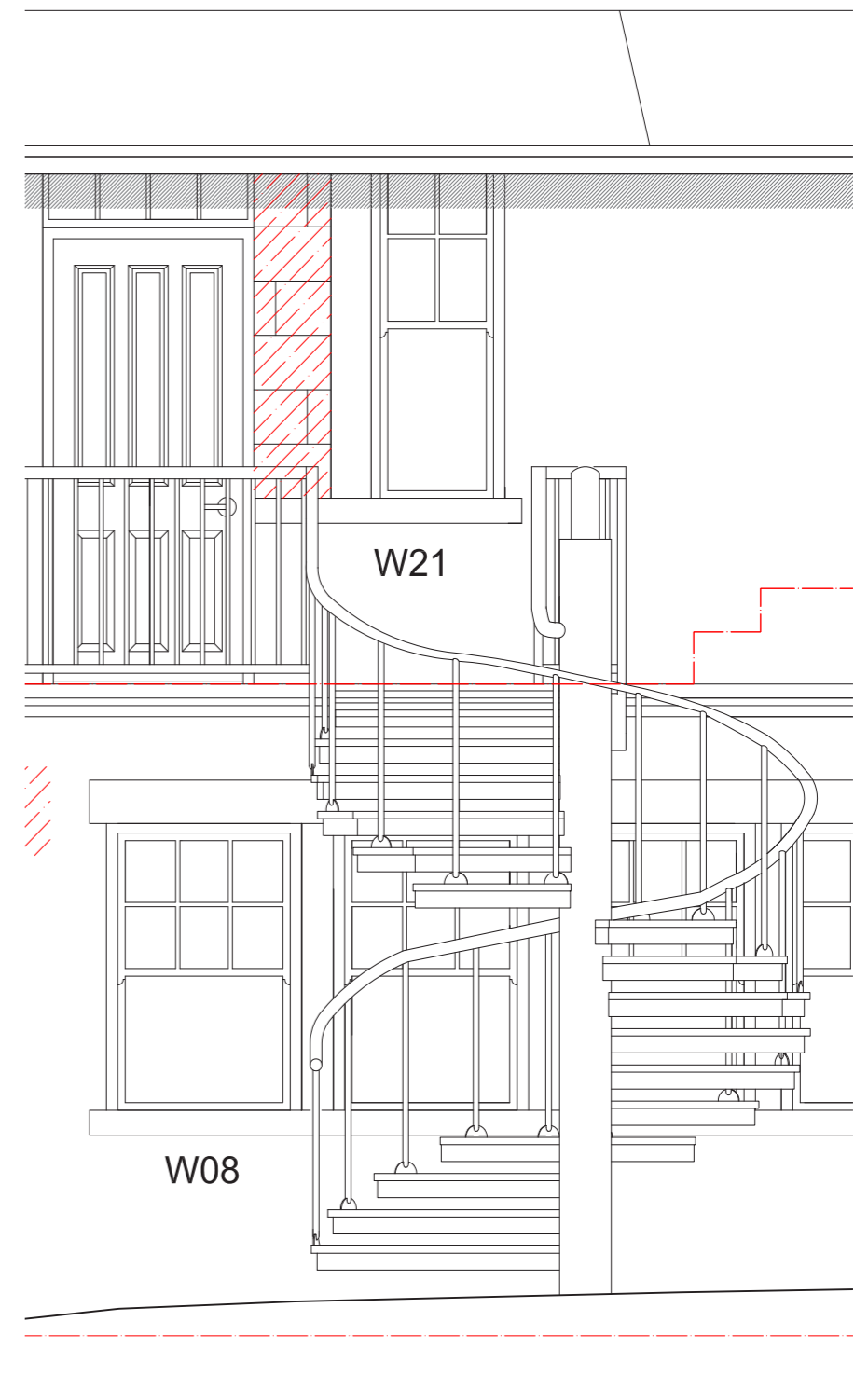
Stairs Internal & External- New timber stairs to first floor servicing WCs, function space and landlord flat. New metal spiral stair to rear providing an updated fire escape strategy

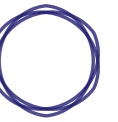
Services- New modern WC facilities and kitchen with associated mechanical, electrical and plumbing works.

Our client has commissioned a detailed condition survey mapping out all items to be requiring works and suggest plausible solutions for rectifying the defected elements of the existing building on a like for like appearance basis.

ACCESS

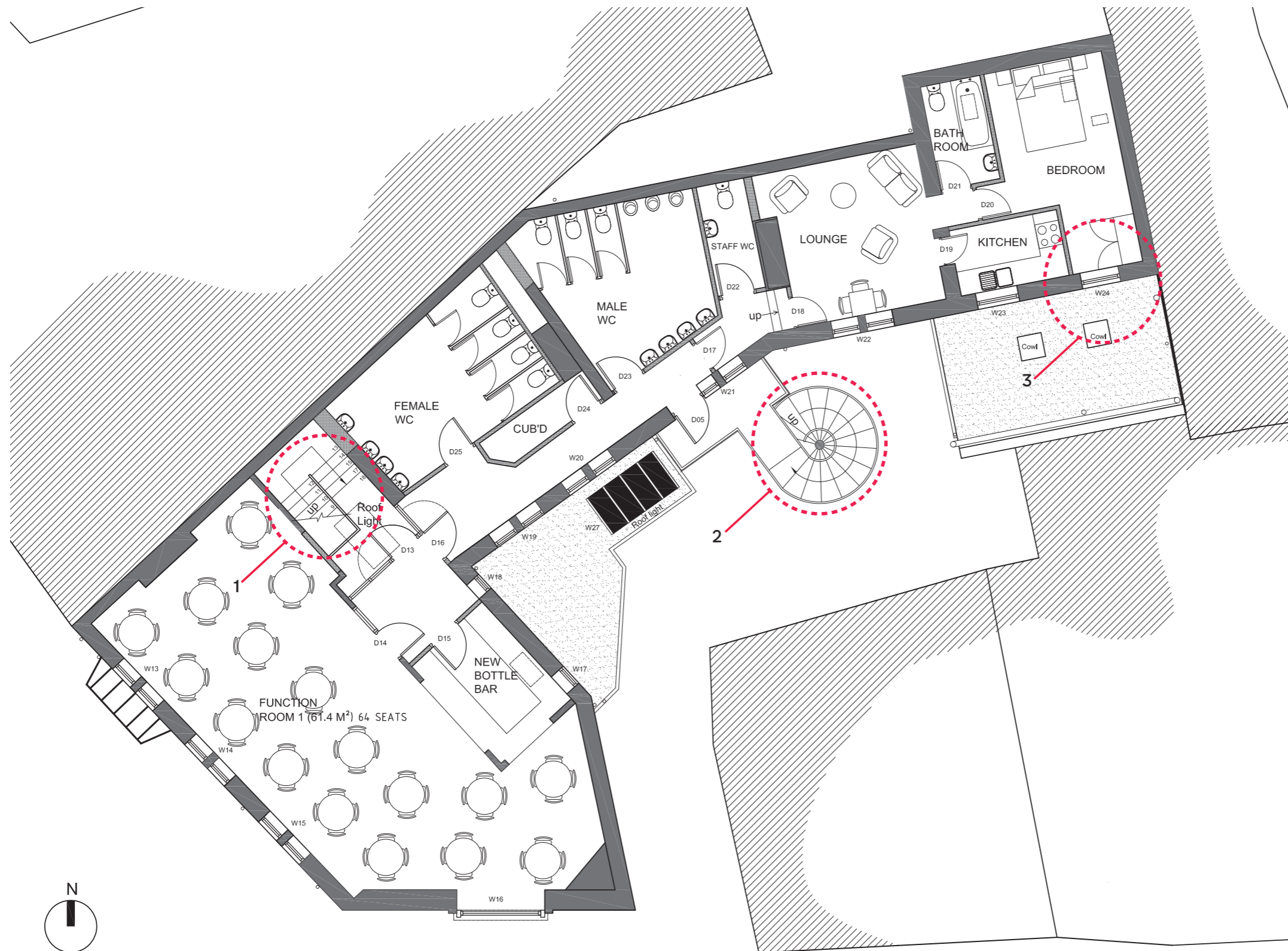
There is level access to the building through a main entrance door to the west elevation. The change in level of approximately 280mm will be facilitated by two steps and an access ramp will provide full access for wheelchair users from the lower level. A new fully compliant unisex access toilet will also be provided to the rear of the restaurant. The main toilets for the premises being relocated to the first floor via a new staircase. The introduction of a new spiral staircase will allow private access to the new landlords flat and emergency escape to the new first floor function room.





PROPOSED ACCESS PROVISION

First Floor Plan



1. Public access to first floor function room and WC facilities.
2. Secondary fire escape from first floor and access to landlord's flat.
3. Fire escape from flat.