



JSA DESIGN



The Horse and Jockey

Design and Access Statement

September 2020

32 Hope Street
Wrexham
LL11 1BG



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1. Introduction

This document accompanies the listed building application for the amendments to the Public House, The Horse and Jockey in Wrexham. The project consists of; full external redecoration and minor internal amendments, including new decorative floor finishes and tiling works to the toilets.

This document is intended to outline the amendments and detail how they may or may not impact the listed nature of the building. The pub itself is Grade II listed and was originally given listed status in 1951. The building itself dates back to the 16th century and is distinct due to its roughcast rendered exterior and thatched roof.

The pub is also situated within the Wrexham Town Centre Conservation Area and is one of many listed buildings within this area.

This document will also:-

- Explain the design principles that have been applied to the amendments; and
- Demonstrate the steps taken to appraise the context of a proposed development and how the design of the development takes that context into account.



2. Site Information

2.1 Site History and Location



The Horse and Jockey is situated on the corner of Hope Street and Priory Street in the heart of Wrexham town centre.

The site is currently open and trading, and is a community pub offering a selection of food and drinks.

The main entrance to the building is situated at an angle, directly on the corner of Hope Street and Priory Street. There is an alternative, level entrance to the side of the pub also on Priory Street and an emergency exit situated to the rear of the pub.



2. Site Information

2.2 Existing Site Photos



The pub features an existing thatched roof and rough cast render walls which are currently painted. Timber doors and window frames are also painted.

Existing signage comprises of a fixed hanging sign only to the Hope Street elevation of the pub.

A small cobbled pathway forms the boundary to the pub's demise.



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Internally the pub features original beams and timber work to the walls and ceiling which will all be retained.

There are later additions of a bar structure and fixed seating which will also be retained. The existing toilets feature modern tiles and vinyl finishes.





3. Design

3.1 Use

The application is to redecorate the exterior of the pub and also for minor internal amendments. The external redecoration will cover the window frames, the render and the existing painted plinth. There is no proposal to make significant changes to the colour of the externals and our aim is to preserve the traditional character of the pub.

Internally the proposed scheme includes a full internal redecoration and reupholstery of existing fixed seating. New decorative lighting will be installed internally to existing points. The existing bar front will be refinished and a new bar top installed. The back bar shelving will be replaced. Within the existing gents and ladies toilets the existing tiles will be removed and replaced along with new vanity units.

We consider that as the new materials are either identical or similar to the existing and being replaced on a like for like basis, that this work poses little impact to the structure of the listed building.

3. Design

3.2 Layout

No amendments will be made internally to the layout of the pub and no external works are proposed that will affect the layout of the pub in any way.



3. Design

3.3 Scale

We do not propose to amend the size of any of the front of house areas internally during the works and neither do we intend to amend the size of the pub building itself.

3. Design

3.4 Landscaping

There is currently no external landscaping at the property but we proposed to add artificial planting externally to increase the curb appeal of the venue.

3. Design

3.5 Visual Impact

It is felt that the proposals will not be detrimental to the existing character of the building or that of the surrounding areas. The proposals aim only to improve the appearance of the pub and continue the ability to maintain the pubs trade moving forward.

4. Access

4.1 Disabled Access

Disable access will not be affected by the proposal.

4. Access

4.2 Waste Management and Vehicle Access

Waste storage and vehicular access will not be affected by the proposal.