



## DESIGN + ACCESS STATEMENT

Description: PROPOSED REFURBISHMENT AND INTERNAL ALTERATIONS OF GROUND FLOOR A3 UNIT; AND CONVERSION OF UPPER FLOORS INTO RESIDENTIAL FLATS (C3); REMOVAL OF FLAT ROOF REAR EXTENSION; AND REINSTATEMENT OF HISTORIC FAÇADE.

Site: 108-110 BRIDGE STREET, WORKSOP, S80 1HT.

Our ref: JPA\_18-0043

Date: 25 March 2019

Issue: 1

## I INTRODUCTION

This statement has been drafted in support of the application for planning permission and listed building consent for the proposed:

- a) refurbishment of the existing ground floor unit (A3 use)
- b) conversion of the upper floors into residential flat (C3 use)
- c) removal of flat roof C20 rear extension
- d) reinstatement of historic shopfront façade

All at 108-110 Bridge Street in Worksop and as identified on the enclosed site location plan.

In addition to bringing back into use the A3 ground floor unit, the proposals comprise the residential development of 9no residential units (7 apartment/maisonettes, and 2no studio/bedsits), which are designed to contribute to the local housing supply and need.

The site application area measures 419sqm and will be unchanged as a result of these proposals.

## 2 THE SITE & BACKGROUND

Bridge Street lies at the heart of Worksop's historic commercial centre and within Worksop Conservation area. It is located to the south of the River Ryton, the Chesterfield Canal and Worksop Railway Station and to the east of access roads to the A57. It ascends to merge with Park Street to the south and descends to merge with Bridge Place to the north. Worksop Town Hall, Police Station, Savoy Cinema and a range of banking facilities are all within easy walking distance.

Bridge Street has been important as an economic and cultural centre of Worksop for centuries, probably given its proximity to the historic market area to the south (the site of the Savoy Cinema). Its earliest history is a little elusive; however, it was certainly established as an economically vibrant street by the sixteenth century, populated by timber framed buildings.

In the 16th-17th centuries, the facades of the buildings on the west side of Bridge Street were around 1m-1.5m further back from the road with timber-jettied upper stories, which still survive at the Ship Inn and Lion Hotel. In the 18th century, most of the timber-framed buildings on this section of the street were either replaced, partially rebuilt or encased in brick or stone. Many other extant buildings on Bridge Street date from the 18th and 19th and 20th centuries, or were modified during those centuries. Commonly, shop fronts were added to a number of buildings in the late 20th century. There is a network of tunnels running under Bridge Street, which appears to have connected to each building via sub-cellars (underneath 18th-century cellars) cut out of the sandstone. There is evidence of an entrance having been bricked-up under no. 124.<sup>1</sup>

Bridge Street plays host to many notable local buildings and structures, not least the adjacent Lion Hotel, and numbers 102-104, 118 and 124, which are Grade II listed, along with The Old Ship Inn (Grade II\*). The majority of buildings in and around the immediate vicinity of the site are of 3-4 storeys, with accommodation from ground level and up to the roof space. The street scene is a mixture of C17-C20 frontages, some of which, as 108-110, have been refaced throughout their historic development (largely in the C19).

A full statement of significance is contained within this submission and provides further detail as to the historic development of the building, the quality and evidence of surviving features, and background information to inform the approach to the historic shopfront façade reinstatement.

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<sup>1</sup> Michael Tagg, Bassetlaw District Council, email correspondence 07.01.19

### 3 RELEVANT PLANNING HISTORY

According to the Bassetlaw District Council online planning search the following are active records for previous development proposals on this site:

- |   |               |  |   |                  |
|---|---------------|--|---|------------------|
| ▪ | 02/98/00248/L | Installation of 4 window openings  | - | Refused          |
| ▪ | 02/98/00247   | Installation of 4 opening windows  | - | Refused          |
| ▪ | 02/98/00198   | Fascia and projecting signs  | - | Grant permission |
| ▪ | 02/98/00197   | Fascia and projecting sign   | - | Grant permission |
| ▪ | 02/97/00262/L | Alter and extend building  | - | Grant permission |
| ▪ | 02/97/00261   | Alter and extend shop to form public house, to include staff accommodation | - | Grant permission |
| ▪ | 02/91/0006/A  | Display internally illuminated projecting sign                             | - | Refused          |

### 4 PLANNING POLICY

This application should be considered against the Bassetlaw District Council Local Plan and National Planning Policy Framework (2019), and the following policies are relevant for the site and these proposals, and comply with the broad Vision and Objectives for Bassetlaw:

*“By 2035, Bassetlaw District will be a place where rural and urban life prosper from investment and growth; new developments increase opportunities for enhanced health, wellbeing and quality of life; and residents and visitors are able to enjoy a valuable, attractive, diverse and accessible environment.”<sup>2</sup>*

#### BASSETLAW DISTRICT COUNCIL (DRAFT) LOCAL PLAN

Policy 1      The Bassetlaw Spatial Strategy

The Spatial Strategy strands for Bassetlaw identify Worksop as a sub-regional centre:

*New development within and adjoining the largest town in Bassetlaw along with supporting town centre focused investment and regeneration to support Worksop’s role as the main employment, infrastructure and service centre for the District. Economic investment and residential growth in Worksop will also support and benefit from the town’s strong sub-regional links to South Yorkshire and widely connected through excellent proximity to both the A57, A1 and east-west rail links. This growth will significantly contribute to the delivery of new housing and economic development.*

#### HOUSING NEED

The strategic plan and objectives show that Worksop will be the largest singular location for the concentration of new housing in the District, with an identified need for 1600 dwellings (or 24%) of the required need for the period 2018-2035. Moreover, the predominant concentration of new employment services will be encouraged within Worksop to an estimated 45 hectares (or 33%) of the District needs.

Of the Strategic Objectives for the District, the local authority set out to deliver homes to meet the needs of Bassetlaw, providing for an appropriate type and mix of new homes, and minimise the impact on local infrastructure. For this reason, as noted above, a greater concentration of new homes will be focused on the main town centres, which afford the amenities, transport links and community facilities to support residents.

#### HOUSING SUPPLY

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<sup>2</sup> Bassetlaw District Council Draft Local Plan, Section 4, p.24

Following a review of land availability within the district, looking at deliverable and developable sites, as defined by the NPPF (2018), it is evident that housing needs cannot be met within Bassetlaw without allocating additional sites. Deliverable and developable sites... will support delivery of 3,949 new homes.<sup>3</sup>

The draft Plan makes reference to the significant number of homes granted permission that have not yet commenced, and that this lapsed rate is broadly 25%. Therefore, it is key to the supply of new homes that more permissions are granted, and that proactive developers and potential development sites are brought forward.

Moreover, in the case of 108-110 Bridge Street, it is the case that this also presents an opportunity to bring the whole building back into meaningful use to ensure that it has a sustainable future, which will in turn preserve and enhance the listed building, its setting within the conservation area, and the vitality of the street scene.

## HOUSING MIX

It is important that the Plan provides homes to meet the needs and aspirations of local people and to attract new people to live in the area in order to support economic objectives. The quality and range of properties on offer is a key element of capturing the benefits of economic growth as the choice of suitable homes can influence investment decisions. To achieve this, the Plan must ensure that the housing needs of different households are met by providing the right type and mix of housing.<sup>4</sup>

### Policy 4 – Housing mix

1. In developing housing sites, developers will be required to adopt an approach that will establish sustainable communities, providing a choice of homes to meet a range of housing requirements. A mix of housing tenures, types and sizes should be provided, appropriate to the site size and needs of the area.

## WORKSOP: SUB-REGIONAL CENTRE

9.1 Worksop's town centre will be revitalised through reorganising the centre to create distinct retail and leisure zones, complimented by office and residential uses that ensure the Town Centre is well-used throughout the day and in the evening.

9.2 The Town's historic environment will be conserved and complimented by new buildings that enhance the character of the area.

9.3 Well-designed new homes and a range of new employment opportunities will be delivered to address the needs of local communities.

9.5 As Bassetlaw's largest town, Worksop has an extensive range of community infrastructure, facilities and services and is a key area for development and growth in the District. The aspiration for Worksop is to enhance the town's role within the sub- regional economy, promoting regeneration opportunities wherever possible. In recognition of the town's role, Worksop will accommodate a large proportion of housing and employment growth over the plan period up to 2035.

## PLANNED APPROACH

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<sup>3</sup> Bassetlaw District Council Draft Local Plan, 6.14, p.36

<sup>4</sup> *Ibid*, 7.16, p.55

9.6 Principles for Development and Growth in Worksop include:

- Where necessary, redefining the existing boundary around Worksop to accommodate site allocations.
- Supporting significant levels of housing development and growth across Worksop through planned site allocations, urban intensification and organic growth. Delivery of extant planning permissions will also contribute to this growth.
- Enhancing the economic sub-regional role of Worksop by supporting economic development proposals at all scales, including large scale business activity, and allocating land for business uses.
- Supporting opportunities for the retention or creation of new community and transport infrastructure, facilities and services, and ensure that impacts on them are appropriately mitigated.
- Promoting town centre developments that strengthen the existing retail and leisure offer of Worksop, including identifying further town centre regeneration opportunities.
- Conserving and enhancing the town's historic environment

## PLANNED GROWTH

9.7 The 2011 Bassetlaw Core Strategy apportioned 32% of the total growth to Worksop. Over the course of the Core Strategy period 2011 to 2018, housing delivery has not met housing need in Worksop. This is partly due to the fact that the Council has not allocated sites for housing during this period. However, over the past 2 years development has significantly increased due to the number of planning permissions granted which indicates that demand for housing is increasing in Worksop.

9.8 As a sub-regional centre, Worksop will continue to deliver a significant amount of housing development over the Plan period. This will be delivered on a range of sites of different sizes. Given its status as a sub-regional town, it is considered appropriate to apportion a larger percentage of development to Worksop.

## WORKSOP TOWN CENTRE

9.11 As the largest town centre in Bassetlaw, Worksop continues to perform an important role as the main retail and service destination for local residents and workers, and for visitors from nearby smaller centres.

## Policy 9 – Worksop

The Council will support the delivery of sustainable development to meet the needs of Worksop over the plan period. Where relevant to the type of development proposed, the following criteria must be met, and the corresponding typology requirements satisfied. Where applicable, development must:

- a) Exhibit good quality design that enhances character, protects amenity, increases resilience to climate change, and promotes healthy lifestyles;
- b) Improve access and connectivity across the town by sustainable modes of transport;
- c) Not have significant adverse impacts on highway safety and capacity;
- d) Not prejudice the comprehensive development of an area;
- e) Not conflict with an adjoining or nearby land use;
- f) Conserve and enhance the historic environment; and
- g) Protect, or conserve and enhance Green Infrastructure, as necessary.

## FLOOD RISK

According to the gov.uk flood maps for planning, the site and land are at a low risk of flooding (Flood Zone 1) and for this reason a flood risk assessment and mitigation measures will not be required.

## THE HISTORIC ENVIRONMENT

16.1 The historic environment is an asset of enormous cultural, social and economic value. It contributes significantly to our quality of life and to the quality of our places and is a tangible link with the past. National planning policy contained in the NPPF recognises that the historic environment is an irreplaceable resource and should be conserved in a manner appropriate to its significance, so that it can be enjoyed by future generations. It defines conservation of heritage assets as *“the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.”*

16.6 The Council recognises that a well-managed historic environment can act as a reference point for high quality and locally distinct design as well as an inspiration to contemporary architecture. It creates places where people choose to live, work, spend leisure time and bring inward investment, this can be seen with the heritage led regeneration scheme at Tuxford where buildings at risk were restored and brought back into use through partnership working with the Council, heritage and private partners.

16.9 In determining applications that affect any heritage asset, consideration will be given to the asset's significance. Significance is defined in the NPPF as ‘the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.’ Applicants are expected to describe the significance of the known heritage assets that may be affected by their proposals, including any contribution made by their setting. This should be in the form of a Heritage Statement. Not all heritage assets have the same degree of significance, however the Council will expect that the more important a heritage asset is, the greater the weight should be given to its conservation.

16.10 The setting of heritage assets is also a consideration in determining applications. Setting is defined in the NPPF as ‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. Setting may be limited to the physical surroundings of a heritage asset such as the functional relationship between buildings. Setting however may also include how a heritage asset is experienced, such as views towards, or away from the asset, or whether it is tranquil or noisy. Heritage or Design and Access Statements should consider the setting. Development proposals should avoid harm to an asset's setting or seek to enhance it where it has been compromised.

16.11 Development proposals can affect the significance of a heritage asset through alteration or development within their setting. The aim of any development affecting the historic environment should be to preserve the significance of an asset, i.e. to cause no harm. In determining applications the Council will seek to establish the degree of harm in line with national policy in the NPPF, which seeks to determine if there will be:

- No harm to significance; or
- Less than substantial harm to significance; or
- Substantial harm to significance; or
- Total loss of significance

## Policy 21 – Conservation and enhancement of the Historic Environment

1. Support will be given for proposals that conserve or enhance the significance of the District's heritage assets or their settings. This shall be achieved by:

- a) Ensuring that the significance of a heritage asset or its setting is understood through Heritage Statements, Conservation Area Appraisals, Characterisation Studies and any other relevant study;
- b) Ensuring that there is a weighted approach to decision-making between designated and non-designated heritage assets in decision-making;
- c) Ensuring there is a presumption against harm to, or loss of significance of designated heritage assets or their settings of the highest significance;

- d) Ensuring that the degree of harm, if any, to a heritage asset or its setting is identified in decision-making;
- e) Ensuring that there is clear and convincing justification for any harm to a designated heritage asset or its setting;
- f) Ensuring that new development is of appropriate siting, layout, design and materials.
- g) Ensuring that strategies are identified to tackle heritage at risk; and,
- h) Ensuring that historic shopfronts are conserved or enhanced and new shopfronts in the historic environment are appropriately designed.

2. Proposals that affect a heritage asset or its setting (whether designated or non-designated) should be informed by a proportionate heritage statement that:

- a) Identifies all heritage assets likely to be affected by the proposal and;
- b) Explains the significance of heritage assets affected or element of heritage asset affected and;
- c) Explains the degree of effect of the proposal on the elements that contribute to the significance of the heritage asset demonstrating how harm to the significance has been avoided, minimised to mitigated and,
- d) Provides an explanation and justification for the proposal in order for any harm to be weighed against public benefits.

The Statement of Significance submitted with this application takes into account the full and available evidence sufficient to be able to judge that the development proposals are commensurate with the ability of the building to accommodate change with less than substantial harm to the character, appearance and setting of this listed building (and within the Worksop Conservation Area). The summary assessment of this building's significance is described as:

*“108-110 Bridge Street presents from street level as a heavily adapted, reconfigured and compromised building; one of a group of similar buildings in the immediate vicinity. Careful reading can tease out the original 17th-century envelope and close attention will reveal some significant features from this period, such as the steeply pitched roof line and the south Dutch Gable, although this is largely hidden by its publican neighbour. The 18th-century facade can be read to reveal the previous site of a principal entrance, but the introduction in the 19th century of shopfronts at ground level, subsequently renewed, render it difficult to comprehend as a whole, especially as 106 Bridge Street formed part of the original 17th-century structure but must now, due to internal divisions and postal addresses, be considered separately. The removal of the balustrade and corning further confuse the comprehension of the facade. The rear of the building, accessed through what is likely an 18th-century carriage entrance, presents as a series of accretions from the 18th century whose usefulness took precedent of appearance.*

*The interior of the building is in a poor state and it is often difficult to discern the relationship between the interior and exterior configurations. Exposed brickwork and woodwork, particularly at the site of the 18th-century facade does, however, inform an understanding at least of construction techniques and materials. Of the principal features, the 17th-century staircase and 19th-century panelled room are heavily compromised by condition and under threat of further deterioration if appropriate conservation action is not taken. These features could, with further research and specialist analysis, yield information about the history, construction and adaptation and occupancy of the building. The interruption of 19th-century corning by later walls, ostensibly used to further sub-divide the interior space for multi-occupancy, is aesthetically damaging but interesting, given that it is illustrative of the historic prioritisation of function over aesthetics.*

*Overall, 108-110 Bridge Street is a problematic building to read accurately and many assertions must necessarily be speculative. However, there is enough material evidence to claim with*

*confidence the significance level of certain structural elements as well as fixtures and fittings, all of which are consonant with its Grade II listing.”<sup>5</sup>*

#### External change impact summary

Of the notable features, the external appearance is broadly preserved, which captures the building and its historic development, i.e. C17 Dutch gables and steep roofs, the C18 and C19 changes to the main façade, but with the removal of unsympathetic modern C20 alterations (namely the shopfront and the rear extension). The removal of modern and incongruous features, as well as reinstatement of the historic frontage and openings more generally, will better reveal the heritage asset, improve the overall quality and appearance of the building, and enhance the wider setting within the character (conservation) area.

The proposals allow to reinstate some windows to the rear and side elevations, and in a style to match the existing sashes. The main external change is concentrated on the front street-facing elevation, which will be altered to reinstate the historic shopfront at ground floor level and dormer at third floor (roof) level. Other changes noted include the continuation of the cornice from 110 across 108, minor repairs and redecoration of the render, alongside minor window repairs (new ironmongery, clearing putty etc.) and redecoration.

The existing modern uniform shopfront will be removed in its entirety, and the structural changes that were historically implemented reappraised to ensure that there is sufficient support for the new design. These proposals borrow heavily from historic evidence, and comprise the delineation of 108 & 110 with a step in the frontages that follows the slope of Bridge Street. This not only enables the frontages to read as their earlier separate identities, and that by virtue of these changes it is possible to create level access into the A3 food and drink establishment, as well as for the protected lobby serving the new entrance to the apartments over.

#### Internal change impact summary

Evidentially, there are few remaining original or notable features. Those of defined value are:

- a) the main C17 central staircase, which survives from first floor to third floor (roof) level, and will be retained and used as the principal circulation for the proposed apartments and studios, making appropriate use of this as a key feature of the building.
- b) the panelled room at first floor, bays 3-4 of the front (proposed apartment 105 main living area), which will be retained, repaired and redecorated and incorporated into the scheme. To the south-west corner of the room, modern doorways and insertions have led to a loss of some of the panelling. It is proposed that these openings are infilled to reinstate the historic plan form, and use this area as an opportunity for the new kitchen in this specific room, so as to avoid any further impact on the surviving panelling.

The ground floor, and some first-floor ancillary spaces, used for the food and drink establishment will be removed in their entirety. These historic changes have fundamentally degraded the quality and appreciation of the original layouts, but that this scheme will re-establish some of the earlier integrity of plan form, circulation, cellular arrangement of accommodation, and clear away much of the clutter that devalues the spatial qualities – particularly of the upper floors.

## 5 PROPOSALS

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<sup>5</sup> Statement of Significance for 108-110 Bridge Street, Worksop, January 2019, Section 8.3, p.28



The refurbishment of the existing ground floor food and drink establishment is an opportunity to improve the quality and flexibility of the space, but with an enhanced layout that contains this use to the ground floor. This means that servicing, access and egress are all managed at the ground floor, which is most compatible with public use. The reinstatement shopfront will enhance the street scene, provide an active frontage, improve the appearance of the premises, and encapsulate the regeneration aims of the local plan.

The conversion of the upper floors, from former staff and ancillary accommodations, into quality new homes, will enable the full use of the building. This will mean that any and all repairs, however minor, will be carried out (e.g. floorboard reinstatement, lime plaster repairs, essential repointing etc.). The provision of new housing in the centre of the town is appropriate, and will be supported by local transport, community and service amenities.

## LAYOUT

The ground floor containment of the A3 unit has been irreversibly altered, such that any early plan form has been lost. For this reason, it is proposed to make use of the open-plan arrangement as it currently stands, save for the adjustments to the façade in order to reinstate the historic shopfront.

The C3 residential apartments/studios on the upper floors will respect and reuse the primacy of the historic plan arrangement. The proposed scheme does allow for the introduction of lightweight partitioning, primarily for fire protection lobbies, but that this is limited to the minimum necessary for accommodate the proposed uses. Moreover, these interventions are entirely reversible with minimal impact of the plan arrangement and surrounding building fabric. By way of mitigation, this avoids unnecessary loss of building fabric, allows for reinstatement of and repairs to internal plaster surfaces, and makes certain that the spaces refurbished and converted are fit for purpose. This sustainable approach to the conservation of 108-110 Bridge Street will aim to secure a long-term, viable use for the whole building.

## SCALE

Other than the reinstatement of the front dormer at third floor/roof level, and the loss of the modern C20 rear extension at first floor, there are no other proposed changes to the external form of the building, preserving the integrity of the overall scale of the building.

## APPEARANCE

Historic apertures will be reopened where necessary for access to natural daylight and ventilation, and to improve the quality of the external appearance by removing modern boarding and infill, and installing new sash windows to match the surviving examples. External surfaces will be repaired, such as the lime render to the front façade which is to be repaired and redecorated with breathable paints. And, key surviving features that can be evidenced (i.e. the front high-level cornice), will be logically continued and reinstated with like-for-like stone, profiled from the existing patterns. This approach will provide for preservation and evidence-led enhancement.

## ACCESS

One of the primary issues with conversion of historic buildings is often the conflict with our modern building regulations. In this instance, the level differences, and protected (listed) status, mean that inserting a lift or lifting platforms would not be possible without significant and irreversible alterations. It is recognised that the introduction of a lift would cause more than substantial harm to the setting, appearance and fabric of this listed building, and owing to the clear conflict with the building regulations, it has been limited to a building with a single access stair.

For this reason, and to pre-confirm the viability, these proposals have been through a preliminary Building Regulations Approved Inspector to ensure that the layouts are viable, compatible, and compliant.

The primary considerations were the limitations imposed by virtue of the use of a single stair for the primary circulation for access and emergency egress. The independent assessment concluded that this is possible and compliant, but that for adequate fire protection and compartmentation, each new apartment/studio should be lobbied from the main stair (protected) core. It is therefore noted that this change, as per the proposed layouts, is driven by essential need and safety requirements.

All new entrances will provide level access, particularly into the public spaces, and allow for equal access. A disabled and wheelchair accessible WC is proposed at street level to ensure that there are equal amenities within the A3 unit so as to be inclusive design.

## LANDSCAPING

The changes and alterations contained within this application are limited to the building, but that any ground level surfaces disturbed (e.g. in the reinstatement shopfront) will be repaired and reinstated on a like-for-like basis.

## 6 STRUCTURAL ASSESSMENT

A structural inspection report has been carried out by Paul Carter Design Limited, a copy of which is included within this submission. This report was requested by the applicant in order to determine the structural condition of the building, and was completed by visual site inspection without any intrusive investigations. A summary of the findings is as follows:

### Roof

The roof structure over the main building (to Bridge St) shows signs of historic development and extension, but that the main surviving elements appear in good condition, with no deflection or distortion. Where there has been evidence of water ingress, it is clear that like-for-like repairs have been carried out to replace (very few) timbers. In general, the roof covering is weathertight and in a good condition, such that conversion from the underside can be achieved without impact upon the structure.

In the southern-most room at third floor level (within the proposed Studio 301) the purlins that have been installed during historic alterations are deemed to be undersized for their intended purpose, which is causing a sagging that is vulnerable to further deformation under (wind and snow) loading. For these reasons, the structural engineer has recommended the installation of new purlins and a ridge beam to provide sufficient strength and to prevent further deformation. It is proposed that, for bearing, the new structural members noted will reuse existing apertures within the historic masonry to avoid any loss of historic building fabric.

The structural engineer notes that the roof space of the rear two storey extension will be used for new residential accommodation, but that this area could not be accessed at the time of the survey. In the report it is suggested that this may require to removal of one king post truss, and the introduction of new steelwork. However, the levels received from the measured building survey suggest that there should be sufficient headroom to the underside of the chord. For this reason, until such time that full and safe access can be provided, it is recommended that this truss is retained unamended.

The engineer notes a small hole in the rear single storey pitched roof, which is to be reinstated like-for-like and red clay pantiles used to provide a consistent external appearance and finish.

The large flat roof to the rear shows no signs of degradation, but that following the removal of the first-floor element, this will require an area of infill with new timber flat roof joists and a continuation of the roofing felt over to provide a complete and weathertight surface.

## Parapet Gutter

At second floor level it is possible to see the underside of the front parapet gutter, which is supported by a series of steel beams. The main timber substrate to the gutter shows signs of water ingress and degradation, as do the underside exposed surfaces of the sarking board gutter linings. For this reason, it is recommended that any and all timbers that have been subject to and show evidence of decay shall be replaced like-for-like with new supporting joists. The sarking boards should be replaced on a like-for-like basis, or with a 25mm marine grade plywood sheeting to provide a continuous surface laid to fall, to receive reinstated lead gutter linings. Any and all exposed steelwork is to be assessed for corrosion, and where necessary treated or replaced (in accordance with the structural engineer's design, details and recommendations) and to receive fire protection.

## Floors (Generally)

Many of the internal floors have been damaged, lost or replaced. Few surviving boards are original or of sufficient quality to be retained and reused. For the conservation, and to satisfy the acoustic isolation and fire protection between compartment floors, it is recommended that all boards are removed to allow for the floor voids to be cleared of debris.

For acoustic isolation, impact and flanking: the voids between the retained floor joists are to be filled with mineral wool insulation, and new floor boards installed over the top of joists with an isolating acoustic resilient matt (on top of the joists / below the boards).

For fire compartmentation, it is proposed that the existing ceilings are underdrawn with new resilient bars and a suspended ceiling. In the absence of any historic features (i.e. cornices, ceiling roses etc.) this is the simplest and least impacting means of creating continuous fire separation between the compartment floors. Any new ceiling lines will sit above window heads to avoid any visual obstruction.

## C17 Staircase

As the primary surviving feature, which will also serve as the main circulation within the building, it is proposed that a series of repairs are carried out to secure the integrity of the C17 staircase. This means minor strengthening with cut blocks to the underside of loose treads, and replacement of any split boards. The structural engineer has also recommended either a new timber post on the third-floor landing, or a hanger fixed to a new ridge beam, of which the former would be the least interventionist approach.

## Structural Openings

The structural engineer has observed that many of the modern internal openings have been made without the introduction of lintels. Where we are seeking reinstatement of masonry within these apertures, this will reinstate plan form, but allow for the required structural support that is absent. Where these apertures are to be retained, the structural engineer proposes the use of concrete lintels, which will receive plaster finishes and means that they will be unseen once the repairs have been completed.

## Cracking

The structural engineer has assessed cracks both internally and externally, and formed the view that these are mainly historic and provide no structurally significant or immediate risks, but that these can be repointed and/or Heli-bar fixed during the refurbishment and conversion works.

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## CONCLUSIONS

The overriding principle is to bring 108-110 Bridge Street back into meaningful and full use.

The approach to the conservation of these heritage assets is an evidence-led and practical response. The changes sought are compatible and commensurate with the type of building, location, setting, and its historic use and development. The proposals contained within this application are designed to make a positive contribution to the local character area in reinstating the historic shopfront, and completing the extensive refurbishment and repairs.

The reuse and refurbishment of the A3 unit will provide employment opportunities and add vibrancy to the town centre. The upper floor C3 residential apartments/studios will provide for local housing need and contribute to the housing mix within the town. Both of these core objectives chime with the aims as set out in the incoming local plan and the Council's long-term vision for the District, and in particular Worksop.

END.



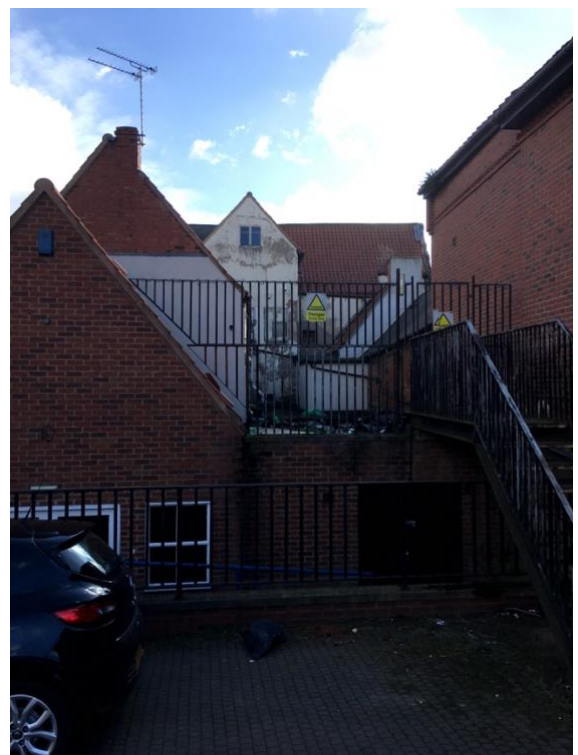
1 FRONT ELEVATION (Bridge St, East)



2 REAR ELEVATION (West)



3 SIDE ELEVATION (North)



4 REAR ELEVATION (West)

**APPENDIX B: INTERNAL PHOTOGRAPHS**



5 MAIN C17 STAIR (to be retained)



6 UNDERSIDE OF GUTTER (to be replaced)



7 FIRST FLOOR PANELLED ROOM (to be repaired)



8 GROUND FLOOR UNIT (to be refurbished)