

# DESIGN & ACCESS STATEMENT

TO ACCOMPANY

APPLICATION FOR LISTED BUILDING CONSENT

FOR

PROPOSED CHANGES TO BAR DISPENSE  
AND INSTALATION OF NEW CONDENSER

AT

THE COMMERCIAL ROOMS  
43-45 CORN STREET  
BRISTOL  
BS1 1HT

## Document Revision

REVISION	DESCRIPTION	DATE	BY
-	FIRST ISSUE	04.12.2023	NS

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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 of listed building Consent at: 43-45 Corn Street, Bristol, BS1 1HT. The statement assesses and evaluates the site and its context in order 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

Bristol is a city and county located in the South West of England. The city is built around the River Avon with coastline extending to the Severn Estuary. Historically the city gained its wealth as a trading port and more recently Bristol's economy has become less dependent on Commercial shipping with more emphasis on Creative Media, Electronics and Aerospace industries.

The proposed site consists of two separate buildings on separate streets. The main building is located on Corn Street and is Grade 2\* listed - first being listed in 1959. The second unit is located on Small Street and is also a Grade 2 listing as of 1977. Both sites fall within the City and Queen Square Conservation Area.

### 2.2 Listed building Text

Below is the historic listing text taken from historic England's records:

#### **Corn Street Listing:**

ST5872NE CORN STREET, Centre 901-1/16/567 (North West side) 08/01/59 No.43 Bristol Commercial Rooms and attached area railings (Formerly Listed as: CORN STREET (North side) No.43 Bristol Commercial Rooms)

Club, above bank vault now restaurant. 1810. By CA Busby. Sculpture by JG Bubb. Limestone ashlar, roof not visible. Open plan. Neoclassical style. Single storey and basement; 2-window range. A symmetrical front has a pedimented Ionic tetrastyle front, with a recessed centre and single windows each side, a sill band, entablature and blocking course, and tall parapet set back with a dentil cornice and blocking course. 2 doorways have architraves to half-glazed double doors beneath a dentil cornice round the central recess, with a wide panel above of Britannia being brought the 4 corners of the world. The windows have panelled aprons, carved sill blocks, architraves and pediments. Above are 2 female statues flanking Britannia to the middle with a spear and shield. Left-hand marble winder steps down to a basement doorway with a coffered segmental head, marble-lined area in front with green marble pilasters, panelled double doors and overlight; in front are double cast-iron gates with turned balusters, and cartouches inscribed THE OCEAN SAFE DEPOSIT. INTERIOR: large club room with a dentil cornice, rectangular ceiling opening with panelled spandrels to a glazed drum, with caryatids and lattice glazing to a domed ceiling; 2 fire surrounds each side have black reeded jambs to corner roundels, and an Ionic tetrastyle timber screen to the rear; at the S end is a clock, and the N end a matching dial giving wind direction; the doorway into the room has a good shell hood and pediment above. Rear left-hand dining room has a crested cornice and balcony, now floored over, with bowed cast-iron railings, and black marble Egyptian Revival-style fire surround with battered jambs and reeded coved corbels to the mantel shelf; entrance lobby lined with green marble, with brown faience dressings to doorways, and green coffered faience ceiling. Details of the basement include a marble lined and floored lobby with green marble pilasters and architrave to a half-glazed door, a panelled left-hand room with festoon, moulded beams and black and white marble floor, and a steel-lined former security vault to the right-hand side with safe doors. SUBSIDIARY FEATURES: attached front area cast-iron railings with diagonal bars to central circles, and posts for sliding gates. Bristol's first building with Neoclassical awareness of accurate historical precedence, following on from Harrison's Lyceum in Liverpool. Used as club for mercantile interests, hence the wind vane indicator to advise on the arrival of shipping. (Gomme A, Jenner M and Little B: Bristol, An Architectural History: Bristol: 1979-: 232; The Buildings of England: Pevsner N: North

Somerset and Bristol: London: 1958-: 424).  
Listing NGR: ST5879072998

**Small Street Listing:**

ST5873SE SMALL STREET, Centre 901-1/11/627 (North West side) 04/03/77 No.2 and attached gates (Formerly Listed as: SMALL STREET (South West side) 2)

Office. 1907. By Henry Williams. Limestone ashlar, roof not visible. Single-depth plan. Edwardian Baroque style. 3 storeys; 2-window range. A tall plinth beneath paired attached Tuscan columns, with keyed semicircular arches between, to a modillion cornice set forward to the columns; first-floor pedestal band to attached Ionic columns to a dentil cornice, and a balustrade between dies. A C20 shop set in the right-hand arch; above it is glazed with plate glass, that to the left is open. Second-floor windows have attached blind balustrades, a left-hand tripartite window with mullions and crocket capitals and a central segmental pediment, and right-hand window with architrave and dentil pediment. INTERIOR: a 3-bay lobby with aedicules each side on a raised plinth, with fluted keys. SUBSIDIARY FEATURES: wrought-iron gates with grille above. Forms an extension to No.47 Corn Street (qv), and leads to the Bristol Commercial Rooms (qv). (Gomme A: Street Index of Buildings of Architectural or Historic Interest: 18).  
Listing NGR: ST5878673029

## 3.0 Design

### 3.1 Amount

The proposed design aims to improve the bar dispense. Such works will require a new condenser to be located on the roof. The condenser unit will sit on a big foot support system and all pipework will follow the existing route so, and the works will be fully reversable.

### 3.2 Layout

The only layout change will be alterations to the dispense on the bar and installation of 1x new condenser on the roof where there are already 2x existing units on the wall.

### 3.3 Scale

There will be no change to the scale of the building.

### 3.4 Appearance of the Development

Externally the appearance will remain as existing.

## 4.0 Access

### 4.1 Approach / Entrance

The existing approaches and entrances will not be affected by the 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 will comply with current regulations.

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