

# **DESIGN ACCESS STATEMENT**

**For**

**REPLACEMENT/REPOSITIONING CONDENSOR UNIT IN SECURITY GRILL.**

**At  
THE BEAR INN.**

**12 DYER STREET.  
CIRENCESTER.**

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Ref: GLS/9624  
Date: MARCH 2024.

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## **1.0 CONTEXT ANALYSIS**

The public house is located on the corner of Dyer Street at its junction with market Place and North Way. Liberation Group are established local employers , and are keen to protect the business and its safe operation.The condenser unit is part of the site refrigeration requirements necessary to maintain production at safe temperatures.

However the exiting location on the rear elevation was not deemed suited to this location by the local authority ,as this was fixed to prominent rear gable on North Way , consequentially ,this is to be repositioned to a more suitable location, but one that will also be less intrusive to the conservation area.

## **2.0 AFFECT**

The existing building is Grade II listed, and in the conservation area. The repositioning of the unit will reduce the impact on the conservation area, and also the listed nature of the building. It will still need to be accessible for maintenance and service, but in a location, and housing seen as less intrusive and with less impact.

## **3.0 LAYOUT POSITION**

This is generally dictated by the site itself ,and the confines of the ownership demise, and suitable locations for the unit to sit. It is now to be positioned at low level on the ground, and within a security cage.The cage can be painted to suit the indigenous materials behind it.

## **4.0 SCALE**

To be screened and within a security service cage, a small scale unit on the elevation, rather than a noticeable unit on a prominent gable elevation.

## **5.0 APPEARANCE**

The unit will be in a permanent housing and screened.

## **6.0 LANDSCAPING**

Not required.

## **7.0 ACCESS**

Access for the unit via ground level working , making the placement simpler for repairs and normal maintenance.

## HERITAGE INFORMATION.

The proposed location, as the conservation officer;Eleanor Ward, noted in her email of the 21/6/2023,is in a significantly less visually obtrusive location, and as such is better preserving the special character and nature of the listed asset and the conservation area. The enclosure will be coloured to match the stone work surrounding it, and as noted by the conservation officer is justified.

The link from the unit; to the refrigerator it serves ,will have pipe work internally, and within loft spaces where possible, all internal pipework, will be boxed in with materials matching those around it.Any pipe work externally will need to be insulated, but again can be coloured to match the surrounding materials if this is necessary.

## Official list entry

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1187465

Date first listed:

13-Jun-1948

List Entry Name:

12, DYER STREET

Statutory Address 1:

12, DYER STREET

## The scope of legal protection for listed buildings

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

## [Understanding list entries](#)

Corrections and minor amendments

**Location**

Statutory Address:

12, DYER STREET

The building or site itself may lie within the boundary of more than one authority.

County:

Gloucestershire

District:

Cotswold (District Authority)

Parish:

Cirencester

National Grid Reference:

SP0245602000

**Details**

CIRENCESTER

SP0201 DYER STREET 578-1/6/135 (South side) 14/06/48 No.12 The Bear Inn

GV II

Public House. C16 or C17 with C18 and late C20 alterations. Timber-framed front, stuccoed, left gable wall reconstituted stone, right gable and rear walls coursed limestone rubble, rear wing has small area of timber-framing, reconstituted stone and render to left side, coursed squared limestone rubble to rear left side and rear; concrete tile roofs to front range and rear wing; 3 brick stacks on ridge and right slope of rear wing. 3-storey 3-window range. First floor has three late C18 3/6-pane sashes in moulded timber surrounds; second floor has 3 similar windows. Ground floor has two similar 6/6-pane windows with timber cill band. Former carriage entrance to left with exposed timber lintel now has open arcade of 4 pillars supporting C20 gable wall to left; door in left side of building under arcade is C20 with glazed panel. Left side of rear wing has five C20 two-light metal casements to first floor; 10 similar windows and four C20 doors to ground floor.

Listing NGR: SP0245602000

## **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number:

365274

Legacy System:

LBS

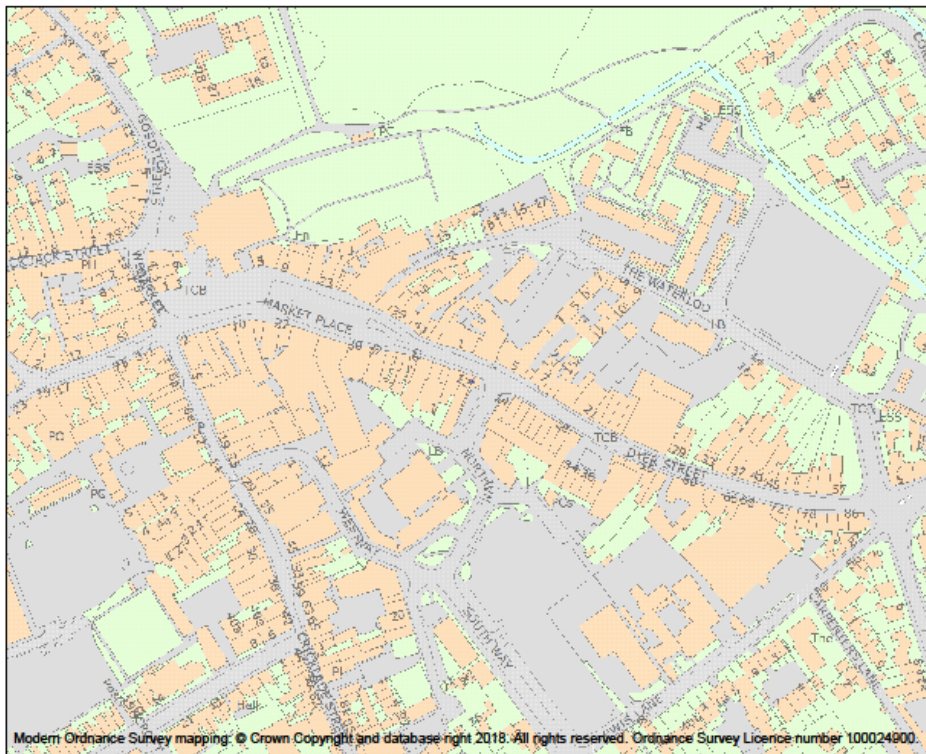
## **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

## **Map**

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 12-Mar-2024 at 15:22:16.

THE BEAR INN,12 DYER STREET,CIRENCESTER.GL7 2PF



Name: 12, DYER STREET

This is an A4 sized map and should be printed full size at A4 with no page scaling set.

|                                |         |
|--------------------------------|---------|
| <b>Heritage Category:</b>      | Listing |
| <b>List Entry No :</b>         | 1187465 |
| <b>Grade:</b>                  | II      |
| <b>County:</b> Gloucestershire |         |
| <b>District:</b> Cotswold      |         |
| <b>Parish:</b> Cirencester     |         |

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

|                        |               |
|------------------------|---------------|
| <b>List Entry NGR:</b> | SP0245602000  |
| <b>Map Scale:</b>      | 1:2500        |
| <b>Print Date:</b>     | 12 March 2024 |



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**End of official list entry**

THE BEAR INN,12 DYER STREET,CIRENCESTER.GL7 2PF

## **CONCLUSION.**

The application seeks to ensure the ongoing business and EHO requirement for maintenance of food products at a safe temperature, and has ensured ,through considered consultation with the local authority ,that this can be achieved, the application should be supported and approved.

**G.M.LEFFERS-SMITH.MRICS.**