

DESIGN & ACCESS STATEMENT

TO ACCOMPANY

APPLICATION FOR LISTED BUILDING CONSENT

FOR

WIFI UPGRADE

AT

The Manor House,
14 Melbourn Street,
Royston,
Hertfordshire,
SG8 7BZ

Document Revision

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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 a Listed Building Consent application for The Manor House, Royston. The statement evaluates the building and its setting, taking into account its heritage significance and surrounding context, to ensure the proposed works are sensitively designed and appropriately justified.

1.2 Location

Located in the historic market town of Royston, Hertfordshire, The Manor House occupies a prominent position on the High Street at the heart of the town centre. Royston lies approximately 43 miles north of London and benefits from strong transport connections, including direct rail links to both Cambridge and London King's Cross, as well as close proximity to the A505 and A10.

Royston's heritage is rooted in its development as a coaching town during the medieval period, and it retains a number of historically significant buildings that reflect this past. The Manor House, a Grade II listed building, is an important architectural asset that contributes to the character of the Royston Conservation Area. JD Wetherspoon's continued investment in this site reflects a commitment to preserving the building's historic fabric while adapting it sensitively for contemporary use.

1.3 Physical Context

The proposal comprises the installation of upgraded Wi-Fi infrastructure within The Manor House to improve digital connectivity for both customers and staff. This will involve the introduction of new wireless access points and associated cabling, discreetly installed to preserve the building's historic character. All works will be carried out in accordance with best practice conservation principles, ensuring minimal intervention and full reversibility where possible, in recognition of the building's listed status.

2.0 Amount

2.1 Amount

Enhance Connectivity

The primary goal is to deliver reliable wireless coverage throughout the building, ensuring consistent signal strength across guest areas, including the bar, restaurant, and rooms.

Discreet Installation

All equipment will be installed discreetly to preserve the building's aesthetic and historical character. Wall mounts and false ceiling mounts are chosen to blend with the existing environment without visible alterations to historical features.

Efficiency and Safety

Installations are planned to minimize operational disruption. Small ladders will be used within rooms with ceiling heights of approximately 3 meters. All cabling will follow existing pathways, and no structural modifications are planned that would alter the building's original design.

2.2 Layout

The Proposal would not affect the layout of the building

2.3 scale

The scale of the building itself would not be altered.

2.4 Appearance of the Development

The appearance of the development will not vary from the existing.

3.0 Access

3.1 Installation Hours

Installations will occur during business hours with minimal impact on customers. Work will avoid heavy trading hours and maintain public access to key areas of the pub.

3.2 Accessibility Considerations

The project team will ensure safe access to the building and adhere to safety protocols to ensure public areas remain unaffected.

3.3 Environmental Precautions

Necessary environmental protections, such as working around fire seals, will be observed, and existing entry points, such as the basement, will be utilized for cable routing to avoid new penetrations.

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