

HERITAGE & IMPACT STATEMENT

for

23 CHURCH STREET, BARNSELY, SOUTH YORKSHIRE S70 2AH



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Fig 01. (Cover photo) 23 Church Street (taken from the south-west)

1.0 INTRODUCTION

1.1 PURPOSE OF THE HERITAGE STATEMENT

23 Church Street, originally a three-storey, three bay townhouse then bank and shop premises (**Fig. 02**), was interconnected into the neighbouring buildings at 25 and 27 Church Street to form a larger premises for Barclay's Bank. The retail premises, occupied in the 1930s by Charlesworth, Tobacconist, occupied two bays of the ground floor, the shopfront of which returned around the southern gable and had a door set on an angle at the south-western corner. The upper floors were accessed via the main entrance on Church Street which was flanked by stone columns and a stone pediment.



Fig 02. Archive photograph of 23 Church Street (taken from the south-west) (c. 1930).

During the 1980s the buildings were extended to the rear and at the same time the Church Street entrance of no. 23 was blocked, the adjoining shopfront removed and ground floor windows incorporated to replicate the size and proportions of those to the first floor.

The building was bought by the current owner Accessidea in 2021 and lies within the *Church Street Market Hill Regent Street Conservation Area*. The current owners are keen to reinstate the original separation of the three buildings (23, 25 and 27 Church Street) (blocking the inter-connections so each building can be separately tenanted) and aim to reinstate the original ground floor fenestration of no. 23, allowing the reinstated retail unit to be accessed independently (from the first and second floor offices) off Church Street.

Only the footprint of the original townhouse will be included in the demise for this submission, the first and second floors of the 1980s office extension to the rear (and the second floor of no. 23) will form a separate office tenancy accessed from the car park to the rear of the building which does not form part of the proposal. The ground floor extension (rear of no. 23) which links through to no. 25 Church Street is currently occupied by Luxe Bridal Shop. No. 27 Church Street (and its rear extension) is a separate tenancy with a Church Street entrance and a rear fire escape opening onto the car park.

Barnsley itself lies at the northern boundary of South Yorkshire and is the fourth largest town in the county. It lies 16 miles north of Sheffield, 16 miles west of Doncaster, 13 miles south of Wakefield and 18 miles south-east of Huddersfield. The town is located less than 2 miles from the M1 (junction 37) and is served by Barnsley Interchange railway station on the Hallam Line which connects Leeds and Sheffield via Castleford, and the Penistone Line which connects Huddersfield and Sheffield via Penistone.

The purpose of this Heritage Statement is to assess the historic significance of the building, any changes in use and the chronological development of the site which will then inform future development decisions. The objectives of the Statement are to provide:

- A photographically illustrated description of the building form and construction.
- An interpretation of the chronological development of the building(s).
- A summary of the character of the area.
- An assessment of the buildings' significance in its local and national context.
- A summary of the history and development of Barnsley.
- An assessment of the impact the proposed development will have on the buildings' historic significance.

1.2 METHODOLOGY

In order to comply with the advice set out in Paragraph 189 of the National Planning Policy Framework (NPPF), applicants are required to provide a description of the significance of the heritage asset and/or its setting. This can be presented in the form of a Heritage Impact Assessment (HIA). This assessment should provide the Planning Authority with enough information to understand the impact of the proposals on the significance of any heritage assets affected. The submission of inadequate information may lead to your application for Planning Permission or Listed Building Consent being made invalid.

This Heritage Statement has been prepared by conservation accredited architect Britt Harwood of inc. architecture ltd in line with guidance set out in HLF's *Conservation Plan Guidance (2017)*, Natural England's NE63 – *Preparing a Heritage Management Plan (2008)* which has been adopted by English Heritage for the conservation of the historic environment and Historic England's *Understanding Historic Buildings: A Guide to Good Recording Practice (2016)*. The Statement is illustrated by her photographs taken during site visits in July 2024.

In developing the proposal, due reference has been made to the following guidance:

- *Planning (Listed Buildings and Conservation Areas) Act 1990*
- *National Planning Policy Framework (NPPF)*
- *Planning Practice Guidance (PPG) (2014)*
- *Historic England's Advice Note 2: Making Changes to Heritage Assets*
- *Historic England's Energy Efficiency and Historic Buildings Guidance*

The Historic Development of the site is based on an assessment of relevant material from Barnsley Local History Archives. The Heritage Statement is divided into three sections.

Section One provides the Background Information and includes:

- A description of the character of the area and Barnsley's location in relation to its neighbouring principal towns and cities.
- A summary of the historic development of Barnsley.
- A summary of the predominant trades and industries in Barnsley.
- A summary of the principal historic buildings which characterize the *Church Street Market Hill Regent Street Conservation Area*.

Section Two contains the Historic Record and includes:

- A summary of the form and arrangement of buildings on the site, their chronological development and character.
- A Statement of Significance.

Section Three contains the Impact Assessment and includes:

- A summary of historic impacts to significance and impacts and enhancements of the proposed development on the special interest of the Listed Building and the surrounding Conservation Area.

1.3 BACKGROUND INFORMATION

1.3.1 BARNSLEY'S LOCATION IN RELATION TO ITS NEIGHBOURING TOWNS & CITIES

Barnsley itself lies at the northern boundary of South Yorkshire and is the fourth largest town in the county. It lies 16 miles north of Sheffield, 16 miles west of Doncaster, 13 miles south of Wakefield and 18 miles south-east of Huddersfield. The town is located less than 2 miles from the M1 (junction 37) and is served by Barnsley Interchange railway station on the Hallam Line which connects Leeds and Sheffield via Castleford, and the Penistone Line which connects Huddersfield and Sheffield via Penistone.

1.3.2 THE ORIGINS OF THE SETTLEMENT

The existence of a settlement at Barnsley is first mentioned in the Domesday Survey of 1086, in which it is called Berneslai and has a population of around 200 (2). The origin of the name Barnsley is thought to have come from the Saxon word "Berne", for barn or storehouse, and "Lay", for field (3).

"The original settlement of Barnsley, located to the north-west of the current centre at an area now known as Old Town, is likely to have had Saxon origins (Elliot 2002, 26-27). This settlement was of no particular importance and was only recorded in the Domesday Book of 1086 under Keresforth. In 1156 the manor was granted to the Cluniac priory of St John at Pontefract and the town was relocated to its current position by the 13th century. This new position took advantage of better communication routes, including the road between Wakefield and Sheffield and the major highway between Richmond and London (Hey 1979, 57). There is no archaeological evidence for settlement on the site of the planned medieval town prior to the establishment of new Barnsley....."

The new settlement was laid out in a characteristic medieval form, with narrow plots running perpendicularly to the main street and a system of back lanes surrounding the urban plots. The town was centred on a wide open market place at Market Hill and the monks were awarded a market charter in 1249 for weekly Wednesday markets and an annual fair (Elliot 2002, 27). The transport routes coming from the north of the town will have been directed through this new market place.

Early maps of the town show a concentration of buildings immediately around the market place. To the west of Market Hill the plots are very short but those on the east of the market seem to be extra long. These may have been extended to compensate for narrow frontages....."

Early examples of timber-framed buildings have been found along Church Street, dating to the 15th and 16th century (Belford and Hayling 1999, 18; Tyler 2002, 5). By this time Barnsley had developed into a sizable community compared with other settlements in the Wapentake of Staincross (Elliot 2002, 27). This is supported by evidence for a timber yard in Barnsley in the 15th century supplying building materials to a booming local economy (Tyler 2002, 5)." (4)

1.3.3 19TH CENTURY DEVELOPMENT

"From the 17th century, Barnsley developed into a stop-off point on the route between Leeds, Wakefield, Sheffield and London. The traffic generated as a result of its location fuelled trade, with hostelries and related services prospering. A principal centre for linen weaving during the 18th and 19th centuries, Barnsley grew into an important manufacturing town.

The railway came to Barnsley in 1840 (the North Midland Railway) and was served by a station at Cudworth. In 1850 the Manchester and Leeds Railway opened Barnsley Exchange station, close to the town centre." (5)

Within the Church Street Market Hill Regent Street Conservation Area (**Fig. 03**) there is clear survival of the long thin burgage plots facing onto Church Street and Market Hill, “Most of the buildings within this area date to the 19th century and, particularly around Market Hill, consist of commercial buildings. However, an early school building, founded by Thomas Keresforth in 1660, survives (Lawson 1840, 227) and is now used as an art gallery and adjoined by the College of Art and Design.

The marketplace and parts of the town were redesigned in around 1823 by John Whitworth (Whitworth 1998, 192), at around this time Eldon Street was built, cutting through the former road pattern and shortening the tenements running out from Market Hill.” (6)

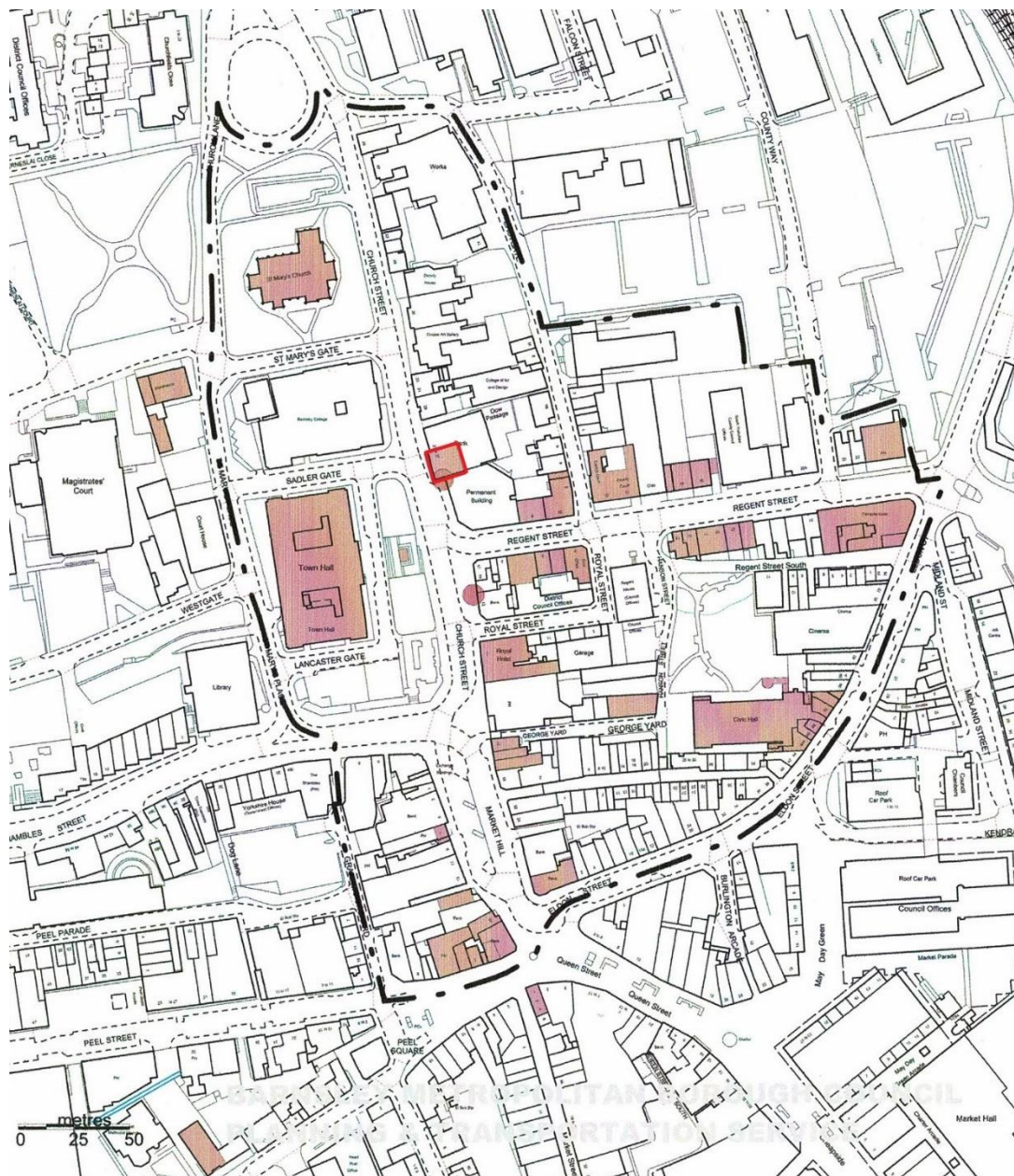


Fig 03. The Church Street Market Hill Regent Street Conservation Area boundary. The listed buildings in the Conservation Area are identified in pink. 25 Church Street is identified by the red line.

The first OS map (town plan) of Barnsley was surveyed in 1850 and published in 1852 (**Fig. 04**). The medieval character of Church Street and Market Hill, with their narrow burgages and yards extending east and westwards, remains prominent. At this period Church Street did not connect with Regent Street, the only access between the two being the narrow Star Lane which ran along the southern side of the Star Inn. The building at 23-25 Church Street is identified by the red line and comprises a square block with a rear extension containing a staircase. The yard at the back is enclosed and accessed via a narrow passage off Church Street.



Fig 04. OS map of Barnsley surveyed 1850, published 1852.

St. Mary's Church, north-west of 23-25 Church Street, is accessed from the south off St. Mary's Gate and the Church Gate itself lies immediately opposite the Manor House and garden. Church Street runs along the eastern side of the Church (in a north/south orientation) and immediately opposite the Church is Barnsley Free Grammar School. Behind the Grammar School, on East Gate is St. Mary's Church School (National) which is accessed off Church Street via a narrow ginnel named Dove Passage.

St. Mary's Place runs along the western side of the Church and contains the Courthouse and an adjoining Union Workhouse (both now demolished to make way for Barnsley Technical College).

Regent Street, at this time, is a residential street with a detached house (identified as The Laburnums on the 1888 map) and a pair of semi-detached stone houses (c. 1825) with doric columned and pedimented door surrounds (**Fig. 05**), gardens to the rear and recessed carriageway bays at either end. The southern side of the street is formed by stone terraced houses with small yards to the rear. Regent Street widens at its western end in front of the Mechanic's Institute (now demolished) forming a public open space.

On the site opposite 23-25 Church Street is a large house, with a grand staircase leading to a porticoed entrance with a sweeping drive and a large garden. South and on the same side as 23-25 Church Street is the Post Office (due west of the Mechanic's Institute) and south of this is the Royal Hotel.

Due east of the town at the bottom of Regent Street (across Eldon Street) a railway station is identified with associated goods sheds and railway sidings.



Fig 05. 14 & 16 Regent Street (Grade II listed), visible on the 1850 OS map of Barnsley

The second OS map (town plan) of Barnsley was surveyed in 1888 and published in 1889 (**Fig. 06**). On this map Regent Street has been connected to Church Street, The Star Inn and Star Lane having been demolished in the process.



Fig 06. OS map of Barnsley surveyed 1888, published 1889

At the eastern end of Regent Street (on the site of a former goods shed and the railway sidings, a new railway station, Court House Station (**Fig. 07**), has appeared with a ticket office and waiting rooms in a fine classical building (on the north side of Regent Street) and covered platforms.



Fig 07. The former Court House Station, now a public house (Grade II listed).

Opposite the station, overlooking the railway, is the Queen's Hotel (**Fig. 08**). The latter half of the 19th century saw substantial expansion and development in Barnsley, particularly on the north, east and west of the settlement in the area bounded by the railway.



Fig 08. The former Queen's Hotel, now the Queen's Court Business Centre (Grade II listed).

On Regent Street, opposite the Mechanic's Institute, a County Court has been built (**Fig. 09**) and behind this the terrace of buildings at Regent Place on Eastgate is identified as Court no. 1. West of the County Court, across Eastgate a row of buildings is identified as Court no. 2 and a row of buildings between the Grammar School and Dove Passage is identified as Court no. 4.



Fig 09. The former County Court, now offices (Grade II listed).

Between The Laburnums and the pair of semi-detached villas (on the north side of Regent Street) a large Congregational Church (seats for 650) and Sunday School (now demolished) has appeared.

On St. Mary's Place the former Court House is now identified as the Town Hall and the former Workhouse as a Fire Engine Station. A large Court House has appeared on the western side of St. Mary's Place and, as with the County Court, groups of buildings opposite and to the side of the new Court House are identified as Court no. 1 and Court no. 2. The significant expansion of Courts in the town corresponds with the substantial expansion in population during the latter half of the 19th century.

North of the St Mary's Church the manorial field strips along Hollowgate have been replaced with housing (some individual villas and some short terraces and all with large gardens), Hollowgate being identified as Victoria Road and adjoining Hopwood Street and Western Street have been laid out.

"Much of this area was part of the open field system in the medieval period. Some of the land was enclosed into narrow reverse 's' shaped fields in the late medieval or early post-medieval period, with the remaining townfields and commons around Barnsley enclosed as part of the 1779 Parliamentary Enclosure Award (English 1985).

As the industrial wealth of Barnsley allowed expansion in the 18th and 19th centuries, the town was to expand over these former fields. Often the landowners that benefited from

the Parliamentary Enclosure Award were also industrialists. They took the opportunity to amalgamate former disparate land parcels and use this land to build industrial sites and housing for the workers required to operate them. Several linen mills and a calendering works, where cloth was “pressed under rollers for smoothing or glazing” (Shorter Oxford English Dictionary 1973), were established in the west of the town and large numbers of terraces and courts were built for the textile workers in the south-west of the town.” (7)



Fig 10. OS map of Barnsley surveyed 1888 - 1890, published 1894 showing the northern expansion of the town across the former townfields and commons.

East of this, terraces of workers housing have been laid out on Summer Street, Newton Street, Rock Street, Somerset Street, Prospect Street and Fitzwilliam Street.

“The 1820s saw the laying of new roads at Eldon Street, Pitt Street and Peel Street (Whitworth 1998, 191-5). These new road patterns formed the framework for the new housing and industrial sites.

In the 1840s there were large numbers of weaving cottages within this area, with most buildings having between 2 and 3 looms per cottage (Taylor 1995, 43). These would have been linen weaving cottages with basement workshops. There was also a timber yard marked on 1893 maps. These buildings were replaced by late 19th/ early 20th century shops as the wealth of the town increased and commercial developments became more established. Part of this land had been enclosed in strips prior to the Parliamentary Enclosure Award and there is still the curve of this field pattern in the layout of Wellington Street.

The current character of this area dates to (the late 19th century) but this land was never utilised for industrial development. Much of this area was established initially as a commercial and cultural zone, with the building of large town houses, a Victorian shopping precinct (The Arcade) and the Civic Hall in the mid-19th century. The pattern of the narrow medieval tenements associated with the housing along Market Hill and Church Street is still visible in this area although that pattern was disrupted by the creation of Eldon Street.

Taylor's Mill dominated the land south of Shambles Street in the 19th and early 20th centuries. The linen manufacturing business was founded in 1727 and the mill opened the Peel Street Mill in 1845. By 1870 it was reputed to be the largest of its kind in the country but by 1939 the firm relocated to Ireland and the site closed (SYAS 2008). The mill was built on the edge of the medieval centre and largely overwrote the former enclosure pattern.

The development of terraced houses north of Westgate was broadly contemporary with the establishment of the mill. These houses were established on fields enclosed from Barnsley's open town fields as part of the 1799 Barnsley enclosure award (date from English 1985) and the housing fitted within the regular field pattern.

Both of these areas have been subject to substantial alteration in the late 20th century. North of Westgate, the Police headquarters and Magistrates court removed most of the small terraces, south of Shambles Street, the mill site was demolished to make way for modern supermarkets. Remnants of the 19th century buildings do however remain in both of these areas." (8)

The end of the 19th century saw a decline in the textile industry in Barnsley and many of its mills and weaving sheds were used for engineering, "In the First World War shells were produced here and by 1919 the works was owned by the Barnsley Canister Company." (9)

1.3.4 20TH CENTURY DEVELOPMENT

The subsequent OS map of 1904-7 (**Fig. 11**) indicates an increase in infill development as well as further expansion of the town outside the area bounded by the railway.

On the 1929-32 OS map (**Fig. 12**) the buildings on Church Street, facing the top of Regent Street around the War Memorial have been demolished to form an open public square.

By the time of the subsequent OS map, published in 1944-47 (**Fig. 13**) (following further demolition) the current Town Hall and Barnsley Technical College have appeared.

"The pattern of thin tenements doesn't survive as well in this area although the road pattern is still in place. This is due to the building of the Town Hall and Barnsley College in the 1930s. The land was cleared of dense terraces and courts as well as Barnsley Old Hall, which was the former Manor House.

In the 1960s, much of the commercial centre of Barnsley was redeveloped to create large shopping centres. The cattle market and buildings south of Eldon Street were subject to considerable alteration but, unlike developments further to the south and east, the road pattern was maintained.



Fig 11. OS map of Barnsley revised 1904, published 1907.



Fig 12. OS map of Barnsley revised 1929, published 1932.

Shambles Street was largely rebuilt after the establishment of the 1822 Barnsley town improvements act, under the designs of John Whitworth (Whitworth 1998, 192). This phase of rebuilding maintained the long thin tenement pattern, but this was not to survive

the mid-20th century redevelopment of the town. Large numbers of public and municipal buildings were built across this area within the main road pattern but removing the individual plots.” (10)



Fig 13. OS map of Barnsley revised 1938, published 1944-47.

“Barnsley has a long tradition of glass-making, however Barnsley is most famous for its coal mines. In 1960, there were 70 collieries within a 15-mile radius of Barnsley town centre, but the last of these closed in 1994. The National Union of Mineworkers still has its HQ in Barnsley.” (11)

1.3.5 THE CHARACTERISTICS OF THE CHURCH STREET MARKET HILL REGENT STREET CONSERVATION AREA AND THE LISTING ENTRIES FOR ITS PRINCIPAL LISTED BUILDINGS

The Church Street Market Hill Regent Street Conservation Area contains, “most of the historic settlement of Barnsley town, as shown on the 1777 parliamentary enclosure map (Fairbank 1777), excluding areas that have been significantly redeveloped in the 20th century. Barnsley town displays a more complex urban form than settlements within the ‘Nucleated Rural Settlements’ zone. The medieval settlement was laid out in a well-planned manner and included a medieval market that gained its market charter in 1249 (Elliot 2004, 168). The town significantly expanded in the 19th century and most of the buildings within the historic core date to this time. There has been some 20th century alteration in the northwest and southeast of the zone but the plan form of the medieval settlement is fairly well preserved.” (12)

The *Church Street Market Hill Regent Street Conservation Area* contains thirty-three listed buildings and a similar number of local interest buildings (including the majority of buildings along the north side of Eldon Street which, although undesignated, also make a positive contribution to the character or appearance of the conservation area (the designated buildings are shown in **Fig. 03**).

5.1 ST MARY'S CHURCH

CHURCH STREET (west side), Church of St. Mary GV II Church (Fig. 14). Tower c1400, the rest 1822 by Woodhead and Hurst, interior restored c1870 by G. F. Bodley and further alterations by Wade and Turner in 1885. The tower is of deeply coursed rubble, the rest ashlar. Welsh slate roof. Perpendicular west tower, the rest is in Early English style. West tower, five-bay nave with aisles and north and south porches, two bay chancel with one bay side chapels. Later vestry to north (in keeping). Tower: two tall stages with diagonal buttresses. West door under three-light C19 window with Perpendicular tracery. Two-light belfry openings with trefoil cusped lights. C19 crenelated parapet with eight crocketed pinnacles. The rest of the church has mainly narrow three-light windows with cusped intersecting tracery. The east window is of five lights with Perpendicular tracery probably part of c1870 restoration. The porches are square. Aisles are flat-roofed; the nave roof low-pitched. Crenelated ashlar parapets, with tall crocketed pinnacles to nave and aisles.*



Fig 14. *St Mary's Church, Barnsley (taken from the south).*

Interior: five bay north and south arcades on clustered piers. Panelled nave and aisle roofs, ribbed chancel roof. Good, geometrical chancel screen with iron grill, by G. F. Bodley. Two, large painted panels in eared architraves at foot of tower, with list of Donors to the poor from the C15 to early C18. Several wall memorials from mid C18 to early C19. Good late C19 stained glass to north aisle. Early C19 stained glass of four evangelists in north chapel, reset from east window. Other late C19 stained glass to south aisle.

5.2 TOWN HALL

CHURCH STREET SE3406SW (west side), Barnsley Town Hall (Fig. 15) including attached railings GV II Town Hall and attached railings. 1933 by Briggs and Thornely of Liverpool. Portland stone, brick infill panels at rear. Classical style. 3 storeys plus basement to front due to sloping ground. 21 bays by 10 bays with 2 internal courtyards. Symmetrical facade of 8, 5 and 8 bays. The central 5 bays break forward and are surmounted by a tall square tower. Rusticated ground floor with band above. Central square-headed portal with dentilled cornice surmounted by anthemion acroteria and a central cartouche with scroll support. Foundation tablets to each side. A giant, Corinthian distyle in antis loggia with clasping pilasters to each side on 1st and 2nd floors of the central 5 bays. 3 tall round-arched windows with glazing bars to the back wall. Iron balustrade. The single square-headed window to each side has a small cornice on console brackets and a large panel above. Windows to other bays are 20-pane casements, with 16 panes to the smaller 2nd-floor windows. Deep frieze and cornice and deep parapet which is balustraded over the central 3 bays. The 3-stage reducing square tower sits on a square base with corner urns. The 1st stage has a large niche to each face, and in each is set a square-headed window with fluted Doric colonnettes supporting a full entablature with urns. Below the niche on the facade side is a relief of the Barnsley County Borough coat of arms with its supporters: a miner and a glass-blower. Corner urns surmount the 1st stage. A clock face to each side of the 2nd stage which has a Doric entablature with anthemion acroteria. The final stage has a triple group of slender lights, a deep, swagged frieze with acroteria and stepped blocking courses. The rear elevation has 5 central bays with a 1st and 2nd floor giant order of square piers and pilasters with ornamental capitals. The centre 3 bays form a loggia whose lower part (1st floor) is infilled with tripled windows. Other windows are casements as before. The left and right return elevations have 8 central bays and wide corner bays which break forward slightly and are framed at 1st- and 2nd-floor levels by giant fluted Corinthian pilasters. 1st-floor windows to corner bays have cornices, the rest are 16 and 20-pane casements as before

Interior: entrance hall with good central staircase with decorative cast-iron balustrade and bronze handrail and newels. Dentilled plaster friezes, decorated with anthemion. Glazed dome over stairwell. Terrazzo fluted piers. The Council chamber has walnut panels and fluted Corinthian pilasters, original fittings and good detailing.

Attached railings: square, Portland stone panelled piers, dwarf wall and heavy cast-iron railings are attached at front and continue around the building. Round, cast-iron fluted bars with square bosses, pineapple finials and round section rails. Two fluted, ornamental lamp standards with later lamp housings, to each side of entrance. The Town Hall was opened by H.R.H. Edward, Prince of Wales on 14th December 1933.



Historic England Archive: EPW057290

Fig 15. Archive photograph from the HE HLfor E website showing the Town Hall and War Memorial (centre) and Barnsley College (far right) (aerial photograph taken from the east between 1940 and 1960 when the buildings to the left of the Town Hall were demolished to increase the width of The Shambles).

5.3 CIVIC THEATRE

ELDON STREET (west side) The Civic Hall (Fig. 16), including Nos 44a, 46, 48, 52, 54 and 56, GV II Civic Hall. Dated 1877. By Hill and Swan of Leeds, at the expense of Mr. Charles Harvey of Park House, Kendray. Ashlar. Welsh slate roof. Three storeys, and attic. Seven bays. Baroque style.

The symmetrical facade has central and end bays defined by pilasters. The central two storey round-arched portal has panelled pilaster jambs with foliated capitals. Elaborate double panelled door. Swagged frieze and dentilled entablature to the springing of the arch. Well-carved figures of art and science in spandrels. Figure-head of Charles Harvey in cartouche as enlarged keystone. C20 shop frontages to rest of ground floor. First floor windows are round-arched with pilaster jambs, those to bays two and six in triple groups. All are archivolted and have balustrade supporting sill band. Dentilled first floor cornice. Second floor windows are similar with triple groups to bays two, four and six and these have a small balcony to the central lights supporting urns. Frieze above centre window has in raised letters "PUBLIC HALL 1877". Heavy, modillioned moulded eaves cornice.

Richly and heavily treated attic storey has eight circular dormer windows with segmental pediments alternating with ball-on-stalk finials. Surmounting the four pilasters are square

round-arched turrets with finials, those to the centre bay being particularly elaborate and flanking a two-light round-arched dormer with circle in head and pediment and urns.

Interior: first floor hall has horseshoe gallery on cast-iron columns and decorative iron brackets. Moulded panelled roof with central bosses, and moulded, dentilled cornice. Some recent decoration.



Fig 16. Eldon Street frontage of the Civic Theatre

5.4 1, 3 & 5 PEEL SQUARE

PEEL SQUARE (north side), Barnsley; Nos 1 and 3, GV II, Shop and office premises. 1857 (Tasker). Dressed stone. Welsh slate roof. 3 storeys, 7 bays. Italianate style. Carriage entrance to centre-right is square-headed and has rusticated jambs. C20 shop frontages to left. 2 blind windows to right on moulded plinth band. Ground-floor frieze and modillion cornice. Round-arched, archivolted 1st-floor windows with keystones. Sash windows those to left with glazing bars. Square-headed 2nd-floor windows have raised sills and unequal sashes, those to left with glazing bars. Heavy modillioned moulded eaves cornice. 3 stone stacks, the 2 to right retaining modillion cornices. Later C20 dormers to right.

PEEL SQUARE (north side) No 5 (Formerly listed as The White Hart Public House), GV II, Public house, part of row. Late C19. Ashlar. Welsh slate roof. Three storeys, three bays. Italianate style. Rusticated ground floor and quoins. Segmental-headed carriage entrance to left with voussoirs and large panelled keystone, now part-blocked with C20 doorway. Sash windows throughout. Ground floor: tripled windows to right with segmental-headed lights each with elongated, dropped, panelled keystone and apron. Ground-floor cornice. First and second floors are symmetrical. Round-arched 1st-floor windows in architraves with pilasters, carved motifs in spandrels, deep friezes and cornices. Segmental-headed second-floor windows with eared and shouldered architraves and long keystones, all on sill band. Heavily modillioned moulded eaves cornice. Parapet. Included for group value.

5.5 YORKSHIRE BANK, PEEL SQUARE

PEEL SQUARE (north side), Barnsley Yorkshire Bank including No 19 Market Hill (west side), GV II, Bank and shop premises. 1857 (Tasker). Ashlar. Welsh slate roof. 3 storeys and attics. 2 bays to Peel Square, one round corner bay, 4 bays to Market Hill plus a further single bay and a rounded corner bay which both belong to No 19. Corner site. Italianate style. Rusticated ground floor. Rusticated quoins to ends and corner bays at 1st-and 2nd-floor level. Square-headed entrance in corner bay with architrave, swagged frieze and cornice. Segmental-headed ground-floor windows with voussoirs, dropped keystones and aprons. C20 shop frontage to No 19. Modillioned 1st-floor cornice. Round-arched 1st-floor windows have architraves with pilasters, motifs in spandrels, friezes and cornices. Similar paired lights to 5th bay (No 19). Segmental-headed 2nd-floor windows on sill band, with eared architraves and dropped keystones. Similar paired lights to 5th bay (No 19). Heavily modillioned eaves cornice with ashlar parapet. Surmounting the corner bay is a good lead lantern with swept sides and elliptical lights. Later C20 dormer windows. Hipped roof. The premises were built as the Coach and Horses Public House and became a bank in 1912.

5.6 7 & 15 MARKET HILL

MARKET HILL (west side), Barnsley, The Old No 7 Public House, GV II, Public house. Mid C18, altered. Ashlar (painted). Slate roof (bitumen covered). 3 storeys. 3 bays, that to left slightly set back. Round-arched passage entrance in left bay. The rest of the ground-floor frontage is divided into 3 by pilasters supporting a frieze and cornice. Two narrow, round-arched windows and similar doorway formed c1975. Windows, on sill bands, to upper floors, with moulded architraves, those to left bay part-rendered. Moulded eaves cornice. Later brick end stack to left. Interior: much altered. Some early arched cellars, much altered. The premises was originally used as an ironmonger's shop, and later a printer's workshop. Included for group value.

MARKET HILL (west side), Barnsley No 15, GV II, Shop. Early to mid C19. Coursed squared rubble. Welsh slate roof. 3 storeys. Single-bay gable frontage. C20 ground-floor addition with shop frontage. Large, altered square-headed 1st-floor window. 3-light 2nd-floor window. Pediment-gable with lunette. Right return elevation has C20 shop frontage and various sash windows in plain surrounds.

5.7 FORMER YORKSHIRE BANK

*MARKET HILL (east side), No 30, Former Yorkshire Bank (**Fig. 17**), GV II, Former bank, dated 1903 and designed for the Yorkshire Penny Bank in a Free Classical style. Ashlar stone with a Welsh slate roof. A three-storey corner building.*

HISTORY: The Yorkshire Penny Bank was named in 1860, having been initially founded in 1859 as the West Riding Penny Savings Bank by Colonel Edward Akroyd of Halifax as a philanthropic organisation aimed at providing a means of saving for the working classes. The original plans for the Barnsley branch do not survive, but the planning register records new premises on Market Hill for the Yorkshire Penny Bank were submitted to the Streets & Buildings Committee on 23 July 1902. The building has the datestone 1903. An early-C20

photograph showed the original three-storey bank building with a canted corner entrance, three bays to Market Hill and two bays to Eldon Street. At this time the second-floor windows had decorative apron panels and lintel panels carved with raised, enriched cartouches. The ground-floor frieze had YORKSHIRE PENNY BANK in raised lettering to both elevations and BANK over the corner doorway. The planning register records that plans were submitted on 5 March 1924 to extend the bank on Eldon Street. A three-storey extension of five bays was subsequently built. The Yorkshire Penny Bank changed its name to Yorkshire Bank Ltd in 1959. Later the building was used by the Yorkshire Building Society before closing in 2016. It has now (2021) been refurbished as commercial premises.



Fig 17. The former Yorkshire Bank at the corner of Eldon Street and Market Hill

EXTERIOR: this three-storey building has three bays to Market Hill, one corner bay, and seven bays to Eldon Street with a plinth and parapets. The main doorway is in the corner bay and has a small cartouche to the lintel with the initials 'Y P B' (Yorkshire Penny Bank). Over the doorway is a first-floor oriel three-light window whose tiled roof extends through the second floor and is surmounted by an enriched plaque bearing the date 1903 in raised numbers. Above this, breaking through the parapet, is a clock turret with a broken segmental pediment supported on tapering pilasters which flank the clock. The clock is by Potts of Leeds and has a circular opal glass dial with black Roman numerals. The first bay of the Market Hill elevation projects slightly and rises as a gabled dormer; the ground-floor window was formerly a doorway. The two large ground-floor windows to the centre and right bays have moulded ashlar frames and aprons with later glazing. The ground-floor frieze has enriched pedimented cartouches marking the bays. The paired first- and second-floor windows are all square-headed. The first-floor windows in the left-hand bay have shouldered lintels, those to the right have cambered arches above and central colonnettes. On the Eldon Street elevation bays one, two, six and seven are similarly detailed; bays three, four and five are similar, but the first- and second-floor windows are in triple groups

with pilasters marking the bays and rising into the shaped parapet. The building has tall ashlar and brick stacks.

5.8 12, 14 & 16 MARKET HILL

MARKET HILL (east side), Barnsley Nos 12 and 14, GV II, Shop premises. Late C18. Ashlar. Concrete tiled roof (C20). 4 storeys, 3 bays. C20 shop frontage to ground floor. 4-pane sash windows, those to 3rd floor being square. 1st- and 2nd-floor sill bands. Moulded eaves cornice. Gable coping on square kneeler to right. Later end brick stack to right. Two gables to rear. Similar eaves cornice. The premises were at one time known as the George and Dragon Inn.

MARKET HILL (east side), Barnsley No 16, GV II, Shop premises. Mid-late C18. Squared coursed rubble. Welsh slate roof. 4 storeys, 2 bays. Quoins. C20 shop front to ground floor. Sash windows to upper floors, those to the 3rd floor shorter, those to 1st and 2nd floors possibly lengthened, all with deep lintels and plain jambs. Moulded eaves cornice. Gable coping on square kneeler to right. Later brick stack to right gable. Presumably the building is a fragment of a larger premises.

5.9 11 & 23 CHURCH STREET

CHURCH STREET (east side) No 11 (The White Bear), (Formerly listed as The Royal Hotel), GV II, Hotel. Late C18, probably re-roofed mid C19, main doorway probably early C20. Painted, dressed stone. Welsh slate roof. Three storeys, seven-bay near-symmetrical facade. Raised ashlar quoins. Wide central doorway with round-arched head and splayed jambs in a single cyma moulding. To far left is a part-blocked carriage entrance with elliptical head with alternately extended voussoirs. All windows are in plain raised surrounds, those to ground-floor right being c1975 replacements. First-floor sill band, second-floor sill and lintel bands. Plain sashes to first and second floors. Second-floor windows slightly shorter. Moulded stone brackets to gutter. Gable copings. Three later brick stacks. Rear: projecting wing with similar sash windows, hipped roof and tiled ground-floor addition. Formerly called the White Bear Public House and renamed after Princess Victoria changed horses here while travelling between Harewood and Wentworth Woodhouse in 1835.

CHURCH STREET (east side), Barnsley No 23, GV II, House, now part of Barclay's Bank. Early C19. Rendered walls. Welsh slate roof. 3 storeys, 3 bays. Windows in plain, raised surrounds, with recent casements. Hollow-chamfered gable copings on cut kneelers. Ashlar stack to each gable with cornice and cap.

5.10 41-43 CHURCH STREET

CHURCH STREET (east side) No 41-42 (**Fig. 18**), GV II, Hall and cross wing house. Later C15, with hall timbers dated by dendrochronology to between AD 1455 and AD 1479, and the cross wing built in or shortly after the winter/spring of AD 1463-4. Late C17 extension of the rear cross wing chamber and a small, lean-to store on east side of hall. Mid- to late C18 alterations due to road remodelling including removal of the timber-framed west elevations and raising of the floor level in the hall and the front chamber of the cross wing and the insertion of a cellar beneath the chamber. 1973 loss of the north service cross wing

and two bays of the hall. 2002 renovation of the timber framing and building, with a modern shop front (not of special interest).

Reasons for Designation: 41-43 Church Street, Barnsley, of the later C15 with a small, late C17 extension, mid-late C18 alterations, 1973 alterations, and restored in 2002, is listed at Grade II for the following principal reasons:

- *Date: the timbers used to construct the building have been dated by dendrochronology (scientific tree-ring dating) to a felling date of between AD 1455-79 for the hall and AD 1463-64 for the cross wing;*
- *Architectural interest: as a later C15 vernacular building with close timber-frame studding which is a rare survival of the medieval, timber-framed building tradition in Barnsley;*
- *Plan form: as a clearly legible medieval open hall and two-storey, two-chamber deep parlour cross wing also demonstrating later social developments in comfort and privacy with the insertion of a hall floor (now removed but retaining a first-floor doorway from the cross chamber), and expansion and additional heating of the cross wing.*



Fig 18. Close-studded gable of 41-43 Church Street

5.11 GEORGE YARD

GEORGE YARD (north side), Barnsley, Warehouse building at east end II Warehouse. Late C18 - early C19, though 1st bay is of a different build. Altered 1873. Tooled stone. C20 asbestos roof. 3 storeys, 7 bays. The main entrance (bay 5), the entrance in bay 2 and ground-floor windows to bays 4 and 6 are of the 1873 date and are of more finely-dressed stone. The main entrance is round-arched with pointed hoodmould and has a beehive motif with foliage support. The hoodmould stops have initials "C" and "R". The jambs are panelled with foliated capitals. The ground-floor windows to bays 4 and 6 have similar jambs, deep moulded cornices, and the latter has 2 lights with shouldered heads and is

dated 1873. Large C20 entrance to left. Bay 3 has loading-door to 1st floor. Assorted casements and sashes with glazing bars and plain surrounds to 1st and 2nd floors. The right corner is rounded. Later addition at rear with flat roof.

5.12 THE OLD POST OFFICE

*REGENT STREET (south side), Barnsley, The Old Post Office (**Fig. 19**) (between Nos 3 and 5) GV II Former Post Office, now offices. 1881. Ashlar facade, brick sides. Welsh slate roof. Italianate style. Three storeys. Symmetrical 4-bay facade. Rusticated ground floor. Elaborate square-headed portals to left and right, with double, panelled doors and coved, grooved jambs. Each has large modillioned cornice on elaborately-scrolled brackets and is decorated with lions' heads and floral bosses. Two large ground-floor, square-headed sash windows. 1st-floor sash windows are square-headed with moulded architraves and triangular pediments on scrolled brackets. Sill band with turned balusters under each window. Moulded band above 1st floor. Square-headed 2nd-floor sash windows in moulded architraves on sill band. Deep modillioned cornice.*



Fig 19. *The Old Post Office (between no's 3 & 5 Regent Street).*

5.13 5, 7 & 9 REGENT STREET

*REGENT STREET (south side) Barnsley Nos 5 and 7 (**Fig. 20**), GV II, Offices. Dated 1867. Ashlar. Welsh slate roof. Free Classical style. Three storeys. Terraced facade, each property of 2 bays. Each has entrance to right with fanlight, elongated keystone (that to right*

dated), and pilaster jambs. Paired sash windows with pilaster jambs and round-cornered, moulded heads. Ground-floor cornice. Round-arched 1st-floor sash windows on sill band have moulded heads, pilaster jambs cornices, and are paired to left bay of each property. Square-headed 2nd-floor sash windows, on sill band, with pilaster jambs, arranged as before. Moulded eaves cornice. Included for group value.



Fig 20. No's 5 & 7 Regent Street.



Fig 21. No. 9 Regent Street.

REGENT STREET (south side), Barnsley No 9 (Fig. 21), GV II, Council offices. Circa 1880. Ashlar. Welsh slate roof. Classical style. Three storeys. 5 bays to Royal Street, one rounded corner bay and 4 bays to Regent Street. Entrance in corner bay with fanlight, pilaster jambs and cornice on shaped, enriched brackets. Double panelled door. Entrance in 4th bay of Regent Street facade is round-arched with spandrel treatment, small cornice and c1970 door. All windows are square-headed sashes with moulded architraves, slightly taller to ground floor. Cornices between floors. Moulded eaves cornice and deep panelled parapet. Included for group value.

5.14 13, 15, 17, 21 & 23 REGENT STREET

BARNSELY REGENT STREET (south side), Nos 13 and 15 (Fig. 22), GV II, Town house, now offices. Early C19. Hammer-dressed stone. Welsh slate roof. 3 storeys, attic and basement to rear due to sloping ground. 3 bays by 3 bays on corner site. Symmetrical facade. Central doorway (No 15) has panelled jambs, frieze and cornice. A tripartite window to each side (possibly later alterations). Sash windows to 1st and 2nd floors with raised sills. The name "REGENT STREET" is inscribed at the right corner. Moulded stone brackets to gutter. Gable copings with large ashlar parapet at verge. Two stone stacks to each roof pitch. Ashlar



Fig 22. No's 23, 21, 17, 15 & 13 Regent Street.

stack to right gable. Rear: sash windows, some altered. Right return: symmetrical. Later, central, square stone porch with round-arched doorway (No 13). Sash windows, some with glazing bars. Raised sills. Central 1st-floor window has moulded architrave, frieze and cornice. Single sash window in the pedimented gable. Included for group value.

SE30NW BARNSELY REGENT STREET (south side), Barnsley, Nos 17, 21 and 23 (Fig. 23), GV II Terrace of 4 town houses (No 19 now part of No 17), now offices. Early to mid C19. Dressed stone. Welsh slate roof. Two storeys. Each house is of 2 bays and has entrance to right with panelled jambs and triangular pediment, the doorway to No 19 now part-blocked with window in keeping. Sash windows, some with original glazing bars. Raised sills. Moulded stone brackets to gutter. Tall stone stacks midway down pitch of roof, 2 truncated and 2 retaining cornice and cap.

5.15 FORMER QUEEN'S HOTEL, REGENT STREET

REGENT STREET (south side) Queens Court Business Centre and attached railings to front (Fig. 08), GV II, Hotel and attached railings. 1874 by Wade and Turner. Addition to west may be slightly later. Ashlar. Roof not visible. Classical style. Three storeys with attic. Three bays to Eldon Street, three rounded-corner bays, seven bays to Regent Street plus an addition of a further four bays to right.

Symmetrical facade to Regent Street: central bay and each end marked by pilasters with acanthus capitals. Central round-arched enriched portal with double, panelled door and consoles supporting heavy dentilled cornice. Carved head of Queen Victoria as keystone. C20 canopy. Round-arched ground-floor sash windows with carved-head keystones and pointed hoodmoulds. First-floor sash windows on decorative sill band all square-headed, the central one enriched with garlanded lions-head consoles supporting segmental pediment, with balustrade with urns. The other first-floor windows have architraves and enriched heads, windows in bays two and six with garlanded lions-head brackets supporting heavy enriched cornices. Square-headed second-floor sash windows on sill band with architraves and enriched keystones, the central one with a round-arched tympanum enriched with two cornucopia. Windows to bays two and six have cornice and pediment. Heavy-dentilled cornice on paired console brackets, with carved heads. Tall, panelled and balustraded parapet. Round dormer windows with finials. Tall decorative stacks with wide moulded cornice and round caps. Decorative cast-iron railings to front of this facade.

To the right the addition consists of four bays with paired, single, and triple-light windows (left to right), round-arched to ground-floor, those to right of entrance in bay two having cast-iron fluted colonnettes with foliated capitals and rusticated voussoirs. Ground-floor cornice. Round-arched first-floor windows with triangular pediments. The second floor is a later addition, probably early or mid C20, with square-headed windows. The corner bays are as the main facade and the Eldon Street facade likewise except for the ground floor which is framed by pilasters surmounted by a dentilled cornice and has three round-arched openings with cast-iron fluted colonnettes with foliated capitals and slender continuous hoodmoulds with lions heads. Interior: contemporary staircase with turned wooden balusters and carved newel. Openings in hall framed by fluted Ionic pilasters, frieze and bracketed cornices.

5.16 8, 10, 14 & 16 REGENT STREET

REGENT STREET (north side), Barnsley, Nos 8 and 10 including No 2 Eastgate GV II Offices. Dated 1895. Ashlar. Welsh slate roof. Free classical style. Three storeys. 6 bays to Regent Street, 5 bays to Eastgate. Nos 8 and 10 (on Regent Street), are handed and separated by a rusticated pilaster. Each has a central doorway in a moulded architrave and an open segmental pediment, on ornamental brackets and an enriched tympanum, that to left bearing date. The square-headed ground-floor windows (apart from single window to bay 6) were formerly tripartite, now with mullions removed. Aprons to No 10; windows to No 8 enlarged. 1st and 2nd floors: bays 3 and 4 have 3-light canted oriel windows. Square-headed, unequal sash windows in raised surrounds, those to 1st floor with ornamental heads and steep triangular pediments, those to 2nd floor with moulded heads and fleur-

de-lys enrichments. Dentilled eaves cornice and deep parapet. Tall ornamental ashlar stacks. The Eastgate elevation is similar with central doorway with open, scrolled pediment, and tripartite windows to left and right. To the far right is an elliptical-arched carriage entrance with moulded surround and alternately blocked voussoirs. 1st- and 2nd-floor canted oriel windows to bays 2 and 4.

REGENT STREET (north side), Barnsley, Nos 14 and 16 (Fig. 23) GV II Two handed town houses, now offices. Circa 1825. Dressed stone. Welsh slate roof. Two storeys. Each house is of 3 bays with entrances to left and right in good Doric doorcases with fluted columns and open, modillioned pediments. Semi-circular fanlights with radial glazing bars. Tall windows, especially to ground floor, with raised sills. Sashes and some casements. Lower addition to left with carriage entrance and single sash above. Moulded brackets to gutter. Truncated central stack, and second stack in front roof slope on left.



Fig 23. 14 & 16 Regent Street.

5.17 THE OLD COURTHOUSE

REGENT STREET (north side) No 12 (The Old Courthouse) (Fig. 24), GV II, County Court. 1871 by T. C. Sorby. Ashlar. Welsh slate roof. Italianate style. Two storeys and basement. Seven x four bays corner site. Near-symmetrical facade, with rusticated ground floor and end bays of first floor. Square-headed basement windows. A flight of stone steps leads to the main entrance in bay seven in Doric portico which has deep parapet with cartouche. Double, panelled door. Square-headed sash windows in deep newels with cut voussoirs and dropped keystones.

The first floor is in the form of an Ionic colonnade with pilasters (to the blind end bays) and engaged columns, between which are five round-arched windows with balustrade beneath in architraves with pilasters and console keystones. Two tiny lights in the frieze. Full entablature with panelled and balustraded parapet. Hipped roof. Ornamental ashlar stacks

with dentilled cornice and rounded caps. The left return is similar with entrance to left and two ground-floor windows. Three first-floor windows with square heads and triangular pediments on console brackets. Tiny lights in the frieze. Interior not inspected.



Historic England Archive: b105551

Fig 24. Archive photograph from the HE HLfor E website showing the Old Court House taken shortly after its construction in 1871.

5.18 THE COURTHOUSE STATION

REGENT STREET (north side) No 24 (The Courthouse Station) (Fig. 25), GV II, Court House building. 1861 by Reeves. Ashlar. Welsh slate roof. Two storeys and attic. Italianate style. Six x five bays, on corner site. Near-symmetrical facade has rusticated ground floor and with vermiculated quoins. Doorway to first and fourth bays, the latter with consoles supporting a break in the ground-floor cornice surmounted by the Royal coat of arms.

Ground-floor openings all have segmental heads with elongated vermiculated keystones and plain raised architraves. Sash windows with marginal glazing. Tall round-arched first-floor windows are archivolted and have elongated vermiculated keystones and spandrels. Vermiculated panels to the piers between the windows. Sunken aprons and dentilled sills. Six-light casements with circular wooden tracery to the window heads. Deep frieze with paired consoles supporting the heavy modillioned eaves cornice. Between the consoles are small attic windows. Hipped roof. Ornamental ashlar stacks with vermiculated panels, cornices and caps. The right return elevation is similar with two blind ground-floor windows.

Interior: Staircase with decorative iron balusters and ramped wooden handrail. First-floor hall with round-arched bays marked by pilasters and panelled ceiling. The building was converted to use as a railway station building in 1870 and remained as such until 1962.



Fig 25. *The Courthouse Station (eastern end, north side of Regent Street)*

2.0 HERITAGE STATEMENT

2.1 NATIONAL POLICY & GUIDANCE RELATING TO THE HISTORIC ENVIRONMENT

National Planning Policy Framework (NPPF).

The Town and Country Planning Act, 1990.

The Planning (Listed Buildings and Conservation Areas) Act, 1990.

Department of the Environment, 1994, Planning Policy Guidance 15: Planning and the Historic Environment.

English Heritage, 2006, Guidance on Conservation Area Appraisals.

English Heritage, 2006, Guidance on the Management of Conservation Areas.

English Heritage, 2005, Streets for All: Yorkshire and Humber.

Historic England's Advice Note 2: Making Changes to Heritage Assets

Historic England's Energy Efficiency and Historic Buildings Guidance

2.2 LOCAL POLICY RELATING TO THE HISTORIC ENVIRONMENT

Barnsley Local Plan, adopted May 2019.

- *Policy D1 High Quality Design & Place Making*
- *Policy LC1 Landscape Character*
- *Policy HE1 The Historic Environment*
- *Policy HE2 Heritage Statements and general application procedures*
- *Policy HE3 Developments affecting Historic Buildings*
- *Policy HE4 Developments affecting Historic Areas or Landscapes*
- *Policy HE5 The demolition of Historic Buildings*

Barnsley Local Plan, Supplementary Planning Document: Heritage Impact Assessment, adopted May 2019

2.3 LISTING ENTRY

Refer to 1.3.5.9. The 1986 listing entry reads, "*BARNSELEY CHURCH STREET (east side), Barnsley No 23, GV II, House, now part of Barclay's Bank. Early C19. Rendered walls. Welsh slate roof. 3 storeys, 3 bays. Windows in plain, raised surrounds, with recent casements. Hollow-chamfered gable copings on cut kneelers. Ashlar stack to each gable with cornice and cap.*"

2.4 THE HISTORIC DEVELOPMENT OF THE SITE & THE BUILDING

2.4.1 As the early OS maps attest, 23 Church Street was built in the early 19th century as a three-storey townhouse with a stone columned and pedimented door surround (northern bay) and a rear extension containing a staircase which opened onto an enclosed yard.

2.4.2 An archive photograph of the building (**Fig. 02**) circa. 1930 shows the building rendered, exposed stone being limited at that time to the door surround, projecting cills, moulded kneeler, copings and ridge chimneys. It is safe to assume this was its original form.

2.4.3 Extensions and alterations to the building were undertaken by Barclay's Bank during the 1970-80s (**Fig. 26**) and the original staircase was lost. At the same time the buildings at 23, 25 and 27 Church Street were interconnected, and the ground floor fenestration of no. 23 was altered – the stone columns and pediment were removed, the Church Street entrance blocked, the early 20th century shopfront (which wrapped around the south-western corner of the building) was removed, three new window openings introduced which replicated the size and proportions of the first floor windows and the sliding sashes replaced with softwood casements.



Fig 26. The single and two storey extension to the rear of 23, 25 and 27 Church Street.



Fig 27. Alterations visible inside 23 Church Street.

2.4.4 There is blockwork visible internally where the former shopfront was altered to form the current fenestration (**Fig. 27**). The first-floor structure has been recently removed along with a brick internal wall that separated the main entrance from the shop. This, and the lower floor level in the former shop, indicates the shop may have been part of the original ground floor configuration. There are substantial steel beams visible (built into the inner face of the front and side (southern) elevations) which support the masonry above the shopfront.

2.5 STATEMENT OF SIGNIFICANCE

2.5.1 There are approximately 374,081 listed building entries on the *National Heritage List for England* of which 2.5% are Grade I listed (buildings of exceptional interest and in some cases of international importance), 5.5% are Grade II* listed (particularly important buildings of more than special interest) and the remaining 92% are Grade II listed (of national importance and of special interest).

2.5.2 23 Church Street is designated Grade II and, therefore, falls within the latter category of buildings of national importance and special interest.

2.5.3 **Architectural/streetscape value:** The building lies within the heart of, and makes a positive contribution to, the *Church Street Market Hill Regent Street Conservation Area* and is located directly opposite the imposing Town Hall and Barnsley College built in 1932-3 and 1930 respectively. The building faces the bottom of Sadler Gate at its junction with Church Street, a principal road junction forming part of the one-way system around the Town Hall, and therefore occupies a prominent position.

2.5.4 **Local/community value:** The block has significant local and community value. The building was in the ownership of Barclay's Bank for a substantial period (from at least 1930 until the current owners bought the property in 2021) so generations of Barnsley residents will have visited the branch for banking, investment and mortgage advice.

2.5.5 **Proposals:** The proposal aims to return the original fenestration to the ground floor of the front elevation and to reinstate the original layout of the buildings, removing the 1970-80s interconnection allowing them to be separately tenanted, and as such is judged to enhance the buildings significance.

2.5.6 The proposal incorporates two options. The first reinstates the Church Street entrance in its original location and form, replaces the ground, first and second floor windows with sliding sashes and introduces ground, first and second floor sliding sashes (of similar size and proportion as those to the western frontage) to the southern gable to increase levels of natural daylight and passive solar gains.

2.5.7 The second reintroduces a shopfront extending along the Church Street frontage and around onto the southern gable with an entrance at the SW corner (in similar form to the shopfront visible on the historic photographs but of a design more referential to the date of the building). Both options are submitted for Conservation Officer consideration.

2.5.8 The former financial services Use Class E now incorporates the following Uses:

- E (a) Display or retail sale of goods, other than hot food.
- E (b) Sale of food and drink for consumption (mostly) on the premises.
- E (c) (i) Financial Services, (ii) Professional Services (other than health or medical services) or (iii) Other appropriate services in a commercial, business or service locality.
- E (d) Indoor sport, recreation or fitness.
- E (e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner).
- E (f) Creche, day nursery or day centre (not including a residential use).
- E (g) Uses which can be carried out in a residential area without detriment to its amenity including (i) offices to carry out any operational or administrative functions, (ii) Research and development of products or processes or (iii) Industrial processes.

2.5.9 The proposal also involves the introduction of a ground floor WC and tea point. Current parking provision in the rear car park will remain unaffected.

3.0 IMPACT ASSESSMENT

3.1 **Historic Impact on Architectural value:** During the Barclay's Bank ownership the building was much altered; the original house was extended by two stories at the rear which resulted in loss of the rear fenestration and the original staircase (this was replaced and reconfigured in the 1970s). The building was further extended by a single storey in the 1980s. The extensions, built of buff brick with red brick lintels and cills and flat roofs with brick parapets and concrete copings (*Fig. 26*), and internal alterations during the Barclay's Bank ownership have detrimentally impacted the buildings significance.

3.2 **Heritage Impact of the scheme:** The proposals will have a positive heritage impact. The building is currently vacant and, following reinstatement of the historic separation of the three buildings, the use of the ground floor of no. 23 has been compromised by sole access from the rear of the building and the convoluted escape route which now exceeds Building Regulations requirements. Reinstatement of the Church Street entrance into no. 23, therefore, will allow the ground floor to return to its early 20th century (or potentially original) retail use, separate this retail unit from the office use in the upper floors and in turn bring a vacant listed building within a Conservation Area back into use.

3.3 **Public benefits of the scheme** include:

- Retention of a locally significant heritage asset to allow it to be enjoyed by and contribute to the quality of life of future generations.

- Repair and re-purposing of a redundant heritage asset in a Conservation Area with the aim of contributing to the regeneration of the town.
- Sustaining and enhancing a heritage asset by identifying a viable use consistent with its conservation.
- Reinstatement of the historic fenestration to allow its former use, character and historic development to be more legible. This is considered an enhancement to significance of both the listed building and the Conservation Area.
- Repair of the historic fabric using materials and techniques contemporary with the buildings construction with the aim of making a positive contribution to local character and distinctiveness.

4.0 CONCLUSION

- 4.1 In summary, therefore, the proposal has been carefully considered to minimise impact on and enhance the significance of the building, to be appropriately detailed to correspond with the date of the building and to bring a vacant/unoccupied building within a Conservation Area back into sustainable use.

5.0 LIST OF QUOTATIONS

- (1) <https://historicengland.org.uk/services-skills/heritage-action-zones/>
- (2) <https://en.wikipedia.org/wiki/Barnsley>
- (3) <https://en.wikipedia.org/wiki/Barnsley>
- (4) <http://sytimescapes.org.uk/zones/barnsley/B10>
- (5) <http://sytimescapes.org.uk/zones/barnsley/B10>
- (6) <http://sytimescapes.org.uk/zones/barnsley/B10>
- (7) <http://sytimescapes.org.uk/zones/barnsley/B10>
- (8) <http://sytimescapes.org.uk/zones/barnsley/B10>
- (9) <http://sytimescapes.org.uk/zones/barnsley/B10>
- (10) <http://sytimescapes.org.uk/zones/barnsley/B10>
- (11) <http://sytimescapes.org.uk/zones/barnsley/B10>
- (12) <http://sytimescapes.org.uk/zones/barnsley/B10>

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