Addendum to Heritage Statement

1. The new 2018 NPPF (Section 16) outlines the importance of the desirability of a new development making a positive contribution to local character and distinctiveness (para 185).

The historic market town of Penistone is primarily centred around the core of Market Street and Shrewsbury Road where the bulk of listed and historic buildings are found. The larger conservation area envelope embraces significant older housing areas to the High Street interspaced with much later 60s and 70s properties of no particular architectural value including smaller supermarkets, the library and medical centre.

The H25 site is disconnected from the core area by the physical barrier of the railway bridge spanning Bridge Street. Immediately south of the railway bridge is a large new development of shops and offices and a large Tesco store and associated car park. At the edge of the car park is a new oak framed market hall mainly used for outdoor market trading and other approved events on a random basis. Most of the new development has materials indigenous to the older buildings, stone and render, and some attempt has been made to reflect traditional proportions and shop fronts but the overall effect is fairly standard commercial units not actually in character with the architectural jumble of the town centre units The Tesco store is similar to most Tesco stores in out of town locations. The new development required a massive reorganisation of highway network and some demolition of historic elements including the old jail house. It has, however, the positive effect of revitalising the town centre short of a modern large food unit and offering trading opportunities mainly office based functions and cafe operations.

2. The H25 site is not visible from the historic core of Penistone or anywhere within the Tesco complex. It has a minor connection with Bridge Street set at a much lower level adjacent to the police station. All the buildings on both sides of Talbot Road adjacent to the police station are newer buildings some in red brick and other materials not characteristic of most Penistone buildings. The H25 site can be glimpsed at much higher level from Bridge Street through the existing tree screen but when developed the site buildings will not read in any meaningful way with the conservation area or be seen from it.

3. When the H25 site is developed the buildings will be a distinct development adding to the housing offer and quality of the historic town. The site can be seen from distant view points but there is nothing to consider this will be environmentally damaging to the town. Historic towns have to respond to modern requirements as it has to the recent Tesco scheme, which in direct impact terms, are much more obvious than the H25 site.

4. The enclosed site photographs illustrate the impact of the site which at worst will be totally neutral and at best deliver an opportunity for economic success in future years with interesting housing on the edge of the town centre, built in appropriate materials and have a scale in line with most of the indigenous older housing properties.





DEVELOPMENT OF TALBOT ROAD FRONTAGE SCREENS H25 SITE FROM EDGE OF BRIDGE ST. VERY VARIED ARCHITECTURE





H25 SITE HIDDEN FROM VIEW



NEW TESCO SITE NO SIGHT OF H.25





ENTRY TO T.C. CONSERVATION AREA





BRIDGE ST.





ROAD FROM T.C.



TYPICAL T.C. PROPERTY







BRIDGE ST
FRONTAGE TO
H25 BEYOND.





H25 CAN BE BRIEFLY VIEWED IN SMALL PART OF BRIDGE ST.
BUT DOES NOT RELATE IN ANY SIGNIFICANT WAY TO BULK OF CONSERVATION AREA







DEVELOPMENT OF EXISTING HOUSING + PROPERTIES FACING TOWARDS PENISTONE T.C. AT TALBOT ROAD

