

Design & Access/Heritage Statement

Proposal: Change of Use from A2 Financial Services (former Bank) to 5No. A1 Retail Shops including Proposed Alteration to an Existing Window forming Door Opening & Installation of a Glazed Roof Lantern (as previously approved).

Site: (Former Natwest Building)
2, Market Street
Penistone
S36 6NA

District: Barnsley

Parish: Penistone



August 2022
Submitted on Behalf of -
Mr. M. Rodgers (The Applicant)

1. Introduction

This statement has been prepared to accompany the application for Planning Permission for the proposed change of use including the alteration to an existing window forming door opening & installation of a glazed roof lantern as previously approved and shown on the application plans.

Previous grant of planning permission has been achieved for the change of use from A2 Financial Services (bank) to A4 Drinking Establishment under application no. 2019/0880.

The aim of this statement is to provide further information on the design and its relationship in terms of its character and the surrounding area.

The purpose of this application is to gain consent for the change of use from A2 Financial Services to 5no. A1 Retail Shops including the alteration to the window forming door opening and new glazed lantern to be positioned within the existing flat roof area (as previously approved).

The site consists of a vacant bank building which closed in 2018. The style and make up of this building limits its use to either shops, offices, drinking/restaurant or other use classification that is subject to grant of planning permission.

This statement should be read in conjunction with the application form, accompanied planning drawings and heritage statement.

2. Assessment: The Site

This site is located off Market Street in Penistone town centre.

The building is uniquely built for the purpose as a bank to serve the local community at large. As times have changed most people use online facilities and therefore the bank closed. The strong features and the stone cladding with small windows are not generally suited for other use classes and therefore the proposal to carry out internal layout alterations to from 5no. Shops would meet the applicant's demands as well as allowing the building to carry on serving this popular location and serve the community.

The site falls in Flood Risk Zone 1, an area with a low probability of flooding and therefore is considered as not at a risk.

The application site is not listed - for listed building close by refer to the Heritage Statement section below.

3. Movement & Circulation

The movement and circulation will not dramatically increase due to the proposed change of use as the previous use of the site is a town centre location.

On street parking facility is available as well as a large car park nearby at Tesco's.

As a town centre location good transport links are available.

4. Evaluation & Opportunities

The original scheme was conceived from the brief provided by the applicant.

The proposal makes appropriate use of the area allocated for the proposal.

Subject to approval the development will commence immediately.

Relevant Planning Policies

The Core Strategy policy CSP8 identifies the Principal Towns such as Penistone as a priority for development and the main local focus for housing, employment, shopping, leisure, education, health and cultural activities and facilities. Development in Penistone will be restricted to that which will facilitate Penistone's renaissance as a market town.

CSP31 identifies Penistone as a District Centre with an important role serving localised catchments and meeting more local needs and will direct new retail and town centre uses here. CSP20 seeks to promote tourism and encourage the growth and development of cultural provision and tourist related development in rural areas such as Penistone will be protected and encouraged to support and diversify the local economy. CSP21 encourages a viable rural economy and sustainable diversification.

CSP20 Promoting tourism and encouraging cultural provision by encouraging the growth of the tourism business sector within existing centres where possible. Tourist development in rural areas will be protected and encouraged to support and diversify the local economy.

CSP 30 The Historic Environment. By maintaining the character and appearance of the building within close proximity of important listed buildings.

5. Design Proposal

The following points have been considered:

- a. The change of use and alteration to the existing window forming door opening including glazed lantern will have minimal impact to the site.

- b. The setting and character of the site is to remain largely as existing apart from the addition of the proposal.
- c. Parking provision and requirements as previously approved.
- d. The internal alterations have been minimised to reflect the nature of the change of use and the effect on the building.
- e. The glazed roof lantern is set back away from the parapet walling reducing the impact on the street scene.

6. Appearance

The general form and layout of the proposal has already been described and is as indicated on the application plans.

7. Access

Pedestrian and vehicle access to the site is unaffected by the proposal.

8. Neighbourhood Consultation

To our knowledge the applicant has not been in contact with his immediate neighbours as they would be unaffected by the proposal.

9. Flood Risk

This risk of flooding from rivers, reservoirs and the sea are of course none existent on this site.

10. Summary

The approach taken for this application has been practical based upon the assessments and taking into account the issues raised through consultation and related guidance.

The existing character and appearance of the property accompanied by the surroundings has been taken into account therefore on the basis of information provided – grant of planning permission is justified.

Finally, additional improvement measures can be incorporated to the scheme as considered necessary by the local planning authority and listed building officers.

1. Heritage Statement - Introduction

This statement should be read in conjunction with the application forms, design and access state (above) plus accompanying drawings.

The site is a former Natwest Bank which has been closed since 2018. It is a flat roof stone clad building built for the purpose and consists of a basement vault, ground floor offices, reception serving as a shop floor and a first floor administrative area.

2. Assessment of Significance

The site is within the Penistone Conservation area and has four listed buildings within close proximity although none will be directly affected by the proposal.



Above - 2, Market Street (the application site which is not a listed building).



Above - 2 St. Mary's Street, S36 6DT is situated directly opposite the application site, it is a grade II listed building, entry number 1286793 and has been granted permission and building consent for conversion from a bank to retail, bar and residential flats above.



Above - 1 and 3 Market Street, a grade II listed former clothe hall which is now shops, entry number 1314710.



Above - 5 and 7 Market Place, grade II listed shops, entry number 1286806.



Above - 8 Market Street, grade II listed building trading as a takeaway, entry number 1151831.

3. Heritage Impact Assessment

The proposed works have been designed to minimise the impact on the street scene, the conservation area and adjacent buildings.

The alterations to the existing window into a door opening including the roof lantern will have low impact and maintain the flat roof aspect of the original building. By setting the proposed lantern back from the main street minimises the impact of the street scene and surrounding buildings.

The closest listed building is 1 and 3 Market Street, which is a two storey former clothe hall, using the reasoning above we believe that the alterations would not affect this building, the same goes for 5 and 7 Market Street further up the hill which itself is a three storey building. Number 8 Market Street is on the same side of the street as the application site but its gable wall with no visible openings overlook the site. Finally, 2 St Mary's Street is opposite the application site and is a three storey building not directly facing the site, therefore the impact of this application is again minimised.

4. Justification

The main façade of the building is to remain as existing except for the addition of the door opening within the existing window location and repair to the stonework matching existing to suit (as previously approved). The materials have been chosen to blend in and to match existing where required.

5. Conclusion

Based on the previous grant of planning permission, the alterations have been designed to be sensitive to the building, the street scene, the conservation area and have minimal impact but still be practical and functional to suit the needs of the applicant and building users.