

HERITAGE STATEMENT

1 Peel Street, Barnsley, S70 2RA

1.0 Introduction

This Heritage Statement has been prepared by Secure Licence on behalf of Paru Shawarma in support of their planning application at 1 Peel Street, Barnsley, S70 2RA.

Planning permission is sought for the retrospective Change of Use from Class E(a) to Sui Generis (Takeaway)

This Heritage Statement will also be accompanied by the Full Planning Application and the following suite of drawings:

L-01 – Location Plan

L-02 – Existing Site Plan

L-02a – Proposed Site Plan

A-03 – Existing Floor Plans

A-04 – Existing Elevations

A-05 – Proposed Floor Plans

A-06 – Proposed Elevations

PA S70 2RA 01 – Proposed Advert

W S70 2RA -01 – Replacement Windows and Door

Flue Air treatment Unit

Flue ESP 3500 Duct details

Flue Gas Filtration Unit

Flue silencer

The purpose of this statement is to evaluate the potential effects of the proposal and to recommend alternative options where appropriate, ensuring that no undue harm is caused to the significance of the heritage asset. This assessment has been prepared in line with the general guidance provided by Historic England and the applicant guidance issued by

Barnsley Council.

It is intended that this statement will accompany and support the current Full Planning application.

2.0 Site Evaluation

This Heritage Statement has been prepared in support of a planning application for the change of use of the existing commercial premises at 1 Peel Street, Barnsley, S70 2RA, to a hot food takeaway (Sui Generis), together with the installation of a new extraction and ventilation system.

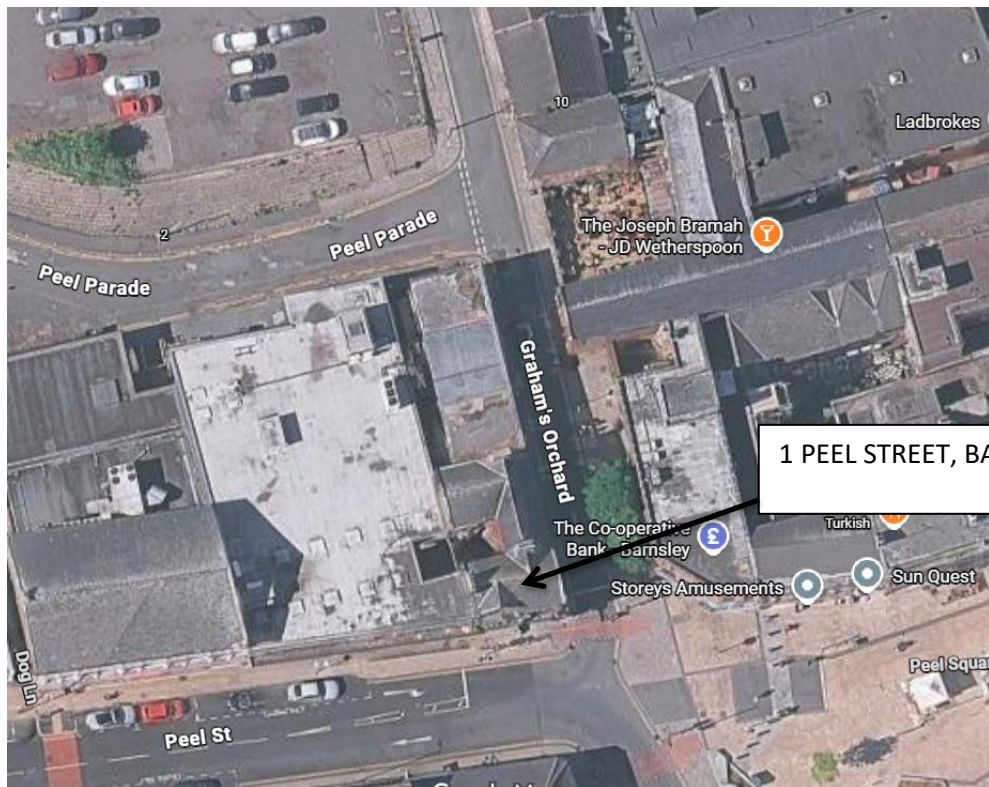
The purpose of this assessment is to consider the significance of the site and its surrounding historic environment and to assess the potential impact of the proposed development upon any designated or non-designated heritage assets.

3.0 Site Location

The application site is located on Peel Street within Barnsley Town Centre. The property forms part of a continuous frontage of commercial units within the primary commercial core.

The surrounding area is characterised by a mix of retail, food and beverage uses, and commercial services, reflecting the established function of the town centre as a focus for economic activity.

The site benefits from strong accessibility by walking, cycling, and public transport, including proximity to Barnsley Interchange.



4. Sustainable Location & Accessibility

The site is situated within Barnsley Town Centre, an area that contains a varied built environment including both historic and more modern commercial buildings.

Whilst the wider town centre includes buildings of historic interest and areas of architectural value, the application site itself is not a listed building and is not located within a confirmed conservation area (based on available planning mapping records at the time of writing).

Accordingly, the site is not considered to form part of a designated heritage asset. Any heritage considerations are therefore limited to the wider townscape context and the contribution of the site to the character of the commercial street.

However, consideration has been given to the guidance provided during the pre-planning stage regarding the site as a potential for inclusion as a heritage asset and as such the following should be considered:-

1. That any physical changes made should be done sympathetically so as not to deviate from the existing and retrained appearance of the building.
2. Facia alterations, branding / graphical changes, and colour schemes should harmonise and be sympathetic to the appearance of the building.
3. Shopfront alterations should contribute to the historic appearance of the building in terms of subdivision and their overall appearance.
4. Any changes to signage should not be out of keeping or illuminated. Note: in this context illuminated signage is unlikely to be appropriate.

5. No exposed roller shutters.

5.0 Assessment of Heritage Significance

5.1 Designated Heritage Assets

Whilst not in the conservation area, the building shows clear architectural and historic merit. Consequently, any change to this building has the potential to impact on the conservation area setting as well as the individual heritage significance of 1 Peel Square itself. Owing to the individual heritage significance of the building, it has been submitted for local listing pre-assessment with a view to inclusion on the Barnsley Local List.

5.2 Non-Designated Heritage and Townscape Context

The site forms part of an established commercial streetscape within Barnsley Town Centre. The character of the area is derived primarily from its active ground floor uses and continuous frontage, rather than individual architectural merit of the application building.

The building makes a neutral contribution to the local townscape as part of a wider mixed commercial environment that has evolved over time through incremental change.

5.3 Aesthetic Contribution

The ground floor of the building's appearance is consistent with surrounding commercial units in terms of scale, form, and frontage treatment, however overall, the building does contain identifiable features of high architectural or historic significance including the prominent projecting Oriel / Bay Window at first-floor which is a key decorative feature, typical of higher-status Victorian shop-tops or commercial premises.

5.4 Communal and Functional Value

The premises contribute to the vitality and viability of Barnsley Town Centre through active commercial use. Continued occupation of the unit supports the established economic function of Peel Street as part of the town centre retail and service area.

6.0 Heritage Value Assessment:

6.1 Evidential Value

The building demonstrates the historic development of Barnsley town centre through its traditional commercial form and relationship with neighbouring properties. Although the premises have undergone alterations associated with changing commercial uses over time, they continue to illustrate the historic pattern of retail development within the town centre.

The proposed works involve limited intervention to the existing building and do not affect any known historic fabric of archaeological or architectural significance.

6.2 Historical Value

The building contributes to the historic evolution of Peel Street as an established commercial thoroughfare serving Barnsley Town Centre.

The proposed change of use continues the long-established commercial function of the property and therefore maintains its historic relationship with the surrounding area.

6.3 Aesthetic Value

The building contributes to the visual character of the street through its scale, proportions and continuous frontage.

The proposed extraction flue has been designed to be positioned as discreetly as possible and finished in a colour that complements the existing building. It has been located to minimise visibility from the public realm and to avoid obscuring architectural detailing or altering the principal façade.

Overall, the external appearance of the building will remain largely unchanged.

6.4 Communal Value

The premises continue to contribute to the economic and social function of Barnsley Town Centre by providing an active commercial frontage.

The proposed takeaway use will maintain occupation of the premises, opening throughout the day and will support local employment and contribute to the vitality of the town centre. Continued commercial use reflects the historic purpose of the building and helps sustain activity within the surrounding area.

7.0 Statement of Significance

The significance of the application site lies primarily in its contribution to the wider historic commercial character of Peel Street and Barnsley Town Centre rather than through any exceptional architectural or historic interest in the building itself.

Its value is derived from its continued role as part of an active commercial frontage and its contribution to the established streetscape. The proposal preserves these characteristics by retaining the existing building, maintaining its commercial function and limiting external alterations to those necessary for the operation of the proposed use.

8.0 Analysis of Proposed Works

The proposal comprises the change of use of the premises to a hot food takeaway together with the installation of a mechanical extraction and ventilation system.

The extraction flue has been designed to serve the commercial kitchen whilst minimising its visual impact. Its position and appearance have been carefully considered to ensure it does not dominate the building or detract from the surrounding streetscape.

No alterations are proposed to the principal architectural form of the building and no significant historic fabric will be removed.

The proposal preserves the commercial character of the premises and ensures that the building continues to contribute positively to the appearance and function of Barnsley Town Centre.

Overall, the works are considered to result in **no harm**, or at worst **less than substantial harm**, to the significance of the surrounding historic environment. Any limited visual impact is outweighed by the public benefits associated with bringing the premises into active commercial use and supporting the vitality of the town centre.

9.0 Conclusion

The proposed development has been carefully designed to respect the historic character of the application site and its surroundings whilst allowing for a modern development to sit proudly on the ground floor providing an opportunity for balance between the old and the new to function hand in hand.

Windows and Doors – Upgraded Extruded Aluminium low profile frames with single glazed glazing throughout maintaining the original rhythm and proportions even if glazing has been modernised, using the same colour as previously utilised

Signage – Modern stylish signage, tastefully designed using modern polished chrome high spec finish 3D lettering on a black background. No lighting will be used.

Extractor System - Set in the rear courtyard with no visibility to the High Street.

Shutters – A like for like replacement of the existing Roller Shutter system in place.

The change of use maintains the long-established commercial function of the building, whilst the proposed extraction system has been sensitively located to minimise its visual impact. The development does not involve the loss of historic fabric or alterations that would detract from the significance of the surrounding historic environment.

It is therefore concluded that the proposal preserves the character and appearance of the area and accords with the heritage objectives of the National Planning Policy Framework, the Planning (Listed Buildings and Conservation Areas) Act 1990, and the relevant heritage policies of Barnsley Metropolitan Borough Council.