

BARNSELEY CIVIC PHASE 1

DESIGN & ACCESS STATEMENT

Incorporating Heritage Impact Assessment

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For Applicant: Barnsley Civic Enterprise Ltd

Rev P01 - July 2026

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LYONS**

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CONTENTS

1. Executive Summary	4
2. Introduction	4
2.1 Overview	
2.2 Existing Photos	
2.3 Historic England Listing	
3. Proposals	11
4. Access Statement	12
5. Heritage Impact Assessment	13
Appendices	15
Appendix 1: Heritage Statement including Statement of Significance	

1. EXECUTIVE SUMMARY

The proposed works are of benefit to Barnsley Civic and enhancing the public’s access to its vibrant cultural facilities with minimum impact to historic fabric.

2. INTRODUCTION

2.1 OVERVIEW

Context

Barnsley Civic is a Grade II listed building located in Barnsley town centre and within the Regent Street, Church Street, Market Hill Conservation Area. It currently serves a mixture of cultural uses including an arts venue, theatre and gallery alongside some private workspace.

An ornate classical facade is presented to Eldon Street and serves as the building’s primary entrance. A double height entrance hall leads into a main stairwell with a large central hall volume located beyond. Extensions wrap the north and west elevations of the hall and were carried out between 2006-2009 alongside a series of significant alteration works to the original building. Included in this was the insertion of a steel frame into the central hall volume to create additional floor plates. Internally the hall and north extension spaces at ground, first and second floor levels were left in a relatively unfinished state and have largely remained out of public use.

Proposals

Key aspects of the proposals include a new cafe/bar and retail area to the ground floor Eldon Street frontage, reinstating the grandeur of the main stairwell and creating a music venue in the ground floor hall space with associated ancillaries. Outside of these key works are also some isolated minor scopes of work to enhance the use of the building.

Note that ‘intervention’ versions of the plan drawings have been provided to serve as the primary directory of the proposed works including both removed and new elements. Elevation and section drawings have been provided in their existing and proposed states only and are therefore to be cross referenced with the intervention plans for the proposed changes.

Existing building condition

The ground floor spaces fronting onto Eldon Street were recently refurbished and currently serve as flexible spaces for the public to engage in the building’s cultural programme. The basement spaces beneath the right hand portion of the building upon entry remain empty and unutilised.

The historic main stairwell is currently divided into two spaces by a modern partition whereas it was originally a single grand space befitting a significant public building. Encaustic floor tiles once existed throughout the ground level of this space although half have been lost and the other half is in a damaged condition.

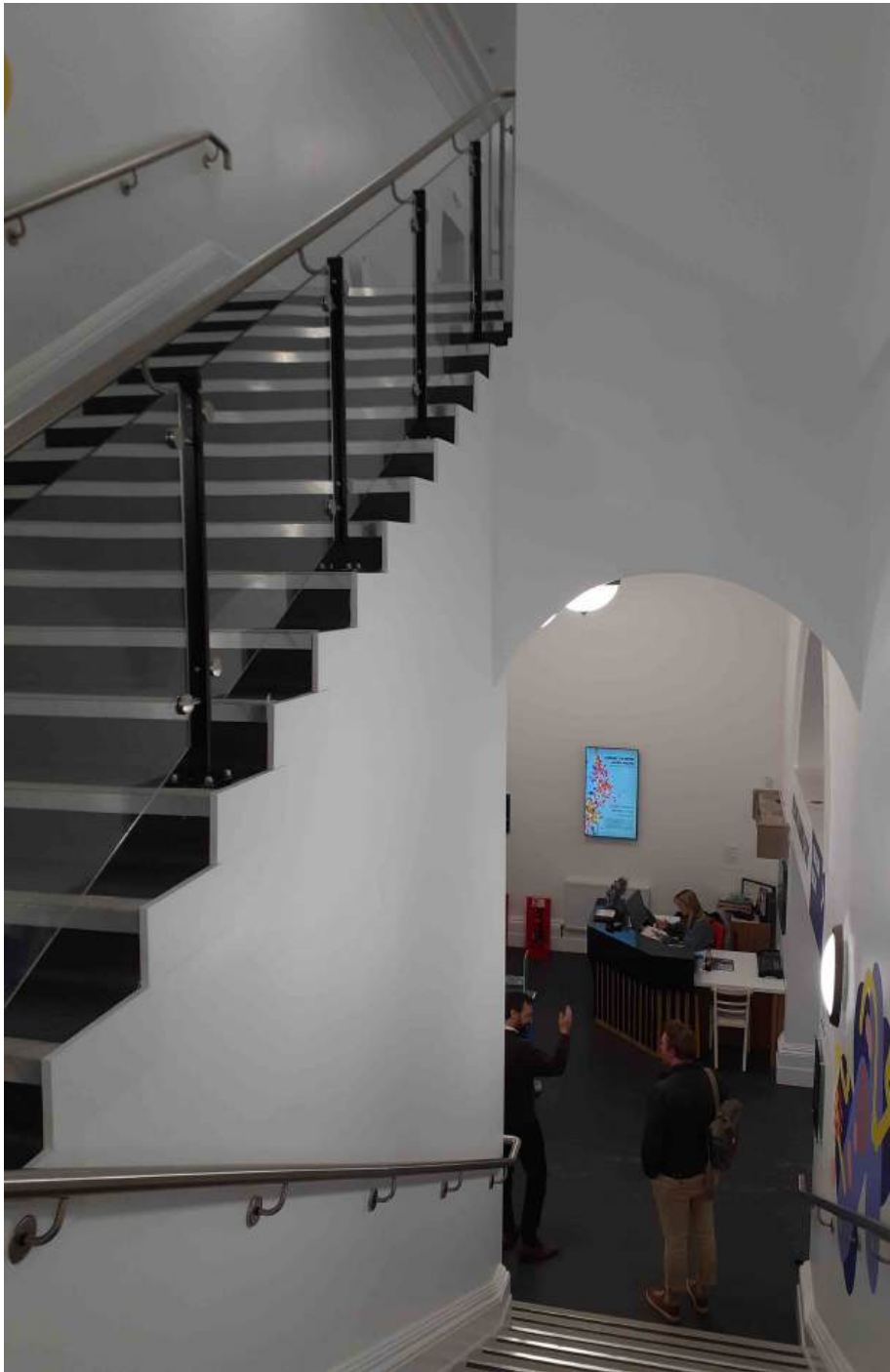
The ground floor hall space and adjacent foyer remain in their unfinished states and are largely vacant albeit hosting the occasional temporary event in an effort to bring the spaces back into use. The original masonry hall walls remain visible in both spaces and many of the openings have been infilled or boarded over. The hall is currently entered by a temporary ramp from a corridor off the main stairwell space.

A selection of existing photos are shown on the following pages.

2.2 EXISTING PHOTOS



Flexible spaces fronting onto Eldon Street either side of entrance hall.



Main stairwell (north) - view down into central stairwell space. Modern partition behind reception desk and floor covering visible where there were once encaustic floor tiles.



Main stairwell (south) - stair behind partition with original encaustic floor tiles visible.

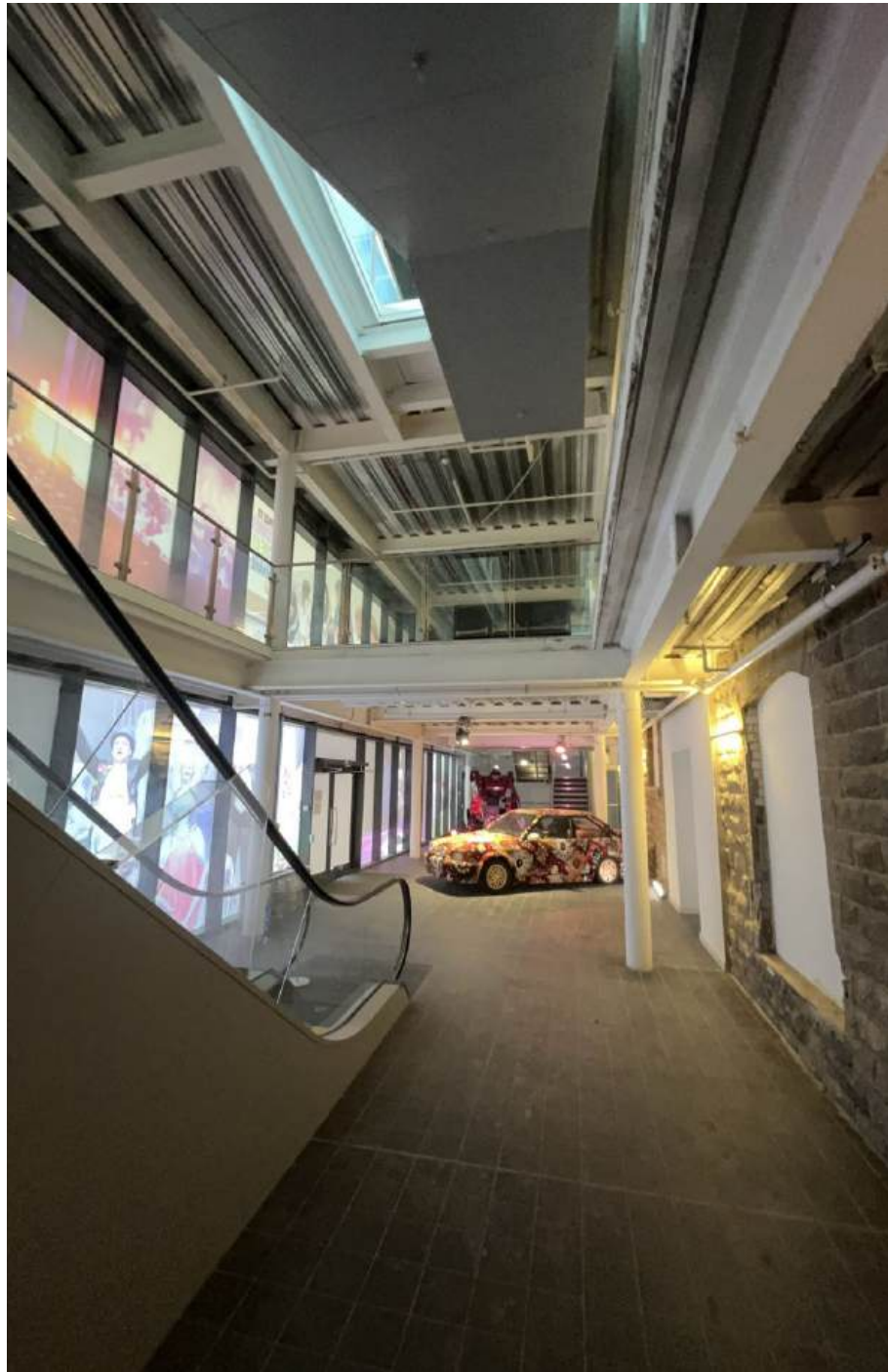


Top - view of south elevation down alleyway showing glazed, infilled and vented openings to hall spaces.

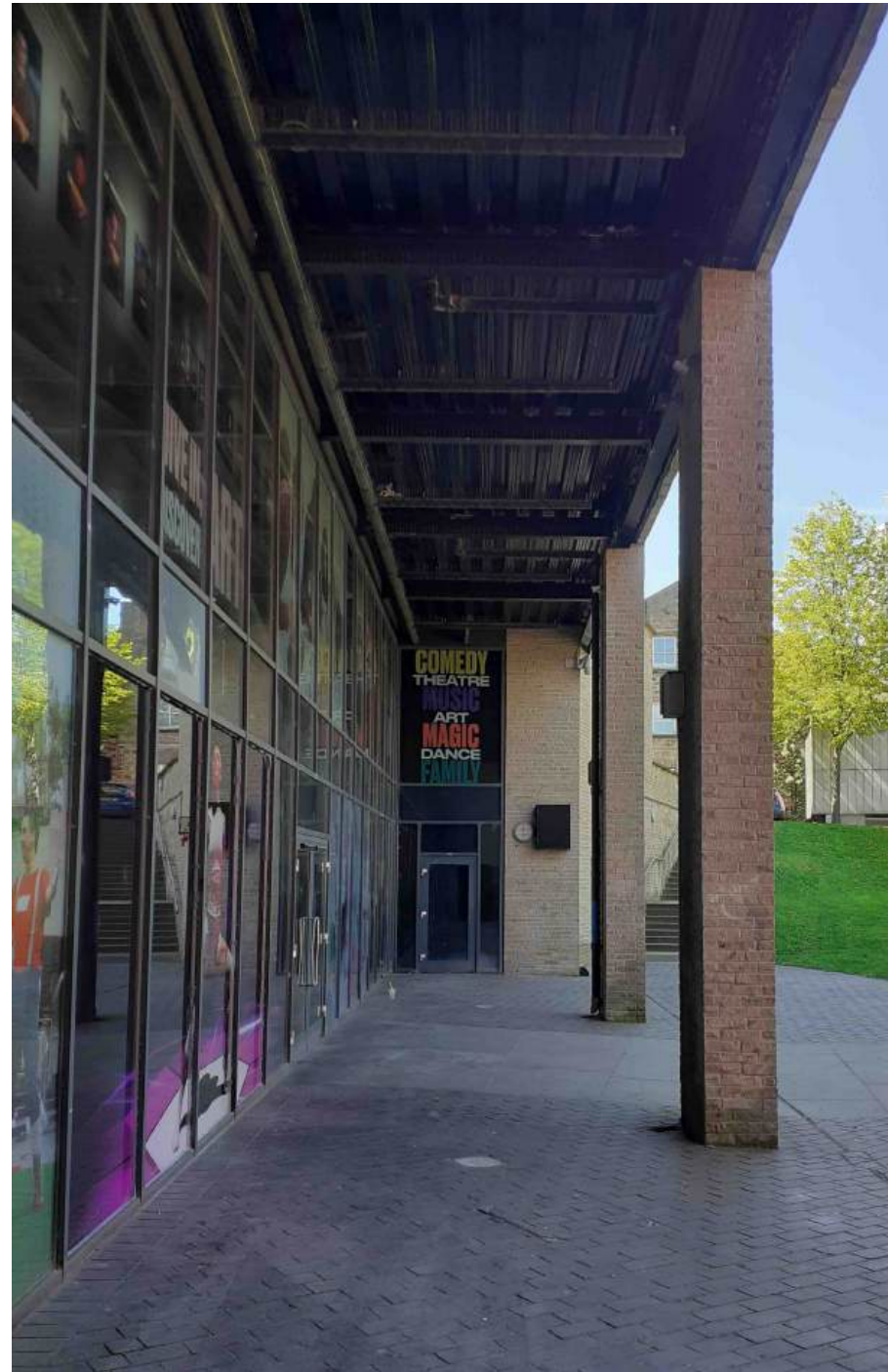
Above - ground floor hall space looking east with existing WC block, exposed slab and steel frame visible.



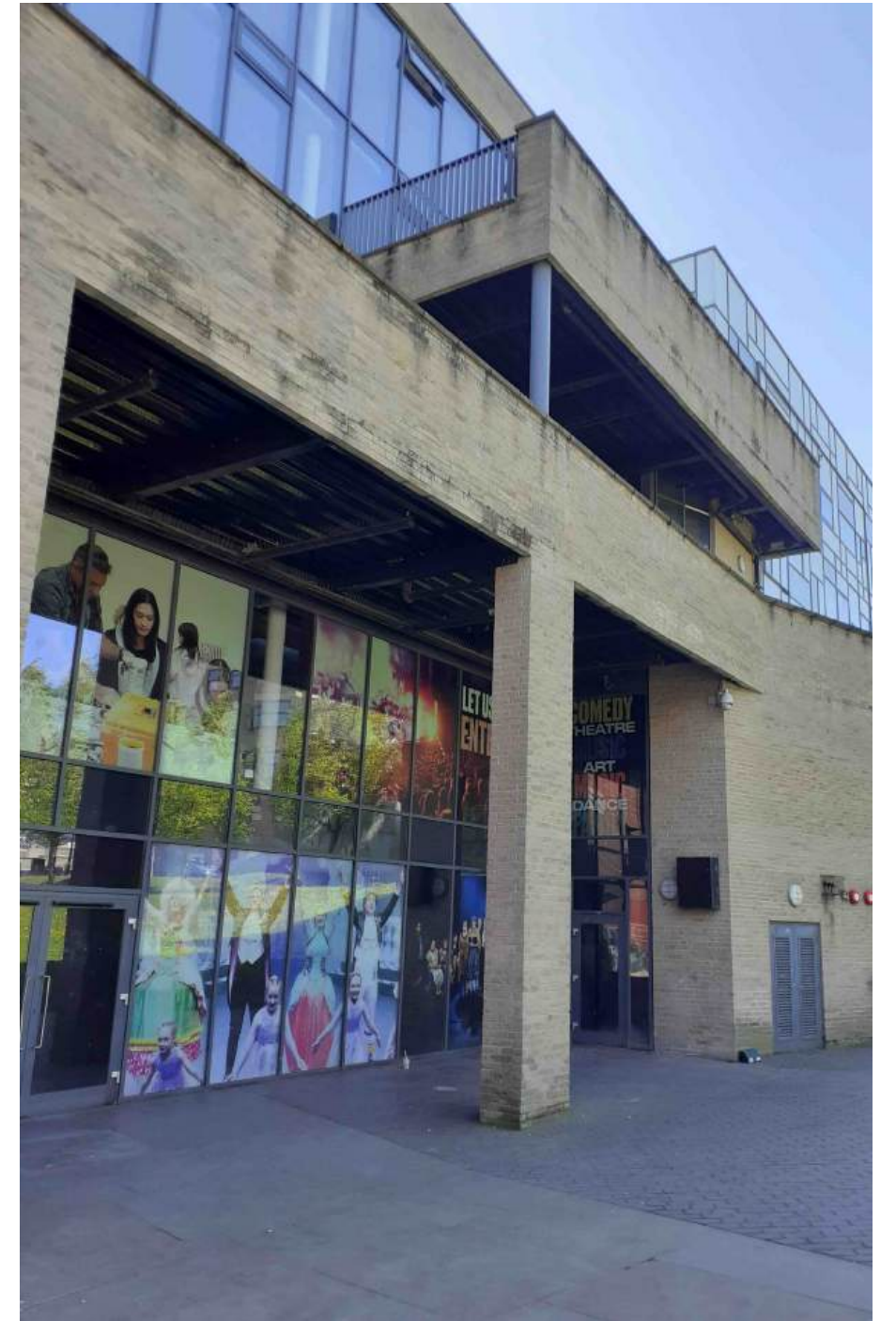
Ground floor hall space looking west with temporary event. Internal side of south elevation visible including window, external door and wall lining concealing infilled and vented openings.



Ground floor foyer space adjacent to Mandela Gardens. Original hall stone wall visible to right with infilled and lined openings.



Undercroft with foyer curtain walling facing onto Mandela Gardens.



North elevation from Mandela Gardens.

2.3 HISTORIC ENGLAND LISTING

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1151151
Date first listed:	13-Jan-1986
Date of most recent amendment:	14-Dec-2022

Summary

Civic hall, now arts venue, theatre and gallery. 1876-1877 to designs by Hill and Swann of Leeds paid for by public subscription and a mortgage held by Charles Harvey, local Quaker philanthropist and linen manufacturer. 1890-1891 alterations by Cox and Marmon of Liverpool with J Henry Taylor, Barnsley borough surveyor for Barnsley Corporation. 1902 alterations to shops by Taylor, 1915 alterations to hall by Taylor, 1933 alterations to rooms beneath the hall. 1962 hall refurbished. 2006-2009 alterations and extensions by Allen Tod Architecture completed by Bond Bryan Architects are excluded from the listing.

Reasons for Designation

The Civic Hall (listed as The Civic Hall, including 44a, 46, 48, 52, 54 and 56 Eldon Street), 1876-1877 to designs by Hill and Swann of Leeds, with later alterations, most recently alterations and extensions of 2006-2009, is listed at Grade II for the following principal reasons:

Architectural interest:

- * for its imposing ashlar façade in a late Elizabethan classical style enlivened by well-crafted details including figures of Art and Science and cartouche of Charles Harvey over the grand central entrance;
- * the building makes a positive and engaging contribution to the architecture of the historic buildings on Eldon Street;
- * the interior retains key features such as the enriched hall ceiling, arches, a main staircase and school of art roof structure in the front range, and decorative details including moulded cornices, ceiling roses, encaustic and mosaic floor tiles.

Historic interest:

- * the range of facilities offered for the betterment of participants, including a public hall for concerts and meetings, school of art, Mechanics’ Institute and public library, emphasizes the importance placed in the provision of adult education in Victorian industrial towns;
- * known for a period as the Harvey Institute, the cost of construction was substantially underwritten by brothers Henry and Charles Harvey, local Quaker philanthropists and linen manufacturers; an important regional industry in addition to coal mining.

History

By the late 1860s Barnsley’s leading citizens were feeling the lack of a really large public hall for concerts, meetings and events. The first call for a public hall came at a Conservative banquet at the Corn Exchange in 1869, followed by an appeal in the Barnsley Chronicle. The cause was taken up by the Mechanics’ Institute, with the committee forming a separate public hall company. In 1873 a large site was purchased near the railway station at a cost of over £3,000 thanks to the committee members with the support of benefactors such as Henry Harvey (1814-1879), a Quaker and linen manufacturer. The architects Hill and Swann were commissioned to prepare a design and a building contract was let for £17, 740 10s to Bootham and Broomhead of Leeds in early 1876. Construction began in March 1876 and the foundation stone was laid on 10 July 1876. The eventual cost was £26,000, but subscriptions had raised only £15,000, leaving £11,000 to be secured by a mortgage.

Detailed descriptions of the new building appeared in the local and architectural press. The Yorkshire Post and Leeds Intelligencer described a four-storey building of Matlock stone in an Italian style, the entrance surmounted by a slated tower or lantern, with a spacious main entrance with figures representing Science and Art and two carved busts, one being the face of the benefactor Henry

Harvey, carved by Matthew Taylor of Cookridge Street, Leeds. The building comprised a front, street range with shops on the ground floor, letting offices on the first- and second-floors and a school of art on the top floor, separated into a gentlemen’s room and a ladies’ room, each reached by a separate staircase and provided with lavatories. On the ground floor a central entrance led through to a wide vestibule with the hall range to the rear. The first-floor public hall was reached by two broad flights of staircases set at right-angles against the hall’s south wall and there were also rear entrance steps up from George Yard. The large hall was 144ft long including the stage, 57ft 6in wide, and 40ft high, with galleries on three sides, and seated 2,000. The galleries were supported on projecting wall trusses and the gallery fronts had decorative iron balustrades. The stage had an orchestra pit and seven scenic backcloths were painted by Monsieur Tommaso Juglaris, a talented Parisian artist. The ceiling was panelled and adorned with 24 large centre flowers and 16 large chandeliers. The hall was heated by two of Hayden and Son’s (Trowbridge and Manchester) hot-air apparatus. On the ground floor, beneath the hall and reached from the vestibule or an entrance off George Yard, were rooms for the use of the Mechanics’ Institute, including a large news room, a reading room, and a library room.

The new hall was inaugurated on 25 January 1878 with two concerts featuring the Manchester-based Hallé Orchestra. Though the hall was popular, a substantial mortgage remained which passed to Charles Harvey, Henry Harvey’s younger brother, also a philanthropist, linen manufacturer and a local magistrate. In 1899 he foreclosed on the debt and put the building up for auction. When it failed to meet the reserve price, he instead presented the building to the corporation, on condition that it open a public library there. At a meeting in February 1890 the corporation agreed to the condition and became the new owners, spending £600 on decorating and altering the newsroom, reading room and lending library. It also resolved to rename the building the “Harvey Institute”.

Plans for updating the building were prepared by Cox and Marmon of Liverpool in 1890-1891 with J Henry Taylor, Barnsley's borough surveyor at the time. Electric light was introduced and various alterations to stairs were made, including the addition of a staircase accessing the hall gallery, which jutted out on the north wall; the new staircase was the site of a fatal accident on 11 January 1908 when 16 children were crushed and 40 others injured due to overcrowding of the gallery and a lack of supervision. Taylor later undertook further alterations to the building. In 1902 he altered the shops, widening the windows and narrowing the doorways from double doors to single doors; in 1915 he redecorated and re-seated the hall.

In 1912 the Mechanics Institute moved to Hanson Street, where a new institute was built to the designs of Crawshaw and Wilkinson. The school of art continued to operate from the building though.

During the inter-war period the hall was used for concerts, public meetings, dancing and wrestling, whilst it was used as a civic restaurant as well as for concerts during and after the Second World War. It was renamed the Civic Hall in 1933, following the opening of the new town hall, and at this time the newsroom beneath the hall was repurposed as the lending library, the lecture room behind became a reference library and the old lending library became a magazine room. In 1934 the school of art was restructured, having been administratively part of the College of Technology from 1908, and in 1948 the last classes moved out of the building.

The hall was again refurbished in 1962, at which time the Civic Hall also began to be known as the Civic Theatre. At some time in the mid C20 the original narrow tapered lantern was removed.

The Civic closed in 1998 and remained closed until 2009. A redevelopment took place between 2006 to 2009, during which the architects' practice Allen Tod Architecture went out of

business and the scheme was completed by Bond Bryan Architects. The main hall and former library area beneath were replaced by three concrete floors; a small, 368-seat hall was inserted at gallery-level under the surviving hall ceiling, with the two floors beneath presently used for storage. An L-shaped extension was built against the north wall of the hall, replacing the 1890 staircase with a narrow foyer range with new fire exits and an escalator serving the top hall. At the west end a new square extension was added containing an art gallery, offices, workshop and rehearsal spaces, the former stage area of the hall being subsumed into the new extension to form a top-lit void. The shop fronts and the canopy at the central entrance on Eldon Street date from the 2006 to 2009 redevelopment, the canopy following the shape of the 1900s canopy, but without the original detailing. Since 2009 this front range was separated from the theatre and was used as council offices until 2022.

Details

Civic hall, now arts venue, theatre and gallery. 1876-1877 to designs by Hill and Swann of Leeds paid for by public subscription and a mortgage held by Charles Harvey, local Quaker philanthropist and linen manufacturer. 1890-1891 alterations by Cox and Marmon of Liverpool with J Henry Taylor, Barnsley borough surveyor for Barnsley Corporation. 1902 alterations to shops by Taylor, 1915 alterations to hall by Taylor, 1933 alterations to rooms beneath the hall. 1962 hall refurbished. 2006-2009 alterations and extensions by Allen Tod Architecture completed by Bond Bryan Architects are excluded from the listing.

MATERIALS: the original building has a front elevation of Matlock stone ashlar, side elevations of coursed local stone and brick, and a Welsh slate roof.

PLAN: the four-storey and basement front range has ground-floor shops to either side of the central main entrance, which opens into a broad lobby to the rear with a staircase (formerly two mirrored staircases) to two upper floors of offices and the top-

floor former school of art. To the rear the double-height hall and ground-floor library area beneath have been altered with three inserted concrete floors* (2006-2009, these floors are not of special interest) with a hall on the top floor containing a stage within the body of the hall and two lower floors presently used for storage. North and west extensions of 2006-2009 are excluded from the listing.

EXTERIOR: the symmetrical front elevation faces east onto Eldon Street. Designed in a late Elizabethan classical style, it is faced in ashlar stone and is of four storeys and seven bays. The first floor has a dentilled cornice and the second floor has a heavy, modillioned moulded eaves cornice above which is a richly and heavily treated attic storey. The outer corners and the central entrance are defined by pilasters with swagged capitals on each floor. At ground-floor level they have banded rustication; a first-floor level they have round-headed niches with shells to the heads; at second-floor level they have fielded panels. The central two-storey, round-arched entrance has shaped jambs with horizontal banding and fielded panels with foliate capitals, with a swagged frieze and dentilled entablature to the springing of the arch and elaborately panelled double doors. Above is a semi-circular overlight with a moulded archivolt with fielded panels and foliate motifs, fielded panels to the soffit, and a giant keystone featuring a figure-head of Charles Harvey in a cartouche. The spandrels have well-carved figures of Art and Science. The canopy in front of the entrance is a 2006-2009 recreation of an earlier canopy dating from around 1900. The rest of the ground floor has early-C21 shop frontages to the ground floor with continuous flat fascias, panelled stall risers and pilasters. The first floor has round-arched windows with pilaster jambs, balustrade supporting sills bands and are archivolted with giant keystones; those to bays two and six are in triple groups. The second-floor windows are similar with triple groups to bays two, four (above the entrance) and six and these have a small balustraded balcony to the central lights with corner piers

supporting urns. The frieze above the central triple group has in raised letters PUBLIC HALL 1877.

Above the modillion eaves cornice the attic storey has eight circular dormer windows with segmental pediments alternating with ball 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 a circle in the head, a triangular pediment and finials.

The south gable wall of the front range is blind of coursed, rock-faced stone blocks with the ground and first floors obscured by the adjoining building. Inset to the rear is the south side wall of the hall, also of coursed, rock-faced stone, with a modillion eaves cornice and a hipped slate roof. There is an upper-floor row of nine round-headed windows with ashlar sills, heads and impost band. At ground-floor level are square-headed windows (some altered or blocked) with ashlar sills and shaped ashlar lintels. The window frames are multi-pane sashes with margin light glazing. At the right-hand, east end, set against the front range return, is a modern external metal staircase* that is not of special interest. The left-hand, west bay projects slightly with a rendered top storey forming part of the top floor of a modern west extension block; the extension block is excluded from the listing.

The north return wall of the front range is mostly obscured by the adjoining building. To the right of the rear of that building two four-storey bays are visible of coursed, rock-faced stone blocks. The wall has been altered, with a fragment of a segmental-arched opening and a blocked window with ashlar sill and shaped lintel, now with two modern doorways and a vertical row of three square-headed windows. To the right a modern full-height stair tower projects with a four-storey extension (excluded from the listing) beyond covering the full length of the original north side wall of the hall. The modillion eaves cornice of the hall elevation is visible above the flat roof of the extension, with a tall, stone stack with a modillion eaves cornice with a slated pyramidal cap to the west

end. Inside the extension, the original exterior wall of the hall has similar upper-floor round-headed windows and ground-floor square-headed windows with ashlar sills and shaped lintels (some now altered). At the right-hand end is the modern west extension*, which is excluded from the listing.

INTERIOR: the front range has a central main entrance with a small entrance lobby and a vestibule corridor originally leading through to a broad vestibule to the rear (presently blocked off – 2022). The entrance lobby and original archway to the rear vestibule have paired round-headed arches, with a single round-headed arch to the corridor between, all with pilasters, moulded capitals and fielded panel soffits. The heads of the entrance lobby and corridor arches have multi-pane glazing. The three ceilings between the arches have moulded cornices and elaborate ceiling roses. The floor has decorative black and white mosaic (1912-1913). The former shops to each side have been opened up and retain no original fixtures or fittings of interest. The basement cellars beneath the shops have a stone front wall with brick inner walls and brick jack arches.

The rear vestibule is subdivided into two spaces with moulded cornices and ceiling roses and two round-headed arches to the outer side walls. The southern vestibule has encaustic floor tiles (beneath carpet) and a dogleg staircase with encaustic-tiled half landing (beneath carpet) rising against the cross wall dividing the front range from the hall to the rear. The return flight up to the first floor retains the original turned timber newel posts with ball finials, turned balusters and moulded mahogany handrail (with brass studs installed after a boy from the School of Art was seriously injured sliding down the handrail in May 1890). The upper flights of steps up to the top floor are modern replacements with glazed balustrading. The opposing staircase in the northern vestibule has been boxed-in; the stairwell between the second and third floors has a modern staircase.

The top floor (former School of Art) has a roof with collared open trusses and wheel motifs in some of the apexes.

The present hall is the level of the former horseshoe gallery. It retains the trabeated ceiling with decorative ceiling roses, a complex moulded and dentilated cornice ringing the ceiling with guilloche plasterwork tied at the corners and centres with ribbons and flowers. To the long sides are deep coves with pointed-top apertures for the inset windows. The two lower floors in the hall have concrete floors* and modern metalwork frame of posts and beams* and are not of special interest. Original fixtures and fittings have been stripped out. The hall roof structure has queen-post trusses with raking struts. A number of collars support timbers with circular frames originally for ridge ventilators. The west end of the hall incorporates the former stage area and flanking stair wells, and the original stone walls and blocked apertures are visible in places. The original round-arched central entrance remains with a moulded ashlar architrave. The south-west stair well contains a modern metal staircase* that is not of special interest.

* Pursuant to s1 (5A) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Act") it is declared that these aforementioned features are not of special architectural or historic interest, however any works which have the potential to affect the character of the listed building as a building of special architectural or historic interest may still require LBC and this is a matter for the LPA to determine.

Mapping note: the listed building is coloured blue on the map and excludes the modern narrow L-shaped foyer range on the north side of the original hall and the modern extension at the west end. The top floor of the west extension also partially oversails the original hall building and this modern floor is also excluded.

3. PROPOSALS

Cafe/Bar & Retail Areas

Cafe/bar and retail uses are proposed for the ground floor of the Eldon Street frontage and will contribute to a more animated and inviting street scene.

The cafe/bar area will feature a contemporary fit out with durable finishes and include a raised platform area for performances. New WCs are to be located in the basement spaces underneath, achieved with a new stair and a lowered basement floor slab to increase headroom. We have commenced engagement with South Yorkshire Archaeological Service to determine if the site is of archaeological interest regarding the required excavation. New openings between the basement units will also facilitate staff access to cellar spaces for cafe/bar storage including barrels.

The main reception desk is to be located closer to the building entrance within the retail space to enhance the visitor welcome. When not in use the retail area can also serve as a bar overspill space for occasions when the main seating area is at capacity.

A new secure line (achieved through a combination of wall adjustments and a new set of sliding doors) combined with the basement WCs will enable the ground floor Eldon Street frontage to run independently of the rest of the building.

Main Stairwell

The original grandeur of the main stairwell is to be reinstated by removing the partitions which currently divide the stairwell into two separate spaces at both ground and second floor level.

Works to restore and reinstate the original encaustic floor tiles at ground floor level are included under the previously approved application no. 2022/0543. Further information will therefore be submitted to discharge the associated condition.

Music Venue

The current ground floor hall space is to become a music venue including a pop up bar space as and when required.

A new floor will be installed over the current exposed slab to provide some insulation and to match the adjacent space levels for step free access. Entry will be from the foyer space to the north by creating doorways where current openings have been partitioned off. A sculpted floor plane element including a ramp is proposed in the foyer space to make a feature of navigating a large and step free level change for visitors arriving from the main stairwell. Removal of the ground floor stair and escalator in the foyer space will create a more generous entry sequence and transition space. Access and the connection to and from Mandela Gardens is reinforced by consolidating double doorways in the curtain walling to make a wider direct route opposite the central entrance to the venue.

Internally the strategy is to enhance historic features. This will be achieved by consolidating the existing masonry walls, reopening former fire places to create seating niches and reinstating glazing to the south facing window openings following removal of the wall lining which currently obscures these. The latter will enhance daylight entry to the space and mitigate the loss of one window due to the increased volume of sanitary provision required for the music venue. The materiality of the exposed masonry walls, steel frame and robust finishes are appropriate for the use of the space as a contemporary venue.

A backstage circulation route will enable staff and performer access to back of house areas including the green room which is to be located in a currently under utilised space adjacent to the Hanson Room at first floor level. This will be accessible by the south west lift (lift 03) and through proposed adaptations to the adjacent stair.

Other

Notable areas of work outside the main packages include creating an internal north-south connection through the building via the Hanson Room at first floor level as well as improvements to the functioning of the third floor of the Eldon Street portion of the building. The latter includes a new lift calling point, WC and partitioning to lobby the ancillary spaces from the main event space.

4. ACCESS STATEMENT

The process of arrival from Eldon Street is enhanced through relocation of the reception desk closer to the main entrance door in direct line of sight upon entry and without the current need to navigate a level change. This will help staff engage with visitors and offer any assistance.

Both the ground floor Eldon Street frontage and the music hall have been designed to meet their respective sanitary provision requirements including appropriate accessible, separate gender and unisex facilities.

Step free access has been improved to the ground floor hall space through the proposed new hall floor and a more generous foyer ramp. The relocated curtain wall door also improves access and the building’s connection with Mandela Gardens.

Accessible green room facilities including sanitary spaces are provided at first floor level and will be of use to wider building staff when not in use for performances. Access to this area will be improved by creating a north-south route through the Hanson Room.

An additional lift calling point on third floor into the Eldon Street portion of the building will enhance public access to this area.

5. HERITAGE IMPACT ASSESSMENT

The majority of the proposals affect non significant and largely modern fabric dating from the 21st century. We have therefore excluded these elements from the scope of assessment and focused on assessing the impact of the proposals on historic fabric elements only.

We have used magnitudes of impact based upon BS 7913:2013 in this assessment and have also indicated where we think the impact will be positive in green.

This assessment has been prepared by Guy Smith (BA, Dip Arch, RIBA CR) director at Bauman Lyons Architects.

To support this we have appended a Statement of Significance and Heritage Statement from the previously consented application no. 2022/0543. This was prepared by Bernadette Bone of BB Heritage Studio, RIBA accredited conservation architect (RIBA CA, GradDiplConsAA).

The impact assessment should be read in conjunction with intervention plan drawings 945BCP-BLA-ZZ-00-DR-A-0110-0114 which highlight the areas subject to assessment.

VALUE	Very high	Neutral	Slight	Moderate/ Large	Large/ Very Large	Very Large
	High	Neutral	Slight	Slight/ Moderate	Moderate/ Large	Large/ Very Large
	Medium	Neutral	Neutral/ Slight	Slight	Moderate	Moderate/ Large
	Low	Neutral	Neutral/ Slight	Neutral/ Slight	Slight	Slight/ Moderate
	Negligible	Neutral	Neutral/ Slight	Neutral/ Slight	Neutral/ Slight	Slight
		No Change	Negligible	Minor	Moderate	Major
MAGNITUDE OF IMPACT						

VALUE	MAGNITUDE OF CHANGE	IMPACT
Negligible	No change	Positive
Low	Negligible	Neutral & Neutral/Slight
Medium	Minor	Slight, Slight/Modernate & Moderate
High	Moderatre	Moderate/Large
Very High	Major	Large/Very Large
		Very Large

Location	Intervention	Description of work	Historical Value	Significance Assessment	Magnitude of Change	Resultant Impact	Justification or Mitigation (when impact requires)
Basement	P1-B1-ES-03:	Ground floor cutout and stair inserted for access to cellar and WCs from cafe/bar.	LOW	Timber floor not original. Historical shop volume previously altered.	Minor - no loss of historic fabric but inserting stair where historically did not exist. Historic shops volumes have already been adjusted laterally.	Neutral / slight	No justification required.
Ground Floor	P1-GF-ES-04:	New automatic door and infilled openings for secure line.	MEDIUM	One of few surviving historical timber features in the building likely to be original.	Minor - timber overpanel and side panels remain, just adding new door within opening.	Slight	To create new secure line to enable the bar to operate at different hours to the rest of the building to reduce management costs.
	P1-GF-ES-06:	Existing opening adapted and infill replaced with doorway for controlled staff access.	NEGLIGIBLE	Reopening a previous opening in a historical wall with minor adjustments to width.	Negligible	Neutral/slight	No justification required.
	P1-GF-ES-07:	Remove wall for cafe/bar counter and install new supporting beams - NOTE: subject to structural review.	LOW	Part of pier is remanant of original masonry structure.	Minor - loss of previously altered masonry structure.	Neutral/slight	No justification required.
	P1-GF-SW-01:	Remove wall to open up stairwell and make good.	NEGLIGIBLE	Modern construction.	Moderate - original volume restored.	Postive	Restores original volume of main public stair.
	P1-GF-SW-02:	Restore and reinstate encaustic floor tiles to match existing.	HIGH	One of the original historic features from the original building, half of which is damaged and the other half has been entirely lost.	Major - a key decorative feature referenced in the listing. Reinstating tiles where lost and repairing originals where damaged.	Postive	Originally consented in application no.2022/0543 but included here to show these works in the context of the other propsoed works.
	P1-GF-MG-01:	Sculpted floor plane level change feature including ramp, seating and stepped areas.	NEGLIGIBLE	Change to modern element of building. Original stone wall on secondary elevation.	Minor - visibility of base of wall obscured by ramp.	Neutral/slight	No justification required.
	P1-GF-HL-03:	WC block replanned and extended. Existing window opening to be infilled at ground floor level.	MEDIUM	Modern window in original opening in external wall on secondary elevation.	Moderate - loss of modern window in original opening.	Moderate	Not a publicly viewed elevation which has had a large number of interventions in the past so little remaining historic integrity. Plans to open up windows elsewhere to compensate (see P1-GF-HL-07). Wall infill to be recessed so original opening still visible. Render finish to match adjacent.
	P1-GF-HL-07:	Remove internal wall lining and replace ventilation grilles in original openings with windows at ground floor level.	MEDIUM	Modern ventilation grilles in original openings in external wall on secondary elevation.	Moderate - reinstating windows in original openings.	Postive	Reinstating original openings and compensates for window lost as a result of intervention P1-GF-HL-03.
	P1-GF-HL-08:	New opening and stepped access to link with main stair for staff and performers.	LOW	Original rough stone and brick internal wall.	Negligible	Neutral/slight	No justification required.
	P1-GF-HL-12:	Re-open fireplaces for bench seating.	MEDIUM	Surviving evidence of old fire place revealing former use.	Minor - reinstating historic feature by removing infill.	Postive	Opportunity to reveal historic feature revealing former use of space.
	P1-GF-HL-13:	New partition and raised floor level extended for circulation between foyer and main stairwell.	NEGLIGIBLE	Change to modern element of building. Original stone wall on secondary elevation.	Minor - visibility of base of wall obscured by raised floor level.	Neutral/slight	No justification required.
First Floor	P1-1F-HS-03:	New stepped level change, landings and opening to link main stair to first floor level. Existing stair guarding to be adjusted to facilitate access.	LOW	Original rough stone and brick internal wall.	Negligible	Neutral/slight	No justification required.
Second Floor	P1-2F-SW-01:	Remove wall to open up stairwell and make good.	NEGLIGIBLE	Modern construction.	Moderate - original volume restored.	Postive	Restores original volume of main public stair.

APPENDICIES

APPENDIX 1: HERITAGE STATEMENT INCLUDING STATEMENT OF SIGNIFICANCE



Heritage Statement (REV 04)

The Civic, Barnsley

Doc No: P0219_HS_REP001
Issue: FOR CONSENT
Rev: 04
Date: MAY 2022

Contents

- 1) Introduction / purpose of document
- 2) Heritage Context & Historical Development of the Site
- 3) Assessment of Significance
- 4) Proposed Works & Impact Assessment
- 5) Statutory Requirements
- 6) Conclusions

1.0 Introduction / Purpose of Document

- 1.1 This Heritage Statement has been prepared by BB Heritage Studio to accompany the submission for proposals to The Civic, Barnsley (referred to in this report as Barnsley Civic Hall).
- 1.2 BB Heritage Studio provides built heritage advice and consultancy services. It is led by Bernadette Bone who is a qualified architect with 20 years experience of designing in historic environments. Bernadette is an RIBA Accredited Conservation Architect (RIBA CA) and has a Post Graduate Diploma in Building Conservation (GradDiplConsAA).
- 1.3 Barnsley Civic Hall is a Grade II listed building located within the Regent Street / Church Street / Market Hill Conservation Area. As such this Heritage Statement has been prepared to satisfy the requirements of the National Planning Policy Framework (NPPF). As required by the NPPF the statement considers the characteristics of the designated heritage assets and their setting in sufficient detail to understand the potential impact of the proposals on their significance.
- 1.4 The assessment has been carried out using detailed analysis which has included desk top research, site visits and professional judgement guided by established methodologies for appraising special interest. Consideration has been given to a variety of factors which have contributed to the identification and understanding of the special interest of the building. These include the historical development of the structure in the context of the historical development of the local area and subsequent alterations that have been undertaken to the interior.
- 1.5 This report consists of six parts. Following this introduction the second section outlines the heritage context and describes the historic background of the proposed site. The third part contains an assessment of significance which is followed in section four by an outline of the proposed works and assessment of impact. The fifth part considers the statutory requirements and section six contains the conclusions.

2.0 Heritage Context & Historical Development of the Site

2.1 OVERVIEW OF THE HISTORIC DEVELOPMENT OF BARNSELY

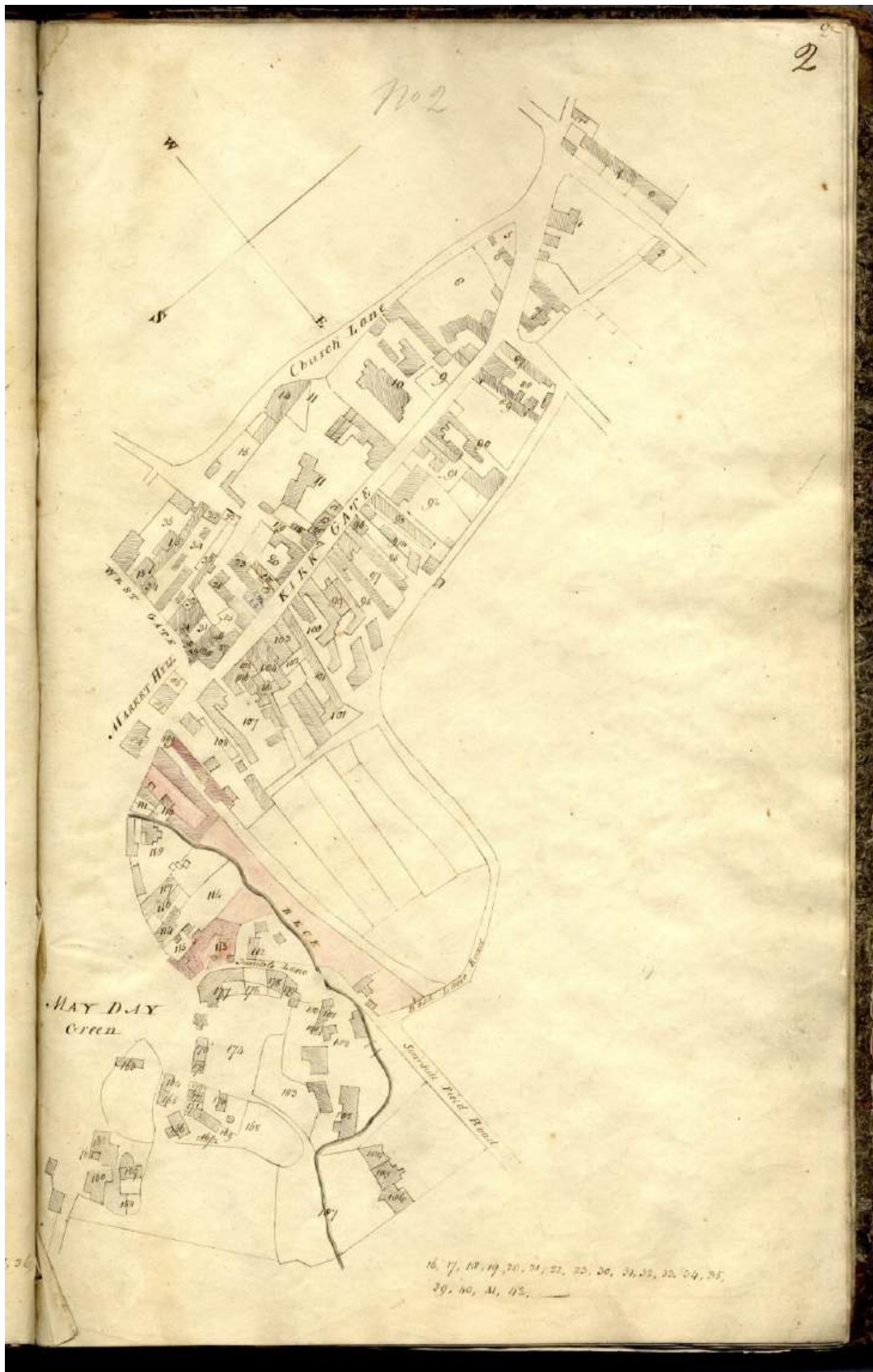
- 2.1.1 This Section provides a brief overview of the historic development of the Barnsley, highlighting key events through to the twentieth century and providing some context for the historic development of the site of Barnsley Civic Hall.
- 2.1.2 The early history and development of Barnsley is summarised in *The Buildings of England, Yorkshire West Riding: Sheffield and the South* by Ruth Harman and Nikolaus Pevsner as follows;

'BARNSELY

On a hill above the River Dearne, with some dramatic townscape created by the little valley of the South Dyke that bisects the centre. The medieval manor belonged to St John's Priory at Pontefract, which developed a new town around the parish church and obtained a market charter in 1249. Barnsley's position at the junction of the main road from London to Richmond and the cross-Pennine salt trade route helped it to flourish. The Dearne & Dove canal opened in 1799 (closed in 1953) and railways eventually reached the town in 1850. The population grew from 3,600 in 1801 to 10,000 in 1831, reaching 41,000 in 1901. Barnsley became a borough in 1869 and a county borough in 1913.

Wire-drawing was the principal industry before the C19, when the town became the centre of English linen weaving. A few warehouses survive but the bleachworks and mills have gone, as have the linen weavers' cottages with their basement loom shops, necessarily damp. In the C20 Barnsley drew much of its trade and importance from its position at the heart of the South Yorkshire coalfield. By the 1950s only the parish church's tower and a few timber-framed buildings survived from before 1500 and scarcely more from the next three centuries; thereafter, most worthwhile architecture remaining from before 1850 and too much from after it was systematically destroyed. Redevelopment was mostly mediocre or worse and paid scant attention to townscape or context. The economic decline that followed the pit closures of the 1980s and '90s prompted a new approach, demonstrated by the ambitious regeneration masterplan produced with Alsop Architects in 2002. Inspired by a Tuscan hill town, its proposals include a wall encircling the town centre and major redevelopment of the market area. The wall remains unrealized, but in 2019 a central redevelopment by IBI group, focused on a spacious new Market Square and including a library, is nearing completion.'

- 2.1.3 The following map sequence focusses on the site of the Civic Hall. It shows how the town developed around the market place (see Figs 01-08). The rapid increase in population through the 1800s (echoing that of other northern industrial towns), significantly altered the early character of Barnsley and the construction of important civic buildings in the later 1800s, such as Barnsley Civic Hall, demonstrates the pride held in the development of the town.
- 2.1.4 The map sequence shows that the site of the Civic Hall was unbuilt until its construction in 1876-8. The 1852 OS map (Fig. 03) shows the unbuilt site and then the subsequent OS map of 1889 (Fig. 04) shows the layout of the public hall and Eldon Street frontage buildings at the time of construction. This original footprint is evident to the plan form today as discussed to later sections of this report. At the time of construction there was adjacent built form to the north and west as seen to the historic maps included the characteristic yards. The gardens which form the northern boundary of the site today are shown to the 1993 map (Fig. 08).



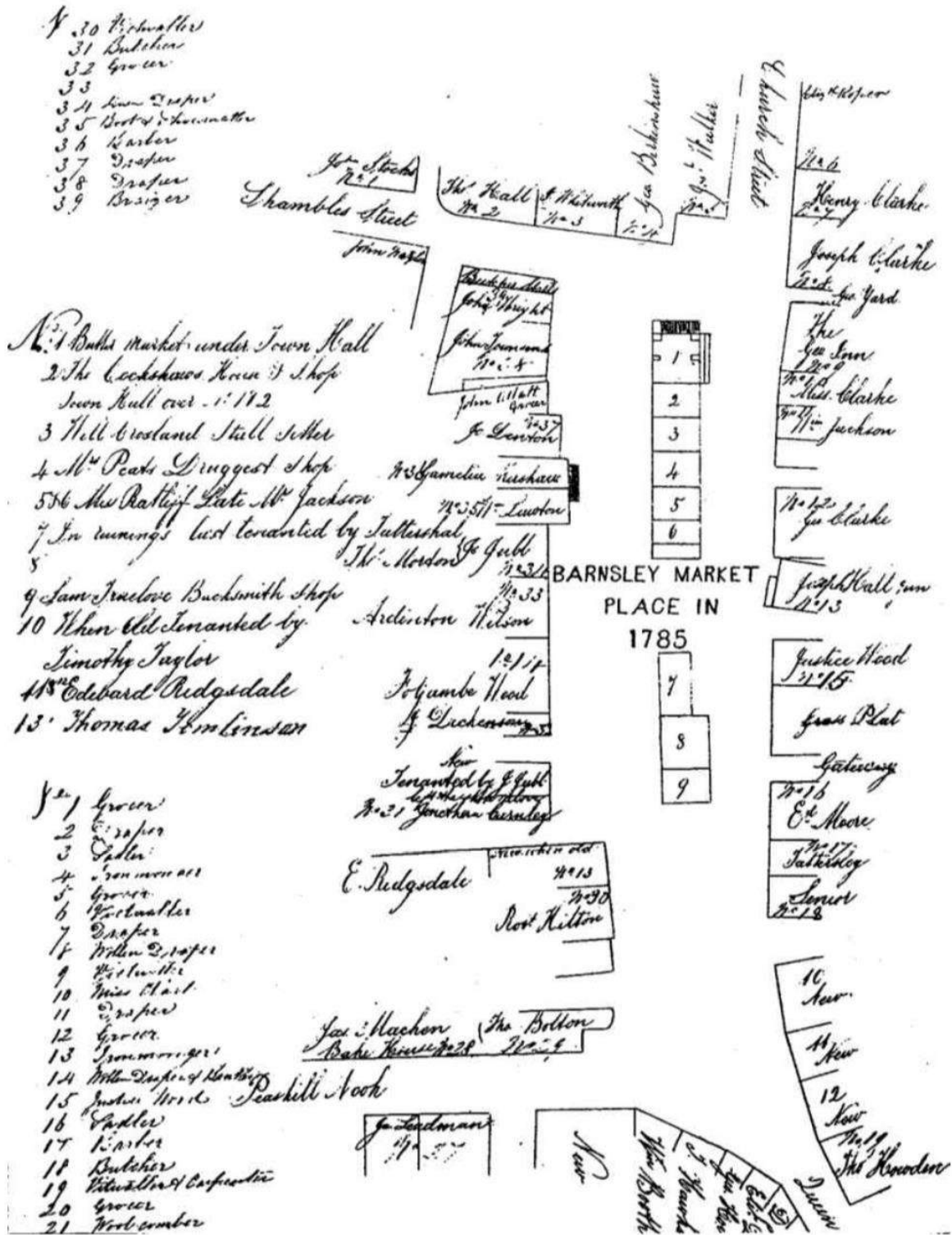


Fig. 02: Market Hill in 1785, taken from *Barnsley Street: Volume 3* by E.G. Tasker

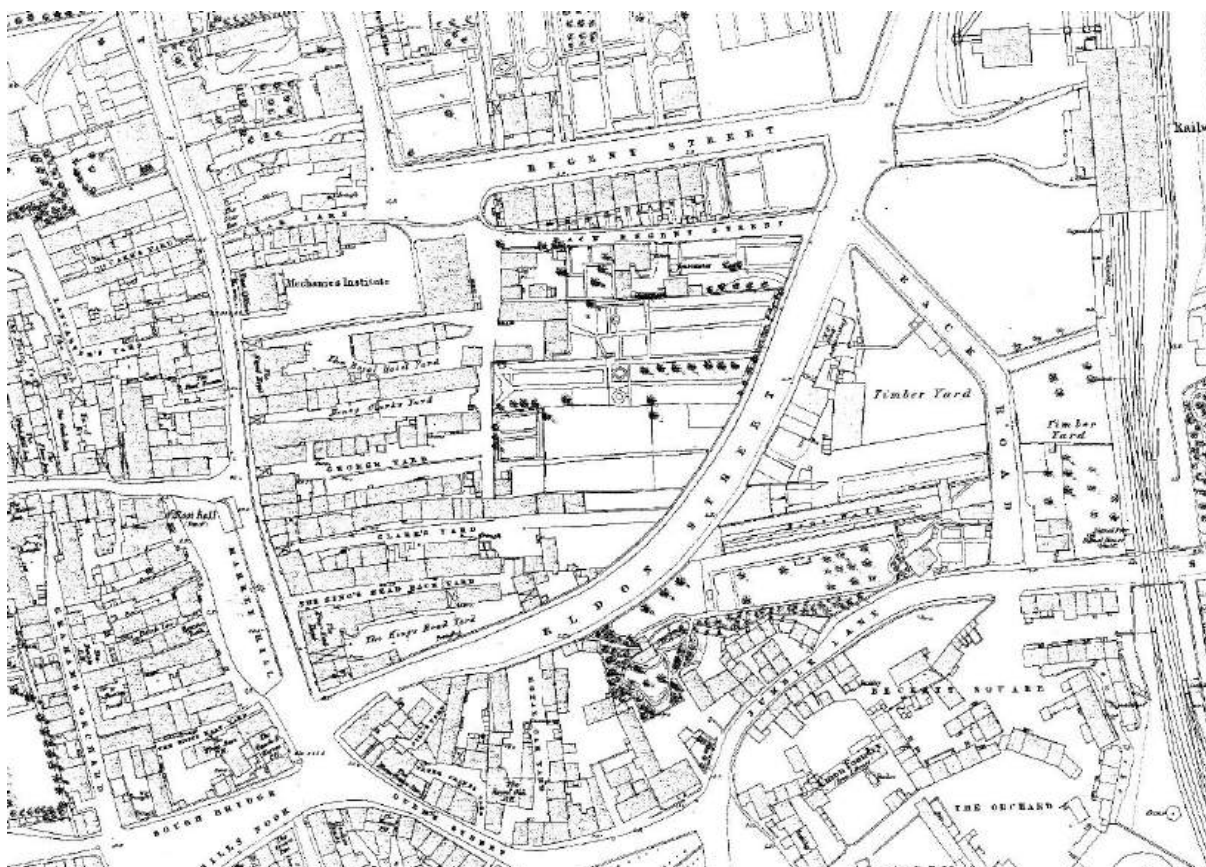


Fig. 03 Above: 1852 OS Map

Fig. 04 Below: 1889 OS Map

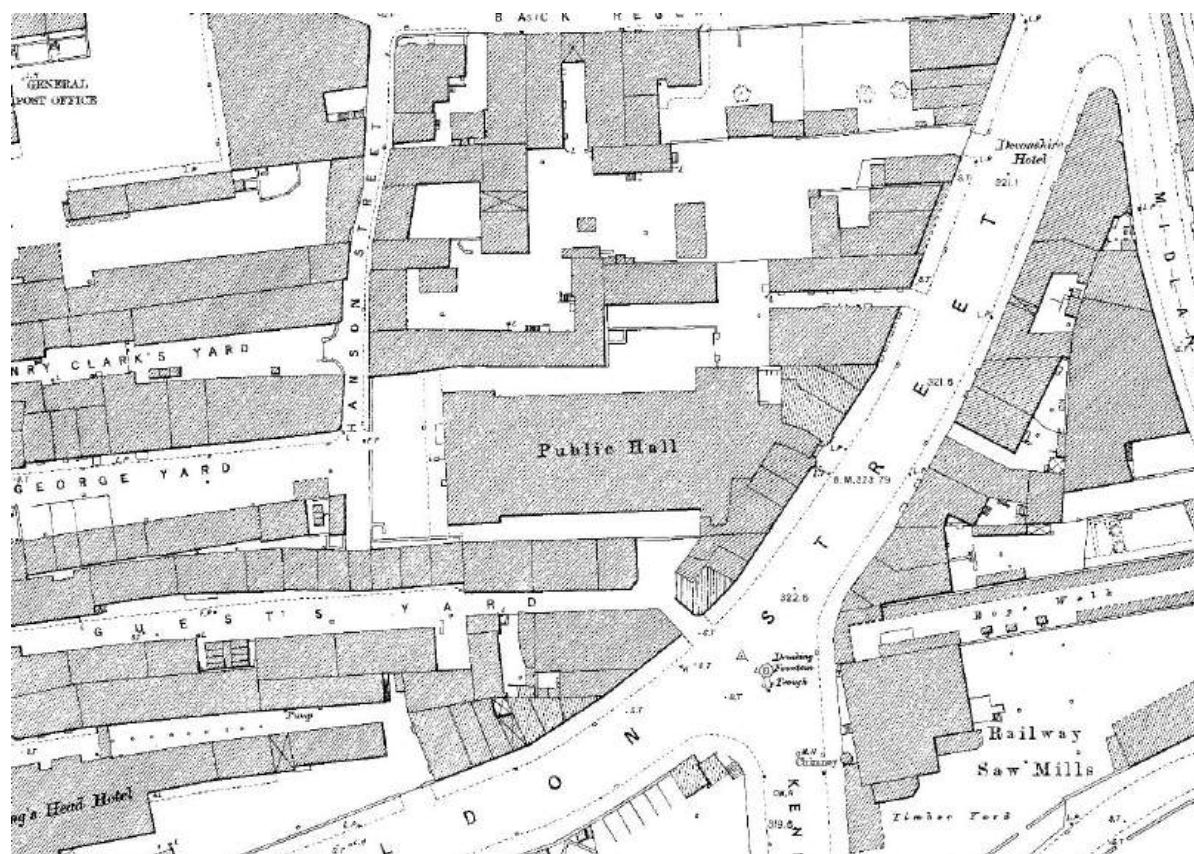
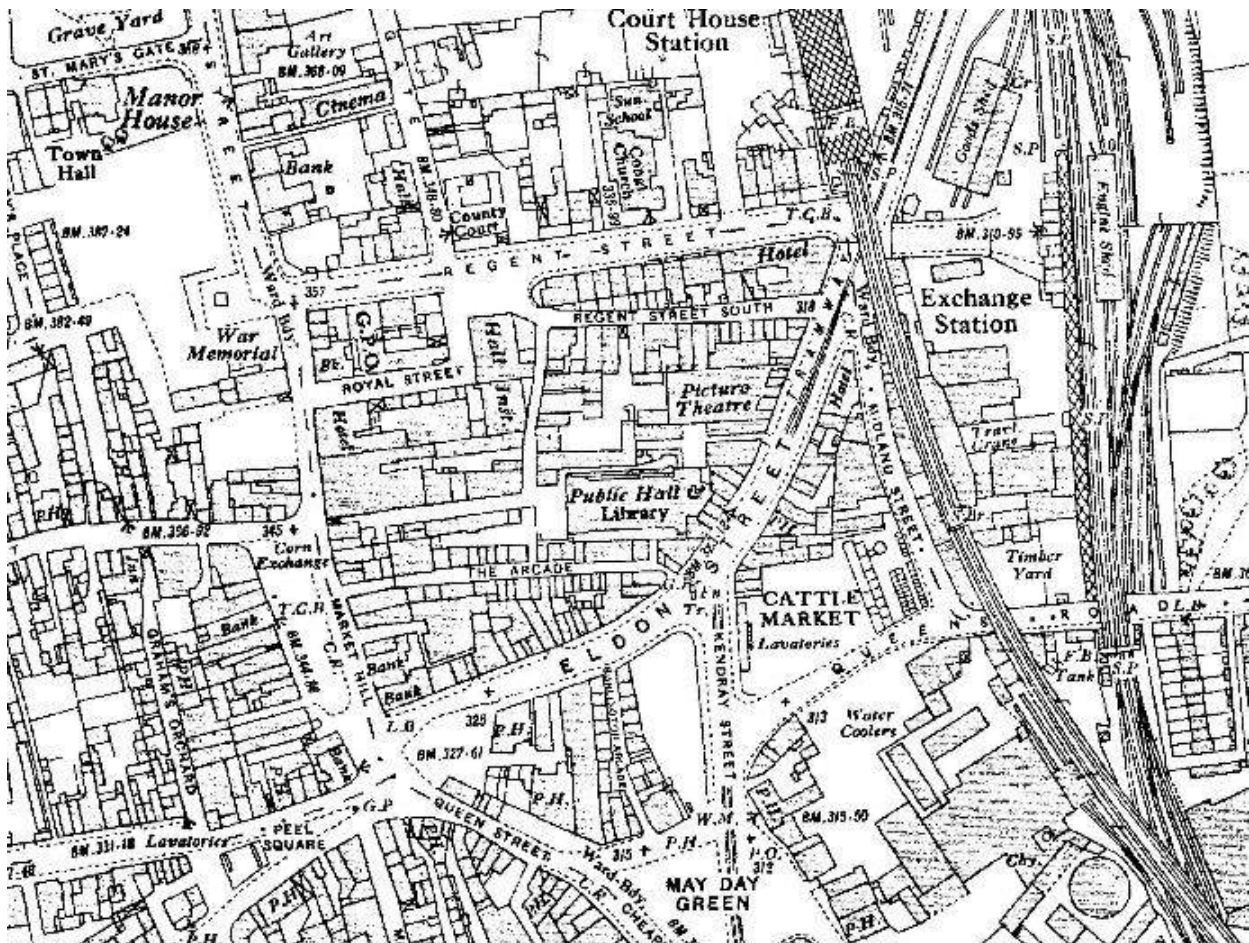




Fig. 05 Above: 1906 OS Map

Fig. 06 Below: 1931 OS Map



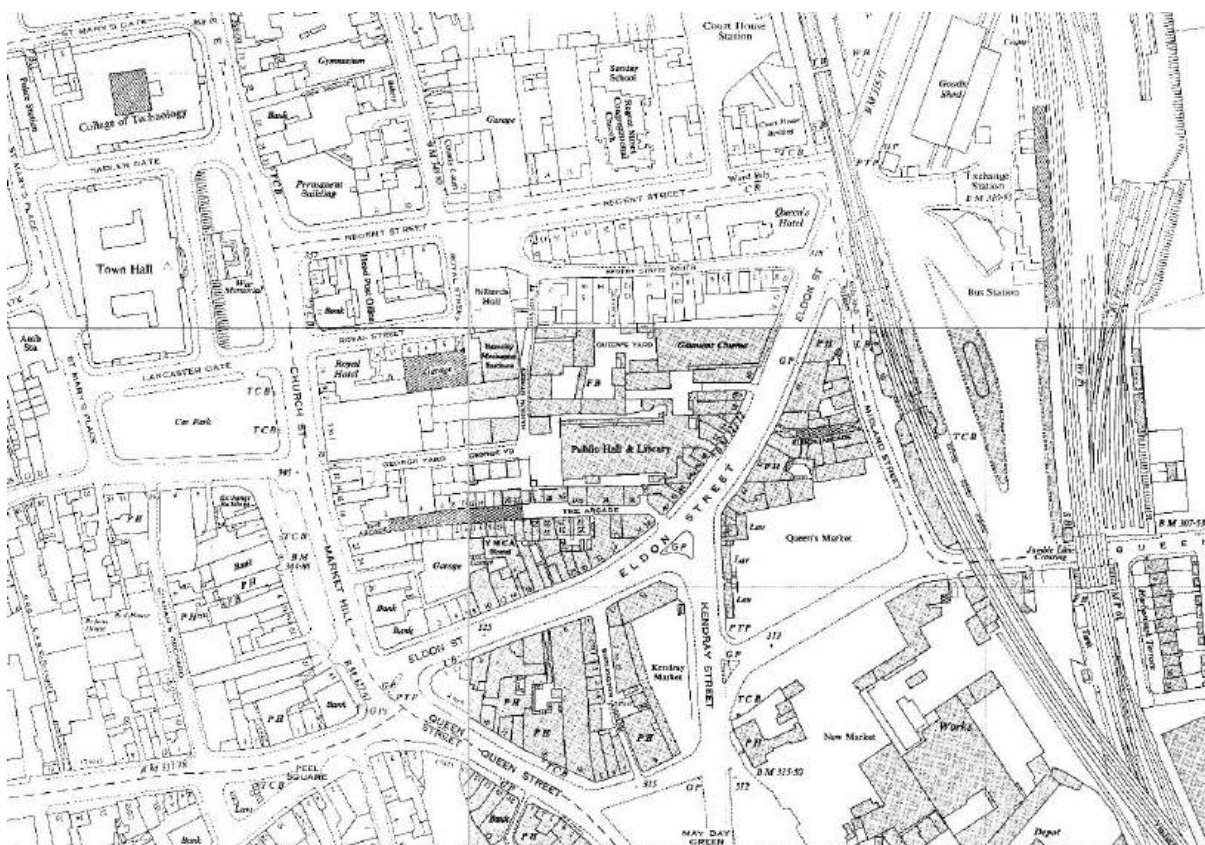


Fig. 07 Above: 1961 OS Map

Fig. 08 Below: 1993 OS Map



2.2 CONSERVATION AREA

- 2.2.1 The Grade II listed Barnsley Civic Hall is located within the Regent Street / Church Street / Market Hill Conservation Area. The Conservation Area constitutes the historic core of Barnsley town centre and the centre of the borough's civic and commercial functions. It contains a number of listed buildings as shown to Fig 09 below. The Civic Hall is one of a number of Barnsley's most prominent buildings located in this area including the Town Hall and St Marys Church.
- 2.2.2 Currently there is no Conservation Area Appraisal or Management Plan for the conservation area. However it can be seen that it has been designated for the way in which it demonstrates the historic development of the town centre, the fact that the historic street pattern is still evident despite later development and the civic importance of the later development. Any design proposals should therefore seek to retain and enhance these characteristics.

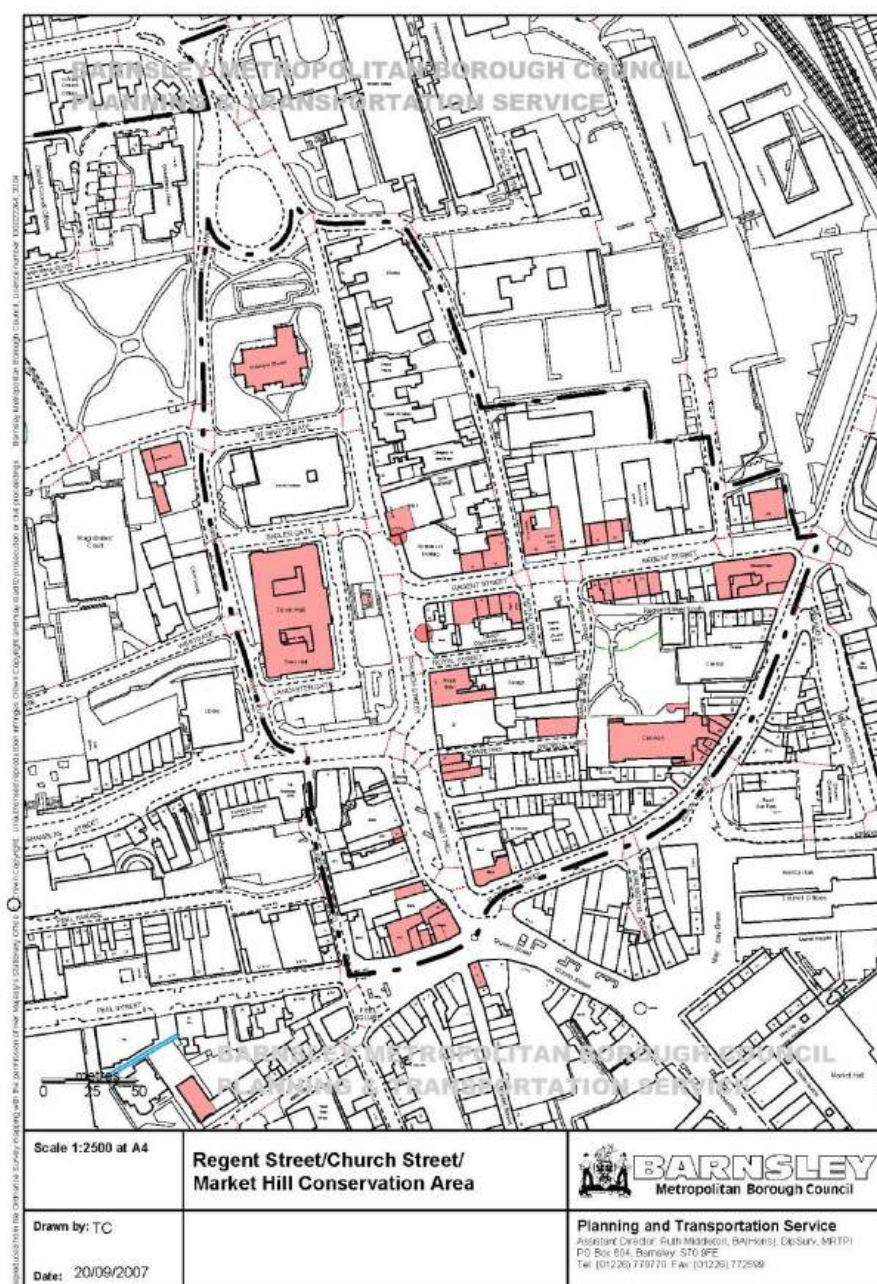


Fig. 09: Regent Street/Church Street/Market Hill Conservation Area Boundary

2.3 OVERVIEW OF THE HISTORIC DEVELOPMENT OF THE CIVIC HALL

- 2.3.1 A detailed report on the history of Barnsley Civic Hall was produced in November 2020 by Elaine Harwood of Historic England. The following section extracts the key information from that report. The report by Elaine Harwood contains information on the origins of the Mechanics Institute in Barnsley and the movement for a Public Hall. This report concentrates on the description of the fabric of the Civic Hall although the assessment of significance is informed by the wider research undertaken by Elaine Harwood.
- 2.3.2 Barnsley Civic Hall was built in 1876-8. As seen to the historic map sequence it was sited to an area of open land which retained the medieval burgh plots. It was designed by architects Hill & Swann of Leeds and Sheffield and included a large public hall seating 2,000 people, a library and reading rooms, a billiard room for the local Mechanics Institute and classrooms for a school of art on the top floor. The frontage onto Eldon Street contained shops and offices for letting.
- 2.3.3 Construction started in March 1876 and the new hall was inaugurated on 25th January 1878. There are a number of sources from the time which describe the building and its interior. The *Yorkshire Post and Leeds Intelligencer* described the building as follows;

The building is in the Italian style of architecture; it comprises three storeys, exclusive of the ground floor, and reaches a height of 80ft, measuring from the floor to the ridge. The entrance is surmounted by a slated tower or lantern, which rises to a height of 136ft from the floor to the top of the balcony. It is surmounted by a flagstaff. The spacious main entrance, which is placed in the centre of the building, is surmounted by carved stone figures representing Science and Art. There are also two carved busts, one of them being a faithful representation of Mr Henry Harvey, one of the principal promoters, and among the largest non-preferential shareholders.

The entrance is circular-headed, as are also the whole of the windows in the first and second storeys. The stone, which has been supplied from the Matlock quarries, is hard and durable, and the general aspect of the building externally indicates massive solidity. The building is covered by what is technically termed a mansard-roof. The School of Art and offices take up the front portion of the building over the shops.

Entering by the main door-way, we pass into the entrance hall which is 24 feet high and 14 feet wide, and is paved with rows of encaustic tiles. From here we proceed up a broad flight of stone steps to a spacious vestibule, measuring 41 feet by 14 feet. Thence we may enter the large newsroom appropriated to the Mechanics Institute, but we at present proceed up one of the broad flights of staircases on our right and left. The first landing brings us on a level with the floor of the large hall, but as we intend working our way backwards from the street to the rear of the building, we ascend the next two flights of stairs. This lands us at the School of Science and Art rooms. The large room measures 72 feet by 27ft and immediately adjoining there is a ladies class-room, measuring 46ft 6in by 20ft. Each of the two class-rooms is reached by a separate staircase, and each is provided with lavatories. The large room is lighted with bull's-eye windows. On the second floor, immediately underneath, are seven offices, all well lighted from the front, together with ladies' cloak room and hall-keeper's bedroom. On the first floor over the shops there are six offices, together with the hall-keepers kitchen, lavatories, etc.

The large hall, as we have indicated, is approached by two spacious staircases branching out on each side from the vestibule. This spacious room is not only three times greater than that of any of the public halls which Barnsley has hitherto possessed but will bear comparison with the majority of public halls in Yorkshire. Its extreme length is 144 feet, including the stage – without the stage about 118 – and its width 57 feet 6 inches. The height from the floor to the tie beam is 40 feet. The stage measures 38 feet 5 inches by 33 feet. The hall is fitted with a large end gallery together with side galleries, each of the latter being provided with two rows of seats. The end gallery is 57 feet 6 inches long by 20 feet deep, and the side galleries are each 200 feet long by 6 feet deep. The iron brackets supporting the side galleries pass right through the walls, and connected with these are 20 projecting trusses of elegant design. The fronts of the galleries are surmounted by iron balustrades, panelled, gilded and decorated. The hall is provided with 1200 chairs and there are also forms which will seat 800 individuals, making a total sitting accommodation for 2000. The reserved chairs, which are placed immediately in front of the stage, are all numbered and are fastened together in rows of six. Chairs are also provided for the end and side galleries as second seats, the third-class ticket holders being accommodated on substantial-backed forms on the main floor immediately to the rear of the reserved, or first seats. The hall is lighted by eighteen circular-headed windows – nine of each side – with three of a similar design in the end. Each is fitted with stained glass margins, and from the springing of each arch the windows are groined. The ceiling is divided into 27 panels, and is adorned with 24 large centre flowers. At night the room will be brilliantly lighted up with 16 large chandeliers, each provided with 24

burners, these being supplied by Messrs Smith & son, of Deritend Bridge Works, Birmingham. Provision has been made for rescuing the building from damage by fire. Hydrants are provided, which will command the whole building. The entire building is heated, as we have already indicated, with Hayden's hot air apparatus, and ample provision is made for ventilation through the perforations in the ceiling. The peculiarity of this apparatus is that while in winter it provides the room with hot air, it serves as a cooler in summer by carrying off such foul vapours as might otherwise be apt to accumulate in the building. The roof is supported in eleven beams 62ft 6in long, each weighing five tons. The hall floor is supported on massive wrought-iron girders, and the floor itself is constructed of the best red wood. There are three outlets to George Yard, from which the floor of the hall is approached by some steps, and from these branching out on either side, are pitch pine staircases leading to the side galleries.¹

It then goes on to describe the ground floor rooms which made up the Mechanics' Institute as follows;

Returning to the vestibule, we meet with the rooms devoted to the use of the Mechanics' Institute. These are four in number, and are reached from the vestibule on the level. The large reading-room measures 57ft 6 in long, by 31 broad, and 20ft high. It is lighted with large side windows, and is at once a spacious and commodious apartment. From there, there is an entrance to the magazine room, which though not quite so well provided in the matter of light, is a comfortable and cheerful looking apartment. It measures 36ft 6 in long by 36 broad. Immediately to the rear is the library room, which is so arranged that it may be entered either from the magazine-room, from the large news-room, or by independent passage leading to the George Yard. It is of exactly the same superficial area as the magazine-room, and considering its position is tolerably lightsome. To the rear there is a librarian's-room, measuring 26ft by 13ft 6 in, which will probably also be used for the meetings of the committee. These rooms, together with the use of the large hall on not more than 26 nights every year, are secured to the Mechanics' Institute Committee for an annual rental of £50.²

- 2.3.4 The internal layout described in this article can be seen to two existing plans; a ground floor plan that was contained within an article in *The Builder* dated 1878 (see Fig. 10) and a second floor plan that is held by Barnsley Archives (see Fig. 11). Although as noted within the report by Elaine Harwood, the second floor plan does not accurately show the plan as constructed and is therefore probably an early layout (perhaps circa 1875).

- 2.3.5 The article within *The Builder* provides more detail on the School of Art as follows;

The upper story in front is devoted to the school of art. The department devoted to gentlemen is 70ft in length and 27ft in width, and lighted in the daytime by eight bulls-eyes and a number of circular glass windows. The ladies' school is 40ft long by 16ft 6 in in width and is lighted by two windows and a glass roof. The entrance to the schools is by a side staircase from Eldon Street, and this also furnishes access to some of the let-off offices.³

- 2.3.6 A set of archive plans dated 1923 shown to Fig 12-16 are very useful in showing close to the as-built layout. The ground floor layout closely corresponds to that shown within *The Builder*, with individual shops fronting Eldon Street with recessed doorways and the central lobby which leads to the staircase vestibule and sequence of rooms for the Mechanics Institute at ground floor. Above at first floor was the large hall with a balcony at the second floor. Also at second floor was the School of Art to the Eldon Street frontage.
- 2.3.7 The report by Elaine Harwood notes that alteration works were made to the shop fronts in 1902 by the borough surveyor, J. Henry Taylor which involved widening the windows and narrowing the doorways. It is also noted that the canopy may have been added at this time. Further into the early 1900's and still under the instruction of Taylor, the entrance hall tiles were replaced with mosaic and the hall was redecorated and re-seated.
- 2.3.8 The Civic closed in 1998 and was significantly remodelled in the early 2000's.

¹ *Yorkshire Post and Leeds Intelligencer*, no. 9538, 26 January 1878

² *Yorkshire Post and Leeds Intelligencer*, no. 9538, 26 January 1878

³ *The Builder*, vol.36, no.1825, 26 January 1878

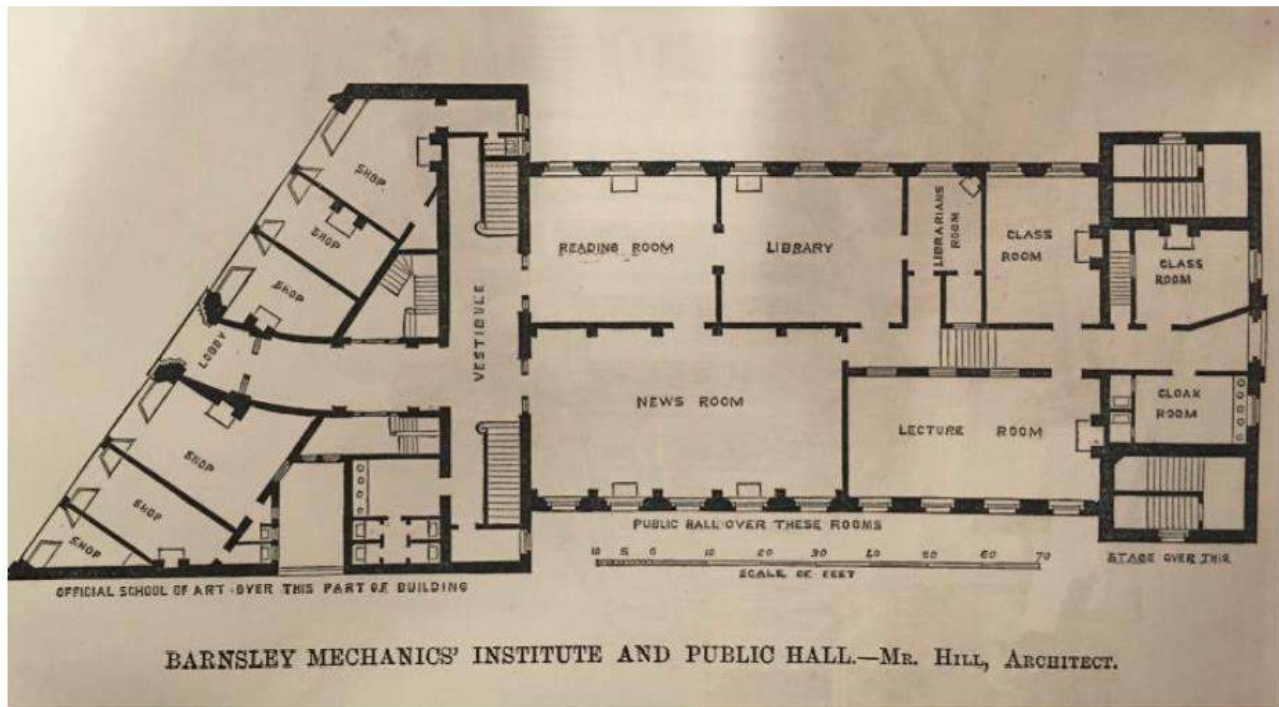
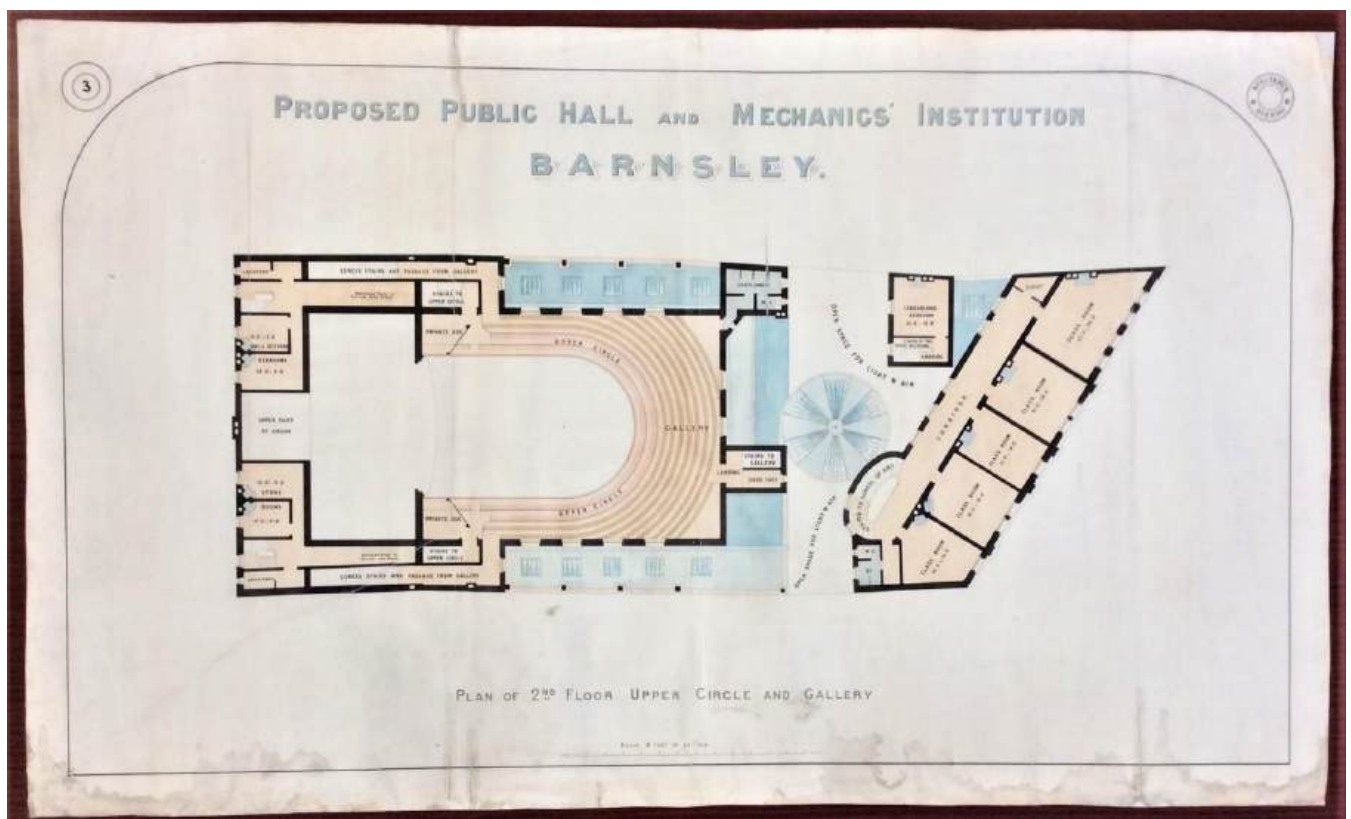


Fig. 10 Above: Ground Floor Plan from *The Builder*, 9 March 1878

Fig. 11 Below: Second Floor Plan from Barnsley Archives



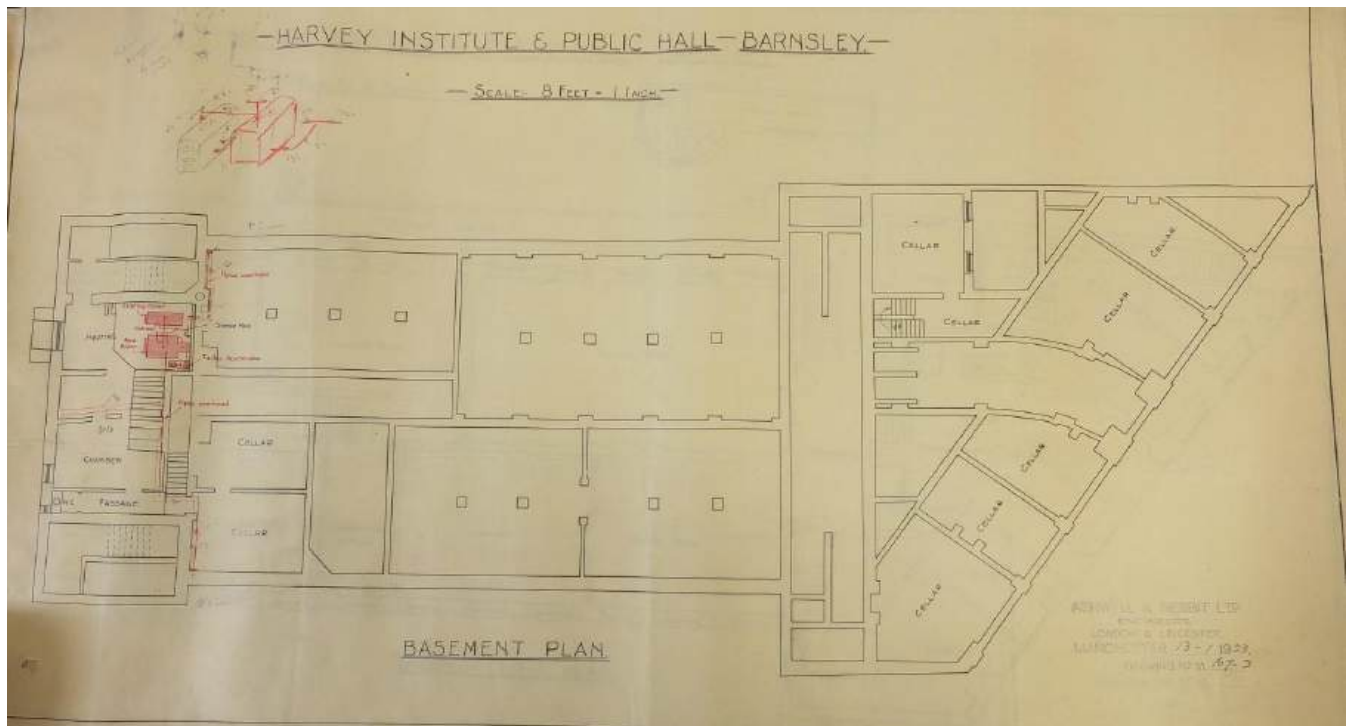
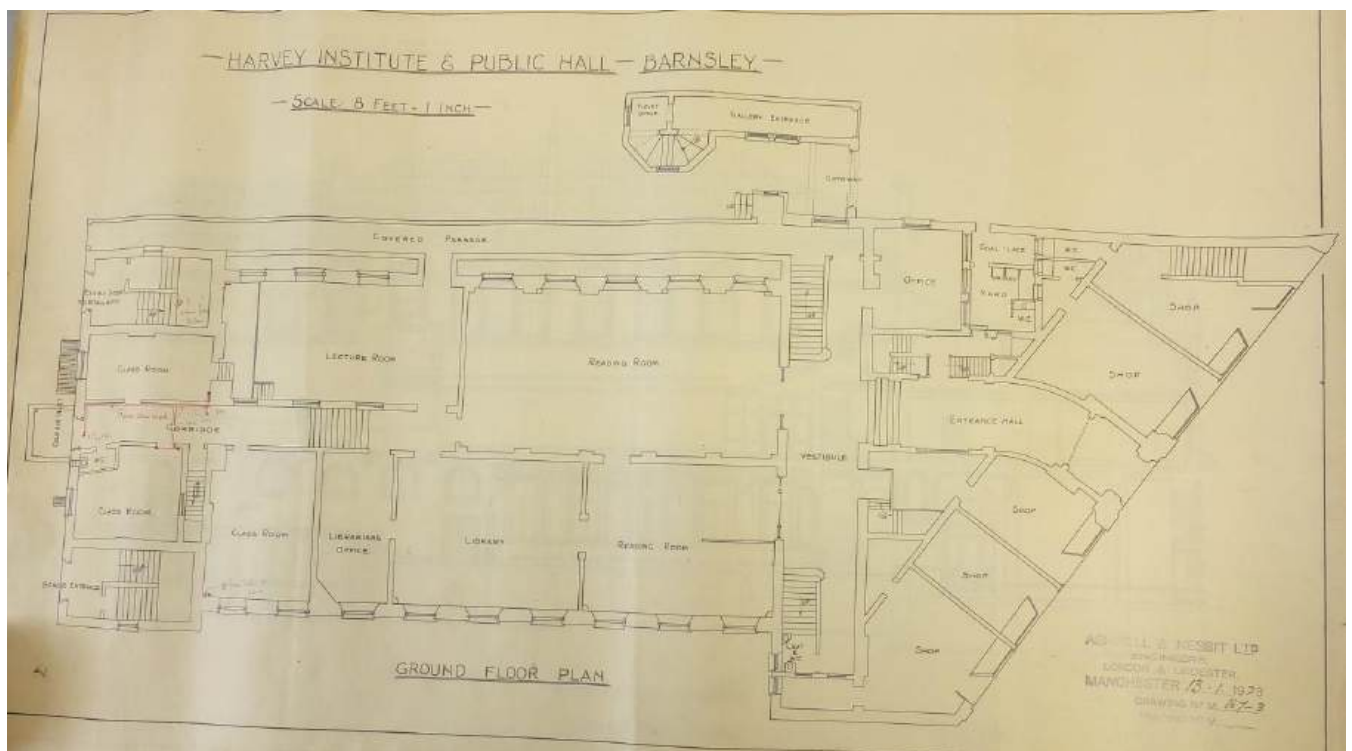


Fig. 12 Above: Basement Plan dated 1923

Fig. 13 Below: Ground Floor Plan dated 1923



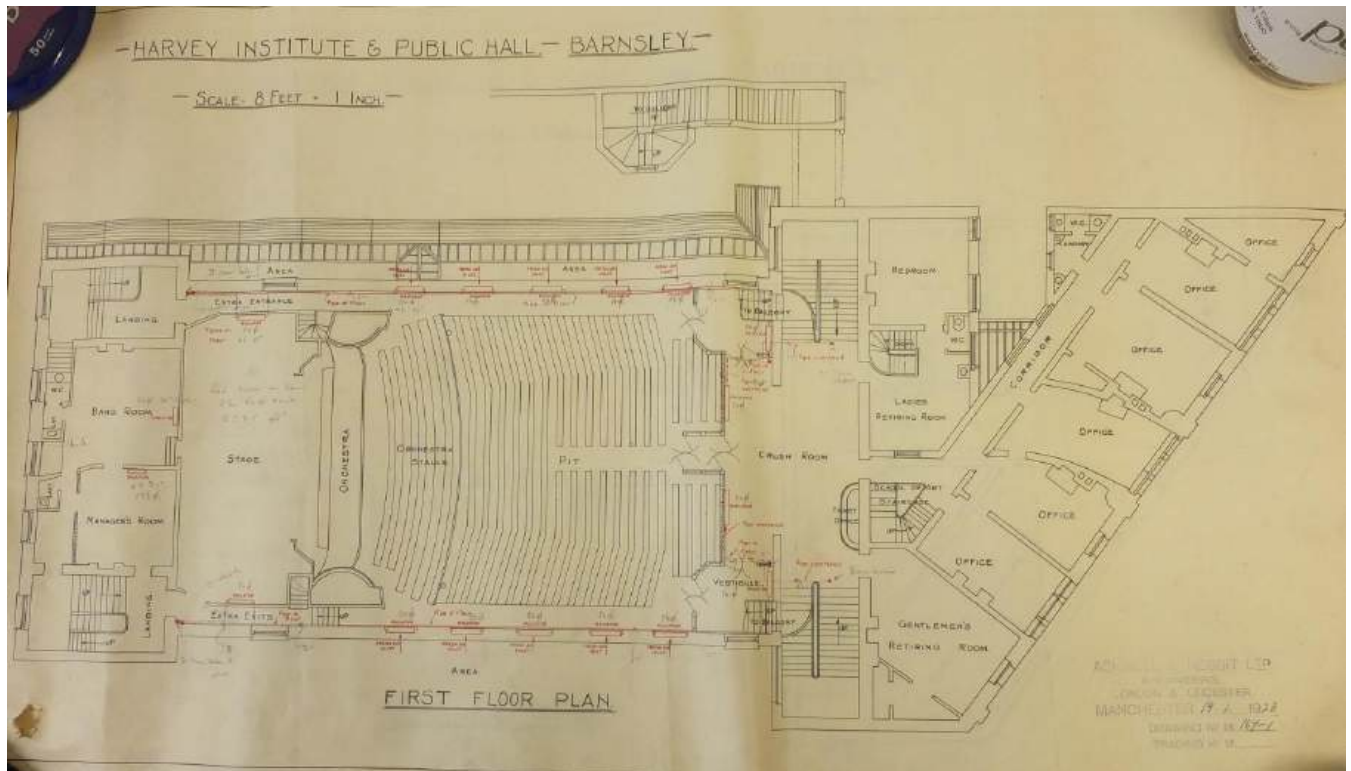
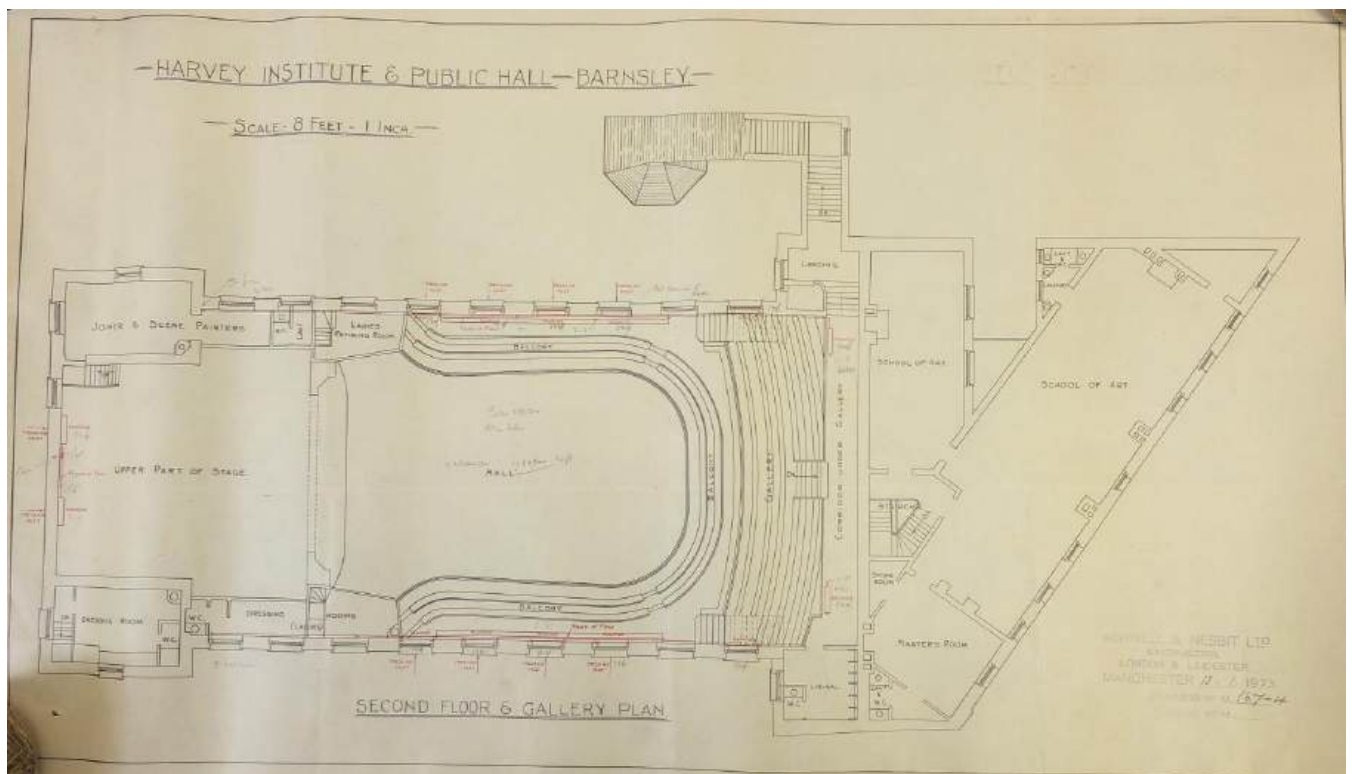


Fig. 14 Above: First Floor Plan dated 1923

Fig. 15 Below: Second Floor Plan dated 1923



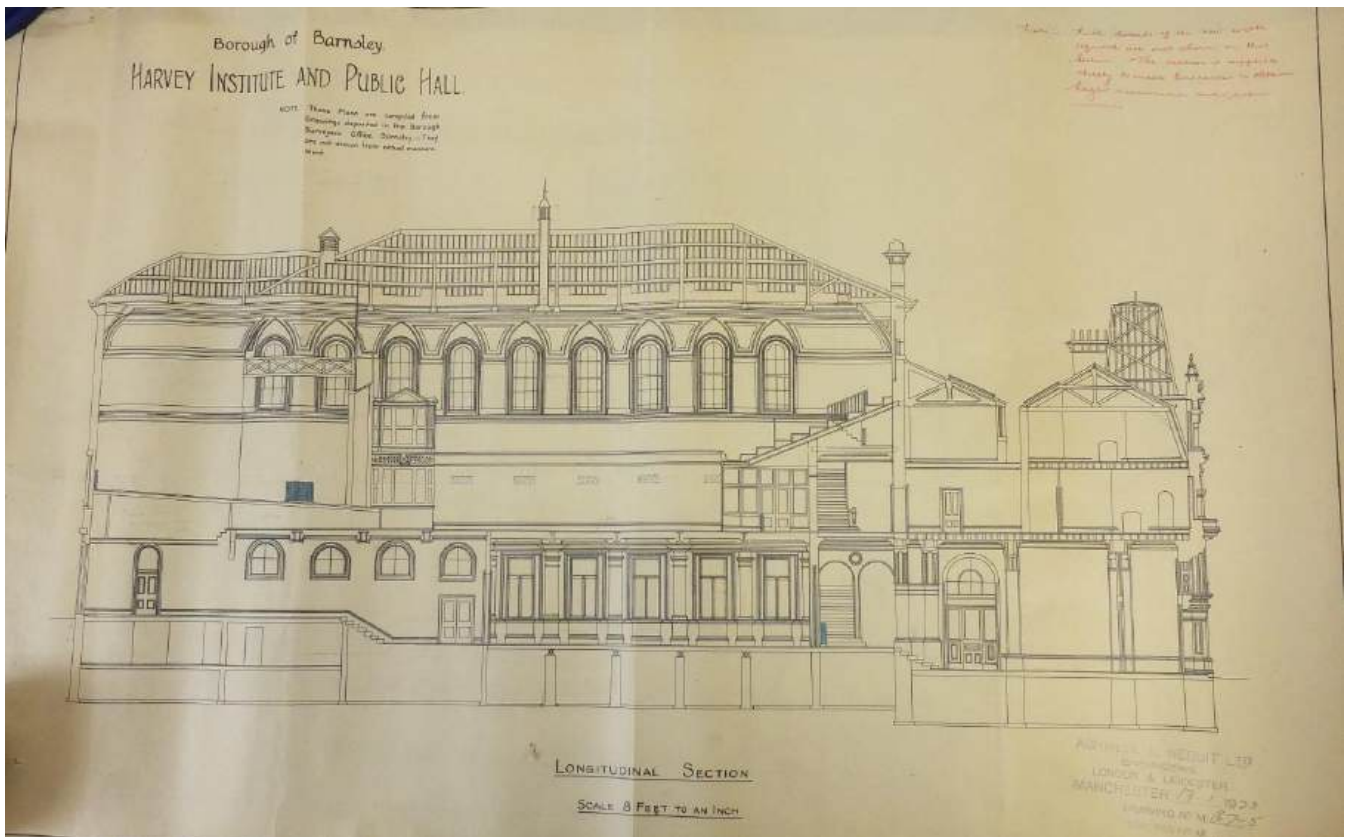


Fig. 16 Above: Longitudinal Section dated 1923

Fig. 17 Below: Image of the Free Public Library circa 1890





Fig. 18 Above: Image from *The Builder*, 9 March 1878

Fig. 19 Below: Archive Image date late 1800's / early 1900's





Fig. 20 Above: Archive Image c1900

Fig. 21 Below: Archive Image of Main Hall 1961

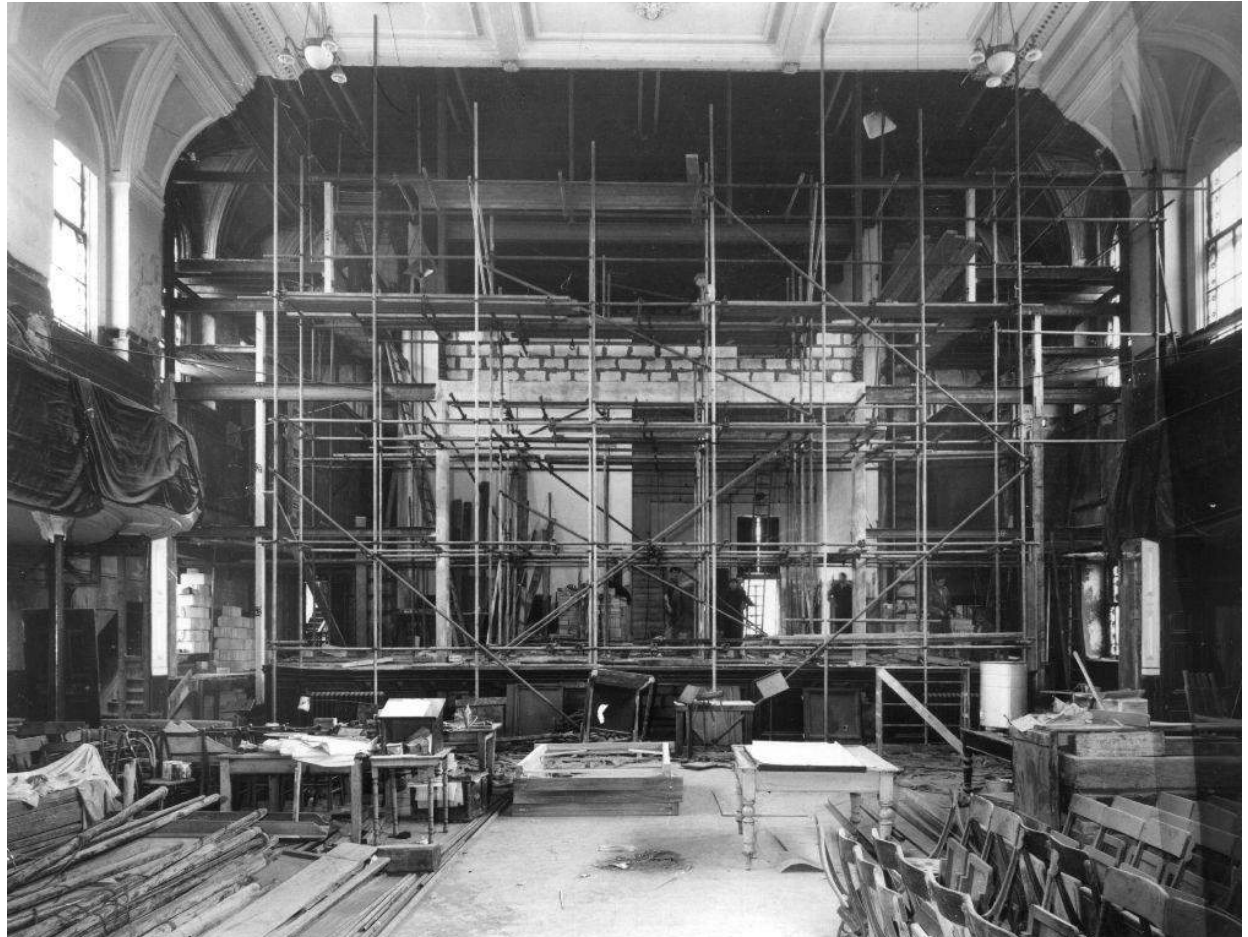




Fig. 22 Above: Archive Image 1963

Fig. 23 Below: Archive Image c1970





Fig. 24: Archive Image of Entrance 1963



Fig. 25 Above: Archive Photo of the Reading Room circa 1990s

Fig. 26 Below: Archive Photo of the Main Hall circa 1990s



2.4 THE CIVIC HALL TODAY

- 2.4.1 The previous archive photos show that some minor alterations were undertaken to the building post 1923, the most significant being the removal of the tower. Although an entrance canopy can be seen on the early photo (Fig. 19) of the late 1800's / early 1900's by the 1960's this had been removed. By the 1960's alterations had also started to be undertaken to the Edwardian shop fronts although this was principally to the signage fascias, the recessed entrance ways appear to be retained, although some appear to have altered joinery – doors for example.
- 2.4.2 As previously noted the Civic closed in 1998 and was significantly remodelled in the early 2000's. During these works the plan form and in particular the sectional form of the building was altered considerably with an additional floor inserted. This required extensive alteration works that included the removal of the balcony and first floor level to the main hall and provision of a new floor level for the main hall, this therefore also included the removal of the ceilings over the Mechanics' Institute rooms which included a decorative ceiling over the reading room (Fig 25). The removal of the balcony and the first floor with the relocation of the floor to the main hall and utilising basement space allowed for an additional floor level to be inserted, which then required corresponding alterations to one of the principal staircases, the other being blocked off. Alterations were undertaken to the courtyard elevation, including blocking up of windows and the provision of a new external stair. Alterations were also undertaken to the shopfronts with the removal of the last remaining Edwardian example and provision of roller shutters which altered the signage fascia detailing.
- 2.4.3 The decorative ceiling over the reading room was rebuilt and reinstated to the same location on plan but a different location on section, underneath the new second floor. This area was going to provide retail space but remained unused on the reopening of the Civic.
- 2.4.4 There are areas of the building which have been retained with minimal alteration and these still hold high heritage significance. These include;
- the historic external facades, in particular the Eldon Street façade and the courtyard façade
 - the historic plan form of the Eldon Street frontage building and the hall
 - the entrance hall with the mosaic floor tiles, internal joinery to the separating doors & screens and decorative plasterwork
 - the principal staircases, albeit altered, are important in indicating the former plan form of the building, there are also some remnants of the original floor tiles within the staircase enclosure and possibly more underneath the existing finishes
 - the retained form of the main hall, including the perimeter elevations and the decorative plasterwork
- 2.4.5 The former School of Art also holds some heritage significance, the decorative trusses having been retained, although the plan form has been altered since that shown to the 1923 plans (see Fig 15) and the separate gentlemen and ladies rooms are no longer legible, thereby diminishing the significance.
- 2.4.6 An outline assessment of fabric condition was undertaken as part of an initial site visit. It consisted of a visual inspection only from ground level externally and of the key internal spaces. Full access including any access at roof level was not gained.
- 2.4.7 The outline assessment uses the following categories of description of condition (as noted in the Architectural Heritage Fund application guidance);

Good: Structurally sound, weather-tight and with no significant repairs needed (but at risk for other reasons).

Fair: Structurally sound but in need of repair (e.g. some window frames decayed, gutters blocked, pointing partly eroded, needing rehabilitation to meet current standards).

Poor: Roof in poor repair. Fabric generally deteriorating (e.g. leaking roof, deteriorating masonry, all gutters badly defective, window frames decayed, pointing eroded). Partial fire damage, rot outbreaks, severely damp, un-modernised.

Very Bad: Not weatherproof: roofless or roof severely damaged, windows broken. Structurally unstable: foundations shifting, walls bulging, joists rotten etc. Badly penetrated by wet/dry rot and / or rising damp, major fire damage, uninhabitable and wholly un-modernised.

2.4.8 Overall the external condition of the areas of historic interest can be considered to be fair but there are isolated areas which are deteriorating towards poor condition. It appears that a previous phase of cleaning and render repairs has been undertaken. It is not possible to determine the full extent of the render repairs from ground level nor their condition and material (ie are they well adhered, are they lime based or cement based) and as such it is recommended that a detailed high level inspection is undertaken. There are visible signs of deterioration of the stonework which previous render repairs may have sought to address. The findings of the outline condition survey has guided the proposed scope of fabric repairs which is detailed to section 4.0.

2.4.9 The condition survey recommends that the following investigation works be undertaken at the next design stage;

- High level inspection of Eldon Street elevation stonework
- Possible hammer test to render repairs
- High level inspection of courtyard elevation at eaves level
- Roof survey (subject to confirmation of recent inspections / maintenance works)
- Mortar analysis
- Stone analysis
- Analysis of render repair material
- Paint analysis to cast iron pilasters external and painted plaster internally
- Removal of floor finishes internally to establish extents of encaustic tiles.

2.4.10 The current listing notice contains the following information;

Name:	The Civic Hall, including Nos 44a, 46, 48, 52, 54 and 56
Grade:	II
List entry Number:	1151151
Location:	Corn Hill, Wolverhampton
Date first listed:	13-Jan-1986

List entry description:

BARNSELY ELDON STREET (west side) The Civic Hall, including Nos 44a, 46, 48, 52, 54 and 56

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.

2.5 THE CIVIC HALL: CAPACITY FOR CHANGE

- 2.5.1 It is important that the historic value of the site is respected, retained and enhanced in the future. Best practice architectural conservation principles should be the approach when considering alterations. Conservation principles for the works to the building should be sufficiently flexible to achieve an appropriate balance between the need to protect the significance of the building and the need for it to have a viable future use. As such this does not mean that changes cannot be made, in fact some changes will be desirable. However the changes should be based on sound understanding and justified through analysis of options.
- 2.5.2 The Eldon Street frontage is an area of high significance, however the shopfronts have been altered and as such there is capacity to remove the existing signage fascia and boxing to the roller shutters and provide an improved signage fascia that will better relate to the adjacent stonework and enhance the appearance of the shopfronts. It is not considered essential for a historic replica of the shopfronts to be proposed. As noted previously the shopfronts were altered in the early 1900's, through the later C20th century then most recently as part of the works circa 2008. There is therefore an opportunity to provide carefully detailed modern shopfronts that respect the rhythm and proportions of the existing building and improve the relationship of the signage fascia to the surrounding architectural detailing including the decorative stonework.
- 2.5.3 The entrance canopy was not part of the original architectural intent for the building, the canopy that was installed in the early 1900's was removed before the 1960's and as such the extant canopy is a replica and not of heritage significance. It has a poor relationship with the entrance stonework which, as seen to the historic photos, provides a focal point to the entrance without the canopy there. There is limited benefit, if any, in removing this canopy and replacing it with another replica but there is an opportunity to remove it and reveal and repair the decorative stonework to the entrance.
- 2.5.4 Within the entrance hall there are retained finishes of heritage significance including the mosaic tiles and glazed screens. This part of the plan form is important to retain to provide legibility of the historic plan form and the finishes are an integral part. There is opportunity to ensure that the mosaic tiles are repaired where required to receive the projected footfall when the building re-opens.
- 2.5.5 The principal staircases are an important part of the historic plan form, currently one of these is mothballed and there is an opportunity to open this up again. There are known areas of retained historic tiled finishes within the currently functioning southern staircase and recent lifting of the carpet revealed more still retained beneath the modern finishes. They are in variable condition but provide an indication of the earlier decorative scheme prior to the mosaics and are important to retain and repair. To the northern staircase they appear to have all been removed and it is proposed that they are reinstated as part of the proposed works.
- 2.5.6 Where the significant structural alterations have taken place to create the new ground and first floor space there is opportunity here to develop proposals for a viable use of this space. The replica plaster ceiling which was provided in this space holds some heritage value as it was chosen to provide a replica of the former reading room ceiling as part mitigation for its loss as part of the previous phase of works. Although it is in the same plan location it is in a different location on section due to the alteration of the floor levels. This provides both a constraint and an opportunity for the project which is considered later on to Section 4.0.
- 2.5.7 The main hall, although altered, is an important space – in particular the decorative plasterwork, and should therefore be retained as now found.
- 2.5.8 The later extension facing onto Mandela Gardens is not of heritage significance and can be altered to facilitate the new uses.

3.0 Assessment of Significance

3.1 An assessment of significance is a requirement for any planning application that affects a heritage asset. This section of the report provides an assessment of the heritage merit of the application site based on desk based research and site visits. The assessment has been carried out with reference to the heritage values as defined in the English Heritage document *Conservation Principles, Policies and Guidelines* which can be summarised as follows;

- Evidential value – the potential of a place to yield evidence about past human activity (i.e. archaeological interest)
- Historical value – the ways in which past people, events and aspects of life are connected through a place.
- Aesthetic value – the ways in which people draw sensory and intellectual stimulation from a place (i.e. architectural and artistic interest)
- Communal value – the meanings of a place for the people that relate to it.

3.2 A statement of significance follows uses the following ‘grades’ of significance

- **Exceptional** – the elements of the heritage asset which are of exceptional value (equivalent to the highest national or international designations, including World Heritage Sites, Scheduled Ancient Monuments, Grade I and II* listed structures). Under the NPPF substantial harm should be wholly exceptional.
- **High** – the elements of the heritage asset which are important at a regional and national level (Grade II listed structures and conservation areas). Under the NPPF substantial harm should be exceptional.
- **Medium** – the elements of the heritage asset which are of moderate value and important at a local / regional level (equivalent to local listing status). Buildings, landscapes and structures of this level of significance should be retained where possible, although there is usually scope for adaptation.
- **Low** – the elements of the heritage asset which are very limited in value. The removal or adaptation of these elements is usually acceptable where the work will enhance a related heritage asset.
- **Neutral** – the elements of the heritage asset which have neutral value, neither positive or negative. Again the removal or adaptation of these elements is usually acceptable where the work will enhance a related heritage asset.
- **Negative** – the elements of the heritage asset which have a negative impact or are visually intrusive and removal would be an opportunity for enhancement.
- **Undefined** – any elements which could be of heritage value but have yet to be determined due to lack of available information

3.3 Evidential Value

As noted above, evidential values are those that derive from the potential of a place to yield evidence about past human activity (Conservation Principles para.35). These values will usually comprise physical remains inherited from the past and tend to be primarily archaeological in form. Consequently, the ability to understand and interpret the evidence is diminished in proportion to the extent of its removal or replacement (Conservation Principles para.36).

The site of The Civic Hall holds medium to high evidential value. Although altered the plan form of the Hall remains predominantly legible and there are large areas where the historic fabric has been retained un-altered, in particular to the ceiling of the main hall and the Eldon Street facade. There has been some loss of evidential value where there has been loss and alteration of historic fabric.

3.4 **Historical Value**

As noted above, historical values derive from the ways in which people, events and aspects of life can be connected through a place to the present day (Conservation Principles para.39). The evidence may be either illustrative or associative.

The Civic Hall holds high historical value which is both associative and illustrative. The historical value is associated with the historic development of Barnsley and its rise in prominence and the demand for the space.

The historical value is also illustrative as the building provides a high quality example of the civic architecture being constructed during this period. It is also highly illustrative of the building typology and the functions that it housed.

It also has important historical value as a public venue and in relation to events that took place there.

3.5 **Aesthetic Value**

Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place (Conservation Principles para 46), in particular architectural and artistic interest.

The Civic Hall holds high aesthetic value. The sites aesthetic value is derived from the architectural design qualities and also its relationship to other buildings within the conservation area.

The elements which are considered to hold the highest aesthetic value are the Eldon Street frontage and the retained parts of the historic interior including the entrance lobby and the main hall.

3.6 **Communal Value**

Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory (Conservation Principles para 54).

As a public venue, where events and incidents occurred which are held within the collective memory The Civic Hall is considered to have high communal value.