
The Seam, Barnsley Digital Campus

Listed Building Consent Application for works surrounding the Piers, Wall and Railings to Front Area of Court House Building (Grade II)

Heritage Statement

Revision A

Prepared on behalf of:

Barnsley Metropolitan Borough Council

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BDP.

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1.0 Context

- 1.1.1 This application for Listed Building Consent should be read alongside the associated hybrid planning application including full planning permission for a Multi-Storey Car Park, Active Travel Hub, public realm and access, and outline planning permission for 136 dwellings and 1887sqm ground floor commercial space, with all matters reserved.
- 1.1.2 The proposed development lies adjacent to the Regent Street / Church Street / Market Hill Conservation Area which contains a number of listed buildings and heritage assets. The Conservation Area constitutes the historic core of Barnsley town; it is dominated by Barnsley Town Hall and contains 36 listed buildings of various ages and architectural styles. The conservation area can be roughly divided into two zones: Church Street and Regent Street form the civic, legal and administrative core, whilst the area around Market Hill and Eldon Street lends itself to commercial uses.
- 1.1.3 The Regent Street / Church Street / Market Hill Conservation Area lies within 500m radius of the proposed development, and sits directly adjacent to the proposed development site at the eastern end of Regent Street. Regent Street was developed as town houses and later offices during the late Georgian period. The Grade II Listed Courthouse Station building, which sits on the corner of Regent Street and Eldon Street, was constructed in 1860 and converted for use as a railway station in 1870. It remained in use as a railway station until 1962, and is now used as a pub.
- 1.1.4 The development site itself was formerly dominated by railway uses and was the location of the former Barnsley Court House railway station which opened on 1 May 1970 and was in operation until its closure on 19 April 1960. In the early 1970s the station and associated infrastructure was demolished with the exception of the Courthouse Station building which fronts onto Regent Street and is now used as a pub and restaurant.
- 1.1.5 Figure 5.1 below shows an aerial image of the Seam site, dated 7th July 1952. This shows the site dominated by railway uses and infrastructure. Barnsley Town Hall and other listed buildings along Regent Street and within the Regent Street / Church Street / Market Hill Conservation Area are prominent in the skyline. Figure 5.2



Figure 5.1: Aerial image of the Seam site, dated 7th July 1952

Source: Historic England

2.0 Key Designations

2.1.1 There are two designated heritage assets immediately adjacent to the site. These are as follows:

- The Courthouse Station (Grade II); and
- Piers, Wall and Railings to Front Area of Court House Building (Grade II).

2.1.2 These assets are shown in Figure 5.2, below.



2.1.3 There are a number of listed buildings in close proximity to the site, particularly those clustered on Regent Street. These include:

- Queens Court Business Centre and attached railings to front (Grade II);
- 17, 21 and 23 Regent Street (Grade II);
- 14 and 16 Regent Street (Grade II);
- 13 and 15 Regent Street (Grade II); and
- The Old Courthouse (Grade II).

2.1.4 There are three designated Conservation Areas located within a 1km radius of the site. These are as follows:

- Regent Street / Church Street / Market Hill Conservation Area;
- Victoria Road Conservation Area; and
- Huddersfield Road Conservation Area.

3.0 Immediate Impact on Heritage Assets

- 3.1.1 The proposed development is located on land to the west and north-west of the Courthouse Station building, adjacent to existing development on the Barnsley College Campus.
- 3.1.2 A key element of the proposed development is to enhance and reconfigure the public realm across the entire site, including the pedestrian access to the southern gateway of the site at the corner of Regent Street / Eldon Street / Eldon Street North. The existing access arrangements are shown in Figure 5.1, below.



Figure 5.3: Existing pedestrian access off Regent Street / Eldon Street / Eldon Street North

Source: Google Maps

- 3.1.3 Through reconfiguration of pedestrian access arrangement at the southern gateway, the proposed development would have a material impact on the Grade II Listed Piers, Wall and Railings to the Front Area of Court House Building. The piers, wall and railings are listed for their group value, in association with the Grade II listing of the Courthouse Station building. The significance of these assets is derived from their relation to the Courthouse Station building which is built in the Italianate style and retains its original external features which contribute to the overall historic character of Regent Street and of the wider Regent Street / Church Street / Market Hill Conservation Area.
- 3.1.4 The landscape proposals for this area are outlined in detail in the accompanying DAS and Southern Gateway Plan (10052406-ARC-ELS-XX-DR-LA-GA-00007), and summarised below:
- Re-grading the pedestrian ramp to achieve a 1:21 fall (inclusive), requiring excavation around the retaining wall and steps to the west of the ramp and replacement with Yorkstone flag surfacing;
 - Removal and replacement of existing low retaining wall with railings and finger post to enable the extension of the pedestrian ramp;
 - Removal and replacement of stepped access on to the site from Eldon Street North with new concrete retaining wall with Yorkstone cladding (500mm max height), adjoining the existing retaining wall along Eldon Street North;

- Erection of a new concrete retaining wall with Yorkstone cladding (500mm max height) along the eastern edge of the pedestrian ramp to enable lower levels along the footway and retain levels around the existing pier and wall along Eldon Street North; and
- Ornamental planting to the rear of the existing retaining wall, including 4 no. new trees.

3.1.5 The material impact to the listed asset will be limited to the excavation around the wall and steps to regrade and extend the ramp. Given that this portion of wall was a later extension to the listed piers, wall and railings to the front of the Courthouse Station, and that the scale of intervention will be limited, the material impact upon the listed asset is considered to be negligible and does not impact upon the significance of the listed asset.

4.0 Impact on Setting of Heritage Assets

- 4.1.1 The proposed development as a whole sits in a prominent location within Barnsley town centre and, as described in paragraphs 5.9.5 to 5.9.8, lies in close proximity to a number of listed buildings and designated conservation areas. The Grade II listed former Courthouse Station building sits directly adjacent to the site in the south with the proposed development to the east and rear of the building's Regent Street Frontage.
- 4.1.2 The public realm and landscaping proposals adjacent to the Grade II listed building will improve the pedestrian environment in this area and is therefore considered to have a positive impact on the setting of the listed building.
- 4.1.3 The wider development, namely residential development on Plots 1 and 2, the MSCP and ATH, is consistent in terms of height and massing with other new developments in the area, including the Barnsley College building approximately 200m to the east of the site and the DMC01 building which sits directly adjacent to the proposed development and the Courthouse Station. The development site is therefore only considered of modest significance to the setting of surrounding heritage assets.
- 4.1.4 Given the extent of new development in the area, it is not considered that the proposed development will have a significant impact on the setting of any listed buildings or have a detrimental impact on the character of the adjacent Conservation Areas.

5.0 Conclusion

- 5.1.1 The proposed development lies in close proximity to a number of listed heritage assets and conservation areas. This statement, and the associated hybrid planning application, show that material impact to the adjacent listed heritage asset is negligible and that the proposed development will improve the overall setting of the adjacent listed building. Given the extent of modern development in the area, the proposed development is not considered to have an adverse impact upon the character of nearby conservation areas.