

Heritage Statement

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Foreword

This submission has been prepared by David Beardmore, Principal of Beardmore URBAN on the instructions of the Planning Bureau acting on behalf of McCarthy and Stone Ltd. I hold the following academic and professional qualifications; MSc MA DipLD (Dist) DipLArch (Dist) Dip UD Dip Bldg Cons FRTPI CMLI (Design Division) IHBC

I have over 40 years experience in town and country planning, landscape planning and design, conservation of the built environment and urban design, both in private practice and local government. I have twice been a member of a Government Gateway Review Team advising on the progress of the proposed development associated with the Stonehenge World Heritage Site. Furthermore I have published a number of articles, lectured on a variety of urban design, planning and landscape matters and am a visiting lecturer in landscape design at the University of Plymouth.

This report has been prepared after appropriate consultation with the local Historic Environment Record (HER) and the findings referred to where relevant. It has also had regard to recent relevant legal judgments about the interpretation of the heritage legislation and advice. It has also examined the proposed development applying the requirements of the Planning (Listed Buildings and Conservation Areas) Act of 1990 to have 'special regard' in the examination of new development on the setting of listed buildings (S66).

1.0 BACKGROUND Statutory requirements

- 1.01 Under section 66 of the Planning (Listed Buildings and Conservation Areas) Act of 1990 local planning authorities have the following statutory duty:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

- 1.02 Section 72 of the same act imposes a similar statutory duty to "pay special attention" to the impact of a development proposal on the character and appearance of a conservation area. Unlike section 66 however the provisions of section 72 are only engaged if the proposed development site is within a conservation area.
- 1.03 The proposed development will affect the setting of a small number of listed buildings. If the setting of a listed building is likely to be affected then section (66) of the 1990 Planning (Listed Building and Conservation Areas) Act will be engaged. This is reinforced by the advice set out in the advice of English Heritage in the document "The Setting of Heritage Assets" (March 2015) which interprets the concept of setting quite

widely. Again, this is discussed in more detail below. In any event none of the existing buildings currently present on the site has specifically been recently identified by the local planning authority as a “non-designated heritage asset,” as referred to in Annex 2, of the Glossary to the Framework and included in full in paragraph 3.03 of this statement. The significance of this in heritage and policy terms is also set out below.

- 1.04 All policies relating to listed buildings need firstly to be understood in the context of the requirements of primary legislation. The Courts have held that this overarching duty establishes that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “*considerable importance and weight*” when the decision-maker carries out the balancing exercise. This applies even if ‘less than substantial harm’ would be caused to the setting of listed buildings or to the character or appearance of conservation areas. This has been reinforced in recent years by a number of legal judgments, the latest of which is that of the Court of Appeal (December 2015) that reviewed the case of Mordue against the Secretary of State for Local Government and others in relation to a proposed wind turbine at Poplars Farm, Wappenham in South Northamptonshire. The appeal arose from the decision of the High Court in March 2015 to overturn the Inspector’s decision granting planning permission.



Recent aerial photograph with the site area site edged in red.

- 1.05 The Court of Appeal however disagreed with the High Court's finding and concluded instead that: *"The Inspector was lawfully entitled to assess that the harm to the setting of the listed buildings identified and discussed by him was outweighed by the environmental benefits of the turbine."* This is taken to mean that the Court of Appeal has confirmed the principle of a decision maker being able to take a balanced judgment as set out in paragraph 134 of the Framework and is not automatically required by Section 66 of the 1990 Planning Act to dismiss the appeal if he found "less than significant harm" of any kind was caused to the identified heritage assets provided he was satisfied that *"the harm to the setting of the listed buildings identified and discussed by him was outweighed by the environmental benefits of the turbine."*

2.00 THE DEVELOPMENT PLAN

- 2.01 The only statutorily adopted policy that is relevant is the following which was a 'saved' policy from the Unitary Development Plan of 2000.
Policy TC20
HIGH STANDARDS OF DESIGN AND MATERIALS WILL BE REQUIRED FOR TOWN CENTRE DEVELOPMENT :
A) IN CONSERVATION AREAS AND OTHER AREAS OF TOWNSCAPE VALUE, GOOD BUILDINGS SHOULD BE RETAINED AND REFURBISHED, OR REBUILT. POORER BUILDINGS SHOULD BE REPLACED IN TRADITIONAL SIZE, SCALE AND FORM, TO SUIT THEIR CONTEXT, IN NATURAL STONE AND SLATE

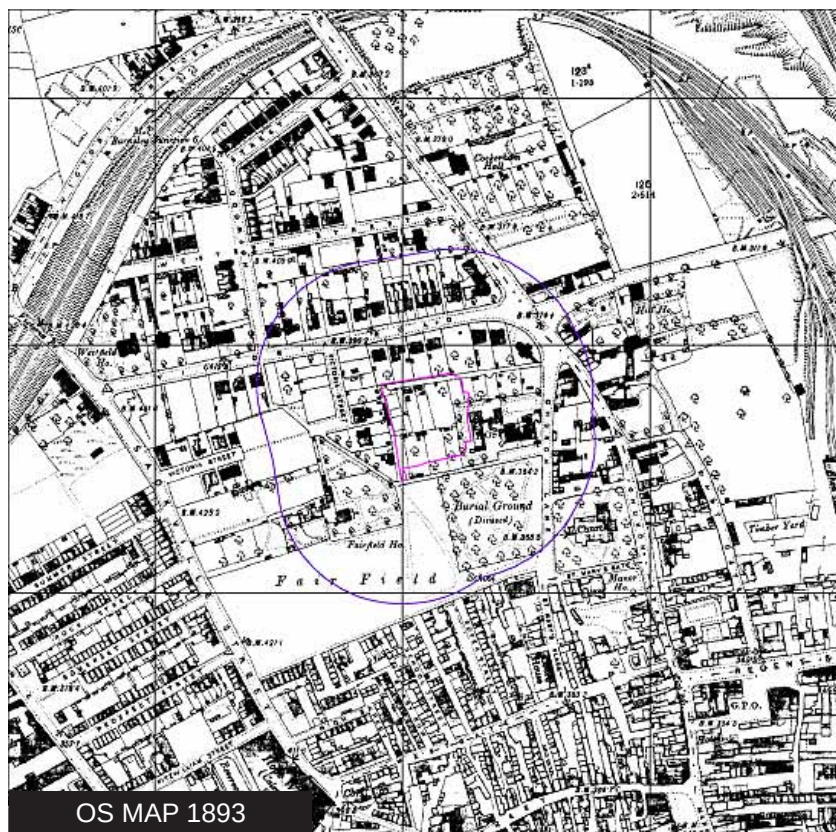
B) IN OTHER AREAS OF THE TOWN CENTRE, NEW BUILDINGS SHOULD NORMALLY EMPLOY TRADITIONAL FORMS AND MATERIALS AND RE-INTERPRET THE CHARACTER OF THE TOWN IN A CONTEMPORARY WAY. THE RELATIONSHIP BETWEEN BUILDINGS OF VARYING SIZES SHOULD BE CONSIDERED CAREFULLY. STRONG REGARD WILL BE PAID TO THE SPACES CREATED BETWEEN BUILDINGS. THE TOWNSCAPE SHOULD BE UNIFIED THROUGH THE USE OF A LIMITED RANGE OF TRADITIONAL MATERIALS- LOCAL RED AND BUFF BRICK AND SLATED PITCHED ROOFS.

- 2.02 While the Local Plan is at an advanced stage its provisions are not adopted and they carry less weight than this one. However the fact that the above policy so far predates the Framework the latter will prevail in any conflict between the two.

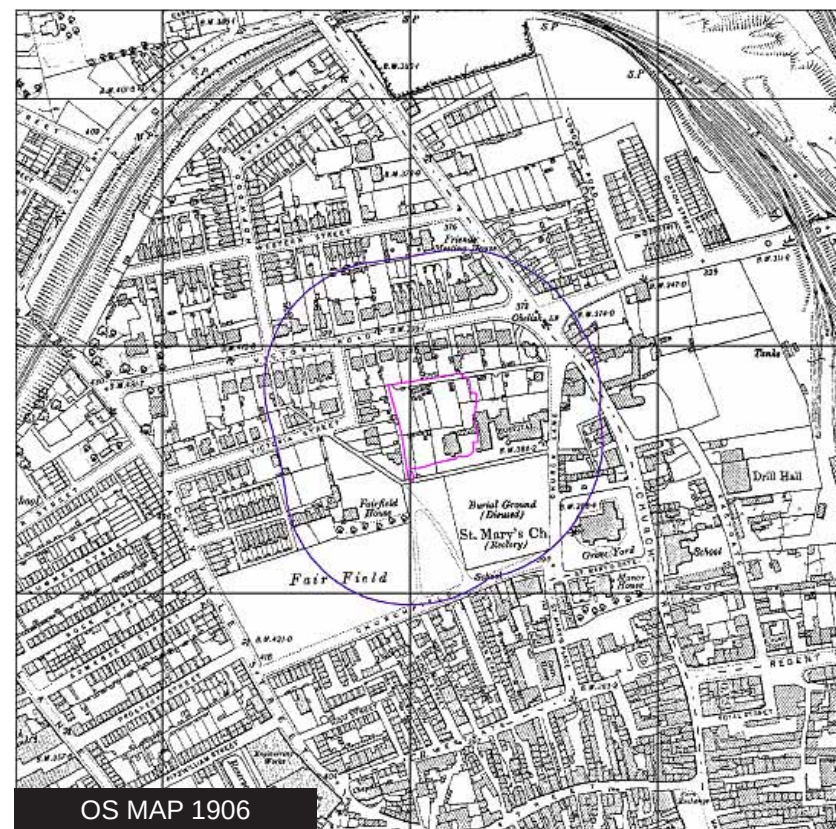
3.00 CENTRAL GOVERNMENT POLICY AND GUIDANCE

- 3.01 Central government policy on planning issues is set out in the National Planning Policy Framework (the 'Framework'). Further advice from English Heritage in *Understanding Place: Conservation Area Designation, Appraisal and Management* and *The Setting of Heritage Assets* are also of relevance. It is also acknowledged that in March 2015 the then English Heritage published a revised document entitled HISTORIC ENVIRONMENT GOOD PRACTICE ADVICE IN PLANNING. Note 3: The Setting of Heritage Assets. The object was stated to be to *"provide information on good practice to assist*

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The suburb around Victoria Road is almost complete save for a few plots



Most of the remaining plots have been built upon by this time

local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the National Planning Practice Guide (PPG).” It replaced the 2011 publication of the same name.

The Framework

- 3.02 One of the twelve core planning principles set out in paragraph 17 of the Framework is to, ‘*Conserve heritage assets in a manner appropriate to their significance*’ Further details are provided in Section 12 (paragraphs 126 to 141), which is specifically concerned with conserving and enhancing the historic environment. Paragraph 129 states that:

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal. ”

- 3.03 The general advice contained in paragraph 58 of the NPPF (the Framework) is that new development, irrespective of its context should “*respond to local character and history, and reflect the identity of local surroundings and materials, while*

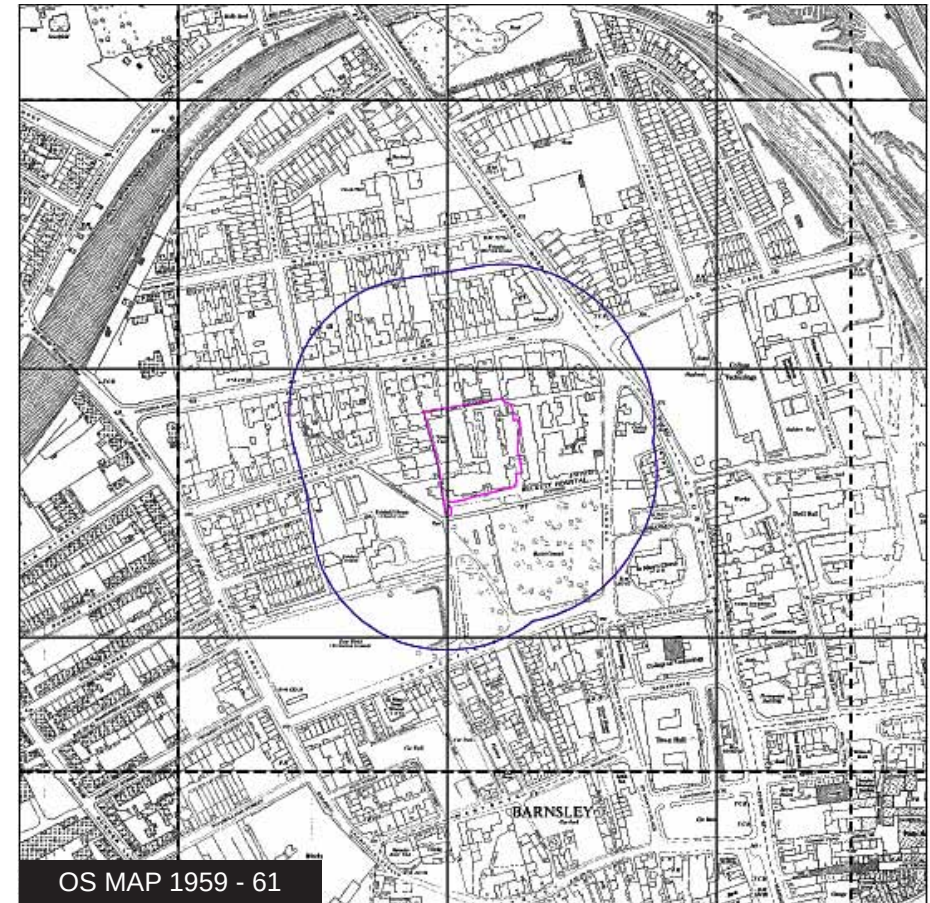


The major changes are the enlargement of Beckett Hospital and a major extension at the rear of the NUM HQ

not preventing or discouraging appropriate innovation.” In this instance the site is within a designated conservation area which makes it an element within a designated heritage asset. A ‘heritage asset’ is defined in Annex 2, Glossary, of the NPPF as;

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).”

- 3.04 All heritage assets however have to be assessed in terms of their significance and this is defined (again in Annex 2, Glossary, of the NPPF) as:
- “Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”*
- 3.05 The desk based archaeological assessment that has been prepared for this site concluded that the archaeological significance is insufficient to preclude development. It therefore does not fall to be considered under paragraph 139 of the Framework where monuments *“that are demonstrably of equivalent significance”* to a scheduled ancient monument should be treated as a “designated heritage asset.” Any

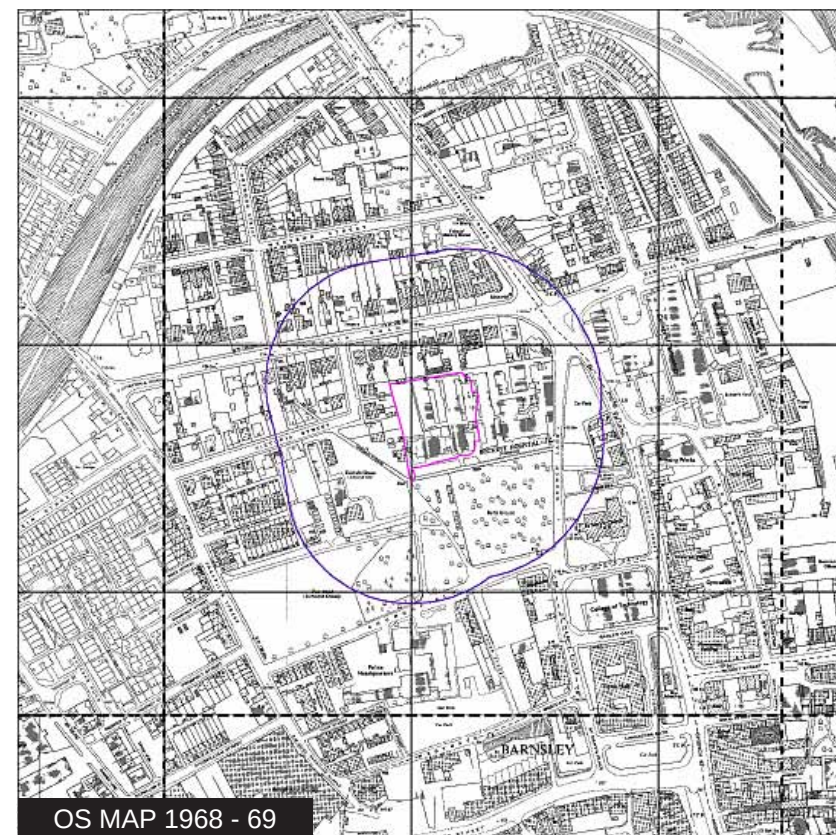


The Beckett Hospitals has been further enlarged

impact of the proposed development locally listed buildings (a non designated heritage asset) falls to be considered under paragraph 135 of the Framework rather than paragraphs 133 and 134 (see below) that apply in the case of “designated heritage assets.” None of these considerations however detract from the parallel need to also meet the statutory requirements of the Planning (Listed Building and Conservation Areas) Act 1990.

- 3.06 Paragraphs 133 and 134 make a distinction between proposed developments that will lead to ‘... *substantial harm to or total loss of significance*’ of a designated heritage asset (paragraph 133) and proposals which will have ‘... less than substantial harm’ (paragraph 134). If no harm arises then the policy is not engaged. If ‘harm’ is judged to result but is “less than substantial” then such harm is to be weighed against the public benefits of the proposal. Paragraph 134 does not indicate that development ought normally to refuse consent (unlike paragraph 133) and that some discretion on the part of the decision maker is allowed. This then is the balanced judgment that has to be taken if “less than substantial harm” is thought to arise.
- 3.07 Similar advice is contained within the National Planning Practice Guidance published in March 2014. Under ‘Conserving and enhancing the historic environment’, Section 3, which deals with ‘Decision-taking: historic environment’, states (under the heading, ‘How to assess if there is substantial harm’:

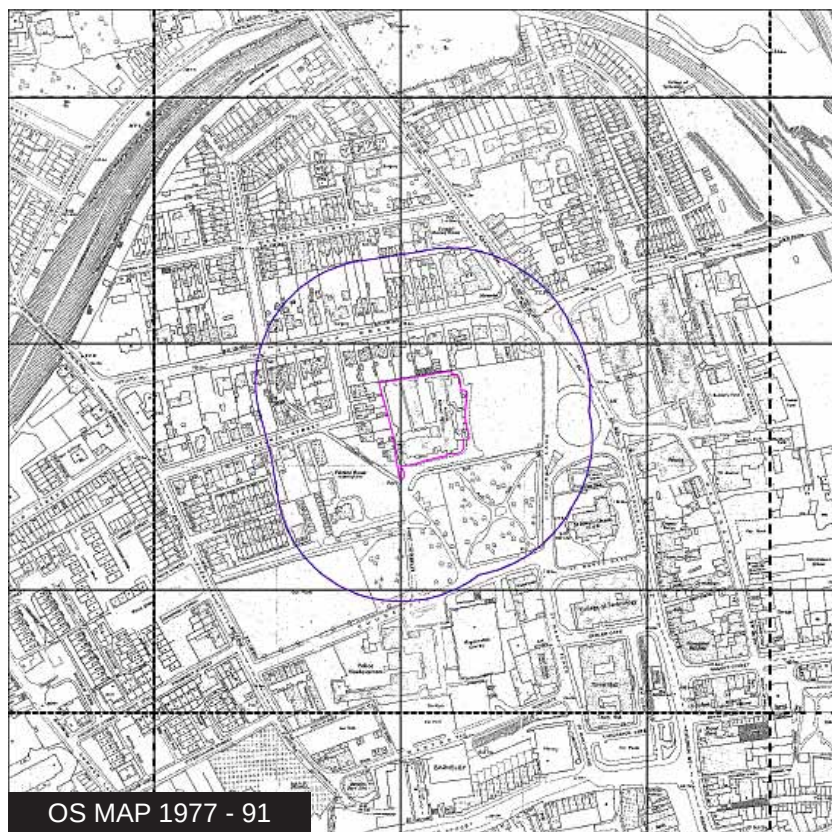
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It is difficult to detect any major change since the previous map



Listed buildings within the Conservation Area shown in red - from the revised (ie extended) Conservation Area Map. The general location of the application site is shown circled in blue dots.



In this map the eastern side of the Beckett Hospital has been demolished and the use of the remaining buildings is unclear



The eastern half of the former Beckett Hospital site has been redeveloped and the remaining buildings on the western side are District Council Offices,

"In general terms, substantial harm is a high test, so it may not arise in many cases. "

Annex 2 of the Framework provides definitions for a variety of terms related to the historic environment. The concept of setting is defined in Annex 2 of the Framework as:

"Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."

- 3.08 Similarly, 'Significance (for heritage policy)' is defined as:
"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."

Understanding Place:

Conservation Area Designation, Appraisal and Management

- 3.09 The English Heritage document, Understanding Place: Conservation Area Designation, Appraisal and Management, indicates (in paragraph 1.6) that:

"An appraisal of an area ... will lead to an understanding and articulation of its character which can be used to develop a robust policy framework for planning decisions. An adopted appraisal will be material to appeal decisions"



The Church of St Mary and its precinct seen from St Mary's Gate on the south side.



The Church of St Mary seen from Church Street to the north,

- 3.10 Regrettably the Character Appraisal was prepared before the designated boundary was formally extended to include the application site, although there is reference to it. Unfortunately the comments made there are inconclusive.

The Setting of Heritage Assets

- 3.11 The English Heritage document The Setting of Heritage Assets makes it clear in Section 2.4 that:

“Setting is not a heritage asset, nor a heritage designation. Its importance lies in what it contributes to the significance of the heritage asset.”

- 3.12 This document also provides a five step approach for assessing the implications of a development proposal (paragraphs 12 to 31), namely:

Step 1: Identifying the heritage assets affected and their settings;

Step 2: Assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);

Step 3: Assessing the effect of the proposed development on the significance of the asset(s);

Step 4: Maximising enhancement and minimising harm; and

Step 5: Making and documenting the decision and monitoring the outcomes.

- 13.13 This approach has been adopted for this assessment, although the fifth step is outside its scope.



PHOTOGRAPH 3

The former Cass's warehouse seen from Church Lane looking south.



PHOTOGRAPH 4

The former Carriage House (LH side) to Cass's warehouse (RH side) seen from St Mary's Place looking north west..

4.00 HERITAGE ASSETS AND THEIR SETTING

Site Description

- 4.01 The site lies a little to the north of Barnsley Town Centre and fronts Bernesai Close which overlooks an extensive open space that comprises the former Burial Ground to St Mary's Church and part of the former Fair Field. It currently contains a group of three to four storey buildings dating from the 1930s and slightly earlier, together with a Baroque style Edwardian (circa 1906) 'villa.' These buildings were last used as Municipal offices but were built as part of the Beckett Hospital that formerly occupied a larger area which incorporated the application site. The latter has an area of 0.42 hectares (1.04 acres).

Step 1 – Identify the heritage assets

Victoria Road Conservation Area

- 4.02 *Buildings (see Appendix A) statutorily listed in their own right.*

- *Church of St Mary, Church Street*
- *Gatepiers and Walls to Church Yard of Church Of St Mary*
- *Cass's Warehouse, St Marys Place*
- *41-43 Church Street*
- *Former Carriage House to Cass's Warehouse*
- *Premises of 'The National Union of Miners'*



PHOTOGRAPH 5

Numbers 41 to 43 Church Street



PHOTOGRAPH 6

The NUM regional HQ building at the corner of Victoria Road and Huddersfield Road.

Non designated heritage assets

- 2 to 18 (even numbers) Victoria Road
- 2 to 14 (even numbers) Victoria Street
- Fairfield House and Coach House, Victoria Avenue

Existing buildings on the application site

Step 2 – Assessment of setting - principles

- 4.03 The (non-exhaustive) checklist in paragraphs 6 and 7 of *The Setting of Heritage Assets* includes the following possible attributes that could make some contribution to their significance of the relevant heritage assets:

those where relationships between the asset and other historic assets or places or natural features are particularly relevant;
those with historical associations, including viewing points and the topography of battlefields;
those where the composition within the view was a fundamental aspect of the design or function of the heritage asset; and
those between heritage assets and natural or topographic features, or phenomena such as solar and lunar events.
Assets, whether contemporaneous or otherwise, which were intended to be seen from one another for aesthetic, functional, ceremonial or religious



Victoria Road south side looking west from Huddersfield Road junction.



Victoria Road south side - note glimpse of former Council Offices between buildings on LH side of photograph.

reasons include:
military and defensive sites;
telegraphs or beacons;
prehistoric funerary and ceremonial sites;
historic parks and gardens with deliberate links
to other designed landscapes, and remote 'eye-
catching' features or 'borrowed' landmarks beyond
the park boundary.

Particular views may be identified and protected by
local planning policies and guidance. This does not
mean that additional views or other elements or
attributes of setting do not merit consideration. Such
views include:

views identified as part of the plan-making process,
such as those identified in the London View
Management Framework (LVMF, Mayor of London
2010) and Oxford City Council's View Cones (2005);

views identified in character area appraisals or in
management plans, for example of World Heritage
Sites;

important designed views from, to and within
historic parks and gardens that have been identified
as part of the evidence base for development plans,
such as those noted during English Heritage's 2001
upgrading of the national Register of Historic Parks
and Gardens; and

views that are identified when assessing sites as
part of preparing development proposals.



Looking south into Victoria Street from Victoria Road



Victoria Street looking east with the application site behind the properties at the end of the road.

Where complex issues involving views come into play in the assessment of setting – whether for the purposes of providing a baseline for plan-making or for development management – a formal views analysis may be merited.

- 4.04 This latter consideration is of no importance in this instance because the views are straightforward and easily intelligible and have not been the subject of further, independent analysis.

Step 2 Assessment of setting and its contribution to the significance of the heritage assets

Victoria Road Conservation Area **Setting**

- 4.05 The Conservation Area Appraisal regards the Victoria Road Conservation Area as a fine example of a Victorian residential suburb. Its streets remain largely unaltered since the area was first developed in the late 1800's and the Victorian architecture largely remains intact on most buildings. Trees are an important aspect of the special character of the Conservation Area in many places with the mature specimens in some gardens, particularly along Victoria Road and Victoria Street giving a valuable contrast to the surrounding stone buildings.
- 4.06 The streets and buildings that make up the Conservation Area today were constructed on fields to the north of the town centre on land that was originally subject to division under the enclosure act of 1777. There were a number of routes that ran through the area at that time (including Huddersfield



Looking between the properties on the west side of Victoria Street towards the application site.



Looking south east down Victoria Avenue with number 14 Victoria Street in the middle distance (LH side) and Fairfield House (RH side)

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Road) that retain the same alignment today. Huddersfield Road was given Royal Assent in 1825, while Hollowgate formed an east-west link between Huddersfield Road and Sackville Street that was known as the Old Road as this was the part of the Barnsley Grange Moor Turnpike into Barnsley from the north. Hollowgate was later renamed Victoria Road after the development of streets and houses in the area from around 1860 onwards.

- 4.07 Before the existing development took place Cockerham Hall and a cottage on Huddersfield Road were already present. The original buildings that formed the main house and associated outbuildings of Cockerham Hall still remain and are now listed. The extensive grounds have almost entirely disappeared, as the land was used to enable further housing to be built to the east of Huddersfield Road.
- 4.08 To the north of the Conservation Area, the former Great Central Railway branch line connecting Barnsley with Penistone to the west and Sheffield to the south was complete in May 1855. The railway later formed a definitive physical boundary for development in the area and subsequently had a major effect on the layout of streets. The railway and its cutting led to the streets being constructed so that properties were left with rear garden space between them and the railway. Space was also left for a line of allotments to the rear of properties on Hopwood Street and Western Street.



Fairfield House from Bernesai Court.



Coach House from Bernesai Court - note the brick addition to the RH side.

Significance

- 4.09 The significance of the conservation area lies primarily with its survival, with relatively little loss of contemporary buildings, as an attractive Victorian suburb. While changes have taken place (the Conservation Area Appraisal notes the loss of some original windows and changes to the public realm) that detract from the setting and appearance of some of the buildings most retain their Victorian materials and appearance. It is this consistency and continuity that gives it the special qualities that led to the area being designated.
- 4.10 The Conservation Area was subsequently extended after an Area Appraisal was published but the Appraisal was not amended to include the extension. This has meant that there is no definitive evidence of how the buildings within this extension are regarded in terms of their heritage significance. The Appraisal contains a plan (reproduced here as Plan 2) indicating whether buildings are considered to make a negative, neutral or positive contribution to the setting (and therefore significance) of the conservation area. This covers all the building in the originally designated area. Those identified as 'positive' may reasonably be regarded as being non designated heritage assets since they meet the test of the Framework of having been 'identified' by the local planning authority. Unfortunately there is no such clarity concerning the buildings included with the extension to the conservation area.
- 4.11 One clue is given however in this original Conservation Area Appraisal when it refers to potential extensions to the designated area.

"Former Beckett Hospital Site

This site is characterised by two areas of varying character. The first, to the east of the remaining hospital buildings, is now occupied by a relatively modest modern housing development of two storey brick built accommodation for the elderly (See figure 64 & 65). The materials and architectural detailing of the buildings do not compliment the natural stone or clay brick used in the buildings directly to the north in the Conservation Area or to the west.

In contrast, the buildings that once housed Beckett Hospital which was founded in 1862, and now contain offices, are large scale 3/4 storey buildings. Their elevations that face the former St. Mary's burial ground are of particular interest. The oldest of these buildings is the 3 storey, red brick Edwardian building in Baroque style. (See figure 67) It has a hipped Welsh slate roof with overhang and decorated stone corbels, a central gabled projection with pediment, round window and decorated oriel window above the main entrance. Bays to either side incorporate sliding sash frames in an unusual 8 over 2 arrangement.

Adjacent to this building is a larger 1930's building 4 storeys with a stepped elevation in an orange-buff brick (See figure 66). It bays, some with vertical proportions, some square. Square bays incorporate windows in a 8 over 12 arrangement and vertical windows incorporate side hung casements.

With the quality of the surviving hospital buildings on the site, it is recommended that this whole area

be included in the conservation area to protect the buildings of value, and to further control any future redevelopment of land around Berneslai Close."

- 4.12 Despite this description of the area, which includes the application site and which is now included in the conservation area, there is no qualitative assessment of the buildings. For example is the three storey Edwardian building considered to have more heritage significance than the four storey 1930's building? In the absence of more definitive evidence from the Council this heritage assessment will address this question and reach its own conclusions.
- 4.13 In terms of architectural significance there is no doubt in the mind of the writer that the three storey Edwardian building is of considerably more importance than the later three and four storey structures. This judgment is not based simply on architectural style but on the basic use of scale, proportion and use of materials. The earlier building has a degree of clarity and order, infused with an element of flair and confident use of decoration – all of which give it a strong sense of place and a dignity that enhances Berneslai Square, relating well to the open space immediately to the south. Nevertheless it is probably not worthy of being statutorily listed. Although not formally identified by the Council as being a building that makes a positive contribution to the Conservation Area it clearly does that and is worthy of being seen as a non-designated heritage asset despite not meeting the formal test of 'identification' by the Council.



Looking north from the open space with the 1930s building in the centre, the Edwardian Villa to the RH side and 14 Victoria Street to the LH side.



The rear of the Edwardian Villa (LH side) from Berneslai Close showing how the later extension joins unsympathetically to it.

- 4.14 The 1930's, four storey building (latterly Council offices) is a relatively plain building which, despite its use of secondary elements manages to present a strong horizontal emphasis to the open space (former churchyard) which gives it an unsympathetic aspect to the conservation area as a whole and detracts from the clear vertical rhythm of the terraced houses that comprise most of the conservation area. Accordingly the 1930's building should be regarded as having (at best) a neutral impact on the character and appearance – and therefore significance - of the conservation area. In some views its contribution may be regarded as modestly adverse.

Statutorily Listed buildings

Church of St Mary, Church Street and Gatepiers and Walls to its Church Yard

Setting

- 4.15 Fortunately the setting of the Church and its other separately listed structures, is little changed from that shown on the 1893 OS map, save for a reconfiguration of the road system at the intersection of Church Lane and Church Street. Immediately around the Church is a spacious green area with trees interspersed with gravestones set into the grass. All of this is surrounded by low stone walls punctuated on the south side by openings flanked by pillars. Despite the presence of roads and traffic on all four sides of the Church precinct it remains a calm oasis on the edge of the town centre. The remainder of the main Burial Ground (which was already disused in 1893) forms,

together with the remnant of the former Fair Field, a generous open space, the whole lying on the west side of Church Lane.

- 4.16 The tower of the church is not particularly tall with the consequence that much of the building remains hidden within the trees, certainly when they are in full leaf. This adds to a sense of seclusion and dignity in its setting despite its central location. Consequently its setting is relatively little influenced by the Victoria Road Conservation Area despite standing in reasonable proximity to one another. The corner of the application site is less than 80 metres from the Church but there is relatively little intervisibility between the two due to the intervening tree cover although lessens in winter.

Significance

- 4.17 The Church of St. Mary is listed as II* which makes it (in the DCMS terminology) a “*particularly important building of more than special interest*.” Its tower dates from the 14th century while the remainder dates from 1822 and was designed by Rickman, with the interior restored c1870 by G. F. Bodley. The tower is of deeply-coursed rubble, the rest ashlar. Its historic and archaeological significance is therefore considerable since it has been an integral part of the fabric of the town for over 700 years. Similarly its architectural and artistic significance is extremely high being a pleasing amalgam of a mediaeval and nineteenth century religious building which makes it at least of regional importance. It also has strong community significance since the building (including its

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predecessors) has symbolised the religious life of the town for generations.

- 4.18 The gatepiers and walls to the Church Yard are listed in their right (grade II) which makes their importance (again using the DCMS criterion) of special interest. It is thought they date from the early nineteenth century and they have been listed because of their group value in connection with the main church. Much of the heritage significance that attaches to the church may also be said to apply to the gatepiers and walls.

Cass's Warehouse, St Marys Place and its Former Carriage House

Setting

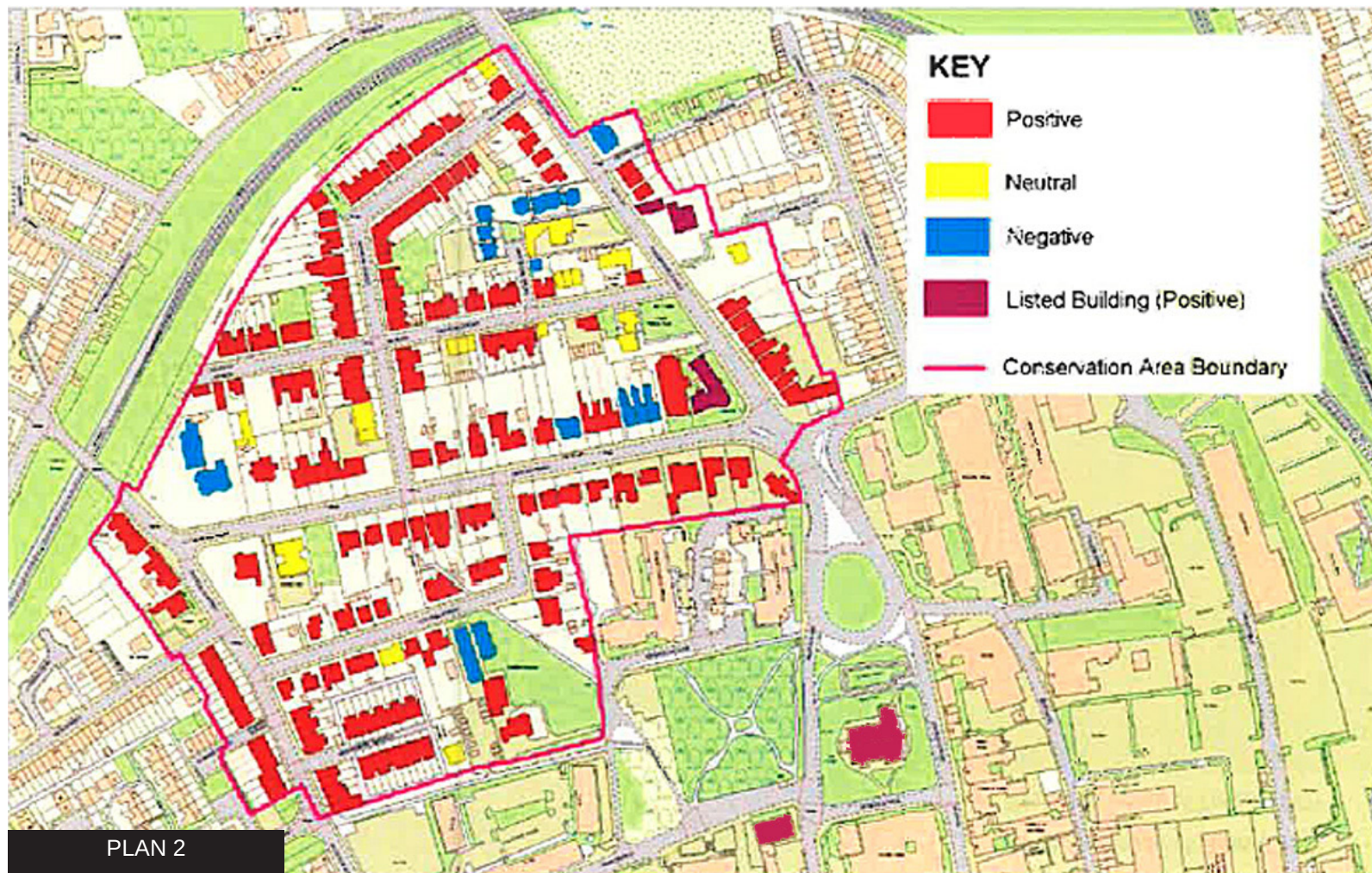
- 4.19 Unlike the church the warehouse building is extremely visible within the townscape and fronts directly onto Churchfield with no inventing structures or vegetation. In relation to the application site however the former warehouse, together with its former Carriage House, the setting of both has little direct interaction. The former burial ground of the Church of St Mary with its substantial tree planting prevents any clear visual connection between the two buildings and provides a separation between over 50 metres wide. Thus despite the buildings appearing to be in the 'immediate' setting of each other this is far less apparent than a map based assessment of the connection would suggest.

- 4.20 In terms of their 'wider' setting both buildings are part of the early to late nineteenth century development of Barnsley which has remained remarkably intact and gives the conservation area its special character. They rely in part on the general sense of dating from the same time rather than any clear visual or common historic connection. The exception is the substantial 1930's three and four storey block on the application site which is clearly from a later era and does not share the Victorian character of the nineteenth century buildings.

Significance

- 4.21 The heritage significance of both these buildings (warehouse and its former Carriage House) derives primarily from their historic rather than architectural interest. Both, being listed grade II, are of national importance and it is their relationship to one another in particular and the wider group of buildings in the conservation area that gives them particular significance. It is for this reason that the listing description (see Appendix A) refers to their group value.
- 4.22 Their architectural and artistic importance is limited because neither building is particularly innovative or original in its design. They do however use local, hammer dressed stone which gives them a strong sense of place and local identity.

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A plan taken from the Conservation Area Appraisal showing positive features in red.

41-43 Church Street

Setting

- 4.23 These buildings (it is actually one structure) are some way to the east of the application site and are even more divorced visually from the application site (by the Church) than the two Cass Warehouse buildings. Like the latter they play no part in the immediate setting of the application site and are merely part of the surviving historic quarter of Barnsley north of the town centre that forms part of the wider setting.

Significance

- 4.24 Both are of national importance, being listed grade II, and their value is high in terms of historic and probably even archaeological interest because (as the listing description indicates) parts of the buildings contain construction dating back to the second half of the fifteenth century. Architectural and artistic significance is far less marked since the surviving external appearance has relatively modest interest. There is very little communal value because the use of the building has limited public access, save for the ground floor shop use and this includes little of any real significance.

Premises of 'The National Union of Miners'

Setting

- 4.25 This building stands at an important road intersection (Victoria and Huddersfield Roads) and is visually prominent in the townscape. However like the two previous examples it has little

direct visual relationship with the application site because the substantial houses fronting the south side of Victoria Road provide a barrier to any meaningful sight lines between the two. This means that the immediate setting of this listed building is little influenced by development on the application site. The wider setting of the latter has a general effect on the setting of the listed building by helping to form part of the surviving Victorian suburb and thus maintaining a sense of historic and architectural connection between the nineteenth century buildings.

Significance

- 4.26 This building is listed grade II and therefore of national importance. It was designed in 1874 by Wade and Turner as the headquarters of the South Yorkshire and North Derbyshire branch of the National Union of Mineworkers. The gothic influences in its appearance give it architectural importance as a building of some quality, although some of its decorative motifs and features such as towers are possibly a little derivative rather than particularly original.
- 4.27 The building clearly has historic and social/communal significance as the HQ of a Trades Union within an industry that at the time dominated the economy of much of South Yorkshire and the north of the adjoining county of Derbyshire. It could be argued that this importance is of a regional, if not national scale.



Proposed side elevations

Non designated heritage assets

Victoria House and 2 to 18 (even numbers) Victoria Road

Setting

- 4.28 These are the buildings mentioned in relation to the NUM building that lie between it and the application site. They are all identified in the Conservation Character Appraisal as buildings that make a positive contribution to the setting and therefore significance of the designated area. As such they may be regarded as non designated heritage assets although none are listed. All bar number 6 are shown on the 1893 OS map and this dwelling is there by the time that the next map was published in 1906.
- 4.29 This group of buildings was built as houses and none exceed two domestic storeys in height, save for a second floor being contained in two of the gable features that break the eaves line. They all address the street but have generous front gardens with low stone walls abutting the pavement and an assortment of tree and shrub planting that punctuates the street scene as it gently climbs from east to west up Victoria Road. As an ensemble of houses forming part of a very attractive Victorian suburb the setting of this part of the conservation area is quite rightly seen as positive in the Conservation Character Appraisal.
- 4.30 The rear gardens of these properties back on to the application site although relatively little can be seen of it from the Victoria Road frontage. There are however gaps between the houses

where some views are possible and any redevelopment could, if inappropriately designed, have an adverse effect on the setting of this part of the conservation area. It might be said that the glimpses of one of the 1930's block already have a negative impact on this part of the conservation area.

Significance

- 4.31 The significance of this part of Victoria Road is high in heritage terms because the buildings, while diverse in terms of height and footprint, are architecturally consistent stylistically and in their use of materials. The motifs mix Gothic and classical elements although the former are generally more dominant. Local stone is used throughout although one gable end has been rendered and some of the quoins and window surrounds have been painted black. Nevertheless the effect is pleasing and the strong 'family' resemblance of the buildings is clear.
- 4.32 Architecturally, artistically and historically the group have considerable local significance in maintaining the continuity and coherence of the conservation area. The loss of any of these buildings would represent a loss of character to the importance of the conservation area.

2 to 14 (even numbers) Victoria Street

Setting

- 4.33 These are smaller, architecturally less impressive houses than the previous group but they nevertheless remain an integral

Continued on page 27



Proposed front and side elevations

and important part of the conservation area. As simple suburban street architecture they reinforce the sense of place and the feeling of being in a quiet enclave away from busy city streets which are in fact only a short distance away. As with the previous group of buildings all, save number 2, directly abut (via their rear gardens) the application site. Number 14 can also be clearly seen from the south alongside the existing western building complex on the application site.

- 4.34 Once again there are gaps between the houses where views are possible and any redevelopment could, if inappropriately designed, have an adverse effect on the setting of this part of the conservation area. It might be argued that the glimpses of the existing rear blocks already have a negative impact on this part of the conservation area although a neutral impact might be a more balanced judgment.

Significance

- 4.35 The significance of these dwellings is generally slightly less in architectural terms (except for number 2 which was the last to be built and reads visually with Victoria Road) but their overall group value remains high. The assessment in the Conservation Character Appraisal (which is clearly correct) is that the buildings make a positive contribution to the setting and therefore significance of the designated area.

Continued on page 29

Fairfield House and Coach House, Victoria Avenue

Setting

- 4.36 These two properties lie to the south west of the footpath section of that runs diagonally, north west to south east, from Victoria Street to Berneslai Close. Both have large open grounds/gardens which link visually to the former Burial Ground and remnant of Fair Field that lie to the east. Looking west from the eastern end of Berneslai Close, Fairfield House (the southern of the two properties) closes the view with the existing properties on the application site forming oblique elevations to the right hand side.

Significance

- 4.37 The assessment in the Conservation Character Appraisal is that both buildings make a positive contribution to the setting and therefore the significance of the designated conservation area. While this is almost certainly right both are relatively well hidden from most viewpoints save for the general area described in the preceding paragraph.

Existing buildings on the application site

Setting

- 4.38 In this instance there are three groups of buildings to be addressed. The first two are on the frontage of the site towards Berneslai Close. One is the three and four storey 1930s buildings and the other the Baroque style Edwardian 'villa'. The former is proposed for demolition and the latter for retention.



Streetscape - Berneslai Close

PLAN 5

Contextual elevations of the proposed development fronting Berneslai Close. The existing Baroque Edwardian building (which is to be retained) is shown the right and on the far left is number 14 Victoria Street.

- 4.39 The last group are the buildings to the rear of these frontage buildings and running north at right angles to them. These appear to date from the Edwardian era to the late 1930s – some appear on the 1906 and the others on the 1931 OS maps. All of these buildings are elements within a designated conservation area but are not listed in their own right. They require conservation area consent for their demolition. All of them contribute to the setting of the conservation area as a whole although not all to the same degree or positively. The frontage buildings form a strong ‘edge’ to the open space on the south side of Bernesai Close, with the 1930s building having a strong solid to void ratio and limited decoration, giving it a municipal, rather austere character. In architectural terms the Edwardian ‘Villa’ is a more interesting and attractive building in its own right. The buildings to the rear are utilitarian in appearance although generally well hidden from most public viewpoints.

Significance

- 4.40 It is unclear from the Conservation Character Area Appraisal whether any of the buildings are regarded as ‘positive’ elements. All have some modest ‘communal’ significance as part of the Beckett Hospital and more latterly Council offices. Any trace of the former use has all but disappeared and the latter has simply been relocated elsewhere in the town. Beyond that, in architectural and historic terms, their interest and therefore significance is limited. The 1930s frontage buildings are functional and mannerly rather than attractive while the flamboyance of the Edwardian ‘villa’ is interesting without being original enough to merit statutory listing.

Step 3 – Effect of the proposed development *The proposed development*

- 4.41 A full description of the scheme proposed in the application is set out in the Design and Access Statement and it is not intended to repeat that in detail here. The application describes the proposal as being for:

“The demolition of the former council office building and erection of 43 Retirement Living apartments, car parking, landscaping and associated access and the conversion of the former red brick hospital building into 11 apartments and associated car parking.”

Effect of the proposed development on The Victoria Road Conservation Area

- 4.42 The application site is now (since the extension of the conservation area boundary) covered by section 72 of the 1991 Act requiring any new development to pay special attention to the setting and therefore significance, character and appearance of the area. The key question in making this assessment is not whether there will be change but whether such change would be harmful. The concept of ‘harm’ is present in both the statutory test (as interpreted by the Courts in the South Lakeland case) and the Framework in paragraphs 133 and 134.
- 4.43 Such a test, at least in terms of the Framework, has to be proportionate. It is not a question of what design the local planning authority would like to see in an ideal situation

but one that has to be related to what is on the site now. The changes that are proposed are modest in terms of the difference they will make to the overall setting and appearance of the conservation area. Firstly the replacement of the 1930s building on the frontage will be with a modern building of similar footprint and bulk, four storeys overall but (due to lower floor to ceiling heights) it would be slightly lower in height up to its fourth storey than the current building block. The Edwardian 'villa' would retain a similar setting to the existing but would be retained and converted into residential use.

- 4.44 Finally, at the rear, the two return blocks would be demolished and replaced by a single block of roughly the same orientation and height. The overall building 'footprint' would be reduced as would the distance from most of the adjoining properties in the conservation area. A further major improvement would be to disconnect the Edwardian 'villa' from the later three storey additions, thus substantially enhancing its setting.
- 4.45 Having regard to the relatively limited impact of these changes there is likely to be a very modest, positive, improvement in the setting and therefore character and appearance of the conservation area. On balance however it is likely that the impact will be neutral to very slightly positive. Given the absence of any 'harm' the provisions of paragraph 134 of the Framework are not engaged.



Looking from Berneslai Court towards Fairfield House and the Coach House



Looking north from Churchfield along Berneslai Court towards the 1930s building that stands on the frontage of the application site.

Effect of the proposed development on Statutorily Listed Buildings - Church of St Mary, Church Street

- 4.46 Despite the relative physical proximity of this listed building to the application site its relationship to the application site (see the section above relating to setting) is not close. In the light of that finding the main consideration is whether the type and extent of change proposed is likely adversely to affect (ie 'harm') this important listed building.
- 4.47 Having examined the very limited extent of the changes to height, mass, materials and siting it is clear that there will be little material impact on the Church. What little change that will be visible will relate primarily to external appearance and at a distance where even that will be slight. The impact on its significance will accordingly be neutral.

Effect of the proposed development on Gatepiers and Walls to Church Yard of Church of St Mary

- 4.48 The same considerations set out above apply here but with even less force since the influence of the application site on these listed structures will be marginal due to the lack of connectivity between them. Once more the impact on their significance will be neutral.

Effect of the proposed development on Cass's Warehouse and Former Carriage House, St Marys Place

- 4.49 Like the Church of St Mary, despite the relative physical proximity of these listed buildings to the application site their relationship to it is not close. Almost the same sort of considerations arise here, ie height, mass, materials and siting with the result that the level of change that will occur is slight so that the impact will be no higher than neutral.

Effect of the proposed development on 41-43 Church Street

- 4.50 The relationship of this listed building to the setting of the application site (see the earlier analysis) is peripheral, almost to the point of irrelevance. Far greater influences are exerted on its setting and significance by other buildings that surround it. The level of change that will occur is slight so that the impact will be no higher than neutral.

Effect of the proposed development on premises of 'The National Union of Miners'

- 4.51 This is a particularly important building with the conservation area being one of the few statutorily listed buildings present within the area. The most obvious connection between the building in the application site is an historic one where the overwhelming majority of buildings date from the same late Victorian/Edwardian era which does much to unify them into an attractive enclave. In addition the community and cultural ties between the sites epitomise the public interests of the

town rather than the private. Nevertheless there is only a limited visual connection between the two as the substantial buildings on the south side of Victoria Road form a strong barrier between this listed building and the application site.

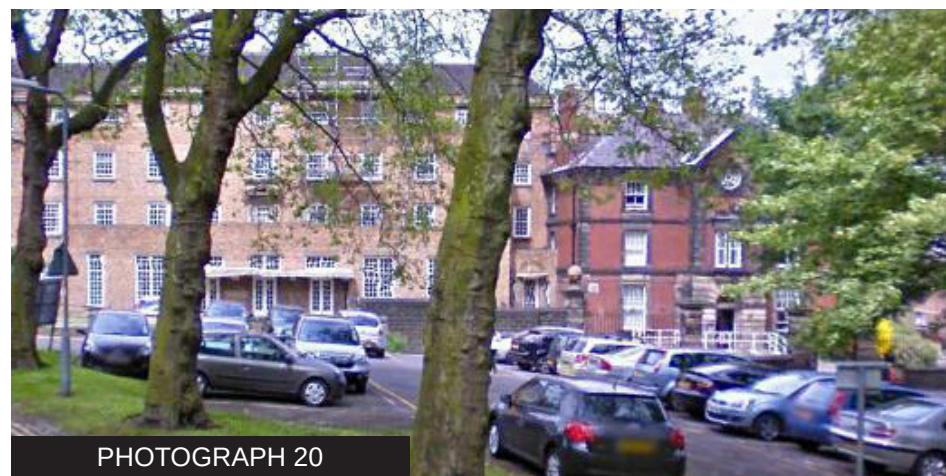
- 4.52 It also has to be remembered that the buildings on the north side of the application site date from the first half of the twentieth century and have very little architectural or historic interest. Their replacement with a single modern block (replacing the two north-south blocks that exist at present) should dilute the impact of any new development when its impact on the NUM building is considered. Overall its impact will be no greater than neutral.

Effect of the proposed development on Non-designated Heritage Assets- 2 to 18 (even numbers) Victoria Road

- 4.53 At present the impact of the present development on the application site on this group of buildings is felt almost exclusively on the rear of these properties and their gardens. The replacement of the two current blocks with a single one (albeit slightly deeper) should be beneficial providing the remainder of the design (appearance, materials and height in particular) are sufficiently respectful of their neighbours – which it is considered the proposed scheme achieves. The impact of the proposed development on this group of buildings within the conservation area will be no higher than neutral and may even be regarded as providing some small improvement on the current position.



An historic photograph of the Beckett Hospital most of which has been demolished. The exception is the Baroque Edwardian building arrowed in red.



The Gothic Victorian building today on the RH side of the photograph.

*Effect of the proposed development on 2 to 14 (even numbers)
Victoria Street*

- 4.54 Much the same considerations apply to this group of dwellings as apply to the previous group described immediately above in that it is their elevations and gardens that are most influenced by development on the application site. Similarly the replacement of the two current blocks with a single one (albeit slightly deeper) should be beneficial providing the design of the replacement buildings is sufficiently respectful of their neighbours.
- 4.55 The slight exception is number 14 which occupies a triangular plot at the southern end of the group and whose front elevation (see Photograph 15) is seen alongside the current 1930's building that fronts Berneslai Close. Providing the relationship of the proposed building with number 14 is not materially different there should be no adverse effect. Overall the impact of the proposed development on this group of buildings within the conservation area will be no higher than neutral and may even be regarded as providing some small improvement on the current position.

*Effect of the proposed development on Fairfield House and
Coach House, Victoria Avenue*

- 4.56 These two buildings lie to the south west of the frontage of the application site (to Berneslai Close) and are both set back within their plots having generous plots on their eastern side

Continued on page 35

and stone boundary walls. Again it is not the architectural expression (in terms of elevations) of any new development that is important but its height, mass and siting which should not be materially different to the existing. Taken overall the impact of the proposed development on these two buildings within the conservation area will be no worse than neutral.

*Effect of the proposed development on the existing buildings on
the Application Site*

- 4.57 The key consideration here is whether the loss of the 1930's frontage buildings to Berneslai Close would be likely to cause any harm, either intrinsically or having regard to their role in assessing their significance within the conservation area. While these 1930s frontage buildings are not especially damaging in terms of their appearance they do not reflect the primary characteristic of the area – ie that of a largely intact late Victorian residential suburb – which was the reason that it was formally designated as a conservation area. The removal of these buildings would take away a small part of its history (as hospital and civic accommodation) but both post date the completion of the suburb by more than thirty years. Moreover these uses were not directly related to the residential area, being to serve the wider population of the town as a whole.
- 4.58 Thus, while the loss of these buildings would remove a small part of the area's 'depth in time' they contribute little in terms of historic character or appearance of the conservation area and their removal would make no material difference to the



Streetscape - Churchfields Close

PLAN 6

Contextual elevations of the proposed development looking into the site from the east. The existing Baroque Edwardian building (which is to be retained) is shown on the left and no longer cluttered by the current extensions that are connected to it..

special qualities that led to its designation. Providing any replacement building is sufficiently well designed and more obviously reflects the residential character of the surrounding area then replacing these buildings should have an impact that is no higher than neutral. The retention of the Edwardian baroque style 'villa' is a positive measure since it is far nearer in time (circa 1906) to the late Victorian suburb and also far more reflects its residential character than the 1930s buildings that currently adjoin it. Moreover its disconnection from the current 1930s extensions that are attached to it will improve its setting and represent a clear benefit.

Summary of the effect of the proposed development

- 4.59 It is appreciated that the advice of English Heritage (*"The Setting of Heritage Assets"* October 2011) does not to seek to interpret the concept of setting too narrowly and this approach is to some extent maintained in the NPPF definition of setting referred to above. Unlike the EH document however the NPPF makes clear that:

"Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."

- 4.60 It must be the case that the **'significance'** (author's emphasis) of this 'not fixed' – or wider - setting, cannot in this instance be considered as being equally important as the 'immediate' since it is fundamental to the NPPF advice that the viewer is able to appreciate significance and if one of the elements is hidden

it is difficult to claim that it has the same significance as one that is in full view. If it was thought to be equally important this would contradict the underlying concept of proportionality that underpins the Heritage Section (12) of the Framework. These views are further reinforced by the NPPG (March 2014) where it states:

"A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it."

Step 4 – Maximising enhancement and minimising harm

- 4.61 The proposed development provides one direct opportunity to enhance the significance of one of the relevant heritage asset, ie the Edwardian 'villa.' Allowing it to be 'read' visually as a 'stand alone' building again will enhance its setting and significance. There is also the indirect effect created by the quality of the proposed design which will ensure that there will be some improvements to the appearance of buildings on the application site when compared with the current position.

5.00 CONCLUSIONS

- 5.01 This Statement set out the statutory requirements and policies of the Development Plan that relate to the historic environment, together with the central government policy and the guidance that is considered to be relevant. The relevant

Development Plan Policy postdates the Framework and appears to be in conformity with its principles. Accordingly the Development Plan and the Framework will be considered together.

5.02 Taking the conservation area considerations first, these may be summarised as:

- Section 72 of the 1990 Act in relation to the conservation area.
- The effect on the CA as a whole and the identified areas in particular
- The loss of the buildings on the application site

Next is the effect of development on listed buildings:

- Section 66 of the 1990 Act in relation to the relevant listed buildings
- Their setting and significance in relation to the development proposals

Finally the relevance and application of the policies of the Framework and the Development Plan when assessing a development proposal.

5.03 The two statutory considerations may be taken together. These place a duty to pay 'special' regard (listed buildings) and 'attention' in the case of conservation areas when considering the effect of proposed development on their setting, character and appearance. Accordingly there is no test as such which proposals have to pass to meet the statutory duty, merely that an assessor and then decision maker should observe the 'special' nature of both designations and come to an informed

judgment accordingly. This report has followed that concept when reaching the professional opinions expressed here. In relation to the next two considerations that affect the conservation area this report has borne in mind the concept of proportionality set out in the Framework. Paragraph 138 for example makes the point that "*not all elements of a Conservation Area contribute to its significance*" so this statement has sought to identify not only those elements that make a contribution to significance but the **degree** (author's emphasis) to which different elements contribute to that significance.

5.04 The conclusion reached on the elements described and assessed (in terms of significance) is that none would be 'harmed.' In this context it is important to acknowledge that development will bring about change but this should not be conflated with 'harm.' This conclusion (that there is no 'harm') means that the development should not be refused on the grounds of its impact on: the conservation area (CA) as a whole; the groups of buildings within the CA that this report has examined separately and the buildings on the application site that would be demolished to make way for the new development proposed.

5.05 Turning to the listed buildings that this report has considered might be affected by the proposed development, the principal issue is not whether they would experience any change in their setting but whether there would be an adverse effect that would cause harm to their significance. Using current best

practice and an appropriate methodology it is considered that none of the listed buildings identified would suffer harm to their setting and therefore their heritage significance. Using the tests set out in the Framework there would be no 'harm' to the heritage significance of any the relevant listed buildings. In the light of that finding the provisions of paragraph 134 of the Framework are not engaged and there is no need to carry out a 'balanced' planning assessment of the kind described there.

- 5.06 Unfortunately the one 'saved' heritage policy contained in the Development Plan is so out of date it is of little relevance. The Framework will accordingly take precedence.

APPENDIX A LISTING DESCRIPTIONS

CHURCH OF ST MARY

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: CHURCH OF ST MARY

List entry Number: 1315008

Location

CHURCH OF ST MARY, CHURCH STREET

The building may lie within the boundary of more than one authority.

County:

District: Barnsley

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II*

Date first listed: 13-Jan-1986

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 333699

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

SE3406NW BARNSELY CHURCH STREET (west side), Barnsley 8/13 Church of St. Mary GV II* Church. Tower c1400, the rest 1822 by Rickman, interior restored c1870 by G. F. Bodley. The tower is of deeply-coursed rubble, the rest ashlar. Welsh slate roof. Perpendicular west tower, the rest is in Early English style. West tower, 5-bay nave with aisles and north and south porches, 2-bay chancel with 1-bay side chapels. Later vestry to north (in keeping). Tower: 2 tall stages with diagonal buttresses. West door under 3-light C19 window with Perpendicular tracery. 2-light belfry openings with trefoil cusped lights. C19 crenellated parapet with 8 crocketed pinnacles. The rest of the church has mainly narrow 3-light windows with cusped intersecting tracery. The east window is of 5 lights with Perpendicular tracery probably part of c1870 restoration. The porches are square. Aisles are flat-roofed; the nave roof low-pitched. Crenellated ashlar parapets, with tall crocketed pinnacles to nave and aisles.

Interior: 5-bay north and south arcades on clustered piers. Panelled nave and aisle roofs, ribbed chancel roof. Good, geometrical chancel screen with iron grill, by G. F. Bodley. Two, large painted panels in eared architraves at foot of tower, with list of Donors to the poor from

the C15 to early C18. Several wall memorials from mid C18 to early C19. Good late C19 stained glass to north aisle. Early C19 stained glass of 4 evangelists in north chapel, reset from east window. Other late C19 stained glass to south aisle.

N. Pevsner, The Buildings of England, 1967.

Listing NGR: SE3435606656

Selected Sources

Books and journals

Pevsner, N, Radcliffe, E, The Buildings of England: Yorkshire: The West Riding, (1967)

National Grid Reference: SE 34356 06656

GATEPIERS AND WALLS TO CHURCH YARD OF CHURCH OF ST MARY

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: GATEPIERS AND WALLS TO CHURCH YARD OF CHURCH OF ST MARY

List entry Number: 1151145

Location

GATEPIERS AND WALLS TO CHURCH YARD OF CHURCH OF ST MARY, CHURCH STREET

The building may lie within the boundary of more than one authority.

County:

District: Barnsley

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 13-Jan-1986

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 333700

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

SE3406NW BARNSELY CHURCH STREET (west side), Barnsley 8/14 Gatepiers, and walls to church yard of Church of St. Mary GV II

Gatepiers and walls to church. Probably early C19. Ashlar. On the south side is a pair of large ashlar chamfered square gatepiers with bases, moulded caps and iron overthrow. Small vestry gateway with iron overthrow. Walls of deeply- coursed stone with moulded coping,

ramped at changes in level. Along east side the wall comprises 2 deep ashlar courses and plinth with coping as before. Included for group value.

Listing NGR: SE3432506657

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SE 34325 06657

CASS'S WAREHOUSE

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: CASS'S WAREHOUSE

List entry Number: 1151124

Location

CASS'S WAREHOUSE, ST MARYS PLACE

The building may lie within the boundary of more than one authority.

County:

District: Barnsley

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 13-Sep-1976

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data

system.

Legacy System: LBS

UID: 333759

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

SE3406NW BARNSELY ST. MARY'S PLACE (west side), Barnsley 8/70
Cass's Warehouse 13.9.76 GV II Former linen warehouse, now carpet warehouse. Early to mid C19. Hammer-dressed stone, ashlar plinth. C20 pantile roof. 3 storeys. 3 bays by 6 bays. Symmetrical 3-bay front to road. Central doorway now blocked, with architrave and cornice. Plain windows with raised sills, some sashes some casements. Hipped roof. Left and right returns: windows as before, some with 16-pane sashes, some blind, some blocked. Three entrances to left return. Paired moulded brackets to gutter.

Listing NGR: SE3430006604

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SE 34300 06604

FORMER CARRIAGE HOUSE TO CASS'S WAREHOUSE

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: FORMER CARRIAGE HOUSE TO CASS'S WAREHOUSE

List entry Number: 1286819

Location

FORMER CARRIAGE HOUSE TO CASS'S WAREHOUSE, ST MARYS PLACE

The building may lie within the boundary of more than one authority.

County:

District: Barnsley

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 13-Sep-1976

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 333760

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for

information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

SE3406NW BARNSELY ST. MARY'S PLACE (west side), Barnsley 8/71
Former carriage 13.9.76 house to Cass's Warehouse GV II Former carriage house and stable block, now storage. Early to mid C19. Hammer-dressed stone. C20 pantile roof. 2 storeys. Near-symmetrical facade of 5 bays, the centre 3 breaking forward slightly and surmounted by pediment with lunette. Central carriage entrance with shallow elliptical arch. Small oculus to each side. The left bay has one window and one doorway, the right has a later large doorway. Band between floors. Three 1st-floor windows with C20 casements to centre break. Side bays each have a circular pitching hole. Hipped roof. One truncated ridge stack.

Listing NGR: SE3429806582

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SE 34298 06582

41-43 Church Street, Barnsley, South Yorkshire

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: 41-43 Church Street, Barnsley, South Yorkshire

List entry Number: 1435194

Location

41-43 Church Street, Barnsley, South Yorkshire, S70 2AH

The building may lie within the boundary of more than one authority.

County:

District: Barnsley

District Type: Metropolitan Authority

Parish: Non Civil Parish

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 26-Oct-2016

Date of most recent amendment: Not applicable to this List entry.

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Hall and cross wing house. Later C15, with hall timbers dated by dendrochronology to between AD 1455 and AD 1479, and the cross wing built in or shortly after the winter/spring of AD 1463-4. Late C17 extension of the rear cross wing chamber and a small, lean-to store on east side of hall. Mid- to late C18 alterations due to road remodelling including removal of the timber-framed west elevations and

raising of the floor level in the hall and the front chamber of the cross wing and the insertion of a cellar beneath the chamber. 1973 loss of the north service cross wing and two bays of the hall. 2002 renovation of the timber framing and building, with a modern shop front (not of special interest).

Reasons for Designation

41-43 Church Street, Barnsley, of the later C15 with a small, late C17 extension, mid-late C18 alterations, 1973 alterations, and restored in 2002, is listed at Grade II for the following principal reasons:

* Date: the timbers used to construct the building have been dated by dendrochronology (scientific tree-ring dating) to a felling date of between AD 1455-79 for the hall and AD 1463-64 for the cross wing; * Architectural interest: as a later C15 vernacular building with close timber-frame studding which is a rare survival of the medieval, timber-framed building tradition in Barnsley; * Plan form: as a clearly legible medieval open hall and two-storey, two-chamber deep parlour cross wing also demonstrating later social developments in comfort and privacy with the insertion of a hall floor (now removed but retaining a first-floor doorway from the cross chamber), and expansion and additional heating of the cross wing.

History

In 1156 the manor of Barnsley was granted to the Clunaic priory of St John at Pontefract and by the C13 the settlement was relocated to its current position from a position to the NW. The new location took advantage of better communication routes, including the road between Wakefield and Sheffield and the major highway between London and Richmond. The new settlement was laid out in a characteristic medieval form with narrow plots running perpendicularly to the main street and a system of back lanes surrounding the urban plots. The town

was centred on a wide market place at Market Hill. Leading N out of Market Hill is Church Street, then known as Kirk Gate, which was one of the main thoroughfares of the medieval town.

The timber-framed building forming Nos 41-43 is located on the E side of Church Street, opposite St Mary's Church. Dendrochronological evidence suggests that the structure is a later C15 hall with timber felling dates of between AD 1455 and AD 1479 and a cross wing built in or shortly after the winter/spring of AD 1463-4. By this time Barnsley had developed into a sizable community compared to other settlements in the Wapentake of Staincross. The timbers tested showed a felling date spread over a period of 6 years. Timbers at this time were generally used 'green' and so the felling date related closely to the construction date of the building. However, the spread of dates here indicates that Barnsley had a well-stocked timber yard rather than the trees being felled for a particular building, which in turn suggests a high demand for building timbers in the town during this period. It also suggests that buildings in Barnsley were usually built of timber, like those in nearby Doncaster, which John Leland, visiting in about 1540, said was 'builded of wodde' although there was 'great plenty of stone there about'. By 1649 a parliamentary survey reported that at Barnsley there was 'noe wood within the mannor worth valueing', demonstrating how exhausted local supplies had become. In light of this the Church Street building is a rare survival of a remaining medieval town house in Barnsley. Other timber-framed buildings are known of in the town, but these have largely been demolished, with Nos 41-43 remaining as a rare survival. Deeds registered at Wakefield during the early C18 indicate a number of properties along Church Street were used both as residences and for trade. Nos 41-43 occupied a prime site overlooking one of the busiest thoroughfares in Barnsley

and it is possible that their retail usage extends back to the medieval period.

As built, the building appears to have had a 3-bay open hall (of which only the third bay survives with the last truss bearing a carpenter's mark identifying it as truss IIII). In the E wall plate there is a possible seating for a dais beam for a dais canopy, which would indicate that this was the high end of the hall. On the S side (no. 41) was a 2-bay deep parlour cross wing. There would also have been a cross passage and service wing at the N end, demolished around 1973 and replaced by the present no. 45 Church Street. A doorway in the SE corner of the hall led into the rear chamber of the parlour cross wing. It would have originally contained a staircase and a doorway into the W front chamber. This was heated by a lateral stack, while the rear chamber was unheated. The S and E ground-floor walls were of masonry or brick while the first-floor walls were timber framing and the N side wall was fully framed. This may indicate the existence of a small yard on the E side of the hall.

In the late C17 the rear chamber of the cross wing was enlarged on the S side with the addition of a small 2-storey extension with a lean-to roof. A corner fireplace was also added adjacent to the existing lateral stack in the front chamber. The floor was then flagged with diagonally-set flagstones and at the same time a small store room was added to the E side of the hall with a room over it.

It is probable that a floor was also inserted in the hall either in the late C17 or in the C18 during alterations; at an unknown date a doorway was cut through from the top of the existing staircase in the rear chamber of the cross wing giving access to the higher level of the

hall. However, the later loss of part of the timber structure of the hall means that evidence for this occurring is otherwise lacking. During the mid- to late C18 Church Street was remodelled and the ground level raised with the present footpath level 0.9m (3ft) higher. This remodelling resulted in the original timber-framed west front elevations of the hall and cross wing being removed. The change in ground level also meant that the floor level of the hall and the front chamber of the cross wing were raised. This markedly reduced the headroom on the ground floor, although an historic photograph, perhaps dating from the early C20, shows a two-storey front elevation onto Church Street. A cellar was inserted beneath the raised front chamber of the cross wing. A short flight of steps in the SE corner of the hall led down to the doorway through to the rear chamber and store room which retained their original floor level.

The historic photograph appears to show the building with a full double-pitched roof rather than the hipped roof which it now (2016) has at the right-hand end of the street elevation, indicating that the roof structure over the front chamber of the cross wing must have been altered subsequently. The now truncated N end of the hall is also shown. At this time the building looked like two cottages with hung-sash windows and three doorways, one taller adjacent to a shop window at the right-hand end.

In 2002 the building was extensively renovated, being stripped back to the timber frame and the decayed timbers repaired or replaced. The front elevation was given full-height plate glass shop windows with two adjacent doorways to the centre. The timber framing to the rear gable wall was exposed at first-floor level and the brick walls reinstated.

Details

Hall and cross wing house. Later C15, with hall timbers dendro-dated between AD 1455 and AD 1479, and the cross wing built in or shortly after the winter/spring of AD 1463-4. Late C17 extension of the rear cross wing chamber and a small, lean-to store on E side of hall. Mid-to late C18 alterations due to road remodelling including removal of the timber-framed west elevations and raising of the floor level in the hall and the front chamber of the cross wing and the insertion of a cellar beneath the chamber. 1973 loss of the N service cross wing and two bays of the hall. 2002 renovation of the timber framing and building, with a modern shop front (not of special interest).

MATERIALS: oak timber frame, hand-made bricks, stone slate roof.

PLAN: a full-height hall, truncated at the N end, running parallel to the road on the W side, with a two-storey, two-chamber cross-wing at its S end. Beneath the front chamber (now full-height) is a cellar. The cross wing has a small, late C17 extension on its S side and store on its N side abutting the E wall of the hall.

EXTERIOR: the front elevation faces W onto Church Street. It has a 2002 single-storey shop front which is not of special interest. Above the modern shop front is a strip of wall approximately four brick rows in height with an overhanging stone slate roof. The roof is double-pitched at the left-hand end, with a N gable wall, and hipped at the right-hand end.

The rear elevation has the projecting E gable wall of the cross wing to the left-hand side with the hall to the right. The outer corner posts of the cross wing stand on squared padstones. The mid-rail has brick

infill below, at ground-floor level, and pegged, close studding above rising to the tie beam. In the centre beneath the tie beam is a four-light, timber mullion window. The gable apex also has close studding. The overhanging roof has bargeboards to protect the rafters. On the left-hand side is a flush, two-storey extension of brick with a lean-to roof against the S side elevation which continues the roofline in a catslide. On the right-hand side is a brick extension which projects beyond the gable wall with an angled return to the corner post. It has a lean-to roof against the E wall of the hall. The angled return has a small, rectangular window with a stone lintel and plank shutter. The E face has a doorway with an adjacent small, rectangular window. Both have stone lintels and a plank door and shutter.

The S side elevation is plastered and painted, with a stone boot scraper recessed into the wall (missing the metal scraper). The N side of the cross wing is tile-hung and the N side of the extension and hall is rendered.

INTERIOR: the original timber framing has been patched and badly decayed timbers replaced in a 2002 restoration. The E wall of the hall has timber framing incorporating replacement timbers. There is a mid-rail with a wall below (originally coursed masonry) and close studding above with a blocked, four-light mullion window to the centre. The wall plate has a possible seating for a dais canopy beam. At the right-hand end there is a short flight of steps down to the rear of the building. The king-post truss is constructed as an open truss against the side frame of the parlour cross wing with braces from the main corner posts to the tie beam. The main post for the cross wing truss, which is set in from the hall post, has two mortices which suggest there may have been a heck screen for the former doorway

PREMISES OF THE NATIONAL UNION OF MINERS

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: PREMISES OF THE NATIONAL UNION OF MINERS

List entry Number: 1151125

Location

PREMISES OF THE NATIONAL UNION OF MINERS, 1, VICTORIA ROAD

The building may lie within the boundary of more than one authority.

County:

District: Barnsley

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 13-Jan-1986

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 333761

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry

Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

SE3406 BARNSELY VICTORIA ROAD (north side), Barnsley 8/72
No 1 (Premises of the National Union of Miners) II Premises of National Union of Miners (Yorkshire Headquarters). 1874 by Wade and Turner. Pitch-faced stone with ashlar dressings. Welsh slate roof. Two storeys and attics. An ordered but asymmetrical composition comprising 4 bays to Victoria Road, 4 rounded corner bays and 7 bays to Huddersfield Road. The Huddersfield Road facade has a single-storey square stone porch to bay 3 with arched entrance, engaged colonnettes and small parapet. Ground-floor windows are segmental-headed. 1st-floor windows are round-arched with hoodmoulds. Above the doorway the window has elaborate ashlar work to the head and is surmounted by an attic gable. Bay 1 has a round, 1st-floor oriel window on an ashlar pedestal. Bay 4 has an attic storey with 2-light, pointed-arched windows with pavilion roof which has a broad stack to its right side and large corner finials. Bays 5, 6 and 7 are treated slightly differently, with central doorway, paired lights to left and a 3-light canted bay to right. The windows have shouldered heads and deep triangular hoodmoulds. Bay 7 breaks forward slightly and is gabled. The Victoria Road facade is treated similarly to bays 5, 6 and 7 on

Huddersfield Road, apart from bay 4 which is a round tower with narrow windows and a conical roof. The 4-bay rounded corner has segmental-headed ground-floor windows, round-arched 1st-floor windows with hoodmoulds and a conical roof with 3 round dormers with scrolled supports and iron cresting to apex. Moulded stone gutter brackets (parapets to rounded bays with iron cresting). Tall ornamental stacks.

The building was erected as the Headquarters of the South Yorkshire and North Derbyshire Miners' Union.

Listing NGR: SE3426406847

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SE 34264 06847