HERITAGE STATEMENT

Proposed change of use of Conversion of Former Offices, at Arcadia House, Market Street, Barnsley, S70 1SN

INTRODUCTION

An application has been made to Barnsley Metropolitan Borough Council for change of use former Offices, at Arcadia House, Market Street, Barnsley, S70 1SN.

The current owners wish to apply for a change of use from E(c) offices to C3 residential dwellings in view of a resulting lack of demand for large town centre office accommodation following the Covid 19 pandemic.

The building falls within the constraints of a Grade II listed structure,
List Entry Number: 1192019. Date first listed: 13-Jan-1976
Statutory Address 1: COOPERATIVE STORE (BARNSLEY BRITISH), NEW STREET
Statutory Address 2: COOPERATIVE STORE (BARNSLEY BRITISH), WELLINGTON STREET

PROPOSALS

Being a landmark Grade II listed town centre building, formerly Barnsley British Cooperative Society and built around 1886. More recent additions and modifications are also included in its construction.

External modification is not considered necessary or desirable and its Victorian architectural heritage will be maintained.

Internally, the premises currently offer office accommodation over 1st, 2nd and 3rd floors, with retail at ground floor which will remain. Both first and second floors extend over an area of approximately 475sqm each and third floor 106sqm.

The proposal would be to convert the upper floors to provide 5No single bed flats and 2No 2 bed flats at first floor level and 4No two bed with 1No single bed flats at second floor.

The third floor will accommodate 2No additional two bed flat units. A total of 14No flats of good size standards will be offered.

LISTING FEATURES

Co-operative store circa 1886, the 5-bay Wellington Street section slightly later. Exposed cast-iron frame, part with dressed-stone cladding. Welsh slate roof. 3 storeys. 10 cast-iron bays to New Street 2 bays, and one corner bay and 4 bays to right of this, all stone clad. 5 cast-iron bays to Wellington Street plus a lower 3-bay stone-clad part to the right. Wellington street facade: the main entrance is in the centre of the 5-bay cast-iron part which has C20 shop front to ground floor. The 1st and 2nd floors have superimposed orders of cast- iron engaged columns supporting a round arcade. The 1st-floor order has fluted, tapering columns with ornamental bases and capitals. The second-floor columns have tapering bases, plain shafts and Corinthian capitals. The 2 orders are separated at 2nd-floor level by a frieze decorated with close-set bosses. Elaborate spandrel treatment to the arcade which has frieze with widely spaced bosses and a cavetto cornice enriched with close intersecting blind tracery. Heavy cast-iron, arcaded parapet with delicate openwork crest and finials. Behind this is a pavilion roof with glazed lower part and fishscale slating. Delicate iron

cresting and overthrows. The New Street elevation has 10 similar bays, but the ground floor is contemporary, with blinds, except for C20 glazing. The pitched roof has large ornamental cast-iron ventilators. The 2 + 1 + 4-bay stone corner section has some contemporary and some C20 ground-floor shop frontages, large 1st-floor casements with moulded surrounds and small cornices, and paired 2nd-floor windows. The deep frieze between 1st and 2nd floors has, in the 4-bay right section, in large raised letters "BARNSLEY BRITISH CO-OPERATIVE SOCIETY". Surmounting this stone part is a cornice and tall parapet behind which is a square ventilator/clock tower with pedimented sides and swept top with ball finial.

The Barnsley British Co-operative Society was founded in 1862.

The Barnsley British Co-operative Society Ltd., Coronation History of the B.B.C.S. Ltd., 1862-1902, 1903.

Listing NGR: SE3454506096

IMPACT ON LISTED BUILDING

We note and fully appreciate the significance of the Grade II listing of the building, and confirm that no external alterations or structural modifications are proposed .The importance of the contribution made by this building is recognized and are to be duly respected under this application.

It is noted that Local Plan Policy H4 and Policy BTC 12 are applicable in respect of any proposals.

The only likely modification would be to upgrade windows to enhance sound resistance and improve thermal performance. If this is allowed under its listing, replacement double glazed window units will complement existing styles in consultation with the LA conservation Officer, alternatively, secondary glazing options will need to be considered.

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Fig 1 Elevation against New Street and Wellington Street



Fig.2 Elevation along New Street



Fig.3 Adjoining modern shop and office unit.



Fig. 4 Location Plan



Fig 5. South West Elevation

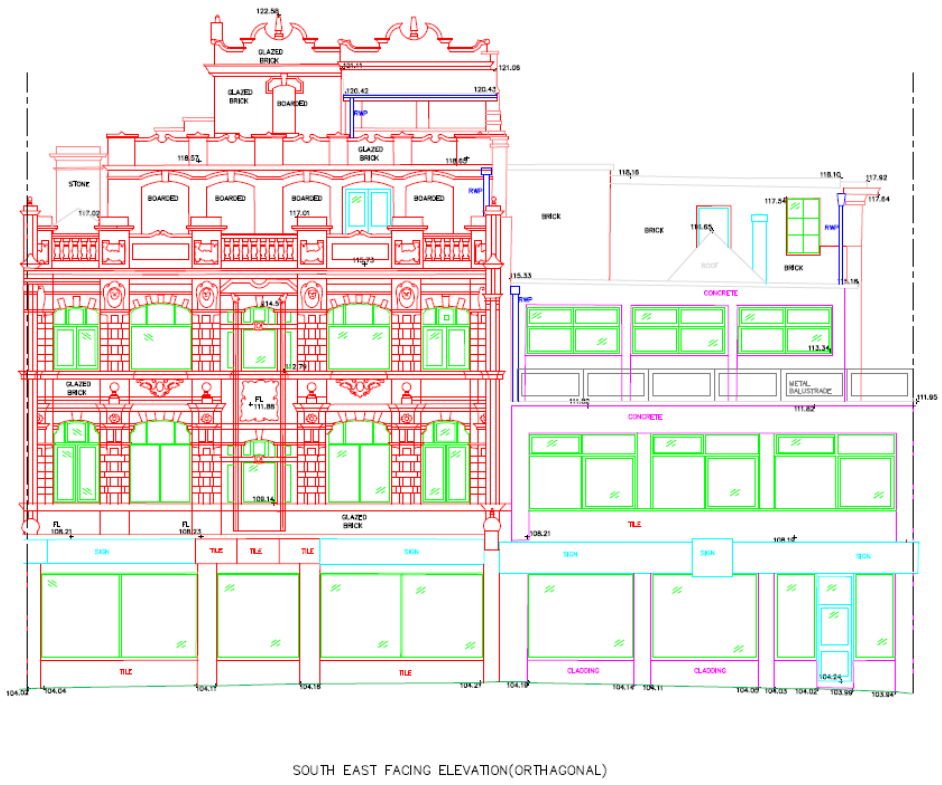


Fig 6. South East Elevation

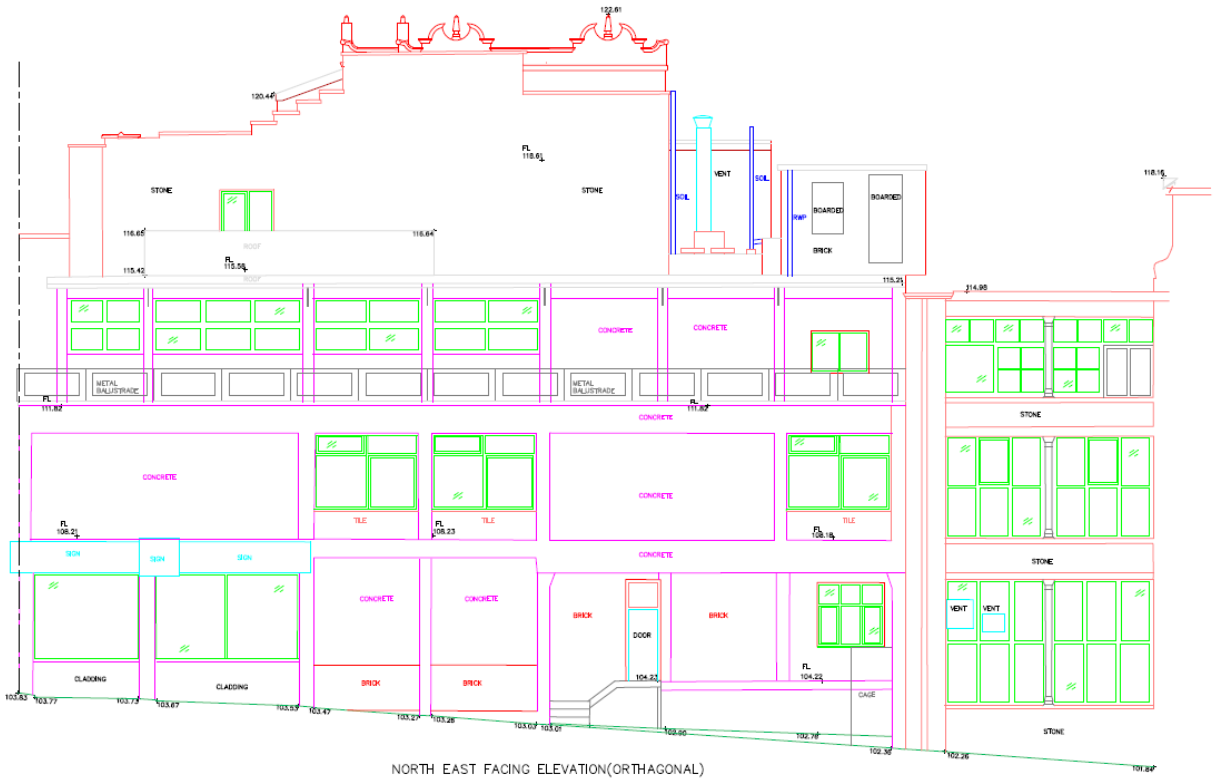


Fig 7. North East Elevation