

# Proposed site Blundells Estate Agents



## Heritage Statement

The site (asset) 14-16 Market Hill, Barnsley, S70 2QE.(East side)  
The premises is grade 2 listed, and is within the conservation area.  
Date listed 13 Jan 1986, English Heritage Building ID 333729  
OS Grid Ref SE3445006442  
OS grid coordinates 434450, 406442  
Latitude/longitude 53.5535,-1.4815  
NGR SE3446006435

Formally trading as “Pollyanna” Fashion boutique and café, till 2014. Outlet closed, rebranded, and relocated around corner to George Yard. Site now vacant.

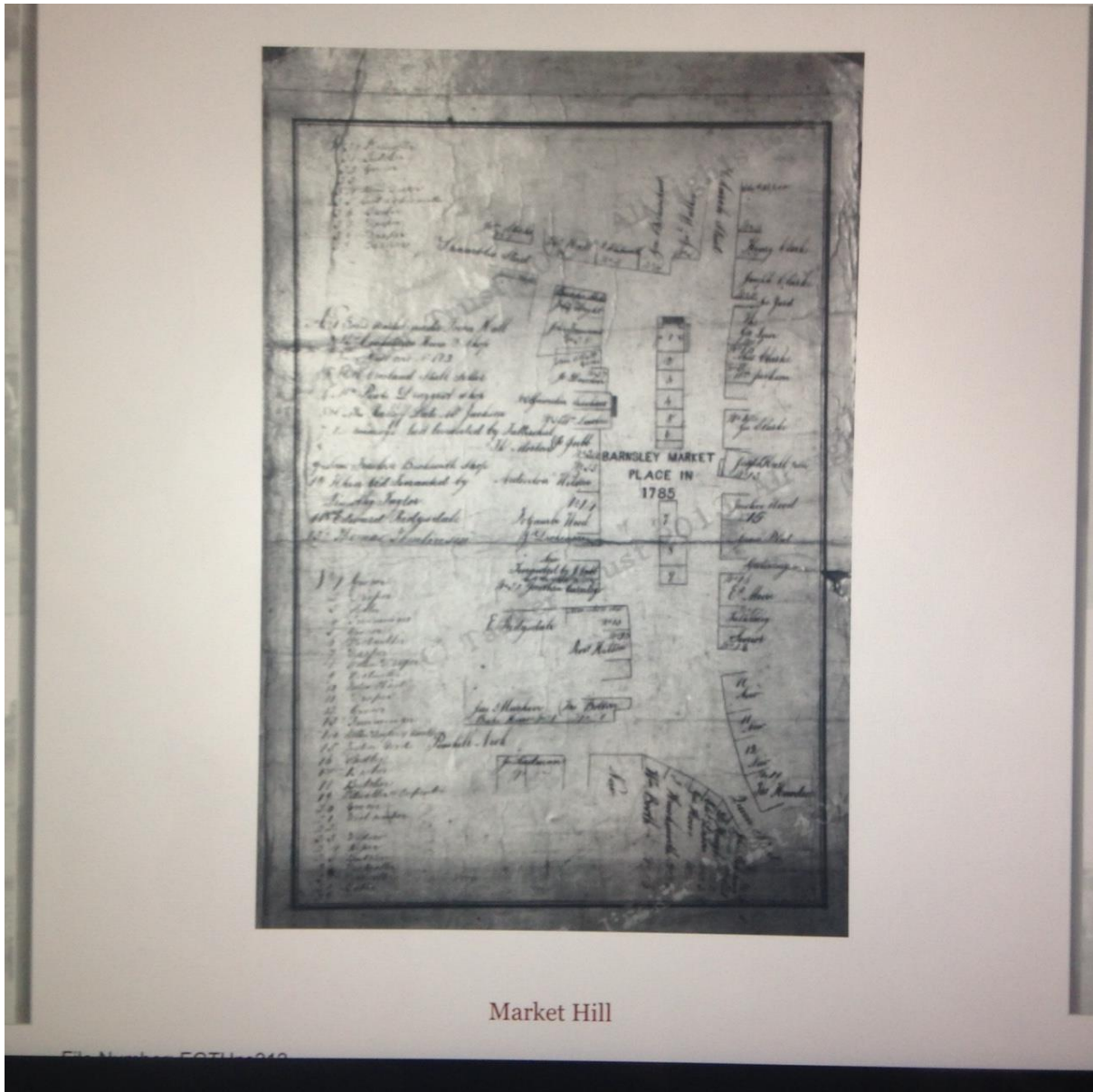
The listing text states:-

Shop premises. Late C18. Ashland. Concrete tiled roof (C20). 4 storeys. 3 bays. C20 shop frontage to ground floor. 4- pane sash Windows those to 3<sup>rd</sup> floor being square.1<sup>st</sup>- 2<sup>nd</sup> floor sill bands. Mounded eaves cornice. Gable coping on square kneeler to right. Later end brick stack to right. Two gables to rear. Similar eaves cornice.

The premises were at one time known as the George and Dragon Inn.

The existing premises was wholly occupied by Butterfields originally. The reference to the “George and Dragon” Inn may refer to an older building which has occupied the site. The

existing basement could be of older construction than the rest of the building. There is a photograph in the Tasker trust collection which is a hand drawn map of the area dated 1785 and appears to show buildings in that general location. Ordinance survey maps from 1894, and 1932 both show the present buildings on the site.



1785 Map



1894



1932

Looking through the Tasker trust photos the building above the basement level seems to be at least Victorian. On site investigation of the wall construction seems to support this common brick with Portland cement mortar.

It appears that the Present building was built by "Butterfields" drapery, who owned the large prominent building next to number 12. They seemed to have initially occupied the whole building, then sublet the ground floor.

Numbers 12,14,&16 (A double fronted unit) seem to have been separate units owned or sublet to different businesses in the late Victorian period. Number 16 seems to have been rented by "WHSmith stationers in the early part of the twentieth century. Number 14 was occupied by "Henry Elstone" tobacconist from about 1900 to 1980. Number 12 was R.L.Wilson and Co. T/A J.W.Moorhouse Pharmaceuticals from 1892.

The buildings at the rear onto George Yard, have probably been separate businesses and extensions eventually all absorbed into numbers 14 and 16. The construction of these varies with a flat roofed brick extension directly behind 14 and 16. This is separated from the rear most stone build section by a flat roofed brick and timber infill section with large studio Windows. A modern timber framed conservatory has been built at the rear of number 14. No external alterations would be proposed to the rear of the premises.

It is proposed to retain the existing frontage in its present form. Although the building has changed function over the decades and neighbouring properties and streets have been altered or demolished, the façade has remained largely unaltered (Except for a period when number 16 was finished in white paint or white painted render). This finish has been removed at some point and the façade above the ground floor is pretty much as it was when built.

The only items which require change in our proposal would be presented in separate planning and display of adverts applications. The existing "Pollyanna" text to be removed and replaced with "Blundells" signage in non internally illuminated individual stainless steel letters. The existing up lighting floodlights and signage trough light would be replaced by modern slimline LED fittings. Fitting of a projecting sign would also be included in the application.

The existing front steps would be repaired, and the roller shutter made operational but always kept in the up position.

The building internally consists of a basement which covers the footprint of the whole site. This consists of vaulted ceilings of mixed brick and stone construction entirely covered with modern render painted white. A doorway to the next premises has been blocked off with modern block work.

It is proposed to retain the basement only for storage purposes.

The basement is accessed by a modern timber staircase which it is proposed to remove (if the minimum travel distance to a fire escape permits). There is also a access/fire escape stair at the rear. As well as this there is an old stone stairway in the No.14 part of the building. This would be retained and left untouched.

On the ground floor it is proposed to remove sections of the central wall which used to sub divide units. At the front of this wall a section has already been removed it is proposed to enlarge this opening. Behind the central column an application would be made to create another opening between the two halves. Based on sections of the walls which have been exposed, the structural engineer and builder are hopeful that this could be carried out by supporting any new work from ground floor level without disturbing the basement. The lower section of the modern stairway between the ground and first floors would be retained. The modern aluminium features which intersect the first floor in unit 14 would be removed.

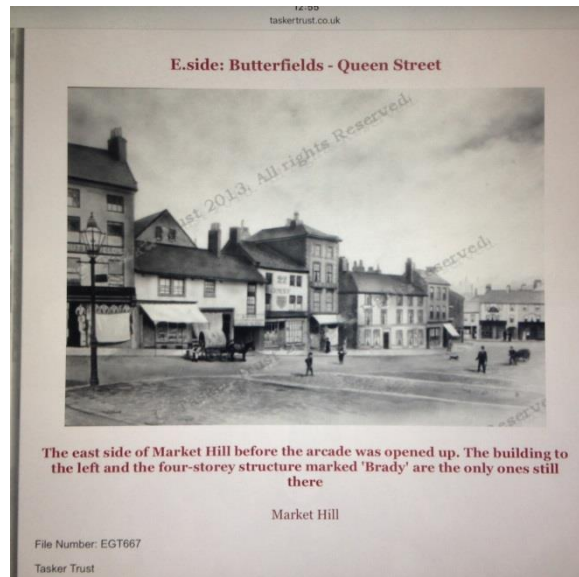
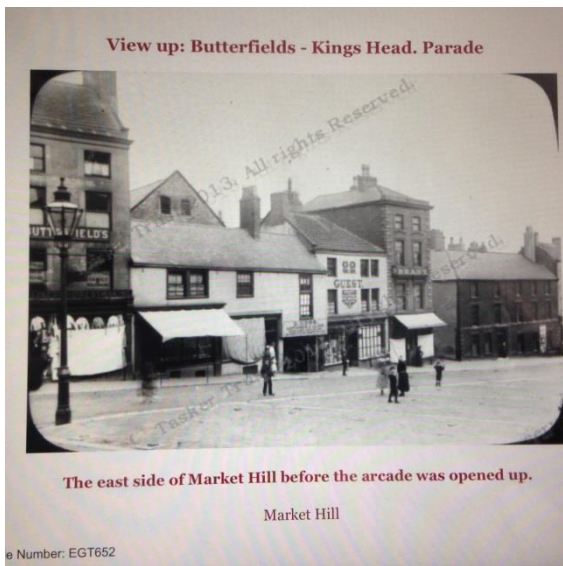
Blundells estate agents have a large network of branches across South Yorkshire and Chesterfield. Blundells were established in 1977 and are now part of the Countrywide group the UK's largest Estate agency group.

It has been found throughout the group that a large open plan office is by far the most commercially successful branch layout. This is reason why Blundells would want to open up the ground floor area as much as possible. Although the unit is in a very prominent desirable town centre location, the possibility of opening up all or part of the ground floor would be a deal breaker as far as taking the lease to this property on.

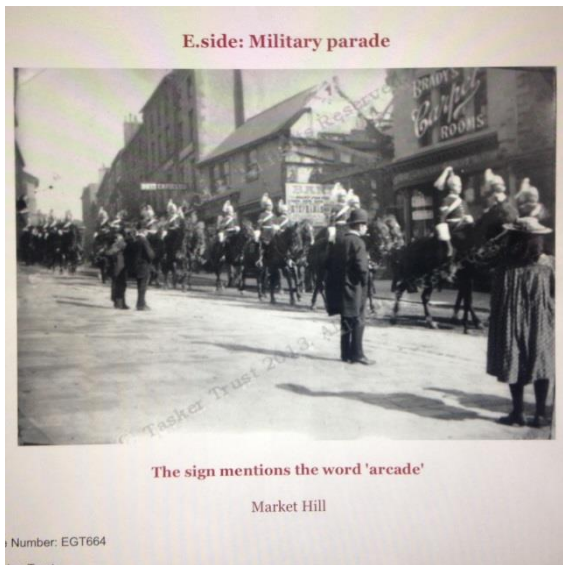
As the business in this proposed branch would be split into separate disciplines we would propose to incorporate a central "Meet and greet" seating area this could follow the line of the wall to be removed and give an indication that there was once a division of the site. The existing Victorian brickwork around the new slapping could be left exposed, and any new steelwork treated with intumescent coatings rather than clad over. This would allow the original fabric of the building to be viewed. It would also make it easy to appreciate what had been done to open the ground floor up.

In other Blundells branches a historic map of the surrounding area provided by the Francis Frith archive is prominently displayed on the wall. In addition to this feature and because of this sites rich past it is proposed to have large wall display panels documenting the history of the building.

This would feature Rita Britton, the owner of the celebrated “Pollyanna” boutique and well known local figure. The panels would also catalogue the previous establishments that occupied the site.



Victorian pictures showing “Butterfields” Signage on block predating the arcade.



Picture showing before and after creation of the arcade. Property still displays “Butterfields” signage

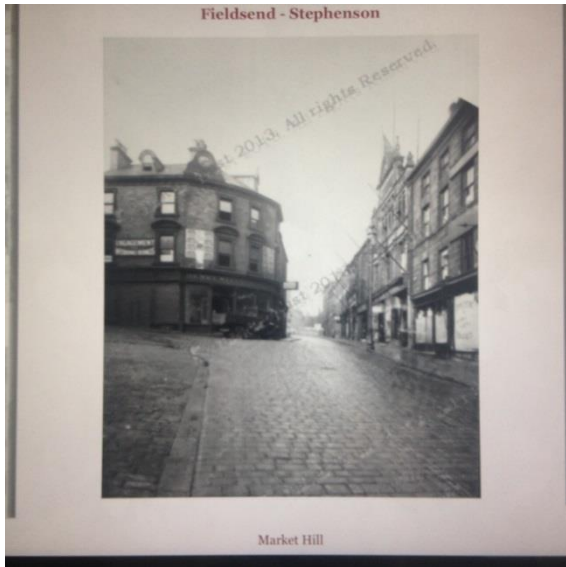
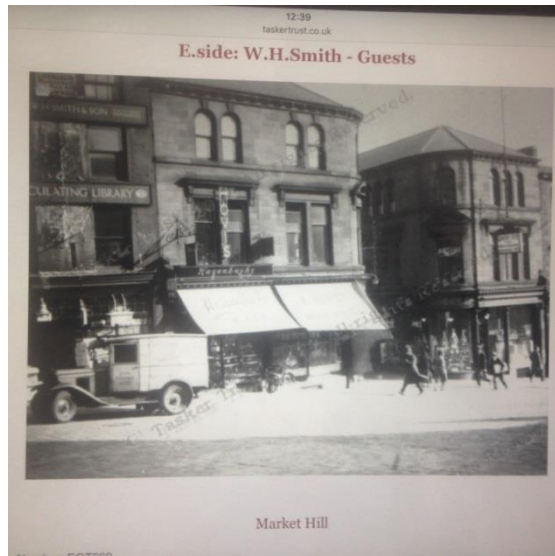
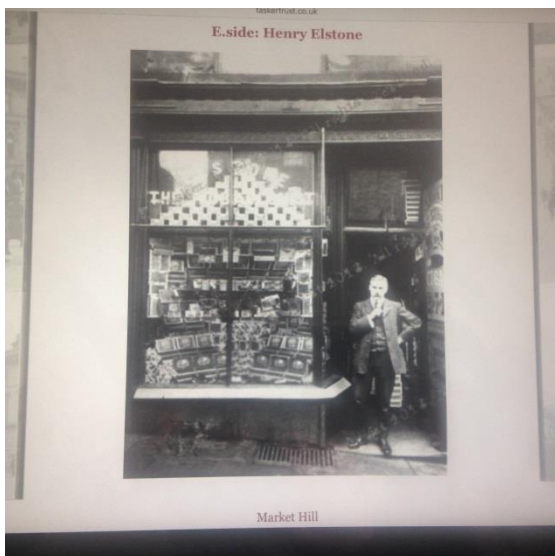


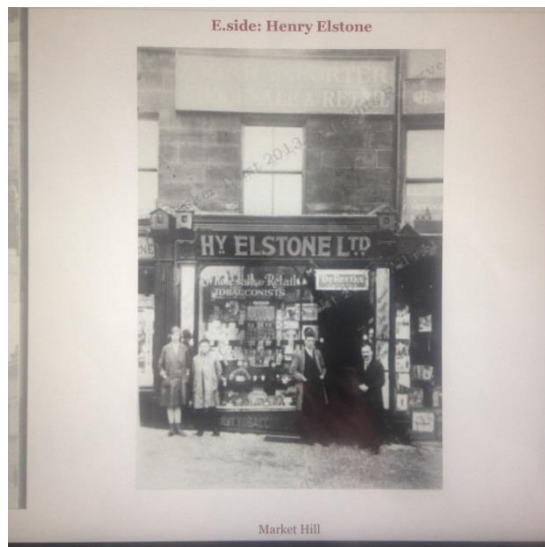
Photo looking up Market Hill Showing Butterfields main building.

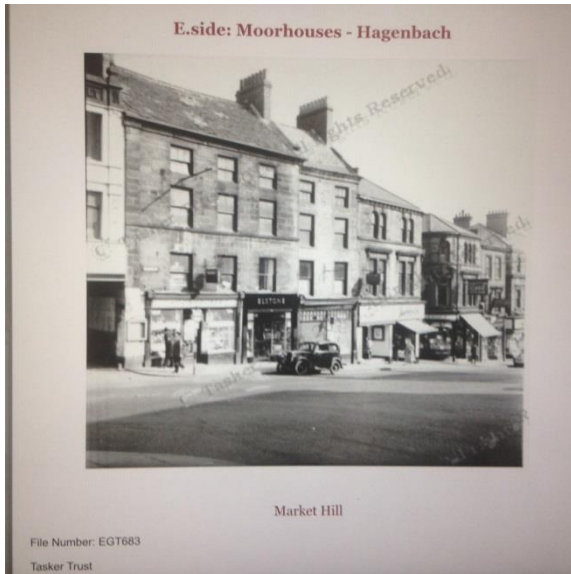


No. 16 in the 1930's tenant W.H.Smith

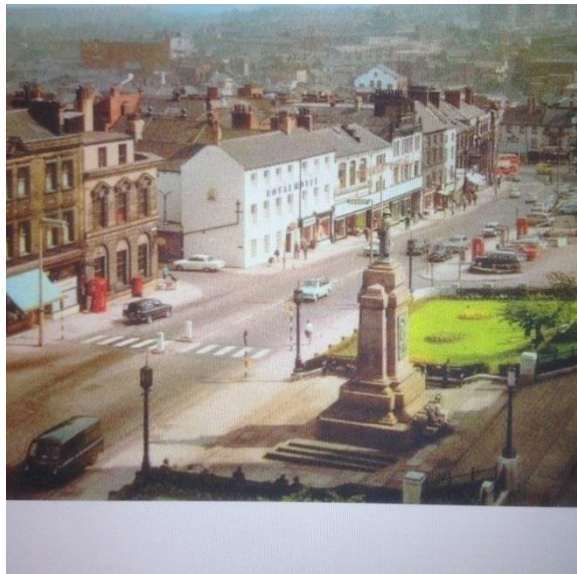


No. 14 Henry Elstone tobacconist.





1930's Elstone has new fascia sign  
Between J.W.Moorhouse Pharmacy and  
W.H.Smith



1960's No. 16 with white render



1980's view white finish to No. 16 has been  
removed. Old "Butterfields frontage now  
white.



1980's picture showing a new shopfront  
being installed at No.16