

# **Proposed Conversion of Upper Floors to Studio Apartments**

at

**2 Eldon Street  
and  
30 Market Hill  
Barnsley  
S70 2QE**

For

**AMYQA Ltd**

**Prepared by  
White Agus Partnership**

## 1. Background

The application is for the refurbishment and conversion of the ground floor entrance, lobby, stairways and first and second floor levels to form seven, self-contained studio apartments.

This application represents an opportunity to regenerate vacant floor space to the benefit of Barnsley town centre and will add to the value of the conservation area, whilst preserving the features of the Listed Building.

Applications are submitted for the following:-

- Full Town & Country Planning and Listed Building Consent for the change of use (A2) of the ground floor entrance and upper floors including internal works that relate to the conversion to residential accommodation.
- It is not envisaged that any changes will be required to the external appearance of the building.

## 2. The Site

The site is situated within Barnsley town centre on the junction of Market Hill and Eldon Street. The building has three upper storeys with a full basement.

The ground floor areas were recently converted and are currently used as a betting office with emergency exit provision through the ground floor lobby leading to the exit onto Eldon Street.

The upper floors have been vacant for some time following the re-location of the former tenant, Yorkshire Building Society. The building is Grade II Listed (ID 1191723) and extends along Market Hill and Eldon Street. The area is part of Regent Street/Church Street/Market Hill Conservation Area.

There are a variety of retail and non-retail users within the immediate area which is a typical town centre, commercial high street.

There are bus stops in close proximity and the pedestrian footpaths are wide and well lit.

## 3. Heritage Assessment

The proposals have been designed, as far as possible, in accordance with the Residential Amenity Policies and supplementary guidance contained in the South Yorkshire Residential Guide. The NPPF requires the significance of the heritage asset to be assessed by the Local Planning Authority. Significant weight must be given to the Assets Conservation and the public benefits including securing its optimum, viable and sustainable use.

The "listing" indicates that the building was constructed in 1903 and has been occupied by Yorkshire Bank until recent times. The "listing" details describe external features that constitute the main design elements and many of these features remain intact. There are no

proposals to alter these existing features and no harm to the setting and features of the Listed Building and the associated Conservation Area.

The application site lies within the Regent Street/Church Street/Market Hill Conservation Area and there is no appraisal document for this particular location. However, the proposals do not seek to change the appearance of the building so the appearance will be preserved. In addition, the currently vacant areas will be brought into an appropriate and sustainable use.

It is important to note that the interior areas that are within the application site are modern and no original features were identified. The proposed internal works will have no impact on the building's identified significance. The internal changes will be only those required to ensure the applicants' layouts are functional and fit for purpose.

The proposed alterations will not have any harmful impact on the structure or appearance of the Listed Building.

#### 4. Conclusion

The proposed changes and conversion works comply with the NPPF and Local Authority policies and standards as far as practical within the physical limits of the structure. No harm will be caused to the Listed Building, its significant features or wider Conservation Area.