

Heritage Statement

Project: Conversion of Upper Floors to 4 No. Apartments. At 8 Regent Street, Barnsley

Location

The site is located at the upper end of Regent Street, adjoining the Barnsley Permanent Building, Church Street, formerly occupied by the Barnsley Building Society.

Heritage Statement

The building is a nineteenth century listed building (No. 1191920) situated within the Town Centre Conservation Area.

8 and 10 Regent Street are both Grade II Listed buildings.

8 Regent was listed Nov 1973, subsequently amended April 1977.

The building is three storey ashlar fronted, having a basement, ground, first and second floors.

On the Regent Street frontage, there are numerous distinctive stone features, including chamfered stone quoins, carved stone door and window architraves and heads, a two-storey stone oriel window, moulded string courses and raised dentilled cornice.

Whilst not immediately apparent from the street view, the roof is of pitched natural slate. There are a number of redundant tall ornamental chimney stacks.

There is a stark contrast between the ornate front elevation, and the plain rear elevation.

The rear elevation faces a shared tarmac yard area accessed via a passageway off (no. 2) Eastgate. The walls are in coursed squared stone with stone heads and sills to the windows.

The windows are arranged in an even regimental fashion, all ground floor windows are, by necessity, protected by security grilles. There are a number of modern service attachments.

Proposals

The building is presently used for commercial offices. The ground floor is a local estate agent branch.

The two upper floors are occupied by a recruitment agency.

The proposals involve the removal of redundant office first and second floor partitions and constructing a separating wall and four single bedroom apartments.

The existing entrance hallway is to be retained as a shared use area.

The basement is to be subdivided to provide additional storage space allocated to each individual unit.

The ground floor is to be retained in its present commercial use.

Importantly, the proposals have no effect on the external appearance of the building. The character and visual amenity of the building and immediate surroundings remain unimpaired. No additions or demolition affecting the building are proposed.

Council Policy

The heritage asset and the continued use of the building without compromising the appearance is fundamental to the proposals.