

# Design, Access and Heritage Statement

windows - secondary glazing installation



former old post office , regent street  
barnsley s70 2ee

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## 1.0 HISTORIC DEVELOPMENT

The first historical reference to Barnsley occurs in 1086 in the Domesday Book, in which it is referred to as 'Berneslai' with a total population of around 200. The exact origins of the name Barnsley is still subject to debate, but it is generally accepted that its origins lie in the Saxon word Berne, for barn or storehouse, and Lai, for field. However, some have also suggested that the name derives from the name "Beorn's Ley" meaning the clearing belonging to Beorn. 3.2 In 1249, a Royal Charter was granted permitting the town to hold a weekly market and annual fair. Left undisturbed by the Civil Wars of the 17th century, Barnsley developed into a prosperous market town and profited from its privileged position on the route between Leeds, Wakefield, Sheffield and London. The traffic that was generated as a result of this location fuelled trade with hostelries and related services which subsequently prospered. The town later became a principal centre for linen weaving during the 18th and 19th centuries, and Barnsley began to grow into an important manufacturing town. 3.3 Barnsley also has a long tradition of glass making, but is most famous for its coalfields. Shallow mining was to be found in many parts of Barnsley before the 1850's including in what is now the Conservation Area. However, many later deep mines were to be located in and around smaller villages surrounding the town. Barnsley Main was one of the last collieries to operate within the town, and closed in 1991. The last coal mine to close in the area was Goldthorpe in 1994, bringing a long tradition of coal mining in the borough to an end. 3.4 The streets and buildings that make up the Conservation Area today were constructed on fields to the north of the town centre. The land was originally subject to division through the enclosure act of 1777(see Figure 3). There were a number of routes that ran through the area including Huddersfield Road that remain on the same alignment as today. Huddersfield Road was given Royal Assent in 1825. 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. A medieval packhorse road also ran through the area from St. Mary's Church to the south and carried on running in a north westerly direction towards Old Town and beyond. The path still partly exists today as Victoria Avenue, and connects the former St. Mary's burial ground with Victoria Street and Victoria Road. 3.5 Before the development of housing in the area, the buildings that were present in the area included Cockerham Hall and cottage on Huddersfield Road. A Friend's Meeting House, that was

replaced in 1968, stood opposite the Hall. 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.

The application site is located within The Lanes District of Barnsley.

The Lanes is a small District defined by Church Street and Market Hill to the east, Regent Street to the north, and Eldon Street to the southern edge which creates a triangular shaped area. It forms part of the Conservation Area, and has a generally good quality environment (with some opportunity for improvement). It has a close knit, fine grained character made up of a network of passages, and offers independent retailers including some very renowned and quality shops, as well as places to eat and drink. There are some other very interesting buildings, including The Civic, a grade II listed building with a modern extension and Mandela Gardens Public Square.

Individual in terms of urban form and character - Focus is around a network of passages  
Existing Form - Civic functions offered by The Civic Building - Retail uses, particularly independent retailers in small shops - Leisure uses  
Land Use Activity - Daytime and evening activity



## 2.0 INTRODUCTION AND CONTEXT APPRAISAL

This statement should be read alongside Architect Drawings PLBC 01, 02, 03

This statement has been prepared by the Architect to explain and support planning and listed building consent applications for secondary glazing to single glazed windows in a listed building.

The listing is under the 1990 listed buildings act as amended for its special architectural or historic interest

THE OLD POST OFFICE (BETWEEN NUMBERS 3 AND 5)

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1315038

Date first listed:

13-Jan-1986

Statutory Address:

THE OLD POST OFFICE (BETWEEN NUMBERS 3 AND 5), REGENT STREET

District:

Barnsley (Metropolitan Authority)

Parish:

Non Civil Parish

National Grid Reference:

SE 34459 06523

The Architect has undertaken a pre application planning enquiry with Conservation Officer officer Mr A. Wiles whereby it was established that the frames appeared to be original and the sashes were replacements.

The glass is certainly float glass and post-dates 1950.

Overall, the windows are somewhat plain and functional in design and appearance and the main interest of the building relates to the Italianate / neoclassical façade and use of quality materials.

Any proposal for replacement of the windows would require an application that sets out in decent detail the value of the existing windows to the heritage significance, including a discussion over phases of alteration etc. and of justification why repair was not possible and why replacement is the only viable option.

It was agreed that this justification could not be provided. It was also agreed that replacement double glazed sashes could not be accommodated using the original frames due the existing frame section and the additional weight

It was agreed at pre submission stage that an application for secondary glazing was the most suitable option.

### 3.0 PLANNING HISTORY AND POLICIES

#### Planning History

2006/0324 -Conversion of Office to 9 Apartments

#### Planning Policies

##### **Policy HE1 The Historic Environment**

By supporting proposals that would preserve or enhance the character or appearance of a conservation area. There are 18 conservation areas in the borough and each is designated for its particular built and historic significance. This significance is derived from the group value of its constituent buildings, locally prevalent styles of architecture, historic street layouts and its individual setting which frequently includes views and vistas both into and out of the area. Particular attention will be given to those elements which have been identified in a Conservation Area Appraisal as making a positive contribution to its significance.

##### **Policy HE2**

Heritage Statements and general application procedures Proposals that are likely to affect known heritage assets or sites where it comes to light there is potential for the discovery of unrecorded heritage assets will be expected to include a description of the heritage significance of the site and its setting. This description will need to include an appropriate but proportionate level of detail that allows an understanding of the significance of the asset but no more than is necessary to understand the impact of the proposal. For sites with significant archaeological potential, a desk based assessment may be required in line with the provisions of Policy HE6. Applications made in outline form will not be accepted for proposals which will which affect a conservation area, a listed building or any other designated heritage asset. In such cases, sufficiently detailed plans and drawings to enable an assessment to be made of the likely impact of the development upon the significance of any heritage assets affected will be required.

## 4.0 DESIGN CONCEPT

Adding secondary glazing Secondary glazing is a fully independent window system installed to the room side of existing windows. The original windows remain in position in their unaltered form (without draught-proofing to prevent possible condensation). Secondary glazing is available as open-able, removable or fixed units. The open-able panels can be either casements or sliding sashes. These allow access to the external window for cleaning and the opening of both the secondary glazing and external windows for ventilation. Other secondary glazing is designed to be removed in warmer months when its thermal benefits are not required. Recent research has shown heat losses by conduction and radiation through a window as a whole can be reduced by over 60% by using secondary glazing with a low emissivity (low-E) hard coating facing the outside. The research has also shown that further savings can be made if the secondary glazing uses insulating frames or incorporates double or vacuum-glazed units (vacuum glazed units can achieve a U value of  $0.6\text{Wm}^2\text{K}$  with single glazed windows). Although the primary purpose of secondary glazing units in older buildings is to improve the thermal performance of windows by draughtproofing as well as reducing the conduction of heat through glass, secondary glazing can provide a number of other benefits including

insulation from noise, improved security and protection from ultra-violet radiation. Before carrying out secondary glazing work to listed buildings or buildings in conservation areas, check first with the local planning authority if any consent is required. Thermal benefits Heat loss from a room through a window during the heating season is complex because three main mechanisms are in play: ■ by convection and conduction, from the warm room air to the colder surfaces of the glass and the frame ■ by the colder surface of the window absorbing infrared radiation from the room ■ by uncontrolled air leakage, which can either bring in cold air from the exterior or take warm air out from the interior; often called air infiltration, this can occur even when the window is closed Heat loss through the glass and frames Whether it leaves the room by convection, conduction or radiation, the lost heat all passes through the glass and the frame as conduction. The glass is the most conductive part of the window but heat is also lost through the frame, albeit at a lower rate for timber windows. Single glazing is a poor thermal insulator and readily conducts heat. A typical 4mm-thick glass has a typical U-value of  $5.4\text{W/m}^2\text{K}$ . The thermal loss through a single-glazed window will depend on the total area of glass, the conductance of the frame material and the quality of the fit of the framing and glazing materials.

## 5.0 ASSESSMENT OF SIGNIFICANCE AND SCHEDULE OF WORK

The secondary glazing will respect the existing window features of the building and provide no permanent loss to the building fabric of this Grade 2 listed building



## 6.0 Bibliography

Key sources used:

- NPPF
- BMBC LOCAL PLAN
- BMBC Conservation Area Appraisal
- Historic England
- Traditional windows
  - *Their care repair and upgrading*
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## **APPENDIX A**

## National Planning Policy Framework (NPPF)

### Conserving and enhancing the historic environment.

Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value<sup>66</sup>. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.

This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.

When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest. <sup>192</sup> Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to: a) assess the significance of heritage assets and the contribution they make to their environment; and b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future. <sup>66</sup> Some World Heritage Sites are inscribed by UNESCO to be of natural significance rather than cultural significance; and in some cases they are inscribed for both their natural and cultural significance. <sup>67</sup> The policies set out in

this chapter relate, as applicable, to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-making. 56 193. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible. Proposals affecting heritage assets 194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation. 195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal. 196. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision. 197. In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness. 198. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal. 57

Considering potential impacts 199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. 200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional<sup>68</sup>. 201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use. 202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. 203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing <sup>68</sup> Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets. <sup>58</sup> applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. 204. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking

all reasonable steps to ensure the new development will proceed after the loss has occurred. 205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible<sup>69</sup>. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted. 206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably. 207. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole. 208. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.