

Design, Access & Heritage Statement

The Courthouse

24 Regent Street
Barnsley
S70 2HG

On behalf of Blackrose Pubs



The Site and Surrounding Area

Existing site

The application site is: The Courthouse, S70 2HG. The building stands at the corner between Regent Street and Eldon St N junction, opposite the Barnsley Interchange train station. The building is grade II listed.

Listed Building List Entry:

“Court House building, 1861 by Reeves. Ashlar. Welsh slate roof. Two storeys and attic. Italianate style. Six x five bays, on corner site. Near-symmetrical facade has rusticated ground floor and with vermiculated quoins. Doorway to first and fourth bays, the latter with consoles supporting a break in the ground-floor cornice surmounted by the Royal coat of arms. Ground-floor openings all have segmental heads with elongated vermiculated keystones and plain raised architraves. Sash windows with marginal glazing. Tall round-arched first-floor windows are archivolted and have elongated vermiculated keystones and spandrels. Vermiculated panels to the piers between the windows. Sunken aprons and dentilled sills. Six-light casements with circular wooden tracery to the window heads. Deep frieze with paired consoles supporting the heavy modillioned eaves cornice. Between the consoles are small attic windows. Hipped roof. Ornamental ashlar stacks with vermiculated panels, cornices and caps. The right return elevation is similar with two blind ground-floor windows.

Interior: Staircase with decorative iron balusters and ramped wooden handrail. First-floor hall with round-arched bays marked by pilasters and panelled ceiling. The building was converted to use as a railway station building in 1870 and remained as such until 1962.”

Listing NGR: SE3462506580

Conservation Area

The Courthouse sits within the Regent Street/ Church Street / Market Hill conservation area, designated by the Barnsley Metropolitan Borough Council since 2007.

The Proposal

We are seeking consent for minor alterations to the listed building as follows,

- Removal of stud walls to store
- New glazed entrance lobby
- New boxed hedging to frontage + planting
- New decals to shop window
- Cleaning stone flags and repointing with lime mortar - provided temporary barriers at pavement level to Regent Street. Carefully clean the existing stone flags using a proprietary DOFF system* <https://stonehealth.com/products/do> (high temperature steam cleaning facility) working across the surfaces and perpendents to remove all algae, moss and general roadside grime

The Design

The proposed alterations result greater practicality to the internal drinking area. The new lobby allows more natural lighting getting in while providing better visibility for customers and staff accessing the building. Proposed greenery also creates a welcoming external drinking area for customers.

Access Statement

Access to the pub remains as existing with route from the front and side of the premises. All car parking will be retained as existing.

Summary

The proposed work will not affect or damage the fabric of the existing site and provide better use of space for the current business.

*** DOFF cleans stonework and masonry using high-temperature steam.**

Whilst the temperature in the system is high, the pressure on the surface being cleaned is very gentle and the volume of water is low. The surface is therefore not saturated and will be dry within minutes.

The superheated water vapor will remove paint, moss, algae, fungi and other biological matter and will also kill off spores. This means there's then no need to use a chemical biocide during the removal process or as a protection against further biological activity.