

The Seam

Barnsley

Heritage Statement to assess the impact of Proposed Improved Public Realm Proposals to Barnsley Town Centre.

Undertaken by TheUrbanGlow
Design & Heritage Ltd 2024



EXECUTIVE SUMMARY

This heritage statement considers development proposals for new public realm improvement works as part of the Barnsley Seam project. The intervention will result in a new public space and the impact of these proposals have been assessed from identified heritage assets. The history of the site from its origins on the edge of the planned 13th century town of Barnsley to that of industrial railway station and goods yards has been assessed in the context of the current use of the site as a surface car park.

The HIA has found very low levels of harm that would be mitigated thoroughly through the many Public Benefits of this proposal and the ability of the space to both enhance the heritage offer of the town and to enable a better welcome into the town.

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INTRODUCTION

The Barnsley DMC is the focus of Barnsley’s Digital Campus for creative and technological innovation. As part of this wider rejuvenation and economic offer of the town the proposal before us seeks permission to create a refurbished car park along with new public open space and welcome gateway into the area. As part of this new public space a new commission for public art has been issued which has resulted in the proposed installation of three contextual new art works that would be placed within the site. The new art works reflect and are integrated with the Barnsley tradition of weaving within the local cottage industry and associated loom shops. This Heritage Impact Assessment has been commissioned by Wilmott Dixon to assess the proposed public realm scheme with regards any effect that the proposals would have upon the historic environment of Barnsley.

METHODOLOGY

The methodology used in this assessment exercise has been based on the references to significance in the National Planning Policy Framework (as revised 2023), as informed by two non statutory Historic England documents namely; Managing Significance in Decision Taking in the Historic Environment (2015) and Conservation Area Designation, Appraisal and Management (2016). It also refers to Historic England Guidance on ‘The Setting of Heritage Assets’ published as Good Practice Advice Guidance in 2017. The report has also had regard the Barnsley Council guidance on Heritage Impact Assessments SPD 2019.

The initial sift of sites undertook an assessment of heritage assets, including the Barnsley Conservation Area, Listed Buildings, Locally Listed Buildings and Scheduled Monuments within a 500m distance from the site. The assessment was undertaken by Andy Graham and Esther Bavington and all images were taken during a site visit in November 2024. Historic research has included information from third party sources as credited and we are happy for our findings to be used, where required as long as subsequent credit is given.



PROPOSED SITE

The proposed site is an area of existing car parking land to the lower end of Regent Street. The land terraces upwards towards the town proper and the Barnsley DMC has begun to invest in the area and the vicinity is now becoming a vibrant area where students pass through towards their respective institutions. The site is primarily accessed from the south, around the junction of Eldon Street and Regent Street where access is gained through the old railway bridge abutments, and from the north where mainly vehicular access is achieved.

The car park forms one terrace separated by historic railway arches and embankment before stepping down again towards the east where the current railway runs. There are some trees upon the site, especially to the north and a clear desire line path way is maintained through the car park towards the Regent Street entrance.

The Courthouse building is the closest Listed Building to the site and is Grade II Listed.



POLICY AND GUIDANCE FRAMEWORK

This Heritage Assessment is created in reference to relevant UK national policy and guidance. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that Local Planning Authorities should have “special regard” for the “architectural or historic interest” of a Designated Asset when considering whether to grant permission for development (Planning Act 1990, 91-92). Section 72 of the same Act states that local planning authorities should give ‘special attention’ to the desirability of preserving *or* enhancing a Conservation Area when considering whether to grant planning permission.

The site is located adjacent to the Barnsley Conservation Area and is within the setting of several Listed Buildings, many of which are located along nearby Regent Street which is a strong area of townscape quality aligned upon the Grade II Listed Town Hall and the Grade II* Listed War Memorial. Due to this sensitive historic context both sections of the Act are fully engaged within this assessment.

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (December 2023) provides guidance on the management of the historic environment. Paragraph 200 of the Framework requires an applicant to describe the significance of any heritage assets affected by a proposal, including and contribution made by their setting to this significance. 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. This assessment provides that assessment of significance and will help the Local Planning Authority in its duty to undertake the following:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage asset(s) 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.”

The NPPF goes on to offer the following guidance in paragraphs 205-209; *“205. 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.*

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.”*

The proposal within this report will not lead to Substantial Harm to the historic environment. Substantial Harm is a high test and will generally only be triggered through the total loss of a heritage asset. The NPPF states the following with regards to Less Than Substantial Harm and this will likely be the main focus of this assessment;

“208. 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.”

This assessment is being undertaken therefore so as to demonstrate a clear and comprehensive understanding of the context of this site and to elaborate upon the historic evolution of this area with a mind to understanding the effect of these proposals.

The NPPF also places an increasing emphasis upon good quality design and placemaking and this proposal represents high quality design that is supported by the Framework.

LOCAL PLANNING POLICY

The Barnsley Local Plan provides the local planning context for these proposals.

Local Plan policy HE2 states as follows:

“3.2 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.”

Policy GD1 General Development

“Proposals for development will be approved if:

- *There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents;*
- *They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land;*
- *They will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land;*
- *They include landscaping to provide a high quality setting for buildings, Incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape;*
- *Any adverse impact on the environment, natural resources, waste and pollution is minimised and mitigated;*
- *Adequate access and internal road layouts are provided to allow the complete development of the entire site for residential purposes, and to provide appropriate vehicular and pedestrian links throughout the site and into adjacent areas;*
- *Any drains, culverts and other surface water bodies that may cross the site are considered;*
- *Appropriate landscaped boundaries are provided where sites are adjacent to open countryside;*
- *Any pylons are considered in the layout; and*
- *Existing trees that are to remain on site are considered in the layout in*

order to avoid overshadowing.”

Policy D1 High Quality Design and Place Making Design Principles:

- *Development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley, including: Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features;*
- *Views and vistas to key buildings, landmarks, skylines and gateways; and Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.*
- *Through its layout and design development should: Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;*
- *Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages and Conservation Areas;*
- *Help to transform the character of physical environments that have become run down and are lacking in distinctiveness;*
- *Provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces;*
- *Provide clear and obvious connections to the surrounding street and pedestrian network;*
- *Ensure ease of movement and legibility for all users, ensure overlooking of streets, spaces and pedestrian routes through the arrangement and orientation of buildings and the location of entrances;*
- *Promote safe, secure environments and access routes with priority for pedestrians and cyclists;*
- *Create clear distinctions between public and private spaces;*
- *Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;*
- *Make the best use of high quality materials;*

Include a comprehensive and high quality scheme for hard and soft landscaping; and Provide high quality public realm.”

CONSERVATION AREAS

The site is located within the adopted ‘Regent Street, Church Street and Market Hill Conservation Area’ (CA). The Conservation Area was first designated in 1973, later extended 1977, and it covers much of the historic central area of Barnsley. The CA sits alongside the Victoria Road Conservation Area that itself extends into a third Conservation Area to the north.

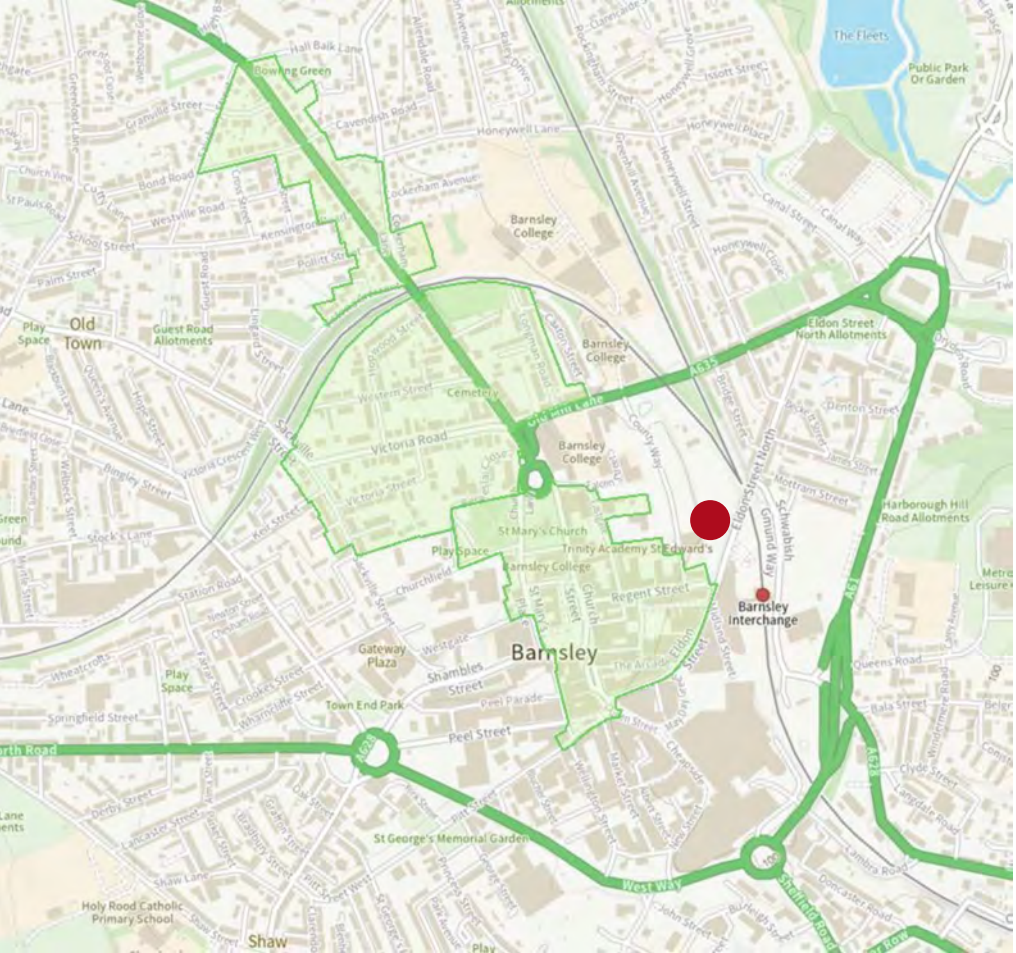
Curiously therefore, although reappraised very recently¹, the decision was taken to retain three separate Conservation Areas rather than to combine these areas and assess them as ‘character zones’. Instead the area is divided into much more detailed character areas but unfortunately the plans within the appraisal are greyscale and as such difficult to define.

Nevertheless, the newly adopted appraisal sets out the significance and important attributes that contribute to the special architectural and historic character of the town centre area.

The boundary of the CA skirts to the west and south of the application site but does not include the site itself. It also omits the historic railway arches that bisect the car park site from the upper seam car park. As far as we can make out the site is nearest to Character Area 1 - Upper Church Street, Eastgate and Church Lane and Character Area 2 - Civic Core.

LOCAL CONTEXT - NEARBY DESIGNATED ASSETS

The map below shows the clusters of Listed Buildings that populate the town. The closest Listed buildings to the site are the Grade II Listed The Courthouse along with its external railings and piers. This building sits at the lower corner of Regent Street and has a direct historic relationship to the site through its history as being part of the railway station here (The Courthouse Station). It dates to 1860 after the laying out of Regent Street



Plan showing the Conservation Areas around Barnsley. Although conjoined, there are three Conservation Areas but the closest is that of Barnsley Regent Street, Church Street and Market Hill Conservation Area. (Source, Barnsley Council Web-site)

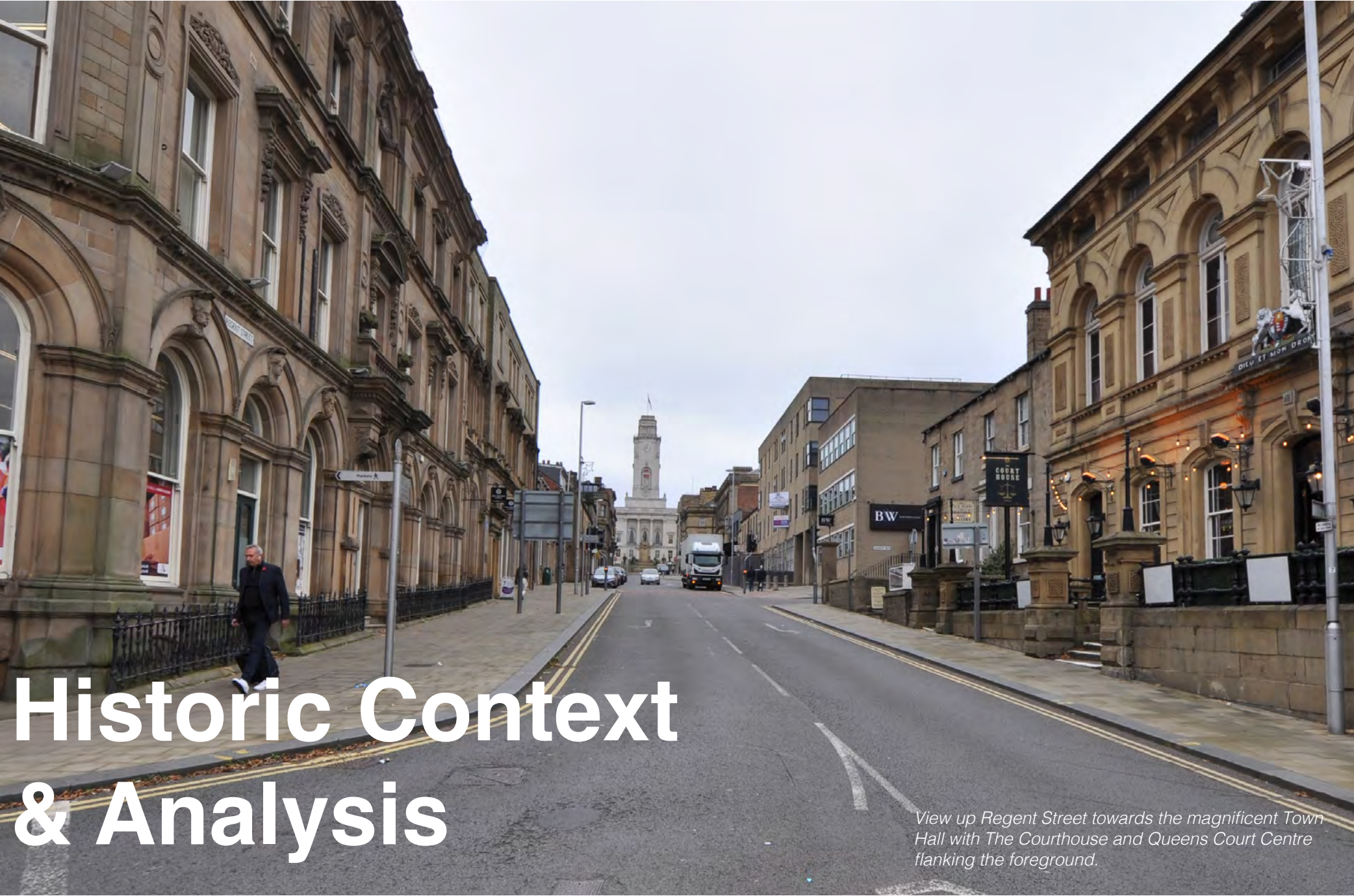
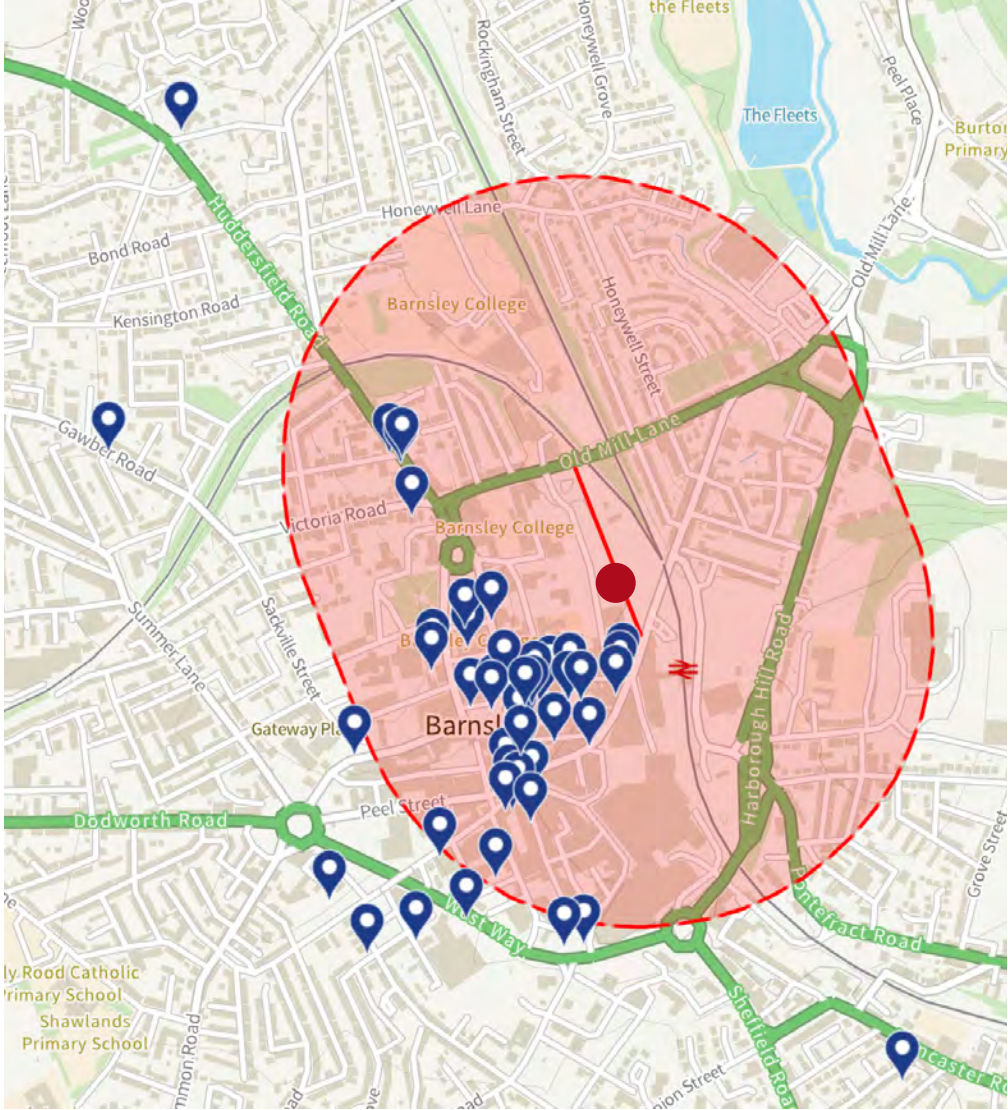
1. The Barnsley Regent Street, Church Street and Market Hill Conservation Area was recently reviewed with a final version published in June 2024.

by the local Architect and planner, John Whitworth (1780-1863). Also nearby is the Queens Court Business Centre which is also Grade II and sits opposite The Courthouse to the lower end (south side) of Regent Street.

There are several other Listed Buildings nearby that have been assessed collectively as part of this assessment. Most notable of these is Barnsley Town Hall (GVII) and the Barnsley War Memorial (GVII*) as well as the Grade II* Listed St Mary’s Church. The setting of these buildings have been assessed within their respective contexts inside the Conservation Area.

LOCAL CONTEXT - LOCALLY LISTED BUILDINGS

The assessment identified Locally Listed Buildings and structures. Two of these (The Drill Hall, Eastgate and The Cooper Art Gallery) were assessed as part of the Conservation Area.



Historic Context & Analysis

View up Regent Street towards the magnificent Town Hall with The Courthouse and Queens Court Centre flanking the foreground.

LOCAL HISTORIC CONTEXT

Barnsley as we see it today was a ‘planted’ town upon strategically important trade routes but its general location above the Dearne Valley has seen occupation of the area for several thousands of years. Within the wider vicinity Neolithic stone and flint tools have been found as well as Bronze Age (1400-1000 BC) weapons. In 1947 a coin hoard from the Roman period was found in Darfield which illustrated the cosmopolitan links that the area had to whole of Europe and the Near East. The Monks of St John of Pontefract are credited with founding the existing town that developed into the thriving Medieval place that we can still see traces of today and in 1249 the town gained a royal charter for a market which has been a main attraction of the town ever since. The survival of ‘Old Barnsley’ or ‘Bleak Barnsley’ as it was described marked the site of the former village that existed prior to the re-planning by the Monks.

The influence of both Pontefract and the nearby Priory of Monk Bretton reinforced the town’s reputation and position along the lines of commerce, but the modern period saw the town continue to exploit many of the industries that were likely started by the monks. The town therefore became famous for its coal, linen, iron and glass industries which were well served by both the market and the plethora of turnpike roads, canals and railways that came through the town. Heavy linens (towelling, smocks etc) became the mainstay of the local economy until around 1810 when the industry diversified into very fine linens that became famous and rapidly expanded the traditional cottage industries to such an extent that mechanization was required to supplement the shortage of workers.

The town was dramatically improved following the emergence of the profitable Linen manufactory and, despite its fair share of disputes over pay between workers and owners, the town saw considerable investment following an Act of 1822 with the intention for “lighting, cleansing, paving, watching and improving the town of Barnsley” This resulted in the laying out of wide roads like Regent Street and Eldon Street



Today Barnsley has done well to survive the trials and tribulations of the post industrial world and the town still maintains its thriving market and a vibrant town centre that many larger towns would be envious of. The investment in further education, quality public realm and good quality and attractive architecture shows how Barnsley continues to punch above its relative weight.

HISTORY OF THE APPLICATION SITE

The application site appears to have been simply outlying fields associated with the town who's plots appear to end around Eastgate. This typical ‘back lane’, (indeed it was once called Back Lane) marked the end of what was the planned settlement of burgage plots, their long linear forms clearly visible on the early Ordnance Survey maps (see below). Evidence of this also appears within the rear protrusions of some buildings along Church Lane where medieval timber framed elements are still visible (see image above).

It is likely that the area of the application site was common land that extended towards the river valley with Old Mill Lane (later turnpiked) extending eastwards towards Monk Bretton. On the first detailed plan of the town in 1850 the fields appear regular and large suggesting some form of Parliamentary Enclosure with Eldon Street running into the Turnpike cutting of Wharncliffe Cut towards Wakefield. This new road dramatically protruded through the landscape as part of the Sheffield and Wakefield Turnpike Trust and is a clear departure from the more organic and vernacular forms of the older town.

The first real development to this site began with the land being used as goods yards and good sheds with the first railway station being opened for the North Midland Railway (approved by Act of Parliament July 4th 1836) in 1850. This station only had limited platform capacity and subsequently the railway expanded with the Barnsley Regent Street terminus in 1870. This station was later known as Barnsley Court House Station in 1873 and was extended to include covered platforms and incorporated the old Courthouse Building. The now blocked doorway from the Courthouse Building that gave access onto the higher level platform is still visible on the side of the building. This gave the people

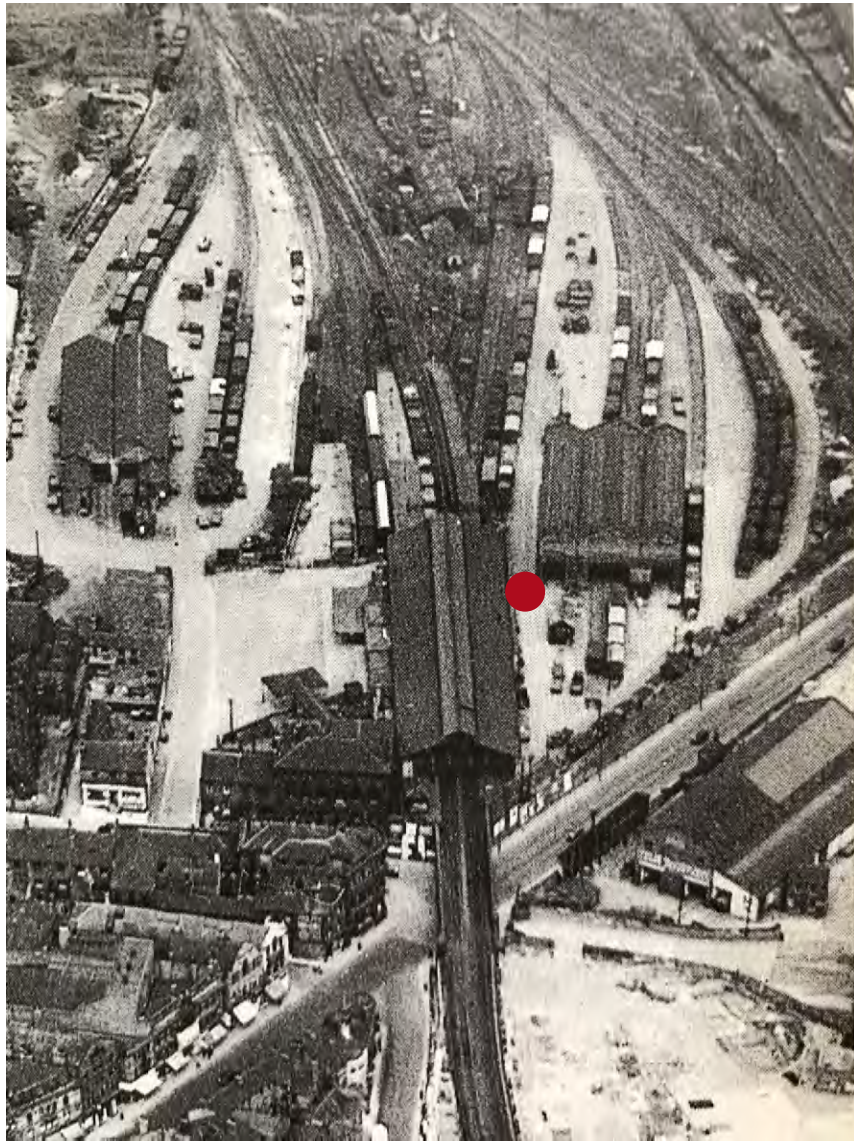
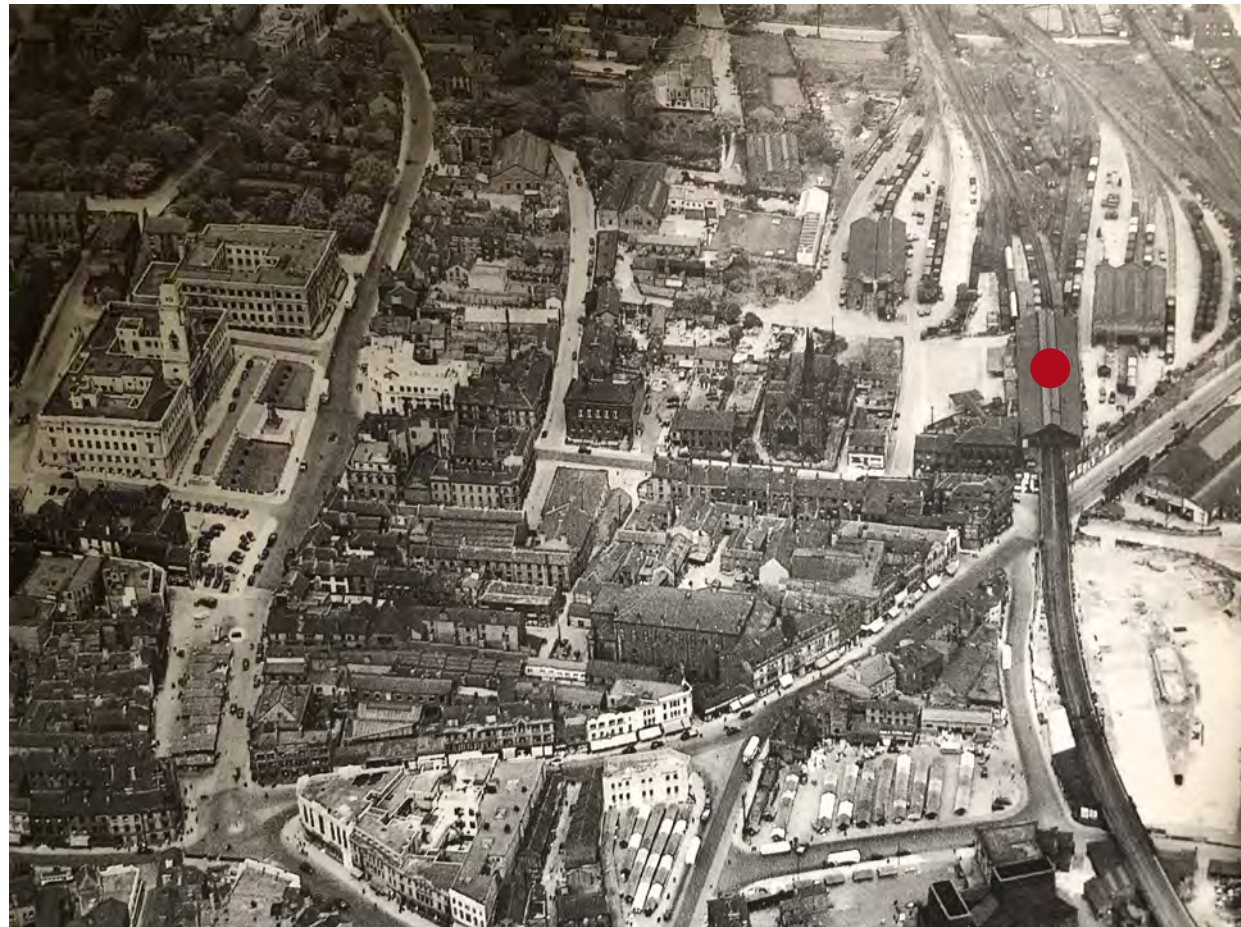
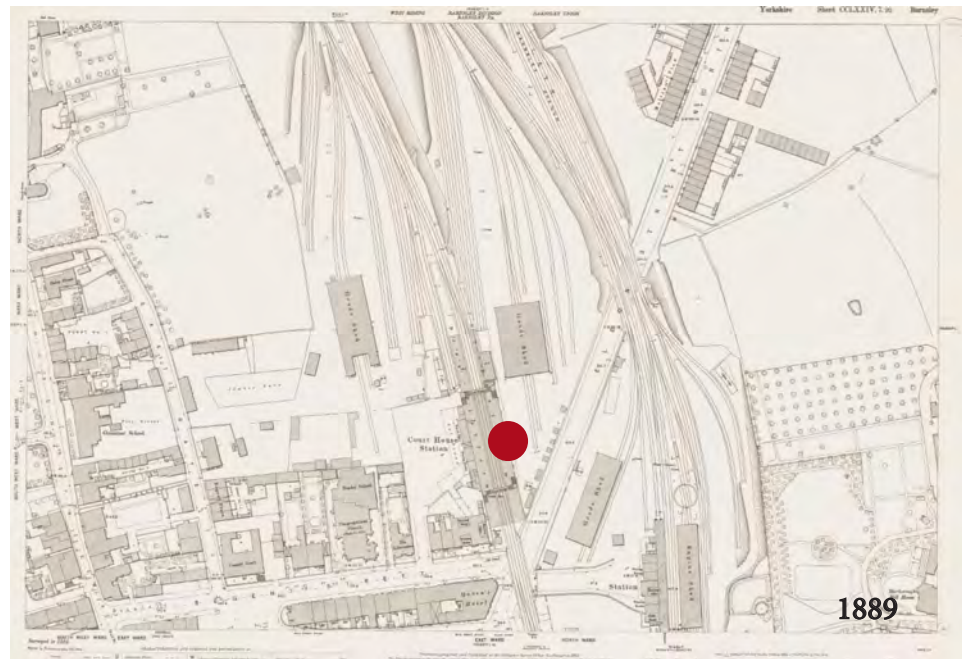
of Barnsley the ability to access the mainline routes. The site later developed into a larger scale of railway infrastructure that continued and evolved throughout the late 19th and early 20th centuries with spurs and goods yards extending over the whole area of the site. The change in level was partially managed through the track running along an abutment who’s arched foundations still demark the change in level between the Seam sites.

The Courthouse Station closed around 1958 and, gradually, the spurs and good sheds were dismantled and the land left vacant. The Barnsley Interchange now forms the focal point to the lower end of Regent Street and the legacy of the railway is maintained. The abutments of the former railway bridge survive but the appearance of the area now is noticeably different and more open than it was prior to 1960.

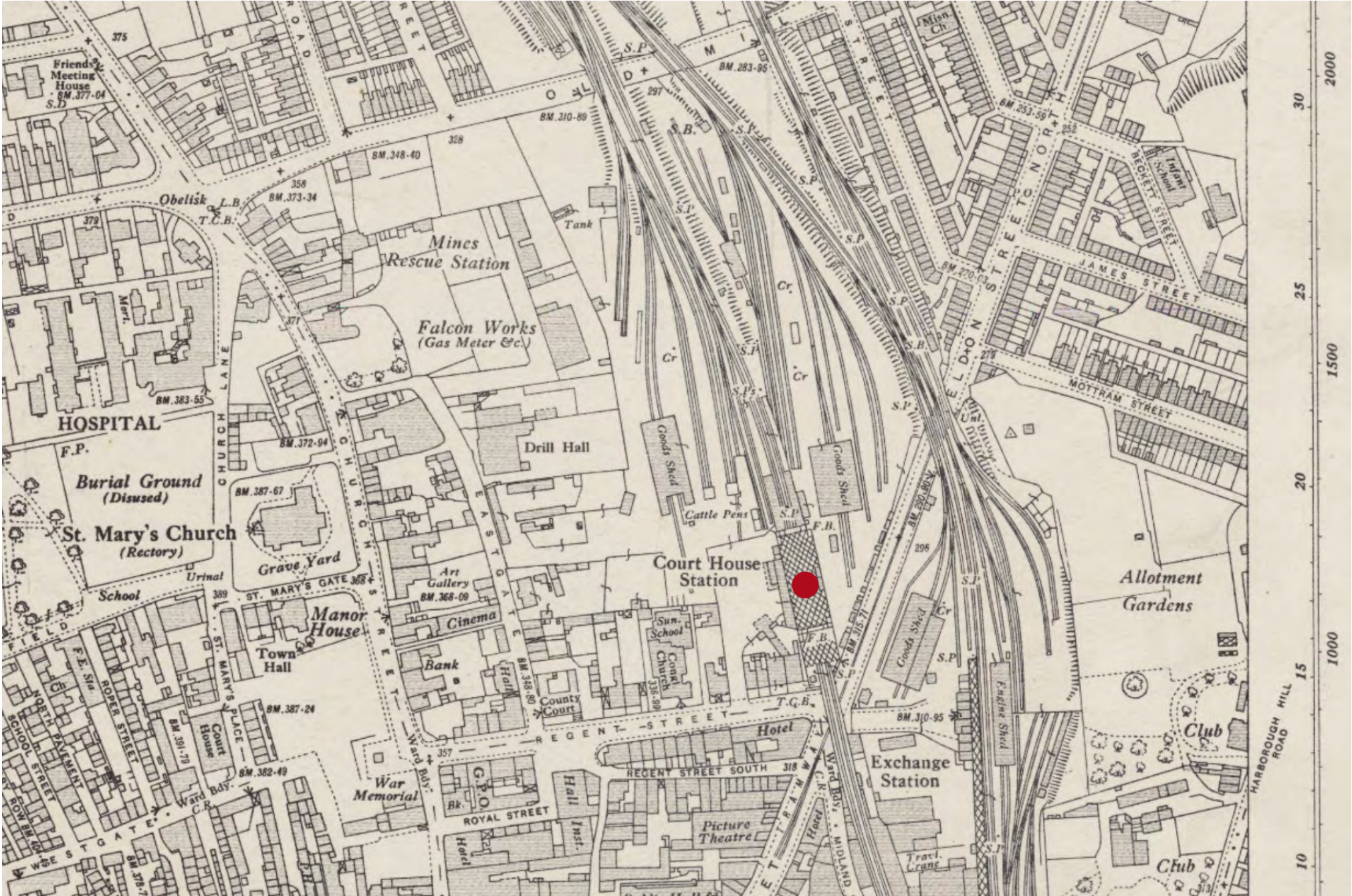
Recent development has seen the Barnsley DMC buildings offering new educational and technological skills to the young people of the town and there is lots of space for the town to expand into in the future. Although the car parks are relatively well used, the potential of this site as a gateway for those exiting the station, arriving by private car and in entering the educational hubs of the DMC’s is obvious.



The Portland Stone Town Hall stands as a true landmark in Barnsley and was created with its War Memorial (that predates the Town Hall) as a set piece of civic pride addressing Regent Street and the strong sense of arrival as a processional route to the top of the hill. It has been related that H.M. Queen Elizabeth II approached the Town Hall from this direction and years later she was interested in what the name of the street had been.



View of the application site (the red dot marks the Courthouse Station) circa 1938 (Source Aerofilms). The railway infrastructure is clearly visible as is the Old Courthouse Building and the Courthouse Station with its covered platform. The Railway was carried over Eldon Street and Regent Street and it must have been a dramatic change to have seen this infrastructure removed. The site very much marked a departure from the older medieval town around Eastgate and that of the site, where one was clustered of houses, the other was open and thoroughly industrial.



1932 Plan of Barnsley showing the railways at their height (source The Leeds Library).

SUMMARY OF THE SITE'S SIGNIFICANCE

Although Barnsley itself has an undeniably **High** heritage significance. The application site itself is unusual in having experienced relatively little change. The main change was through the site accommodating the railways and the plethora of associated tracks, signals and stations. Many of these have since disappeared but, nevertheless, the site exhibits historic significance through the following heritage values:

Evidential value: the potential of a place to yield evidence about past human activity.

Historic maps show the site to be void of occupation prior to the coming of the railways around 1850. Prior to this the land was likely formed of parcels of land divided up by Parliamentary Enclosure. However, the proximity to the Medieval town suggests that the land was once used for grazing and agriculture associated with the early town. However, there are no references within the Historic Environment Record (HER) to any features of finds and the land likely suffered extensive modification through the terracing and levelling associated with the railways. Despite this some evidence of the past railway infrastructure may remain as it does in the above ground features of the arched railway viaduct as it approached the old Court House Station. The evidential value of this site is however considered to be **Low**.

Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present.

The site is close to the historic town and reflects the older hinterland of the medieval town as well as the railway infrastructure that once existed here. The historical value of the site is limited and considered to be **Low**.

Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.

The site in its current condition represents a very low aesthetic value. The land is purely used for car parking with some DMC uses around its edges. The aesthetic value of the site is therefore considered to be **Low** and the site currently **Detracts** from the sensitive historic environment to which it is near.

Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

The site has some Communal Value through memories of its use as the Courtyard Station that still persist. However other than this there is little communal value other than through its role as a point of arrival into the foot of Regent Street. As such the Communal Value is considered to be **Low**.



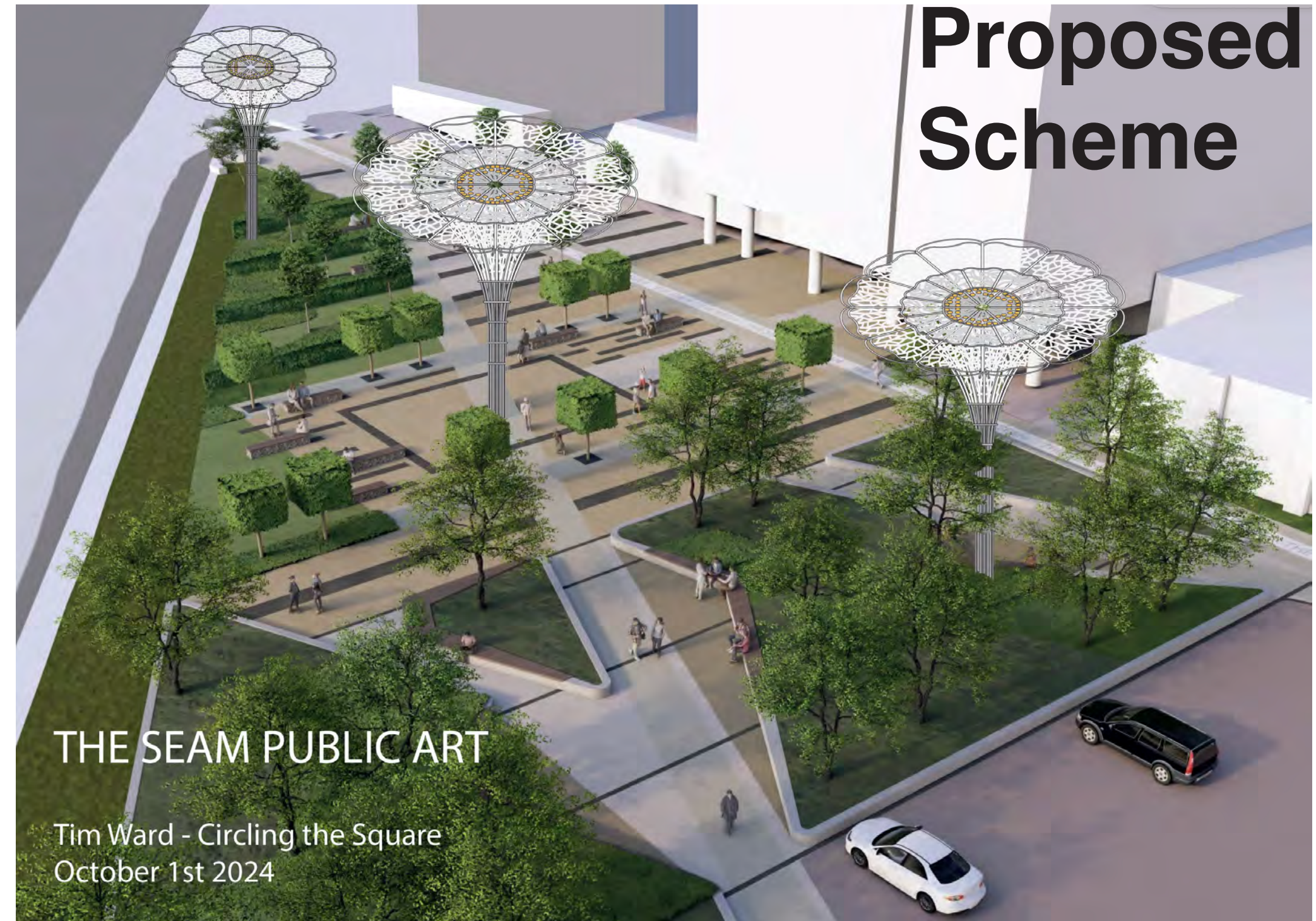
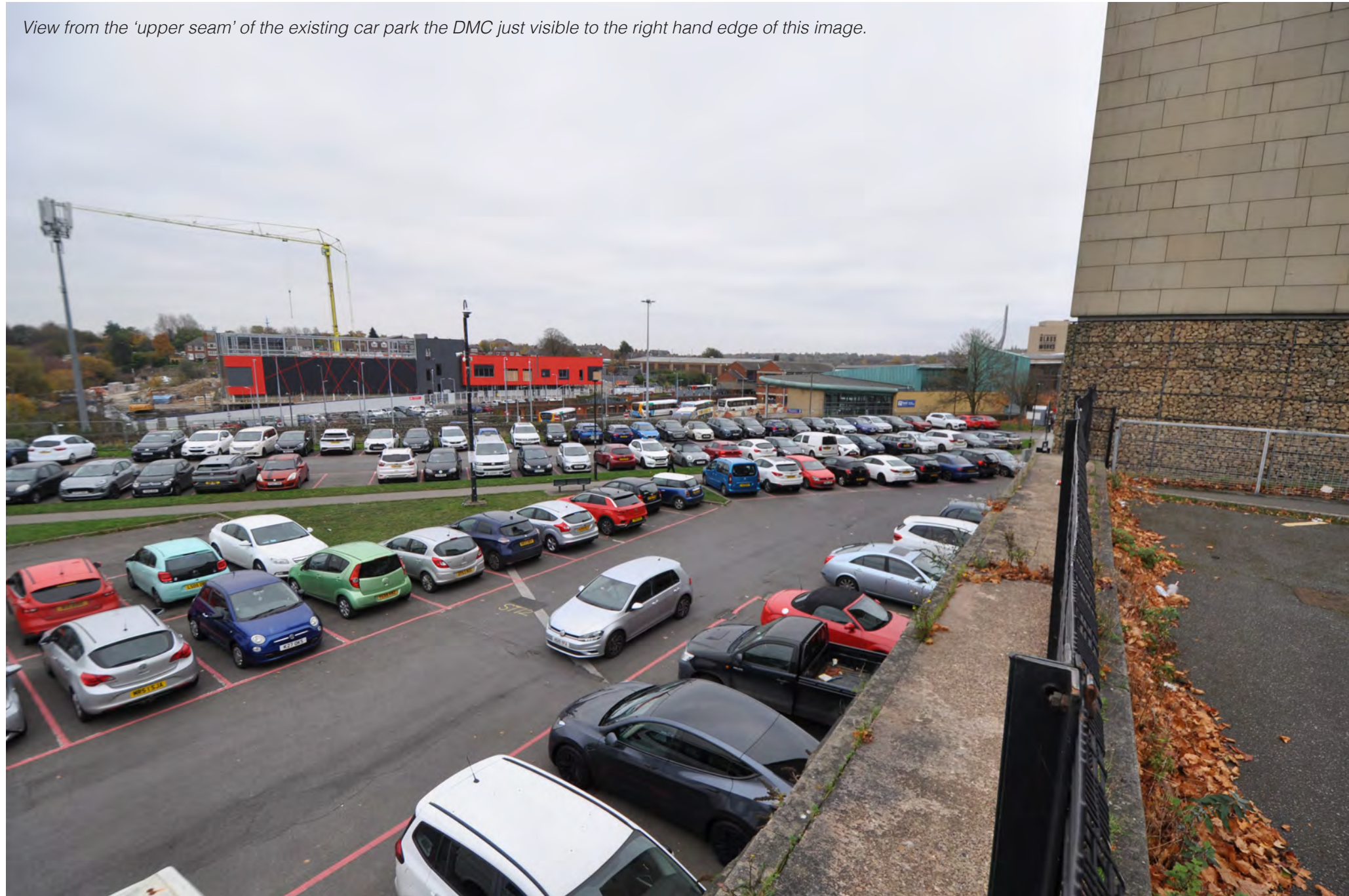
View of the DMC showing its current situation of a quality building within a car park.



View towards the site from the far end of the car park, the railway arches and the side of the DMC visible.



View from the 'upper seam' of the existing car park the DMC just visible to the right hand edge of this image.



PROPOSED SCHEME

The proposal intends to radically improve this part of Barnsley town centre and an important gateway into the DMC area through improved public realm. The scheme would not only respect the established and identified desire lines through the space but it would also introduce much greater opportunities for landscaping, planting and quality.

The scheme would have the intention of improving the site as a gateway to the DMC and as a welcome space associated with the station as well as the point of welcome from the existing car park.

Materials appear to be robust, locally distinctive and high quality and the addition of trees would introduce much needed green space into the town that would act as an attractor for visitors and residents as well as offering an attractive space and create a cooling effect in summer.



Proposed site plan showing the location of the refurbished car park and the proposed improved public open space to the south in front of the DMC building.



Heritage Impact Assessment



View of the site from the car park showing the DMC Building and the former railway arches that supported the line into the former Courthouse Station.

ASSESSMENT OF IMPACT

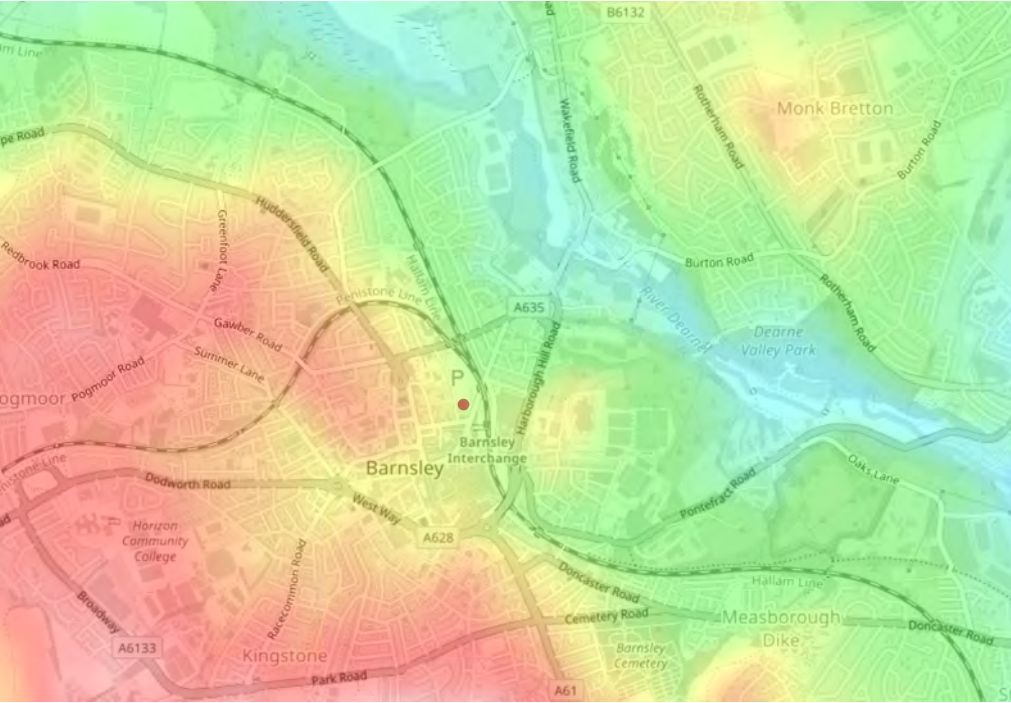
The following tables highlight the levels of impact identified through this HIA assessment and should be read in conjunction with the assessment below.

High Positive	The proposed development/alterations would have a major beneficial effect upon the significance of the heritage asset, its setting and understanding, both through tangible and intangible means.
Medium Positive	The proposed development/alterations would have a significantly beneficial effect upon the heritage asset, its setting or understanding
Low Positive	The proposed development would have a low beneficial effect through improvements to the asset, its setting that would result in some greater improvement or understanding of the asset.
Negligible/Neutral	The proposed development would have a neither a positive nor negative effect upon the asset, its setting or understanding. As such any changes would not affect the asset to any noticeable degree.
Low Adverse	The proposed development would have a low negative effect through effects to the asset or ts setting and would result in some low harm to the asset
Moderate Adverse	The proposed development/alterations would have a significantly negative effect upon the heritage asset, its setting or understanding
High Adverse	The proposed development/alterations would have a major negative effect upon the significance of the heritage asset, its setting and understanding.

HERITAGE IMPACT ASSESSMENT

The proposals would have the potential to affect the immediate setting of one, possibly two Listed Buildings within the town centre (These are the Grade II Listed The Old Courthouse and the Queens Court Business Centre respectively). The setting of several more designated assets could also be affected but this would only affect the wider setting and would be indirect and likely of very low magnitude.

This HIA also undertook a wider level of assessment so as to ensure completeness with regards identified heritage assets and Locally Listed structures The panoramic images below illustrate the approximate location of the site as a red band of colour. This is purely to give an impression of where the site is in relation to the scene and does not refer in any way to the height nor extent of the proposal. Where the site is not visible no such device has been used.



Contribution of the Site in its Current State to the Character and Appearance of the Barnsley Regent Street, Church Street and Market Hill Conservation Area (CA)

Historically the site was a functional area of land. Either through it being open agriculture, as it likely was before the railways, or as railway sidings and then railway station. It has therefore never truly added to the character or appearance of the town other than through its industrial history.

Although this is obviously of some significance to Barnsley, this situation is long gone and today the site is surface car parking that extends over some considerable amount of land. In this respect, although the site provides a welcome to visitors, it is not until they reach Regent Street that they fully perceive the positive welcome that such a ‘gateway’ should provide.

As such the site currently **detracts** from the character and appearance of the Conservation Area and represents an **Opportunity for Enhancement**.

Assessment of Impact of the Proposal Upon the Barnsley Regent Street, Church Street and Market Hill Conservation Area (CA)

As mentioned above the CA is significant due to several factors, not least its planned medieval core that later grew into the industrial and commercial hub from the Georgian period onwards. New formal streets such as Regent Street created dramatic additions to the older street layout and this, in turn, resulted in the town maintaining its regional attraction both the industry and leisure. Its role within the South Yorkshire Coalfields gave the town much of its identity and today this tradition is being carried forward in new digital industries. The CA is largely encompassed on the side of the hillside with views extending over towards Monk Bretton to the North East. The application is located upon the lower slopes of the town. The medieval core, as well as the later civic heart of the town, are located significantly higher than the

site. This height difference is actually around 15m to 20m¹.

We have not identified any potential points where significant views from within the CA would be impacted other than the view from Eldon and Midland Street facing North. This view would however terminate at this site and the public realm improvements would not be visible per se but would contribute to greater openness and activity here.

In terms of actual Harm to the historic environment, the proposed scheme would be contextual, rooted in their place and would generally be responsive to its context. The scheme would considerably enhance an underused and unattractive site within the town at least to its southern end and would improve some of the feel and perception of the surface car park farther north. The main impact therefore would be through the use of materials, street furniture and landscaping.

Impact Upon the Significance of the Barnsley Regent Street, Church Street and Market Street Conservation Area: **Low**
Harm Identified: **Medium Positive Enhancement**

1. www.topographic-map.com relates the height of the application site to be around 98m above OD . The junction to the top of Regent Street is 113m OD and Church Street, outside St Mary’s is around 121m OD.

Assessment of Impact Upon The Old Courthouse GVII

The Old Courthouse has a direct relationship to this site through its role as part of the former Courthouse Station until 1958. However, the site has very little to remind one of these days other than the terracing of the land and the remains of arched railway retaining structures. The Old Courthouse is primarily seen within its context on Regent Street where it forms the eastern or lower end. It is currently a strong attractor, being as it is well maintained and an attractive and focal point building. It also has some Communal significance through its history to the town.

The building would in many ways benefit from the public realm scheme as proposed. It would enable the building to face onto a positive area of public open space and would encourage greater numbers of pedestrians to use and loiter in this space. As a result we would expect greater commercial opportunities for this building as well as an improved visual and physical setting.

As such we find that this proposal represents a Medium/High Positive to the setting and significance of The Old Courthouse through the interventions themselves.

Impact Upon the Setting and Significance of The Old Courthouse: **Medium**
Harm Identified: **Medium/High Positive**

Enhancement

Assessment of Impact Upon the Queens Court Business Centre GVII

Like The Old Courthouse, this building sits to the lower end of Regent Street and creates something of a ‘bookend’ to this lower part of the formal approach towards the Town Hall.

The building’s setting relies both upon this formal approach and its surroundings as well as views to it along Eldon Street. It is within these views that the greatest effect would occur as the scheme would have a direct impact upon this space.

As above however, the enhancement of this space and the wider benefits of improved public realm and encouragement of more pedestrian flow will give some significant enhancement to the Listed Building through a positive effect upon its setting.

Impact Upon the Setting and Significance of Queens Court Business Centre: **Low**
Harm Identified: **Medium Positive Enhancement**

Assessment of Impact Upon Barnsley Town Hall and War Memorial GVII/GVII*

Barnsley Town Hall and the Barnsley War Memorial stand high within the landscape and the town hall’s neo classical/mid century tower

is a landmark for miles around. Both structures front onto the formal approach of Regent Street that was laid as part of 19th century remodelling of the town to enable such a formal approach to be provided. The war memorial actually predates the town hall but was intentionally planned as part of the same scheme. The site is far removed from the proposed site and there would be no direct inter visibility. However the space would provide something of a ‘counterpoint’ to the civic spaces to the top of Regent Street and would potentially encourage greater mobility and an attraction here. In this respect the town as a whole would benefit from improved spaces and the scheme would have a beneficial effect.

Impact Upon the Setting and Significance of Barnsley Town Hall and War Memorial: **Low**
Harm Identified: **Negligible/Low Positive Enhancement.**

Assessment of Impact Upon Listed Church of St Mary. GVII*

The church tower of the Church of St Mary likely dates to the 14th century with later Victorian neo Gothic rebuilding. The church stands high within the old Medieval part of the town but is very much shielded from the application site by other buildings and trees.

As above the improved public realm would make the wider cityscape more attractive and the enhancement of the DMC quarter would help improve and enhance activity around the

church area which would be very positive.

Impact Upon the Setting and Significance of St Mary’s: **Low**
Harm Identified: **Negligible/Low Positive Enhancement**

Assessment of Impact Upon Locally Listed Buildings.

Several Non Listed buildings have been identified both within and without the Conservation Area. These include some fine buildings within the CA that contribute both the story of Barnsley and its social and architectural fabric. Such buildings, such as the Cooper Gallery and Drill Hall on Eastgate are, like St Mary’s set higher than the site and are some distance away from it. However, there could be some indirect impact but this would be largely positive.

Impact Upon the Setting and Significance of Locally Listed Buildings here: **Low**
Harm Identified: **Negligible/Minor Positive Enhancement**



View towards the site from outside the Town Hall with the Grade II Listed War Memorial in the foreground. There should be no perceivable difference to this view caused by the scheme.*



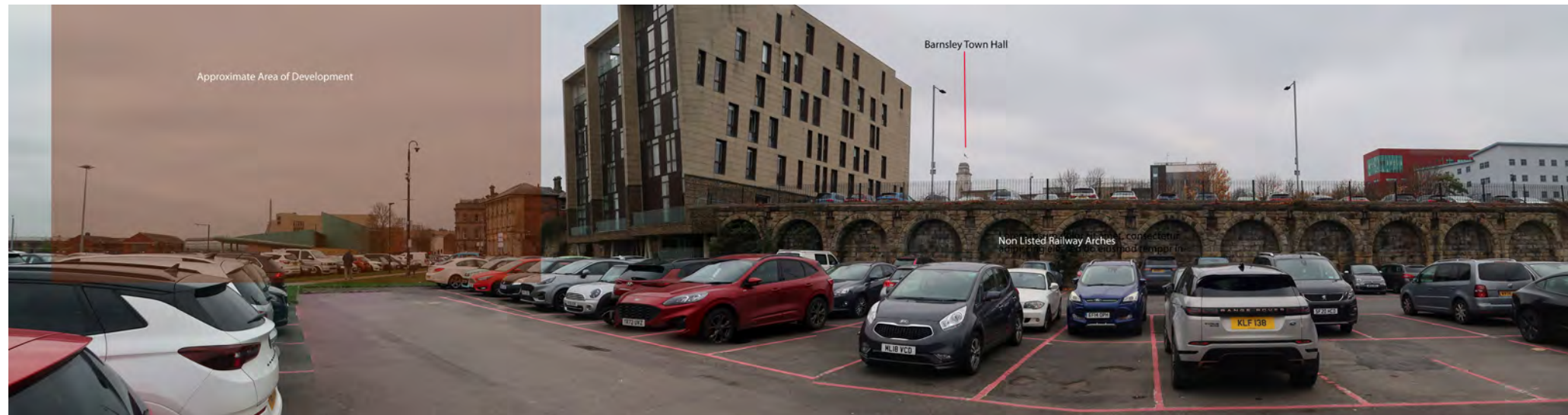
View towards the site from Eldon Street at the junction of Midland Street with the transport interchange to the right. The scheme would not be visible from here but would encourage positive use of the space and therefore have the potential to enhance Regent Street and the DMC.



View of the site from near to the junction of Eldon Street and Regent Street with the Old Courthouse and DMC visible. The public space would be visible from here and become something of an attractor which would encourage use and activity of this space.



View from Regent Street opposite The Old Courthouse. The site is to the right of the Listed Building and would likely remove attention from the plethora of highway lamp columns and traffic lights to the area's benefit.



View towards the site of the public realm enhancement from the car park. Note the old railway arches and the glimpse of the town hall. The improved public realm will be an undeniably enhancement of this space and would provide a welcome into the town.



View towards the site from the 'Upper Seam' car park with the DMC visible at the far end. The CA boundary is to the right to the rear of the buildings visible here. Once again, the scheme would not be visible from here but could have a positive catalytic effect.

ASSESSMENT OF OVERALL IMPACT

The assessment has identified Low to Medium Positive Enhancement for the most part through these proposals that would create many benefits not just for the physical environment and setting of the heritage assets, but also lead to indirect benefits in terms of extra footfall, increased commercial opportunities etc.

The scheme would therefore offer great benefits as a gateway into the town and into the DMC area. This would encourage use, security and would be in the same spirit as the Act of Parliament in 1838 that sought to do exactly the same! Improve the public spaces of Barnsley for the future!

Despite this it is still important to realise the direct and indirect Public Benefits that can come from such a scheme and, in our opinion, these benefits encompass, but are not limited to, the following:

- Enhancement of the town centre offer of Barnsley.

The proposals offer a new dynamic to what is, in Barnsley, a rare survival of a thriving market town in the 21st century. Through investment in public realm and high quality public spaces, the town can realise indirect benefits to its rich heritage through greater investment confidence, better economic prospects and a better setting to its cultural assets. This in turn enables greater flexibility of investment and enables the heritage assets to maintain their place as Unique Selling Points and Assets for the town.

- Improvement of Setting of Listed Buildings

The proposal will offer significant physical improvements to the immediate setting of some of the identified heritage assets as outlined above. The change of the public realm from car park to high quality public space, not only creates a better welcome and place to use for residents and visitors, but it also vastly improves the setting of these

Listed Buildings.

- Encouraging Public Movement

The scheme will encourage public use of the spaces around the lower end of Regent Street and encourage people to spend more time and, in turn, allow natural surveillance of the area to become the norm. Not only would this result in more customers to the buildings, it would also make the Listed Buildings near here more desirable to occupy. Moreover, the extra safety and security provided by greater public use would prevent vandalism or the fear of crime, especially heritage crime to some of the heritage assets nearby.

Even therefore should harm be identified, we advance the case that the above Public Benefits outweigh any such impact and make the scheme acceptable.

Summary & Conclusions



General view of some of the quality recent public realm in Barnsley.

SUMMARY

The proposed scheme would considerably enhance the functionality, understanding and future proofing of this important gateway site into Barnsley.

The proposed public realm scheme and car park improvements will enhance this part of the town and the proposed public realm will enable greater use and custodianship of these spaces. As a result it is likely that the heritage assets will have a better future as important elements within and around this space.

The overall effect of this proposal would be overwhelmingly positive, mainly because this proposal would offer considerable enhancement of the space within this site.

The scheme would therefore generally result in a Medium Positive effect and, ultimately this proposal will be positive and help the future energy of Barnsley's renaissance to be sustained through good, contextual design and responsive, creative placemaking for the 21st century.

As such, we advance the case that this proposal meets the tests set out in National and Local Planning Policy Guidance and should be approved.



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APPENDIX A - LIST DESCRIPTIONS OF ASSETS CUMULATIVELY ASSESSED.

41 Listed Sites within 500m of site and within Conservation Area

- Former Yorkshire Bank
Heritage Category: Listed Building
Grade: II
List Entry Number: 1191723
- K6 Telephone Kiosk outside numbers 19-21 (Barnsley Building Society)
Heritage Category: Listed Building
Grade: II
List Entry Number: 1151131
- 1 AND 3, PEEL SQUARE
Heritage Category: Listed Building
Grade: II
List Entry Number: 1151160
- TEMPERANCE HALL
Heritage Category: Listed Building
Grade: II
List Entry Number: 1151161
- The Courthouse Station
Heritage Category: Listed Building
Grade: II
List Entry Number: 1151122
- K6 TELEPHONE KIOSK OUTSIDE NUMBER 13 (ROYAL BANK OF SCOTLAND)
Heritage Category: Listed Building
Grade: II
List Entry Number: 1151130
- CASS'S WAREHOUSE
Heritage Category: Listed Building
Grade: II
List Entry Number: 1151124
- THE THEATRE ROYAL
Heritage Category: Listed Building
Grade: II
List Entry Number: 1151126
- 5 Peel Square

- Heritage Category: Listed Building
Grade: II
List Entry Number: 1191881
- TOWN HALL INCLUDING ATTACHED RAILINGS
Heritage Category: Listed Building
Grade: II
List Entry Number: 1151143
 - The Civic Hall, including 44a, 46, 48, 52, 54 and 56 Eldon Street
Heritage Category: Listed Building
Grade: II
List Entry Number: 1151151
 - GATEPIERS AND WALLS TO CHURCH YARD OF CHURCH OF ST MARY
Heritage Category: Listed Building
Grade: II
List Entry Number: 1151145
 - Barnsley War Memorial
Heritage Category: Listed Building
Grade: II*
List Entry Number: 1151144
 - 41-43 Church Street, Barnsley, South Yorkshire
Heritage Category: Listed Building
Grade: II
List Entry Number: 1435194
 - YORKSHIRE BANK, PEEL SQUARE INCLUDING NUMBER 19 MARKET HILL
Heritage Category: Listed Building
Grade: II
List Entry Number: 1191865
 - Queens Court Business Centre and attached railings to front
Heritage Category: Listed Building
Grade: II
List Entry Number: 1286809
 - 13 AND 15, REGENT STREET
Heritage Category: Listed Building
Grade: II
List Entry Number: 1191966

- 23, CHURCH STREET
Heritage Category: Listed Building
Grade: II
List Entry Number: 1315006
- FORMER CARRIAGE HOUSE TO CASS'S WAREHOUSE
Heritage Category: Listed Building
Grade: II
List Entry Number: 1286819
- 12 AND 14, MARKET HILL
Heritage Category: Listed Building
Grade: II
List Entry Number: 1286924
- 5 AND 7, REGENT STREET
Heritage Category: Listed Building
Grade: II
List Entry Number: 1191959
- 14 AND 16, REGENT STREET
Heritage Category: Listed Building
Grade: II
List Entry Number: 1191936
- PREMISES OF THE NATIONAL UNION OF MINERS
Heritage Category: Listed Building
Grade: II
List Entry Number: 1151125
- 8 AND 10, REGENT STREET (See details for further address information)
Heritage Category: Listed Building
Grade: II
List Entry Number: 1191920
- 17 21 AND 23, REGENT STREET
Heritage Category: Listed Building
Grade: II
List Entry Number: 1315039
- THE OLD POST OFFICE (BETWEEN NUMBERS 3 AND 5)
Heritage Category: Listed Building
Grade: II
List Entry Number: 1315038
- 1, QUEEN STREET
Heritage Category: Listed Building
Grade: II

- List Entry Number: 1315037
- PIERS, WALL AND RAILINGS TO FRONT AREA OF COURT HOUSE BUILDING
Heritage Category: Listed Building
Grade: II
List Entry Number: 1191951
 - PIERS AND RAILINGS TO FRONT OF TOWN HALL INCLUDING STEPS
Heritage Category: Listed Building
Grade: II
List Entry Number: 1315007
 - The White Bear
Heritage Category: Listed Building
Grade: II
List Entry Number: 1151142
 - PREMISES OF COOPERATIVE STORE
Heritage Category: Listed Building
Grade: II
List Entry Number: 1191770
 - 15, MARKET HILL
Heritage Category: Listed Building
Grade: II
List Entry Number: 1191744
 - WAREHOUSE BUILDING AT EAST END
Heritage Category: Listed Building
Grade: II
List Entry Number: 1191618
 - Church of St Mary
Heritage Category: Listed Building
Grade: II*
List Entry Number: 1315008
 - FORMER CARRIAGE HOUSE TO NO 17
Heritage Category: Listed Building
Grade: II
List Entry Number: 1151154
 - 17, HUDDERSFIELD ROAD
Heritage Category: Listed Building
Grade: II
List Entry Number: 1286972

- THE OLD NUMBER 7 PUBLIC HOUSE
Heritage Category: Listed Building
Grade: II
List Entry Number: 1151158
- 9, REGENT STREET
Heritage Category: Listed Building
Grade: II
List Entry Number: 1151123
- The Old Courthouse
Heritage Category: Listed Building
Grade: II
List Entry Number: 1151121
- MOUNTING BLOCK/KENNEL AT ENTRANCE TO NO 17
Heritage Category: Listed Building
Grade: II
List Entry Number: 1151155
- 16, MARKET HILL
Heritage Category: Listed Building
Grade: II
List Entry Number: 1151157

SPECIFIC BUILDINGS ASSESSED

REGENT STREET (north side) No 24 (The Courthouse Station) GV II

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

Piers, wall and railings to front area of Court House Building GV II

Piers, wall and railings. 1861 by Reeves. Five square ashlar piers with vermiculated panels and moulded caps, one with ornamental cast-iron lamp standard. Low ashlar wall with rounded coping. Heavy cast-iron railings with bulbous rails and bars. Included for group value.

Listing NGR: SE3462106566

Queens Court Business Centre GVII

Former hotel, attached shop and house (Eldon Street) built in late the 1860s for James Fox to designs by Wade and Turner. Shops and billiard room, cellarage

and stores (Regent Street) built in 1872 for James Fox to designs by Turner. Narrow infill block between the hotel and Regent Street building built in late 1872. Single-storey range built on south side of rear yard (Regent Street South) in 1873, heightened to two storeys in 1874. Extra storey added to Regent Street block in early to mid-C20; attic storey added to the Regent Street block and former store/warehouse range to its rear in late C20 or early C21. Read the official list entry to find out more.

Barnsley Town Hall GVII

SE3406NW BARNSELEY CHURCH STREET SE3406SW (west side), Barnsley 8/10 Town Hall including 9/10 attached railings GV II Town Hall and attached railings. 1933 by Briggs and Thornely of Liverpool. Portland stone, brick infill panels at rear. Classical style. 3 storeys plus basement to front due to sloping ground. 21 bays by 10 bays with 2 internal courtyards. Symmetrical facade of 8, 5 and 8 bays. The central 5 bays break forward and are surmounted by a tall square tower. Rusticated ground floor with band above. Central square-headed portal with dentilled cornice surmounted by anthemion acroteria and a central cartouche with scroll support. Foundation tablets to each side. A giant, Corinthian distyle in antis loggia with clasping pilasters to each side on 1st and 2nd floors of the central 5 bays. 3 tall round-arched windows with glazing bars to the back wall. Iron balustrade. The single square-headed window to each side has a small cornice on console brackets and a large panel above. Windows to other bays are 20-pane casements, with 16 panes to the

smaller 2nd-floor windows. Deep frieze and cornice and deep parapet which is balustraded over the central 3 bays. The 3-stage reducing square tower sits on a square base with corner urns. The 1st stage has a large niche to each face, and in each is set a square-headed window with fluted Doric colonnettes supporting a full entablature with urns. Below the niche on the facade side is a relief of the Barnsley County Borough coat of arms with its supporters: a miner and a glass-blower. Corner urns surmount the 1st stage. A clock face to each side of the 2nd stage which has a Doric entablature with anthemion acroteria. The final stage has a triple group of slender lights, a deep, swagged frieze with acroteria and stepped blocking courses. The rear elevation has 5 central bays with a 1st and 2nd floor giant order of square piers and pilasters with ornamental capitals. The centre 3 bays form a loggia whose lower part (1st floor) is infilled with tripled windows. Other windows are casements as before. The left and right return elevations have 8 central bays and wide corner bays which break forward slightly and are framed at 1st- and 2nd-floor levels by giant fluted Corinthian pilasters. 1st-floor windows to corner bays have cornices, the rest are 16 and 20-pane casements as before.

Interior: entrance hall with good central staircase with decorative cast-iron balustrade and bronze handrail and newels. Dentilled plaster friezes, decorated with anthemion. Glazed dome over stairwell. Terrazzo fluted piers. The Council chamber has walnut panels and fluted Corinthian pilasters, original fittings and good detailing.

Attached railings: square, Portland stone panelled piers, dwarf wall and heavy cast-iron railings are attached at front and continue around the building. Round, cast-iron fluted bars with square bosses, pineapple finials and round section rails. Two fluted, ornamental lamp standards with later lamp housings, to each side of entrance. The Town Hall was opened by H.R.H. Edward, Prince of Wales on 14th December 1933.

Barnsley War Memorial GVII*

Church Street, Barnsley, S70 2AB
The building or site itself may lie within the boundary of more than one authority.
District:
Barnsley (Metropolitan Authority)
Parish:
Non Civil Parish
National Grid Reference:
SE3440606528
Summary
FirstWorldWar memorial, 1925,with minor post-Second World War amendment. Sculptor John Tweed, architect William Thomas Curtis.

SE3406NW BARNSELEY CHURCH STREET SE3406SW (west side), Barnsley 8/11 Piers and railings 9/11 to front of Town Hall including steps. GV II Piers, railings and steps. 1933 by Briggs and Thornely of Liverpool. Square, panelled Portland stone piers, dwarf walls and heavy cast-iron railings, with round fluted bars, square bosses, pineapple finials and round rails. The corner piers have ornamental cast-iron lamp standards, 2 of which have early lamp housing. The railings enclose two landscaped areas between which are wide flights of

stone steps and the War Memorial (q.v.). Important townscape value. Included for group value.

Church of St. Mary GV II*

Church. Tower c1400, the rest 1822 by Woodhead and Hurst, interior restored c1870 by G. F. Bodley and further alterations by Wade and Turner in 1885 . The tower is of deeply-coursed rubble, the rest ashlar. Welsh slate roof. Perpendicular west tower, the rest is in Early English style. West tower, five-bay nave with aisles and north and south porches, two bay chancel with one bay side chapels. Later vestry to north (in keeping). Tower: two tall stages with diagonal buttresses. West door under three-light C19 window with Perpendicular tracery. Two-light belfry openings with trefoil cusped lights. C19 crenellated parapet with eight crocketed pinnacles. The rest of the church has mainly narrow three-light windows with cusped intersecting tracery. The east window is of five lights with Perpendicular tracery probably part of c1870 restoration. The porches are square. Aisles are flat-roofed; the nave roof low-pitched. Crenellated ashlar parapets, with tall crocketed pinnacles to nave and aisles.

Interior: five bay north and south arcades on clustered piers. Panelled nave and aisle roofs, ribbed chancel roof. Good, geometrical chancel screen with iron grill, by G. F. Bodley. Two, large painted panels in eared architraves at foot of tower, with list of Donors to the poor from the C15 to early C18. Several wall memorials from mid C18 to early C19. Good late C19 stained glass to north aisle. Early C19 stained glass of four evangelists in north

chapel, reset from east window. Other late C19 stained glass to south aisle.

LOCALLY LISTED SITES

53 Eldon St

A tall, 5-storey building of red brick with sandstone detailing, including sandstone quoins and stone decoration around the upper floor windows. Originally dual aspect, with elevations towards Eldon Street and Regent Street South. The east elevation is now partially hidden by surrounding buildings, although it can still be seen from the alley between Eldon Street and Mandela Gardens.

The Drill Hall, Eastgate

The free standing building was purpose built, prior to the First World War in 1897, as a Drill Hall at a cost of £4,300 raised by public subscription. There is a stone carved plaque commemorating the date of 1897 above the door on the Eastgate elevation.

33-35 Church Street. Barnsley Grammar School

The buildings at 33-35 Church Street, opposite St Mary’s Church in Barnsley, consist of the historic Barnsley Grammar School and Headmaster’s House, which date from the eighteenth century. The school building was converted into The Cooper Gallery in 1914 and remains used as an art gallery to this day. The Headmaster’s House is occupied by a firm of solicitors. In the 1900s lack of space restricted development and could not house growing pupil numbers with

the result that the school, now Barnsley Holgate Grammar School, moved to a new building in 1912. Samuel Joshua Cooper purchased the land and buildings to provide an art gallery for the people of Barnsley and to place his own art collection there for all to freely enjoy. The Cooper Gallery opened in 1914. Cooper arranged for a board of Trustees to establish and maintain the Gallery. The Headmaster’s House, although still owned by the Trustees, is occupied as solicitors’ offices. Two buildings comprise the Church Street frontage. The former Grammar School building is an unassuming two storey building, typical of its time. The Headmaster’s House is very distinct and hard to ascribe to any particular architectural style; its robust elaborate form has the bearing of authority in line with the use for which it was built. There is nothing in quite the same style in Barnsley. A portico was added to the frontage of the school building to give an impressive entrance to the Cooper Gallery for its opening in 1914. Other original features of the gallery include the coat of arms above the front door representing both Cooper and his wife and stained-glass bearing Cooper’s initials. Projecting glass bays were also added to the frontage at a later time as part of its function as a gallery. The extensions to the rear reflect the need to firstly expand the school and then for additional galleries to house donated art collections. Within the curtilage, is a late Georgian / early Victorian stone-built dwelling on Eastgate, incorporated in 2019 into the Cooper Gallery.



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