

Heritage Statement

The Lemon Tree,
5 Peel Square, Barnsley



June 2021

Client	Hartwood Estates Ltd	
Site name	The Lemon Tree, 5 Peel Square, Barnsley	
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Contents

1	Introduction	2
	Site location	2
	Aims of the heritage statement	2
	Planning context	2
	Best practice and guidance	4
2	Method of assessment	5
	Data sources	5
	Site visit	5
3	Historical context	6
	Historic background	6
	Heritage assets within the vicinity of the proposed development	7
	The Lemon Tree	7
4	Statement of significance	9
	Alterations	9
	Condition	9
5	Statement of Impact	11
	The impact of the proposed works	11
	Conclusions	12

1 Introduction

- 1.1. Hartwood Estates Ltd has appointed Heritage Archaeology Ltd to provide a Heritage Statement for proposed works to a grade II listed building; The Lemon Tree, 5 Peel Square, Barnsley (listed as The White Hart Public House). The proposed works require an application for Listed Building Consent.

Site location

- 1.2. The site is located at 5 Peel Square, Barnsley, S70 2QT, national grid reference SE34420634. The local planning authority is Barnsley Metropolitan Borough Council (Barnsley Council).

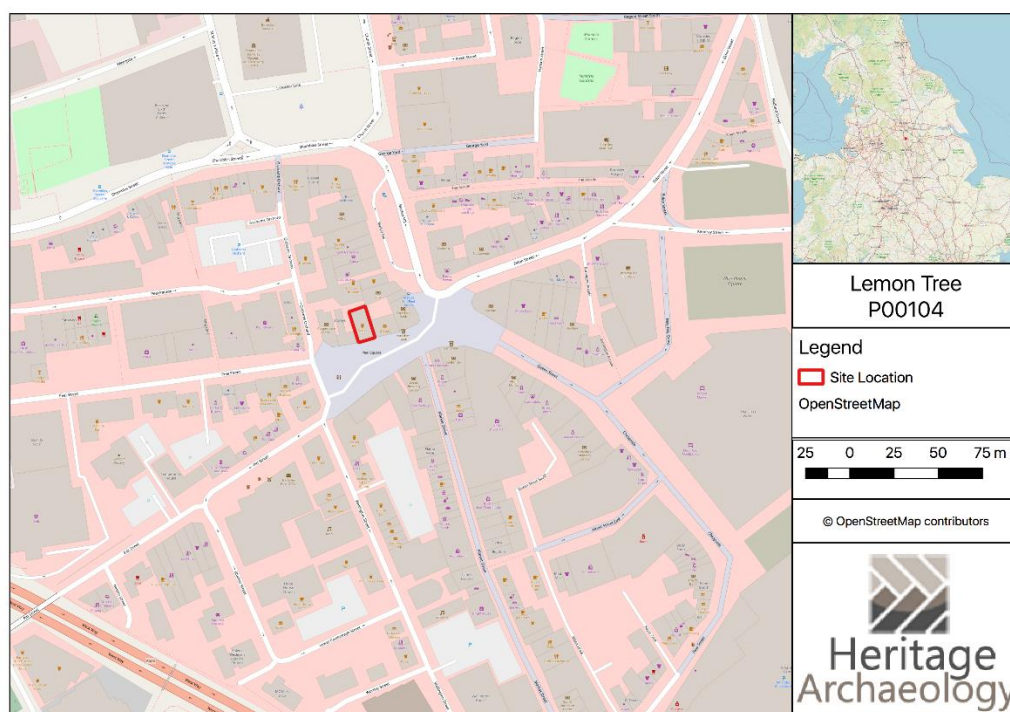


Figure 1: Site Location

Aims of the heritage statement

- 1.3. This heritage statement provides a description of the character and heritage significance of 5 Peel Square, and particularly those parts of it that are affected by the current proposals for Listed Building Consent.

Planning context

The Planning (Listed Buildings and Conservation Areas) Act, 1990

- 1.4. The Act states that in considering whether to grant planning permission for development which affects a listed building or its setting, the decision maker shall have special regard to the desirability of preserving the building or its setting (section 66).

Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area (section 72).

The National Planning Policy Framework (NPPF), 2019

- 1.5. The National Planning Policy Framework February 2019 (NPPF) sets out the Government's planning policies for England and how should be applied. Paragraph 189 advises local planning authorities to require an applicant to describe the significance of any heritage assets affected by their proposal, including any contribution made by their setting. It states that *"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"*.
- 1.6. Paragraph 194 of the NPPF notes that the significance of a heritage asset can be harmed or lost through alteration or destruction of the heritage asset, or development within its setting.
- 1.7. Paragraph 195 directs that applications that would lead to substantial harm to or total loss of significance of a designated heritage asset should be refused unless it can be demonstrated that the harm is necessary to achieve substantial public benefit.
- 1.8. Paragraph 196 of the NPPF directs that less than substantial harm should be weighed against the public benefits of the proposal.
- 1.9. Paragraph 201 relates to conservation areas, stating that *"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 195 or less than substantial harm under paragraph 196, 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."*

Barnsley Local Plan (Adopted January 2019)

- 1.10. Policy HE3 relates to development affecting Historic Buildings, and states that:
 - *Proposal involving additions or alterations to listed buildings or building of evidential historic significance such as locally listed buildings (or their setting) should seek to conserve and where appropriate enhance that building's significance. In such circumstances proposals will be expected to:*
 - *Respect historic precedents of scale, form, massing, architectural detail and the use of appropriate materials that contribute to the special interest of a building;*
 - *Capitalise on opportunities to better reveal the significance of a building where elements exist that detract from its special interest.*

Best practice and guidance

1.11. The following guidance documents have been referenced in preparing this report.

- Historic Environment Good Practice Advice in Planning 2, Managing significance in decision-taking in the historic environment, Historic England, 2015
- Historic Environment Good Practice Advice in Planning 3, 2nd Edition (GPA3): The Setting of Heritage Assets, Historic England, 2017
- Conservation Principles; Policy for the Sustainable Management of the Historic Environment, Historic England 2008
- Chartered Institute for Archaeologists, Standard and guidance for historic environment desk-based assessment, CIFA, 2017
- Historic England, 2019, Statements of Heritage Significance, Analysing Significance in Heritage Assets, Historic England Advice Note 12.

1.12. Historic England, in GPA2 (pages 2-8), provides advice on the assessment of significance as part of the application process. The guidance notes that it is important to understand the nature, extent and level of significance of heritage assets (the heritage value) that may be affected.

1.13. Conservation Principles sets out Historic England's recommended approach to making decisions about the historic environment. The document identifies the heritage interest (or values) that can be attached to places to help define heritage significance:

- Historical interest (or value): the way in which a heritage asset can illustrate past people, events and aspects of life, includes the associative, illustrative and communal historic values that a heritage asset can hold;
- Archaeological interest (or evidential value): a heritage asset can hold, or potentially hold, evidence of past human activity that can be revealed through investigation;
- Architectural interest (or aesthetic value): This derives from a contemporary appreciation of the asset's aesthetics, as well as original design intention.

2 Method of assessment

Data sources

2.1. The following data sources were consulted in compiling this report:

- National Heritage List for England (NHLE), Historic England data on designated heritage assets;
- South Yorkshire Sites and Monuments Record (viewed online via Heritage Gateway);
- The National Record of the Historic Environment (also known as PastScape), maintained by Historic England and viewed via the Heritage Gateway website;
- Barnsley Council data (particularly conservation area appraisals);
- Local online archive data; and
- Historic Ordnance Survey mapping.

Site visit

2.2. The site was visited on 15th June 2021.

3 Historical context

Historic background

- 3.1. Barnsley is first documented as a settlement in the Domesday Book of 1086, although the place name suggests that there may have been a settlement here before the Norman conquest of 1066. Domesday Book records a small settlement. However, it grew through the medieval period. Monk Bretton Priory was established to the east of Barnsley in the mid-12th century, the Priory controlled extensive lands throughout the borough. In 1249 Barnsley was granted a charter to hold an annual fair and weekly market, marking the development of Barnsley from a small village in the 11th century to a commercial centre in the 13th. The economy of Barnsley at this time is likely to have primarily been as a commercial centre for the surrounding agricultural economy.
- 3.2. In the late 14th century the first leases were awarded for coal mining in the area and marked a shift to a more industrial economy for the town. Further coal pits were opened in the area in the 15th and 16th centuries and Barnsley profited as a town from this industry. A stage coach was established to run from Barnsley to London in the late 17th century and it was also during the 17th century that the first glass blowing began in Barnsley. The population of Barnsley continued to grow as a consequence of the improved transport links and increasing industrial activity and pressure on land resulted in Enclosure Acts of the late 18th century which allowed building on commons and moors, leading to an increase in the town's size and industrialisation. The Barnsley Canal opened at the end of the 18th century, increasing the town's transport network and further increasing its industrial prosperity.
- 3.3. During the first half of the 19th century the coal, glass and linen industries, and good transport networks saw Barnsley grow considerably, along with many towns in the north during the period of the Industrial Revolution. The Barnsley Municipal Borough was created in 1869 and many town improvements made to cater for the still growing population. The town continued to prosper into the 20th century, but the closure of a number of the coal mines during the late 20th century has impacted the town.
- 3.4. St Mary's Church has a 14th century tower and a building on Church Street has been dated to the 15th century, illustrating the core of medieval settlement. Historic mapping shows that the town developed along Church Street and Market Hill, then extended to the south along Sheffield Road and to the east and west along Peel Street and Eldon Street. Detailed Ordnance Survey mapping starts from the mid-19th century and shows the area of Peel Square as already well developed by the 1850s, although at this point the building at No. 5 Peel Square is not extant and it is not called Peel Square. The White Hart Public House is shown on the 1852 map, along with White Hart Yard, but on a different footprint and orientation. The current building is shown for the first time on the 1889 map. The building's plan then remains unchanged on mapping throughout the late 19th and into the 20th century and it is still annotated on the Ordnance Survey

map of 1984-88 as The White Hart Public House. Peel Square changes little on its northern side through the 20th century, although the southern side of the Square has seen some later 20th century redevelopment.

Heritage assets within the vicinity of the proposed development

- 3.5. The White Hart Public House (5 Peel Square, now The Lemon Tree) is a grade II listed building. It is specifically listed for group value and forms a row with the adjacent properties of 7-9 Peel Square, 1-3 Peel Square, and The Yorkshire Bank on the corner of Peel Square. All have a similar Italianate style of architecture and building materials. 1-3 Peel Square and The Yorkshire Bank are also both grade II listed, No. 7-9 Peel Square is in the same style as 5 Peel Square, although at ground floor it has been more altered, and it is not listed.
- 3.6. These buildings are within the Regent Street/ Church Street/ Market Hill (Barnsley Old Town) conservation area. There is no published conservation area appraisal for this conservation area, although its character and appearance is predominantly associated with the fine architectural of a commercial town centre and includes built open spaces (the market places) and a mixture of mainly 19th and 20th century shops, banks, public houses and other commercial premises.

The Lemon Tree

- 3.7. The Lemon Tree, 5 Peel Square, is listed as The White Hart Public House. It was first listed in 1986. Its list description is as follows:

List Entry Number: 1191881

THE WHITE HART PUBLIC HOUSE, PEEL SQUARE

The White Hart Public House GV II Public house, part of row. Late C19. Ashlar. Welsh slate roof. 3 storeys, 3 bays. Italianate style. Rusticated ground floor and quoins. Segmental-headed carriage entrance to left with voussoirs and large panelled keystone, now part-blocked with C20 doorway. Sash windows throughout. Ground floor: tripled windows to right with segmental-headed lights each with elongated, dropped, panelled keystone and apron. Ground-floor cornice. 1st and 2nd floors are symmetrical. Round-arched 1st-floor windows in architraves with pilasters, carved motifs in spandrels, deep friezes and cornices. Segmental-headed 2nd-floor windows with eared and shouldered architraves and long keystones, all on sill band. Heavily modillioned moulded eaves cornice. Parapet. Included for group value.

- 3.8. The building appears to have been purpose built as a hotel or inn. It is not shown on mapping dated to 1852 (which shows a building annotated as The White Hart on a different orientation) but is shown on the 1889 1:500 scale Ordnance Survey Town Plan. The Yorkshire Bank list description dates that building to 1857. However documentary sources suggest a later date of construction for No. 5 Peel Square. The White Hart Inn

was trading in 1851, with Henry Smith 'inn keeper' recorded in the census of that date. The 1861 census records 'The White Hart Inn' as No. 11 Peel Square and as being occupied by Henry Smith, an Inn Keeper, with his family and servants. Henry Smith is still listed as an Inn Keeper at the White Hart in the 1871 census, but on that census the address is recorded as No. 5 Peel Square. Henry Smith is still recorded at The White Hart in 1881, this time recorded as No. 7 Peel Square. By the 1911 census the White Hart Hotel is listed as being occupied by Thomas Armitage 'Hotel Keeper' with his family and two servants.

- 3.9. It was subsequently tied to different breweries, but in use as a public house throughout the 20th century, and in more recent history was Macey's Bar and is currently in use as The Lemon Tree restaurant.

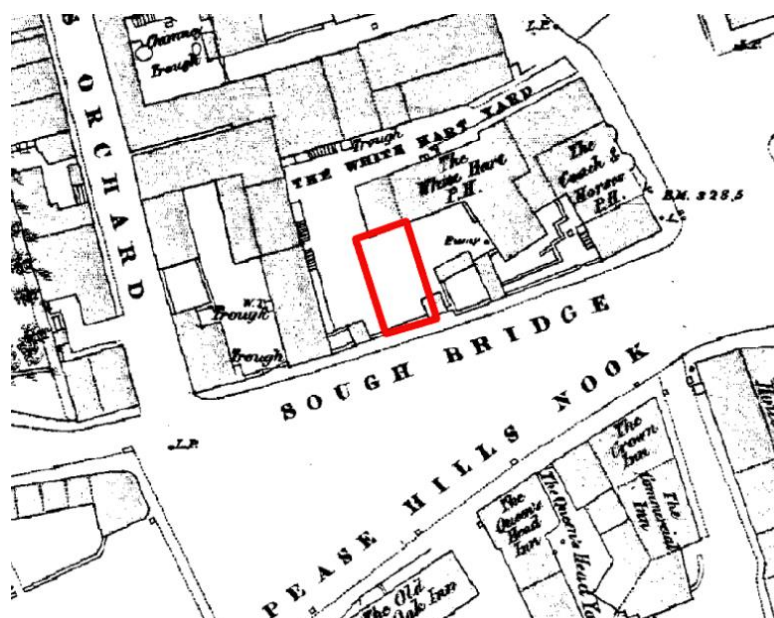


Figure 2: Ordnance Survey Town Plan, 1:1056, 1852

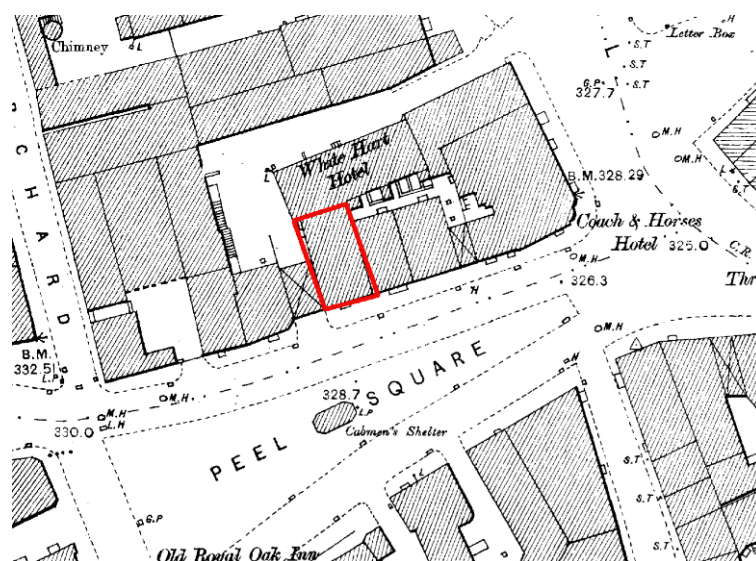


Figure 3: Ordnance Survey Town Plan, 1:500, 1889

4 Statement of significance

- 4.1. Although clearly listed for group value with the row of buildings on the north side of Peel Square, The Lemon Tree is a building that itself has high architectural and historic heritage value. This relates to its construction as part of the mid-19th century development of Barnsley during a period of economic prosperity linked to its industries of coal mining, glass manufacturing and linen production at the height of the Industrial period and just prior to the formation of the Municipal Borough. The building was part of a row that included shops, an inn, and the hotel, built around an existing square, replacing, extending and refurbishing buildings (including the previous White Hart PH) within a previously developed and laid out part of the town. The ornate style of the buildings and the materials chosen for their construction demonstrates that these were well-built properties, in a fashionable architectural style of the mid-19th century, intended to attract wealthy businesses and customers.
- 4.2. The Lemon Tree has group value with 1-3 and 7-9 Peel Square and is within the settings of these buildings, making a positive contribution to their heritage values, and vice versa.
- 4.3. The Lemon Tree is within the Barnsley Old Town conservation area and makes a positive contribution to the conservation area's character and appearance being a property that conveys the town's commercial development and highlights a particular period of prosperity and architectural style.

Alterations

- 4.4. Historic photographs suggest that the building's external appearance fronting Peel Square has changed very little over the last 100 years, although there has been a sequence of different signage on the building's façade over that period. The overall arrangement of the building's external plan fronting Peel Square is also little changed, as depicted by historic mapping.

Condition

- 4.5. Historic England advice¹ defines the categories of condition for historic buildings as follows:
- *Good: Structurally sound; weathertight; no significant repairs needed.*
 - *Fair: Structurally sound; in need of minor repair; showing signs of a lack of general maintenance.*
 - *Poor: Deteriorating masonry; leaking roof; defective rainwater goods, usually accompanied by rot outbreaks; general deterioration of most elements of the*

¹ <https://historicengland.org.uk/advice/caring-for-heritage/help-historic-buildings/assess-condition-grade-2-listed-buildings/how-to-assess-condition/>

building fabric, including external joinery; or where there has been a fire or other disaster which has affected part of the building.

- *Very bad: Structural failure or clear signs of structural instability; loss of significant areas of the roof covering, leading to major deterioration of the interior; or where there has been a major fire or other disaster affecting most of the building.*

4.6. With reference to the above, The Lemon Tree is in good condition; the building is occupied as a restaurant and is well maintained and in a good state of repair.

5 Statement of Impact

The impact of the proposed works

5.1. The proposed works comprise:

- Replacement front sign;
- Replacement external menu boards; and
- External wooden planks along the ground floor window lower external sill.

5.2. The works are cosmetic and largely replace existing fittings. No works are proposed to the building's interior, or changes to its structure.

5.3. The proposed menu boards are a replacement of three existing menu boards; the proposed boards comprise wooden surrounds with menu boards affixed to the walls by screws. Each is lit with downlights powered by external wiring. The only impact to historic fabric is the affixing of the boards and light electrical cables to the wall with screws, although this is in the context of a number of pre-existing and filled drill holes at this point on the building's façade. A number of different size and style of boards have been affixed to the wall in this location over a number of years (evident as marks on the walls and in historic photographs). The right and central boards (looking towards the buildings) are shorter than the boards being replaced, the board on the left-hand side of the door is an equivalent size.

5.4. The proposed front signage is in wood and runs across the length of the building, replacing a full-length sign of similar size. Notably, the previous signage included a further sign above the main entrance, which obscured the segmental-headed arch above the main doorway. The proposed signage reveals this allowing the historic architectural detailing of the building to be better appreciated. The proposed sign is deeper than the one it is replacing but allows for legibility of the architectural detailing around the windows at ground and first floor.

5.5. The plank across the front windows' bottom sill to the right of the main door is also wooden with metal spikes; parallel boards (without spikes) are also proposed to the left of the main door. These maintain a sense of the building's architectural symmetry. These are a new addition and are affixed to the building using coach bolts.

5.6. The proposal would result in minimal harm to the historic fabric of the building, resulting from a small number of bolts and screws into the building's masonry. The character and appearance of the building, compared to a baseline that includes previous signage and menu boards, would be little changed. The scale of the proposed signage is comparable to the signs being replaced and in some cases is slightly smaller. The main sign across the building's frontage is deeper but in a less conspicuous colour scheme and more natural materials, and it allows the segmental-headed arch over the main door to be viewed, where previously this was obscured.

- 5.7. The proposals are in keeping with the general good upkeep of the building and its association with the hospitality industry, which is consistent with this as a purpose-built hotel. The proposals would have no impact on the contribution made by No.5 Peel Square to the setting of Nos. 1-3 and 7-9 Peel Square as the proposals maintain its existing character and appearance and are not of a scale or materials that are any more visually intrusive or prominent than the signage throughout the row, or that they are replacing. The proposals would not adversely impact the character and appearance of the conservation area, conversely, they allow the building's architectural detailing to be better revealed. The retained historic use of No. 5 as a restaurant and its well-maintained façade make a positive contribution to the character and appearance of the conservation area.

Conclusions

- 5.8. The proposed works will result in minimal loss of historic fabric and a neutral change to the character and appearance of the listed building, when considered in relation to baseline conditions. The significance of the building including its character, appearance, architectural interest and historic interest would be preserved. The character, appearance and heritage values of the conservation area would also not be affected by these proposals.
- 5.9. The scale of the proposals and proposed materials are in keeping with the historic and current use of the building and do not detract from the building's architectural detailing; they allow the detailing around the main door to be better revealed.
- 5.10. In relation to the Planning (Listed Buildings and Conservation Areas Act) 1990, and policies of the NPPF, there would be no harm to the heritage values or special interest of the Listed Building and neither Section 66 or Section 72 of the 1990 Act or Paragraphs 193-196 of the NPPF are engaged. The proposals are consistent with the aims of Policy HE3 of the Barnsley Local Plan, 2019 as they respond positively to the original architecture and retain the building's character and appearance.
- 5.11. The continued use of the premises as a restaurant provides the public benefit of the building continuing to be well maintained and in optimum and viable use.