

HERITAGE STATEMENT

Proposed Office, Laundrette and Four Studio Apartments

8 Regent Street, Barnsley, S70 2EJ

Applicant	Y&B Property Ltd
Prepared by	White Agus Ltd
Date	July 2026
Application type	Full planning application and associated Listed Building Consent
Heritage asset	Grade II listed building within the Regent Street / Church Street / Market Hill Conservation Area
Proposal	Ground floor office and laundrette, with four studio apartments above

Heritage case summary

The building is an established Grade II listed town centre property with a high-quality nineteenth-century frontage.

The works are predominantly internal and are required to secure a viable mixed-use future for the building.

The frontage strategy is conservation-led: new door positions are intended to minimise stone removal and retain the existing architectural composition.

Executive Summary

Asset	Change	Approach
Grade II listed building forming part of a prominent Regent Street group.	Internal subdivision, ground-floor laundrette/office use and four studios above.	Minimise fabric loss, retain significant features and control frontage, plant and services.

This Heritage Statement has been prepared to accompany a planning application and associated Listed Building Consent submission for proposed works at 8 Regent Street, Barnsley, S70 2EJ.

The application seeks approval for the subdivision and use of the ground floor to provide an office and laundrette, together with revised upper-floor residential accommodation comprising four studio apartments.

The proposal has been assessed having regard to the Grade II listed status of the building, its location within the Regent Street / Church Street / Market Hill Conservation Area and the need to preserve the special architectural and historic interest of the heritage asset.

1. Site and Heritage Context

The application site comprises an existing three-storey building with basement accommodation located on Regent Street within Barnsley Town Centre.

The building forms part of a prominent group of historic town centre buildings. The previous officer report confirms that 8 Regent Street is Grade II listed, forms part of the wider listing incorporating 8 and 10 Regent Street and 2 Eastgate, and occupies a corner plot which contributes strongly to the group value of Regent Street and the wider conservation area.

The building lies within the Regent Street / Church Street / Market Hill Conservation Area, where the historic urban grain, traditional commercial frontages, stone architecture and civic town centre character are important elements of local distinctiveness.

The immediate context is a town centre environment where commercial activity at ground floor level and alternative uses on upper floors are typical. The proposed mixed-use arrangement therefore continues the historic pattern of active town centre use.

2. Description of the Heritage Asset

The building is a nineteenth-century listed building. The previous heritage information identifies the building as having a three-storey ashlar frontage, basement, ground, first and second floors, and a pitched natural slate roof.

Key elements of significance

Ornate ashlar frontage to Regent Street with strong group value.

Carved stone door and window surrounds, chamfered quoins and moulded string courses.

Two-storey stone oriel window, raised dentilled cornice, natural slate roof and ornamental chimneys.

Plainer rear elevation in coursed squared stone with stone heads and sills.

The principal architectural and historic significance of the building is derived from its high-quality nineteenth-century frontage, its contribution to the listed group, its town centre commercial character and its relationship with the surrounding conservation area.

Internally, the building has been altered over time and has previously been used for commercial office accommodation. The previous heritage statement noted the removal of redundant office partitions and the creation of separating walls to form residential units, with the existing entrance hallway retained as a shared area and the basement subdivided for storage.

The previous addendum identified internal features to be retained, including the second-floor hardwood guardrail, balusters, newel post and three-centred moulded archway over the second-floor landing.

3. Relevant Planning History

Application reference	2024/0111
Decision	Granted on 26 September 2024
Approved description	Change of use of first and second floors from offices to 4 no. apartments
Heritage relevance	The principle of upper-floor residential conversion and associated internal subdivision was accepted.

The previous officer report confirmed that the proposed residential conversion was acceptable in principle and that the Conservation Officer raised no objection. The report noted that there was little original fabric or detail loss, no harmful external change, and that the insertion of dividing walls for acoustic and fire separation was acceptable.

The current proposal retains the principle of four upper-floor residential units, revises the internal arrangement and introduces a laundrette use at ground floor level. The purpose of this Heritage Statement is to explain why those revisions can be accommodated without unacceptable harm to the heritage asset.

4. Proposed Works

The current proposal comprises a mixed-use arrangement which retains commercial activity at ground floor level and provides residential accommodation above.

- Subdivision of the ground floor to form a separate office and laundrette.
- Provision of a separate residential entrance to serve the upper-floor studio apartments.
- Provision of four studio apartments at first and second floor level.
- Internal lobby, fire-door and fire-separation arrangements.
- Basement storage and ancillary accommodation.
- Internal bin storage provision.
- Minor alterations to the ground floor frontage and entrance arrangement.
- Acoustic upgrading and fire protection works to support the mixed-use arrangement.

The proposed drawings show the ground floor arranged with an office, laundrette, bin store, lobby and separate studio entrance. The first and second floors are arranged as four studio apartments.

The proposed works are primarily internal and are intended to allow the building to continue in active and viable use while preserving its historic and architectural character.

5. Ground Floor Frontage Alterations

Conservation-led frontage strategy

Front shop doors to be fitted to the left-hand side of the glass.

A large glazed panel to be retained above the existing stone window sill.

The stated intention is to minimise the amount of stonework removed and preserve as much original structure as possible.

The proposal includes alterations to the ground floor frontage to provide separate access arrangements for the proposed office, laundrette and upper-floor studio apartments.

The frontage approach is considered appropriate in heritage terms because it allows the building to function effectively for the proposed uses while limiting physical intervention into historic fabric.

The detailed frontage works should be carried out carefully, using appropriate materials, detailing and fixing methods. Any cutting or removal of historic stonework should be kept to the absolute minimum necessary. Where new doors, glazing, frames or associated details are required, these should sit comfortably within the existing architectural composition and should not detract from the character of the listed frontage.

6. Internal Alterations

The internal works are required to enable the building to function as a mixed-use building with commercial uses at ground floor level and residential accommodation above.

- New partitions to form the studio apartments.
- Fire separation between commercial and residential uses.
- Acoustic separation between floors.
- New fire doors and lobby arrangements.
- Internal bin store provision.
- Basement storage arrangements.
- Service routes and ventilation associated with the proposed laundrette.

The previous officer report accepted that the insertion of dividing walls for acoustic and fire separation was necessary and acceptable in heritage terms. The current proposal follows the same principle: the internal works are functional interventions required to support the viable reuse of the building.

Any surviving internal features of significance, including the second-floor hardwood guardrail, balusters, newel post and three-centred moulded archway, should be retained and protected during the works.

7. Acoustic and Fire Protection Works

The mixed-use nature of the proposal requires appropriate acoustic and fire protection measures. These works are necessary to allow the building to operate successfully while protecting residential amenity and life safety.

Ceiling system	GenieClip and furring bar system across the entire first-floor ceiling
Insulation	100mm RWA45 insulation slab
Boarding	Two layers of 15mm FireLine board
Impact layer	3mm rubberised impact matting over the existing 6mm ply board above the floorboards to the second floor

Target performance

Approximately 46-48dB airborne sound reduction and less than 55dB impact sound, as advised by the client

A fire strategy has also been prepared for the building. The strategy describes the building as comprising basement, ground floor and two upper floors, with two ground floor units and four bedsit flats above. It identifies appropriate measures including fire alarm systems, smoke detection, FD30S doors, 60-minute compartmentation, emergency lighting and smoke ventilation.

The acoustic and fire protection works should be installed in a manner that minimises physical harm to historic fabric and avoids unnecessary intervention into significant features.

8. Laundrette Use and Heritage Considerations

Proposed use	Ground floor laundrette within part of the commercial floor space
Opening hours	8:00am to 8:00pm
Staffing	2 permanent staff initially
Future logistics	Up to 2 drivers as the business grows
Drop-off arrangement	Bagged washing brought directly into the building
External storage	None proposed

The laundrette use is considered compatible with the building's town centre location and commercial ground floor character. It would maintain activity within the building and contribute to the continued occupation and maintenance of the listed property.

From a heritage perspective, the key considerations are avoiding harm to the listed frontage, controlling external ventilation or plant, avoiding clutter or unsympathetic additions to the elevations, retaining significant internal features, carefully designing service routes and avoiding unnecessary cutting into historic stonework.

Subject to detailed control of any external vents, grilles, plant, signage or fixings, the laundrette use can be accommodated without unacceptable harm to the listed building.

9. Impact on Significance

The significance of the listed building lies primarily in its external architectural quality, its group value, its contribution to the conservation area and its historic town centre commercial character.

The proposed development would preserve those elements of significance. The building would remain in active mixed use, with commercial activity retained at ground floor level and residential accommodation above.

The proposed works are largely internal and are necessary to support the viable reuse of the building. The external alterations are limited and have been designed to minimise removal of stonework and preserve the established frontage.

Heritage balance

The proposal would not result in substantial harm to the listed building.

Any less than substantial harm arising from minor physical interventions would be limited.

The public benefits include active reuse, residential accommodation in a sustainable location, retention of town-centre commercial activity and support for ongoing maintenance of the listed building.

10. Impact on the Conservation Area

The building makes a positive contribution to the Regent Street / Church Street / Market Hill Conservation Area. The proposal would preserve the character and appearance of the conservation area by maintaining the building's principal external appearance and continued active use.

The proposed ground floor commercial uses are appropriate to the town centre setting and would help sustain the vitality of Regent Street. No harmful alteration to the scale, massing, roof form or principal architectural composition of the building is proposed.

Any minor frontage alterations would be designed sensitively and would not undermine the historic character of the street. The proposal would therefore preserve the character and appearance of the conservation area.

11. Planning Policy Assessment

The Barnsley Local Plan policies most relevant to heritage matters include:

- Policy HE1: The Historic Environment
- Policy HE3: Developments Affecting Historic Buildings
- Policy D1: High Quality Design and Place Making
- Policy GD1: General Development

The current proposal is consistent with those policies because it preserves the significance of the listed building, retains the principal external architectural features, minimises intervention into historic fabric, supports the viable use of the building and preserves the character and appearance of the conservation area.

The proposal is also consistent with the heritage objectives of the National Planning Policy Framework, which require great weight to be given to the conservation of designated heritage assets, while recognising that heritage assets should be put to viable uses consistent with their conservation.

12. Recommended Heritage Conditions

If the Local Planning Authority considers detailed control necessary, the following conditions would be acceptable in principle:

Shopfront / door details	Detailed drawings of the proposed ground floor door, glazing and frame arrangement to be approved before installation.
Materials and finishes	External materials, frames, doors, glazing details, fixings and finishes to be submitted for approval.
Ventilation and plant	No external vents, grilles, flues, louvres or plant associated with the laundrette to be installed until details have been approved.
Internal feature protection	The second-floor hardwood guardrail, balusters, newel post and three-centred moulded archway to be retained and protected during works.
Service routes	Details of new service penetrations through historic fabric to be agreed before installation.

13. Conclusion

The proposal represents a sensitive and sustainable reuse of a Grade II listed town centre building.

The principle of upper-floor residential conversion has already been accepted through planning permission 2024/0111. The current proposal retains that principle while introducing a ground floor office and laundrette use.

The works have been designed to minimise impact on the listed building. The proposed ground floor frontage arrangement seeks to limit removal of stonework, retain glazing above the existing stone sill and preserve the architectural character of the frontage. Internal works are necessary to support fire safety, acoustic performance, residential amenity and operational use.

The proposal would preserve the special architectural and historic interest of the listed building and would preserve the character and appearance of the Regent Street / Church Street / Market Hill Conservation Area.

Conclusion

The development would secure the building's continued active use, support its long-term maintenance and contribute positively to Barnsley Town Centre.

Accordingly, the proposal is considered acceptable in heritage terms and should be supported.

Submitted / Supporting Information

- Existing and proposed plans showing the office, laundrette, bin store, studio entrance and four studio apartments.
- Planning permission 2024/0111 decision notice and officer report.
- Previous heritage statement and heritage addendum information.
- Fire strategy prepared by Fire Safety Engineering Consultancy.
- Client operational information confirming opening hours, staffing, delivery/drop-off arrangements and frontage strategy.

Prepared by White Agus Ltd | [Architectural Services](#)