

# **Heritage Justification Statement**

## **To Support a Proposal to Repair the Existing Building at 58 Eldon Street, Barnsley**

September 2023

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# Heritage Justification Statement

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## FORWARD

Property Address: 58 Eldon Street  
Barnsley  
S70 2JL

Applicant: Ms. Denise Childs & Ms. Debra Ashurst, Leslie Francis  
Hairdressing

Agent: Mike Leigh of Time Architects Ltd

This Heritage, Design, Access & Justification Statement has been prepared by Mike Leigh of Time Architects Limited. The document has been prepared in support of the Planning application for the proposed repair of the existing building at 58 Eldon Street, Barnsley.

This document has been prepared in line with the advice and guidance contained in the National Planning Policy Framework (NPPF) 2012. In reaching its conclusions, the statement has involved examination of the relevant planning and heritage context, a review of the available historic environment information for the site and its surroundings to identify any Heritage Assets which might potentially be affected by the proposed development and an assessment of the proposed development on them. In line with the advice contained in paragraph 128 of the NPPF, a proportionate approach has been taken which reflects the scale of the development proposed and the nature of the heritage assets affected.

Assessment of the significance of heritage assets has taken account of the approach advocated by Historic England (formerly English Heritage) in its document "Conservation Principles" (2008).

## Policy

### National Planning Policy/Development Plan Policies

The Local Planning Authority will be guided by the policy framework set by central government advice, the current Development Plan and any other material planning considerations.

#### Legislation

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

#### Creative Conservation - Inspiring Design

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## National Planning Policy Framework 2012

The National Planning Policy Framework (NPPF) sets out national planning policy relating to the conservation of the historic environment. It advises that in determining planning applications, “local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made to 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” (paragraph 128).

Annex 2 of the NPPF defines a Heritage Asset as being “a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).”

In determining planning applications, the NPPF advises that local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

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## 1.0 UNDERSTANDING THE SITE

### 1.1 SITE LOCATION AND TOPOGRAPHY

The site is located within the main commercial centre of Barnsley on Eldon Street, one of the main entry points to the town. The former retail shop building has been converted to a hairdressing salon at ground floor level with hairdressing teaching space above to the upper levels. The site sits to the northern periphery of the town centre between the main rail and bus transport interchange and the main central pedestrian thoroughfare of Peel Square and Cheapside. The building is orientated East West with its main frontage facing East though Eldon Street runs to an angle to the building Southwest/ Northeast. The building frontage is therefore on an angle to the main body of the building behind.

The surrounding topography is predominantly built-up urban town centre with high density urban grain. To the rear of the site (West) sits a small open green space known as the Civic Gardens.

Many of the adjacent structures are commercial and retail with subservient or residential units above. The building is flanked by a large modern Cinema to the North and a hair salon with training facilities to the South. Slightly further along Eldon Street to the South sits the Civic Hall, a grade II listed theatre and creative arts building. Notably this building was constructed at roughly the same time as the site building in question.

### 1.2 MANAGEMENT AND MAINTAINANCE

The building in its current form stands occupied to all floor levels. Though the main elevations have been repaired and maintained in the past, they are somewhat dilapidated currently. There are numerous repair requirements to the building though it appears there are original windows and features retained. Several of the original features do appear to have been removed or blocked over and there have been a large number of modern interventions. The current owners are private individuals who are looking to revitalize the building as part of the wider Eldon Street Heritage Action Zone Plan for the street.

### 1.3 ASSESSMENT OF SIGNIFICANCE

The main building within the proposal, as noted above, was originally constructed as a retail shop selling women's clothing and general household items. The shop was opened in 1898 and sits over five above ground stories with a basement throughout.

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The construction consists of fair fixed brickwork walls generally, though the front facing wall has been painted over. This painting is a later addition as evidenced by the below photographs and is in a poor state. The roof is slate pitched with a pedimented mid gable to the side.

The ground floor front area has a modern commercial shop frontage dating from the late 20<sup>th</sup> century. The original design of the building, as seen in the photographs below shows a traditional Victorian commercial frontage to the building that also spanned around the side and provided a number of entry points to the building. This appears to have been amended in the late 20<sup>th</sup> century to locate the shop frontage solely to the East facing front elevation and to an additional doorway on the Northeast corner of the building.

The upper floors to the building frontage are adorned with 4 No tall windows across the frontage to each floor, with a central 3 windows to the uppermost floor though these have been bricked infilled. These windows have an arched head with flat moulding detail and house painted timber, single glazed, 2 over 2 vertical sliding sash windows.

The South facing side elevation, and rear West facing elevation, are both pierced with window and door openings to all above ground floor levels though a number have been infilled with modern brickwork. Those that remain house single glazed 2 over 2 vertical sliding sash windows.

Internally the building is divided into a few cellular internal spaces with a modern vertical access stair.

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I am going,  
You are going,  
We're all going,  
To PORTERS.

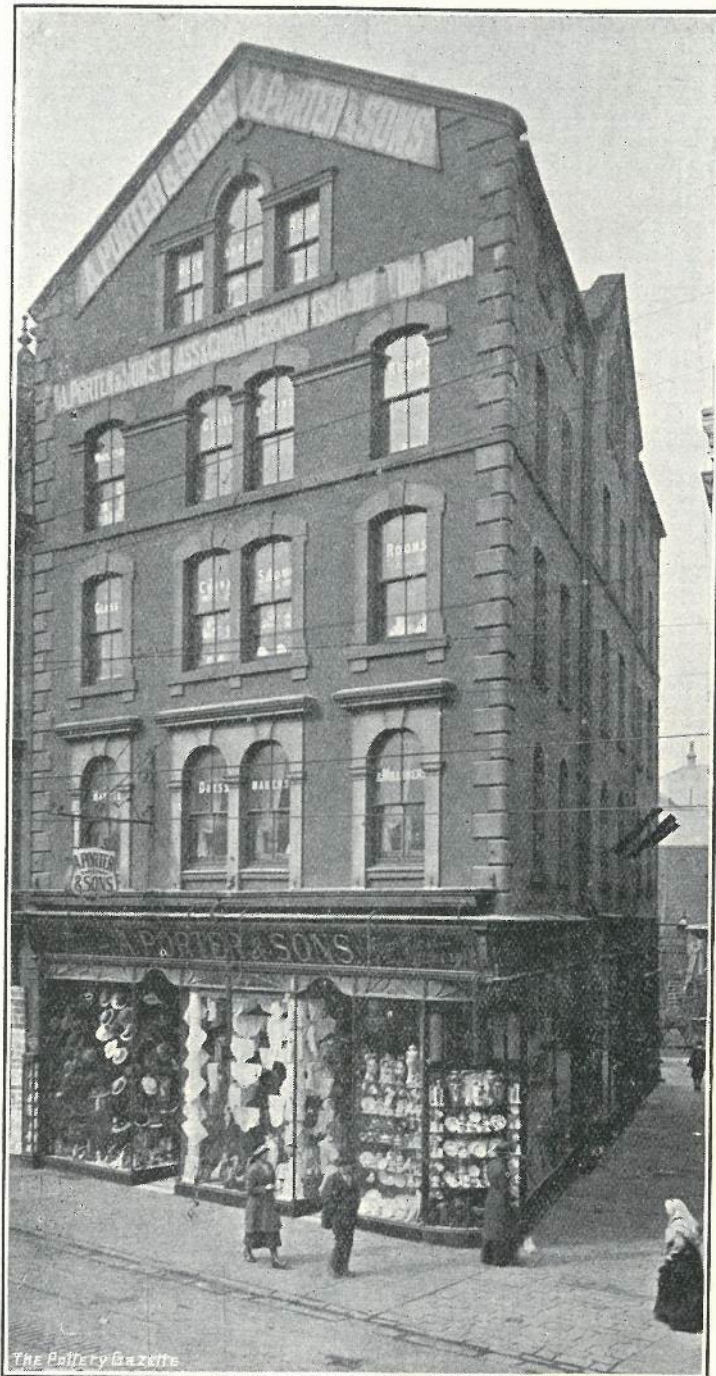
Always with pleasure at  
your service.

LOOK ROUND  
OUR SHOWROOMS.

You will not be asked  
to buy.

Our aim is to give  
Satisfaction.

Our assistants will en-  
deavour to please you.



## PORTERS in ELDON STREET, Barnsley,

*Established in 1898 to supply everything a lady wears and most things for the Home  
at less prices than goods of similar value can be obtained elsewhere.*

Image of the building frontage from 1922

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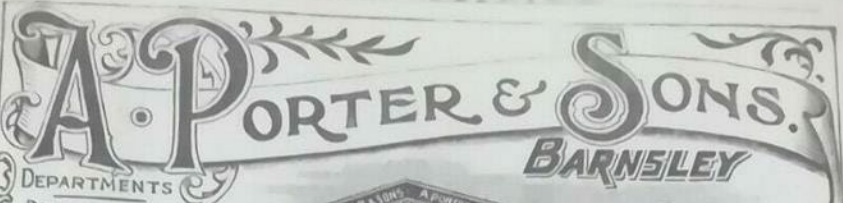
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Mr. Humballs  
Sethstone



DEPARTMENTS

DRAPERY . . . . .

DRESSES . . . . .

MANTLES . . . . .

MILLINERY . . . . .

COSTUMES . . . . .

DRESSMAKING

LINENS: FLANNELS

HOSIERY . ETC. . . . .

TRIMMINGS . . . . .

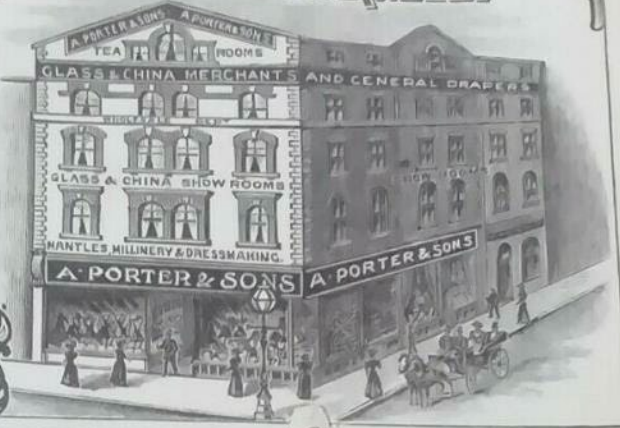
SILKS . . . . .

FANCY GOODS, etc

GLASS, CHINA etc

etc. . . . .

LUNCHEONS  
ON WEDNESDAYS  
CLOSE THURSDAYS  
1 O'CLOCK



Served by \_\_\_\_\_ Exd. by \_\_\_\_\_ Date 8/3/1900

Doz.	Sets.			
1		Oral Brown Dish		9
1/2		12 Wash Bowls 4/6	2	3
		3 Smallest Ind. Bowls		6
		8 Flat Edge Round		
		Reg Pots 4/3 4/2	2	8
2		Flowered Jugs 1/3	2	6
3		Chaco Plates 1/11 1/14 1/18	3	11
1/2		30 Mugs 3/6	1	9
1		40 & 80 Bkfst	3	6
1		5 Wash Bowls	4	6
3		Dist Basins 1/11 1/14 1/18	4	5
		20 Basins 1/6	1	6
				4 1/2

All Business Communications to be addressed to the Firm.

**A CUP of TEA FREE to every Customer.**

Antique bill head dated 1900

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Photograph of the building frontage taken in 2023

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1925 image of Eldon Street – the building is to the rear left-hand side



1965 Postcard of Barnsley – the building is seen in the upper right-hand image

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## 2.0 THE PROPOSED DEVELOPMENT

The proposal is to carefully repair the existing building exterior according to conservation principles to enable the building to be fully brought back into a long-term sustainable use.

The intention of the works is to repair and improve the overall appearance of the building on the street frontage to Eldon Street.

For further details of the works please refer to drawings:

- 2226 100 – Location Plan
- 2226 101 – Ground Floor Plan as Existing
- 2226 102 – First Floor Plan as Existing
- 2226 103 – Second Floor Plan as Existing
- 2226 104 – Third Floor Plan as Existing
- 2226 105 – Fourth Floor Plan as Existing
- 2226 106 – Roof Plan as Existing
- 2226 107 – Elevations as Existing
- 2226 108 – Elevations as Existing
- 2226 109 – Elevations as Existing
- 2226 201 – Ground Floor Plan as Proposed
- 2226 202 – First Floor Plan as Proposed
- 2226 203 – Second Floor Plan as Proposed
- 2226 204 – Third Floor Plan as Proposed
- 2226 205 – Fourth Floor Plan as Proposed
- 2226 206 – Roof Plan as Proposed
- 2226 207 – Elevations as Proposed
- 2226 208 – Elevations as Proposed
- 2226 209 – Elevations as Proposed
- 2226 210 – Typical Shop Frontage Stall Riser Details
- 2226 211 – Typical Shop Frontage Window Head Details
- 2226 212 – Typical Pilaster Details
- 2226 213 – Typical Entrance Gates Details
- 2226 214 – Typical Entrance Door Details
- 2226 215 – Typical Window Details
- 2226 216 – Signage Details as Proposed

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## 3.0 HERITAGE IMPACT

Careful consideration has been placed on the impact of the works upon the heritage asset. In assessment we would propose that most of the works proposed are in fact repairs to the existing building fabric that has fallen into disrepair.

The repair works noted above include repairs to the external masonry walls, rainwater goods and the windows and doors. These repair works have been specified to be conservation based like-for-like repairs where possible with replacement materials specified to be as close to the original items as possible.

The proposed amendments to the front facing elevation of the building are designed to reverse modern amendments to the building and take it back to a design more in keeping with the original building design. The proposed detailing of the shop frontage, whilst not identical to the original design, is very much in keeping with the age and design of this part of the building and will appear to be a significant improvement on the street frontage. We therefore feel again that this proposed amendment is beneficial rather than harmful to the building.

In assessment of the above points, we have looked to make the minimal number of interventions on the existing building. We have looked to retain the ethos as much as possible whilst offering a usable space to the proposed user. Externally we have kept the impact on the building to be as minimal as possible with much of the work conserving and repairing the historic fabric.

We would therefore propose that the described works are not detrimental to the character of the historic asset and are in fact an improvement on the current scenario and will hopefully be supported by Barnsley Metropolitan Borough Council Planners.

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## 4.0 CONCLUSIONS

Paragraph 134 of the NPPF states:

“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 securing its optimum viable use.”

Whilst this building is not a designated heritage asset, we have undertaken these works under the assumption that it will be considered as such. Indeed, the building being included within a heritage regeneration scheme for the area suggests such an approach is an appropriate one.

It is considered that this proposal does not result in any harm to the historic integrity of the site or wider area. Furthermore, it would result in the building being able to be used for its optimum viable use (to serve the community of the town as a commercial and retail building). It is considered that the scheme fully accords with relevant legislation, planning policy and guidance.

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Image 01 showing the current building frontage

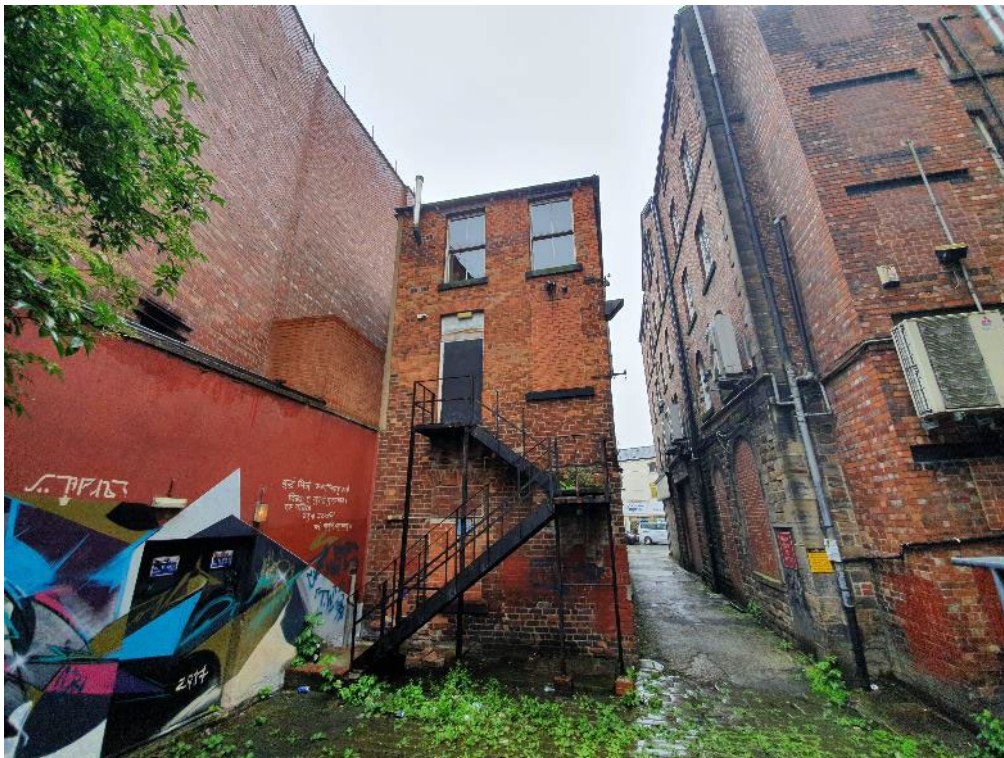


Image 02 showing the current side pathway