



Heritage Statement

To Whom It May Concern,

Heritage Statement: 17 Market Hill, Barnsley

1. Introduction

This Heritage Statement has been prepared in support of a planning application for proposed external alterations at 17 Market Hill, Barnsley. The site is located within the Barnsley Conservation Area and currently falls within Use Class E. The building has a modern frontage but contributes to the wider historic townscape. The proposed works include the installation of a black powder-coated roller shutter, replacement of the existing ground-floor windows with black UPVC windows incorporating toughened glass and the restoration of existing windows on the front elevation.





2. Heritage Context

The site is situated within the Barnsley Conservation Area, which is designated to preserve and enhance the historic character of Barnsley town centre.

The conservation area features a mix of historic and modern buildings that reflect the town's commercial and civic importance.

Market Hill, in particular, is a key part of the historic core of Barnsley, containing buildings of architectural and historic significance. The area is characterized by a combination of Georgian and Victorian architecture, alongside more contemporary additions that reflect Barnsley's ongoing development.

Conservation Area status ensures that any alterations to buildings must respect and enhance the established character of the area.



3. Historical Significance of Market Hill

Market Hill is one of Barnsley's oldest commercial areas, historically serving as a focal point for trade and commerce. Many of the buildings in the area were constructed in the 18th and 19th centuries, reflecting the town's growth as a market hub. The conservation area status reflects the importance of maintaining the architectural integrity of these buildings while allowing for sympathetic modern interventions that support their continued use.

This building was historically used as part of Reynolds and Wadsworth and was subject to a significant modern extension to the frontage of the building.





4. Planning Policy Context

The proposal has been assessed against the relevant local and national planning policies, including:

Barnsley Local Plan (Adopted 2019):

Policy HE1 – The Historic Environment: Supports development that conserves or enhances the significance of heritage assets, ensuring that proposals respect their setting and contribution to the historic character.

Policy HE2 – Heritage Statements and General Application Procedures: Requires that proposals affecting designated heritage assets demonstrate an understanding of their significance and set out how any impacts will be managed.

Policy HE3 – Developments Affecting Historic Buildings: Encourages high-quality design and material use that complement historic structures.

National Planning Policy Framework (NPPF, 2024):

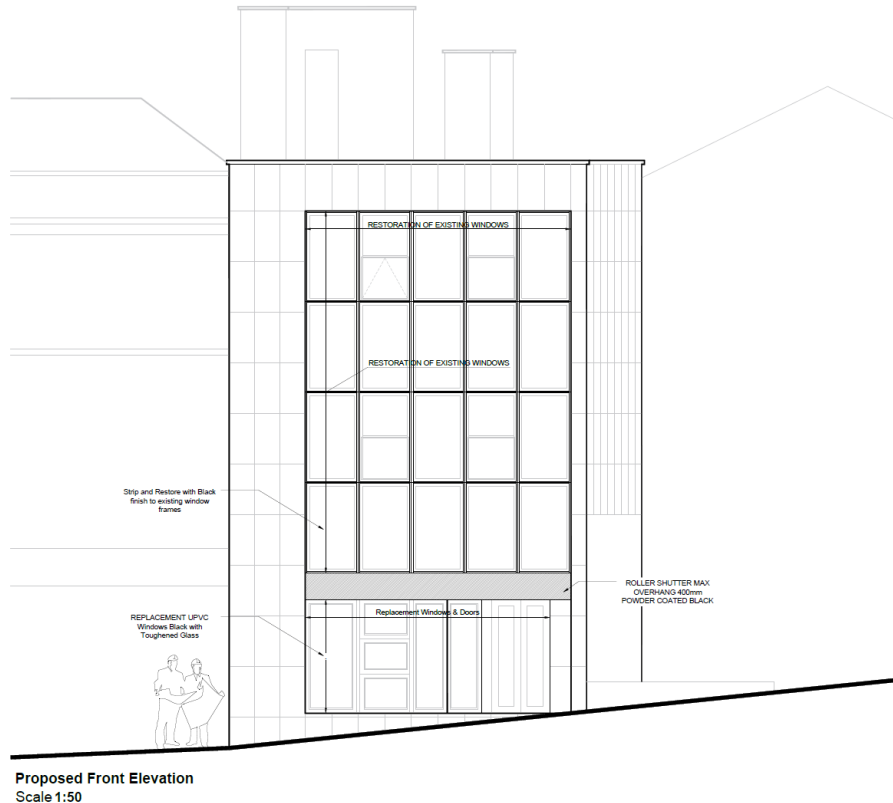
The NPPF Requires applicants to describe the significance of any heritage asset affected by development proposals.

The NPPF Highlights the importance of sustaining and enhancing the significance of heritage assets while allowing for viable future use.

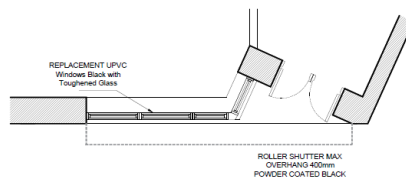
The NPPF States that new development should make a positive contribution to local character and distinctiveness.

The NPPF Encourages the use of appropriate materials and detailing to reinforce the historic character of an area.





Proposed Front Elevation
Scale 1:50



Proposed GA Plan
Scale 1:50

5. Assessment of Proposals

The proposed works have been carefully considered to ensure they respect the character of the Barnsley Conservation Area while addressing practical concerns related to security and functionality.

Roller Shutter Installation:

The installation of a black powder-coated roller shutter will provide necessary security to the premises, particularly by preventing rough sleeping in the main doorway, which has been an ongoing issue. The design of the shutter is sympathetic to the modern frontage and ensures minimal visual impact when retracted during business hours. The black finish will complement the existing architectural detailing and maintain visual harmony within the streetscape.

Replacement of Ground Floor Windows:

The replacement of the existing ground-floor windows with black UPVC windows, incorporating toughened glass, provides enhanced security and functionality without undermining the character of the building. The black finish aligns with the proposed window restoration works and maintains a cohesive aesthetic. The use of toughened glass will enhance durability and safety while ensuring the building remains fit for purpose.





Restoration of Front Elevation Windows:

The restoration of the existing upper-floor windows is a key positive aspect of the proposal. The careful stripping of existing paint and re-finishing of window frames in black will improve the building's appearance and contribute to the overall enhancement of the conservation area. Retaining the original window profiles respects the historic detailing of the building while enhancing its longevity and appearance. This approach is in line with Barnsley Local Plan Policy HE1 and NPPF guidance on the enhancement of heritage assets.

6. Positive Benefits of the Proposal

The proposed works will deliver several positive outcomes for the site and the wider conservation area:

Preservation and Enhancement of Character:

The restoration of original windows and the use of a consistent black colour palette will provide a more refined and historically sympathetic appearance to the building, contributing positively to the conservation area. The proposed alterations ensure that the character of Market Hill is preserved while allowing the building to remain in active use.

Improved Security and Functionality:

The roller shutter and toughened glass windows will enhance security while maintaining a visually appropriate frontage, ensuring the building remains viable for commercial use. Increased security measures will also reduce the likelihood of vandalism and antisocial behaviour, contributing to a safer and more inviting streetscape.

Contribution to the Wider Conservation Area:

By undertaking restoration works and ensuring high-quality materials and finishes, the proposal contributes to the ongoing enhancement of Barnsley town centre, in line with local and national policy objectives. The retention and restoration of original features align with best conservation practices, ensuring the long-term preservation of the building's historic elements.

Sustainability Considerations:

The use of high-quality UPVC windows with toughened glass enhances energy efficiency while maintaining a traditional appearance. The restoration of existing windows instead of full replacement ensures a sustainable approach by reducing waste and preserving original materials where possible.





7. Conclusion

The proposed alterations at 17 Market Hill, Barnsley, have been designed to balance the functional needs of the building with the conservation objectives of the area.

The restoration of historic elements, combined with security improvements, ensures the proposal aligns with Barnsley's Local Plan policies and the NPPF, enhancing the character of the conservation area while supporting the ongoing viability of the premises.

The proposal represents a positive contribution to the built environment and is therefore considered appropriate within the heritage context of Barnsley town centre.

Through a sensitive approach to materials, detailing, and conservation best practices, the proposal will preserve and enhance the character of the conservation area, ensuring that Market Hill continues to serve as a historically significant and commercially vibrant part of Barnsley.

Yours sincerely,

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