# DMA

Design Management Limited

## Heritage Statement

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|---|---|
| Application: | Change of use from A2 Financial Services (Bank) to A4 Drinking Establishment including creation of roof lounge and terrace |
| Property Address : | 2 Market Street, Penistone, Sheffield, S36 6NA |
| Grade: | Not Listed |
| List entry Number: | Not Applicable |
| District: | Barnsley |
| Parish: | Penistone |

1. **Introduction**

This statement should be read in conjunction with the application forms, design and access statement plus accompanying drawings.

The site is a former Natwest Bank which has been closed since 2018. It is a flat roof stone clad building built for purpose and consists of a basement vault, ground floor offices, reception serving as a shop floor, and a first floor administrative area.

2. **Assessment of Significance**




The site is within the Penistone Conservation area and has four listed buildings within close proximately although none will be directly affected by the proposal.

The key (Left) shows the site ringed in red and then listed A though to D are those buildings listed. There are other listed buildings in the area but none of these view the building in question.

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Above 2 Market Street, Penistone, the application site, which is not a listed building.




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Above 2 St. Mary's Street, S36 6DT, is situated at point A on the key map and is directly opposite the applicant site, it is a grade II listed building, entry number 1286793 and has recently been granted planning and building consent for conversion from a bank and offices to retail, bar and residential flats over.




Above is 1 and 3 Market Street a grade II listed former clothe hall which is now shops, entry number 1314710, as indicated at point B on the key plan.

Point C on the key plan shows the position of 5 and 7 Market Street a grade II listed shops, entry number 1286806




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Finally, point D is a takeaway situated at 8 Market Street and is a grade II listed building with an entry number of 1151831.

**3. Heritage Impact Assessment**

The proposed works have been designed to minimise the impact on the street scene, the conservation area and adjacent buildings. The existing building is a flat roof which is in need of replacement has it has come to the end of its workable life. The applicant felt that but taking advantage of this work then the addition of the roof lounge and terrace would add appeal to the buildings proposed clientele.

The roof lounge as an additional floor was designed to have a low impact and maintain the flat roof aspect of the original building. By setting the lounge back from the main street this minimises the impact of the street scene and the surrounding buildings.

The roof lounge terrace is behind the existing parapet wall and addition of a glass screen to the carpet provides for an adequate guarding and being see through, again minimises the impact on the street scene.

The closet listed building is 1 and 3 Market Street, which is a two storey former clothe hall, using the reasoning above we believe that the additional floor would not affect this building, the same goes for 5 and 7 Market Street further up the hill which itself is a three storey building. Number 8 Market Street is on the same side of the street as the application site but its gable wall with no visible openings overlooks the site. Finally 2 St Mary's Street is opposite the application site and is a three storey building not directly facing the site, therefore the impact of this application is again minimised.

**4. Justification**

The main facade of the building is to remain as existing except for the repair to the stone work where the old cash machine has been removed. The lounge extension to the roof is has been designed to set back away for the street scene and in keeping with the original building has a flat roof. The materials have been chosen to blend into the background, again, to minimise any impact this additional storey will have, The design is modern which identifies this as being constructed at a later date than the original building and also is designed to be able to be removed and the flat roof reinstated at a later date if ever required.

**5. Conclusion**

The current use of the building as a bank has run its course and with technology as it stands unfortunately (in the writers opinion) it is unlikely to be used as such again. The other uses that a build of this nature could be are offices, though that again is unlikely to occur in a town such as penistone. A shop use, with the existing windows as they are is again unlikely therefore the applicants proposed use as a drinking establishment will bring life back to a redundant building in the conservation area.

The alterations have been designed to be sensitive to the building, the street scene, the conservation area and have minimal impact but still be practical and functional to suit the needs the applicant and the buildings users.