DESIGN & ACCESS STATEMENT (REV B)

for

23 CHURCH STREET, BARNSLEY, SOUTH YORKSHIRE S70 2AH

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National Grid Reference: SE 34421 06569

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Fig 01. *(Cover photo) 23 Church Street (taken from the south-west)*

1.0 INTRODUCTION

1.1 PURPOSE OF THE DESIGN & ACCESS STATEMENT

Applications for *Planning Permission* and *Listed Building Consent* in England are required, under the guidance contained in the *National Planning Policy Framework* (NPPF), to be supported by a *Design & Access Statement* which should explain how a proposed development responds to its site and setting, and demonstrate that it can be adequately accessed by prospective users.

"*The Design & Access Statement must explain the design principles and concepts that have been applied to the development. It must also demonstrate how the proposed development's context has influenced the design. The Statement must explain the applicant's approach to access and how relevant Local Plan policies have been taken into account. Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed. The level of detail in a Design & Access Statement should be proportionate to the complexity of the application, but should not be long*."

1.2 NATIONAL POLICY & GUIDANCE RELATING TO THE HISTORIC ENVIRONMENT

National Planning Policy Framework (NPPF).
The Town and Country Planning Act, 1990.
The Planning (Listed Buildings and Conservation Areas) Act, 1990.
Department of the Environment, 1994, Planning Policy Guidance 15: Planning and the Historic Environment.
English Heritage, 2006, Guidance on Conservation Area Appraisals.
English Heritage, 2006, Guidance on the Management of Conservation Areas.
English Heritage, 2005, Streets for All: Yorkshire and Humber.
Historic England's Advice Note 2: Making Changes to Heritage Assets
Historic England's Energy Efficiency and Historic Buildings Guidance

1.3 LOCAL POLICY RELATING TO THE HISTORIC ENVIRONMENT

Barnsley Local Plan, adopted May 2019.

- *Policy D1 High Quality Design & Place Making*
- *Policy LC1 Landscape Character*
- *Policy HE1 The Historic Environment*
- *Policy HE2 Heritage Statements and general application procedures*
- *Policy HE3 Developments affecting Historic Buildings*
- *Policy HE4 Developments affecting Historic Areas or Landscapes*
- *Policy HE5 The demolition of Historic Buildings*

2.0 METHODOLOGY

This *Design & Access Statement* has been prepared by conservation accredited architect Britt Harwood of inc. architecture ltd in line with guidance relating to *Design & Access Statements* set out on the Planning Portal and the guidance contained within the NPPF.

The characteristics of the town and the Conservation Area, the historic development of the site and descriptions of the principal listed buildings in the town are contained in the *Heritage Statement & Impact Assessment* which supports this *Planning Permission* and *Listed Building Consent* application.

3.0 DESIGN & ACCESS STATEMENT

3.1 In an archive photograph taken c. 1930 (***Fig. 02***), the early form of 23 Church Street can be seen clearly. The three-storey building is built along the back of pavement, is rendered with coped gables and kneelers, ashlar stone ridge chimneys to both gables, a row of three symmetrical plate sliding sash windows to the first and second floors and slightly projecting stone cills.

3.2 The ground floor incorporates a main entrance door off Church Street flanked by stone Doric columns and topped by a stone entablature and pediment. This door opened into a hallway which connected to a staircase contained in a separate block at the back of the building which in turn gave access to the upper floors. At the time of the photograph the upper floors were occupied by Barclays Bank Limited.

3.3 To the right (south) of the main entrance was a shopfront which extended along the two southernmost bays of the Church Street frontage and around onto the southern gable. At the south-western corner of the building was a door set in a recess containing two steps. The shopfront incorporates a black granite stall riser, plate glass shopfront windows, a glazed door and a sizeable signage zone (black with white lettering). At the time of the photograph the shop was occupied by Charlesworth, a tobacconist. The proportions of this shopfront do not relate to the proportions of the adjoining stone columns, entablature and pediment surrounding the Church Street entrance for Barclays Bank. The floor level within this shop is approximately 200mm below that in the adjoining hallway. The shop unit is linked directly via a stone staircase to a cellar (extending beneath the hallway and staircase) which was not accessible from rest of the building.

3.4 Recently #9date unknown) the first floor structure and the wall separating the entrance hallway from the former tobacconist shop have been demolished meaning the space is currently double height.

3.5 **Proposals:** The proposal aims to return part of the original fenestration to the ground floor of the front elevation and to reinstate the original layout of the buildings, removing the 1970-80s interconnection allowing them to be separately tenanted.

3.6 The proposal reinstates the Church Street entrance in its original location and form, replaces the ground, first and second floor windows with siding sashes and introduces ground, first and second floor sliding sashes (of similar size and proportion as those to the western frontage) to the southern gable to increase levels of natural daylight and passive solar gains.

3.7 This will mean the floor level within the former shop will be raised (using softwood joists set on joist hangers along the centrelines of the existing joists) and timber boarded to provide level access throughout the ground floor.

Fig 02. *Archive photograph of 23 Church Street (taken from the south-west) (c. 1930).*

3.8 Internally, the introduction of a ground floor wheelchair accessible WC and tea point and the levelling of the ground floor will improve accessibility and amenity for all.

3.9 The exterior of the building is currently painted in off-white at first and second floor levels and grey at ground floor level. The proposal aims to unify the exterior by painting all three floors in off-white. The new sliding sashes and the new door will be painted in either Chatsworth Blue (a teal blue) or Mountain Blue (a shaker type blue) linseed oil paint by Brouns & Co to reinstate the contrast visible in the historic photograph.

4.0 CONCLUSION

4.1 In summary, therefore, the proposal has been carefully considered to minimise impact on and enhance the significance of the building, to be appropriately detailed to correspond with the date of the building and to bring a vacant/unoccupied building within a Conservation Area back into sustainable use.