Heritage Statement

Former Becketts Hospital
Berneslai Close
Barnsley
S70 2HL

April 2023

Introduction

This Heritage Statement has been prepared by Jason Stokes on behalf of Property Investment Complete North West in support of their application to create a 1 bedroom apartment in the basement area to the side of the existing building and increase the existing light-well to provide outdoor amenity space for the proposed new occupier.

Planning permission for a change of use of a disused basement Store Room to a 1 bed residential apartment is sought. The property is located within the Barnsley area.

The aim of this statement is to assess the potential impact of the proposal and advise on possible alternative approaches in order to ensure that no necessary harm occurs to the significance of the heritage asset.

This statement has been set out in accordance with the general guidelines set out in the Historic England publications and Barnsley Council – guidance for applicants.

It is understood that this assessment will supplement the current Full Planning application.

Site Evaluation

The site is situated on a residential street and within an area of predominantly residential dwellings.

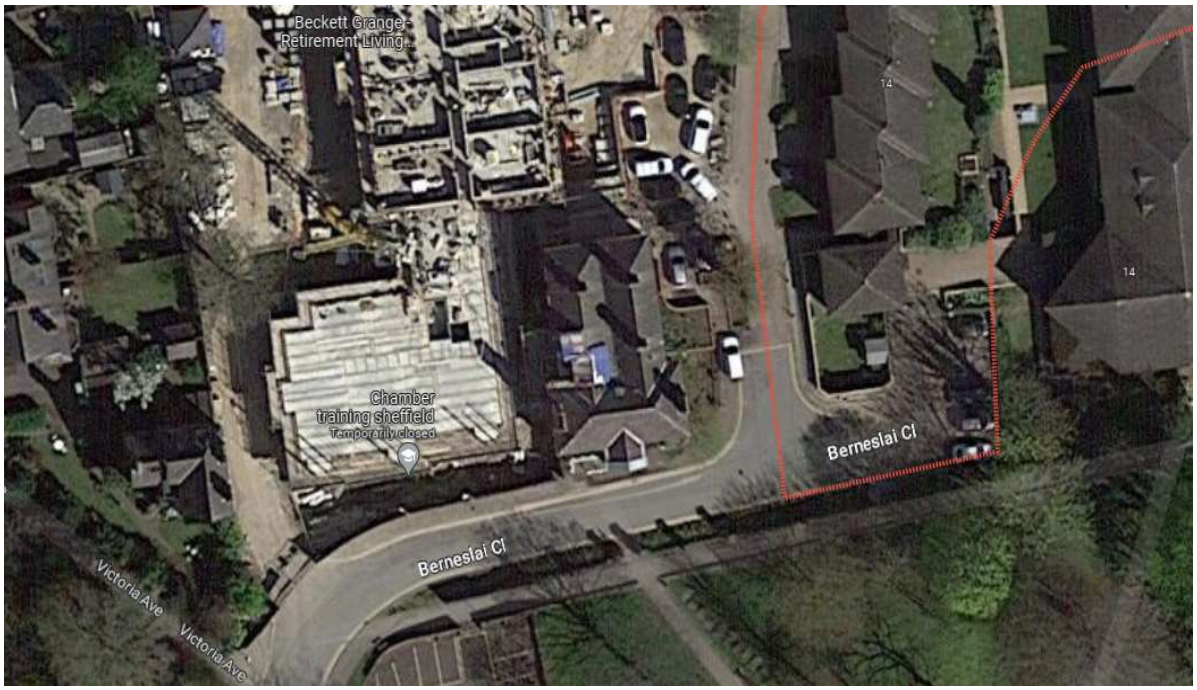
It has number of pitched roof which are North-East and South-West facing. After technical assessment it was agreed that the best way forward was to create a new 1 bedroom apartment from the existing disused basement store room, with the only exterior change being a small window and entrance door and window to provide light into the new Bedroom and Living Area. The existing light-well is also being increased in size to provide outdoor amenity space. Changes will be minimal with the windows and door finished to match and compliment the existing building

As previously stated the site is surrounded by a mixture of residential uses which have buildings of a similar height

Site Location

Former Beckett's Hospital
Berneslai Close
Barnsley
S70 2HL




Beckett Grange - Retirement Living...
Chamber training sheffield
Temporarily closed
Berneslai Cl
Berneslai Cl
Victoria Ave
Victoria Ave
14
14


FOR SALE





Heritage Asset Designations

The site is situated to the north of Barnsley town centre, West Yorkshire and fronts Berneslai Close, which overlooks an extensive open space, Churchfield Peace Gardens. The conservation area is a designated heritage asset. The building was last used as municipal offices but was built as part of the Beckett's Hospital that formerly occupied a larger area. The conservation area is a fine example of a Victorian residential suburb.

Proposed Works

The minor proposals considered within this statement are located to the side of the existing building, which in this property is the elevation facing away/setback from the highway. The proposals also sit entirely within its site boundaries.

It will generally comprise of minor exterior changes to the side elevation as previously mentioned above.

The change will only be very marginally visible from any of the surrounding roads and buildings due to its location. This will tie in and follow the line of the existing.

Building Assessment

A former hospital endowed by John Stainforth Beckett dating from the 1870s. The building comprises of the Former Beckett's Hospital and consists of a three storey Edwardian villa constructed with red brickwork walls in Baroque style with stonework corbels, window surrounds and quions surmounted by a hipped roof covered in Welsh slates with overhang and decorated stone corbels together with a central gabled projection with pediment, round window and decorated oriel window above the main entrance. Bays to either side incorporate sliding sash frames in an unusual 8 over 2 arrangement. The building extends to 671sqm and is arranged on ground and two upper floors with additional basement that is used as storage. In terms of architectural significance there is no doubt that the Edwardian building is of considerable importance. This judgement is simply not based upon its architectural style but the basic use of scale, proportion and use of materials. The building frontage has a degree of clarity and order together with flair and good use of decoration, all of which give it a strong sense of place and dignity that enhances Berneslai Close.

Heritage Values

An appraisal of the heritage values associated with the building and the conservation area has been carried out, with particular interest in how these values might be affected by the proposals. The appraisal process, which in terms of depth is proportionate to the nature of change, relates to the range of heritage values as outlined by Historic England.

The purpose of assessing heritage values is to develop a clearer understanding of the sites significance – whether physically manifest (e.g. architectural features) or in some other less tangible form (e.g. historical associations) so as to enhance the objective appraisals of proposals for change. In essence this follows the approach generally advocated by Historic England, whereby necessary change in the historic environment is intelligently managed.

Owing to the nature of the proposed work, which essentially is very minimal, the assessment of the heritage values in the context of the conservation area is proportionately brief.

Evidential Value

The evidential value of the new proposed partial change of use and small external alterations is very low, verging on non-existent. These have been subject to past changes, which were doubtless implemented when the property was modernised.

Historical Value

Historic England suggests that;

"historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative"

The areas under scrutiny within this statement are neither historically significant nor crucial to the historical value of the place.

Communal Value

Historic England suggests that;

"communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory"

The value is enhanced by the proposals in a manner that does not impact on other values within the conservation area.

Aesthetic Value

Historic England suggests that;

"aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place"

The principal aesthetic value of the building lies in the elevation facing Berneslai Close. It is a prominent elevation within the conservation area. Conserving the aesthetic value of the building is the primary aim of the conservation area management plan. The proposals relate to the side of the building facing away/setback from the highway and therefore do not impact on this value in any way.

Statement of Significance

The significance of the Conservation Area is primarily rooted in its long history with settlement benefiting from its advantageous geography, and also its rich architectural variety and integrity. The area is predominantly residential with a number of supporting public amenities and community core and evolution as a suburb from the 18th century onwards.

With regards to the Former Beckett's Hospital, any proposed changes considered within this statement, can be readily accommodated without any negative impact upon the significance of the place.

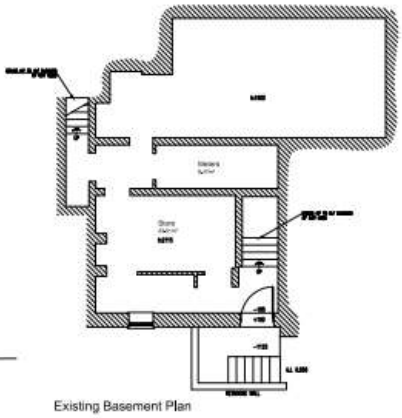
Analysis of the Proposed Works

Given the significance included in the section above, it is possible to develop a more objective assessment of the proposal to change the disused store room to a 1 bedroom apartment to the side of the property and determine how these might affect its significance.

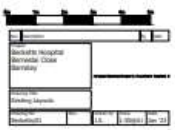
Given the minimal nature of the proposed works and the fact that they are being carried out away from important public views of the conservation area, it is very clear that none of the above policy drivers are particularly relevant in this instance. That said the proposals are aimed at improving the potential of the Former Beckett's Hospital, therefore it could be said that they serve to sustain a heritage asset through securing its continued use.



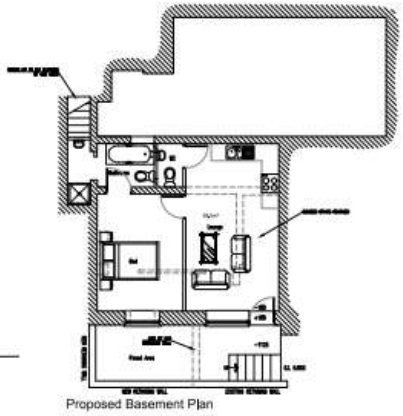
Existing Side Elevation



Existing Basement Plan









Summary and Conclusion

This Heritage statement has confirmed that the proposed changes to the side of the existing property serve a practical purpose without imposing any negative impact upon the significance of the building or the conservation area. They therefore appear to satisfy National and Local Planning Policy. Having examined the very limited changes it is clear that there will be little material impact to the existing building. The impact on its significance will accordingly be neutral. The conclusion reached on the elements described and assessed is that none would be 'harmed'