



Heritage Statement:

23-27 Church Street,
Barnsley, S70 2AL
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Introduction

This statement is submitted by BC Ten, on behalf of Mr Sangha, in support of the application to renovate the long-time vacant, early 19th century Grade II Listed former bank building, removing later addition windows and returning the building frontage to a more authentic appearance.

In addition to being nationally listed the site is located within the Regent Street/ Church Street/ Market Hill Conservation Area, and as such, this document is intended to aid in the understanding of the historical significance of the application building and analyse any impact that may arise from the proposed alterations to ensure its special contribution to the historic character of the area is maintained and where possible enhanced.

The Site

The application site is situated to the east of Church Street opposite the north east of the Town Hall and Sadler Gate, in Barnsley town centre.

Church Street has historically been a prominent main arterial road into the town and has remained heavily trafficked to modern day, having been widened and made one way.

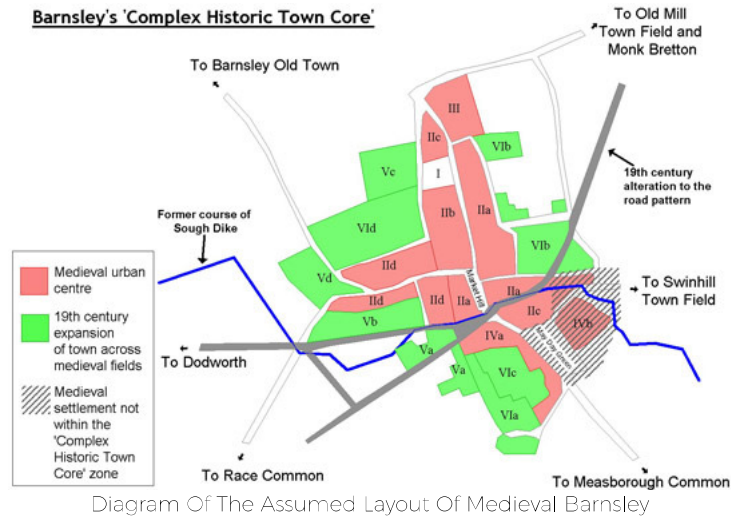
The application site is located to the centre of the Regent Street/ Church Street/ Market Hill Conservation Area, that encapsulates most of the historic civic and commercial centre of the town and has a desirable character with many feature civic buildings. Many of the surrounding ornate stone or brick buildings of varying styles are also Statutory Listed.

The application building, a former Barclay's Bank, appears as a cluster of buildings of different material and style, clearly constructed at different times and with separate building numbers. The listed part of the building, No. 23, to the south is a rendered three storey building with an ordered three bay fenestration and simple raised surrounds. The middle section, No. 25, is a two-storey stone building with similarly proportioned windows to first floor and a more modern arched glazed entrance at ground floor. The northern building, No. 27, is stepped back from the frontage of the others, and is a more ornate, ashlar stone, tall single storey building. To the rear of the buildings are more modern extensions of various heights that infill the gaps between the historic buildings.



Site History

The application site lies within the original settlement of Barnsley, likely to have had Saxon origins, located to the north west of the current centre at an area now known as Old Town. Within this area there is clear survival of the long thin medieval plots facing onto Church Street and Market Hill.



Although the exact date of construction is not known, the original building No.23 which is now listed, along with the slightly later No.25 can be seen depicted on the earliest available O.S. map of 1852, indicating that they were most likely constructed between 1800-1850. The buildings appear to have landscaped garden behind and to the north, following the narrow plots of the medieval settlement.



Ordnance Survey map of c1852



At this time the area has a more densely developed feeling with narrower more enclosed streets with buildings on opposite side of Church Street facing the application site, and the application building forming the end of a longer terrace row of buildings to the south where Permanent Building is now located.

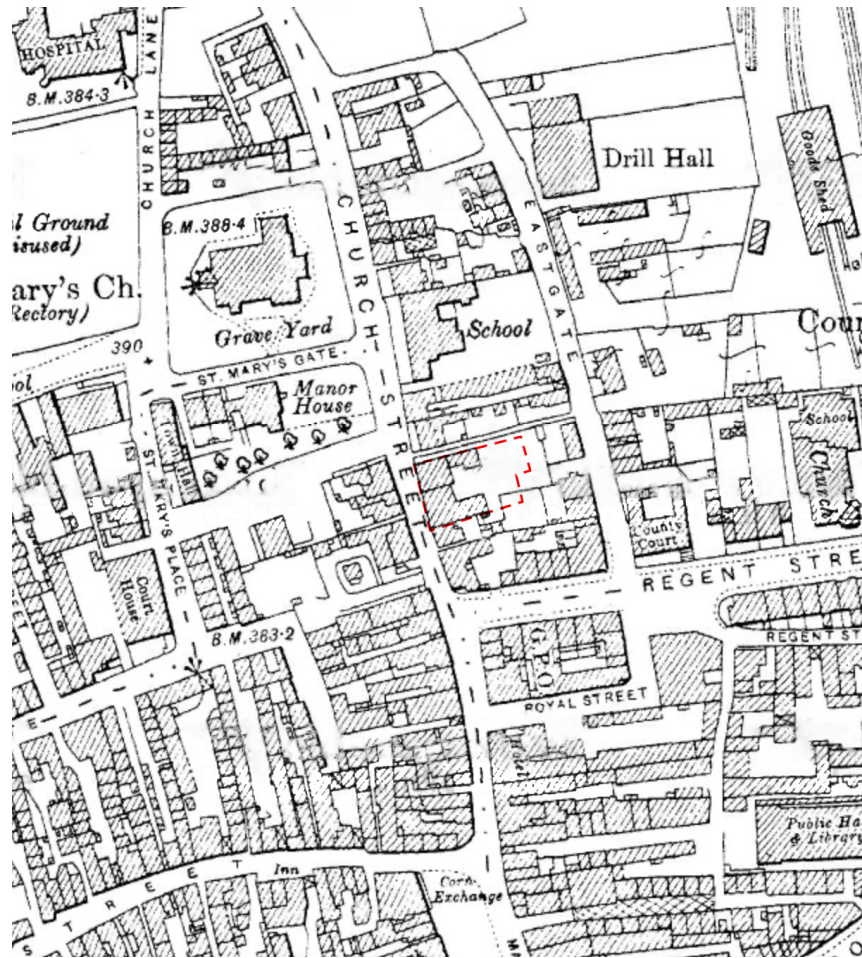
By 1889 the land to north of the original building had been developed, completing street scene with the attached single storey ornate stone building of No. 27 giving the building frontage present today. A large area of open space remained to the rear of the buildings sandwiched between the application buildings to Church Street and those fronting Eastgate.

At this time increased development can be seen to the east with elements of the railway and associated buildings, and some buildings to the south had been demolished to extend Regent Street to meet Church Street, but the neighbouring buildings to the south remained.



Ordnance Survey map of c1889

In the 1906 Ordnance Survey the existing building of No. 27 to the north of the application site appears to have been extended to the rear in line with the projection of the original No. 23/25 building to the south.



Ordnance Survey map of c1906

By 1931 both the building attached to the south of the application building on the corner of Regent Street and Church Street, and the buildings on the opposite side of Church Street had been demolished, leaving large open areas adjacent to the site. This did not last long however, with the town hall appearing opposite the application site by the 1938 OS, and the new Permanent Building being erected on the southern corner by 1955.



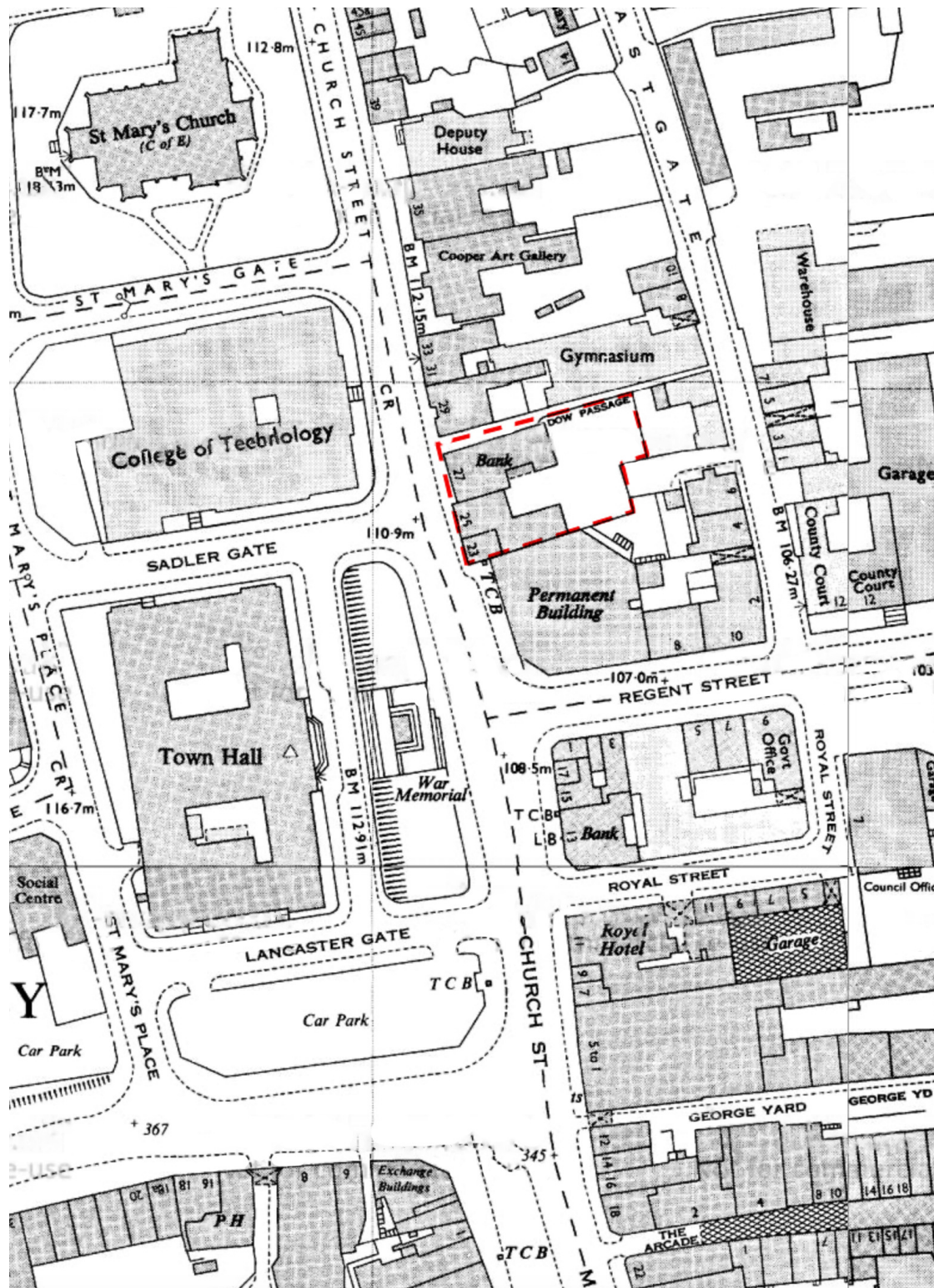
Ordnance Survey map of c1938



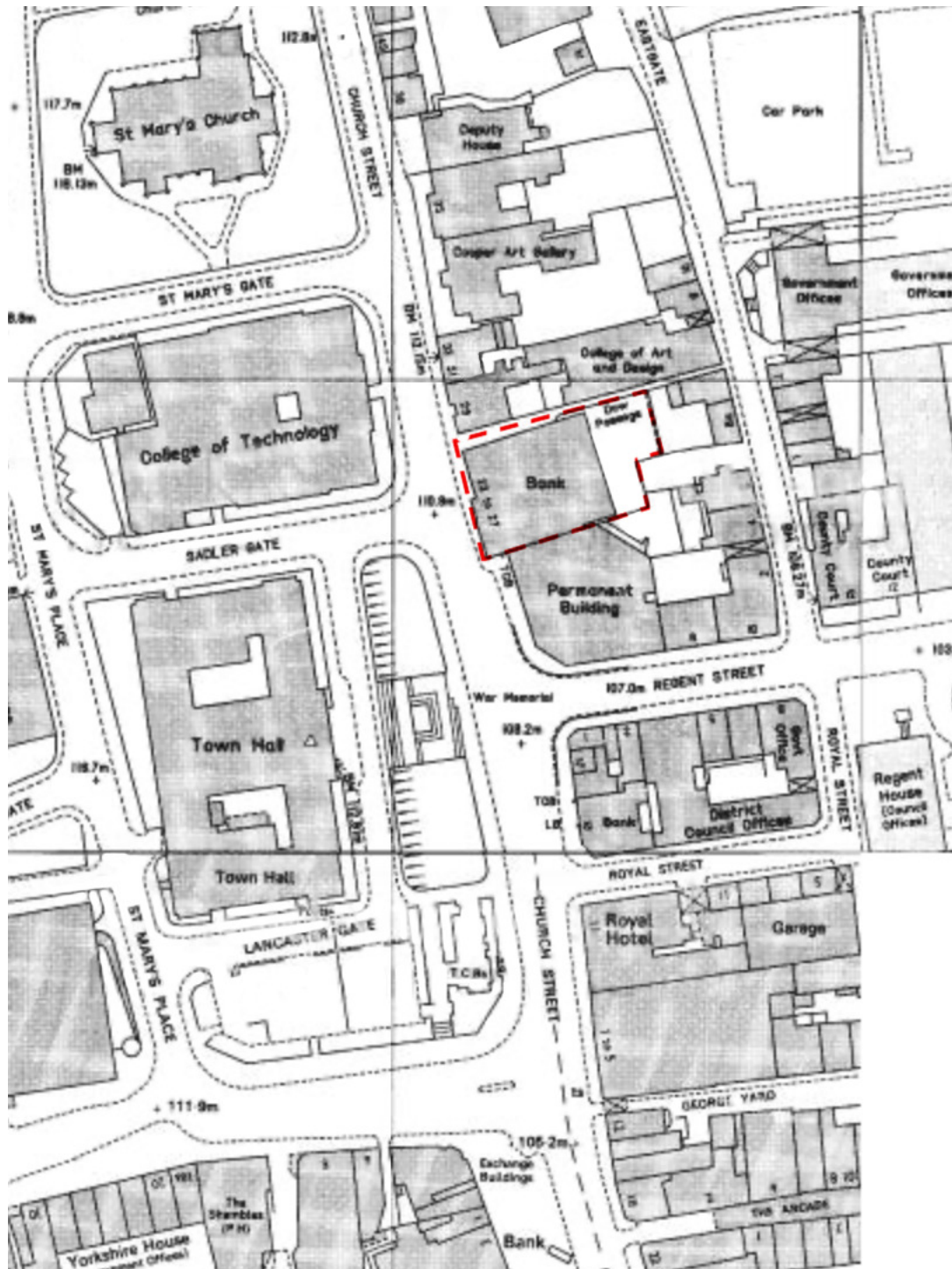
Ordnance Survey map of c1955



Between 1977 -1984 the rear of the building received a substantial in-fill development between the older rear projections to the north and south, that also increased the projection deeper into the former open space to the rear, as evidenced by the projection beyond the corner of the neighbouring Permanent Building.



Ordnance Survey map of c1968-77



Ordnance Survey map of c1984-88

In recent years the buildings have stopped being used as a bank, and have unfortunately remained vacant for over 7 years, due to changing requirements of the high street and a move towards smaller retail or leisure units with greater on-street presence. This period of vacancy has led to decay of the building fabric, and the need for renovation works before dereliction.



Listing

The oldest part of the application building, No.23, is currently Grade II listed, having been first listed on 13th January 1986. It is noted that the listing specifically relates to No. 23 and despite them forming a single premises does not include either No.25 or 27, and does not describe either in the list description.

While the building has a pleasant yet simple exterior that had clearly been converted from an active shop frontage in the past as evidenced in the photographs below, it is believed that the building was granted Statutory Listed status primarily due to its age and contribution to understanding the historical record of the town, rather than its architectural, aesthetic, or cultural significance. Nevertheless, the application building is considered to contribute to the historical character of Church Street and the Conservation Area.

Being Nationally Listed, the application building is given statutory protection from development, in addition to the development controls placed on buildings within a conservation area by the Local Authority.

The listing description describes exclusively the external appearance of the building, focusing on the front of the buildings onto Church Street, with no mention of the rear of the building. Despite this, the guidance from Historic England is clear that any Listing covers a whole building, including the interior, unless parts of it are specifically excluded in the list description.

The listing reads as follows:

SE3406NW BARNSELY CHURCH STREET (east side), Barnsley 8/8 No 23 GV II House, now part of Barclay's Bank. Early C19. Rendered walls. Welsh slate roof. 3 storeys, 3 bays. Windows in plain, raised surrounds, with recent casements. Hollow-chamfered gable copings on cut kneelers. Ashlar stack to each gable with cornice and cap.

Listing NGR: SE3443006576

In addition to the listing covering the application building, there is a further distinct Grade II Listing for traditional red phone box located to the side of the building, the impact of which has been considered when developing the proposals.

The listing reads as follows:

SE 3406 NW 8/74

BARNSELY CHURCH STREET (east side) K6 Telephone Kiosk outside Nos 19-21 (Barnsley Building Society)

GV II Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with dozed roof. Unperforated crowns to top panels and margin glazing to windows and door.

Listing NGR: SE3442306563



Historic England Map Of Listed Buildings And Structures Church Street



The proposal

The proposal is to renovate the exterior of the listed building, replacing the later addition windows at ground floor that have been installed to replicate the original openings above, and return the commercial frontage as it was in the historical record.



Historic Image Of Application Site c1930's

As can be seen in the photograph, the main building including No.23, 25, and 27 are likely all part of the Barclays Bank branch, with an access into No. 23 from Church Street with a Victorian top and pillar stone door surround. The modern glazed arch access present today in No. 25 cannot be seen, with just windows similar to those above.

To the right of this doorway the building has a large glazed frontage and signage for 'Charlesworth Tobacco & Cigarettes' above that appear to suggest that part of the building was separated off for use as retail.

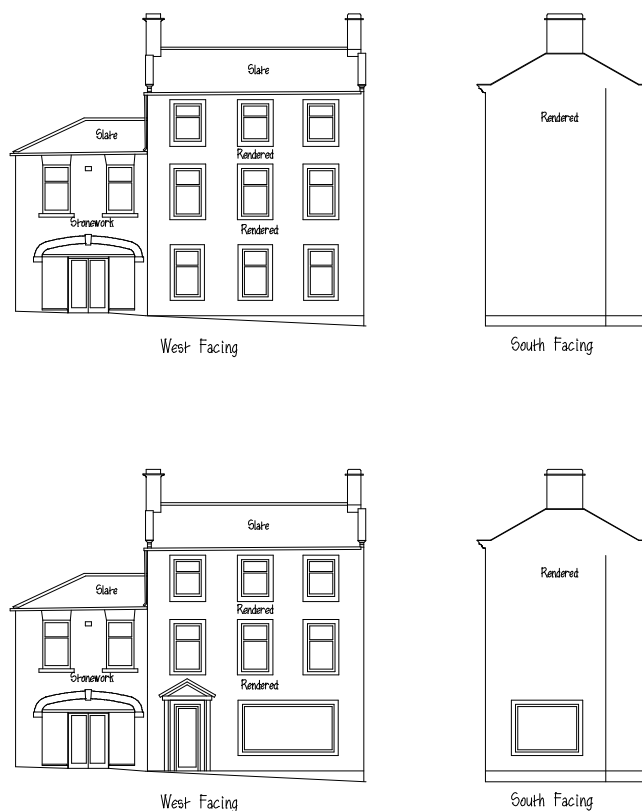
As such the proposals seek to reinstate this access and frontage, to improve the relationship the building has with Church Street and improve the public's ability to perceive the authentic historic character of the building more clearly, along with improving visual penetration into the building which is vital for any viable future use as retail or leisure.

Where the door is reinstated a new door surround will be inserted to reflect the detail and quality of the original, and larger openings will be created to the west and south elevations. While replicating a fully glazed shop frontage like the historic photograph



did not seem appropriate, or necessary to the modern needs of the building, the larger openings will align with and replicate the plain raised surrounds of the windows above, retaining the order and appearance of the fenestration.

It should be noted that given the understanding of the previous interventions within the building frontage, the majority, if not all of the building fabric to be removed by the proposals to the Listed No.23 will be later additions where more modern developers have enclosed the frontage in an attempt to appear as original fenestration. In addition, the List description states that all the windows currently in the building are recent casements that are none-original, and therefore their loss would be justified.



Existing And Proposed Elevations

Similarly, given that proposed retail or leisure tenants are currently deterred from occupying the units due to a lack of visual connection with potential customers on Church Street, it is proposed to lower the windows to the frontage of No.27 by approximately 1m. Despite this part of the building not being included in the List description, and not being as old in construction as No.23, this intervention would result in loss of historic fabric and the proposed works would have to be carefully undertaken to prevent damage to the decorative surrounds, so that they can be reinstated at a lower level with replica stonework infilling the additional height. As with No. 23 all the windows are recent casements that are none-original, and therefore their loss and replacement would be justified. It is felt that although this proposal would constitute a meaningful intervention, it would be significantly less impactful than the previous intervention to No.25 where two ground floor windows, as seen in the above historic picture, were converted to a large arched opening with a modern glazed entrance.

It is also proposed to remove the outer layer of glazing within this arched entrance to No.25, as there are two existing lobbies and one would be sufficient. It is proposed to replace the glazing removed with a cast iron gate of suitable design.



Internally, works are proposed to enclose existing openings and subdivide the large building into more desirable, and therefore easier to let, smaller units. These works are outside of the listed portion of the building and are unlikely to have any effect on the character of the building.

Conclusion

As evidenced above, the building is not preserved as it existed historically which has resulted in some loss of the historical character, and is Statutory Listed predominantly due to its age and not the significance of its visual appearance.

It is felt that the proposed works are in keeping with the existing building, and the minimal interventions proposed would result in minimum loss of historic fabric, given that the majority of material to be removed is of a later addition.

The reintroduction of street access to No. 23 improve authenticity and legibility of the historic asset, and an active glazed frontage for both buildings is vital for to prevent the functional obsolescence of the building.

Therefore, it is felt that the sympathetic proposed alterations would not be likely to have any detrimental impact on the preservation of this listed building asset as a whole, or on the appearance within the street scene. In addition, the proposed refurbishment works will bring the positive character of this listed building back, and as such should make a significant improvement to the character of the Conservation Area.