

Heritage Statement

Application: Change of use from A1 Retail Shop to A4 Drinking Establishment including internal alterations to listed building

Property Address : 2 St, Mary's Street, S36 6DT

Grid Reference: SE 24608 03343

Grade: II

List entry Number: 1286793

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 Midland Bank and Bank Chambers, which has since closed and is currently under re-development as per planning and listed building approvals (2017/0535 and 2017/0515 -Listed Building).



2. Assessment of Significance

The site was first listed as Grade II on 27 April 1988 and the list entry summary and details are noted below:

Bank, shop and offices. Late C19. Coursed squared rubble with ashlar dressings. Westmorland slate roof. Two storeys and attic. An ordered but asymmetrical curving facade of 10 bays on a corner site. All door and window openings are elliptical-arched. The central 3 bays, on the corner, are symmetrical with a central door with moulded surround. To each side is a large shop window with elaborate spandrel treatment and joggled lintel. The le 4 bays have a doorway to each side, that to le more elaborate with pilaster jambs, pulvinated frieze and triangular pediment. Between the doors are 2 windows, as before but smaller and plainer. The 3 bays to right are simpler with a 3-light window with elliptical-headed lights, and 2 doorways. Two moulded cornices between floors. 1st-floor windows are of two and three lights as before, and a single central light. The le 2 bays are surmounted by a shaped gable with an ashlar stack at apex. The right 2 bays are surmounted by a plainer gable with finial. Curved roof. Three gabled dormers. Several stone stacks with ashlar strings and cornices. An important corner site.

History

Midland Bank and Bank Chambers were part of an expansion of Penistone carried out in the mid to late 19th century following the opening of the Yorkshire Steel and Iron Works to the east of the town together with the flax and thread mills plus the associated additional housing.

The complex of buildings including the original bank, which closed in 2016 and has been vacant ever since, the adjacent corner shop (which this application relates) including the basement and adjacent kitchen area shut its doors in 2017.

3. Heritage Impact Assessment

The proposed works are internal alterations, the majority being to removal of modern alterations such as the staircase to the basement and the infill floor to the existing rear stair. Other alterations include removal of



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walls blocking up existing doors. The main changes to allow the change of use are the opening up of two sections of wall to allow access to the new toilet areas to facilitate the new use.

There are no real internal decorative features to preserve and the external fabric of the building is to remain and be repaired and decorated to preserve the listed building as necessary.



4.



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Justification

The majority of the works are to remove modern alterations and re-open existing doorways including reinstating walls to their original positions the only works affecting the fabric of the building is the access to the welfare facilities to enable the building to be brought back into use.

5. Conclusion

The current shop unit is now redundant and unlikely in its current form to be used as a shop / retail unit. The proposal minimises the impact on the main fabric of the building by allowing the unit to be sensitively altered internally to bring this important land mark building back in to use.