



Proposed Residential Conversion  
1-3 Church St. Barnsley S70 2AB

Heritage, Design & Access  
Document

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 Value Added Design  
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# Location Plan

Proposed Residential Conversion, 1-3 Church St, Barnsley, S70 2AB



This statement is submitted, in support of the application for the proposed residential conversion of a section of the first floor of 1-3 Church Street, Barnsley S70 2AB, previously an area of toilet provision for Evoo bar, now left vacant. The scheme replicates a previously approved residential conversion of the other half of the first floor floorplan, and creates a coherent entirely residential use within the first floor of the building.

The application site is situated in Barnsley town centre to the east of Church Street, on the intersection of Church Street, Market Hill, and Shambles Street. The site sits to the centre of a widened pedestrian walkway at the intersection, opposite the southeast corner of the pedestrianised area around the Town Hall.

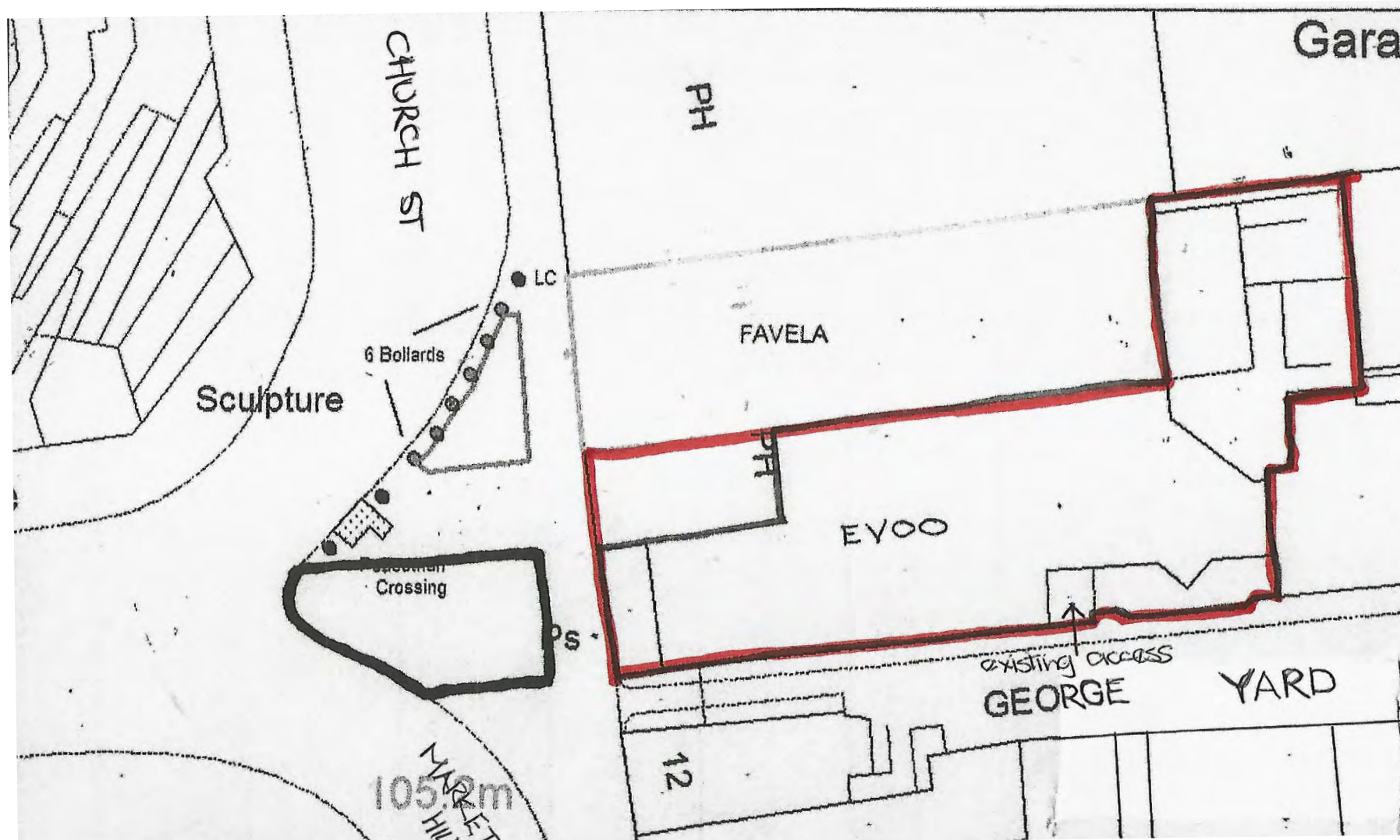
Church Street, Market Hill, and Shambles Street have historically been prominent main arterial roads into and through the town, and remain heavily trafficked to modern day, having been widened and made one way.



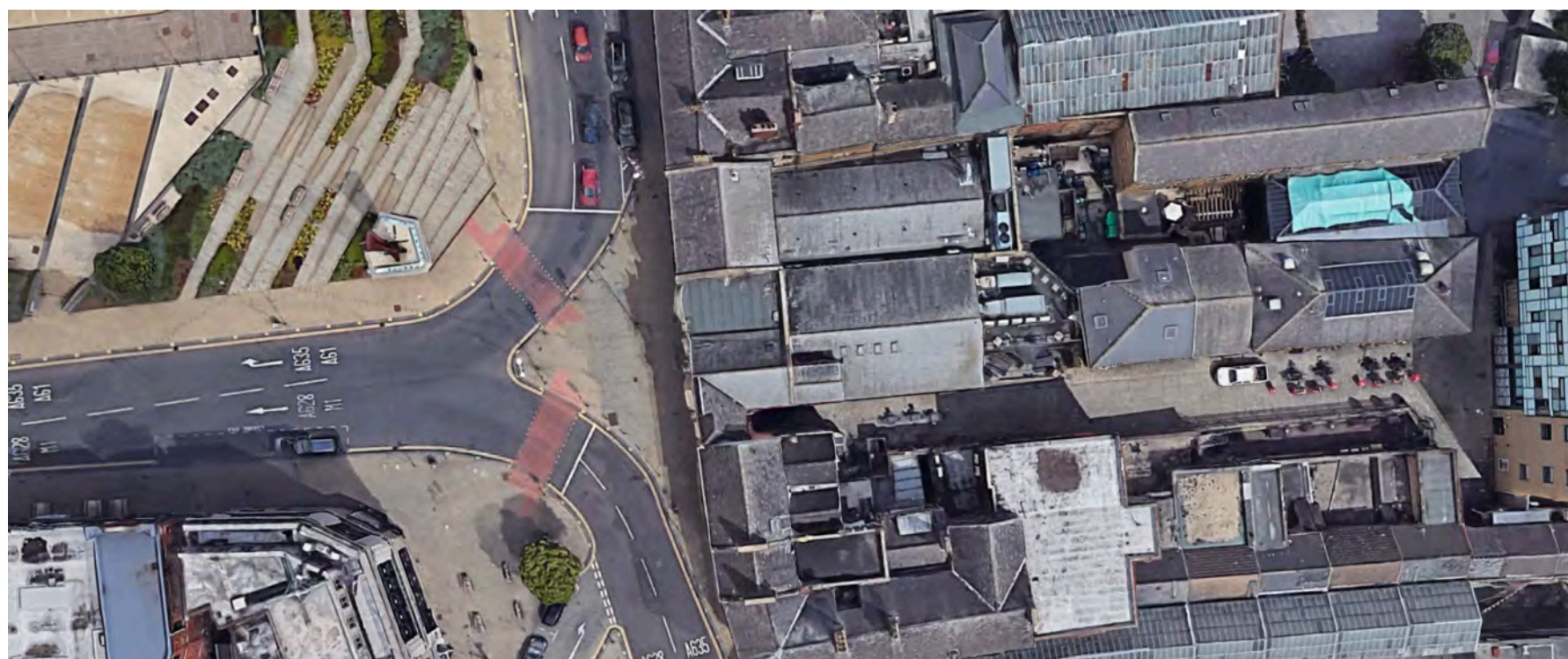
Existing Site Location Plan 1:1250

# Location Plan

Proposed Residential Conversion, 1-3 Church St, Barnsley, S70 2AB



Existing Site Block Plan 1:500



The application building, a former 'Butterfields' drapery market, appears as a cluster of buildings with separate building numbers 1, and 3 (double fronted) constructed of different material and style, and of various heights, clearly constructed at different times, with No. 1 being a historic ornate stone building frontage and No.3 being a more modern replacement.

The application building is located within 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, with the application building being sandwiched directly between two nationally listed buildings, adjoining the application building to the north and south. As such, this document is intended to aid in the understanding of the proposed alterations, the historical significance of the application building, and analyse any impact that may arise from the proposed conversion, to ensure its contribution to the historic character of the area is maintained.

Proposed Residential Conversion, 1-3 Church St, Barnsley, S70 2AB

fan

EL

fe

down

bar

EL

ESTATE AGENTS

stvp

bar

EL

up

down

EL

dis

W.C.

gents

ladies

EL

ex

stvp

fe

RESTAURANT

max 120 persons

EL

salad bar

EL

RESTAURANT

80 seating

100 standing

fe

EL

EL

food prep area

grill/fryer/burner

kitchen storage

dis

W.C.

EL

EL

EL

EL

oven

food prep & pizza oven

fe

EL

storage

EL

down

down

down

EL

staff W.C.

EL

ex escape to be widened to 1050mm clear opening with push bar

[illegible]

Existing First Floor Plan 1:100

# Site Photos

Proposed Residential Conversion, 1-3 Church St, Barnsley, S70 2AB



Existing Building Frontage From Approach On Shambles Street



Existing Approach From Church Street



Existing Approach From Market Hill



Existing Approach From George Yard



Existing Rear Access From George Yard

# Site Photos

Proposed Residential Conversion, 1-3 Church St, Barnsley, S70 2AB



Site Aerial Looking North



Site Aerial Looking West



Site Aerial Looking South



Site Aerial Looking East

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 of the application building is not known, a hand drawn map of Barnsley dated 1777 appears to show buildings in that general location to the top of Market Hill. The buildings form a dense line along the highway, occupying long narrow plots, with pockets of wider yards to the rear, a building pattern that survives to today.

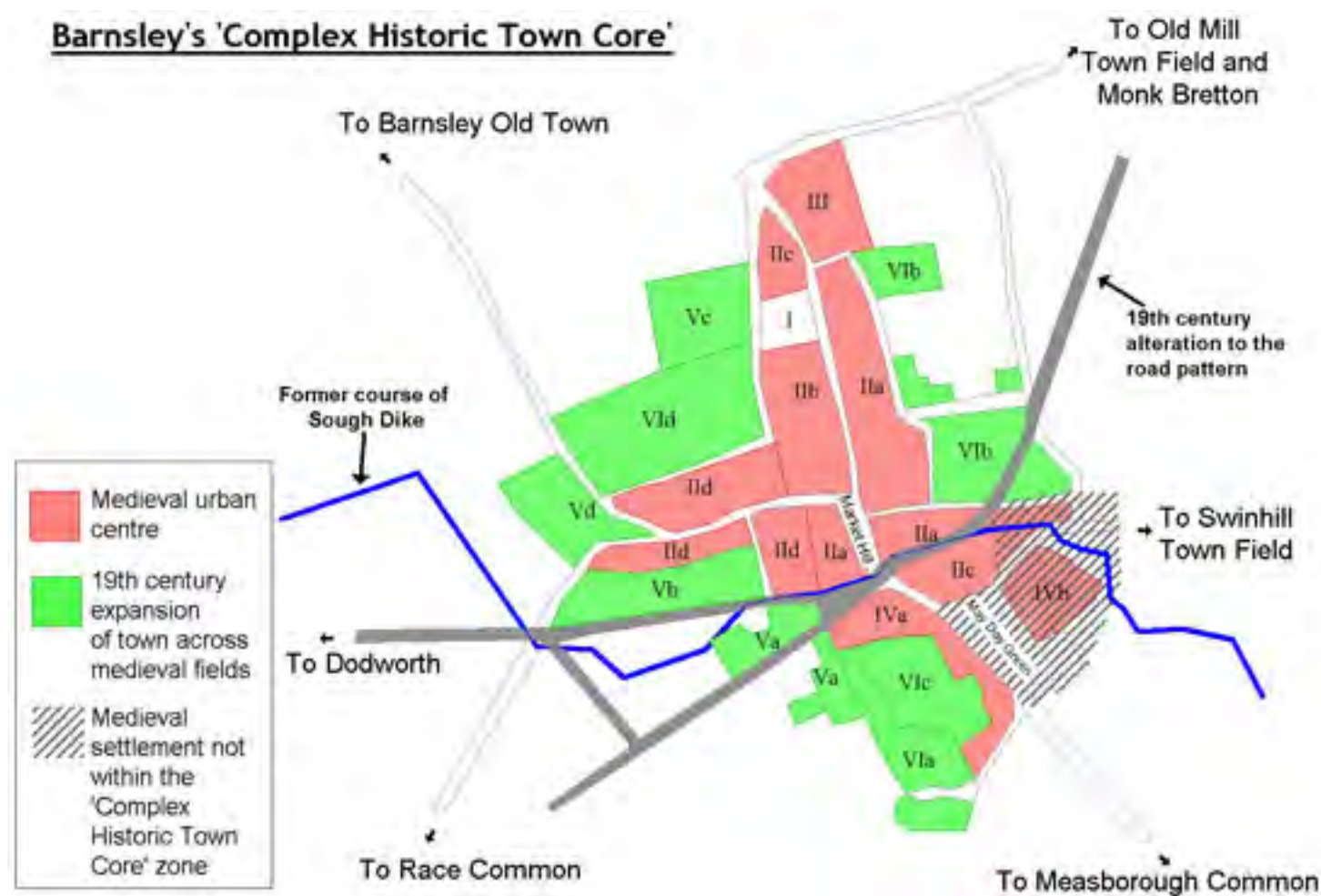
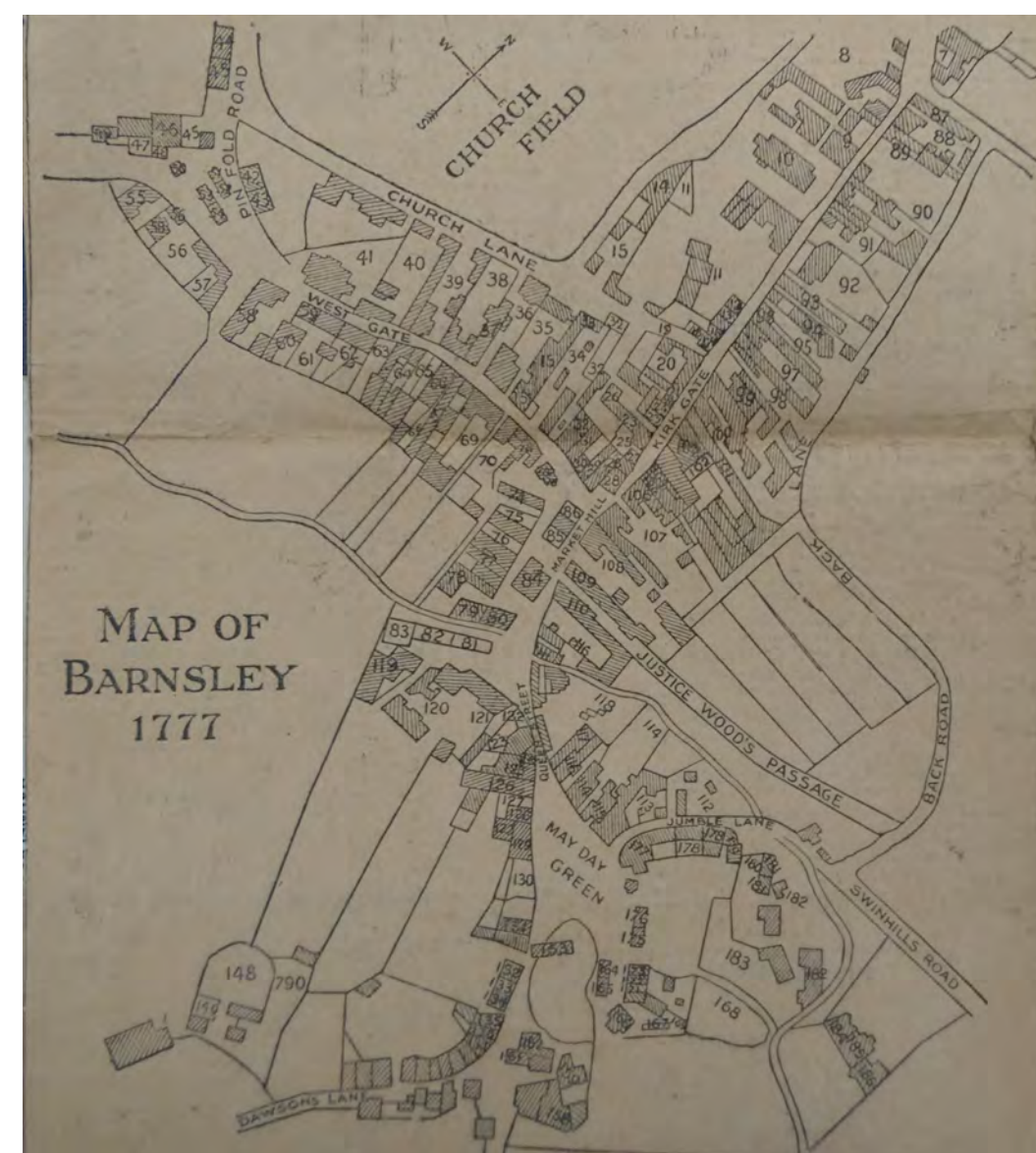


Diagram Of The Assumed Layout Of Medieval Barnsley



Hand Drawn Map 1777

# Site History

Proposed Residential Conversion, 1-3 Church St, Barnsley, S70 2AB

As can be seen depicted on the earliest available O.S. map of 1855, the application plot appears developed with buildings approximately resembling the current building footprint. At this time the street scene of the historic core of the town appears well established with the road pattern largely the same as today, and intersection of Church Street and Shambles Street with the widened Market Hill already in existence. The area has a more densely developed feeling, however, with narrower more enclosed streets, and buildings on opposite side of Church Street facing the application site where the landscaped area around the Town Hall is now located.

The area around the application site remains largely visually unchanged throughout the late 1800's to early 1900's period, with the only noticeable changes being the removal of buildings on the east side of Church Street extending Regent Street to link Church Street wit Eldon Street between 1855 and 1894, the introduction of "The Arcade" being created to the south of the application site, and the removal of buildings east of Church Street to the north of the application site to create a War Memorial between 1907 and 1932.



OS Map 1855



OS Map 1894



OS Map 1907



OS Map 1932

# Site History

Proposed Residential Conversion, 1-3 Church St, Barnsley, S70 2AB

The present building was built by "Butterfield's" drapery, it is believed on the site of many previous drapery bazaars, run from around the 1830s. In the book 'The Making of Barnsley' (1988), the Aurthur states that previously the Butterfield site had 'witnessed the comings and goings of a long succession of drapery bazaars' including those belonging to John Ludlam and Henry and Joseph Clarke.

The monogram on the ornate scrolled panel in the pediment of No.1 Church Street reads '1902', indicating the year of construction, however, given the historic maps of the area indicate the site was developed prior to this, it is unclear if Butterfields Drapery retained any of the existing structure that existed prior to that and created a new ornate frontage, or if they rebuilt the entire present building at that time. It is known that at this time, they owned and initially occupied a large section of the street, with the current application building No. 1-3 Church Street and the adjoining No. 12, 14, and 16 all within their ownership. They subsequently appear to have sublet the ground floor of No. 12, 14, and 16 to different businesses in the late Victorian period, including records of a stationers, tobacconist, and pharmaceuticals company in the early part of the twentieth century. The buildings at the rear onto George Yard, historically may have been separate businesses, and over time have been absorbed into the demise of the properties fronting the main road.



Present Day Photo Of Upper Part Of The Facade Features Decorated Obelisks, Acanthus-Style Brackets And Squared Ball Finials, And Monogram On The Ornate Scrolled Panel In The Pediment.



Historic Photos (Circa 1930's) Of Market Hill With The Application Building Visible (Right), And The Area Of The Now Town Hall Densely Developed (Centre)

# Site History

Proposed Residential Conversion, 1-3 Church St, Barnsley, S70 2AB

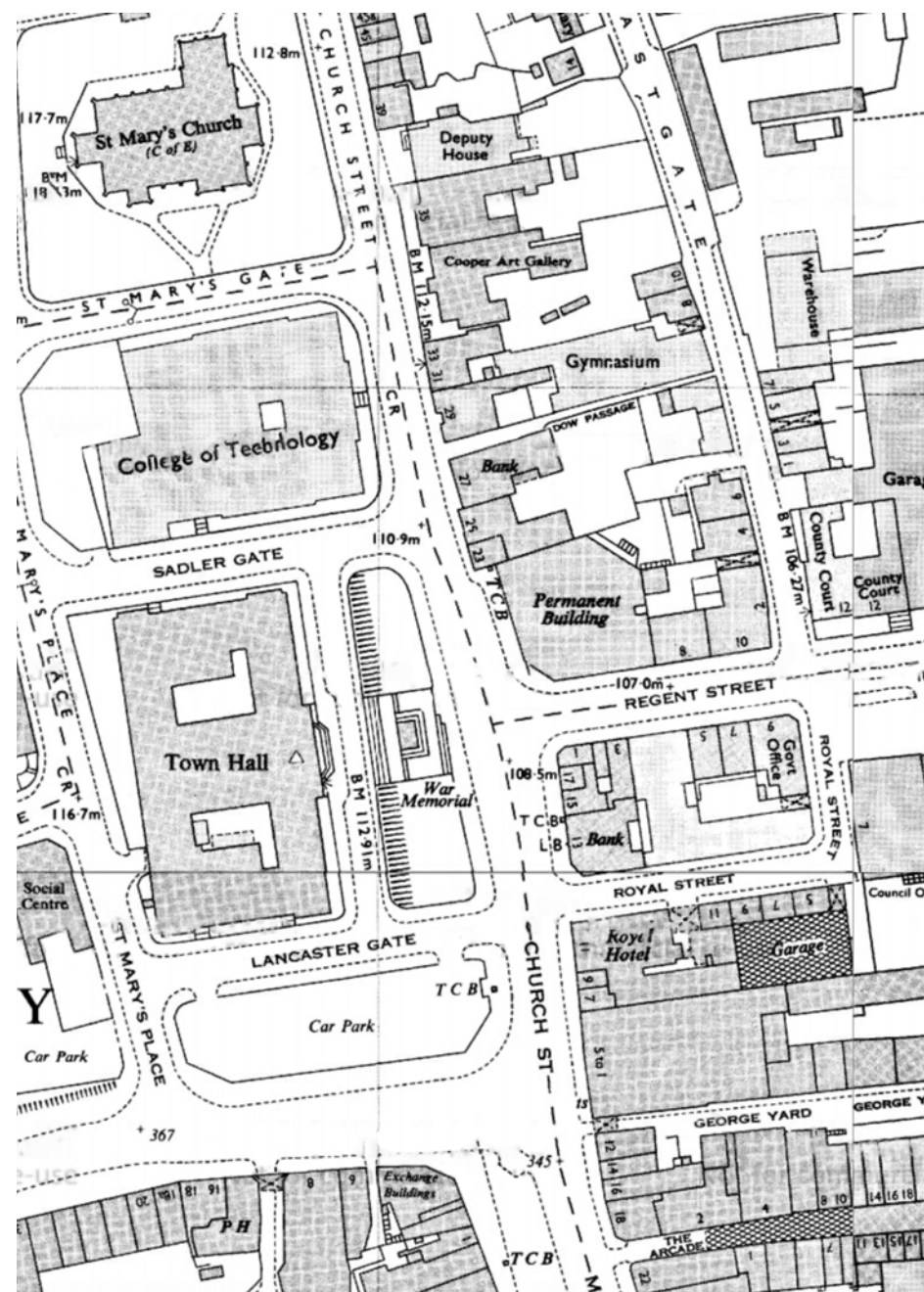
By 1931, many of the buildings east of Church Street to the north of the application site were removed to create a War Memorial, however, by the 1944 OS this demolition was increased further to the east to facilitate the newly constructed Barnsley Town Hall north east of the application building. Additional removals are visible to the south of the town hall between 1947 and 1949, to create an area of car parking and increase the public realm, opening up a large area around the intersection of Church Street, Shambles Street, and Market Hill adjacent to the site. This removal, created the more open feel to the historic core of Barnsley town centre as seen today, and opened up views to the application building, aiding in its prominence.



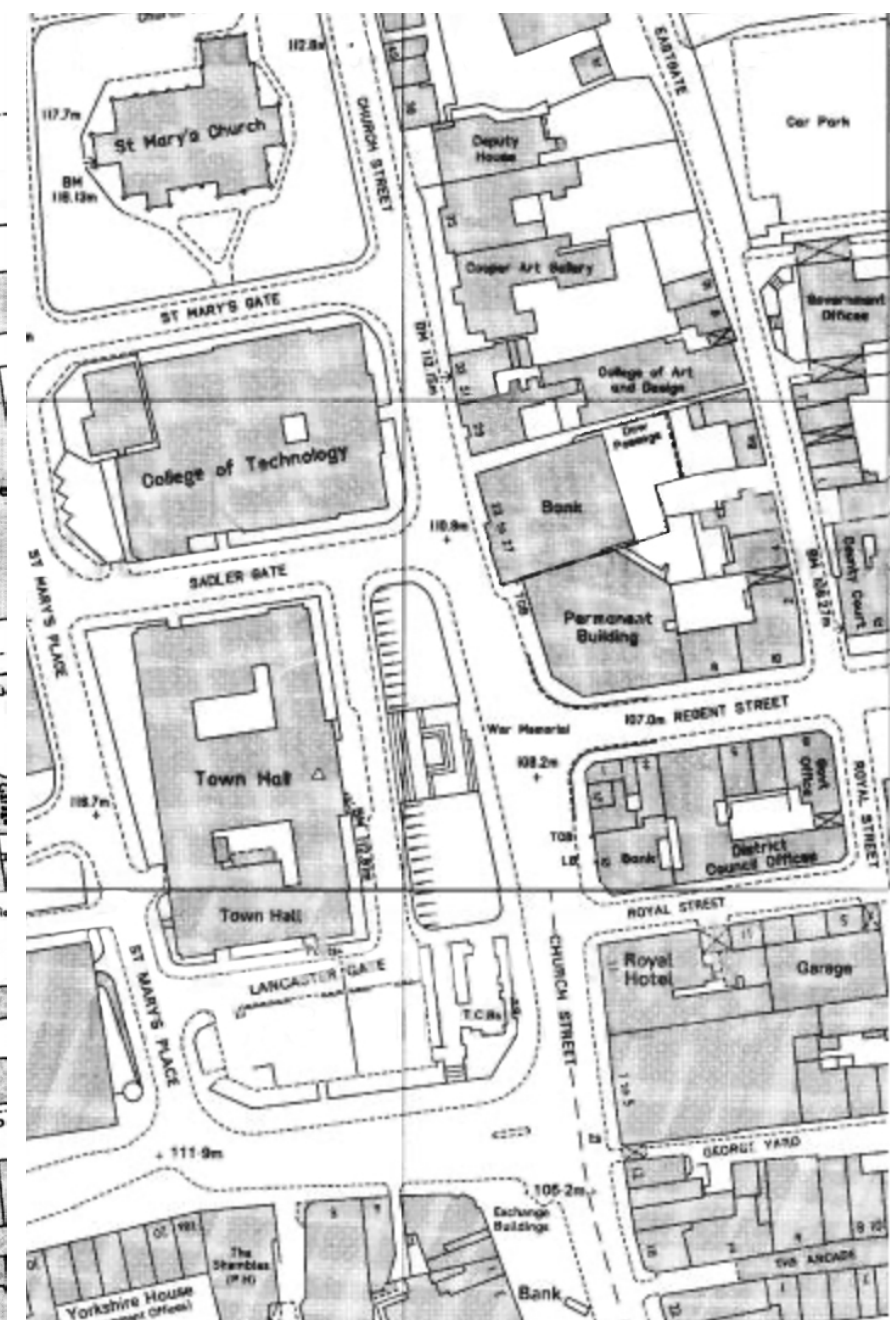
OS Map 1944-1947



OS Map 1949



OS Map 1968-77



OS Map 1984-88

# Site History

Proposed Residential Conversion, 1-3 Church St, Barnsley, S70 2AB



Historic Photo (Circa 1960's)



Historic Photo (Circa 1980's)

Butterfield's Drapery Market closed in 1975, and in recent years the application buildings have predominantly been used as a series of bars. Although the building has changed function over the decades, the ornate façade of No. 1 Church Street has remained largely unaltered, except for a period between the 1960-1980's when it was finished in white paint or white painted render, with the pediment painted to match after the building was initially painted. This finish has been removed at some point and the façade above the ground floor is pretty much as it was when built.

No. 3 Church Street has undergone a larger transformation, with approval granted in 1977 for the "removal of existing and building up of shop display windows" in 1977, and approval of further "alterations to shop front" in 1986, and "alterations to external elevations to Public House" approved in 2005. As evidenced in the historic pictures, the frontage of No. 3 Church Street bears little resemblance to that of the present building, with the tall multi-pane windows spanning two storeys to the left of the old frontage being replaced with a number of more traditionally proportioned windows, and the single narrow glazing strip to the right of the old frontage being replaced with a pair of tall glazing strips spanning two storeys. The current frontage appears modern in material being of a regular narrow coursed modern stone, and a feature white rendered element with an arched parapet detail adjoining No. 1 Church Street, suggesting the frontage has been either over-clad or rebuilt to achieve the alterations to the frontage.



Modern Appearance

# Conservation Area

Proposed Residential Conversion, 1-3 Church St, Barnsley, S70 2AB

As can be seen in the attached Barnsley Council's Regent Street/ Church Street/ Market Hill Conservation Area Plan, the application site falls to the south of the centre of the Conservation Area.

The Conservation Area, designated in November 1973, encapsulates most of the historic settlement area known as Barnsley's 'Old Town' that includes most of the historic civic and commercial centre of the town. It focuses on the prominent streets of Church Street And Market Hill orientated north-south and Regent Street orientated east-west, all of which have multiple Statutory Listed buildings, feature civic buildings, and desirable character, and as such represent a significant contribution to Barnsley's historic record and cultural identity. Despite the clear significance of the Conservation Area to Barnsley's historical record, it is noted no character appraisal has been completed by the Local Authority to define the special interest of the conservation area that merits its designation, or identify, describe, and evaluate key features and buildings that contribute to its character and appearance.

Consequently, the impact of the proposals upon the buildings setting and particularly the Conservation Area and street scene, have been an integral aspect of the thinking with regard to what has been proposed.



Barnsley Council's Regent Street/ Church Street/ Market Hill Conservation Area Plan

# Listed Buildings

Proposed Residential Conversion, 1-3 Church St, Barnsley, S70 2AB

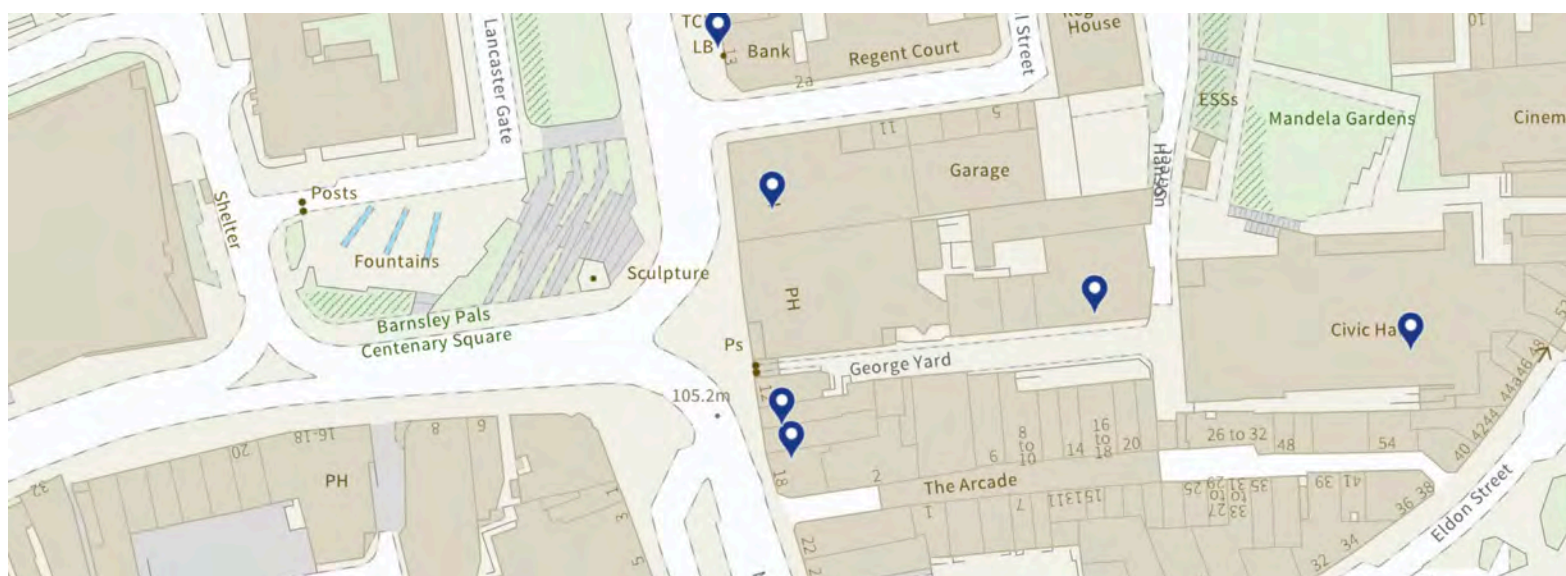


Barnsley Council's Regent Street/ Church Street/ Market Hill Conservation Area Plan

While the application building, has historic elements, and the frontage to No.1 Church Street is a particularly ornate and pleasant exterior, it is not included within the curtilage of, or List Description for, a nationally Listed building, and as such the proposed development is not subject to additional statutory constraints above that of any other site located within a Conservation Area.

The site does however form part of the immediate context of two Grade II Listed Buildings neighbouring the site to the north and south. To the north, the Grade II Listed No.11 Church Street (The White Bear) is described in the List Description as a 3 storey "Hotel. Late C18, probably re-roofed mid C19, main doorway probably early C20", and highlights the "seven-bay near-symmetrical facade. Raised ashlar quoins. Wide central doorway with round-arched head and splayed jambs in a single cyma moulding.". To the south, the Grade II Listed No.'s 12 and 14 Market Hill is described in the List Description as a "Shop premises. Late C18. Ashlar. Concrete tiled roof (C20). 4 storeys, 3 bays. C20 shop frontage to ground floor. 4-pane sash windows, those to 3rd floor being square. 1st- and 2nd-floor sill bands. Moulded eaves cornice. Gable coping on square kneeler to right. Later end brick stack to right. Two gables to rear. Similar eaves cornice. The premises were at one time known as the George and Dragon Inn."

While it is accepted that the application building contributes to the context of these listed buildings, as will be outlined in this document, the proposals are exclusively internal remodelling works internally, to part of first floor level, and as such could have no meaningful direct impact on any of the listed buildings in this area.

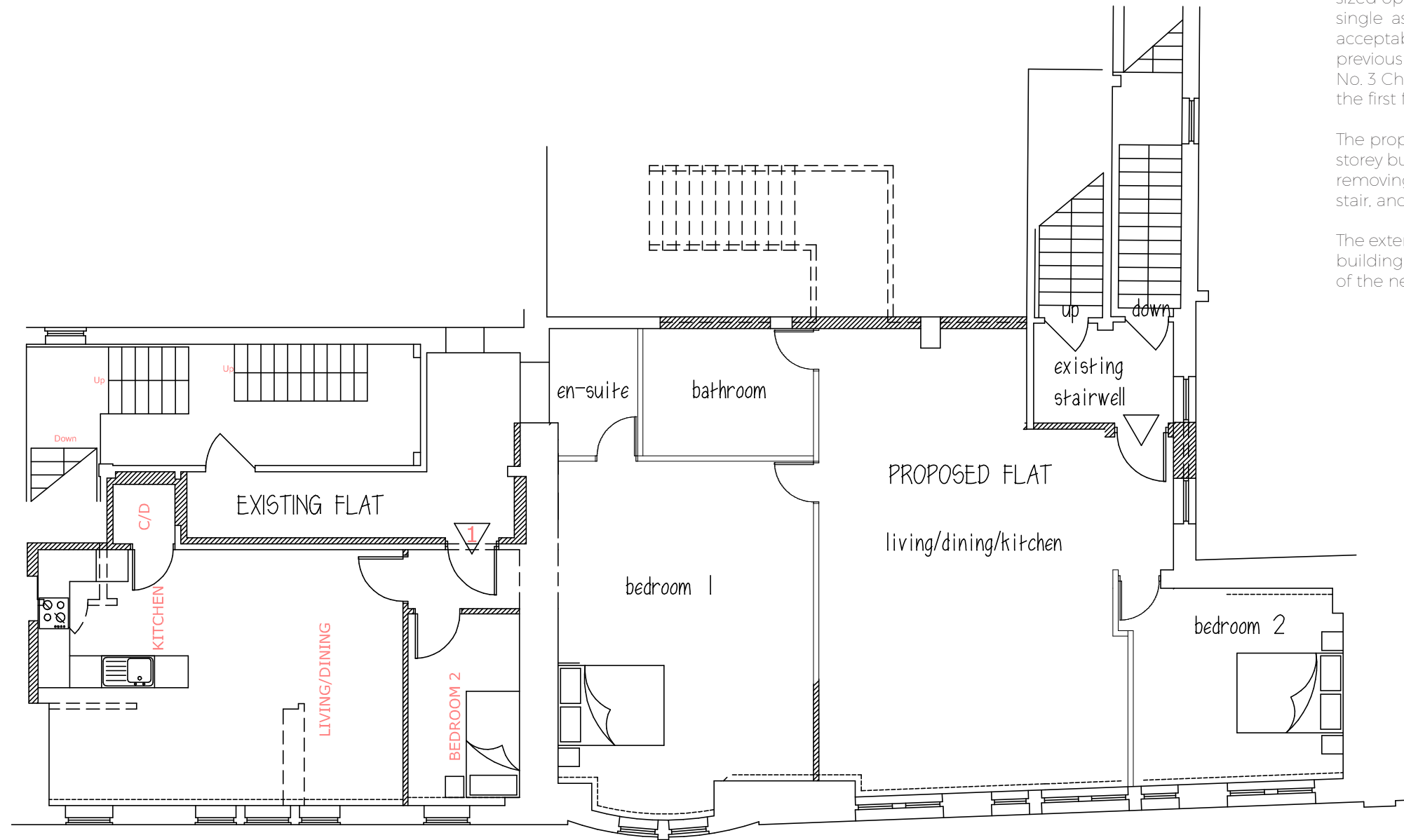


Listed Building Plan - Historic England

The proposal is to convert a section of the first floor of No. 1 Church Street (right/south side), into a single residential unit. This entire floor was historically toilet provision for the bar below, however, the relocation of toilet provision to ground floor has left this area vacant and redundant. The proposed residential unit would all be fully self-contained, with sufficient sized open plan living, kitchen, and dining areas, and two double bedrooms. Despite being single aspect, all habitable rooms would be served by windows to the front, providing acceptable standards of natural light, ventilation and outlook. The scheme replicates a previously approved residential conversion of the other half of the first floor floorplan within No. 3 Church Street (right/south side), and creates a coherent entirely residential use within the first floor of the building.

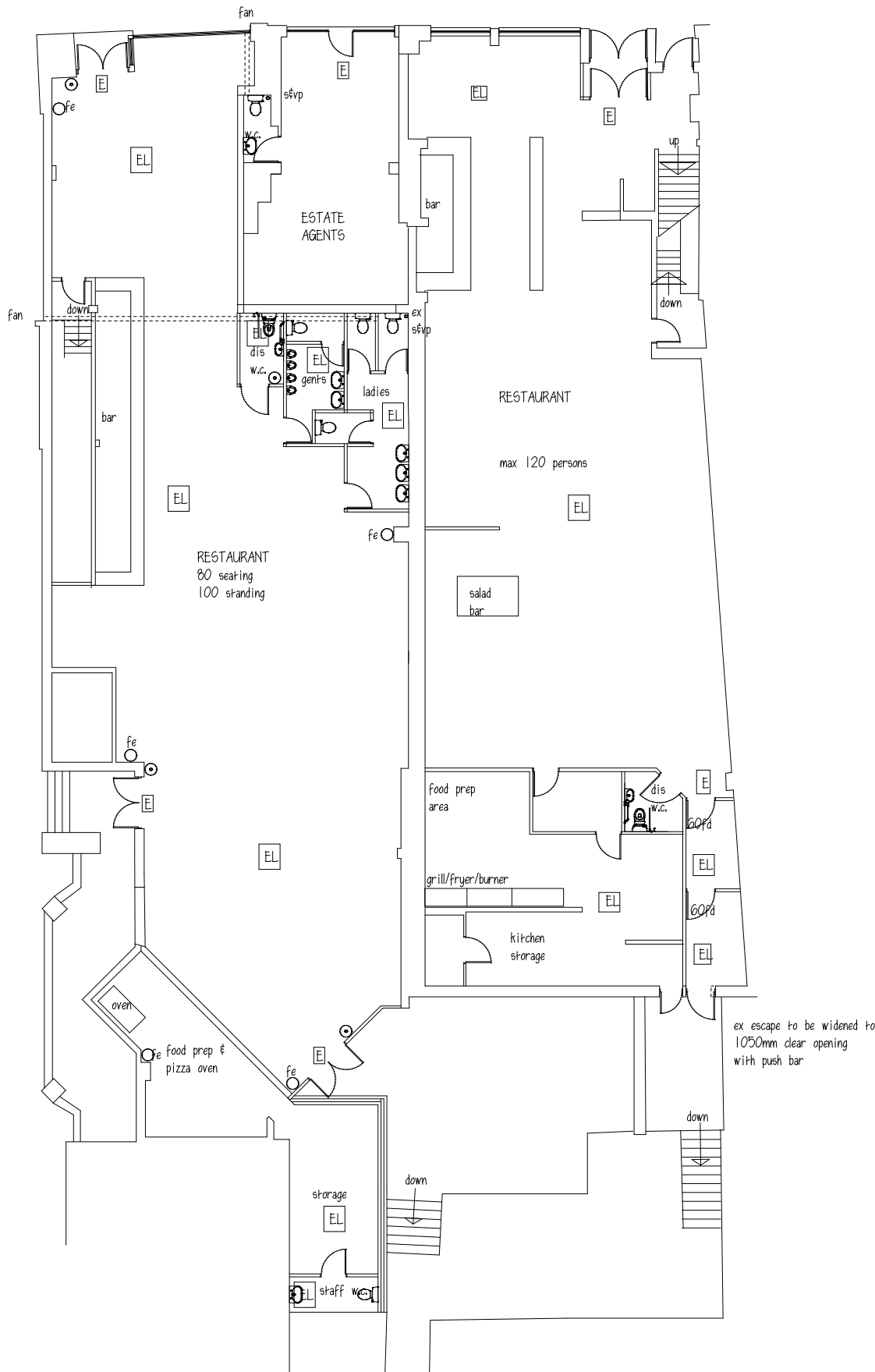
The proposals only seek to make internal changes to the layout of the first floor of this three storey building, removing internal walls that form an awkward route of circulation corridors, removing a redundant internal access stair and infilling the opening at the top for the open stair, and erecting new internal walls to create the residential layout.

The external building façade will not be altered in any way, and as such the conversion of this building will not have an adverse impact on the character of the Conservation Area or any of the neighbouring Listed Buildings.



Proposed First Floor Plan 1:100

The ground floor layout of the bar/ restaurant, and the commercial frontage to Church Street will remain entirely unchanged.

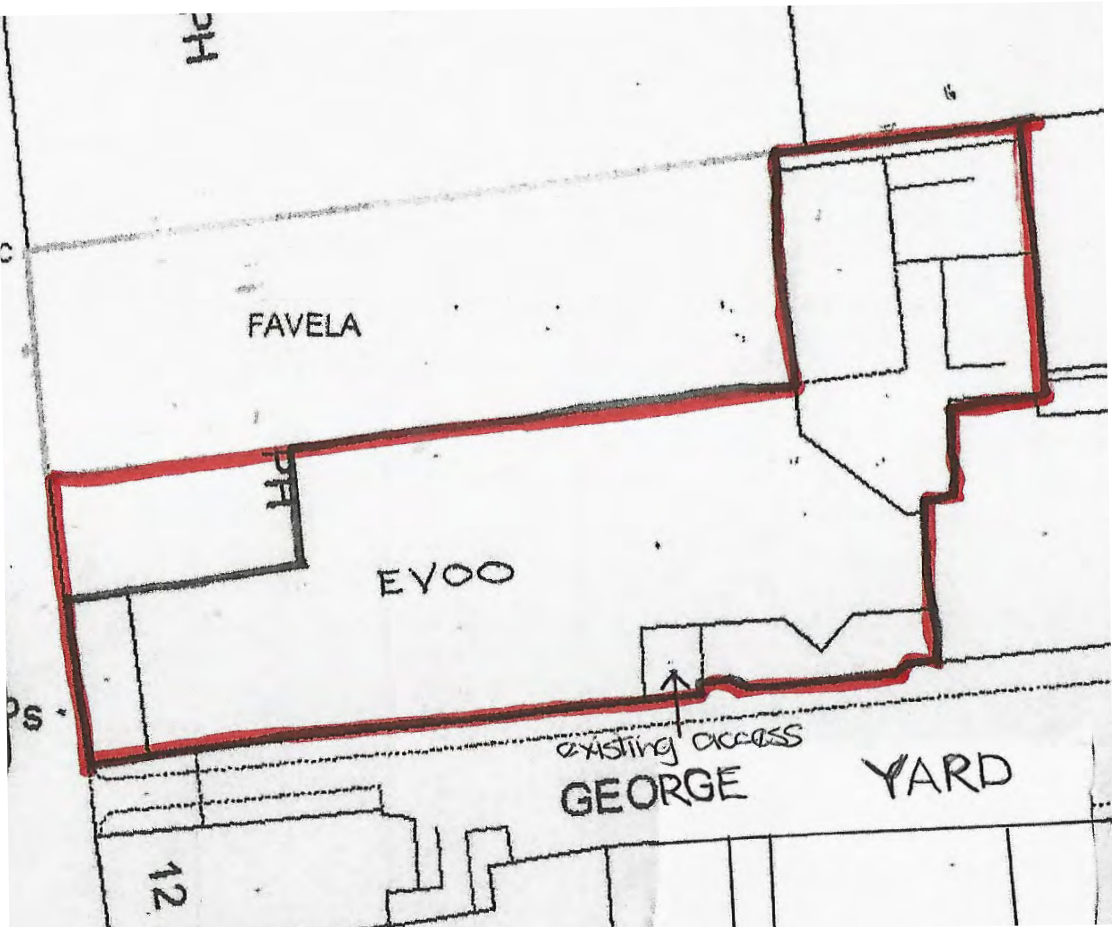


Proposed Ground Floor Plan 1:200

The access to the building will be from an existing doorway into the stairwell to the south of the building off George Yard and will not need to alter or effect the existing commercial access to the active frontage along Church Street. The stairs are exclusive access for the flats on the first floor, and back of house areas to the second floor, and no public will have access from ground floor areas.

There are no existing car parking facilities on site, however the sites central location provides ample access to public transport networks which can be supplemented with the use of cycle transportation.

Having living accommodation in this floor of the building will enhance the natural surveillance both from the windows overlooking the street and external elements of the bar at ground level, and over George Yard through increased footfall and use of the side access door.



Proposed Block Plan Indicating Existing/Proposed First Floor Access From George Yard



Photo Of Existing/Proposed First Floor Access From George Yard

# Conclusion

Proposed Residential Conversion, 1-3 Church St, Barnsley, S70 2AB

The proposal represents an appropriate form of redevelopment of the currently vacant and redundant section of the application building, and residential use is acceptable in planning terms subject to normal development control criteria. The reuse of a formally vacant section of the building offers an enhancement over prolonged vacancy, and occupation of the building offers natural surveillance of the commercial use below, and acts as a deterrent for antisocial behaviour within the town centre.

The proposed exclusively internal remodelling works are considered a minimal intervention, and would result in minimum loss of historic building fabric, given that the majority of material to be removed are likely from the relatively modern conversion for use as a bar.

As the application building is itself non-designated, the key issue in assessing the impact of the proposals would be the extent to which the proposals would affect the setting and appearance of the neighbouring statutory Listed Buildings, or wider context of the designated Conservation Area. Given the proposal do not alter the external appearance of the application building in any way, it must be considered to have no effect on the appearance of the Conservation Area nor impact upon the Listed Buildings, and should therefore be supported by the Local Authority.

