

HERITAGE STATEMENT Ref: 2058/54/P7

For: Cosmetic internal alterations and the installation of external low level railings to windows to Existing Bank at :

Yorkshire Bank, 1A Peel Square, Barnsley, South Yorkshire, S70 2PL

1. Description of the Heritage asset and its setting

The alteration works covered by this submission fall within the main body of the existing Bank premises, which dates back to the mid 1850's, was originally built as the Coach & Horses Public House, becoming a Bank in approximately 1912.

The building is set within its own site curtilage, with the building externally featuring various historical elements to all elevations, although no historic or original features are evident from an internal inspection.

In the site of the application, the ground floor is utilised by the applicant as a main Bank Branch, with ancillary accommodation to the upper floor. The building is a Grade II Listed Building and the site falls with the Regent Street/Church Street/Market Hill Conservation Area. However, the limited works proposed here seek to maintain the details and features noted in the 'Listing', with internal and external works now being proposed being viewed as 'temporary' in terms of the building's life and potentially 'reversible' at a future date. Investigations have taken place to obtain further details of the original designer and the like, however these have not been successful to date.

2. Assessment of significance

The external building facades and external elements covered by the Listing (on both Peel Square and Market Hill) incorporates many historical features, which include various bays which include ashlar quions, square and arched headed, with segregated openings to main façade, slate roof and lead lantern, with associated frieze, cornice, pilasters, architraves and the like, all of which are to remain, to ensure these features are retained for the future life of the building.

Modifications now proposed include both internal cosmetic alterations, to reflect the applicant's new corporate style and standard, and the installation of metal railings to low level ground floor window, to alleviate issues on the site – all of which are not to detract, but more to compliment the current building which is a significant focal point in the retail centre.

3. Design Principles of the proposed development

The location of the internal 'cosmetic' alterations are all designed to be of a 'transient' nature, with no structural or other major alterations proposed in this respect. They are more lightweight finishes and fixtures, all designed and positioned with consideration to the existing building and are felt to have minimal impact on the Listed Building.

The low level window railings are driven by site issues which are ongoing, resulting in a need to restrict access to the window cills with metalwork and evidence indicates there may have been some form of railings in this same area. As noted previously, the physical changes proposed are minimal, with the various attractive elements on the building not affected by these works.

4. Impact of the proposed development

Due to the limited nature of the external railings and the cosmetic internal works here proposed, the impact on the existing building & its surroundings is minor, with all features specifically included in the listing not being affected & the choice of materials and design principles adopted to ensure these arrangements are in keeping with the building overall. In addition, both the external railings and internal refurbishment works proposed should be taken as 'temporary' over the life of the building, with such 'alterations' being easily 'reversed' or removed at a future date.