Design, Access and Heritage Statement

Project: Conversion of Upper Floors to 4 No. Apartments.
At 8 Regent Street, Barnsley

Location
The site is located at the upper end of Regent Street, adjoining the Barnsley Permanent Building, Church Street, formerly occupied by the Barnsley Building Society.

Heritage Statement
The building is a listed building (No. 1191920) situated within the Town Centre Conservation Area.
8 and 10 Regent Street are both Grade II Listed buildings.
8 Regent was listed Nov 1973, subsequently amended April 1977.
The building is a three storey ashlar fronted, having a basement, ground, first and second floors.
On the Regent Street frontage, there are numerous distinctive stone features, including chamfered stone quoins, carved stone door and window architraves and heads, a two-storey stone oriel window, moulded string courses and raised dentilled cornice.
Whilst not immediately apparent from the street view, the roof is of pitched natural slate. There are a number of redundant tall ornamental chimney stacks.
There is a stark contrast between the ornate front elevation, ad the plain rear elevation.
The rear elevation faces a shared tarmac yard area accessed via a passageway off (no. 2) Eastgate. The walls are in coursed squared stone with stone heads and sills to the windows.
The windows are arranged in an even regimental fashion, all ground floor windows are, by necessity, protected by security grilles.There are a number of modern service attachments.

Proposals
The building is presently used for commercial offices. The ground floor is a local estate agent branch.
The two upper floors are occupied by a recruitment agency. They have given notice that they intend to terminate their lease agreement, and vacate the premises in the near future.
Despite extensive efforts, it is appears unlikely that a new tenant can be found. The conversion of the upper floors is intended to secure an income from the premises.
The extensive basement is utilized for kitchen and toilet facilities.
The proposals are to retain the existing entrance hallway, as a shared use area.
The four proposed apartments provide one bedroom accommodation, the arrangement and floor areas are fundamentally determined by the existing walls and staircase.
The building is close to the College, and would make ideal student accommodation.
The basement is to be subdivided to provide additional storage space allocated to each individual unit.
Presently, refuse is taken to the Eurobins situated in the rear yard. It is anticipated that this arrangement will be continued after completion of the conversions.

No car parking provisions have been made, as the Barnsley Interchange is only a short distance away, providing good transport links to the entire area. The basement could accommodate cycle storage.
The Council's policies targeting the redevelopment of the town centre and the retention of key public open spaces provide valuable amenity spaces.
e.g. Public Amenity Areas in the close vicinity
St Mary's Gardens, adjacent St Mary's Church.
Burneslai Court Gardens
Centenary Square
Mandela Gardens
The Glass Works (adjacent Barnsley Market)

Encouragement for this (type of) town centre development is derived from the Urban Design Strategy, June 2022 which seeks to “increase the amount of high quality housing within the town centre”.

The ground floor is to be retained in commercial use, where there is sufficient space for additional staff or possible alternative future use, encouraging continued public access to this part of the town centre.
The proposals have no effect on the external appearance of the building. The character and visual amenity of the building and immediate surroundings remain unimpaired. No additions or demolition affecting the building are proposed.

Council Policy
The proposals appear to comply with Barnsley MBCs Local Plan, Core Strategy Plan CSP19, and Supplementary Planning Guidance, and should be regarded as a “windfall Site”.
NPPF Section 12 encourages such sustainable development which has regard to the Local Development Plan.
Paragraph 131 is respected in that the heritage asset and the continued use of the building without compromising the appearance is fundamental to the proposals.
We are of the opinion that the proposals meet the requirements of both Local and National Policy.