

# **Heritage, Design, Access & Justification Statement**

**To Support a Proposal to Repair & Convert the  
Existing Building at 12 - 18 Eldon Street, Barnsley**

Aug 2022

**TIME ARCHITECTS LTD  
226 – 228 Holme Lane  
Sheffield  
S6 4JZ  
T. +44(0)114 430 0114  
E. [info@timearchitects.co.uk](mailto:info@timearchitects.co.uk)**

# Heritage, Design, Access & Justification Statement

12 - 18 Eldon Street, Barnsley

## FORWARD

Property Address: 12 - 18 Eldon Street  
Barnsley  
S70 2JB

Applicant: Mr. Chris James, J E James Cycles  
Agent: Mike Leigh of Time Architects Ltd

This Heritage, Design, Access & Justification Statement has been prepared by Mike Leigh of Time Architects Limited. The document has been prepared in support of the Planning application for the proposed repair and conversion of the existing building at 12 - 18 Eldon Street, Barnsley.

This document has been prepared in line with the advice and guidance contained in the National Planning Policy Framework (NPPF) 2012. In reaching its conclusions, the statement has involved examination of the relevant planning and heritage context, a review of the available historic environment information for the site and its surroundings to identify any Heritage Assets which might potentially be affected by the proposed development and an assessment of the proposed development on them. In line with the advice contained in paragraph 128 of the NPPF, a proportionate approach has been taken which reflects the scale of the development proposed and the nature of the heritage assets affected.

Assessment of the significance of heritage assets has taken account of the approach advocated by Historic England (formerly English Heritage) in its document "Conservation Principles" (2008).

## Policy

### National Planning Policy/Development Plan Policies

The Local Planning Authority will be guided by the policy framework set by central government advice, the current Development Plan, and any other material planning considerations.

#### Legislation

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

### Creative Conservation - Inspiring Design

**Time Architects** 226 - 228 Holme Lane, Sheffield S6 4JZ  
Registered Company Number in England and Wales: 8033383, Director: Michael Leigh  
W. [www.timearchitects.co.uk](http://www.timearchitects.co.uk) E. [info@timearchitects.co.uk](mailto:info@timearchitects.co.uk) T. 0114 430 0114

# **Heritage, Design, Access & Justification Statement**

**12 - 18 Eldon Street, Barnsley**  
**National Planning Policy Framework 2012**

The National Planning Policy Framework (NPPF) sets out national planning policy relating to the conservation of the historic environment. It advises that in determining planning applications, "local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made to their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance" (paragraph 128).

Annex two of the NPPF defines a Heritage Asset as being "a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)."

In determining planning applications, the NPPF advises that local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
  - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

# **Heritage, Design, Access & Justification Statement**

**12 - 18 Eldon Street, Barnsley**

## **CONTENTS**

### **1.0 UNDERSTANDING THE SITE**

1.1 SITE LOCATION AND TOPOGRAPHY

1.2 MANAGEMENT AND MAINTENANCE

1.3 ASSESSMENT OF SIGNIFICANCE

### **2.0 THE PROPOSED DEVELOPMENT**

### **3.0 HERITAGE IMPACT**

### **4.0 DESIGN AND ACCESS**

4.1 USE

4.2 AMOUNT, LAYOUT, SCALE AND APPEARANCE

4.3 ACCESS AND LANDSCAPING

### **5.0 SUSTAINABILITY**

### **6.0 CONCLUSIONS**

**Creative Conservation - Inspiring Design**

**Time Architects** 226 - 228 Holme Lane, Sheffield S6 4JZ

Registered Company Number in England and Wales: 8033383, Director: Michael Leigh

**W.** [www.timearchitects.co.uk](http://www.timearchitects.co.uk) **E.** [info@timearchitects.co.uk](mailto:info@timearchitects.co.uk) **T.** 0114 430 0114

# Heritage, Design, Access & Justification Statement

## 12 - 18 Eldon Street, Barnsley

### 1.0 UNDERSTANDING THE SITE

#### 1.1 SITE LOCATION AND TOPOGRAPHY

The site is located within the main commercial centre of Barnsley on Eldon Street, one of the main entry points to the town. The former YMCA building has been converted to retail use at ground floor level with subservient space above and to the rear. The site sits to the northern periphery of the town centre between the main rail and bus transport interchange and the main central pedestrian thoroughfare of Peel Square and Cheapside. The building is orientated North South with its main frontage facing South onto Eldon Street.

The surrounding topography is predominantly built-up urban town centre with high density urban grain. To the rear of the site (North) sits a small open access road running away to the West and Market Hill enabling access to the rear of the site.

Many of the adjacent structures are commercial and retail with subservient or residential units above. The building is flanked by similar buildings and is enclosed to both sides. Slightly further along Eldon Street to the Northwest sits the Civic Hall, a grade II listed theatre and creative arts building.

#### 1.2 MANAGEMENT AND MAINTAINANCE

The building in its current form stands occupied to all floor levels though somewhat neglected and in a state of disrepair. There is currently some water ingress at high level seemingly from roof flashings and structure but there does not appear to be any major apparent structural issues resulting from this. There are numerous repair requirements to the building though it appears there are original windows and features retained. A number of the original features do appear to have been removed or blocked over and there has been a large number of modern interventions. The current owners are private individuals who are looking to revitalize the building as part of the wider Eldon Street Heritage Action Zone Plan for the street as a whole and to renovate the building to form a retail store dedicated to the sale and repair of bicycles.

#### 1.3 ASSESSMENT OF SIGNIFICANCE

The main building within the proposal, as noted above, was originally constructed as a YMCA building towards the end of the 19<sup>th</sup> century and sits over three above ground stories with a basement throughout. There is also

#### **Creative Conservation - Inspiring Design**

**Time Architects** 226 - 228 Holme Lane, Sheffield S6 4JZ

Registered Company Number in England and Wales: 8033383, Director: Michael Leigh

**W.** [www.timearchitects.co.uk](http://www.timearchitects.co.uk) **E.** [info@timearchitects.co.uk](mailto:info@timearchitects.co.uk) **T.** 0114 430 0114

# Heritage, Design, Access & Justification Statement

## 12 - 18 Eldon Street, Barnsley

an additional building to the rear that is orientated at an angle to main building which is single storey with pitched roof and appears to have originally formed a worship space. These two buildings have been joined by a modern infill, single storey building with flat roof.

The construction consists of dressed coursed and embellished ashlar stone to the front facing elevation with fair faced brickwork and ashlar stone dressings to the side and rear elevations and the additional rear buildings. The roof is slate pitched with gable ends. There are some details that have been removed from the front elevation, most notably the stone pediment to the upper centre.

The ground floor front area has a modern commercial shop frontage dating from the late 20<sup>th</sup> century. The original Architect's plans of the building (images shown below) show a traditional Victorian commercial frontage to the building with central entrance doors and curved glazing. This appears to have been amended in the late 20<sup>th</sup> century to what we see today and has resulted in the amendments of the shop interior to be 2 No units with the joining together of two of the original units.

First and second floors to the building frontage are adorned with tall windows across the frontage. These house original painted timber, single glazed, one over one vertical sliding sash windows. To the second floor, these windows are square headed and house original painted timber, single glazed, one over one vertical sliding sash windows. Both floors of windows are decorated with profiled moulded hoods and cornice with profiled dentils.

The North facing rear elevation is pierced with window and door openings to all the upper two floor levels that escape onto the flat roof via a steel escape stair. Those that remain house original single glazed one over one vertical sliding sash windows.

Internally the building is divided into a number of cellular internal spaces with a modern vertical access stair from ground floor to first floor, and an assumed original timber stair from first floor to second floor. There are no other features of particular note internally save for the metal support columns.

### **Creative Conservation - Inspiring Design**

**Time Architects** 226 - 228 Holme Lane, Sheffield S6 4JZ

Registered Company Number in England and Wales: 8033383, Director: Michael Leigh  
W. [www.timearchitects.co.uk](http://www.timearchitects.co.uk) E. [info@timearchitects.co.uk](mailto:info@timearchitects.co.uk) T. 0114 430 0114

# Heritage, Design, Access & Justification Statement

## 12 - 18 Eldon Street, Barnsley



1909 Image of the building main frontage on Eldon Street

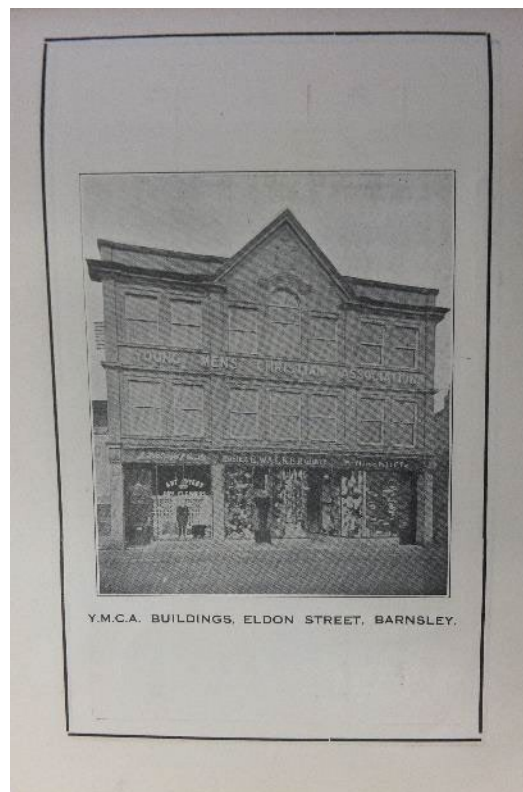



Image showing the main building frontage on Eldon Street, date unknown

**Heritage, Design, Access & Justification Statement**  
**12 - 18 Eldon Street, Barnsley**

"The Fashion Market."

# Ernest Walker

GENTLEMEN'S OUTFITTER  
Y.M.C.A. BUILDINGS  
14, ELDON ST., BARNSELEY.




Tailoring done by  
First Class Men.

Smart Cut and  
Materials.

Call and see  
Cloths.

No pressure to buy

Agent for all  
Ladies' and Gent's  
Coats, Costumes,  
and Suits in  
Burberry's,  
London, and  
Dexter, the  
World's standard  
in Waterproofs



Hat, Cap, Rainproof, and Overcoat Department

**Q** We are specialists in the Shirt Department and shall be pleased to show you Shirts ready to Wear, or Specials to Measure. Your own Styles and Ideas will be gladly made up.

**CALL AND SEE WINDOWS DURING SHOW WEEK.**

Image showing the curved glass frontage and interior, date unknown

# Heritage, Design, Access & Justification Statement

## 12 - 18 Eldon Street, Barnsley



1925 image of Eldon Street – the building is to the rear left-hand side



Modern day image of the building frontage on Eldon Street

**Creative Conservation - Inspiring Design**  
**Time Architects** 226 - 228 Holme Lane, Sheffield S6 4JZ  
Registered Company Number in England and Wales: 8033383, Director: Michael Leigh  
W. [www.timearchitects.co.uk](http://www.timearchitects.co.uk) E. [info@timearchitects.co.uk](mailto:info@timearchitects.co.uk) T. 0114 430 0114

# Heritage, Design, Access & Justification Statement

12 - 18 Eldon Street, Barnsley

## 2.0 THE PROPOSED DEVELOPMENT

The proposal is to carefully repair the existing building exterior along conservation principles whilst also undertaking a full internal renovation to enable the building to be fully brought back into a long-term sustainable use. These internal amendments have negligible impact on the exterior of the building with the exception of the reinstatement of door entry points to the frontage at ground floor level. The vertical circulation is proposed to be retained broadly as is but improved to better serve the internal layout though care has been taken to ensure any such amendments are not harmful to the original building.

The intention of the works is to repair and bring back into use the dilapidated heritage building and improve the overall appearance of the building on the street frontage and to the rear.

For further details of the works please refer to drawings:

- 2209 100 – Location Plan
- 2209 101 – Site Plan as Existing
- 2209 102 – Basement Floor Plan as Existing
- 2209 103 – Ground Floor Plan as Existing
- 2209 104 – First Floor Plan as Existing
- 2209 105 – Second Floor Plan as Existing
- 2209 106 – Roof Plan as Existing
- 2209 107 – Elevations as Existing
- 2209 108 – Elevations as Existing
- 2209 109 – Elevations as Existing
- 2209 110 – Elevations as Existing
- 2209 201 – Site Plan as Proposed
- 2209 202 – Basement Floor Plan as Proposed
- 2209 203 – Ground Floor Plan as Proposed
- 2209 204 – First Floor Plan as Proposed
- 2209 205 – Second Floor Plan as Proposed
- 2209 206 – Roof Plan as Proposed
- 2209 207 – Elevations as Proposed
- 2209 208 – Elevations as Proposed
- 2209 209 – Elevations as Proposed
- 2209 210 – Elevations as Proposed
- 2209 211 – Typical Shop Frontage Stall Riser Details
- 2209 212 – Typical Shop Frontage Window Head Details
- 2209 213 – Typical Pilaster Details
- 2209 214 – Typical Entrance Gate Details
- 2209 215 – Typical Door Details
- 2209 216 – Typical Window Details

### **Creative Conservation - Inspiring Design**

**Time Architects** 226 - 228 Holme Lane, Sheffield S6 4JZ

Registered Company Number in England and Wales: 8033383, Director: Michael Leigh  
W. [www.timearchitects.co.uk](http://www.timearchitects.co.uk) E. [info@timearchitects.co.uk](mailto:info@timearchitects.co.uk) T. 0114 430 0114

# Heritage, Design, Access & Justification Statement

12 - 18 Eldon Street, Barnsley

## 3.0 HERITAGE IMPACT

Careful consideration has been placed on the impact of the works upon the heritage asset. In assessment we would propose that the majority of the works proposed are in fact repairs to the existing building fabric that has fallen into disrepair. The major amendment works are proposed to the interior and do not impact on the external appearance of the building.

The repair works noted above include repairs to the external masonry walls, masonry roof, timber sub-structure, timber ground, first and second floor structures, rainwater goods and the windows and doors. These repair works have been specified to be conservation based like-for-like repairs where possible with replacement materials specified to be as close to the original items as possible.

The existing staircase appears to be modern and is therefore proposed to be replaced to better serve the internal space. This amendment will change the current layout of the building, though noted above, this internal layout is not the original layout of the building. The proposed amendment of the vertical circulation allows for a more logical and efficient internal layout, does not impact on the existing openings within the building and is of a type, style and feel that suits the building and we therefore feel this does not offer any harm to the existing asset.

The proposed amendments to the front facing elevation of the building are designed to reverse modern amendments to the building and take it back to a design more in keeping with the original building design. The proposed detailing of the shop frontage, whilst not identical to the original design, is very much in keeping with the age and design of this part of the building and will appear to be a significant improvement on the street frontage. We therefore feel again that this proposed amendment is beneficial rather than harmful to the building as a whole.

In assessment of the above points, we have looked to make the minimal number of interventions on the existing building. The current building is predominantly a shell with mainly unused spaces internally over 3 storeys. We have looked to retain the ethos as much as possible whilst offering a usable space to the proposed user. Externally we have kept the impact on the building to be as minimal as possible with much of the works conserving and repairing the historic fabric. However, to enable the building to be used we have had to propose some minimal impacts upon the building. We have given careful thought to each one taking mindful care of the historic asset. We would though propose that there are many benefits offered to the wider community by the proposed amendment works in providing the proposed

### **Creative Conservation - Inspiring Design**

**Time Architects** 226 - 228 Holme Lane, Sheffield S6 4JZ

Registered Company Number in England and Wales: 8033383, Director: Michael Leigh

**W.** [www.timearchitects.co.uk](http://www.timearchitects.co.uk) **E.** [info@timearchitects.co.uk](mailto:info@timearchitects.co.uk) **T.** 0114 430 0114

# **Heritage, Design, Access & Justification Statement**

## **12 - 18 Eldon Street, Barnsley**

facility not least in bringing back to life a badly dilapidating building that has been repaired previously somewhat unsympathetically.

We would therefore propose that the described works are not detrimental to the character of the historic asset and are in fact an improvement on the current scenario and will hopefully be supported by Barnsley Metropolitan Borough Council Planners.

**Creative Conservation - Inspiring Design**

**Time Architects** 226 - 228 Holme Lane, Sheffield S6 4JZ

Registered Company Number in England and Wales: 8033383, Director: Michael Leigh  
**W.** [www.timearchitects.co.uk](http://www.timearchitects.co.uk) **E.** [info@timearchitects.co.uk](mailto:info@timearchitects.co.uk) **T.** 0114 430 0114

# Heritage, Design, Access & Justification Statement

12 - 18 Eldon Street, Barnsley

## 4.0 DESIGN AND ACCESS

### 4.1 USE

The proposal submitted is designed to offer an improvement of the shop frontage and overall external appearance of a centrally located, historic building, now utilized as a retail store.

Care has been taken over the consideration of proposed materials to match those of not only the existing building, but the original materials of the building and where appropriate, to represent the modern nature of the conversion.

Thought has been applied to ensure the proposal is similar to other developments in the area, sympathetic to both the existing building and neighbouring properties and is of a scale and appearance that suits its location, setting and use.

The use of the building is not proposed to be amended and to be retained as a retail store

### 4.2 AMOUNT, LAYOUT, SCALE AND APPEARANCE

The proposal has been put together to offer an improvement of the external frontage and envelope of the existing building.

The interior of the building has been amended according to the proposed retail unit usage though care has been taken to retain where possible all structural walls to minimize structural intervention. There are no internal features of particular historic note.

All materials have been specified to meet the requirements of their use, meet the requirements of the Building regulations approved documents and match the materials of the existing building where possible in order to allow as minimal visual impact on the building frontage as possible.

### 4.3 ACCESS AND LANDSCAPING

There is no external landscaping to the site given the central location. There are therefore also no amendments proposed to the access to the site

#### **Creative Conservation - Inspiring Design**

**Time Architects** 226 - 228 Holme Lane, Sheffield S6 4JZ

Registered Company Number in England and Wales: 8033383, Director: Michael Leigh

**W.** [www.timearchitects.co.uk](http://www.timearchitects.co.uk) **E.** [info@timearchitects.co.uk](mailto:info@timearchitects.co.uk) **T.** 0114 430 0114

# Heritage, Design, Access & Justification Statement

12 - 18 Eldon Street, Barnsley

## 5.0 SUSTAINABILITY

The proposal has been put together considering a number of design factors. Firstly, the proposal has been considered so that it sits comfortably into the space allowed within the existing building and surrounding site. This has therefore been the predominant thought process when considering the design and many discussions have taken place with the local conservation team to address this.

We have made every effort to be sympathetic to the existing building. The development has been located to retain the original site layout and nature as a whole including the retention of the external areas.

We have called upon first principles of design to ensure that the layout and spatial use of the building is both efficient and considerate of sustainable design. The spaces have been designed to utilise natural daylight and ventilation throughout where possible. Passive solar gains will be encouraged where possible. All wet services spaces have been located to the rear of the building to take advantage of the more private and less exposed areas and in line with existing services in and drainage out of the building.

The proposal design has been required to take account of the heritage status of the site and thus much of the materials proposed are existing materials retained or similar matching materials. This considered impact upon the heritage status of the building has therefore largely dominated any possible choice for materials etc.

Due to the conservation and heritage nature of the site there has been little scope to allow for any Suds scheme on the site. As noted above the existing built form is important to be retained as per discussions with the Conservation Officers and therefore this element has been proposed to not be possible to put forward, but existing drainage measures utilised.

### **Creative Conservation - Inspiring Design**

**Time Architects** 226 - 228 Holme Lane, Sheffield S6 4JZ

Registered Company Number in England and Wales: 8033383, Director: Michael Leigh

**W.** [www.timearchitects.co.uk](http://www.timearchitects.co.uk) **E.** [info@timearchitects.co.uk](mailto:info@timearchitects.co.uk) **T.** 0114 430 0114

# Heritage, Design, Access & Justification Statement

12 - 18 Eldon Street, Barnsley

## 6.0 CONCLUSIONS

Paragraph 134 of the NPPF states:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.”

Whilst this building is not a designated heritage asset, we have undertaken these works under the assumption that it will be considered as such. Indeed, the building being included within a heritage regeneration scheme for the area suggests such an approach is an appropriate one.

It is considered that this proposal does not result in any harm to the historic integrity of the site or wider area. Furthermore, it would result in the building being able to be used for its optimum viable use (to serve the community of the town as a commercial and retail building). It is considered that the scheme fully accords with relevant legislation, planning policy and guidance.

**Creative Conservation - Inspiring Design**

**Time Architects** 226 - 228 Holme Lane, Sheffield S6 4JZ

Registered Company Number in England and Wales: 8033383, Director: Michael Leigh

**W.** [www.timearchitects.co.uk](http://www.timearchitects.co.uk) **E.** [info@timearchitects.co.uk](mailto:info@timearchitects.co.uk) **T.** 0114 430 0114