

Regent Street, Church Street and  
Market Hill Conservation Area  
Appraisal and Management Plan  
Issue 04  
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PURCELL



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# Regent Street, Church Street and Market Hill Conservation Area Appraisal and Management Plan

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This section gives an overview of the Regent Street, Church Street and Market Hill Conservation Area in Barnsley. It provides information about what conservation area designation means and its implications for development, as well as outlining the consultation process that has been undertaken to prepare this Appraisal and Management Plan.

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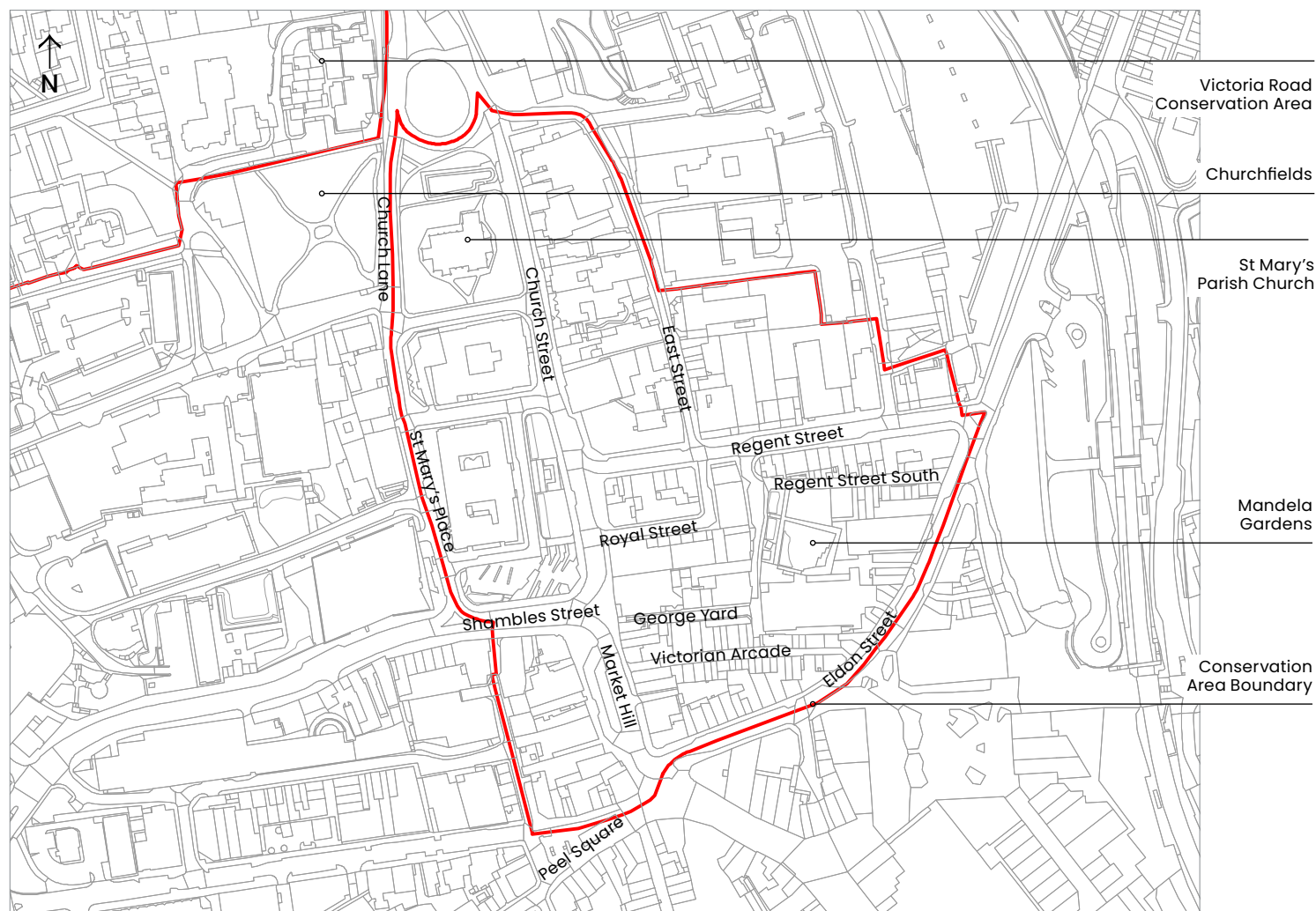




### 1.1 Regent Street, Regent Street, Church Street and Market Hill Conservation Area

This document is the Conservation Area Appraisal and Management Plan for Regent Street, Church Street and Market Hill Conservation Area in Barnsley. It was designated in 1973 by the former Barnsley County Borough Council to encompass Regent Street and Church Street. It was extended in 1977 by Barnsley Metropolitan Borough Council to include Market Hill, Eldon Street and the Arcade areas.

The current boundary of the conservation area includes the bulk of the historic and listed buildings in the town centre. Starting from the south side of the Old Mill Lane Roundabout, the boundary runs along Church Lane and St Mary's Place where it meets Shambles Street. The boundary then runs across the road and south along Grahams Orchard, then turns east along the north of Peel Square and then the middle of Eldon Street until it meets the junction of Regent Street. The boundary then runs around the back of The Courthouse building to County Way for a short distance before turning west, intersecting with Eastgate on the north side of Trinity Academy St Edwards's, before heading back north to the starting point on the Old Mill Lane Roundabout.



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### 1.2 What is a Conservation Area?

A conservation area is defined in the Planning (Listed Buildings and Conservation Areas) Act 1990 as an 'area of special architectural or historic interest the character or appearance of which is it desirable to preserve or enhance.'<sup>01</sup>

The designation of a conservation area recognises the unique quality of that area as a whole. This quality comes not only from individual buildings and monuments but also other features, including (but not limited to) topography, materials, thoroughfares, street furniture, open spaces and landscaping. These all contribute to the character and appearance of an area, resulting in a distinctive local identity and sense of place.

The extent to which a building or group of buildings/ structures, positively shape the character of a conservation area comes from their street-facing elevations, the integrity of their historic fabric, overall scale and massing, detailing, and materials. Rear and side elevations can also be important, as can side views from alleys and yards, or views down onto buildings in lower-lying topographies.

If the significant qualities of a conservation area are retained and inappropriate alterations prevented, the significant benefits will be enjoyed by owners, occupiers and visitors to the place, including the ability to experience interesting and important heritage structures and places. It is therefore in the public interest to preserve the area for cultural appreciation and long-term economic benefits.

Conservation areas are governed under the **Planning (Listed Buildings and Conservation Areas) Act 1990** and the **National Planning Policy Framework (2023)** sets out the overarching requirement for local planning authorities to identify and protect areas of special interest. Barnsley Metropolitan Borough Council's (BMBC) **Local Plan (2019)** sets out the council's policies for guiding development within the borough.

### 1.3 Purpose, Scope and Structure of this Appraisals and Management Plan

Understanding the character and significance of conservation areas is essential for managing change within them. It is therefore a requirement under the **Planning (Listed Buildings and Conservation Areas) Act 1990** that all local planning authorities 'formulate and publish proposals for the preservation and enhancement' of conservations areas within their jurisdiction, and that these proposals are periodically reviewed.<sup>02</sup>

The proposals are normally presented in the form of a Conservation Area Appraisal and Management Plan (CAAMP), which defines and records the special interest of a conservation area, as well as setting out a plan of action for its on-going protection and enhancement.

Conservation areas may be affected by direct physical change, by changes to their setting or in the uses of buildings or areas within them. A clear definition of those elements which contribute to the special architectural or historic interest of a place will enable the development of a robust policy framework for the future management of that area, against which development applications can be considered.

Over time, conservation areas evolve and the characteristics which underpin their special interest may decrease in their integrity because of gradual alteration. It is therefore important to review and take stock of the character of a conservation area at intervals to ensure designation is still suitable and that the proper management of change is in place.

Often, conservation area boundaries have historically been drawn too tightly or include peripheral areas which do not contribute to an understanding of its character. Consequently, it is important to review the boundary and include/exclude buildings and spaces which do/not meet conservation area designation criteria.

<sup>01</sup> Section 69 (1), Planning (Listed Buildings and Conservation Areas) Act 1990

<sup>02</sup> Section 71 (1), Planning (Listed Buildings and Conservation Areas) Act 1990



This Conservation Area Appraisal and Management Plan therefore seeks to:

- Record and analyse the special interest of the Regent Street, Church Street and Market Hill Conservation Area;
- Recognise the designated and non-designated heritage assets which comprise the conservation area;
- Identify issues relating to condition and pressures for change;
- Identify opportunities for the enhancement of the conservation area;
- Provide guidance and recommendations for the positive management, preservation and enhancement of the conservation area; and
- Set out any proposals for changes to the conservation area boundary.

Although this CAAMP is intended to be comprehensive, mention cannot be made of every building or feature. The omission of any building, structure, feature or space does not imply that the element is not significant or does not positively contribute to the character and special interest of the conservation area. The protocols and guidance provided in the [Management Plan](#) are applicable in every instance.

The assessments which provide the baseline information for this CAAMP have been carried out utilising publicly available resources and thorough on-site analysis from the publicly accessible parts of the conservation area.

This CAAMP has been prepared in line with current best practice guidance published by Historic England, the public body who manage the care and protection of the historic environment; specifically:

- [Conservation Area Appraisal, Designation and Management, Historic England Advice Note 1 \(Second Edition\), February 2019](#)
- [Understanding Place: Historic Area Assessments, Historic England, April 2017](#)

### Definition of a Heritage Asset

The NPPF defines a heritage asset as:

**A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets includes designated heritage assets and assets identified by the local planning authority (including local listing).**

### 1.4 Background to the Current Review

As mentioned in the previous section, the boundaries of existing conservation areas should be reviewed from time to time. Parts which are no longer of special interest should be excluded. Where drawn too tightly, the conservation area should be extended to include more recent phases or plots associated with buildings of historic interest.

It is now recognised that conservation area boundaries need to be seen within a wider context of urban development. Designated areas should provide protection to buildings that were perhaps not previously considered to be of architectural merit and to the spaces between buildings, such as streets and neutral areas. It is also the case that further information can come to light about the historic importance of buildings and spaces.

In 2020 Eldon Street was selected as a 'High Street Heritage Action Zone' (HSHAZ): a partnership between Historic England and Barnsley Council. This has resulted in a large amount of new research into the history of Eldon Street and the Victorian Arcade, and grant support for the repair and restoration of six historic properties on Eldon Street, with a further three properties proposed for funding in 2023.

Out of this work, it was realised that a review of the conservation area and the preparation of an Appraisal and Management Plan was now necessary.

Fieldwork for this review took place in the summer of 2023 when the photographs contained within the report were taken.

### 1.5 What Does Conservation Area Designation Mean to Me?

To protect and enhance the conservation area, any changes that take place should positively conserve the character and special interest that make it significant. Statutory control measures are intended to prevent development that may have a negative or cumulative effect on this significance.

- Planning permission will be required to totally or substantially demolish buildings or structures (including walls, gate piers and chimneys). This will also need a heritage statement (sometimes called a heritage impact assessment) as part of the application.
- The extent of permitted development (i.e. changes that are allowed without requiring consent from the local authority) may be restricted; for example, replacement windows, alterations to cladding or the installation of satellite dishes. Additional control may be sought through Article 4 Directions, which specifically remove permitted development rights.

- Trees with a diameter of 75mm or greater, measured at 1.5m from soil level, are protected. Any work proposed to these trees require permission from the local authority by means of a planning application. This allows the authority to determine whether a Tree Preservation Order (TPO) is necessary.
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

Further details can be found in Section 8 of this document.

### 1.6 What do these terms mean?

There are words and phrases used in relation to the conservation of the historic environment that have a specific meaning in this context. An explanation of some of the most used terms can be found in the [Glossary](#) in the Appendix.



### 1.7 Consultation and Engagement

Initial engagement with the public took place in September 2023 when two drop-in consultations took place on 12th September at the Town Hall, and on the 16th September at the Cooper Art Gallery. The aim was to inform residents, businesses and other stakeholders that a review was taking place and invite the public for their input. A questionnaire was available both on the council's website and also in paper format.

It is also a statutory requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 for the conservation area appraisal when completed by or on behalf of the Council to be subject to public consultation, including a public meeting. The views expressed are taken into account by the local authority in the final draft before the document is adopted by the council. Details of this consultation on the draft CAAMP will be published in due course.

A further consultation event was held on Saturday 17th February 2024 at the Cooper Art Gallery. The event presented the findings of the Appraisal and the recommendations regarding boundary changes. The event was well attended with a general agreement regarding the suggested new boundary. Other comments included:

- The importance of historic shopfronts and the suggestion that the Council should prioritise a fund to help owners care, repair, reinstate or revitalise historic shopfronts.

- Finding mean-while uses for vacant units.
- Consider free parking to encourage more visitors into Barnsley.
- Reinstate a Farmers market on Market Hill.
- Enliven George Yard and encourage activity in the area.
- Ensure new development is not high-rise.

### 1.8 Acknowledgements

The authors would like to thank members of Barnsley Metropolitan Borough Council, members of the Steering Group for their help and support, and specifically Tegwen Roberts (HAZ Officer), Tony Wiles (Senior Conservation Officer), Sara Mair (Fusion Co-ordinator), and Charlie Atkinson (Design and Conservation Apprentice). In addition, thanks go to members of the public who attended and responded to the various consultations and to Barnsley Civic Trust (specifically Allen Parks and John Love) and the Barnsley U3A.



## Have your say

On the new Conservation Area Appraisal for Regent Street, Church Street, Market Hill and Eldon Street in Barnsley Town Centre

**Tuesday September 12, Learning Lab at Barnsley Town Hall, 12-3.30pm**

**Saturday September 16, Sadler Room, Cooper Art Gallery, 12-3.30pm**

Free drop-in events. Find out more and share your views on the conservation area and how it's protected in the future.



CAAMP consultation events flyer



## Section 2.0: Summary of Special Interest

This section summarises what is special about the Regent Street, Church Street and Market Hill Conservation Area in terms of its development, history, associations, its character and its appearance.





## Section 2.0: Summary of Special Interest

Barnsley's position on the south facing slope on a hill above the River Dearne dates back to the twelfth century when monks from the Cluniac priory of St John at Pontefract were given the manor. They chose to relocate the settlement to take advantage of a number of important routeways which converged at the bottom of Market Hill. It was given a market charter in the thirteenth century, a tradition that is still thriving today in its variety of daily and permanent markets; the historic market area of Market Hill is still preserved in Barnsley's townscape.

Despite its later growth, the evidence of medieval settlement can still be traced in today's street patterns; the historic streets of Church Street / Market Hill and the back lane of Eastgate, for example, have a medieval origin, whilst long burgage plots extend back from the historic streets, and are preserved in the features like the Victorian Arcade and George Yard. Few buildings are known to survive from before 1500 in Barnsley, although there is potential for elements of earlier buildings to survive behind later façades. Those elements which survive are, therefore, all the more significant.

The parish church of St Mary the Virgin is a key building in the town; the tower dates from c. 1380 and the remainder of the church was rebuilt in the gothic-style in the nineteenth century. It is set within an attractive church yard, which is an important green space in this part of the town and very different compared to open spaces like Peel Square and Mandela Gardens. Churchfields on the edge of the conservation area has significant historical associations with St Mary's Church and is a recommended extension to the conservation area to ensure its protection.



The Town Hall

## Section 2.0: Summary of Special Interest

In the past, Barnsley was involved in the wire drawing industry before the production of linen and the glass industry took over in importance during the nineteenth century. In the twentieth century, Barnsley was at the heart of the South Yorkshire coalfield and one of the most important mining towns in the area. Following the decline of mining and other industries, the Council have made considerable efforts to invest in the town, including the development of a hi-tech business hub, investment in education and in retail, including the new shopping centre of the Glass Works located on the south-eastern boundary of the conservation area.

The town centre retains several Georgian buildings; the White Bear is a reminder of Barnsley's stage coaching days before the arrival of the railways. It also retains many significant buildings from both the nineteenth and twentieth centuries, reflecting its transformation from a small market settlement to a prosperous industrial town. Examples include the Queens Hotel, The Civic, The Courthouse (or Courthouse Station) and the Old Courthouse (or Borough Courthouse) on Regent Street. Bank buildings in Barnsley were designed to instil a sense of reliability and prosperity and include the Yorkshire Penny Bank at the corner of Market Hill / Peel Square and on the junction opposite (now Virgin Bank).

Barnsley's growth as a successful industrial town in the nineteenth century is reflected in streets like Regent Street, laid out in the 1830s, and Eldon Street, laid out the following decade. The latter's connections to the entertainment industry have been celebrated as part of the High Street HAZ; these connections



Regent Street looking uphill towards the Town Hall



The Parish Church of St Mary the Virgin

continue today in the refurbished Civic and the Parkway Cinema. The town also boasts the Cooper Art Gallery and Experience Barnsley, the latter a thriving museum located in the Town Hall. All contribute to the character of Barnsley a bustling, thriving town, full of activity and colour.

The conservation area also contains some significant twentieth century buildings. Most important is the Town Hall completed in 1933 by architects Thornley and Briggs, designers of Northern Ireland's parliament building of Stormont. Its white Portland stone façade and classical-revival style is an expression of continuing investment in Barnsley during the difficult years of economic depression. The adjacent former Mining and Technical College by the same architects reflects Barnsley's significance as a mining centre and remains in educational use today by Barnsley College. Other notable buildings from this period include the former Barnsley Permanent Building on the corner of Church Street and Regent Street.

Local people and visitors greatly appreciate Barnsley as a place to live, work, shop and spend leisure and social time. They also appreciate Barnsley's history and have a desire to celebrate and promote their town. The town also has associations with many famous people including Joseph Lock, the railway engineer, Joseph Bramah, politician Roy Mason, cricket umpire Dickie Bird, novelist Joanne Harris, author Barry Hines and trade unionist Arthur Scargill. New works like the Glass Works, Barnsley College and the regeneration work resulting from the High Street Heritage Action Zone have added to the sense of pride felt by the people of Barnsley.



## Section 3.0: A Brief History of the Regent Street, Church Street and Market Hill Conservation Area

This section provides a brief summary of the historic development of Barnsley, focusing on the conservation area, from its establishment during the medieval period by the monks of St. John's Priory in Pontefract through to the present day.

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### 3.1 Historic Development Timeline

#### Early settlement

There is evidence of human activity from the late Neolithic around Barnsley in the form of stone implements. However, there is very little evidence from the late Bronze Age/early Iron Age transition in South Yorkshire – no settlements and only a few artefacts have been identified from this period. Roman activity is, however, known in South Yorkshire including a number of coin hoards.<sup>01</sup>

The Saxons and Angles came to Britain from Northern Europe in the fifth and sixth centuries. A powerful Saxon in the area was Lord Alric. He ruled large parts of what would become Barnsley in the years before 1066.<sup>02</sup>

<sup>01</sup> <https://researchframeworks.org/syrf/> accessed Aug 2023

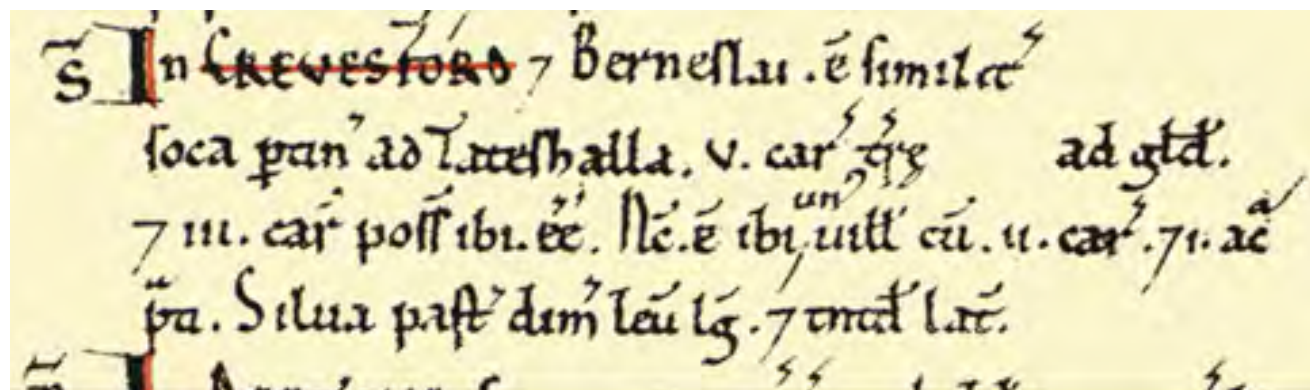
<sup>02</sup> <https://barnsleymuseums.art.blog/2023/07/14/archaeology-at-experience-barnsley-museum/> accessed Aug 2023

#### 1086

The village of Berneslai is referred to in the Domesday Book.

Barnsley appears in the Domesday book as a small village and chapelry at the eastern end of the parish of Silkstone (known as Old Barnsley by 1280). It is recorded as having a very small population with 3 ploughs for two plough teams available.<sup>03</sup> Other land associated with the settlement included 1 acre of meadow and 2.3 miles of woodland.

The largest settlements in South Yorkshire at the time of the Domesday survey were Hexthorpe (Doncaster), Dadsley (Tickhill), Laughton en le Morthen, Conisbrough, Hallam (Sheffield), and Hooton Pagnell.<sup>04</sup>



Domesday entry for Berneslai

<sup>03</sup> David Hey, *The Making of South Yorkshire* (Ashbourne, 1979), p. 57

<sup>04</sup> <https://researchframeworks.org/syrf/late-medieval/> accessed Aug 2023



## Section 3.0: A Brief History of the Regent Street, Church Street and Market Hill Conservation Area

1156

The manor of Barnsley was granted to the Clunaic priory of St. John at Pontefract.

The monks established a new town half a mile southeast of the old village, at an important cross-road location. It was at a junction of the Wakefield / Sheffield road and the highway from Richmond and Halifax to Rotherham and London. The site was also closer to the River Dearne.<sup>05</sup> This was a planned medieval settlement with several streets laid out; Eastgate/Back Lane, Southgate, Westgate/Shambles Street, High Street and Church Street/Kirk Gate forming the core. Weekly markets and annual fairs were held in Fair Field to the west of the church and down the wide slope of Market Hill. Church Street led to the original Norman chapel of ease.<sup>06</sup> Medieval Barnsley had a traditional form of narrow burgage plots running perpendicular to the main street with surrounding back lanes.

1249

Barnsley was granted a Market Charter.

The monks obtained a charter for an additional weekly Wednesday market and an annual fair at the bottom of the hill on May Day Green, the southern limit of the town. Its fairs and markets attracted livestock and produce and by the seventeenth century Barnsley had developed specialist markets for malt and cloth.<sup>07</sup>

<sup>05</sup> Hey, *The Making of South Yorkshire*, 56.

<sup>06</sup> N. Pevsner & Ruth Harman, *Yorkshire West Riding: Sheffield and the South* (Yale University Press, 2018), p.107

<sup>07</sup> Brian A. Elliott, *Making of Barnsley* (Wharnccliffe Books, 2004), p.168.

1379

Poll tax returns illustrate a market town with a small range of industries and services.<sup>08</sup>



In Jefferys' Map of Yorkshire (1771) the planned medieval layout of Barnsley is still readable and the original settlement is referred to as Old Barnsley

<sup>08</sup> <https://researchframeworks.org/syrf/late-medieval/> accessed Aug 2023



## Section 3.0: A Brief History of the Regent Street, Church Street and Market Hill Conservation Area

▷ c.1380

The tower of St Mary's Church was constructed. It is the oldest structure in the conservation area.

▷ c.1463

Nos.41-43 Church Street was built. It is a rare surviving secular medieval building and was originally a timber framed hall with cross wing.<sup>09</sup>



Nos.41-43 Church Street

▷ 1541

Following the dissolution of the monasteries there were 600 people living in Barnsley.<sup>10</sup>

<sup>09</sup> 43 Church Street Barnsley: A Small Medieval Townhouse, Brian Elliott (undated, unpublished)

<sup>10</sup> Keiron Dunn, Barnsley in 50 Buildings (Amberley Publishing, 2023), p.7

▷ 1649

A Parliamentary survey reports Barnsley had was 'noe wood within the mannor worth the valueing', but that there were 'Quarries of stone and slate in and uppon the wast or common.'<sup>11</sup> This lack of timber corresponds with stone and brick become the preferred building material in this period.

▷ 1660

The Barnsley Grammar School on Church Street was established by a bequest of Thomas Keresforth. The school vacated in 1912 and the building was purchased by Samuel Joshua Cooper, an industrialist heir and colliery owner with an interest in the arts. Cooper set up a trust to open an art gallery in his name; the Cooper Gallery now occupies the site.<sup>12</sup>



The building in use as a Grammar School, Church Street, Barnsley

<sup>11</sup> Hey, *The Making of South Yorkshire*, p.131.

<sup>12</sup> <https://barnsleymuseums.art.blog/2020/07/06/the-cooper-gallery-a-history/> accessed Aug 2023

▷ 1695

A stagecoach ran from Wakefield to Barnsley and then on to Sheffield and London. Barnsley became a growing coaching town in the eighteenth century. The White Bear (also known as the Royal Hotel) is an example of an eighteenth-century coaching inn; the former carriage arch into the stable yard (although now blocked) can still be seen to the left of the main frontage.<sup>13</sup>



The White Bear

▷ 1715

The Old No.7 on Market Hill was built. This public house served the busy Market Hill area and a basement level provided a space for functions.

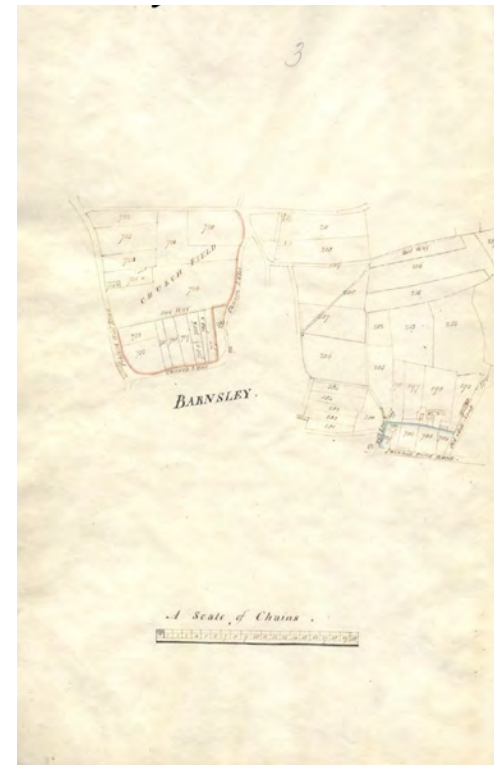
▷ 1735

The Duke of Leeds purchased the manor of Barnsley, gaining the tolls and rents from the various fairs and markets.

<sup>13</sup> Dunn, 50 Buildings, 2023, p.24

## Section 3.0: A Brief History of the Regent Street, Church Street and Market Hill Conservation Area

- ▷ 1744  
Linen weaving was introduced to Barnsley by William Wilson. By 1794 there were over 500 looms.
- ▷ 1777  
The eminent surveyor, William Fairbank, produced the Barnsley Enclosure Map.



These maps are based on the Barnsley Enclosure map of 1779 and include details of changes to the town in the years following. Originally drawn by local linen manufacturer and landowner Francis Kendray (1774-1840). (Barnsley Museums)

## Section 3.0: A Brief History of the Regent Street, Church Street and Market Hill Conservation Area

1799

The section of Barnsley Canal, between Barnsley and the Aire and Calder Navigation was opened after approval by parliament in 1793. The Barnsley to Barnby Basin section was opened in 1802. The canal closed in 1953 following subsidence and low water levels.<sup>14</sup>

1801

The population of Barnsley was recorded as 3,600. During the nineteenth century, Barnsley expanded across its medieval fields and many streets were rebuilt. The population increased from 3,600 in 1801 to 41,000 in 1901.<sup>15</sup>



An early 1800s view of Barnsley (Barnsley Museums)

1815

Pitt Street and Wellington Street were laid out.

1820

Demolition of the Moot Hall. The building which stood at the top of Market Hill, was utilised as council chambers and a law court, and comprised a large meeting room above shops. It was referred to as early as 1622 but was demolished in 1820.<sup>16</sup>



Views of Market Hill in the twentieth century (Barnsley Museums)

1822

Barnsley Town Improvements Act. Under the designs of John Whitworth the market place and parts of the town were redesigned around the earlier medieval town core; Shambles Street was largely rebuilt.

St. Mary's Church was rebuilt, although the tower was retained and heightened.



St Mary the Virgin Church c1930

1824

The construction of the Corn Exchange on the corner of Market Hill and Shambles Street took place. The building was destroyed by fire in 1927.

1830

Regent Street and Peel Street are laid out.

1835

The White Bear was renamed the Royal Hotel following a visit by the Princess Royal, later Queen Victoria, who paused at the hotel for refreshments on her way to Wentworth Woodhouse.

<sup>14</sup> Ibid, p. 7

<sup>15</sup> Pevsner, West Riding, 2018,

<sup>16</sup> <http://www.sytimescapes.org.uk/zones/barnsley/B10>  
accessed Aug 2023



## Section 3.0: A Brief History of the Regent Street, Church Street and Market Hill Conservation Area

1840

Eldon Street was laid out, cutting through the existing settlement pattern. A mixture of commercial, hospitality and civic buildings eventually developed along its length. From 1850 Eldon Street became a principal route into the town after Barnsley station (later Barnsley Interchange) opened at the north-east end of the street.<sup>17</sup>



OS Map Surveyed: 1850 to 1851, Published: 1855

<sup>17</sup> <https://barnsleymuseums.art.blog/2020/11/16/eldon-street-heritage-action-zone/> accessed Aug 2023

### Railways

Barnsley's first railway station was opened in 1850 by the Manchester and Leeds Railway with only a single platform and limited links. Nearby Cudworth provided access to the North Midlands line and was accessed by a horse-bus from the Royal Hotel. To connect more conveniently to Cudworth the *Cudworth Flyer* shuttle train was launched with a goods yard converted to a terminus station initially known as Barnsley Regent Street which opened in 1870. This station became Barnsley Court House Station in 1873 when it was extended to include covered platforms and incorporating the old Courthouse building. The station connected to the mainline with a bridge over Eldon Street and was in operation until 1958.<sup>18</sup>



The 1888 OS Town Plan shows the terminus station and adaptation of the Court House.

<sup>18</sup> Dunn, 50 Buildings, 2023, p.41.

1861

Building of the first Courthouse in Regent Street.

1866

The Oaks Colliery disaster takes place. A series of explosions at the colliery at Hoyle Mill killed 361 men and boys, and remains the worst mining disaster in England. The inquest was held at the Courthouse on Regent Street. A commemorative statue can be found at the top of Church Street.

1867

Hope Glassworks opened.

1869

Barnsley was incorporated as a municipal borough under its first mayor Henry Richardson. Richardson.jpg – Henry Richardson (Barnsley Museums)

1871

Building of a new Courthouse on Regent Street, funded by Midland Railway to replace the earlier courthouse which had been converted into a railway station.

1874

Building of the Queens Hotel on Regent Street. Its location between the railway stations and bus station provided a grand sense of arrival for visitors to the town.

## Section 3.0: A Brief History of the Regent Street, Church Street and Market Hill Conservation Area

1878

Opening of The Public Hall and Mechanics Institute, now The Civic. The Civic was originally the Barnsley Mechanics Institute and Public Hall, it was built by Henry Harvey in 1877 at a cost of £26,000 (£3.1m in 2022). The institute was designed to support the town's working population in accessing education and supporting social advancement. Harvey gifted the institute to the council in 1890 to become Barnsley's first free public library. The institute combined a library, reading room, news room, lecture theatre, classrooms, and billiard room. There was a large public hall above with backstage storage and band room. In later decades the hall hosted regular cultural and education events.<sup>19</sup>



The Civic when it was known as the Harvey Institute (Barnsley Museums)



Plans published in The Builder 1878 show six shops on Eldon Street with offices above.

Syllabus : 1893=4.		
DATE.	SUBJECT.	LECTURER.
Oct. 17	Inaugural Address and Entertainment ...	The President.
24	Recital from "David Copperfield" & "Pickwick"	Mr. Charles Dickens.
Nov. 7	Spiders and Their Ways (with Lime Light Illustrations) ...	Mr. W. ROBINSON.
21	William Pitt, the Younger ...	REV. W. R. HANNAM, M.A.
Dec. 5	Colour (Illustrated by Lime Light) ...	MR. T. PARKES, M.A., F.C.S.
19	A Theatrical Tour ...	MR. P. L. ROSE.
1894		
Jan. 9	Scottish Song ...	Professor John Stuart Blackie, LL.D.
16	The "Idylls of the King" ...	Rev. W. M. Macphail, M.A.
23	Rambles in Devonshire (with Lime Light Views) ...	REV. E. B. WARD, M.A.
30	A Few Thoughts on Bacon's Essays ...	MRS. KIRBY.
Feb. 6	Dramatic Recital ...	Mr. Ernest Denny.
13	West Riding Folk Lore ...	MR. A. R. TOMLIN.
27	George Eliot ...	Rev. Canon Ivens, M.A.
Mar. 13	The Ethics of Dramatists, Novelists, and Their Critics ..	REV. J. S. LAWSON, LL.D.
27	Gleanings from Some Recent Books about Natural History ..	REV. C. S. BUTLER, M.A.

Events at the Harvey Institute in the nineteenth century (Barnsley Museums).

<sup>19</sup> <https://barnsleycivic.co.uk/our-history/>, accessed Aug 2023



## Section 3.0: A Brief History of the Regent Street, Church Street and Market Hill Conservation Area



OS Map Surveyed: 1888 to 1890, Published: 1893

## Section 3.0: A Brief History of the Regent Street, Church Street and Market Hill Conservation Area

▷ 1890

Barnsley's first free public library opened in the former Mechanics Institute in Eldon Street. The building had been gifted to the Corporation on the understanding that it would be repurposed as a library by the Harvey family. This is part of Eldon Street's long connection with libraries – the latest incarnation being Library @ the Light Box

▷ 1891-1893

The Victorian Arcade was built. The Arcade was created in 1891 in place of the existing Guest's Yard. It ran down to Eldon Street and had an access onto Market Hill through an entry under a timber framed building. This building was demolished in 1892 and the present buildings were put up in its place as the Arcade entrance. Guest's grocery store, which had traded from the old timber-framed building, relocated into what is now the Irish pub.



The Arcade (no date) (Barnsley Archives and Local Studies)

▷ 1907

Miner's demonstration on Eldon Street. Throughout its history, Eldon Street has also been an important venue for events including demonstrations by the National Union of Miners.



1907 (Barnsley Museums)

▷ 1909

Opening of 12-18 Eldon Street, YMCA building.

The Barnsley branch of the YMCA had been founded in the late 1890s and had rented premises on Sheffield Road, George Yard and Back Regent Street before building their headquarters on Eldon Street to provide a 'safe place' for young men to socialise and develop important life skills away from the town's public houses. The building was designed to include a kitchen, lounge and social area on the first floor, below reading rooms, a meeting room, billiard room, games rooms

and a dark room studio. A lecture hall on the ground floor, behind the shops, doubled up as a gymnasium. Skylights were used to let in natural light. Overall, the building was designed to help young men to develop healthy 'body, mind and spirit'; the YMCA's guiding principles.

The original retail units on the ground floor had curved glass windows and well-proportioned shopfronts with matching pilasters at either end. By the 1960s the large central pediment had been partly removed, and the internal arrangement reconfigured.<sup>20</sup>



YMCA Building, Eldon Street c.1909 (Barnsley Museums)

<sup>20</sup> <https://barnsleymuseums.art.blog/2023/08/11/eldon-street-ymca/> accessed Aug 2023



## Section 3.0: A Brief History of the Regent Street, Church Street and Market Hill Conservation Area

- ▶ 1913  
Barnsley becomes a county borough.
- ▶ 1913  
The opening of the Sheffield Banking Company Bank (Natwest), Market Hill.
- ▶ 1914  
The Cooper Art Gallery opened through the philanthropy of local wealthy industrialist and colliery owner Samuel Joshua Cooper. He bought the Grammar School buildings on Church Street in 1912, with the intention of establishing a gallery for the people of the town. Unfortunately he died in 1913, but in his will he left over 250 paintings to the town and the building in which to house the collection.<sup>21</sup>
- ▶ 1925  
Unveiling of the War Memorial on Church Street.



War Memorial, Barnsley Museums

1929

The 1929 OS Map shows the Manor House before the building of the Town Hall



<sup>21</sup> <https://artuk.org/discover/stories/discovering-british-art-at-the-cooper-gallery-barnsley>

## Section 3.0: A Brief History of the Regent Street, Church Street and Market Hill Conservation Area

1933

The Town Hall opens.

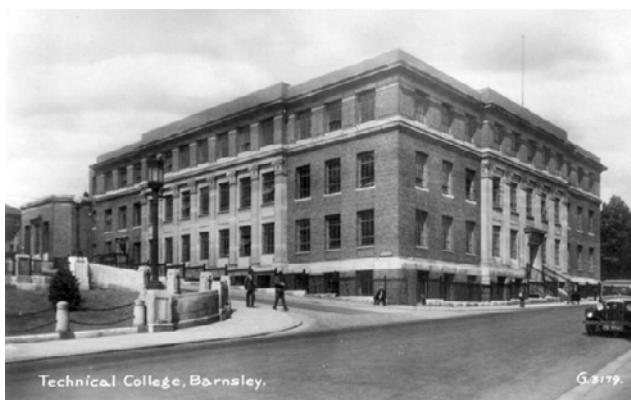


Regent Street in 1928 Showing the site on Church Street before construction of the Town Hall (Barnsley Museums)



The Town Hall under construction.

The foundation stone of Barnsley Town Hall was laid on April 21st, 1932 and it was opened by His Royal Highness Edward, Prince of Wales on December 14, 1933. The building was designed by Briggs and Thornely of Liverpool, who has also been responsible for the adjacent college building. A dense network of terraces and courts, as well as Barnsley Old Hall, which was the former Manor House, were cleared to allow the construction of both buildings. The 1930s also saw the demolition of timber framed buildings on West Gate (Shambles Street).<sup>22</sup>



The technical College was opened in 1932, at the time it was claimed to be the largest mining college in the country.

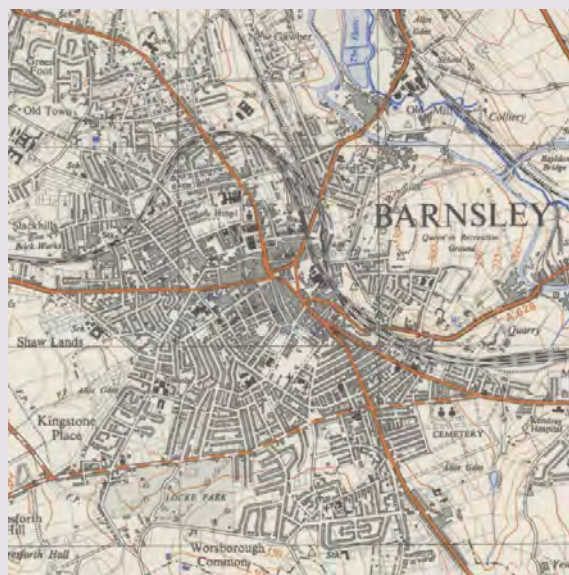
<sup>22</sup> 43 Church Street Barnsley: A Small Medieval Townhouse, Brian Elliott



## Section 3.0: A Brief History of the Regent Street, Church Street and Market Hill Conservation Area

1948

The growth of Barnsley by the mid-twentieth century can be seen on the 1:25,000 Ordnance Survey published in 1948.



1956

The Gaumont Cinema opens

This modernist building designed by T.P. Bennett & Sons replaced the 1909 Empire Theatre which had become a cinema in 1920 before being gutted by a fire in 1954. It was opened as The Gaumont later becoming the Odeon in 1962 before reopening as the Parkway Cinema in 2007.

1960s

Much of the commercial centre of Barnsley was redeveloped. The cattle market and buildings south of Eldon Street were considerably altered and the historic Tithe Barn was dismantled.

1970s

The Congregational Church on Regent Street was demolished. It was replaced with a new office block to accommodate new administrations for Local Government following a reorganisation in 1972. Other modern offices were also built at No.11 and 20a.

1974

The Metropolitan Borough of Barnsley was formed under the Local Government Act 1972. This merged the County Borough of Barnsley with Cudworth, Darfield, Darton, Dearne, Dodworth, Hoyland Nether, Penistone, Royston, Wombwell and Worsborough urban districts, along with Penistone Rural District, part of Hemsworth Rural District and part of Wortley Rural District.

1973

The centre of Barnsley was designated as the Town Centre Conservation Area.

1977

The Conservation Area was extended to include Market Hill, Eldon Street and Arcade areas.

1991

After reopening in the 1970s, Barnsley Main colliery finally ceases operation. It features one of only a very small number of surviving headstocks in the borough.

2007

The Core, the first building of Barnsley's Digital Campus is opened. A second (DMC 02) opened in 2020.

2013

Opening of Experience Barnsley in the Town Hall, which included installing Barnsley Pals Centenary Square, the new fountains and the 'Crossing (vertical)' artwork.

2019

Opening of Library @ the Lightbox

2020

Eldon Street was selected as a 'High Street Heritage Action Zone' (HSHAZ): a partnership between Historic England and Barnsley Council.

2021

Opening of the new Glassworks Development

## Section 3.0: A Brief History of the Regent Street, Church Street and Market Hill Conservation Area

### Barnsley's Industries

The predominant historic industry of Barnsley is often thought of as a coal mining, but there are other industries which have equal claim in the shaping of the town.



The coat of arms for the town has both a coal miner and a glass-blower reflecting its industrial heritage.

### Wire Drawing

Wire drawing is known to have been practised in England in the sixteenth century, and was established in Barnsley by the seventeenth century. In the conservation area little remains of the wire industry although it was concentrated in the Church Street and Market Hill area. The last wire mill closed in about 1890 and was situated between Market Hill and Graham's Orchard. Some of the buildings still remain on Graham's Orchard, and are probably the only surviving buildings connected to the industry.

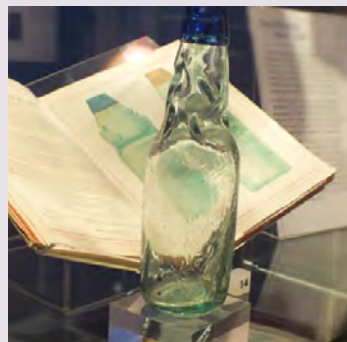
### The Linen Industry

Linen weaving was a principal industry of Barnsley in the eighteenth and nineteenth century. It had begun as a domestic industry with hand-loom weavers home working and expanded in the nineteenth century with the introduction of the power loom and custom built factories. Thomas

Taylor's Peel Street Mill opened in 1845 and was the largest of its kind in the country. By the mid-nineteenth century several linen mills were situated in outside the town centre using Sough Dyke to feed their millponds, linen warehouses were closer to the centre includes those that survive on Eastgate, on St Mary's Place and no 58 Eldon Street. The industry declined as demand for heavy linen fell, the market preferring lighter Scottish and Irish fabrics.

### Glass

Glass products had been made in Barnsley since the seventeenth century with early products being glass bottles and window glass. Glass bottles and jars were being manufactured in the mid-eighteenth century but the industry expanded and became a centre of innovation in the nineteenth century for bottles and jars and decorative glass.<sup>23</sup>



The 'Codd' bottle was introduced by Hiram Codd from Barnsley, it featured a glass marble to keep it airtight. (Barnsley Museums).

### Coal Mining

One of the earliest references to Barnsley is from 1669 which describes the town as 'Barnsley, commonly called black Barnsley, from the colour of its soil and from a colliery near unto it.' Coal has been mined in and around the Barnsley area from the early Middle Ages. It was not until the end of the eighteenth century with the development of the canal system that coal began to be sold further afield, and not until the coming of the railways in the 1840s that there was notable expansion of collieries and population. Along with the success of coal came the production of iron, for example at Elsecar in the south of the borough. At the turn of the twentieth century coal was the most important industry in Barnsley and by far the largest employer. Following the waning fortunes of deep coal mining in the 1980s, Barnsley's economy suffered heavily due to the loss of its primary industry. Today, the borough features a few remaining headstocks, including those at Barnsley Main colliery at Hoyle Mill which have recently been listed at Grade II reflecting their regional and national historic significance.



Barnsley Main colliery headstocks

<sup>23</sup> <https://discoverdearnerg.org.uk/glass-virtual-exhibition/>



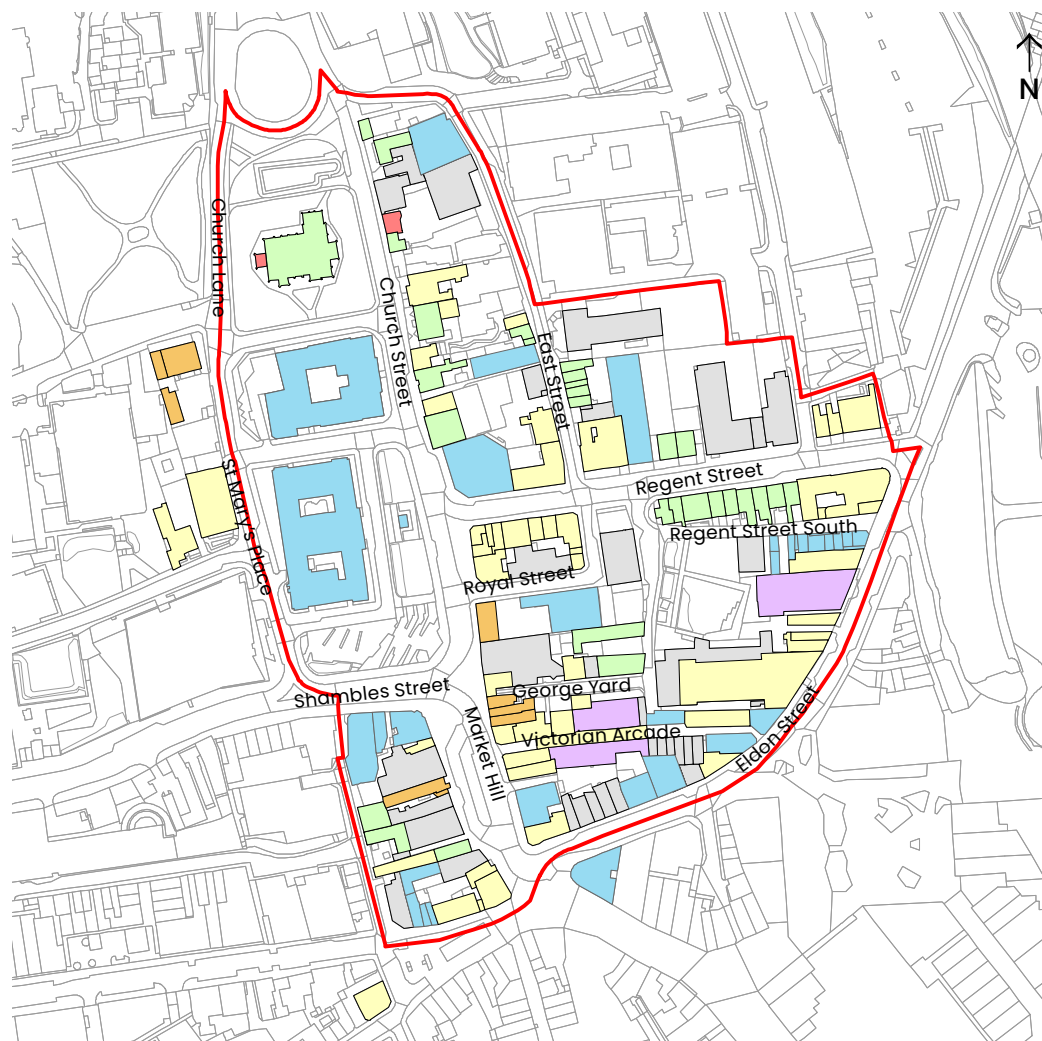
## 3.2 Historic Development Plan

This plan indicates the age of the existing built fabric of the main buildings and structures in the conservation area. It is mostly based on a comparison of historic maps with an external visual assessment. Some buildings may have been constructed in phases but generally only the main phase is shown here. Some buildings may have been partially rebuilt or substantially repaired since they were first built but their footprint was unchanged and so the change is not obvious in map comparisons. Where this is the case, generally the building is coloured for the earliest date that it appears on the map.

### Historic Development Plan

- Conservation Area Boundary
- Medieval
- 18th century
- 1800-1850
- 1850-1904
- 1904-1948
- 1948-1960
- 1960 to present

This plan is not to scale



Plan showing the approximate dates of buildings in Barnsley (© Crown Copyright & Database Rights (2023) AC0000851104)



This section provides details of those buildings or structures that are nationally designated, as well as information regarding buildings adopted on the Local List. It also gives details of archaeological potential within the conservation area.

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## Section 4.0: Heritage Assets

### 4.1 Introduction

The Regent Street, Church Street and Market Hill Conservation Area, a heritage asset in its own right, is one of three separate conservation areas in Barnsley town centre. The others are the Huddersfield Road Conservation Area and Victoria Road Conservation Area.

The conservation area contains numerous individual heritage assets, including both designated and non-designated buildings, structures and areas which make a positive contribution to its character and appearance.

### 4.2 Listed Buildings

Designated heritage assets (also known as Listed Buildings) have been designated by national government as having special historic or architectural interest at a national level and are subject to additional planning, known as 'Listed Building Consent'.

Within the conservation area, there are 31 listed building entries, although nine of these contain more than one building within a single entry.<sup>01</sup> The heritage assets include the church of St Mary the Virgin and the Barnsley War Memorial both of which are listed at Grade II\*, whilst the majority are listed at Grade II, including the Town Hall. The List demonstrates the variety and breadth of heritage assets which are protected under law in the Regent Street, Church Street and Market Hill Conservation Area.

Listing is not intended to prevent change. Rather, it means that when changes are proposed these need to be carefully considered so that the alterations do not negatively impact the special interest of the building. These changes are controlled through listed building consent applications. The listed buildings in Barnsley's town centre conservation area are shown on the heritage assets plan in Section 4.4 a comprehensive list of heritage assets (both designated and non-designated) can be found in [Appendix A](#).



Town Hall and attached railings are listed Grade II, whilst the war memorial is Grade II\*

<sup>01</sup> As established via The List, Historic England, available at: <https://historicengland.org.uk/listing/the-list/>

### 4.3 Non-Designated Heritage Assets and Locally Listed Buildings

Non-designated heritage assets (also known as unlisted buildings) also help shape the character and appearance of the conservation area. These constitute the majority of historic buildings within the conservation area. Whilst many may have suffered some form of superficial alteration, such as the insertion of a modern shop front or uPVC windows, the underlying integrity of the historic building and its part in the historic development of Barnsley's town centre means it still makes a positive contribution to the conservation area.

Additionally, as part of this appraisal a review was carried out to identify those unlisted buildings which made a special contribution to local distinctiveness, and which should be considered as 'Locally Listed Buildings'. A locally listed building is one that has a degree of significance meriting consideration in planning decisions, but which is not formally designated. The maintenance of a Local List also allows the community to nominate heritage assets that are valued as distinctive elements of the local historic environment.

Barnsley Council operate a Local List which can be found online at the [South Yorkshire Local Heritage List](#). The list continues to be reviewed and updated, however, at present (2023) there are no locally listed buildings in the conservation area but there are two which lie on the boundary; these are the Drill Hall on Eastgate and the Old West Riding Court House and Police House on St Mary's Place.

Locally listed buildings usually have qualities such as being a landmark building, being designed by a named architect, being associated with an historic event or being associated with a designed landscape. Historic England gives advice regarding the assessment criteria for locally listed buildings in [Advice Note 1: Conservation Area Appraisal, Designation and Management \(2019\)](#). The document advises that locally listed buildings should be positive contributors to the overall character of the local area and that their historic form and value should not have been eroded.

The review of the Regent Street, Church Street and Market Hill Conservation Area has identified a number of buildings which have been recommended for local listing. These are listed in Appendix A for further consideration by Barnsley Council.

#### Quick Facts:

##### What is a Heritage Asset?

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing). (National Planning Policy Framework)

##### What is Listing?

To find out more see Historic England's website: <https://historicengland.org.uk/listing/what-is-designation/>

To find details of an individual Listed Building search the National Heritage List for England: <https://historicengland.org.uk/listing/the-list/>

##### What is Local Listing?

Find out more at Historic England's website: <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>

Look for a Conservation Area or Locally Listed Building in the South Yorkshire Heritage List: <https://local-heritage-list.org.uk/south-yorkshire>



### 4.4 Heritage Assets Plan

This plan highlights the spread of non-designated heritage assets and listed buildings within the conservation area. This accompanies the Audit of Heritage Assets in Appendix A.

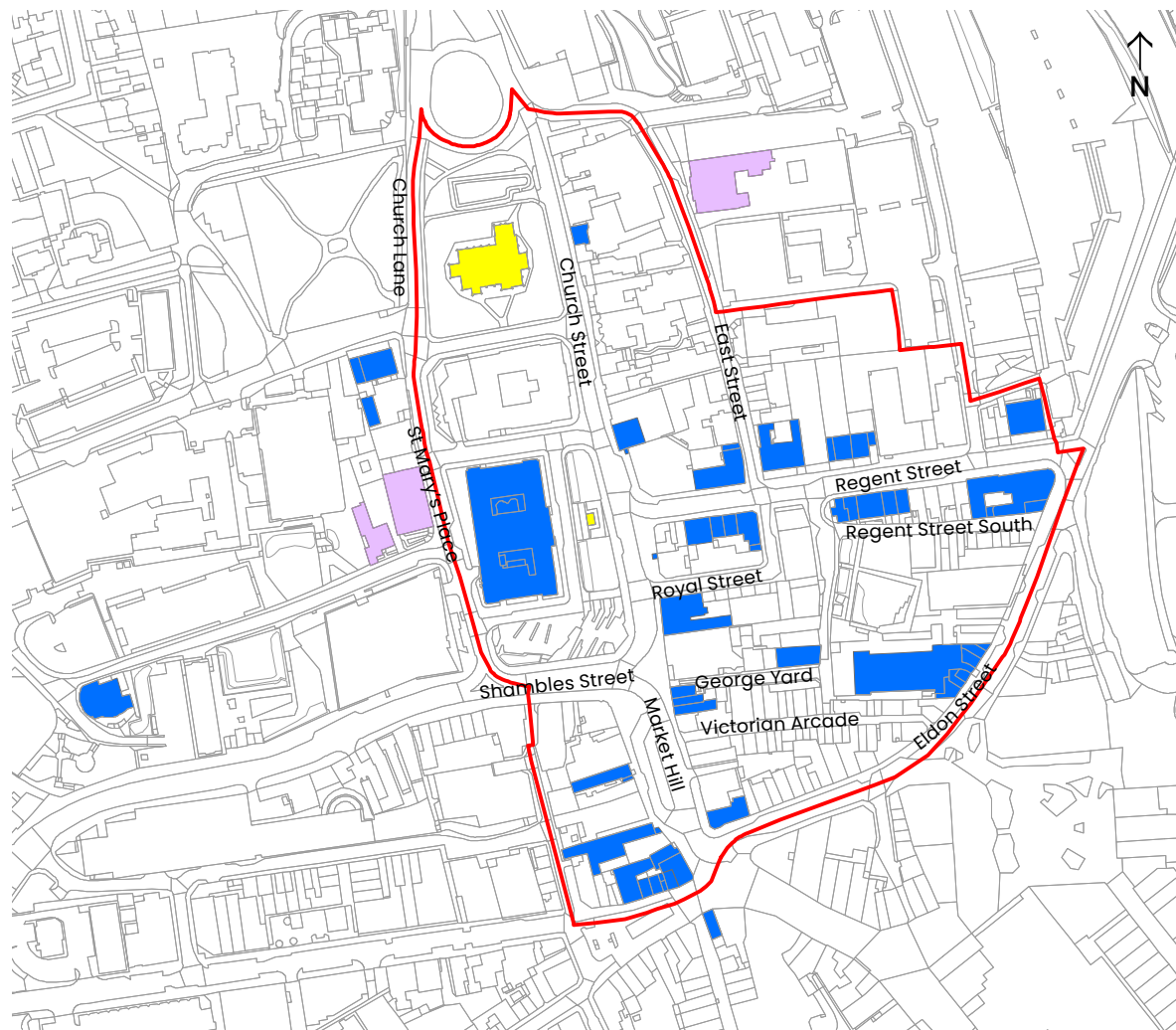
Heritage assets and non-designated heritage assets should be considered as making a positive contribution to the character of the conservation area. Omission of a specific feature should not lead to the presumption that such a feature is insignificant, and proposed alterations within the conservation area should be subject to individual assessment of significance.

#### Heritage Assets

- Conservation Area Boundary
- Locally Listed
- Grade II\*
- Grade II

Note: The buildings indicated are approximate only. Additionally, structures attached to listed buildings, such as boundary walls and outbuildings, may also be curtilage listed.

This plan is not to scale

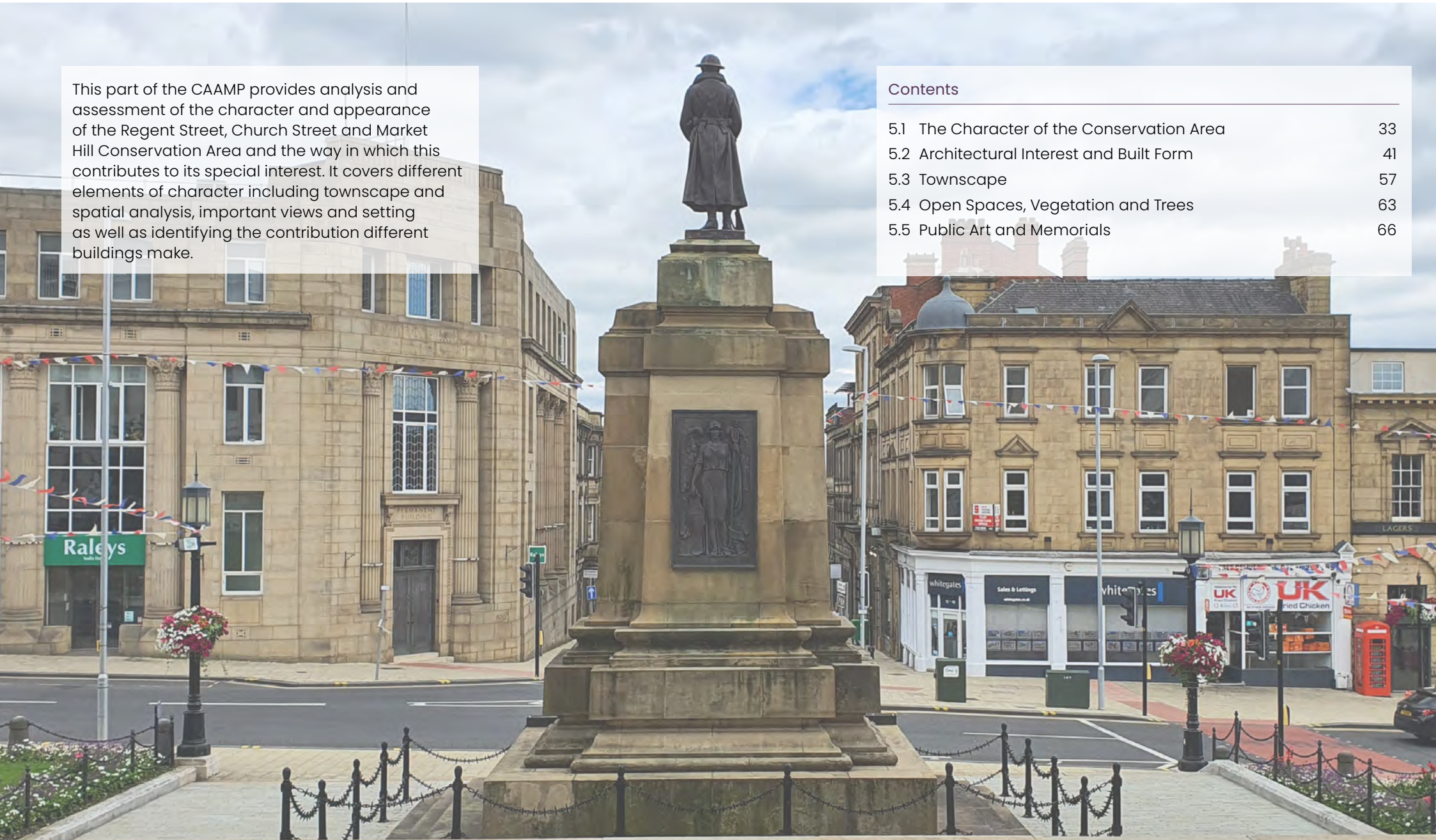


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This part of the CAAMP provides analysis and assessment of the character and appearance of the Regent Street, Church Street and Market Hill Conservation Area and the way in which this contributes to its special interest. It covers different elements of character including townscape and spatial analysis, important views and setting as well as identifying the contribution different buildings make.

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## Section 5.0: Character Assessment

### 5.1 The Character of the Conservation Area

#### 5.1.1 Location

Barnsley is located in South Yorkshire on the eastern Pennine fringe some 12 miles north of Sheffield and 16 miles west of Doncaster. The Regent Street, Church Street and Market Hill Conservation Area constitutes the historic areas of Barnsley town centre covering an area of approximately 8.1 hectares of a much larger commercial core.

Historic routeways, a number now having evolved into principal highways, converge on the town centre; these include the A635 to the north which bounds the conservation area at the Old Mill Lane Roundabout, also connecting Barnsley to the A1 and Doncaster in the east. The north/south A61 lies to the east of the conservation area providing connectivity from Wakefield and Sheffield; the A628 gives access to the M1 and Penistone to the west, and Pontefract to the north-east.

#### 5.1.2 Setting

The conservation area is located within the northern portion of the town centre, with the primary retail areas occupying its southern half. To the south of the conservation area, the primary shopping frontages are focussed on Queen Street and Cheapside, including the Alhambra Shopping Centre. A key retail site on the edge of the conservation area is the newly completed shopping centre, the Glass Works with a large open public space facing the conservation area

boundary on Eldon Street, establishing a significant interface between the old town and the new. The new development includes Barnsley Markets, the latter a thriving undercover market open six days a week which continues Barnsley famous market tradition alongside its other open-air markets which lie in the surrounding streets. The dual carriageways of the A628 and A61 and the railway line provide a definitive barrier to Barnsley's retail centre to the south and east.



Interchange combines a bustling bus and rail station on the edge of the conservation area

Barnsley has seen some striking redevelopment projects in recent years as part of the Remaking Barnsley Initiative. This has benefitted areas both inside and within the setting of the conservation area. Major developments have included the Transport Interchange hub, located on the east side of Eldon Street which comprises the central bus station and railway station connecting Barnsley with key destinations such as Leeds, Sheffield, Huddersfield, Nottingham and Lincoln.



Barnsley College from Church Street. Lying beyond the northern edge of the conservation area it provides a significant presence.

## Section 5.0: Character Assessment

Also bordering the conservation area on its eastern boundary is an area which is being developed as a business hub, aimed at increasing job opportunities, especially in office, creative and digital industries, information technology and professional sectors. Located off County Way, the Seam is Barnsley's Digital Campus currently located in two striking buildings; the Core (DMC 01), with its timber curving, clad frontage, provides office accommodation and conference facilities which opened in 2007; the Digital Media Centre (DMC 02) is another striking building which opened in 2020. Currently located within car

parks managed by the Council, the area still has significant potential. Plans for a multi-storey car park and new residential development have currently been shelved due to the current economic climate, but a new public realm initiative and a new high-quality urban green space aims to improve the appearance of the area creating a more welcoming space to visitors, commuters and businesses.

To the west of the conservation area are mainly modern high- and low-rise modern buildings associated with education, local government and law

enforcement; the latter continuing a use established in the nineteenth century with the former Court House and Police Station still located on the west side of St Mary's Place. To the north of this opposite St Mary's Parish Church lies the leafy former burial ground of St Mary's Church, now transformed into a small park which provides respite from the adjacent busy streets and is an important green space on the edge of the conservation area.

The conservation area boundary runs south of the Old Mill Lane Roundabout, a leafy and well-cared for area which is dominated by the significant massing of Barnsley College. Due to local topography, its scale of eight-storeys, its modern materials and colour palette which includes a vibrant red, provides a significant presence within the northern part of conservation area.

There are a further two conservation areas within Barnsley focused on the historic residential areas of Barnsley; these are the Victoria Road Conservation Area which lies immediately to the north-west of the Old Mill Lane Roundabout, and the Huddersfield Road Conservation Area, which also to the north-west beyond the Victoria Road Conservation Area.



The recently completed Glass Works complex looking towards the boundary of the conservation area on Eldon Street making Eldon Street a gateway into the historic town



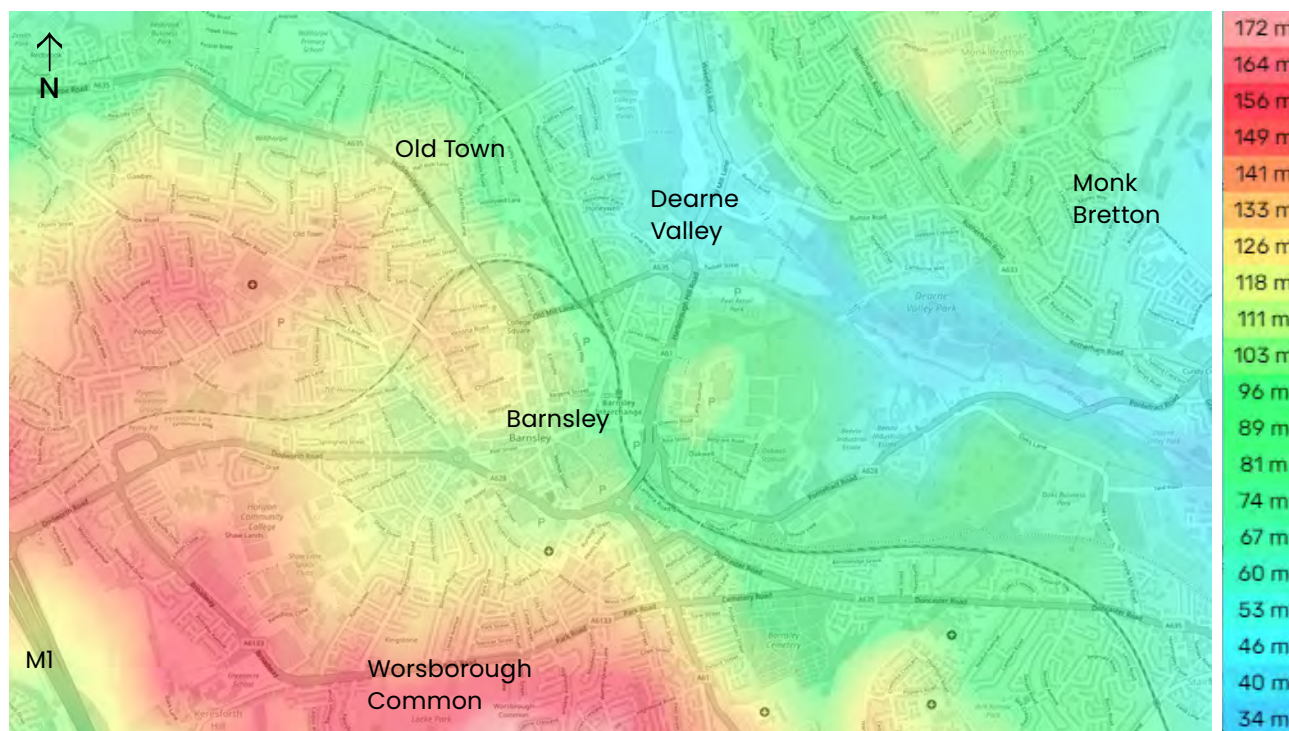
### 5.1.3 Topography and Geology

Barnsley's urban centre is bound to the north and the east by the River Dearne (and valley). The land rises from approximately 100 metres above sea level at the bottom of Market Hill to 118 metres at the parish church of St Mary the Virgin on Church Street, 300 metres to the north.

In 1669 Barnsley was described as 'situate on a hill side and near a brook'. The ground rises to the north from the small valley of Sough Dike which runs west to east across the bottom of Market Hill. The Dike is a tributary of the River Dearne, the deep valley of which, runs north-west to south-east one mile to the east. The fall is a feature of views along Market Hill and Church Street, the main north-south route through the conservation area providing view towards the south of Barnsley.

The land also falls to the east away from Market Hill/ Church Street, then falling even more steeply to the east from the edge of the conservation area at the junction of Church Street and Old Mill Lane. As a consequence, there are views of east Barnsley and the Dearne Valley from within the conservation area.

Geologically, the conservation area lies on the Middle Coal Measure Series of the Carboniferous System which dip generally in a north-easterly direction, with the area underlaid by sandstones. Coal, outcropping close to the surface led to the early development of mining in the local area.



Topographic map of the Regent Street, Church Street and Market Hill Conservation Area (<https://en-gb.topographic-map.com/>)

### 5.1.4 Key Views and Landmark Buildings

The assessment of views is an important part of establishing the character of a place. Views can be static or dynamic (that is they may change as a viewer moves through a place). They may be short or long range, look into, within and look out of the conservation area. They may be channelled between buildings, focussed on a key building, or be panoramic, taking in a wide prospect of the conservation area. Views may also change between the seasons.

Key views within the Regent Street, Church Street and Market Hill Conservation Area tend to be focussed on the Town Hall or the church of St Mary which are also landmark buildings. A landmark building is defined as a key building which may or may not be designated, but which makes an important contribution to the townscape and character of the conservation area.

Another key view is the dynamic view along Church Street which takes in the conservation area and the view south across Barnsley towards the rising ground of Worsborough Common.

A selection of representative views and selected landmark buildings are shown on the map adjacent. It must be stressed that these are a selection only and any omission here does not mean that it has no value.



Key views and historic landmark buildings within the conservation area (© Crown Copyright & Database Rights (2023) AC0000851104)



## Section 5.0: Character Assessment



View 1: A dynamic view south along Church Street and Market Hill with views of key historic buildings and long-distance views across the town towards Worsborough Common.

View 2: Dynamic view travelling west along Regent Street started at the Interchange with channelled views towards the landmark building of the Town Hall.





View 3: A sudden view of the Town Hall from the north-east revealed only when Barnsley College on the right is passed.



View 4: Popular view of the Town Hall from the south-east which also takes in the wider views of Barnsley Pals Centenary Square, its sculpture, the Sixth Form College to the left and Barnsley College to the right.



View 5: One of a few intimate back alleys in Barnsley; this view is George Yard looking west.



View 6: A channelled view looking east into the popular Victorian Arcade.



## Section 5.0: Character Assessment



View 7: Looking north up Market Hill towards the Town Hall and Barnsley College.



View 8: Looking north-east along Peel Square, this view captures the vibrancy of the Barnsley's continuing market tradition.



View 9: A dramatic channelled view towards buildings on Church Street dominated by the Town Hall to the right and Barnsley College to the left.



View 10: View looking west from the edge of the conservation area into leafy and verdant Churchfields.

## Section 5.0: Character Assessment



View 11: One of a few discreet views of the church of St Mary the Virgin largely concealed behind tree cover. Here the church is seen from Church Lane.



View 12: A newly created view looking into the conservation area from Glassworks Square, capturing Eldon Street



View 13: From the Interchange, views down Regent Street South and Eldon Street encourage the visitor to explore further



### 5.2 Architectural Interest and Built Form

#### 5.2.1 Materials

An early construction material in Barnsley was that of timber. Once common in the town, only a few timber framed buildings are known to have survived in the town centre, including Nos.41-43 Church Street. There is significant potential for other timber framed buildings to have survive behind later façades.

As in other parts of South and West Yorkshire, timber was replaced by sandstone as the traditional building material for the area when timber supplies dwindled following the medieval period. This local building stone tends to be a light honey colour but relatively soft and friable meaning that it has a tendency to deteriorate over time and in most cases has weathered to black over the years. This blackened building material is an important characteristic of buildings in the area and at one time Barnsley had the nickname of 'Black Barnsley' due to its appearance.

The tower of St Mary's Church which is the oldest structure in the conservation area, dating from circa 1380, is built of a gritty sandstone, possibly Woolley Edge Rock which was sourced from a large quarry on the eastern side of the Dearne valley about a mile from the town centre. This is a hard-wearing stone from which Monk Bretton Priory was built.

Because of the poor quality of the local stone, the stone for many of the town's finer nineteenth century buildings was sourced from the Huddersfield area or Derbyshire ensuring their longevity. The Town Hall is an exception, where a much whiter Portland stone was preferred.

Painted frontages and renders are occasionally found on older properties but tend to be where original stonework or brick has been concealed probably at a later date; for example the rear, ground floor and gable end of the White Bear, Church Street. Nos.23, 39 and No.42 Church Street are also examples of painted render, where No.39 has also been incised to imitate fine ashlar.

Brick also features in the conservation area; on some of the older buildings, brick was generally not intended to be on show and has been either concealed behind render or used on the side and rear elevations. The Courthouse on Regent Street, for example, reveals dark red brick on its rear elevation. Eldon Street has a number of notable brick buildings, including 70-72 Eldon Street and No.58. The latter is a former linen warehouse built in the 1860s with sandstone quoins. Its northern elevation is now partially concealed by the adjacent buildings.

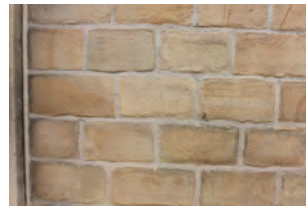
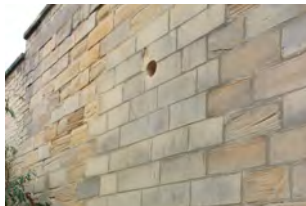
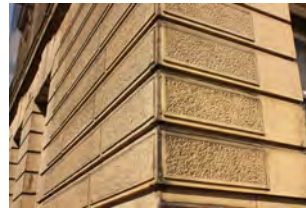
Graham's Orchard also features red brick on both nineteenth and twentieth century structures in what was effectively a back lane to Market Hill. No.29 Church Street and No.6 Shambles Street are also historic buildings in Barnsley where brick is used on the principal elevations. In the latter, the façade is decorated in alternating bands of deep red engineering-type bricks and stone, and was probably built in late nineteenth or early twentieth century.

Brick and concrete are the favoured materials utilised in many of the conservation area's twentieth century buildings, including, for example, the Parkway Cinema on Eldon Street and Barnsley College on Church Street. Faience is a particular favourite on commercial frontages constructed in the 1920s and 1930s including an impressive row of buildings on Royal Street, No.8 Shambles Street and the row of shops from No.76 Eldon Street through to no.6 Regent Street South.

Historic roofs in Barnsley tend to be covered in blue Welsh slate with lead flashings and stone or brick chimneys, although occasionally older buildings in Barnsley have a stone flag covering; this includes No.39 and Nos.41-43 Church Street. Parapets hide the flat roofs of Barnsley's modern buildings which often have felt roof coverings.

## Section 5.0: Character Assessment

Wall and Roofing Materials Palette:





### 5.2.2 Building Scale and Massing

Buildings vary in height and scale in the conservation area, from a single-storey up to four or five-storeys. However, Barnsley's hillside location is an important factor when considering the impact of building heights in the conservation area. Its topography has been described as creating 'strands of buildings cascading in relative unison down towards lower ground'.<sup>01</sup> However, it has been noted that despite exceptions, none rival the dominance of the Town Hall. Its tower was deliberately designed to rival other town's civic buildings and create a building that Barnsley would be proud of.

The historic commercial buildings within the conservation area tend to be up to three-storeys and often have basements and attics; their scale tends to be largely uniform along Market Hill, Eldon Street and parts of Regent Street. Not surprisingly, the former residential housing on Regent Street is more domestic in scale with lower floor to ceiling heights and two or three-storeys in general, moving down towards the Interchange.

Buildings which stand out as exceptional to other historic buildings, are largely those which date to the twentieth century; the Town Hall occupying a single plot with its soaring tower, along with the adjacent former Mining and Technological College; their height and massing make them both landmark buildings. The former Barnsley Permanent Building on Church Street has a taller ground floor incorporating a

banking hall and is an eye-catching building both in terms of its scale by virtue of its corner location. Another landmark building is that of St Mary's Church. Located on probably the highest ground within the conservation area, and despite the dominance of the surrounding trees, the tower is visible from various locations, including from outside of the conservation area.

The modern Regent House on Regent Street is an exceptional five to six-storeys, but the reduced floor to ceiling heights ensure it is a similar height to the adjacent historic commercial premises of four-storeys, but due to topography, it overshadows the adjacent former domestic residences further down hill. Other exceptions are the former offices of no.18 Regent Street; a 1970s construction, it was built with little thought for its context, and its scale and massing provide an unwelcome intrusion in what is one of Barnsley's finest streets.

Along Eldon Street, the Parkway Cinema's height and massing now dwarfs the adjacent Victorian buildings on either side. However, its impact on the streetscape is partially offset by No.60, whose gabled frontage provides a further attic-storey to challenge the scale of the Parkway. The Civic has a typical four-storey frontage to Eldon Street, but the hall rises a further-storey to the rear; this has little impact on Eldon Street, but the modern rear extension dominates nearby buildings in George Yard and Hanson Street and is highly visible from Regent Street South.

Buildings on the boundary of the conservation area can equally have an impact on its setting, both positively and negatively. The new Barnsley College on Church Street is a prominent building on the northern boundary, rising above historic buildings on Church Street and acting as a distraction by virtue of its scale, topography and colour palette. However, on the western boundary, the new Barnsley Sixth Form College, although a contemporary design, works well in both massing, scale and materiality, and does not divert attention away from the Town Hall.

The context and topography are key considerations when developing appropriate buildings heights and massing in the conservation area. Barnsley's hillside location is highly sensitive in this respect and to help guide developers, the council commissioned a study of Barnsley's building heights by Gillespies in October 2009. The report, which is available here contributed towards the Remaking Barnsley Strategic Framework 2003-2033 and the Local Plan.

<sup>01</sup> Gillespies, 2009, 'Building Heights Study' available online at <https://barnsleymbc.moderngov.co.uk/Data/Full%20Council/201001281030/Agenda/Item11a%20-%20appendix.pdf> [last accessed 15th September]

### 5.2.3 Building Types and Uses

The Regent Street, Church Street and Market Hill Conservation Area comprises much of the civic and commercial heart of Barnsley. The most prominent building in the conservation area is of course the Town Hall which remains an administrative hub but also contains a registry office, archives and the popular Experience Barnsley Museum which opened in 2013. Its classical-revival style, tower and white Portland stone façade is an expression of continuing investment in Barnsley during the difficult years of economic depression in the 1930s.

Not surprisingly, arts and entertainment feature within the conservation area. The Cooper Art Gallery is located on Church Street in a former school which is domestic in scale with a modern extensions. The Civic Hall is a creative arts hub located on Eldon Street which has been part of Barnsley life since its construction in the 1870s, whilst the Parkway Cinema, also on Eldon Street is a 1950s cinema retaining much of its character and original features. The site of Parkway has been used for entertainment for at least 160 years, continuing a tradition of commercial and cultural ventures in Eldon Street which gives it a unique character within the conservation area.<sup>02</sup>

Lying within the northern half of the town centre, many of its historic buildings are engaged in retail and other commercial activities; retail areas are located along Church Street and Regent Street, with a particular focus on the Market Hill, the Victorian Arcade and Eldon Street with its southern boundary facing the busy pedestrianised shopping areas of Peel Square and Queen Street. Retail functions are combined with hospitality activities such as restaurants, public houses and cafes. Whilst many public houses and hotels have come and gone in Barnsley, the White Bear on the east side of Church Street, and the Old No.7 public house, stand out as exceptional historic hostelrys in Barnsley.

The parish church of St Mary the Virgin lies close to the northern boundary of the conservation area, it is the town's most important place of worship which continues to be actively concerned in the care of the local community. The later nineteenth century Congregational Church held a significant presence on Regent Street until its demolition in 1971, replaced by an inappropriate office block.

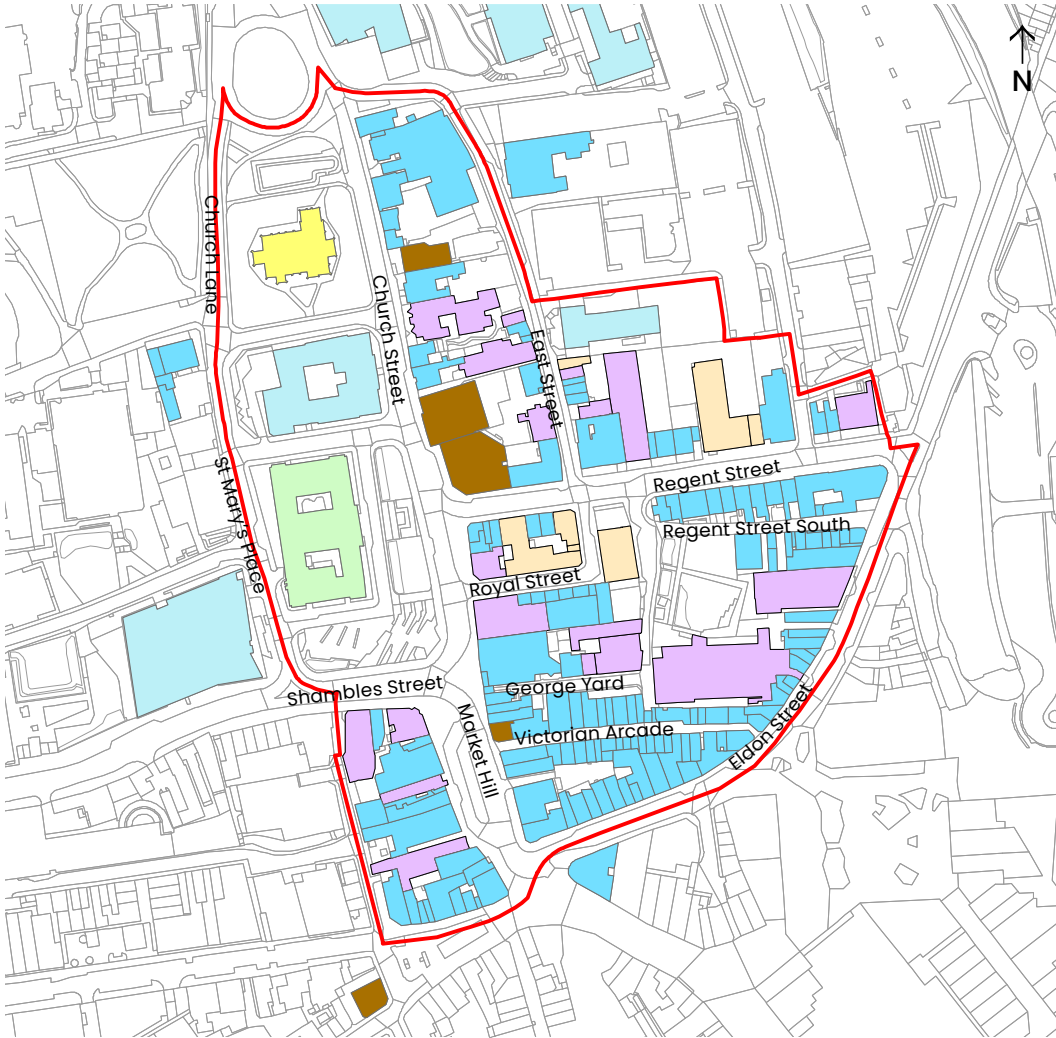
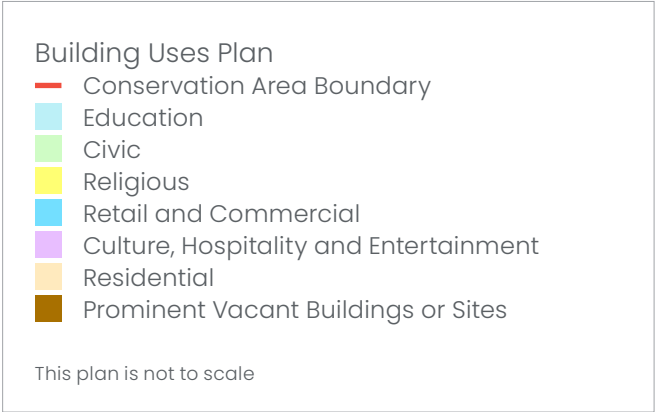
Although a town centre, residential housing can be found within the conservation area although limited in extent. These are located mainly in modern buildings such as Regent House and Regent Court, and within the Grade II listed former Council Offices of No.9 Regent Street now converted into luxury apartments.

Vacancy was not noted as a significant problem within Barnsley unlike many other similar sized towns.

For an overview of current uses, please refer to the map on the following page.

<sup>02</sup> <https://barnsleymuseums.art.blog/2023/09/27/barnsley-palace-of-varieties/>





Summary of building uses within the conservation area (© Crown Copyright & Database Rights (2023) AC0000851104)

### 5.2.4 Architectural Styles and Features

As the centre of a historic town which has evolved over many centuries, the buildings within the conservation area were constructed to perform a variety of functions; consequently, the area demonstrates a diversity of architectural forms, dates and styles. The historic importance of the Regent Street, Church Street and Market Hill Conservation Area is demonstrated in the fabric of the medieval church of St Mary the Virgin, whilst its growth, success and wealth in the nineteenth century is reflected in the variety and number of commercial and civic buildings. Barnsley also features a particularly fine selection of twentieth century buildings including the Town Hall and the formerly Mining and Technical College of the 1930s as well as a number of buildings with Art Deco influences.

This section will attempt to summarise the special nature of Burnley's built heritage by separating them into building types.

#### Religious

A principle building in the conservation area is the parish church of St Mary the Virgin. The church lies on its own island site with its church yard bounded by a stone wall. It is entered from St Mary's Gate and apart from its perpendicular tower of circa 1380, the majority of the extensive church fabric dates to the early

nineteenth century, although adopting the decorated form of the gothic-revival style. Its distinctive pinnacles adorn the crenelated nave and the aisle wall tops and also hide a clerestory. Stained glass fills many windows donated by the great and the good of Barnsley.



St Mary the Virgin Parish Church



## Section 5.0: Character Assessment

### Victorian and Edwardian Commercial

The success of the Barnsley in the nineteenth and early twentieth century is reflected in its collection of fine commercial buildings. The preferred architectural style is the classical revival style and varies from the restrained no.9 Regent Street to the more elaborately decorated buildings and free use of the classical form, such as the former Yorkshire Penny Bank on the corner of Market Hill and Peel Square. Corner locations are sought after in towns and corner properties on Church Street and Market Hill often feature curved or canted corners to increase impact.

Regent Street features a number of fine commercial buildings. The Courthouse (or Courthouse Station), for example, was built in 1861 and is Italianate in form. Elaborately detailed it was soon converted into a railway station. It was replaced by another classical building, this time in the High Renaissance style; the Old Courthouse or Borough Courthouse was built in 1878 and has a distinctive Doric portico, rusticated ground floor and arched upper windows with balustrades separated by ionic columns, above which is a deep entablature.

Located on Market Hill is another commercial building worthy of note; no.26 was originally built for the Sheffield Banking Company and completed just before the outbreak of the First World War in 1913, forming part of an uninterrupted classical façade along Market Hill. The ashlar façade features two-storey ionic fluted columns, elaborately carved window heads and entrance doorcase, and ground floor windows with bronze frames. Adjacent is the

Grade II listed former 1903 Yorkshire Penny Bank at no.30 Market Hill, and on the opposite corner, another bank at 19 Market Hill was built in 1857 originally as the Coach and Horses public house becoming a



Courthouse Station/ Borough Courthouse on Regent Street, a fine Italianate building which is Grade II listed.



Former Yorkshire Penny Bank, corner of Market Hill and Eldon Street and Grade II listed

bank in 1912. Further former banks designed in the classical style can be found on Church Street at No.13 and No.27 with similar features such as rustication, pedimented windows and dentil eaves cornices.



Former bank, Church Street



The 'new' Courthouse on Regent Street

## Section 5.0: Character Assessment

### Arts, Entertainment and Education

The Civic Hall, Barnsley Civic, or just plain 'Civic' on Eldon Street is currently undergoing significant works internally and externally as part of the High Street Heritage Action Zone initiative. Built in 1878 it served a variety of uses including a public hall for concerts and meetings, a school of art, a Mechanics' Institute, art gallery and a public library. It is one of Barnsley's most elaborate buildings and was designed in the late-Elizabethan classical revival-style. It features an

elaborately carved arched entrance, balustrading below the arched windows and a richly decorated attic-storey of pedimented dormers, turrets and finials.

The Parkway Cinema on Eldon Street is an unmistakable post-war building. Constructed in 1956, which replaced an earlier theatre and cinema which had been built in 1909. It was designed in the modernist style by T.P Bennet and Sons, a notable architectural practice whose work included the Saville

Theatre on London's Shaftsbury Avenue. A popular venue, it remains Barnsley's only independent, family-run, purpose-built cinema.

More modest in scale is the Cooper Art Gallery on Church Street – originally a grammar school, it is domestic in scale, the first-floor dormer windows lighting a hall. The Edwardian porch adds a certain classical grandeur to the entrance, installed when the building was converted to an art gallery.



The Civic in 2021 (Tim Green, CC 2.0)



Modernist Parkway Cinema, Eldon Street



The Cooper Art Gallery entrance hood



## Section 5.0: Character Assessment

### Shops and Shopfronts

Shopfronts form an important part of the streetscene; where traditional shopfronts survive they can make a significant contribution to the character of the conservation area. The conservation area retains a number of fine nineteenth and twentieth century shopfronts. Notable amongst these are No.6 Shambles Street of a possible early twentieth century date with a low marble stall-riser, recessed entrance and timber and bronze mullions with art nouveau decoration. To the left is a distinctive display area in curved glass.

Curved display windows also feature on two shop fronts on Church Street at Nos.29 and 30. The clerestory top-lights are also leaded and the shops have recessed doorways. The shop fronts appear to have been added to an earlier house.

Other notable shop fronts include the elaborate Victorian cast-iron Corinthian-columned frontage of Annie Murray's Irish bar on Market Hill which is attached to a classical revival style building. A similar frontage with columns appears in the entrance of the Victorian Arcade at No.2 and is presumably contemporary.

As part of the High Street HAZ, the refurbishment of buildings and their shop fronts in Eldon Street have formed part of the focus to improve the appearance of the historic street. Traditional-style shop fronts have been installed on a number of buildings including the former YMCA and the 1950s shopfronts of the former Harral's Jewellers (32-38 Eldon Street) have also been restored.



Shopfronts on Church Street



Elegant curved glass of the shop front of Shambles Street



Cast-iron Corinthian columns on this former shop front on Market Hill



The former YMCA on Eldon Street once had distinctive shopfronts with curved glass – this traditional shopfront replaces a less-than sympathetic shopfront as part of the HAZ.

## Section 5.0: Character Assessment

### Public Houses, Hotels and Inns

As a town on a coaching route, Barnsley had a significant number of coaching inns. The White Bear on Church Street is one survival. It is a late-eighteenth century former coaching inn of three-storeys which was also known as the Royal Hotel following a visit by Princess Victoria in 1835 on her way to Wentworth Woodhouse. The carriage arch gave access into its rear yard can be seen to the left, although now infilled with a window. It remains in use as a public house

and is typically restrained and plainly decorated with plainly moulded window architraves, string coarses and a bracketed cornice. The ground floor features painted render.

Another notable hostelry in a Georgian building is Old No.7 on Market Hill. It is a modest mid-eighteenth century, three-storey building. It has a painted ashlar frontage and moulded window architraves. On the ground floor has a classically-styled timber shop front with modern porch.

The Queen's Hotel on the corner of Eldon Street and Regent Street was built to take advantage of the nearby railway station. Built in 1872 in the classical revival style, its ashlar frontage is enlivened by high-quality detailing including sumptuously carved window heads and the masks of famous people including Queen Victoria above the Regent Street entrance.



Former coaching inn, the White Bear



The Queen's Hotel (Queens Court)



## Section 5.0: Character Assessment

### Warehousing

Reminders of Barnsley's industrial past can also be found in the conservation area and on its boundary. The Garrison public house in George Yard incorporates a late eighteenth or early nineteenth century former linen warehouse. The building appears to have been converted or extended in the later nineteenth century; above the doorway is a carved beehive together with the initial C.R and the

date 1873, presumably relating to its conversion. A hoist can still be seen to the left, and the building is Grade II listed. Another hoist identifies a warehouse to the rear of the Garrison on Hanson Street; the right-hand windows on this three-storey stone-built structure were formerly the taking-in doors on the upper floors. Cass's Warehouse, lies on St Mary's Place on the eastern boundary of the conservation area; currently a carpet showroom, it is a Grade

II listed former linen warehouse which retains its enclosed yard and a stable block; unfortunately, its poor condition is a concern.

Slightly later is No.58 Eldon Street, an example of a linen warehouse. Built in the later nineteenth century, it is more architecturally sophisticated, including brick frontages with stone dressings (the northern façade now partially concealed by the adjacent building).



The Garrison public house in a former linen warehouse



Cass's Warehouse a former linen warehouse

## Section 5.0: Character Assessment

### Twentieth Century Buildings

A key building of the earlier twentieth century is, of course, the Town Hall. Opening in 1933 it is a large and impressive building occupying its own plot. Designed by architects Briggs and Thornley in the classical revival-style, it is faced in white Portland stone which sets it apart from the more honey coloured tones more commonly used in Barnsley. The tower is a visible landmark in the area. The fine Grade II\* listed war memorial is the frontispiece flanked by pleasant gardens.

Adjacent is the former Mining and Technical College which was also designed by the same architects as the Town Hall; also utilising Portland stone, it is a significant building which compliments the Town

Hall whilst being appropriately subservient; it is also a significant reminder of Barnsley's mining past. Other notable buildings from this period includes the former Barnsley Permanent Building opposite which takes its classical cue from the Town Hall and is located on a prominent corner plot to Church Street and Regent Street. Although its windows have been replaced, the modern windows have been sensitively designed to replicate the earlier Art Deco glazing. Similarly, No.1 Market Hill, a former bank, occupies a prominent corner position and is designed in a similar architectural style dating to the 1930s.

The conservation area also contains a number of smaller retail properties in the art deco and classical styles. Of particular note is the impressive faience frontage of Royal Street Garage and associated retail

units on Royal Street. Its white façade is also connected to the rear of the White Bear. Another building with a faience façade lies on the corner of Regent Street South (nos.1-6) and Eldon Street (Nos.74-76); the building retains bronze windows, some with leaded lights, and elements of the 1930s shopfronts below.

Just outside the conservation area boundary, are several buildings for this period built in retailer's 'house-styles'; these include the distinctive curving frontage of the former Burton's (now the Halifax) on the corner of Queens Street with Eldon Street, and the Marks and Spencers opposite. Along with other neighbouring buildings, they make a positive contribution to the setting of the conservation area.

The later twentieth century building stock in the conservation area are generally of limited interest and generally detract from the appearance of the conservation area; these include office blocks on Regent Street constructed in the 1970s (Nos.18 and 20), Regent House, No.5 Market Hill (HSBC) and retail units Nos.9-13 Market Hill, No.17 Market Hill, Nos.2-10 Eldon Street, and Nos.47-49 Church Street.



Nos.2-10 Eldon Street with faience façade



Barnsley College, former Mining and Technical College on Church Street



Detail of the Royal Street Garage



## Section 5.0: Character Assessment

### Residential

As an urban centre, many commercial and retail premises may have originated as residential houses, but over time and taking advantage of their location, their owners converted them to alternative uses. The former residential housing in Regent Street dates from the early nineteenth century when the street was first laid out. Usually two or occasionally three-storeys, they have classically styled doorcases,

sometimes pedimented, chimneys and multi-paned sash windows. All have been converted to various commercial uses but are still recognisably residential in appearance. In contrast, a former house at No.29 Church Street features two historic shop fronts attached to the frontage of an older residential building.

Residential living in Barnsley's conservation area tends to be within converted historic buildings (for example, No.9 Regent Street), more modern office conversions (such as Regent House) or new-build multi-storey apartment blocks, such as Regent Court. It is clear that residential living in the town centre adds vitality, although only a few have heritage value.



Converted offices on Regent Street



Modern apartments of Regent Court on Royal Street

## Section 5.0: Character Assessment

## Architectural detailing





## Section 5.0: Character Assessment

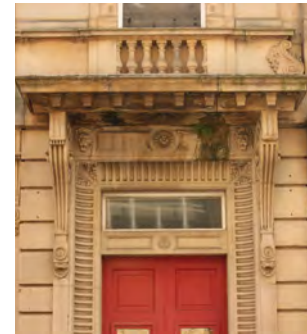
### Windows Palette





## Section 5.0: Character Assessment

Doors Palette





### 5.3 Townscape

#### 5.3.1 Street and Plot Patterns

A century after being granted the manor of Barnsley in 1156, Pontefract Priory relocated the small settlement from the north-west to its present position on a slope where it could take advantage of communication routes. With the granting of a market charter in 1249, the settlement flourished as a market town. These factors have left their mark on the present-day pattern of streets in central Barnsley.

The new settlement was laid out in a characteristic medieval form with narrow plots running perpendicular to the main street, whilst a system of back lanes surrounded the urban plots. Church Street (formerly Kirkgate) and Shambles Street are medieval in origin, converging on the wide market place of Market Hill where, until 1820, the Moot Hall stood. Eastgate was formerly known as Back Lane; its name evidences its earlier origins. The narrow strips which subdivided the urban plots, known as burgage plots, can still be seen in Barnsley's urban form, particularly the areas surrounding Market Hill.

Barnsley's medieval pattern of streets was not added to until the early part of the nineteenth century, after the Improvement Act of 1822 and the appointment of town commissioners. Many improvements were made to the town after this date, most of them under the control of John Whitworth an architect, and a surveyor. He was responsible for the layout of many new roads in the area, including Pitt Street and Wellington Street which were begun about 1815, Regent Street in the 1820s, Peel Street in 1830 and Eldon Street in 1840. Barnsley was to change dramatically

at this time with the renewal and replacement of earlier buildings and the growth of the town into its surrounding fields.

The conservation area is an interesting mix of plots sizes and patterns. The south of the conservation area along Market Hill and Eldon Street, has a fine urban grain and features plots which are densely occupied, sometimes reflecting their medieval origin. Continuous frontages are occasionally broken by narrow alleys or access to rear yards. Building frontages are aligned to the back of the pavement edge, maximising retail space. These densely packed areas are relieved by open spaces like Market Hill, no longer the focus of markets stalls, and Peel Square. Further north, Regent Street is a wide highway which was laid out in 1830s, and contains more generous building plots, a legacy of its nineteenth century and Edwardian development which combined commercial, religious and residential development.

The twentieth century saw many medieval burgage plots and later development removed and consolidated

into much larger plots during major developments like the Town Hall and adjacent technical college. To the north, a further block features the church, which combined with the former graveyard of Churchfields across Church Lane, gives this part of the conservation area an open leafy feel.

On the opposite side of Church Street, plot widths are largely generous with Eastgate retaining its feel of a back lane, often revealing the rear of buildings.



The 1850 Town Plan (published 1852) demonstrates the density of settlement and the remains of the burgage plots extending out from Market Hill, Church Street and Shambles Street (examples are shown by dotted lines)

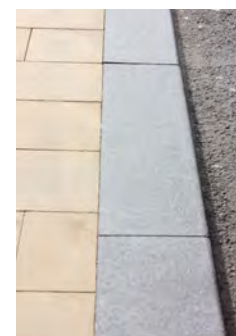
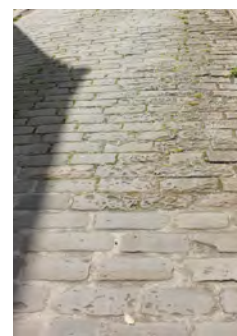
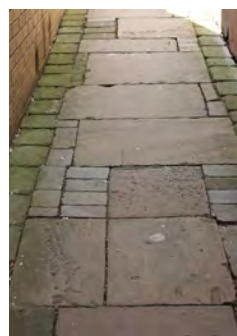
### 5.3.2 Surfaces

The quality of surfacing within the conservation area is generally very good. The Council have been improving the quality of highway and pavement resurfacing throughout the town centre for a number of years. This has included the principal streets in and bounding the conservation area and also the repaving of yards and public squares including George Yard and the Victorian Arcade. Peel Square has been resurfaced along with most pavements in the central areas, and the poorly patched tarmac roads have also seen considerable improvement through resurfacing. The works have generally been carried out sensitively, included replacing poor quality concrete kerbs and concrete paving slabs with granite kerbs and natural Yorkstone paving. The works have significantly improved the appearance of the conservation area and central Barnsley.

Traditional setts, historic paving, kerbs and gutters can be found in a number of discreet locations within the conservation area; they make a positive contribution towards the area's appearance and can be found around the church and on St Mary's Gate and around Churchfields, and in a number of private alleys and yards, including beside the Masonic Hall on Eastgate.

A map showing the location of notable surfaces can be found in Section 5.3.4.

### Surfaces Palette





## Section 5.0: Character Assessment

### 5.3.3 Street Furniture

Barnsley retains a few traditional pieces of street furniture such as post boxes and several listed phone boxes; the latter have been adopted as art installations. However, as part of the public realm improvements noted above, the Council have introduced new street furniture within the conservation area and on its boundary. Whilst the quality is high, modern styles and materials such as stainless-steel benches and bollards have been selected over traditional materials and designs.

Lighting columns are modern but unobtrusive and found in black or a powder grey similarly adopted by the standard rubbish bin. In a number of alleys, illumination is attached to buildings. The lighting columns outside of the Town Hall are traditional high-quality cast-iron columns with glass lanterns and protected by the designation of the Town Hall. A few areas feature traditional lighting columns; for example, in the recently refurbished George Yard and between the church and St Mary's Gardens.

Other traditional styles of furniture include the occasional cast-iron bollards (Dow Passage), the columns for hanging baskets on Queen Street and the benches within Churchfields on the edge of the conservation area.

### Palette of Street Furniture



## Section 5.0: Character Assessment

### 5.3.4 Boundary Treatments

Where buildings are positioned close together and up against the back of the pavement, there are few boundary treatments present. Where space allows away from the main commercial core, there are more frequent examples of notable boundary treatments in streets like Church Street and Regent Street. The most significant boundaries are those around St Mary's church yard (and mirrored around Churchfields opposite) and those around the Town Hall; the walls and railings to the Town Hall are listed Grade II. The boundary walls and railings to The Courthouse and Queens Hotel

and the Old Courthouse at no.12 Regent Street are also listed. The rear walls to the terraces of Regent Street are an important boundary in Regent Street South; they are constructed in local stone and topped by shaped copplings. They define; the limit of Mandela Gardens and also contribute to the character of the historic row of former houses.

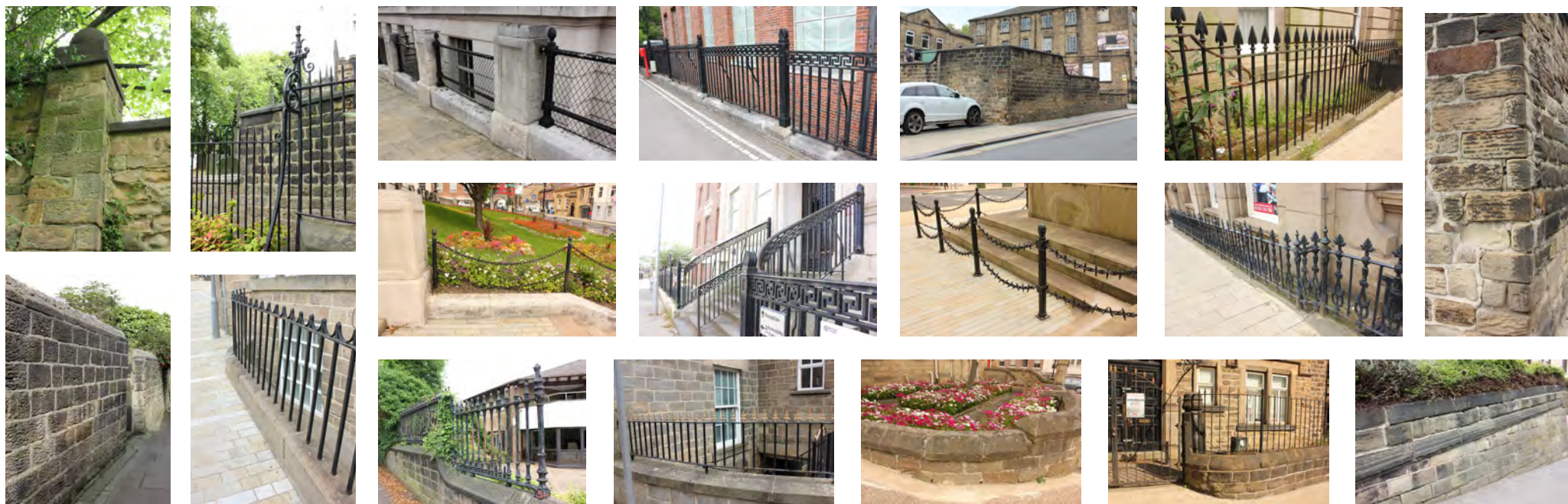
Where not protected, historic boundaries are constructed mainly in coursed local stone and make a positive contribution to the character of the conservation area. Notable examples include railings and walls in Eastgate, the walls and railings to the

former Technology and Mining College, and the walls to St Mary's Gardens. The enclosing walls of the latter are partly associated with now demolished cottages which stood on Church Lane, one of which was the birthplace of the notable cricket umpire, Dickie Bird (b. 1933).

Visible from the edge of the conservation area are notable walls to Churchfields, walls to the south of DMC01 and the walls and railings to the locally listed Drill Hall in Eastgate.

A map showing the location of notable walls and railings can be found on the next page.

### Palette of boundary treatments

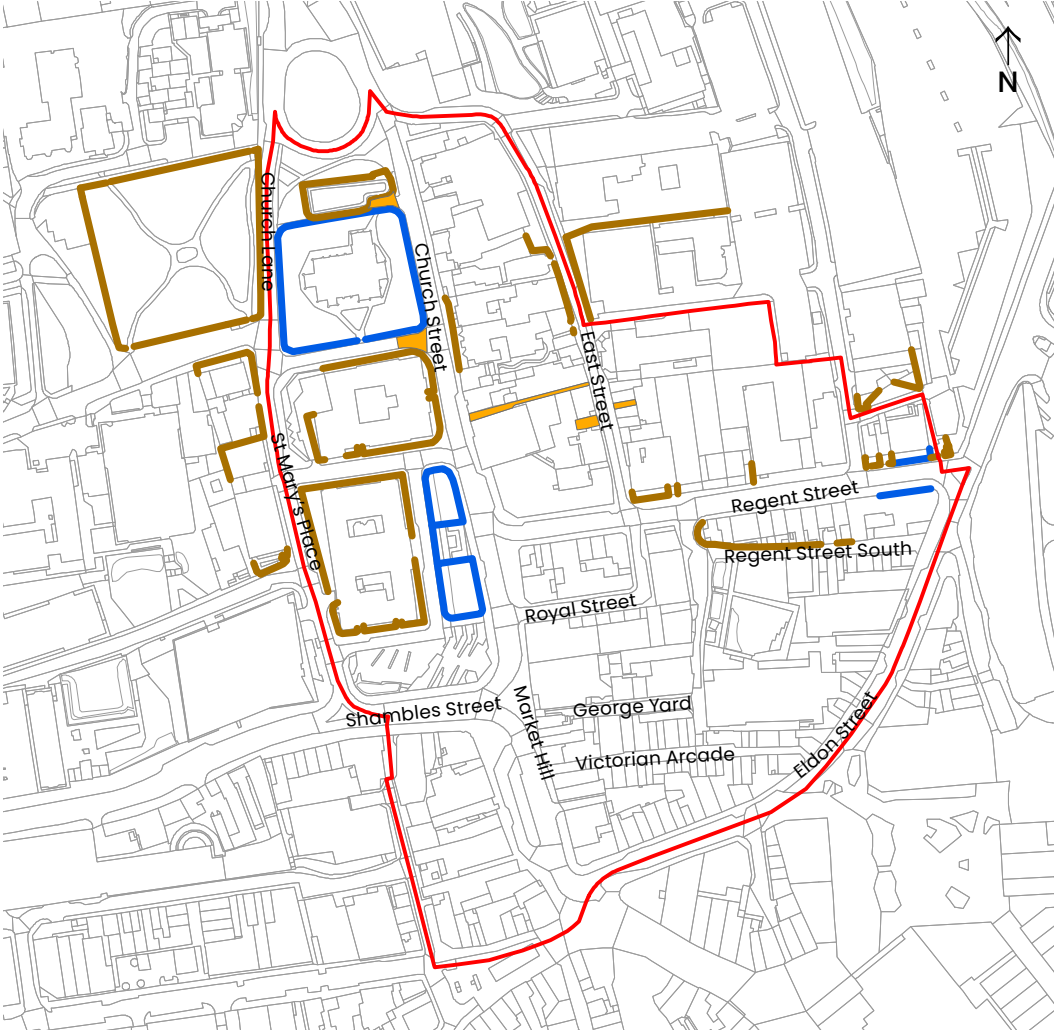




Boundaries and Surfacing Plan

- Conservation Area Boundary
- Areas of notable surfacing
- Notable boundary walls and/or railings
- Listed walls/railings

This plan is not to scale



Historic boundaries and railings, and notable surfacing within the conservation area (© Crown Copyright & Database Rights (2023) AC0000851104)

### 5.3.5 Movement, Activity and Parking

The principal roads into the conservation area follow the historical routes along the A635 (Church Street / Market Hill and Church Lane / St Mary's Place) where a one-way system is in place, and Shambles Street. These roads are generally busy with traffic, as are Eldon Street and Market Hill. Highway improvements have given better priority to pedestrians in the

conservation area, improving the widths of pavements and to some extent, reducing the amount of on-street car parking, benefitting both people and the historic environment. The town's main car parks lie outside of the conservation area and car parking is either on-street or within the former marketplace on Market Hill. Private parking can be found in rear yards.

Barnsley's Interchange and the larger car parks on the conservation area boundary create significant pedestrian movement along, streets like Regent Street and Regent Street South towards the colleges, ensuring a vibrant atmosphere. Eldon Street also forms an important gateway for visitors into the historic centre, the arcade and key shopping areas. Ongoing improvements to the public realm by the Council and to buildings as part of the HAZ are crucial in ensuring a viable future for the town centre.



On-street car parking near the church



Busy traffic on Regent Street along with on-street car parking bays



### 5.4 Open Spaces, Vegetation and Trees

Green spaces and vegetation not only improve the quality of life for the people of Barnsley but can also make a significant contribution towards the character of a place. The Council is committed to protecting and enhancing green spaces in its Local Plan.<sup>03</sup>

Within urban areas, green spaces can be of particular importance as they can provide respite from the busy streets for residents, shoppers and visitors alike, but can also provide enclaves for wildlife. The principle green space within the conservation area is the church yard of St Mary's Church. Trees form an important element within this space; whilst they may obscure the church buildings at certain times of the year, they also serve to frame views of the tower from Church Lane. Adjacent are the tranquil St Mary's gardens separated from the church yard by railings and narrow snicket or ginnel.

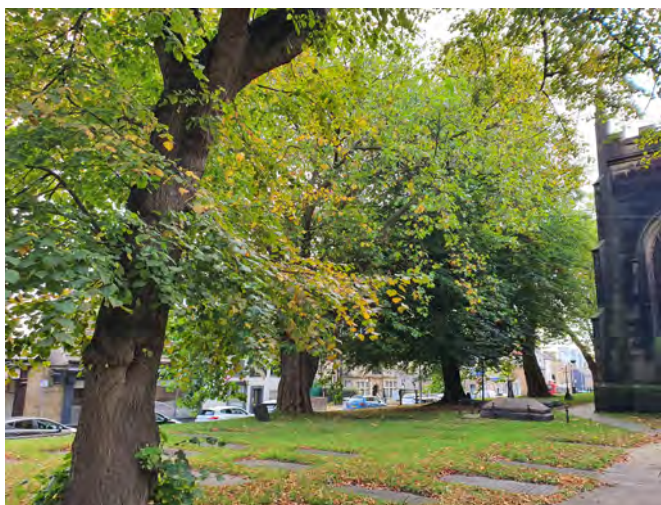
Of particular importance is a green space adjacent to the conservation area on Church Lane; Churchfields Peace Garden features lawned areas, a central raised planted area, mature trees with ample foliage and many traditional benches on which visitors can relax. As the former graveyard to St Mary's Church, they are inextricably linked, and feature many recumbent grave slabs laid out across the gardens. Currently lying on the edge of the conservation area, there is potential to include this garden within the boundary of the conservation area.

Within the town centre there are a limited number of green spaces, although the topography provides views out of the conservation area which capture the green landscape which extends beyond the urban centre. Buildings are usually placed up to the pavement edge and therefore lack front gardens; however, a few front gardens can be found in a number of discreet areas near the church. Also on Regent Street there are the remains of front gardens to former residential houses, now converted to commercial use, although lacking in planting or vegetation. Behind the town centre buildings, open spaces have generally been repurposed for car parking. However, the gardens of the Cooper Art Gallery are a rare and precious space in urban Barnsley. Mature trees in upper Eastgate are particularly pleasant in the summer months, enhancing this part of the conservation area.

The formal gardens around the Town Hall are pleasant and well-maintained and the ornamental cherry trees provide a delightful display in the spring. Planters and hanging baskets along Church Street, Market Hill and within Peel Square are also important additions which bring colour into an urban setting.

The backland green space of Mandela Square has been recently landscaped with a split-level lawned area, footpaths and newly planted trees. The landscaping included a water feature which is no longer in use and is now ready for a refresh.

Tree planting along Market Hill compliments those found in Barnsley Pals Square and goes some way to screen modern buildings and areas of parking.



St Mary's church yard

<sup>03</sup> Local Plan, p4 <https://www.barnsley.gov.uk/media/17249/local-plan-adopted.pdf>

## Section 5.0: Character Assessment



St Mary's Gardens



Town Hall gardens



Churchfields



Mandela Gardens



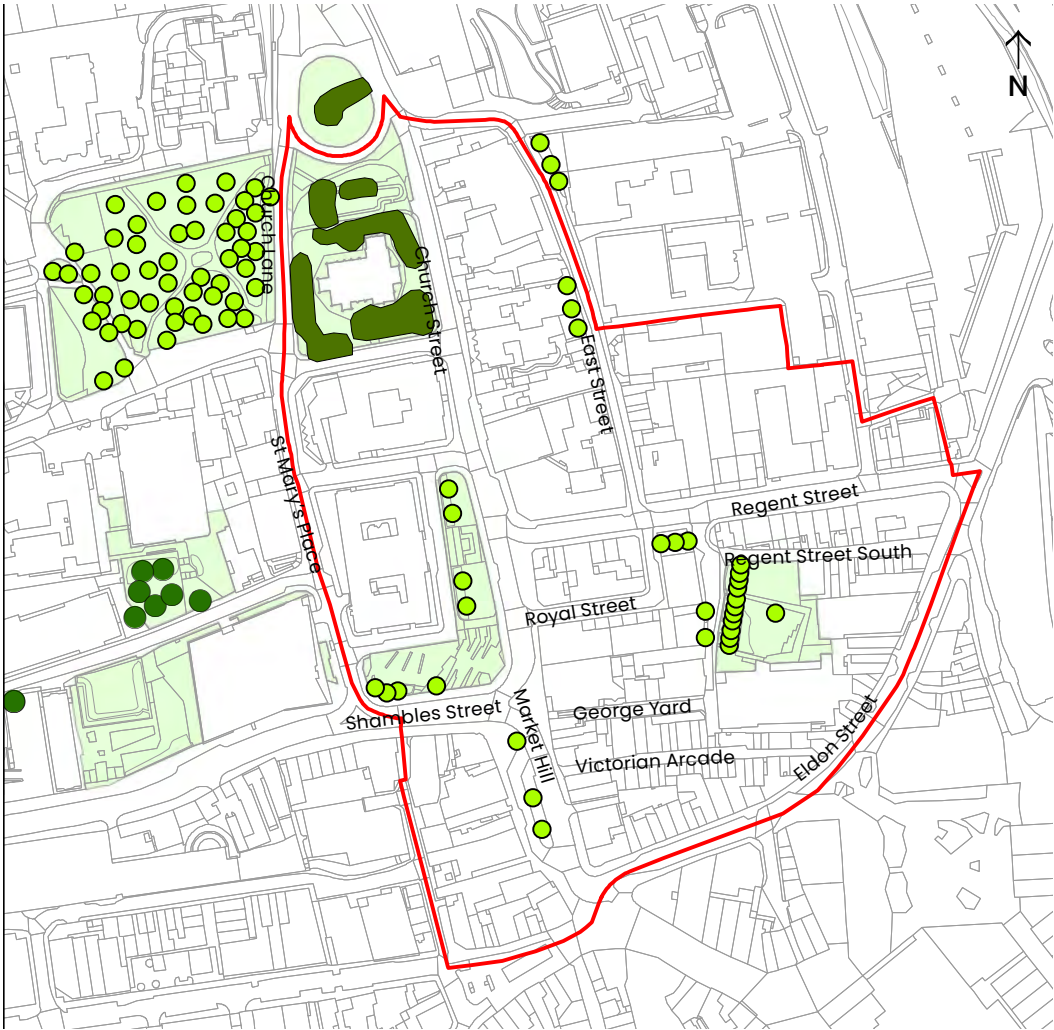
Barnsley Pals Centenary Square



Green Spaces and TPOs

- Conservation Area Boundary
- Tree Preservation Orders (TPOs)
- Trees (no TPOs)
- Green Spaces

This plan is not to scale



Plan of important green spaces and vegetation (© Crown Copyright & Database Rights (2023) AC0000851104)

## Section 5.0: Character Assessment

### 5.5 Public Art and Memorials

Public art can inhabit any environment from parks to car parks. They do not have to be set on plinths but can be in a variety of materials or media and can be practical as well as purely decorative. They can enliven or regenerate public spaces, can engage a wide and diverse audience, can be thought-provoking, uplifting, educational, a form of protest, commemorative, or just fun.

Public art can be found throughout the centre of Barnsley. It employs a wide range of media, from the traditional forms of statuary such as the Grade II\* listed war memorial depicting a soldier, to the more subtle forms of art; these include, for example, the three glass columns commemorating the Barnsley Pals Battalions beside the Town Hall and the perforated screen on the south side of George Yard featuring bee and weaving themes. Public art in Barnsley adds interest and variety to the conservation area. Works like 'Crossing (vertical)' in Barnsley Pals Centenary Square frames views in

the area, whilst the Sunset light sculpture in an alley between Eldon Street and Mandela Gardens changes the nature of the surrounding space.

Barnsley Museums have compiled a list of public art within Barnsley: 'Everything from sculptures and soundscapes to memorials and murals, as a town we want to showcase interesting and exciting work that reflects the uniqueness and rich heritage of our beautiful borough': <https://www.barnsley-museums.com/projects/public-art>



Barnsley's 'Dickie Bird' statue close to the site of the house he lived in



Oaks Colliery Disaster, Church Street



War memorial in St Mary's Gardens



'Crossing (vertical)' artwork by Nigel Hall, on loan to the Council

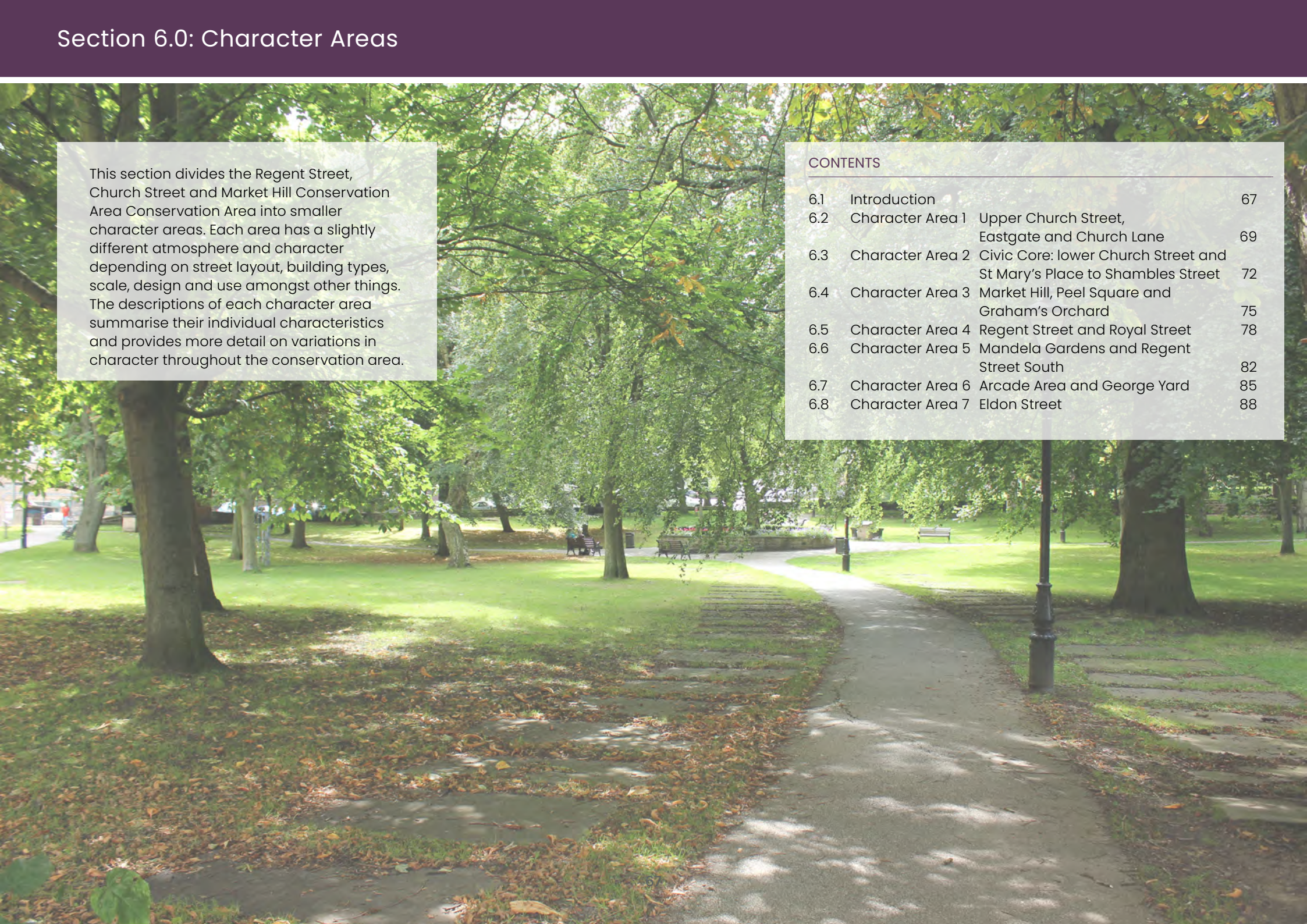


Glass columns commemorating Barnsley Pals



This section divides the Regent Street, Church Street and Market Hill Conservation Area Conservation Area into smaller character areas. Each area has a slightly different atmosphere and character depending on street layout, building types, scale, design and use amongst other things. The descriptions of each character area summarise their individual characteristics and provides more detail on variations in character throughout the conservation area.

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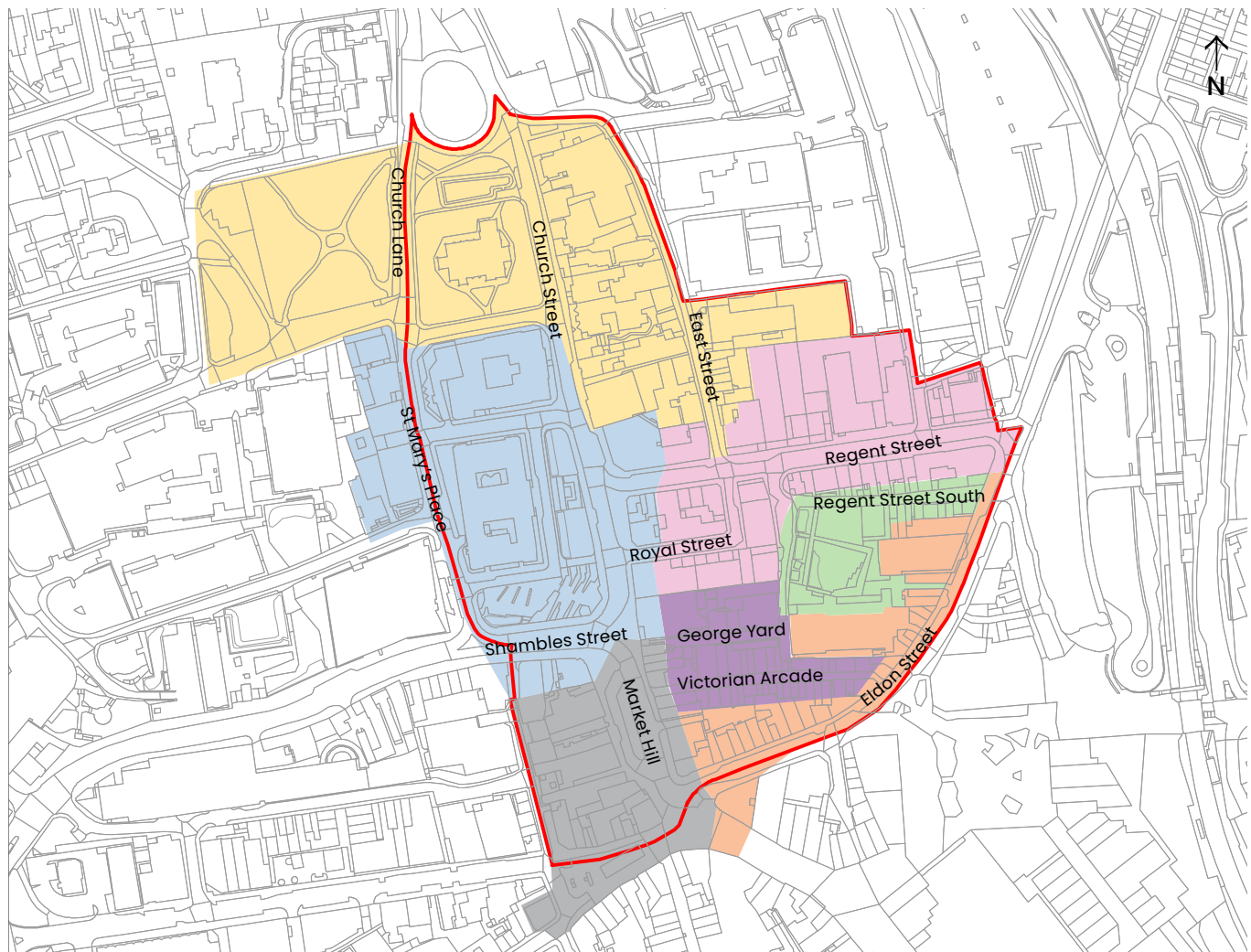


## Section 6.0: Character Areas

### Character Areas

- Conservation Area Boundary
- Character Area 1: Upper Church Street, Eastgate and Church Lane
- Character Area 2: Civic Core: lower Church Street and St Mary's Place to Shambles Street
- Character Area 3: Market Hill, Peel Square and Graham's Orchard
- Character Area 4: Regent Street and Royal Street
- Character Area 5: Mandela Gardens and Regent Street South
- Character Area 6: Arcade Area and George Yard
- Character Area 7: Eldon Street

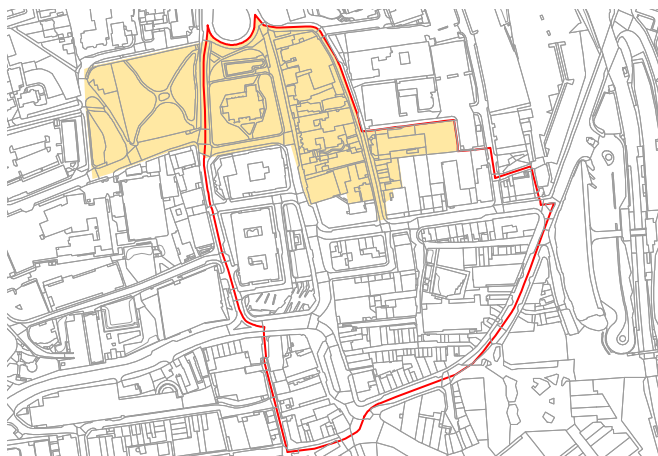
This plan is not to scale



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### Character Area 1: Upper Church Street, Eastgate and Church Lane



#### Summary History

A church has probably stood here since the settlement of Barnsley was relocated to its present location in the twelfth century. Church Street (formerly Kirkgate) and Eastgate are both medieval in origin with Church Street converging on the north-end of the historic marketplace with several other historic routes, whilst Eastgate served as a back lane to Church Street. The tower of the church is the oldest building in the conservation area, dating to about 1380. Nos 41-43 Church Street is a timber-framed building which are particular rare in Barnsley, dating to the later fifteenth century and is therefore of particular significance.

#### Summary of Character and Significance

This character area comprises the highest ground in the conservation area including the church and northern half of Church Street, Church Lane, St Mary's Gate and much of Eastgate. This part of the conservation area features the oldest buildings in the conservation area.

The character area is dominated both by the modern Barnsley College on the northern edge of the conservation area, and by the parish church of St Mary the Virgin and the large mature trees which surround it. Other than the church, the scale of buildings in this area is generally modest, with some low single-storey buildings and other buildings of a more vernacular form and domestic scale, with the occasional three-storey blocks. Not all the buildings are aligned against the back of the pavement, as elsewhere in the conservation area, thus enhancing the domestic feel of private forecourts and gardens. This domestic nature is enhanced by the garden next to the church and the trees in the churchyard which continues on the opposite side of Church Lane in the tranquil Churchfields. Two small ginnels or alleyways survive in this part of town: Church Fold between the church and St Mary's Gardens and Dow Passage next to No.29. Notable buildings in Church Street include the Cooper Art Gallery (a former grammar school) and the adjacent solicitor's premises. The latter is an interesting late-nineteenth century or early-twentieth century building in the neo-mannerist style with dormer windows and many historic metal or leaded windows.

Eastgate was formerly a medieval street called Back Lane and retains that function in relation to Church Street for much of its length, with access to yards at the rear of buildings which face Church Street. The street is more open and leafy at its northern end, but towards the junction with Regent Street it becomes more of a street in its own right with properties facing directly onto it. The character is a mix of commercial and domestic, becoming progressively architecturally sophisticated and more commercial as the junction with Regent Street is reached.

The former Drill Hall which lies at the northern end of Eastgate and outside of the conservation area is a notable building in Eastgate. The stone walls to the rear of properties on Church Street are also of value, as are the mature trees which gives this part of Eastgate a particularly intimate atmosphere. Of interest on Eastgate is a former picture house, known as the Electric Theatre at No.8 and now converted to a bar. Trinity Academy is out of character in the street and is a large four-storey later-twentieth century former office block.

### Character Area 1: Upper Church Street, Eastgate and Church Lane (continued)

#### Listed Buildings

- St Mary the Virgin Parish Church, Grade II\* listed, list entry No.1315008
- Gate piers and walls to the church yard, Grade II, list entry No.1151145
- Nos.41-43 Church Street, Grade II, list entry No.1435194

#### Neutral Buildings

- 6a Eastgate (modern residential block)

#### Negative Buildings / Spaces

- Trinity Academy, Eastgate
- Nos.47-49 Church Street
- Modern office block to the rear of the Barnsley Chronicle
- Vacant plot at No.37, Church Street

All other buildings in the character area not noted above are considered to make a positive contribution to the conservation area.



The Cooper Art Gallery and No.35 Church Street, the latter an interesting example of a domestic mannerist revival style



St Mary's Church from St Mary's Gate



A variety of buildings feature in the character area; Barnsley College looms in the background



Northern end of Eastgate with a more open and leafy feel



### Character Area 1: Upper Church Street, Eastgate and Church Lane (continued)



Dow Passage



Southern end of Eastgate

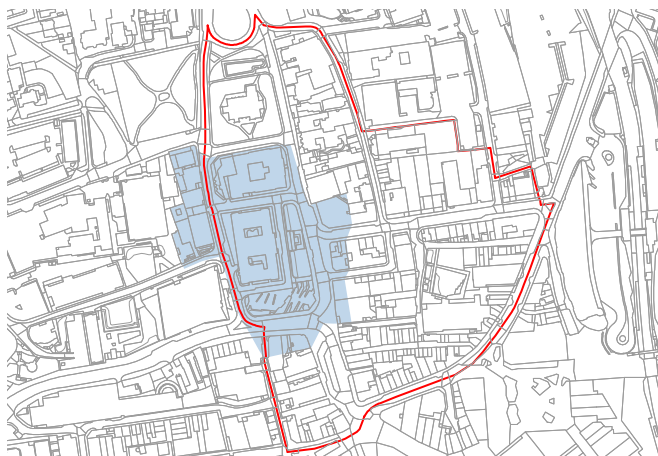


Victorian classical forms at the southern end of Eastgate



Solicitor's offices in former shop, No.39, Church Street

### Character Area 2: Civic Core: Lower Church Street, St Mary's Place to Shambles Street



#### Summary History

The southern end of Church Street and Shambles Street both have a medieval origin, converging on the northern end of the historic marketplace of Market Hill. The Town Hall and former College of Mining and Technology occupy large plots which were once densely occupied with buildings, including the Manor House and the old town hall. Sadler Gate and the lower reaches of St Mary's Place were created in the 1930s following the clearance of buildings.

#### Summary of Character and Significance

This area is of particular significance as it comprises the civic core of Barnsley. It runs from the 1930's former College of Mining and Technology in the north, to Shambles Street in the south, including all the building frontages along Church Street in the east.

The area has an open and spacious character formed by the deep pavements on the east side of Church Street, the gardens directly in front of the Town Hall dominated by the war memorial, and the recently created Barnsley Pals Centenary Square to the south of the Town Hall which replaced an area of car parking. The area is a more suitable setting for the Grade II listed Town Hall, with well tended planting and trees set on slopping ground. The artwork by Nigel Hall is a prominent feature on the south-east corner of the square.

In the north, the space is tightly enclosed by the Town Hall and the College of Mining and Technology, whereas the southern boundary is provided by the former Halifax Building Society (now a bar) at the corner of Shambles Street and Market Hill, a hairdresser and No.8 Shambles Street; the sense of enclosure is much looser here as it drifts into Market Hill. The new Barnsley Sixth Form College site is seen beyond the western boundary which neatly balances the massing and materiality of the former Mining and Technology College to the north so as not to divert attention away from the Town Hall.

One focal point is at the top of Regent Street; here the Permanent Building occupies a prominent corner plot and is balanced by the late Victorian buildings on the other side of Regent Street which are of a similar scale and colour palette. The three-storey buildings along the Church Street frontage form a suitable backdrop for the approach into the square from Shambles Street.

St Mary's Place presently forms the boundary of the western edge of the conservation area. On the west side the street are several historic buildings of varying styles and condition; these are a carpet showroom in a former linen warehouse, and Westgate House, a former magistrates court with police house behind built in 1879 in the gothic revival style. On the east side are the rear elevations of Barnsley College and Town Hall. However, the street is dominated by busy traffic and a canyon effect is created in Sadler Gate and parts of St Mary's Place by the Town Hall and College building.



Well-maintained gardens in front of the Town Hall



### Character Area 2: Civic Core: Lower Church Street, St Mary's Place to Shambles Street (continued)

#### Listed Buildings and Scheduled Monuments

- Town Hall and attached railings, Grade II, list entry No.115114
- Piers and railings to the front of the Town Hall, Grade II, list entry No.1315007
- War memorial, Grade II\*, list entry No.1151144
- No.23, Church Street, Grade II, list entry No.1315006
- K6 Telephone Kiosk (outside Nos.19-21), Grade II, list entry No.1151131
- K6 Telephone Kiosk (outside no 13), Grade II, listed entry No.1151130
- The White Bear, Grade II, list entry No.1151142

#### Neutral Buildings

- Nos.1-3 Church Street

All other buildings in the character area not noted above are considered to make a positive contribution to the conservation area.



Town Hall and Grade II\* listed war memorial



Newly landscaped Barnsley Pals Centenary Square



Canyon effect, Sadler Gate

## Section 6.0: Character Areas

### Character Area 2: Civic Core: Lower Church Street, St Mary's Place to Shambles Street (continued)



Interesting 1930s building on Shambles Street



Former court building on the boundary of the conservation area, St Mary's Place



Buildings along the east side of Church Street



The Permanent Building, corner of Church Street and Regent Street



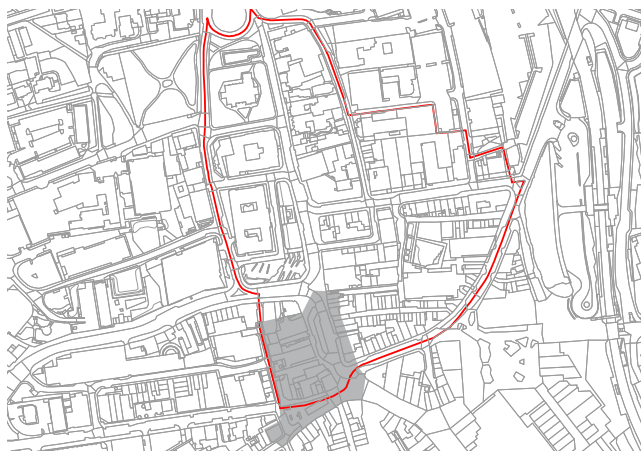
A former bank on Church Street



Barnsley College tightly encloses the northern end of the character area



### Character Area 3: Market Hill, Peel Square and Graham's Orchard



#### Summary of History

Market Hill is a historic street with roots in the medieval period. The Moot Hall once stood at the top of the marketplace; it was a two-storey building with a court located on the first floor with market stalls underneath. Although the building was demolished in 1820, the market remained on Market Hill until 1975 when it was moved to the Metropolitan Centre on Cheapside. Medieval burgage plots can still be traced extending to the east from Market Hill and west to Graham's Orchard.

#### Summary of Character and Significance

Market Hill has a wide, open character, a relic from a time when the market was located here. The land falls from north to south, the buildings stepping down towards Peel Square. The width of Market Hill ensures it can accommodate tall buildings of three-storeys on either side, but its importance has been somewhat diluted by car parking and a number of poor-quality later twentieth century buildings which face onto it.

Buildings on its east side date to the late nineteenth and early twentieth century and form a largely continuous frontage of positive buildings built in the classical-revival style. The access into the Victorian Arcade was created in the late nineteenth century and is flanked by two buildings, originally constructed in a similar style with curved corners. Unfortunately, during the later twentieth century, the ground and first floor were removed to 18 Market Hill, significantly impacting its appearance.

On the western side of Market Hill there has been more significant replacement of buildings, particularly in the 1960s, none of which have made a positive contribution through their design and choice of materials. The HSBC bank at 5 Market Hill, for example, replaced a large and elaborate nineteenth century stone-built bank in the classical revival style. The latest building adopts a similar scale but is flat roofed with a painted concrete façade which lacks the interest of the earlier building and dominates

the streetscene. Below the Old No.7 public house are further examples of later twentieth century architecture which also make a negative contribution to the character of the conservation area.

Graham's Orchard has the character of a back street, with views of the rear of buildings and a car park, but also contains a number of interesting historic buildings including several with an industrial character. For example, the buildings including those associated with the Wetherspoons public house which takes up a significant plot between Market Hill and Graham's Orchard.

Where Market Hill meets Peel Square are a cluster of stone-built banks forming a key element in the townscape. From here the conservation area boundary runs along the north side of Peel Square, taking in a block of three-storey Italianate buildings which range in date from the nineteenth century through to 1924. Largely pedestrianised, the area is a focus for shoppers and a regular market and is therefore alive with colour and activity which have a positive influence on the character of the conservation area. Not within the boundary, but facing onto the square at its western end, is a rare gothic-revival style building of three-storeys and attics. Built in 1876-7 for the Barnsley Chronicle it has an interesting two-storey oriel on the corner with a spirelet above. Not protected, it might benefit from inclusion in the conservation area boundary.

## Section 6.0: Character Areas

### Character Area 3: Market Hill, Peel Square and Graham's Orchard (continued)

#### Listed Buildings

- 12 and 14 Market Hill, Grade II, list entry No.1286924
- 16 Market Hill, Grade II, list entry No.1151157
- The Old Number 7 Public House, Grade II, list entry No.1151158
- 15 Market Hill, Grade II, list entry No.1191744
- Former Yorkshire Bank 30 Market Hill, Grade II, list entry No.1191723
- Virgin Bank, 1a Peel Square and 19 Market Hill, Grade II, list entry No.1191865
- 5 Peel Square, Grade II, list entry No.1191881
- 1 and 3 Peel Square, Grade II, list entry No.1151160

#### Negative Buildings

- 11 Peel Square
- 17 Market Hill
- 9, 11 and 13 Market Hill
- 5 Market Hill

All other buildings in the character area not noted above are considered to make a positive contribution to the conservation area.



Former Yorkshire Bank, built as the Coach and Horses in 1857 with lead dome added in 1912



Former Barnsley Chronicle offices and a rare gothic-style building on the edge of the conservation area



The former marketplace on Market Hill, now a car park



## Section 6.0: Character Areas

### Character Area 3: Market Hill, Peel Square and Graham's Orchard (continued)



Red brick building in Graham's Orchard



Later twentieth century development on Market Hill



Graham's Orchard

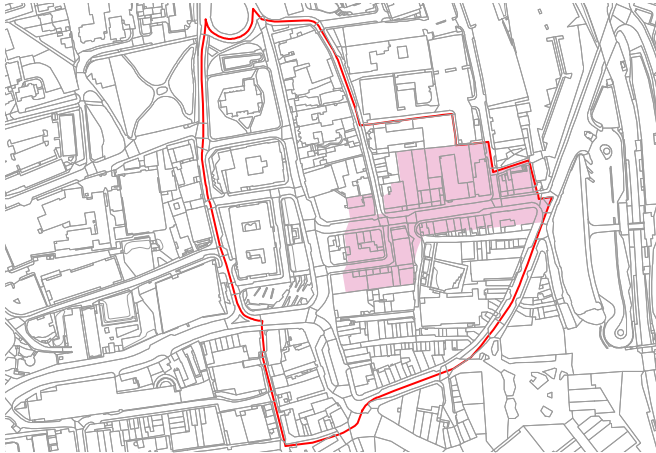


Looking down Market Hill from Barnsley Pals Centenary Square



Peel Square with curving row of listed buildings to the left

### Character Area 4: Regent Street and Royal Street



#### Summary of History

The street was first laid out in the 1830s as an extension to an existing lane off Church Street. The first Ordnance Survey of 1850 indicates that it was then largely a residential street; the terraces on the south side of the street are shown with yards behind, whilst on the north side of the road are gardens and several other detached and semi-detached dwellings. Nos 14 and 16 are thought to be c.1840 and probably by architect John Whitworth who, according to Pevsner, lived in one of them.<sup>01</sup> Access onto Church Street was at this time through the narrow Star Lane named after the Star Inn which was formerly located on the main thoroughfare of Church Street.

In 1860 a courthouse was built at the bottom of the street, but this use was short lived, as it was converted into a railway station in 1870 for the Sheffield, Manchester and Lincolnshire Railway, and a new courthouse built further up the street on the corner of Eastgate that same year. The Queen's Hotel (now Queens Court) on the corner of Regent Street and Eldon Street is an ornate listed building of three-storeys with dormers which was built in 1872 to take advantage of the railway station to designs by local architects, Wade & Turner. It features Queen's Hotel features carvings by Benjamin Payler, apprentice to Catherine Mawer, a master stone mason from Leeds (and unusual as a women working in that trade at the time) including a self-portrait of Payler, a portrait of Catherine Mawer, Queen Victoria and the first and second Mayors of Barnsley.

Later in the nineteenth century, the Star Inn was demolished and the west end of Regent Street widened to meet Church Street; various fine three-storey, purpose-built offices were constructed above Eastgate between 1880-95, including the old post office at Nos.3 and 5 Regent Street (1881-2, by James Williams of HM Office of

Works<sup>02</sup>), whilst the Congregational Church with a tall spire occupied the site of No.18 and dominated the lower end of the street. Royal Street was created in the late nineteenth century between existing buildings.

This mix of commercial, residential, and religious buildings was to continue into the later twentieth century when various buildings including the church were unfortunately replaced with office blocks in the 1970s. No.11 replaced a large stone linen warehouse in the same position, the block at No.18 replaced the church and the block at No.20a, a two-storey house.



Extract from the Ordnance Survey Town Plan (surveyed 1850 and published 1852) showing Regent Street

<sup>01</sup> Pevsner, 20018, p114

<sup>02</sup> Ibid



### Character Area 4: Regent Street and Royal Street (continued)

#### Summary of Character and Significance

Pevsner describes Regent Street as possessing some of the best Victorian buildings in Barnsley including the fine old post office, the two elaborate courthouse buildings on the north side, and at the lower end of the street, the former Queen's Hotel with attached shops. In addition to this fine selection of buildings, the former town houses feature some elaborate doorcases, as can be found at No.14 and 16 with fluted Doric column entablatures and modillioned open pediments, and on the south side, pedimented doorcases to former residential terrace at Nos.13 to 23.

The street, despite being busy with one-way traffic and on-street parking, has a quieter, spacious, and orderly feel, reflecting its use as the main business street of the town. Additionally, there are some excellent channelled views of the Town Hall looking west along the length of the street. Front walls evidence former front gardens of private houses on the north side of the road. Trees are confined to the space in front of Regent House.

Modern development of the 1970s has not, however, been kind to the street. The large office blocks on the north side are not sympathetic in scale and massing ex-car showroom, now a bar, with its large, decked veranda next to the Old Courthouse, also detracts from the historic streetscene. Regent House is set

back from the building-line, with the trees helping to soften its impact. This and its materiality, which although not built of stone, its colour reduces its impact on the street. Overall, it is slightly less bland than the other modern buildings within the street.

Royal Street is quieter with pedestrians and traffic than Regent Street. On the north side is a four-storey towering modern apartment block, book-ended by positive historic buildings. Whilst an unashamedly modern design, the dressings of honey-coloured stone and the slight set-back, ensure that it does not detract in the narrow street.

On its southern side, the street features an interesting two-storey faience-faced building dating probably from the 1920s. It retains a few shops, with a currently vacant car repair workshop behind. The western end of the building retains integral lettering of 'Garage' and 'The Royal Hotel' on its façade. The building, however, is in a poor condition.

#### Listed Buildings

- The Old Post Office (Nos.3-5 Regent Street), Grade II, list entry number 1315038
- Nos.5 and 7 Regent Street, Grade II, list entry number 1191959
- Nos.8 and 10 Regent Street, Grade II, list entry number 1191920

- The Old Courthouse, Grade II, list entry number 1151121
- Nos.14 and 16 Regent Street, Grade II, listed entry number 1191936
- Nos.13 and 15 Regent Street Grade II, listed entry number 1191966
- Nos.17, 21, 23 Regent Street, Grade II, listed entry number 1315039
- The Courthouse Station and railings, Grade II, listed entry number 1151122 and 1191951
- The Queens Court Business Centre and attached railings, Grade II, listed entry number 1286809

#### Neutral Buildings

- Regent House
- Regent Court

#### Negative Buildings

- No.12a Regent Street
- No.18 Regent Street
- No.20a Regent Street

All other buildings in the character area not noted above are considered to make a positive contribution to the conservation area.

### Character Area 4: Regent Street and Royal Street (continued)



The spacious feel to Regent Street is shown here from the junction with Eastgate



Modern apartment block of Regent Court book-ended by two historic buildings in Royal Street



Faience-fronted 1920s row in Royal Street



Former town houses on the south side of Regent Street



Old Post Office



### Character Area 4: Regent Street and Royal Street (continued)



The view west along Regent Street towards the Town Hall



Western end of Regent Street



Negative buildings of the former garage and 1970s office blocks on the north side of Regent Street



Nos.14 and 16 Regent Street, former town houses, circa 1830.



The Courthouse at the lower end of Regent Street with adjacent former townhouse

### Character Area 5: Mandela Gardens and Regent Street South



#### Summary History

Regent Street South was historically known as 'Back Regent Street' as it originally developed as an access road to the rear of residential houses on Regent Street; it still retains this function. Mandela Gardens was laid out in the later twentieth century when a variety of later nineteenth century buildings separated by yards were cleared away. The area was relandscaped in 2006 to accompany the wider Civic development that occurred at this time.

#### Summary of Character and Significance

The narrow street of Regent Street South has the character of a back lane and acts as a transit route between the Interchange and the town centre and colleges. It also serves as a service area, and unfortunately, a parking area for the offices on Regent Street. The rear of Queen's Court can be seen, including an overly dominant modern roof extension to this building.

The southside includes a row of shops, a number located within a faience-fronted three-storey building which partly fronts onto Eldon Street. Built in 1927, the initials 'WG' feature on the second floor of the canted corner. This was row of shops built by the royal photographer Warner Gothard developer of the famous 'montage' postcard. He moved to Barnsley in 1893 and set up business in a studio in No.6 Eldon Street. Although the studio no longer exists, the row of shops does. The building is similar in style to 38 Eldon Street and the two-storey building on Royal Street. Designed in restrained classical-style typical of the period, they retain their original metal window frames, although the gable to Eldon Street has been altered. The shop fronts, despite alterations and over-cladding retain many of their original features. The best-preserved shop front is that of No.6 Regent Street South.

The Council have carried out various public realm to ensure the street is an attractive and welcoming routeway into the old town and a sensitive repair scheme is recommended to make additional improvements to the street.

The street opens into Mandela Gardens; roughly square, it includes a grassed area and a line of young trees alongside Hanson Street. It is tightly bound by the Civic building to the south and the Parkway cinema to the east. A walled water cascade on the eastern edge of the square was part of the 2006 landscaping but is no longer operational. An art installation of transport signs also features to the rear of the cinema. There is a further access point into the gardens below the cinema from Eldon Street (between no.60 and No.58). Improvements have been made to the appearance of this passageway to make it more welcoming, but there is still room for improvement as it enters Mandela Gardens. The area has the potential to be an extremely attractive space. However, currently, due to a combination of factors, the space functions below par and attracts anti-social behaviour.



### Character Area 5: Mandela Gardens, Regent Street South and George Yard (continued)

#### Listed Buildings

- Warehouse building at the east end of George Yard (now the Garrison), Grade II listed, list entry number 1191618

#### Neutral Buildings

- Modern rear extension to the Civic

#### Negative Buildings or Features

- No.11 Regent Street South
- Roof extension to the rear of Queen's Court
- Yard wall removed to terrace on Regent Street to create parking.

All other buildings in the character area not noted above are considered to make a positive contribution to the conservation area.



1920s Shopfront



Faience-fronted row of shops built in the 1920s for the photographer Warner Gothard at the entrance of Regent Street South



The rear elevation of Queen's Court, the former Queen's Hotel, with overly large roof extension



An almost complete run of walls and outbuildings to the Regent Street terraces adds to the 'back lane' character of Regent Street South



Signage to the rear of No.22



## Section 6.0: Character Areas

### Character Area 5: Mandela Gardens, Regent Street South and George Yard (continued)



Looking east towards the Interchange



Mandela Gardens



The Gardens are tightly enclosed to the south by the Civic



Mandela Gardens from the Civic



Art installation, Mandela Gardens



### Character Area 6: Arcade Area and George Yard



#### Summary

The Victorian Arcade was created in 1891 on the footprint of an existing thoroughfare called Guest's Yard and preserves the footprint of the earlier medieval burgh plot. It ran down to Eldon Street and had an access onto Market Hill through an entry under an old timber framed building. This was demolished in 1892 and the present buildings (No.18 and No.22) a matching pair, were put up in its place as the entrance into the Arcade. In 1960 the left-hand building had its ground and first floor façades removed to be replaced by a glass front. The buildings which support the Arcade roof were all built at this time replacing earlier houses and warehouses. A few of the earlier, buildings survived this later redevelopment.

George Yard runs parallel to the Victorian Arcade on its north side. It was the yard to the George Inn on Market Hill and has had many different uses in the past, mainly warehousing with some retail, printing, and manufacturing. In the 1960s brick extensions were built on the backs of properties in the Arcade. Today, it is seeing something of a revival.



The arcade is elaborately decorated in this early photograph

#### Summary of Character and Significance

The Arcade is an all-weather shopping arcade featuring small businesses and speciality shops on the edge of the main shopping area. Whilst it lacks the usual grandness of other contemporary arcades, it has historical character and remains a popular destination. The glass roof is its primary feature supported on cast-iron trusses. Work is continuing to restore and reveal shop fronts. A recent resurfacing scheme has also improved the appearance of this shopping arcade.

Hanson Street lies to the rear of Regent House and leads to George Yard where there is a pedestrian access into the Victorian Arcade. Both Hanson Street and George Yard retain a number of rare surviving historic warehouses, one of which is now the Garrison public house, a Grade II listed former linen warehouse. Hoists are an important feature on these buildings.

Historic stone buildings, interspersed with several largely sympathetic modern buildings, lie on the north-side of this alleyway which goes some way to preserve its character of a back lane – once commonplace in historic Barnsley. Historic spur stones can still be seen in the entrance passage from Market Hill. Today, the yard has seen a revival, aided by the popularity of the public house, public realm works, and attractive screening added to the rear of the buildings which face the Victorian Arcade. The rear of the Civic, however, dominates the east end of the street.

### Character Area 6: Arcade (continued)

#### Listed Buildings

- Warehouse building at the east end of George Yard (now the Garrison), Grade II listed, list entry number 1191618

#### Neutral

- Building west of the Garrison public house, George Yard
- Building west of Nomad Atelier, Tobacco Warehouse, George Yard
- Glazed rear extension to the Garrison public house

#### Negative

- Rear of buildings facing onto the Arcade

All other buildings in the character area not noted above are considered to make a positive contribution to the conservation area.



One of the matching pair of buildings which were constructed c. 1892 as the entrance into the Arcade



Entrance from George Yard into the Arcade



George Yard looking west



### Character Area 6: Arcade (continued)



The hoist evidences an earlier use of the Garrison as a warehouse



Upper end of George Yard



Spur stones at the entrance to George Yard from Market Hill



Looking along the Arcade from the western entrance



Colourful façade at the western end of the Arcade



Eastern end of the Arcade

### Character Area 7: Eldon Street



#### Summary History

Eldon Street was laid out in 1840s on the edge of the medieval town, cutting across existing plots and boundaries. The Ordnance Survey Town Plan of 1850 depicts the street as relatively undeveloped with a large number of gardens on its north side; on its south side were a number of buildings, including a timber yard and rope walk, cattle yard and a public house called the Devonshire Arms. The pub was remodelled before being demolished in 2021 as part of the current improvements in this area.

With the opening of the railway station in 1850, development along Eldon Street accelerated. It quickly developed as a gateway into the town featuring not only a range of shops, but also developing as a cultural hub of theatres, pubs

and clubs. The Civic opened as the the Barnsley Mechanics Institute and Public Hall in 1878 and in the twentieth century, developed as a popular music and theatre venue known as the 'Barnsley Civic'. The Empire Palace of Varieties was built in 1909 becoming a cinema in 1920 later replaced by the Gaumont (later the Odeon, and now the Parkway) in the 1950s.

The most recent developments in the town have seen much change on the south side of the street, more recently in the development of the Interchange and the new shopping centre and public square of the Glassworks which opens into Eldon Street.



Eldon Street in 1935 showing the Empire on the right and Devonshire Arms on the left

#### Summary of Character and Significance

The piecemeal development of building plots in Eldon Street, combined with twentieth century redevelopment, has resulted in an interesting variety of buildings. It is a through-route and therefore often busy with traffic. Only the north side of the street is in the conservation area, much of the southern side having been rebuilt. Consequently, there is little relationship between the two sides. Recent developments have opened up the south side of street with the completion of the Transport Interchange hub and The Glassworks shopping centre, adding interest to the streetscene and widening views southwards. The High Street HAZ works aim to make Eldon Street worthy again as a gateway into the old town.

Running from north to south, at the junction with Regent Street and opposite to the Interchange is Queen's Court which has been mentioned above. However, facing onto Eldon Street is an attached two-storey building with traditional shop front which was originally a wine and spirits shop attached to the hotel; unfortunately, it has a vacant appearance although in use by the college. Beyond Regent Street South and attached to the Warner Gothard 1920s building is a nineteenth century brick and stone three-bay building at Nos.70 and 72; it is one of only a few historic brick façades in the conservation area. It is of a similar height to the adjacent Warner Gothard building but was originally taller, reduced by one-storey in 1987.



### Character Area 7: Eldon Street (continued)

Attached to Nos.70 and 72 is the cliff-like façade of the Parkway cinema, an interesting post-war modernist building. It replaced the Empire Theatre which was gutted by fire in 1954 and the present modernist building was constructed to designs by architects TP Bennet & Sons, who were also responsible for many notable post-war buildings around the country. It was reopened as an independent cinema called the Parkway following the closure of the Odeon Cinema in 2007. It overshadows the adjacent buildings, but in the curving street, its impact is partially reduced and is balanced by the similar scale of the five-storey of No.58. The latter is unusual as it is gabled to the street and is one of Eldon Street's oldest buildings. Now Leslie Frances Hairdressing, it was built as textile warehouse for a Manchester merchant, but later became the popular department store of 'Porters' mostly catering for women and selling homewares. It later became a snooker hall.

Further down Eldon Street is the four-storey stone Civic Hall. It opened in 1878 as the Barnsley Mechanics Institute and Public Hall, a gift of Henry Harvey to designs by Hill and Swan of Leeds. One of Barnsley's most impressive buildings, it originally included a lecture theatre, reading room, library, museum and classrooms. Income was generated by a number of shop units and offices. The building is currently undergoing renovations as part of the High Street HAZ.

Attached to the Civic on its southern end is a two-storey red brick 1940s block adjacent to the Arcade entrance; it is of the same scale as an earlier row of single storey shops that stood on this site previously (which housed Bayford's drapery shop - Bayford was an influential member of the Barnsley Naturalists and a student of Yorkshire Dialect). Frank Bird's who inhabit this row now are one of Eldon Street's longest standing businesses.

Beyond the Arcade entrance is a further range of buildings; although architecturally different, they are harmonious by virtue of their materiality and height. Of particular interest is Nos.32 and 34. No 32 features an elegant projecting clock at first floor and a clue to the building's original function. Built in the 1890s, this was Benjamin Harral's famous Ring Shop, a jewellers and repair shop. Currently undergoing careful restoration of its façade, the unusual projecting curved window to the right of the clock formerly featured a time ball which would drop at 11.00am each day. Harral also built adjacent No.38 and his workshops were extended across the first and second floors, whilst renting out the ground floor shop units. The store finally closed in the 1980s.

Another notable three-storey block can be found at Nos.10a, 12 and 14 and the adjacent Eldon Buildings. The latter is a fine ashlar building built in 1910 with elements of the Baroque in the centrally pedimented and recessed bay. To its left is the former YMCA

building built in a similar but more modest design and constructed a year earlier. Although it has lost its curving shop fronts and the lettering 'Young Men's Christian Association' which was once attached to the façade, the pegs can still be seen, and sympathetic shops fronts have recently been installed (although cost has prohibited a faithful reproduction of the glazing). The glazed rooflights have also been restored which once lit the billiard room on the second floor.

The single-storey block of Nos.2, 4, 6, 8 and 10 adjacent to the left replaced an earlier range of buildings of a similar scale but detract from the special interest of the street. The former Yorkshire Bank on the corner of Eldon Street and Market Hill built in 1903 forms part of a collection of high-quality banks at the junction.

Despite the supposed lack of architectural interest on the south side of Eldon Street, excluding it from the special interest of the conservation area, the striking Portland stone curving façade of the 1930 former Burton's building (now the Halifax) provides a great deal of interest and balance to the buildings on the north side. Similarly, the two storey row of stone shops with curved corner and low slate roof on Burlington Arcade, despite alteration, are important to the historic character of Eldon Street.

## Section 6.0: Character Areas

Within the setting of the Civic, and also on the edge of the conservation area, Whitehead's building (now AgeUK) and former Magnet pub (now Mother Hubbard's chip shop) at no. 31 and no. 25 Eldon Street, despite later alterations, both retain architectural features that reflect their previous uses. The Whitehead's building was formerly a series of nineteenth century tenements combined and refronted to form three shops in the 1930s. The former Magnet pub at no.25 was also refronted in the 1930s, but the pub itself was in existence from at least the 1860s. Both are positive buildings in the streetscape, and a the setting of the conservation area.

### Listed Buildings

- Former Yorkshire Penny Bank, Grade II, list entry number 1191723
- Civic Hall, Grade II, list entry number 1151151

### Negative Buildings

- Nos 2, 4, 6, 8, and 10 Eldon Street

All other buildings in the character area not noted above are considered to make a positive contribution to the conservation area.



Looking north-east along Eldon Street



Former YMCA and Eldon Buildings



Former Penny Bank on the corner of Market Hill and Eldon Street



Less-than sympathetic later twentieth century intrusion on Eldon Street



## Section 6.0: Character Areas



The Parkway

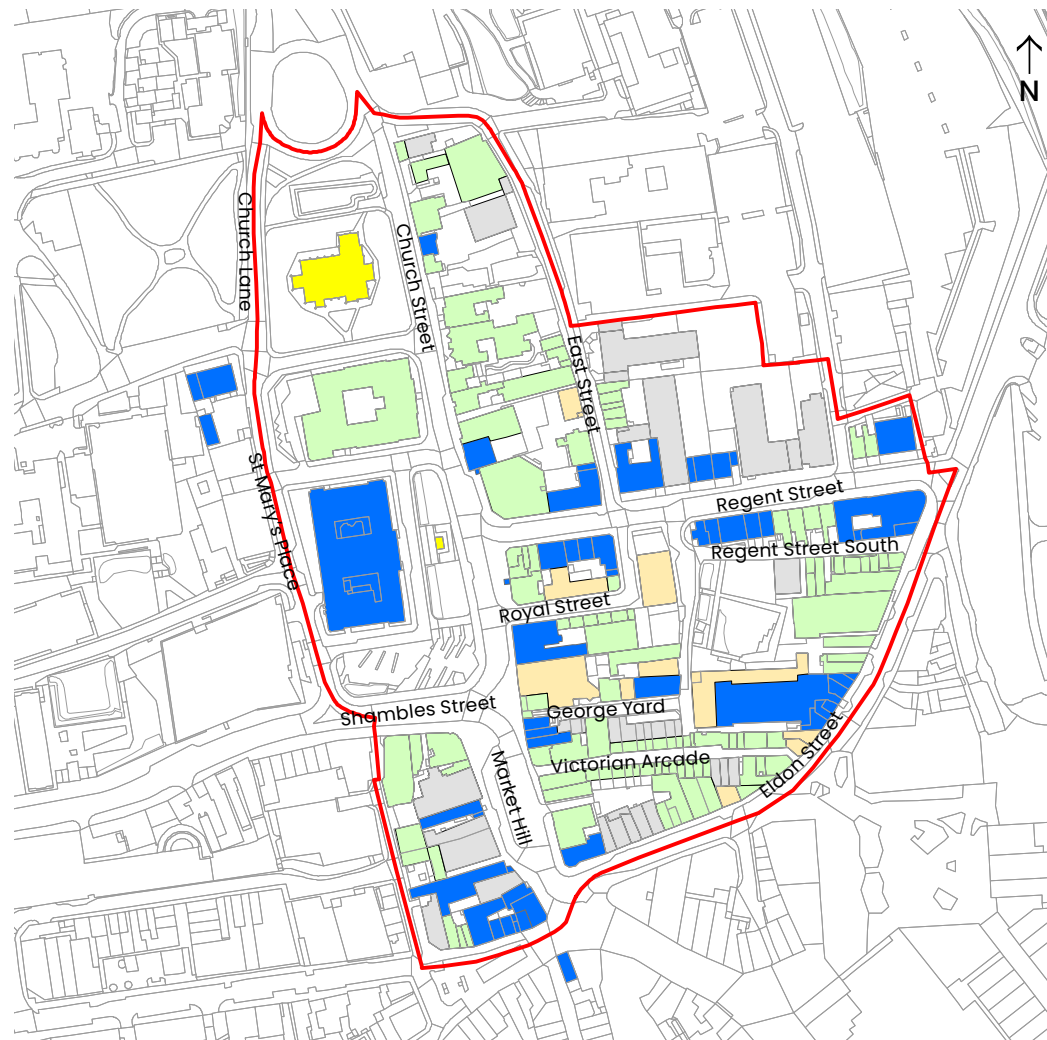
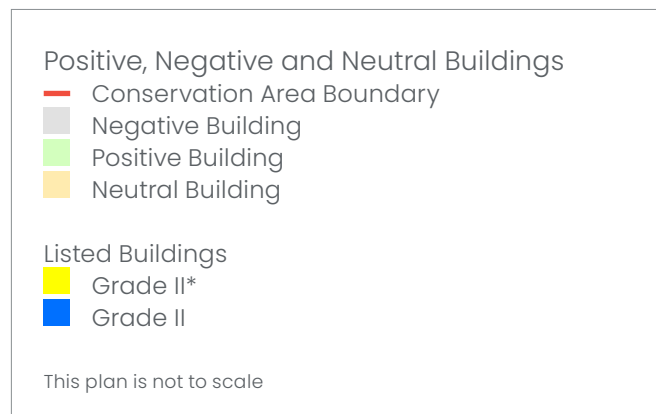


No.58, a former textile warehouse, later a department store and one of Eldon Street's oldest surviving buildings



Unusual red brick at No.70 and 72

## Section 6.0: Character Areas



Map of positive buildings (including listed buildings) and those which make a neutral or negative contribution to the special interest of the conservation area (© Crown Copyright & Database Rights (2023) AC0000851104)



## Section 7.0: Boundary Review

This Section reviews the conservation area boundary and makes recommendations for its extension.





## Section 7.0: Boundary Review

The boundary of the conservation area was last altered in 1977 with the addition of Market Hill, Eldon Street and the Arcade area. This latest appraisal recommends a number of further additions and no deletions; the recommended additions are presented on the following pages. The areas suggested are shown on the map on page 97.

### 1. Churchfields Peace Gardens and St Mary's Place

'Church Field' was opened in 1823 as the burial ground of St Mary's Church. Burials include the victims of a cholera outbreak in 1832 and include the gravestones of many of Barnsley's townsfolk from the nineteenth century. The burial ground is thought to have closed in the 1860s and over 6000 people may have been buried there. Of these only 221 headstones marked the graves of the more fortunate, now re-laid next to its curving footpaths. In the 1970s the overgrown site was cleared, and trees were planted, eventually bringing the space back into community use.

Adjacent to this valuable green space, is Cass's Warehouse and associated carriage house, an early to mid-nineteenth century former linen warehouse, now used as a carpet warehouse. The buildings are grade II listed and are rare survivals of the textile industry in Barnsley but are now in a poor condition. Further south along St Mary's Place is the unlisted West Riding Court House and adjacent superintendent's house and prison cells. The latter two are shown on the 1850 Ordnance Survey Town Plan annotated as 'New Prison', whilst the courthouse was built in 1879. Both are considered as non-designated heritage assets.

The area is suggested as an addition to the conservation area because of the close association of Churchfields with St Mary's Church and connection of the Cass's warehouse with Barnsley's industrial past. The buildings would benefit from sensitive repair and restoration to safeguard their future. The

addition of the courthouse, cells and superintendent's house will provide additional protection to these non-designated heritage assets. The cells are in particularly poor condition, however, and would benefit from sensitive repair. If adopted this area would form part of the Character Areas 1 and 2.



Churchfields



Cass's Warehouse



Old West Riding Court House



Superintendent's House



### 2. Peel Square

The current boundary runs along the northern edge of Peel Square which is in itself a historic space which had taken its present shape by 1850. A minor alteration to the boundary will take in the island site occupied by the former Chambers public house. This distinctive building was constructed in 1877 for the Barnsley Chronicle, and later occupied by the Barnsley Coffee Tavern Company, with the ground floor used for banking. The former Chambers is a non-designated heritage asset designed in the Gothic revival-style, a style relatively unusual for the conservation area. The alteration to the boundary will ensure it will not be subject to inappropriate alterations or demolitions and ensure the public realm and buildings facing the boundary are sensitively treated to retain and improve the conservation area. If adopted this area would form part of the Character Area 3.



Gothic revival-style former Chambers overlooking Peel Square



Peel Square

3. Eastgate

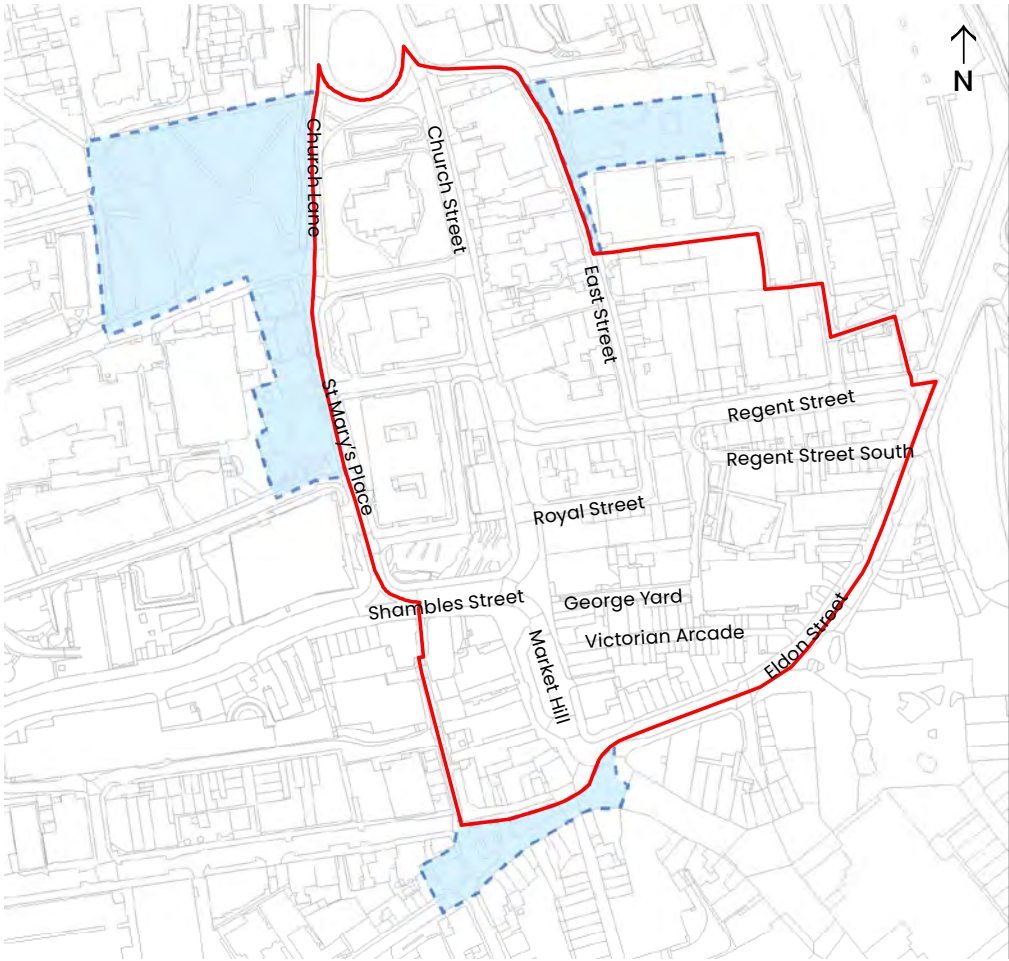
This minor addition will take in the former Drill Hall on Eastgate, now in commercial use, running the boundary along the east side of the street in order to take in a significant stone wall and a number of important trees. The adjustment will ensure additional protection for a non-designated heritage asset.



Drill Hall



Trees on Eastgate



Recommended additions to the Church Street, Regent Street and Market Hill Conservation Area. (© Crown Copyright & Database Rights (2023) AC0000851104)

Conservation Area Boundary

Suggested Extension

Extension

This plan is not to scale



This section sets out recommendations for the management and enhancement of the Conservation Area. It also includes details of a review of the boundary of the conservation area and action plan.

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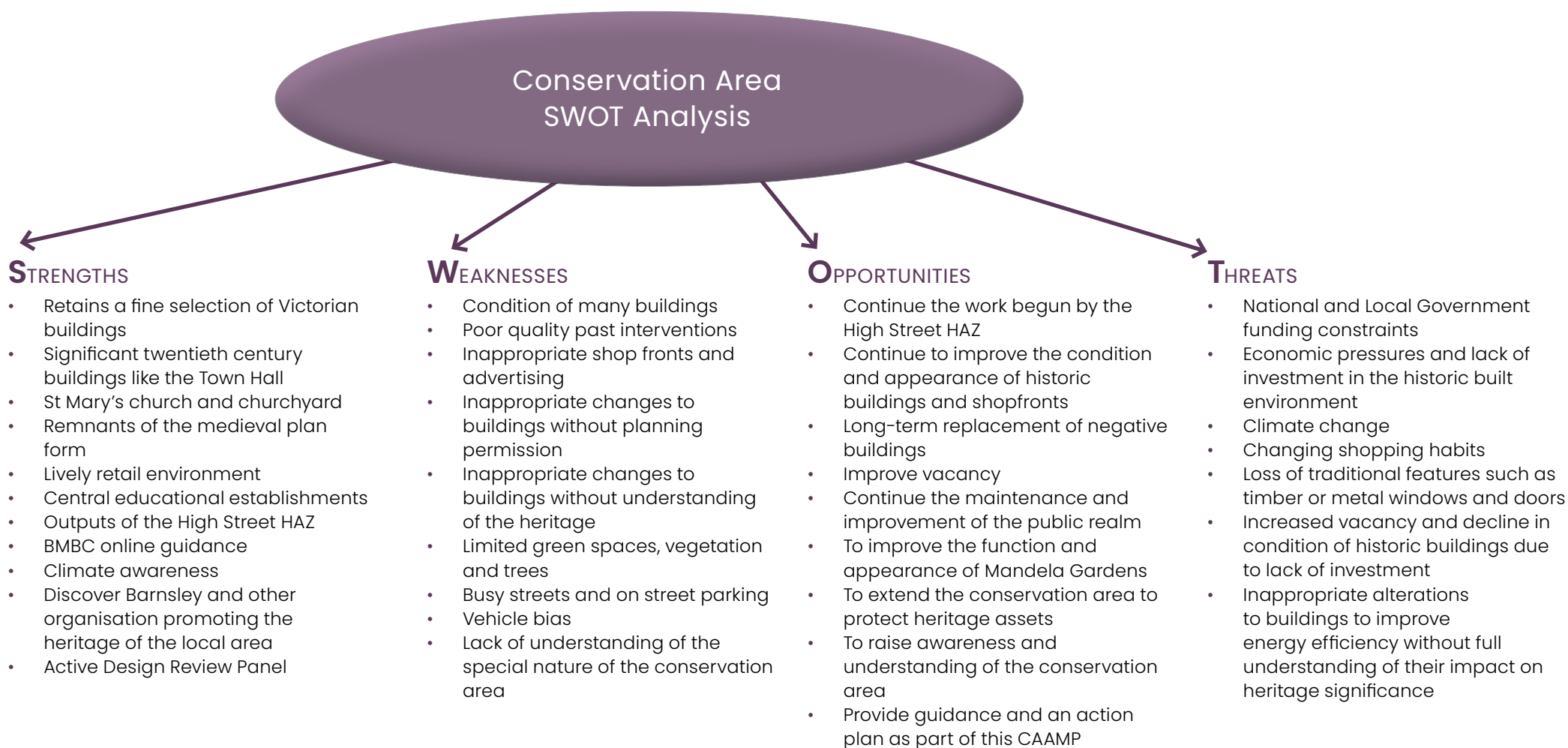
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### 8.1 Introduction

This part of the document provides analyses of the current challenges and opportunities which face the conservation area. It is presented as a SWOT analysis which provides a swift, at-a-glance summary. This

is further expanded within the following section from which a set of recommendations, guidance and an action plan are developed which will ensure the protection of the special interest and enhancement of the conservation area.

### 8.2 Strengths, Weaknesses, Opportunities and Threats (SWOT)





### 8.3 What is the Purpose of a Management Plan?

A Management Plan sets out the vision for the future of the conservation area and a framework of guidance, recommendations and key actions intended to preserve the character and appearance of the conservation area, assist in managing change without compromising the historic environment.

The overarching ambition for the conservation area is to preserve and enhance what is special and it is the statutory duty of the Council to ensure this happens. Preserving and enhancing the special interest of the conservation area is achieved by ensuring that change and development take place in a considered and sympathetic way and through the understanding that we all have a shared responsibility for looking after the conservation area as a whole.

The long-term objectives are to phase out low quality alterations to buildings and spaces and ensure that new development is of high-quality. This applies from very small changes, such as reinstating lost historic features, to proposals for new buildings within the boundary of the conservation area or its setting.

In addition, regular maintenance of buildings is a vital part of both preserving the physical fabric of individual buildings and ensuring the special interest of the conservation area is preserved. Repairs can often be necessary. Ensuring that these are carried out promptly and in the most sensitive and least impactful ways possible is an important part of looking after historic buildings and the conservation area as a whole.

The Council has a suite of specific planning guidance documents (known as supplementary planning documents) to assist in developing proposals including good design in new developments and building maintenance. Advice on best practice maintenance and repair techniques can also be found from Historic England and further information has been provided in the Further Information section of this report.

Once this document has been adopted by BMBC, the philosophy and recommendations in this section will become a material consideration in the council's determination of planning applications, listed building consents and appeals for proposed works within the conservation area, in addition to their existing policies and SPDs.

Building owners and occupiers, landlords, consultants, and developers should refer to these recommendations when planning change within the conservation area. Adherence to this guidance will ensure designs consider the special interest of the conservation area from the outset and that change makes a positive impact on the conservation area.

### Overarching Principles

The overarching principles in this management plan is the preservation and enhancement of the character, appearance and special architectural interest of the Regent Street, Church Street and Market Hill Conservation Area. These are:

- 01 The historic environment, in particular that which contributes to the character and appearance of the conservation area, should be maintained to ensure the town remains a desirable place in which to live and work, and visit.
- 02 Where possible, unsympathetic buildings, features or extensions should be removed where they already exist, and the addition of detrimental features should be avoided.
- 03 The replacement of inappropriate modern shopfronts with suitably designed traditional or sympathetically designed alternatives is encouraged.
- 04 The use of impermeable external security shutters on shopfronts and other buildings should be avoided and alternative security measures explored and instigated.
- 05 Advertising and signage within the conservation area will not be oversized in proportion to a shopfront or building frontage and be of an appropriate material. Illumination, if necessary, will be modest. Advertising consent will almost always be required from the Council.
- 06 Trees and open spaces which contribute to the character of the conservation area should be retained and opportunities for new tree planting and green landscaping should be taken.
- 07 Changes to buildings and areas in response to climate change are acceptable where they take into consideration the character and appearance of the conservation area.
- 08 Avoid the removal of traditional features such as doors and traditional-style windows. The reinstatement of these lost historic features is encouraged.
- 09 The improvements and ongoing maintenance of the public realm is encouraged.
- 10 'Meanwhile' or temporary uses should be considered for vacant shops and buildings in and around the conservation area.
- 11 The design, construction and materials of any new development, extension, alteration or repair should be of the highest quality and respect their local context.
- 12 Development within the setting of the conservation area (the surroundings in which the conservation area is experienced) should be sympathetic to its special interest in terms of its scale, massing, proportions, materials and detailing.
- 13 Proposals for extension, alteration and new development should preserve or enhance the special interest of the conservation area.



### 8.4 General Management of Conservation Areas (Legislation, Guidance and Control Measures)

#### 8.4.1 Planning Legislation, Policy and Guidance

Planning legislation, policy and guidance are utilised when considering development or other changes within the conservation area. This is to ensure that proposals seek to preserve or enhance the conservation area's special architectural or historic interest including the contribution made by its setting. The primary legislation governing conservation areas is the *Planning (Listed Buildings and Conservation Areas) Act 1990*. Below this national-level legislation lies national and local planning policy which supports this legislation in the protection and enhancement of conservation areas. In addition to legislative and policy requirements there is the wealth of best practice guidance and advice available from Historic England and other heritage organisations. Links and details of all the relevant policy, guidance and advice can be found in Section 8.0 Further Information, 8.1.1.

When changes are being considered to buildings in the conservation area, or perhaps where new development is proposed, it is often helpful to consult the Council's Conservation Officer to gain early guidance on proposals and highlight any issues and opportunities; email: [buildingconservation@barnsley.gov.uk](mailto:buildingconservation@barnsley.gov.uk).

Links and details of all the relevant policy, guidance and advice can be found in [Further Information](#).

#### 8.4.2 Control Measures Brought About By Conservation Area Designation

In order to protect and enhance Regent Street, Church Street and Market Hill Conservation Area, any changes that take place must conserve, respect or contribute to the character and appearance which make the conservation area of special interest. Some Permitted Development Rights as defined by The Town and Country Planning (General Permitted Development) (England) Order 2015, are constrained in conservation areas meaning that planning permission is needed for certain works which materially affect the external appearance of buildings.

This includes, but is not restricted to:

- the total or substantial demolition of buildings or structures that exceed 115 cubic metres in volume, and walls of over 1m in height (where abutting a highway) or 2m elsewhere, including gate piers and chimneys;
- other partial demolition including new openings in external elevations;
- works to trees with a diameter of 75mm or greater, measured at 1.5m from soil level;
- changes to the external finish of a building (including rendering, pebble dash or other cladding);
- changes to the roof shape including installation of new dormer windows and chimneys;

- any extension other than a single-storey rear extension of 4m or less (3m or less if the house is detached or semi-detached);
- extensions to the side of buildings;
- any two-storey extensions;
- erection of an outbuilding to the side of a property;
- aerials and satellite dishes on chimneys or elevations visible from the street;
- putting up advertisements and other commercial signage (Advertising Consent may also be required);
- changing the use of a building (e.g. from residential to commercial); and
- installing solar panels that are wall-mounted on a wall or roof facing the highway.

For further information and advice about when planning permission is required within a conservation area, see the guidance on the Government's Planning Portal <https://www.gov.uk/planning-permission-england-wales> or contact the BMBCs Planning Department.

In addition to planning permission, Listed Building Consent is required for works of alteration, demolition or extension to Listed Buildings. Works to Listed places of worship that are in religious use by exempt denominations do not require Listed Building Consent and planning permission for demolition in conservation areas (though are not exempt from other planning permissions).<sup>01</sup>

BMBC has the power to undertake enforcement against breaches of planning control when development has been carried out without planning permission or if conditions applied when planning permission was granted have not been complied with.<sup>02</sup> There are various options for local planning authorities to tackle breaches. The most relevant for the conservation area are likely to include:

- Requiring a retrospective planning application for works carried out without permission;
- Serving a planning contravention notice in order to find to more information about works that have been carried out to conclude whether enforcement is required;

- Issuing an enforcement notice or planning enforcement order setting out what constitutes a breach of planning control and the actions required to remedy the breach;
- Issuing a stop or temporary stop notice on any activities which it suspects constitutes a breach in planning control;
- Issuing a breach of condition notice if planning conditions are not complied with; and
- Listed building enforcement where listed building consents are not obtained, or listed building consent conditions are not complied with.
- Urgent Works Notices which give the local authority powers to directly carry out works required to urgently make an unoccupied listed building weather tight to prevent further decay;
- Repairs Notices allow a local authority to specify the works the owner should carry out to secure the condition of a building; and
- Compulsory Purchase Orders are a last resort where local authorities can compulsorily purchase a listed building to repair it or sell it to an organisation, such as a preservation trust, to be restored.

When a building has been neglected and is in disrepair, with the risk of loss of important fabric through decay, local authorities have various measures which can encourage the owners to undertake works (see Historic England's [Stopping the Rot: A Guide to Enforcement Action to Save Historic Buildings](#)):

- Section 215 of the Town and Country Planning Act 1990 gives local planning authorities powers to require land to be cleaned up when its condition adversely affects the amenity of the area, such as vacant sites or derelict buildings.<sup>03</sup>

<sup>01</sup> For further information see: <https://historicengland.org.uk/advice/hpg/consent/ecclesiasticalexemptions/>

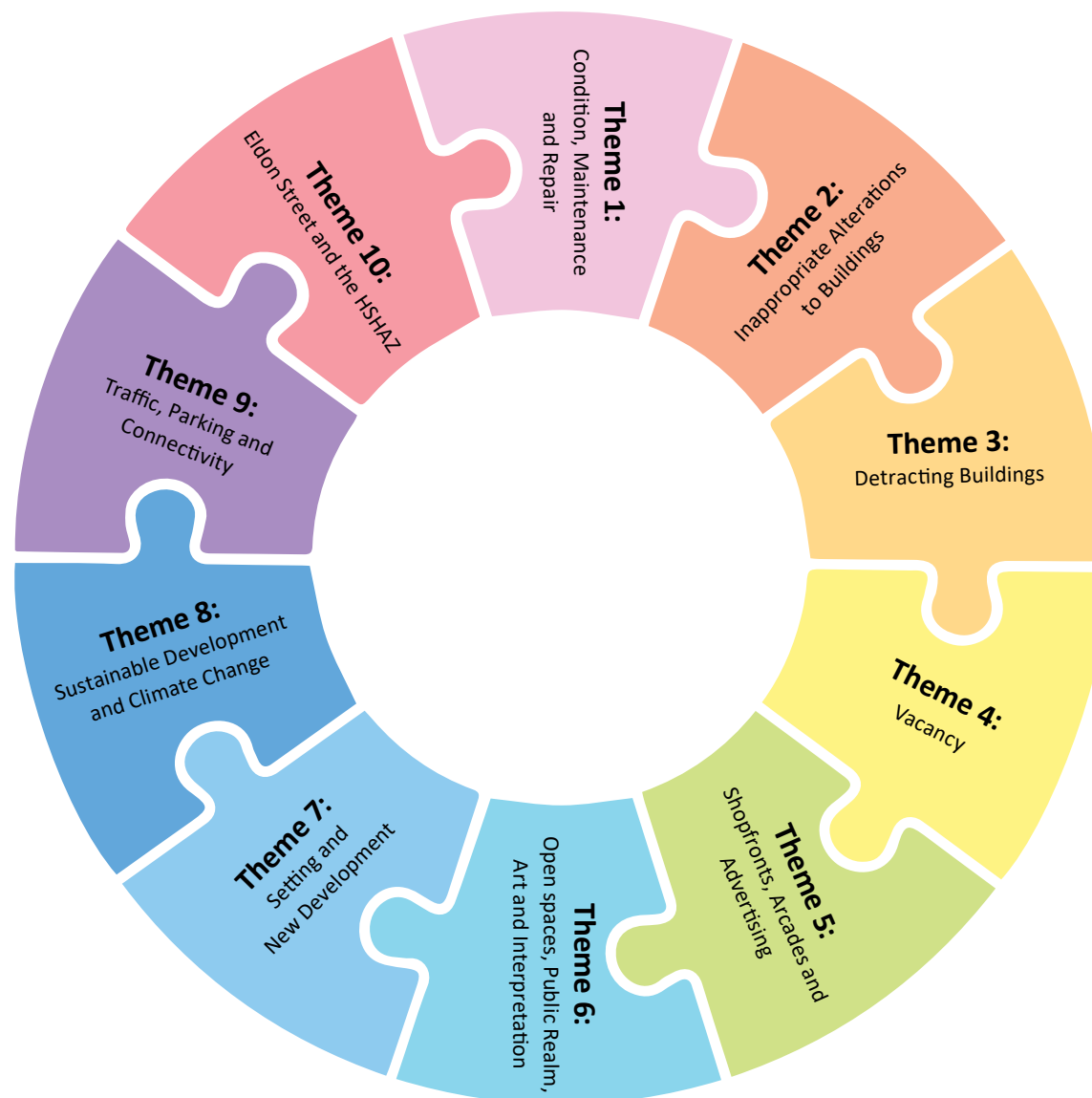
<sup>02</sup> For further information see: <https://www.gov.uk/guidance/ensuring-effective-enforcement#planning-enforcement--overview>

<sup>03</sup> For further information see: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/11491/319798.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/11491/319798.pdf)

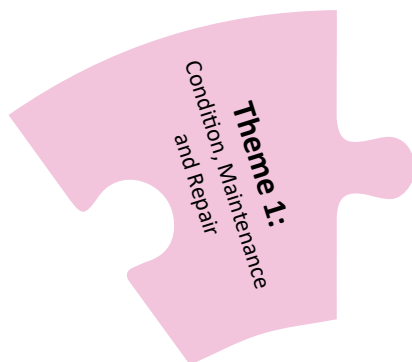


### 8.5 Key Themes for Managing Change

Ten key themes have been identified relating to the principal areas for conservation, developed from the above SWOT analysis and consultation. The conservation area does not exist in isolation and is intrinsically linked with areas outside of the conservation boundary (its setting). This section, whilst focussing on the conservation area, will also discuss issues within central Barnsley.



### Theme 1: Condition, Maintenance and Repair



#### Vulnerabilities and Challenges

Although many owners or occupiers take pride in ensuring the buildings they own or rent are maintained in good order, there is localised evidence of disrepair which detracts from the special interest of the conservation area. Poorly maintained buildings can also:

- Give a poor impression of Barnsley to visitors and can reduce the enjoyment for those who live and work in Barnsley.
- Can discourage prospective tenants or businesses and lead to the long-term vacancy.
- Poorly maintained buildings
- Increased costs for repairs where defects are not attended to in a timely manner

Common problems include:

- peeling paintwork;
- rotting timberwork;
- boarded windows;
- failure of roof coverings;
- failure of rainwater goods;
- staining and discolouration of masonry or plasterwork; and
- biological and vegetation growth on building frontages or roofs.
- inappropriate or poor repair methodologies. E.g. the use of hard cement mortar (especially when 'strap' or 'ribbon' pointed) when working or re-pointing the soft local building stone.

#### Examples of poor condition and repair methodologies



#### Opportunities

##### Maintenance

Sound and timely maintenance and appropriate repair contributes towards the resilience and attractiveness of a place. It can have a significant impact on ensuring the appearance of the conservation area is preserved and enhanced, is a positive contributor to the lives of the inhabitants whilst encouraging economic success through increased investment and tourism.

Regular maintenance ensures that small problems do not escalate into larger issues, lessening the need for repairs and is therefore cost effective in the long-term. Regular inspection of building fabric and services will help identify specific maintenance tasks relevant to each building. These could include but are not limited to:

- Regularly clearing gutters and drain grilles of debris, particularly leaves and plants that have taken root;
- Clearing any blockages in downpipes;
- Removal of vegetation growth;
- Repainting or treating timber windows and other external timberwork;
- Cleaning and/or repainting render with appropriate paint; and
- Periodic renewal of pointing to extend the lifetime of building fabric.



A number of organisations have useful guidance on the care of historic properties. The Society for the Protection of Ancient Buildings has a clear and down-to-earth calendar for maintenance which can be found here: [https://www.spab.org.uk/sites/default/files/maintenance-toolkit/Maintenance%20Calendar\\_4.pdf](https://www.spab.org.uk/sites/default/files/maintenance-toolkit/Maintenance%20Calendar_4.pdf)

### Repair

Repair is work beyond the scope of maintenance.<sup>04</sup> Examples include roof repairs, replacing damaged brickwork, or repairing rotted sections of timberwork.

Most of Barnsley's historic buildings are constructed with traditional materials, such as a local sandstone, stone tiles, slate and lime mortar. These original materials are more permeable (i.e. more breathable) than modern materials, and when carrying out repair works it is important not to use modern materials which are not breathable and might trap moisture in any part of the building.

The use of new materials can lead to damage to the historic fabric and other problems. For example, the replacement of soft lime mortar with hard cement mortar means moisture is forced to evaporate through the softer brick or stonework, rather through the less permeable cement, leading to the erosion of the brick or stonework. This can result in serious decay and sometimes collapse of a structure.

Cement renders and modern plastic paints on the exterior of a building can have the same harmful effect, causing moisture built up, condensation, damp and mould growth with permanent damage as a result. Making the right choices at the start of repair work is therefore essential for the appearance and

value of a property and the health and wellbeing of the occupants.

Repairs should be on a like-for-like basis to maintain the appearance and physical characteristics of the building. Like-for-like means a repair that matches the historic element removed in terms of material, construction technique, finish and means of installation. **This does not apply when an existing material is detrimental to the built fabric, e.g. if cement pointing has been used.** In such cases, the damaging material should be removed, and traditional materials put back using traditional construction methods.

Further advice on maintenance, repair and how to care for historic buildings and places can be found on Historic England's website: <https://historicengland.org.uk/advice/technical-advice/buildings/> and further links to other organisations can be found in the Further Information section.



Buildings maintained in a good state of repair

### Recommendations

Building owners and occupiers of historic listed and unlisted buildings in Barnsley are encouraged to:

- Maintain buildings in good condition through regularly undertaking routine maintenance tasks.
- Inspect buildings on a regular basis to identify issues with building condition and repair them quickly.
- Use traditional materials such as lime mortar when carrying out repair works and replace inappropriate materials that are damaging to the building's fabric, such as cement mortar.
- Repairs should be made on a like-for-like basis wherever possible. On listed buildings, repairs that are not like-for-like may require Listed Building Consent.
- Repairs should be considered on a case-by-case basis. A method of repair which is suitable for one building may not be suitable for another.
- Seek professional advice from businesses experienced with historic buildings if unsure. Alternatively contact [buildingconservation@barnsley.gov.uk](mailto:buildingconservation@barnsley.gov.uk)

<sup>04</sup> Ibid.

### Theme 2: Inappropriate Alteration, Extension and Demolition



#### Vulnerabilities and Challenges

Barnsley, like many other town centres, has been subject to the inappropriate replacement of original features, inappropriate additions to buildings and demolitions, threatening its special character and appearance. The replacement of traditional doors and windows with units made from uPVC or other materials, in designs that do not match the architectural style or period, or with different opening forms, can greatly change the look of a building, and **is one of the greatest threats to the appearance of the conservation area.** Shopfronts in particular are being replaced in a variety of inappropriate designs (see Theme 5).

The challenges to the appearance of the conservation area can be summarised as follows:

- The loss of original windows and doors, replaced with uPVC in varying styles and quality;
- The rendering or painting of external brickwork and stone (especially with non-breathable materials);
- Inappropriate additions e.g. the modern projecting porch attached to the corner of no. 1 Market Hill;
- The removal of historic boundary walls;
- The removal of chimneys;
- Inappropriately designed roof extensions and dormers;
- The installation of modern elements including:
  - burglar alarm boxes
  - air-conditioning units and extractor vents
  - light fittings
  - security cameras
  - electrical cabling
  - bird netting and bird spikes
  - satellite dishes

These types of changes can negatively affect both individual buildings and the wider streetscape. At the extreme end, they can be damaging to property prices.



Inappropriate full-width roof dormer



Inappropriate uPVC



## Section 8.0: Management Plan



Inappropriate security shutters



Inappropriate window design



Altered door and intrusive cable trunking

Windows and doors are key features on historic buildings which define their character and appearance. Windows are typically made of timber and the traditional form of window would be a sash opening. Twentieth century historic windows are usually casements often made of metal and frequently contain stained glass. Original doors are also solid timber with moulded panels, often larger than standard modern doors.

Traditional timber and metal windows are particularly prone to disrepair within historic buildings. Their poor condition often leads to their replacement with modern unsympathetic uPVC units. These are inappropriate owing to their design, detailing and operation making them look different to traditional windows, as well as involving the loss of historic fabric including original glass.



Complete removal of the ground and first floor of this building has had a significant impact on its appearance. The vacancy of the unit and poor condition of the building also adds to a poor overall impression.



Partial removal of chimney in Regent Street

The repair and reuse of timber doors and windows is a sustainable process. Properly draft sealed they can perform as well as plastic alternatives, whilst their removal and replacement with uPVC in an historic building can be severely harmful to its appearance and to the integrity and character of the conservation area. Plastic replacements also have a shorter service life than traditional windows and doors, are difficult to recycle and are carbon intensive to manufacture.

### Opportunities

#### Retention and Reinstatement of Features

The original architectural features, materials, design and form of a building, as outlined in section 5 of this report, are important for defining their character and contributing to Barnsley's street scene. Care should therefore be taken to not remove important historic features. These include:

- Windows;
- Doors;
- Roofs;
- Cast-iron rainwater goods;
- Shopfronts;
- Boundary walls;
- Chimneys and chimney pots; and
- Mouldings or other artistic details.

Those buildings that are listed are subject to tighter controls relating to change. Permission under Listed Building Consent must be obtained when considering alterations, extension and demolitions, including the replacement of doors or windows and other features such as roofing materials and rainwater goods.

Wherever possible, original features should be retained and repaired to ensure their long life. If doors and windows come to the end of their useful life, replacements should match the original as far as possible and utilise traditional materials. Where

inappropriate replacement has already been undertaken, periodic renewal offers the opportunity to return historic features such as windows and doors back to a traditional appearance.

To better protect the majority of buildings in the conservation area which are not listed, and arrest decline, the Council should consider the selective introduction of Article 4 Directives, ensuring that those historic features that exist are retained through the removal of Permitted Development rights.

Further guidance on the maintenance and repair of historic windows can be found in Historic England's publication *Traditional Windows: Their Care, Repair and Upgrading*: <https://historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/>

#### Alterations and Extensions

The appropriateness of any alteration or extension should be considered on a case-by-case basis, as what is appropriate in one location will not necessarily be acceptable in another. Generally, the following guidance should be adhered to:

- Alterations and extensions should preserve or enhance the character of the conservation area. This means that changes should be respectful of the prevailing architectural and visual character of Barnsley and the specific character of the street or space in which it is located.

- Alterations and extensions should also use appropriate materials, whether these are the same as those typically found in the conservation area or whether they are new materials that are complementary. The materials selected should be of a composition that will not cause harm to the existing fabric.
- Rendering of historic brick or stone buildings will usually not be acceptable and will require planning permission.
- Where attic conversions can be accommodated, roof lights should be limited to secondary elevations in order to limit the visual impact on the streetscape. They should also be of conservation specification, i.e., set flush with the roof rather than raised. Dormer windows may be acceptable where they are of the appropriate scale and design for the building and for the streetscape.
- Extensions should be subordinate to the existing buildings in their scale, massing and design. In other cases, it will be appropriate for an extension to maintain the established building line. All extensions should be of high-quality design and construction. Materials and detailing should complement the existing building and the street or space within which it is located.
- Demolition of buildings or removal of features that detract from the conservation area may be beneficial. Demolition of detracting buildings and features will only be permitted where suitable new development is proposed.



### Other modern features

Ad-hoc accretions can spoil the appearance of historic buildings, disrupting the coherence of groups of buildings or obscuring architectural details.

Examples include:

- satellite dishes or aerials,
- security cameras,
- cabling,
- air-conditioning units,
- ventilation ducts.

These items should be designed and located as discreetly as possible, preferably away from the street-facing elevations of buildings. Satellite dishes and aerials are no longer becoming necessary with the advent of broadband and should be removed when redundant. The use of Wi-Fi or solar powered security cameras or lights may be preferable to the often poorly installed cable runs strung across the façade of historic buildings.

Pigeon spikes and netting are visually obtrusive and often poorly maintained meaning that guano accumulates and attracts more pigeons. Other measures for controlling birds should be considered such as the less visually intrusive anti-perching wire, and the use of audible scares, alongside the control of rubbish as part of an integrated management strategy.

### Recommendations

Building owners and occupiers of historic listed and unlisted buildings in Barnsley are advised that:

- Original features or good quality later additions to a building should be preserved through maintenance and repair. This includes, but is not limited to, windows, doors, roofs, shopfronts, chimneys and pots, patterns in brick/flint work, mouldings or other artistic details. uPVC alternatives are unlikely to be acceptable in the conservation area.
- If doors and windows come to the end of their useful life, replacements should match the original as far as possible.
- Where inappropriate door or window replacement has already been undertaken, periodic renewal offers the opportunity to return these back to a traditional appearance.
- Extensions or alterations should be of a high-quality design, construction and detailing that is valued now and in the future. There is no presumption favour of either traditional or contemporary design.
- Extensions should be subsidiary to the existing buildings in their massing and design.
- New satellite dishes and aerials on the front of buildings require planning permission. Redundant satellite dishes and aerials should be removed.
- Air-conditioning units, ducts or similar should be discreetly located and chose designs which are as minimal in size as possible.
- Explore more sensitive options to bird spikes and netting which can be intrusive within the conservation area.
- Demolition of structures or buildings which contribute positively to the conservation area will not be acceptable.
- The heritage impact of proposed extensions, alteration or demolition on the conservation area, listed or locally listed buildings and their settings will be assessed prior to the approval of works. Guidance on Heritage Impact Assessments can be found on the Council's website.
- To better protect the non-designated buildings in the conservation area, the Council should consider the selective introduction of Article 4 Directives, ensuring that historic features are retained through the removal of Permitted Development rights.

### Theme 3: Detracting Buildings



#### Vulnerabilities and Challenges

Like many towns, Barnsley lives with the legacy of twentieth century clearances. This has had both a positive and a negative impact on the town's character and appearance. Some clearances, however, have led to the construction of buildings which are considered to 'detract' from the special nature and character of the conservation area.

Detracting buildings are typically characterised by their poor-quality design, inappropriate scale and massing, limited articulation, low-quality detailing and a general failure to reference or integrate with the surrounding street scene. Many of these detracting buildings were constructed in the mid- to late-twentieth century and have been identified within character areas and mapped on the plan at the end of that section.



HSBC, Market Hill



Modern building to rear of Church Street



Chronicle Building, Eastgate



## Section 8.0: Management Plan



Regent Street South



Nos. 10, 12, 14 and 16 Peel Square



Vacant unit on Market Hill

### The Opportunities

Detracting buildings offer great potential for enhancement of the conservation area. This can be achieved through their refurbishment, upgrading, demolition or replacement as part of future proposals with a carefully considered, sensitive design.

Throughout the conservation area, where plans are proposed for the redevelopment of detracting sites, proposals should exhibit high-quality design and use appropriate materials. These should also respect the historic street network, urban grain and building typologies within the conservation area. Sensitive redevelopments of detracting sites will enhance the special significance of the conservation area.

There are significant opportunities in the conservation area to improve the appearance of detracting buildings, and the Council will continue to welcome applications and to guide owners and developers. More specific guidance relating to the introduction of new sensitively designed buildings in the place of detracting buildings and areas are included within Theme 9.

### Recommendations

Owners and developers in Barnsley are advised that:

- The removal or improvement of a detracting building, which has a negative impact on the character of the conservation area is encouraged.

### Theme 4: Vacancy



Prominent vacant buildings include:

- The Old Post Office
- The Permanent Building
- Royal Street garage and shop units

Security shutters to vacant units create an inactive and unpleasant street scene and there should be a concerted effort to reverse external solid shutters, direct owners towards more suitable options, and work with agents to reverse vacancy.



Vacant shop on Eldon Street

### Vulnerabilities and Challenges

Although not as severe as some urban centres, vacancy of buildings or underuse of shops is a potential threat to Barnsley's town centre. It is also a threat to historic buildings, as maintenance issues can go unaddressed, whilst a lack of security can lead to vandalism, or worse, arson. Vacancy can also contribute to a neglected atmosphere and a poor street scene as well as impacting on the local economy.



Vacant garage and restaurant, Royal Street



### The Opportunities

Local authorities can play a leading role in filling vacant units in their local areas including identifying promoting and publicising vacant units. The Vacant Shop Academy<sup>05</sup> has developed the 'audit, engage, encourage and promote' approach to provide a measurable response to tackling the empty shops issue:

AUDIT	Carrying out a review of all the vacant units including those that may be vacant soon. Assess any gaps in business types within the town and what might be useful additions.
ENGAGE	Engage with local agents and landlords as well as existing businesses. Collate their information on why buildings are vacant. What are the issues? Set up a trusted point of contact in the Council and keep up-to-date.
ENCOURAGE	Work with owners, agents and landlords to encourage re-letting. Encourage meanwhile uses (see above).
PROMOTE	Use council channels and social media to promote vacant units to would-be occupiers, and update communities, the property sector and local businesses on progress.

Vacant shops or buildings could be enlivened and appear less intrusive through the use of light-touch interventions such as temporary internal window stickers or window displays, changing exhibitions to be viewed from the outside, projections onto windows, and light installations with daytime and night-time animation. Temporary window stickers which fill the glazed area can introduce interest into the street scene by being themed – for example, with historic images, photos and information on the heritage of the town. They might include relevant information about projects in Barnsley or provide an image of a shop interior. Clearly these options require co-operation and agreement between the landlord and the Council.

Vacant shops can also be given meanwhile uses, or temporary uses bridging the gap between vacancy and a more permanent occupant. This can include 'pop-up' shops, exhibition spaces, performance spaces, information points, community workshop spaces or charity retail functions.

Keeping some level of activity in vacant buildings can, however, be challenging. For further information and inspiration the following websites may be of help:

The Meanwhile Project: <https://www.meanwhile.org.uk/>

Plymouth Culture: <https://plymouthculture.co.uk/meanwhile-use/>

Plymouth Culture have also put together a toolkit for artists looking to take on meanwhile spaces here: <https://plymouthculture.co.uk/wp-content/uploads/2023/03/Managing-Your-Meanwhile-Use-Space.pdf>

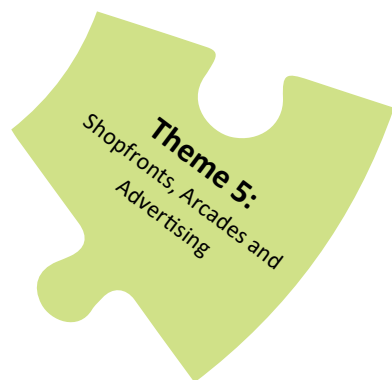
### Recommendations:

Landlords and building owners in Barnsley are encouraged to:

- Maintain shops fronts and buildings during vacancy. Poorly maintained shopfronts discourage new tenants and impact on the appearance of the street scene.
- Consider meanwhile uses in order to ensure their building remains in use, whilst encouraging more permanent tenants.

<sup>05</sup> <https://prbi.co.uk/>

### Theme 5: Shopfronts, Arcades, and Advertising



Shopfronts are an essential element of a market town like Barnsley, and an integral part of the façade of a building. They play an important role in creating a sense of place and adding vibrancy and vitality to an area; the design and appearance of a shopfront is therefore important to preserving and enhancing the appearance of the conservation area. Barnsley retains a number of good quality nineteenth and twentieth century shopfronts, a number concealed behind modern shutters and fascia.

#### Vulnerabilities and Challenges

As with many retail centres around the country, many traditional shopfronts have been unsympathetically altered or completely replaced with poor quality modern units, sometimes without obtaining the

necessary planning permissions. Signage is also a significant issue in Barnsley; often overly large, brashly coloured, with an overall poor design utilising cheap and inappropriate materials such as plastic. The extensive use of window stickers and large, unbroken areas of glazing are also found. All have a varying impact on the appearance of the historic building on which they are installed and on the overall appearance of the conservation area.

The Victorian Arcade prides itself on its history and on the many independent businesses which thrive there. Previous work by the Council in resurfacing the arcade and in making shopfront improvements will ensure that the arcade continues to be a vibrant place to shop. However, there are also a number of challenges and threats which include:

- Vacant units;
- The lack of maintenance and repair to some units, giving a poor overall impression;
- Insensitive past alterations to buildings and shopfronts;
- Oversized and inappropriate signage and colour schemes to some units
- Guano accumulation on the glazed canopy, bird spikes and bird netting;
- The use of solid external shutters;
- The proliferation of 'A' boards which cause an obstruction; and
- Unauthorised works to shopfronts.

Moving forward, it might be beneficial to develop a strategy for the arcade in collaboration with tenants, landlords and shoppers to ensure the appearance of the Victorian Arcade is maintained, and where necessary, improved, ensuring the Victorian Arcade remains a popular place to shop.

#### Examples of poorly designed shopfront and signage







Cheaply produced and overlarge signage obscures this otherwise traditional shopfront



Proliferation of A boards can be distracting and also cause an obstruction particularly to the visually impaired



Guano accumulation, bird netting, bird spikes and poor maintained upper storey in the arcade

### The Opportunities

The improvement to modern and historic shopfronts both within the conservation area and its setting would greatly benefit the appearance of and attractiveness of central Barnsley. The recent Eldon Street HSHAZ has shown how targeted support for building owners to reinstate traditional shopfronts can make a very positive difference. However, establishing other similar schemes will be reliant on external funding being available.

The Council have provided a Supplementary Planning Document: Shopfront Design which will guide design in the conservation area.

Historic shopfronts should be retained and improved where possible (removal of overly large signage or roller shutters, for example). Regular maintenance and repair are also vitally important to maintaining the condition and visual appearance of shopfronts.

When considering the replacement of a shopfront, the **necessary permissions must be sought first**, and within the conservation area to would be pertinent to discuss your ideas with the Council's conservation officer in advance of an application.

### The benefits of a well-designed shopfront

- Creating a positive shopping experience;
- Increasing property value;
- Protecting and enhancing the heritage of the conservation area;
- Providing a unique selling-point resulting in higher footfall and increased sales turnover;
- Help with the creation of a shopping community, which includes those who buy and sell locally;
- Improved public safety; and
- New investment and long-term sustainability.

### Further Information and Guidance

For further information, consult the Council's online guidance on shopfront design and advertising, or contact the Council's planning department:

[Supplementary Planning Document: Shopfront Design](#)

[Supplementary Planning Document: Advertisements.](#)

### Recommendations

Owners, occupiers and landlords are encouraged or advised:

- To consult the shopfront and advertising SPDs available on the Council's own website.
  - To carry out regular maintenance on their shopfronts.
  - To seek permission when making changes to shopfronts and when installing signage or advertising.
  - To retain and appropriately repair surviving historic shopfronts.
  - To take account of the period and style of the building when considering the design of a replacement shopfront.
  - Traditional shopfront design with components (pilasters, corbels, fascia, etc.) will be encouraged by the Council where appropriate. However, this does not exclude contemporary design where it is very high-quality and designed to be in keeping with the building in which it sits.
- Any security features will be sympathetic to the historic appearance of the area – toughened glass and lattice internal shutters are preferred instead of solid external shutters.
  - Fascia will not extend up above cornice level, down over the window or across corbels at either end.
  - Painted timber is the most appropriate materials for shopfronts, including signage. Materials like plastic are not appropriate.
  - Illumination will be modest, fitted only when necessary and will be external rather than internal.
  - Window stickers or features which obscure the view into the shop will be avoided when a shop is in use.

The Council should:

- Develop a strategy for the Victorian Arcade to maintain and improve its appearance and attractiveness to shoppers.



### Theme 6: Open spaces, Public Realm, Art and Interpretation



#### Vulnerabilities and Challenges

The public realm consists not only of surface treatments but also street furniture, street signs, art installations and interpretation boards. The public realm also includes open and green spaces and the trees and plants which may enhance them. The public realm has seen a marked improvement to the historic core of Barnsley, providing more attractive routes through historic streets, encouraging people to explore whilst enhancing the setting of heritage assets.

However, there are vulnerabilities and challenges in Barnsley. These include:

- Maintaining the present high standard in coming years and ensure continued improvements are made where not already undertaken.
- Public realm furniture (including benches, bins, lighting columns, electrical and telecoms cabinets and signage) are generally modern in style and a variety of styles.
- Public rubbish bins were generally found to have a poor appearance.
- A lack of appropriate commercial bin stores results in clutter in some streets e.g. George Yard and Eastgate.
- Public art can be subject to anti-social behaviour and damage. Whilst they enhance the urban area, it must be maintained and repaired to ensure the legacy of the artist lives on.

Whilst there are no large areas of green space within the conservation area, those that exist provide an important contrast to the areas of built development. They make an important contribution to the character of the conservation area, as well as being community assets, places for people to sit and relax away from the hustle and bustle. However, there are also challenges:

- Mandela Gardens provides a grassed area, trees and seating, but worn areas of grass, the inactive ground floor of the Civic and the redundant water feature, make this a disappointing space which attracts anti-social behaviour.

- The continued maintenance of planters and hanging baskets also requires financial outlay by Council with risks of cuts in future.

A programme of 'Blue Plaques' and some interpretative signage exists in the conservation area. Such signage raises awareness about the history of Barnsley and the special interest of the Conservation Area. There are small metal plaques affixed to a number of buildings highlighting their associations with historical figures, whilst larger interpretation boards at Barnsley Pals Centenary Square and Mandela Gardens relate to wider town histories. Challenges include:

- The cost of maintaining interpretation boards.
- Keeping interpretation inclusive and up-to-date.
- Funding additional interpretation and signage.

## Section 8.0: Management Plan



Patched repairs of a recently paved surface, now requiring a more appropriate repair



Many of Barnsley's bins offer a very poor impression



Views of the rear of buildings and bins from the public realm mar the visitor experience in a number of areas. This example is in Eastgate.



Lack of an appropriate bin store on George Yard



Poor surfacing near the church



Public art and graffiti combine in this approach into Mandela Gardens



### The Opportunities

There are opportunities to build upon the current success of public realm improvements in Barnsley and to ensure the high-quality appearance of the public realm continues through appropriate repairs and maintenance. Additionally:

- Co-ordinate the works of utility companies to reduce the impact on road surfaces and pavements from repeated interventions. Repairs to surfacing should be carried out in a timely manner using appropriate materials by contractors.
- Historic surfacing (stone setts, kerbs, spur stones and paving) and items of historic street furniture (post boxes, telephone cabinets, lighting columns and railings) are retained in future projects.
- Care should be taken to ensure future public realm works are considered for the long-term and materials both for the street furniture and surface treatments are durable and high-quality.
- There are opportunities to improve the public realm around the church.
- Modern furniture such as lighting columns, road signs and broadband cabinets should be kept to a minimum and positioned to avoid cluttering the public realm, obstructing pedestrian movement, and visually impacting the street scene.
- Potential for programme of co-ordinated public realm furniture over the long-term, improving items like public rubbish bins.

- Where there are problems of commercial bin storage, there are opportunities for the Council to work closely with owners to create shared screened bin stores.
- To introduce more public art which complements and reflect the historic character of the area.

### Open Spaces

- There are considerable opportunities to improve Mandela Gardens and Back Regent Street; reactivating the ground floor of the Civic as a café or bar would improve natural surveillance and a feeling of security for users, as would removing the level change and separating wall. Introducing more artwork or murals could also enliven the area. Significant opportunities exist to re-imagine this area as an outdoor performance and event space and provide better connectivity between key historic streets.
- To include the green space of Churchfields within the conservation area.

### Heritage

- There are opportunities to continue to improve appreciation of Barnsley's history and heritage. The work of Barnsley Museums, the work of the High Street HAZ and of local heritage groups should be continued to stimulate interest including exhibitions, heritage open days, workshops and walking tours.
- Other opportunities exist including continuing the Blue Plaque scheme, seeking new opportunities for interpretation boards and the use of digital means of interpretation such as QR codes as part of audiovisual guides or self-guided tours.



Painted cabinets on Barnsley Pals Centenary Square blend well into the surrounding streetscape.



Interpretation boards, Barnsley Pals Centenary Square



Green space in Barnsley is a precious commodity, and the area of Mandela Gardens has potential for improvement

### Public Art: Best Practice

Public art enlivens the centre of Barnsley, can create a visual interest for visitors, as well as focussing attention on historic features and key views and communicating important historic stories and events that have shaped the area.

Art can also be introduced in practical context, enlivening otherwise dark and uninviting spaces (e.g. Simon Armitage/Patrick Murphy 'Sunset' located between Eldon Street and Mandela Gardens), screen bin stores as on George's Yard, and mute utility boxes as can be found near the Town Hall.

Further art should be encouraged in Barnsley, but it is important that existing and future artworks are maintained, preserving the legacy of the artist. When a new piece is planned, the following best practice is recommended:

- Planning permission will be required for public art in a conservation area, whether free standing or attached to a building.
- Art attached or painted on listed building is unlikely to be appropriate and could have a negative impact on the built fabric. It will also require Listed Building Consent.
- Public art should relate to its context and be appropriate – within the conservation area public art should be inspired by local history and the surroundings in which it is to be located.
- Consult with the local public before planning anything new.
- Ensure you have plan in place for routine maintenance as well as more substantial conservation needs (such as repainting and cleaning) is drawn up and ensure there is a budget allocated. Work with the artist – what are its needs?
- Enlist the help of volunteers to carry out regular inspections.
- Keep detailed maintenance records and keep them up-to-date.
- Find ways to discourage climbing, or light the area to ensure its not tripped over.
- Consider the artwork's lifespan and allow for the cost of decommissioning.

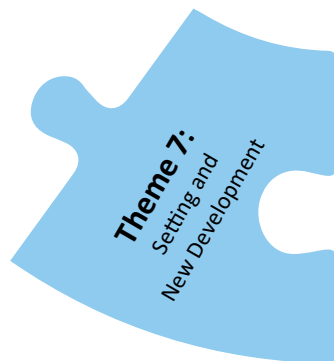
### Recommendations

These recommendations apply to areas of the public realm within Barnsley Council's control:

- The appearance of the public realm should be maintained.
- Areas of traditional surfacing, traditional lighting columns and railings should be retained.
- Ensure a co-ordinated design for public realm furniture.
- Consider improving the appearance of public rubbish bins.
- Public art should be encouraged, where appropriat, and existing artwork maintained, preserving the artist's legacy.
- Open spaces and public gardens should be preserved and maintained.
- Improvements to Mandela Gardens are encouraged to make this area a more welcoming and safe space.
- Ensure public realm around the Grade II\* listed of St Mary's church is improved when budgets allow.
- Include the green space of Churchfields within the conservation area.
- Continue to stimulate interest in the heritage of Barnsley.
- Continue to invest in public art and develop a public art strategy for Barnsley.
- Work with tenants, owners and landlords to provide screened commercial bin stores where appropriate.



### Theme 7: Setting and New Development



#### Vulnerabilities and Challenges

Given the urban context of the conservation area, there are relatively few opportunities for new development within the conservation area, apart from the occasional vacant site or a back land plot.

##### Gap sites or back land plots

The vacant plot at no 37 Church Street is awaiting redevelopment and has been vacant for a number of years; its location opposite the Church of St Mary makes this site sensitive in any proposed redevelopment. There is potential to significantly improve the site and its setting including the adjacent non-designated heritage assets and the setting of the grade II\* listed church.

New development is taking place on the eastern boundary, including the redevelopment of The Seam. Here plans for a multi-storey car park and new residential development have currently been shelved due to the current economic climate, but a new public realm initiative and a new high-quality urban green space aims to improve the appearance of the area for the short-term. When the financial climate allows, replacing the surface car park with high quality development has the potential to enrich the town centre.

The challenge with any new development within or on the boundary of the conservation area will be to ensure that it is well designed and respectful of its context. If poorly designed, new development can erode the character of the conservation area.



Gap site on Church Street



Gap site viewed from Eastgate



DMC01 and adjacent car parking on the edge of the conservation area

### The Opportunities

As mentioned above, it is not the purpose of conservation area designation to prevent future change which is necessary for the enduring sustainability of Barnsley. New development within and on the boundary of the conservation area is an opportunity to enhance its character and appearance, particularly the redevelopment of buildings which make no contribution to the special character of the conservation area.

New development in Barnsley will:

- Be informed by local character and identity;
- Sit happily within the pattern of existing development;
- Relate well to the geography and history of the place and the lie of the land;
- Respect important views;
- Respect the scale of neighbouring buildings;
- Use materials and building methods which are as high in quality as those used in existing buildings; and
- Create new views and juxtapositions which add to the variety and texture of their setting; (Historic England, 2022, 'Design in the Historic Environment', <https://historicengland.org.uk/advice/planning/design-in-the-historic-environment/>)

Building heights vary across the conservation area from one to four or five storeys, but the local topography of Barnsley and its hillside location are important factors when considering building heights, as is preserving the dominance of the Town Hall and preserving views of St Mary's church tower.

New Development will be guided by the Council's Local Plan and should also consult the Council's own Supplementary Planning Document: Design of Housing Development where this is appropriate, and the study of building heights in Barnsley, adopted by the Council.<sup>06</sup> Government guidance along with the National Design Guide also provide advice on the sensitive design of buildings. See Further Information for details.

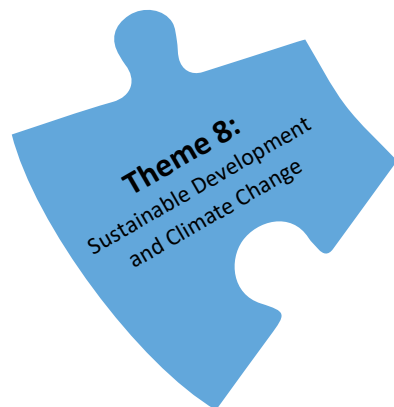
<sup>06</sup> Gillespies, 2009, 'Building Heights Study' available online at <https://barnsleymbc.moderngov.co.uk/Data/Full%20Council/201001281030/Agenda/Item11a%20-%20appendix.pdf>

### Recommendations

- New development should use appropriate and high-quality materials, whether these are the same as those typically found in the conservation area or whether they are new materials that are complementary and thoughtfully used.
- New development will be of a high-quality design, construction and detailing that is valued now and in the future. There is no presumption favour of either traditional or contemporary design.
- New development will be guided by local and national guidance.
- The heritage impact of proposed new development on the conservation area, listed or locally listed buildings and their settings will be assessed prior to the approval of works. Guidance on Heritage Impact Assessments can be found on the BMBC website.



### Theme 8: Sustainable Development and Climate Change



Barnsley Metropolitan Borough Council recognise the threat posed by climate change. In September 2012 they declared a climate emergency and set up strategies or actions plans to address tackling this important issue.

The Council set out a realistic vision for the borough to become net zero carbon by 2045 (Zero 45), and as an organisation leading by example to become itself net zero by 2040. The first in a series of 5-year action plans was produced in 2020 (Barnsley Zero Carbon Sustainable Energy Action Plan 2020-2025 (SEAP)) contains key actions which, through collaborative working, will help reach a net zero target through the five emerging themes as follows:



#### Energy Efficiency:

Reducing the demand for energy, including retrofitting both domestic and non-domestic properties for better efficiency.



#### Renewable Energy:

Generating or resourcing our energy from zero carbon and renewable sources, including biodiesel, solar PV and microhydro.



#### Sustainable Transport:

A transition to fossil-fuel-free local travel, including supporting active travel and increasing electric and hybrid vehicles.



#### Resource Efficiency:

Use resources, materials, land and food in a sustainable way, minimising waste and developing new uses for waste products.



#### Decentralised Heating:

Using alternative sources of heating, like heat networks, rather than natural gas as our primary source of heat.

### Vulnerabilities and Challenges

- Whilst the continued use of historic buildings is inherently sustainable, there is a growing pressure to improve the energy efficiency of our older buildings in order to reduce carbon emissions.
- Historic and traditionally constructed buildings were designed to be breathable, allowing moisture to naturally leave the building. Care needs to be taken to make sure historic buildings **remain breathable**, rather than air-tight, through choosing appropriate materials that avoid water retention, leading to damp environments, mould growth and damage to the fabric of the building.
- Care also needs to be taken if external changes are proposed to ensure these are sensitive to surrounding conservation area. This could include the addition of solar photovoltaic or solar thermal panels. However, these must not detract from the historic character of the building and are likely to be only acceptable on rear roof slopes and not readily visible from the public realm. Solar slates or tiles may be more visually acceptable, where solar panels are not appropriate.
- Reducing petrol and diesel car use is critical to reducing carbon emissions. The increased use of electric vehicles will require e-charging points installed within existing car parks and adjacent to street parking bays. These should be carefully sited so as not to increase visual clutter. Lamppost charging points and wireless charging may become viable in the future.

### Opportunities

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There are many opportunities to make changes to historic buildings in the conservation area which will assist in tackling climate change. Many of these will have no impact on the character and appearance of the conservation area including improving the thermal performance of the building stock through insulating lofts and suspended ground floors, draught exclusion and the considered introduction of secondary glazing.

Any works to Listed Buildings, both internal and external, will require Listed Building Consent, and those to the exterior will require LBC and planning permission. For any other building in the conservation area, works which affect the exterior of a building will require planning permission.

#### Internal works to improve energy efficiency

- Adding insulation to lofts and below suspended ground floors will improve thermal efficiency, preferably utilising natural materials that are breathable.
- Draft exclusion around windows, doors and vents will also be beneficial.
- Installing secondary glazing, thick curtains and internal shutters (if appropriate to the period of the property) will improve thermal performance.
- Care should be taken to ensure that traditionally constructed buildings remain sufficiently breathable so as to not cause harm to the fabric of the building.

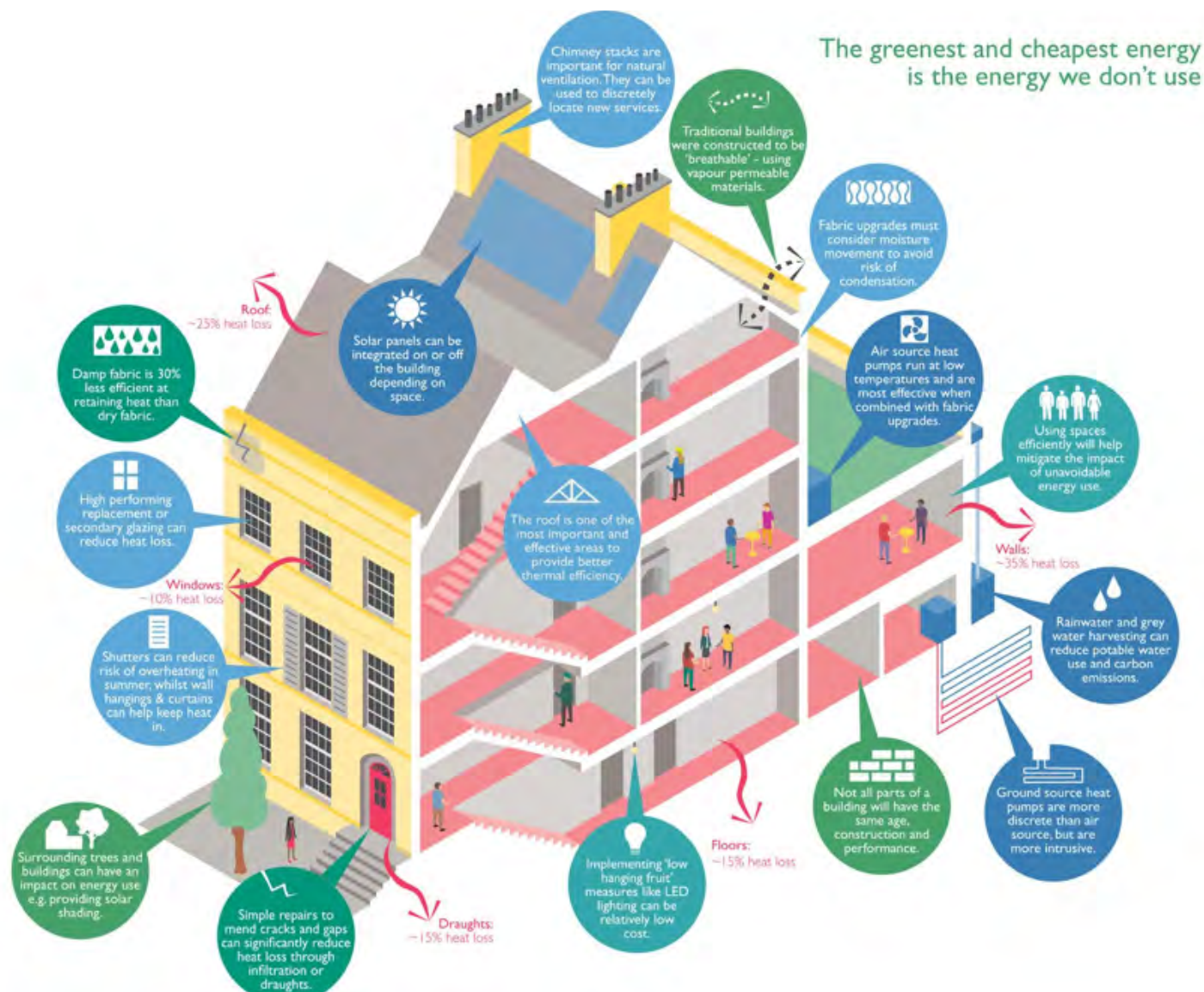
### Windows

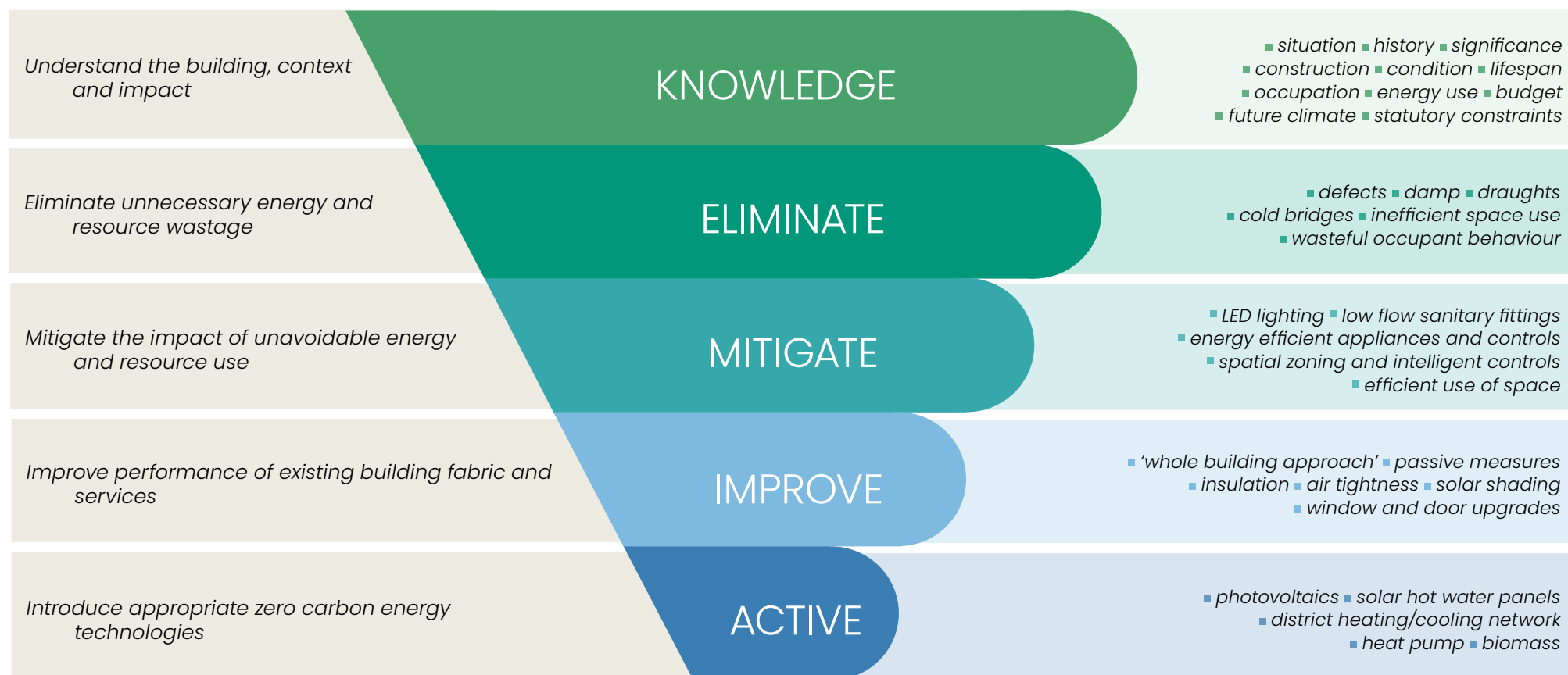
- The retention of all historic windows, even where these are not original, is encouraged wherever possible. Consideration should be given first to installing secondary glazing.
- There are opportunities to replace windows with slimline double-glazed units where the existing are non-historic, insensitive, modern or beyond repair. This will need planning permission.
- For Listed Buildings, where existing windows are non-historic, insensitive, modern or beyond repair, proposed replacements should reflect historic joinery and glazing types.
- The installation of double or triple glazed units in traditional buildings will only be appropriate where it is well- designed and does not have an adverse impact on the appearance or fabric of the building or any features of architectural or historic interest.



## Section 8.0: Management Plan

This hierarchy of responsible retrofit is broken down adjacent:





### Recommendation

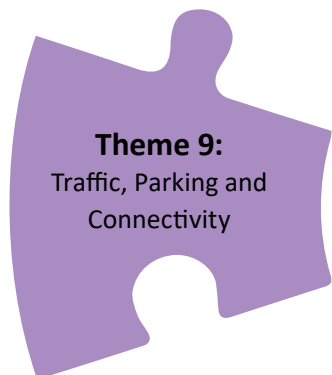
Owners, landlords and occupiers are advised that:

- Changes to buildings and areas in response to climate change are encouraged but should take into consideration the character and appearance of the conservation area.

- The correct permissions (planning and/or LBC) must be sought in advance from the Council.



### Theme 9: Traffic, Parking and Connectivity



#### Vulnerabilities and Challenges

Closely associated with the climate emergency issue is the amount of parked and moving traffic in Barnsley. The issues and vulnerabilities identified are as follows:

- The traffic and congestion in some parts of central Barnsley causes a negative impact on the experience of the conservation area.
- The area around the Town Hall, College and Church between Church Street and St Mary's Place are part of a one-way system which can leave the buildings between on an island surrounded by fast-moving traffic.
- The high volumes of heavy traffic create air and noise pollutions and the vibration heavy vehicles can cause damage to historic buildings.
- Priority is given to vehicles throughout the conservation area with few established pedestrian crossing points.
- On street car parking is common in all parts on the conservation area.
- The appearance of the historic marketplace Market Hill has been demoted to an on-street car park. The public realm furniture, phone boxes, columns and varying quality trees gives this area a cluttered and unattractive appearance.
- In some areas, boundary walls have been unsympathetically altered or removed without the necessary consents to create parking areas which result in a negative impact on the street scene as can be found in Regent Street South.
- A number of car parks on the boundary of the conservation area also provide a poor impression of the conservation area. The large expanse of The Seam to the east has a poor appearance, and the small St Mary's Place car park and Graham's Orchard car park are both unattractive.



Loss of rear boundary wall to allow car parking to the rear of Regent Street



St Mary's Place Car Park



Traffic and on street car parking, Church Street

### The Opportunities

However, there are opportunities to improve the situation:

- Reducing congestion or slowing traffic speeds will improve the conservations area's special interest and allow pedestrians to enjoy the town centre and worry less about traffic.
- Pedestrianised area exists in Peel Square and a pedestrian zone in Regent Street South – further potential pedestrianised areas should be explored.
- Barnsley Council are committed to long-term improvements of The Seam which will improve the perceptions of visitors into central Barnsley and of the conservation area.
- Traffic calming measures, such as new surface treatments, should be considered. These could include the reintroduction of traditional surfacing such as stone setts or cobbles in some areas.
- Encouraging public transport or non-motorised travel has potential to reduce the pressure on traffic and car parking.
- Improving cycle routes by providing space for segregated cycle lanes and advanced stop boxes at junctions are other options to encourage other forms of travel and alleviate traffic.
- To improve the experience of the conservation area, consideration should be given to moving small car parks like Market Hill and St Mary's Place away from the historic core.
- Improve the appearance of other car parks through better screening, landscape buffers or soft landscaping to break up areas of tarmac.

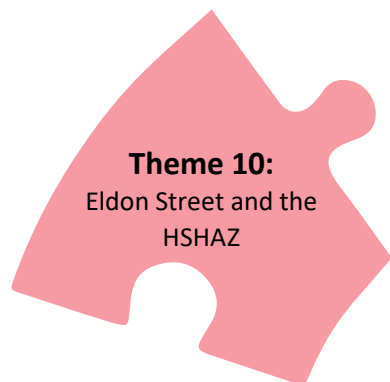
### Recommendations

These recommendations apply to the Council:

- Explore viable solutions to decrease the volume and speed of traffic, prioritise pedestrians over vehicles and promote alternative forms of transport.
- Solutions which reduce the amount of on-street car parking within the conservation area are encouraged.
- The appearance of public car parks within and on the boundary of the conservation area (for example The Seam) will be reviewed and improved where funds allow.
- The appearance and status of Market Hill area should be improved in the long-term.
- The removal of boundary walls will be discouraged and the reinstatement of those already lost will be encouraged. Enforcement action should be taken where permission has not been sought.



### Theme 10. Eldon Street



Eldon Street was chosen in 2020 as a 'High Street Heritage Action Zone' (HSHAZ): a partnership between Historic England and Barnsley Council. Working closely with property owners it has helped fund conservation repairs to key historic buildings. At the time of its selection, it was seen as a run-down area with many vacant buildings, which given its key location as a gateway into the town, it gave a very poor impression to those arriving from the railway and bus station.

The work of the HSHAZ has seen numerous benefits. Outcomes have included historic research which has uncovered fascinating stories about the people who shaped the area, and the work of the HSHAZ has significantly raised awareness and engagement with the local community. Projects which have received funding include the restoration of the key buildings like the Civic, the former YMCA building and former Harral's Ring Shop (see Character Area 7, Section 6).

With projects closure in March 2024, and funding and support ceasing, it will be up to the Council and stakeholders to continue the momentum, ensuring continued investment in the historic environment for the benefit of the conservation area and for the people of Barnsley. Along with the wider recommendations contained within this management plan regarding building maintenance and repair, inappropriate alterations, public realm, connectivity, traffic etc., which affect the whole of the conservation area, it will be important to:

- Ensure all historic research undertaken during the Eldon Street HSHAZ project is properly recorded and disseminated. This should be made available online, e.g. through blogs and via the museums and archives websites.
- Continue to seek out funding streams to support continuing improvements to building facades and shop fronts in Eldon Street and other parts of the historic town centre.
- In future funding bids or investment opportunities, priority should be given to those buildings which did not benefit from the HSHAZ, including buildings on Regent Street South, the Victorian Arcade, Eldon Arcade, and the former Royal Oak pub (now Mother Hubbard's).
- Consider new heritage interpretation boards and blue plaques where funding allows.
- Monitor the condition of the HSHAZ (alongside the wider conservation area) to identify potential damage or unauthorised change to buildings which originally benefitted from HSHAZ grant funding. Carry out enforcement action if considered expedient.

- Develop additional shopfront display/signage advice specifically for businesses in historic properties (including Eldon Street and the Arcade).
- Update the shopfront design guide (or where incorporated), planning guidance and the Barnsley Local Plan, when appropriate, to include elements of best practice and lessons learnt from the HSHAZ.
- Working relationships between the Council and building owners and businesses should be maintained as part of the HSHAZ legacy.
- Sustain interest by issuing updates, such as 'HAZ work 1 year on / 5 years on'.



A fine faience fronted row of shops on Eldon Street and South Regent Street now requiring repair and shopfront improvements

### 8.6 Action Plan

This action plan has been drawn from the key themes in the previous section. The action plan is intended to guide the Council in the protection and sustainable management of the conservation area within the short, medium and long term. For guidance, short term relates to actions which should be undertaken within 1-5 years, medium term actions within 5-10 years and long-term actions may take over 10 years to action when the correct condition including funding comes about. The conservation area does not exist in isolation and so many of the recommendations are applicable beyond its boundary to much of central Barnsley, where vacancy, the condition of buildings, shop fronts and new development can significantly impact on how people perceive the town.

Theme	Action	Timeframe
Condition Maintenance and Repair	<ul style="list-style-type: none"> <li>Explore new funding options to continue the work begun by the highly successful High Street HAZ, working closely with building owners to improve the facades of buildings within the conservation area.</li> </ul>	S/M
	<ul style="list-style-type: none"> <li>Engage property owners more widely about the importance of regular maintenance, including through the promotion of this new management plan</li> </ul>	Ongoing
Inappropriate Alteration, Extension and Demolition	<ul style="list-style-type: none"> <li>Continue to respond to planning applications for alteration and extensions within the conservation area, assessing each application on a case-by-case basis to ensure they are appropriate, retaining and enhancing the character of the conservation area.</li> </ul>	Ongoing
	<ul style="list-style-type: none"> <li>Encourage the retention of original features like windows and doors and discourage their replacement with uPVC and other inappropriate alternatives.</li> </ul>	Ongoing
	<ul style="list-style-type: none"> <li>Encourage the reinstatement of original features where lost.</li> </ul>	Ongoing



## Section 8.0: Management Plan

Theme	Action	Timeframe
Detracting Buildings	<ul style="list-style-type: none"> <li>Continue to improve the historic streetscapes by encouraging improvements to, or replacement of, intrusive buildings (where the opportunity arises in the future). Guide owners to sympathetically overhaul facades or replace buildings with sensitively designed and detailed buildings.</li> </ul>	Ongoing / L
	<ul style="list-style-type: none"> <li>The Council will consider taking enforcement action against owners to rectify works which have been undertaken without permission if deemed expedient.</li> </ul>	Ongoing
Vacancy	<ul style="list-style-type: none"> <li>Consider proactively working with owners / landlords to reduce vacancy or buildings and shops using the 'audit, engage, encourage and promote' approach.</li> </ul>	S
	<ul style="list-style-type: none"> <li>Consider a study into the possibilities of supporting meanwhile use as a Council in order to ensure the street scene in Barnsley remains vibrant.</li> </ul>	Ongoing

Theme	Action	Timeframe
Shopping arcades, shopfronts and advertising	<ul style="list-style-type: none"> <li>Encourage owners to: <ul style="list-style-type: none"> <li>Appropriately repair shopfronts;</li> <li>Replace detrimental shopfronts with traditional or contemporary designs suitable for the building or setting in which they are located; and</li> <li>Replace detrimental external solid metal shutters with more sensitive security measures preferably on the interior.</li> </ul> </li> </ul>	Ongoing
	<ul style="list-style-type: none"> <li>Support the development of a strategy for the Victorian Arcade in collaboration with tenants, landlords and shoppers to ensure the appearance of the Victorian Arcade is maintained, and where necessary, improved, ensuring the Victorian Arcade remains a popular place to shop.</li> </ul>	S
	<ul style="list-style-type: none"> <li>The Council should consider including a strategy for dealing with vacant units in the shopfront planning guidance when it is revised or incorporated into the Local Plan.</li> </ul>	M
	<ul style="list-style-type: none"> <li>The Council will consider taking enforcement action against owners to rectify works which have been undertaken without permission if deemed expedient.</li> </ul>	Ongoing

## Section 8.0: Management Plan

Theme	Action	Timeframe
Open spaces, Public Realm, Art and Interpretation	<ul style="list-style-type: none"> <li>Continue to maintain open spaces and public gardens, whilst planters and hanging baskets should continue to enhance the appearance of the conservation area and surrounding urban spaces.</li> </ul>	Ongoing
	<ul style="list-style-type: none"> <li>Support a strategy for Mandela Gardens in conjunction with Barnsley Civic and other neighbouring properties, aiming to improve the appearance and safety of this space.</li> </ul>	M
	<ul style="list-style-type: none"> <li>Continue to maintain and improve the public realm of central Barnsley (including a coordinated approach to street furniture) as and when funds allow.</li> </ul>	Ongoing
	<ul style="list-style-type: none"> <li>Support the development of a Public Art Strategy for Barnsley.</li> </ul>	

Theme	Action	Timeframe
Setting and New Development	<ul style="list-style-type: none"> <li>Work with owners to encourage the redevelopment of vacant plots which are blighting the appearance of the conservation area; for example, the vacant plot at No.37, Church Street.</li> </ul>	Ongoing
	<ul style="list-style-type: none"> <li>Continue to critically assess applications for new development both within and adjacent to the proposed conservation area to ensure it is of the highest quality of design, construction and detailing, with the aim that new development should preserve and enhance the character of its setting and the conservation area as a whole.</li> </ul>	Ongoing
	<ul style="list-style-type: none"> <li>The Council will consider taking enforcement action against owners to rectify works which have been undertaken without permission if deemed expedient.</li> </ul>	Ongoing



## Section 8.0: Management Plan

Theme	Action	Timeframe
Sustainable Development and Climate Change	<ul style="list-style-type: none"> <li>Ensure the historic environment plays a positive role in addressing climate change working to achieve a Net Zero target– the reuse of historic buildings is a key element of this process. The Council continues to encourage the energy efficiency of buildings, whilst the introduction of microgeneration equipment will be sensitively explored so as not to harm the special character and appearance of the conservation area.</li> </ul>	S
	<ul style="list-style-type: none"> <li>Encourage the planting of more trees, high quality green roofs, green walls and living green artwork where appropriate.</li> </ul>	

Theme	Action	Timeframe
Traffic, Parking and Connectivity	<ul style="list-style-type: none"> <li>Continue to seek solutions to decrease the volume and speed of traffic in the conservation area, and to prioritise pedestrians over vehicles, including encouraging the use of alternative forms of transport.</li> </ul>	S/M
	<ul style="list-style-type: none"> <li>Continue to monitor and seek solutions to reduce the amount of on-street car parking within the conservation area.</li> </ul>	Ongoing
	<ul style="list-style-type: none"> <li>Consider a review of the appearance of all public car parks within and on the boundary of the conservation area and make improvement when funds allow.</li> </ul>	M
	<ul style="list-style-type: none"> <li>Consider improving the appearance and status of Market Hill area.</li> </ul>	M
	<ul style="list-style-type: none"> <li>Discourage the removal of boundary walls and encourage the reinstatement of those already demolished.</li> </ul>	Ongoing

## Section 8.0: Management Plan

Theme	Action	Timeframe
Eldon Street HSHAZ	<ul style="list-style-type: none"> <li>Ensure all historic research undertaken during the Eldon Street HSHAZ project is properly recorded and disseminated and made available online.</li> </ul>	S
	<ul style="list-style-type: none"> <li>Continue to seek out funding streams to support continuing improvements to building facades and shop fronts in Eldon Street and other parts of the historic town centre.</li> </ul>	Ongoing
	<ul style="list-style-type: none"> <li>In future funding bids or investment opportunities, priority should be given to those buildings which did not benefit from the HSHAZ, including buildings on Regent Street South, the Victorian Arcade, Eldon Arcade, and the former Royal Oak pub (now Mother Hubbard's).</li> </ul>	Ongoing
	<ul style="list-style-type: none"> <li>Consider new heritage interpretation boards and blue plaques where funding allows.</li> </ul>	Ongoing
	<ul style="list-style-type: none"> <li>Monitor the condition of the HSHAZ (alongside the wider conservation area) to identify potential damage or unauthorised change to buildings which originally benefitted from HSHAZ grant funding. Carry out enforcement action if considered expedient.</li> </ul>	Ongoing

Theme	Action	Timeframe
Eldon Street HSHAZ (continued)	<ul style="list-style-type: none"> <li>Develop additional shopfront display/ signage advice specifically for businesses in historic properties (including Eldon Street and the Arcade).</li> </ul>	S
	<ul style="list-style-type: none"> <li>Update the shopfront design guide (or where incorporated), planning guidance and the Barnsley Local Plan, when appropriate, to include elements of best practice and lessons learnt from the HSHAZ.</li> </ul>	Ongoing
	<ul style="list-style-type: none"> <li>Working relationships between the Council and building owners and businesses should be maintained as part of the HSHAZ legacy</li> </ul>	Ongoing
	<ul style="list-style-type: none"> <li>Sustain interest by issuing updates, such as 'HAZ work 1 year on / 5 years on'.</li> </ul>	S / M



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### 9.1 Introduction

The preservation and enhancement of the character, appearance and special architectural interest of the conservation area should be at the heart of changes made within the area. All its residents have the opportunity to contribute to the preservation and enhancement of the area and ensure that it is passed on to future generations. This section provides background to the legislation and policy which underpins conservation areas and provides useful links and advice regarding planning change. Additionally, guidance on caring for historic buildings can also be found below.

#### 9.1.1 Planning Legislation, Policy and Guidance

Planning legislation, policy and guidance is utilised when considering development or other changes within Barnsley's conservation areas. This is to ensure that proposals seek to preserve or enhance an area's character and appearance, including its setting.

The primary legislation governing conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990. The Act defines what a conservation area is and is the legislative mechanism for ensuring their preservation and enhancement.

The National Planning Policy Framework (2023) sets out the overarching requirement for local planning authorities to identify and protect areas of special interest (paragraph 190). Government guidance on the historic environment is found within the relevant section of the National Planning Practice Guidance

Barnsley's Local Plan (2019) sets out the Council's own policies which guide development within the Borough, including policies and guidance for protecting and enhancing the historic environment including conservation areas. Policies relevant to the conservation area are:

HE3: Conservation Areas

HE4: Listed Buildings and Structures

HE5: Locally Listed Buildings and Structures

In addition to these legislative and policy requirements, this CAAMP has been prepared in line with the following best practice guidance published by Historic England, the public body who manage the care and protection of the historic environment:

- Conservation Area Appraisal, Designation and Management: Historic England Advice Note 1 (Second Edition), February 2019
- Conservation Principles, Policies and Guidance, April 2008
- Understanding Place: Historic Area Assessments, Historic England, April 2017
- Valuing Places: Good Practice in Conservation Areas, Historic England, January 2011
- The Setting of Heritage Assets Good Practice Advice in Planning Note 3 (Second Edition), December 2017
- Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12, October 2019

#### 9.1.2 Planning Advice

If you need further advice on buildings in conservation areas, design guidance and planning permissions, visit the Council's website, or contact the Conservation Officer 01226 772576, email: [buildingconservation@barnsley.gov.uk](mailto:buildingconservation@barnsley.gov.uk)

The council have also produced a number of guidance notes, published as Supplementary Planning Documents which can be found on their website:

##### Shop front designs

<https://www.barnsley.gov.uk/media/15719/shopfront-design-spd.pdf>

##### Advertisements

<https://www.barnsley.gov.uk/media/15705/advertisements-spd.pdf>

##### Mortar mixes for pointing historic buildings

<https://www.barnsley.gov.uk/media/15715/mortar-mixes-for-historic-buildings-spd.pdf>

##### Design of housing development

<https://www.barnsley.gov.uk/media/15709/design-of-housing-development-spd.pdf>

##### Hot Food Takeaways

<https://www.barnsley.gov.uk/media/15713/hot-food-takeaway-spd.pdf>

##### Sustainable Construction and Climate Change Adaptation

<https://www.barnsley.gov.uk/media/26867/appendix-2-sustainability-spd-adoption-final.pdf>



### 9.1.3 Finding a Conservation Architect, Consultant or Contractor

When undertaking work to an historic building it is important to employ contractors who have worked with them before and understand what would be appropriate in terms of change. There are several organisations that maintain lists of experienced conservation and heritage professionals from architects and surveyors to lead workers and roofers.

The following are databases of consultants who have a proven track record of working with historic buildings:

- The Institute of Historic Building Conservation (IHBC), who have a database of accredited practitioners.
- Royal Institute for British Architects (RIBA) list of conservation architects.
- The Register of Architects Accredited in Building Conservation (AABC).

### 9.1.4 Tracking or Commenting on Planning Applications

If you or a neighbour submits a planning application, there will be a period when members of the public can comment on the application. This can be done electronically online via the Council's Planning website:

View or comment on planning applications (barnsley.gov.uk)

If you are planning works to your own property, it can be useful to check the planning applications that have been approved for similar works in the area to understand what might be acceptable.

It may also be useful to review the planning history for your own site to find out what changes may have been made to your property prior to your ownership. Note that the council only holds planning application records online for recent years. For older applications please contact the planning department ([developmentmanagement@barnsley.gov.uk](mailto:developmentmanagement@barnsley.gov.uk)) for details of how to access the documentation.

### 9.1.5 Researching the History of a Building or Site

Before proposing any change, it is important to understand the history of a building or site which will require some research into its historical development. This will require research into historical development. Some useful places to start your search are detailed below.

The National Heritage List for England, to find out whether your building is listed and now gives detailed histories on many of the historic buildings in the conservation area: <https://historicengland.org.uk/listing/the-list/>

To find if a building is Locally Listed see the South Yorkshire Local Heritage List: <https://local-heritage-list.org.uk/south-yorkshire>

For an interactive map see: <https://local-heritage-list.org.uk/south-yorkshire/map>

Barnsley's Archives collects and preserves the documentary heritage for the borough and includes historic images of Barnsley. The Archives and Local Studies Centre is located at Experience Barnsley, Museum and Discovery Centre: <https://www.experience-barnsley.com/our-archives>.

The National Archives. These are located at Kew, London, but the catalogue can be searched online at: <https://discovery.nationalarchives.gov.uk/>

British Newspaper Archive Online, which can often be a useful source of local history information: <https://www.britishnewspaperarchive.co.uk/>

National Library of Scotland, which allows you to view numerous historic plans online: <https://maps.nls.uk/>

### 9.1.6 Caring for Historic Buildings

Like a car, buildings require regular care and maintenance to keep them in good order. Timely repairs and regular maintenance can save money in the long run. However, maintaining a historic building requires a slightly different approach to a modern one. If you own or care for a historic building, practical information can be found online and in a number of published forms.

Historic England has a wealth of advice and guidance on how to maintain and repair historic buildings, as well as advice on the types of materials and treatment methods to use: <https://historicengland.org.uk/advice/>

Their advice includes such themes as the care and upgrading of Traditional Windows.

The Society for the Protection of Ancient Buildings' (SPAB) philosophy emphasises the importance of good maintenance to buildings of all ages and types. Its website provides maintenance advice for historic buildings and also offers practical courses on their care and maintenance.

Technical Advice Notes from the SPAB include topics such as damp, lead plumbing, old floorboard repairs, repair of timber windows, how old buildings must be allowed to 'breathe' to avoid dampness and decay, fireplaces, flues and chimneys: <https://www.spab.org.uk/advice/technical-advice-notes>

Online courses by the SPAB include understanding old buildings and advice on repairing them: <https://www.spab.org.uk/whats-on/online-learning>

The articles page on the Building Conservation website includes a range of articles on conservation and repair of historic buildings. <https://www.buildingconservation.com/articles/articles.htm>

### 9.2 Glossary of Terms

Term	Explanation
Active frontage:	ground floor level frontages that are not blank, in order to encourage human interaction. For example, windows, active doors, shops, restaurants and cafes.
Ashlar:	stone walling consisting of courses of finely jointed and finished blocks to give a smooth appearance.
Burgage Plot	a medieval parcel of land usually consisting of a frontage to the street with a long, narrow, plot behind.
Conservation area:	'An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance', designated under what is now s69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (HE, Conservation Principles, 2008, 71).
Designated heritage asset:	buildings, monuments, sites, places, areas, landscapes or archaeology that are protected by legislation: World Heritage Site, Scheduled Monument, Listed Building, Registered Park and Garden, Registered Battlefield and Conservation Area.
Edwardian:	the architectural period broadly from 1901 to 1919.
Elevation:	view of a structure in the vertical plane at 90 degrees from the viewer.



## Section 9.0: Further Information

Term	Explanation
Façade:	front (or sides) of a building facing a public space.
Fenestration:	the arrangement and style of windows.
Georgian:	the architectural style between 1714 and 1837.
Hipped roof:	a pitched roof with four slopes of equal pitch.
Landmark:	a prominent building or structure (or sometimes space). Its prominence is normally physical (such as a church tower) but may be social (a village pub) or historical (village stocks).
Legibility:	the ability to navigate through, or 'read', the urban environment. Can be improved by means such as good connections between places, landmarks and signage.
Massing:	the arrangement, shape and scale of individual or combined built form.
Medieval:	the period from the Norman Conquest in 1066 through to the succession of the Tudor dynasty in 1485.
Movement:	how people and goods move around – on foot, by bike, car, bus, train or lorry.

Term	Explanation
Non-designated heritage asset:	a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, but which does not have the degree of special interest that would merit designation at the national level, e.g. listing.
Pitched roof:	a roof with sloping sides meeting at a ridge. Include m-shaped roofs, hipped roofs and semi-hipped.
Pointing:	fill and finish the junction between masonry.
Preserve:	to keep safe from harm (HE, Conservation Principles, 2008, 72).
Public realm:	the publicly-accessible space between buildings – streets, squares, quaysides, paths, parks and gardens – and its components, such as pavement, signage, seating and planting.
Render:	a material (such as aggregate or stucco plaster) added to the face of a wall to create a uniform decoration.
Repair:	work beyond the scope of maintenance, to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving restoration or alteration (HE, Conservation Principles, 2008, 72).

## Section 9.0: Further Information

Term	Explanation
Roofscape:	the 'landscape' of roofs, chimneys, towers etc.
Sash Window:	fixed or moveable (often sliding) window. Scale – Proportion, size or extent usually in relation to surrounding structures.
Scale:	proportion, size or extent usually in relation to surrounding structures.
Significance (in heritage policy):	the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. (NPPF, 2018, 71).
Sill:	stone beam below the opening of a window.
Setting:	the aspects of the surroundings of an historic building, structure, landscape, site, place, archaeology or conservation area that contribute to its significance.
Significance:	the special historical, architectural, cultural, archaeological or social interest of a building, structure, landscape, site, place or archaeology – forming the reasons why it is valued.

Term	Explanation
Slate:	thin fissile roofing material of fine grain. Often lustrous or micaceous in finish. May derive from Wales or Cumbria
Streetscape:	the 'landscape' of the streets – the interaction of buildings, spaces and topography (an element of the wider townscape, see below).
Stucco:	see render
Townscape	the 'landscape' of towns and villages – the interaction of buildings, streets, spaces and topography.
Value:	an aspect of worth or importance, here attached by people to qualities of places (HE, Conservation Principles, 2008, 72).
Venetian window (sometimes referred to as a Palladian window):	large decorative window surmounted with a semi-circular arch.
Vernacular:	traditional forms of building using local materials.
Victorian:	the architectural style between 1837 and 1901, i.e. during the reign of Queen Victoria.



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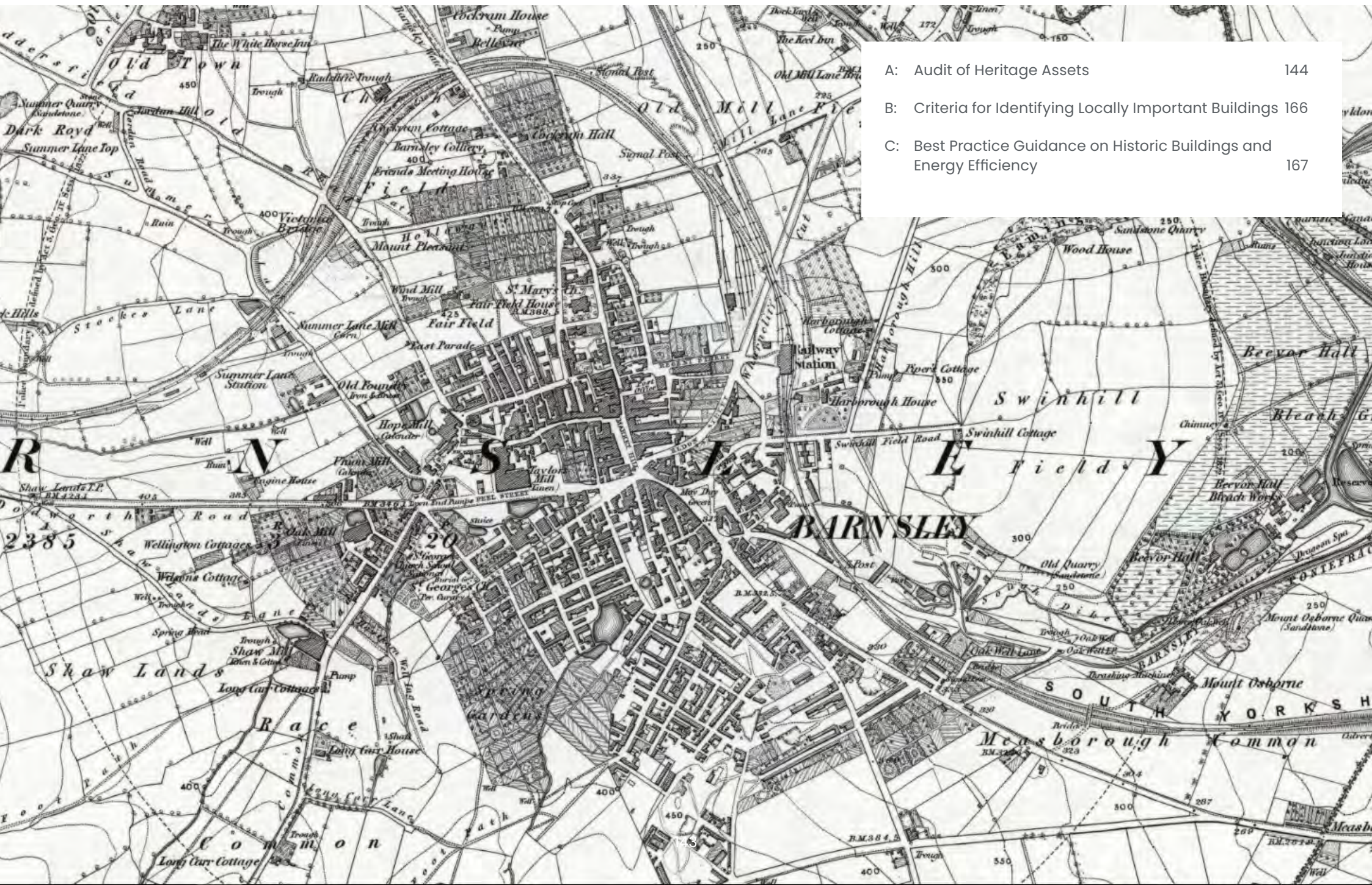
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# Appendix A: Audit of Heritage Assets

## Designated heritage assets within the conservation area

Address / Building Name	1 and 3, Peel Square
Character Area	3
Status	Listed Building Grade II
Use	Commercial
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1151160">https://historicengland.org.uk/listing/the-list/list-entry/1151160</a>
Brief History	Constructed 1857, both premises occupied by a variety of tailoring and clothes business in the nineteenth century. No.1 was a printers and stationers early twentieth century, dairy store in the mid-twentieth century and No.3 a variety of retail stores. A bank occupies the three bays adjoining its corner site.
Brief Description	Seven bays, three-storeys, dressed stone with Welsh slate roof. Modillion cornices. Italianate style. Carriage entrance to centre-right. Modern shop fronts to left. Blocked windows with cash machines to right.
Condition	Good
Issues / Opportunities / Recommendations	Replace modern shop fronts with more traditional design. Install more appropriately designed timber gates to carriage entrance, potentially retaining security gates behind.



Address / Building Name	12 and 14, Market Hill
Character Area	3
Status	Listed Building Grade II
Use	Commercial
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1286924">https://historicengland.org.uk/listing/the-list/list-entry/1286924</a>
Brief History	Eighteenth century construction. No.12 Various chemist businesses throughout nineteenth century to late twentieth century; No.14 was a tobacconist and other retail uses and later hospitality in late twentieth century.
Brief Description	Four-storeys, three-bays with modern shop fronts. Four-pane sash windows, those to third floor being square. First- and second-floor sill bands.
Condition	Good
Issues / Opportunities / Recommendations	Investigate staining to stonework on right-hand front elevation for potential blocked gutter.  Install more traditional shop front to left hand retail unit.





## Appendix A: Audit of Heritage Assets

Address / Building Name	13 and 15, Regent Street
Character Area	4
Status	Listed Building Grade II
Use	Commercial
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1191966">https://historicengland.org.uk/listing/the-list/list-entry/1191966</a>
Brief History	Early nineteenth century Former town house. Professional services occupants from late nineteenth century.
Brief Description	Stone. Welsh slate roof. Three-storeys, attic and basement to rear due to sloping ground. Three-bays by Three-bays on corner site. Central doorway (No.15) has panelled jambs, frieze and cornice. A tripartite window to each side. Sash windows to first and second floors with raised sills.
Condition	Good
Issues / Opportunities / Recommendations	Advertising decals to tripartite window.



Address / Building Name	14 and 16, Regent Street
Character Area	4
Status	Listed Building Grade II
Use	Commercial
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1191936">https://historicengland.org.uk/listing/the-list/list-entry/1191936</a>
Brief History	Constructed c.1852. Town houses nineteenth century, professional services twentieth century.
Brief Description	Dressed stone. Welsh slate roof. Two-storeys. Each house is of three-bays with entrances to left and right,
Condition	Good
Issues / Opportunities / Recommendations	Unattractive signage attached to building facade



## Appendix A: Audit of Heritage Assets

Address / Building Name	15, Market Hill
Character Area	3
Status	Listed Building Grade II
Use	Commercial
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1191744">https://historicengland.org.uk/listing/the-list/list-entry/1191744</a>
Brief History	Early to mid-nineteenth century construction. Site of Wire Drawing Works for majority of nineteenth century. Later retail, now pub.
Brief Description	Coursed squared rubble. Welsh slate roof. Three-storeys. Single-bay gable frontage. Large, altered square-headed first-floor window. Three-light second-floor window. Pediment-gable with lunette.
Condition	Good
Issues / Opportunities / Recommendations	None noted



Address / Building Name	16, Market Hill
Character Area	3
Status	Listed Building Grade II
Use	Commercial
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1151157">https://historicengland.org.uk/listing/the-list/list-entry/1151157</a>
Brief History	Mid-late eighteenth century construction. Printers in nineteenth century, WH Smith for majority of twentieth century
Brief Description	Shop premises. Squared coursed rubble. Welsh slate roof. Four-storeys, two-bays. Quoins. Shop front to ground floor. Sash windows to upper floors
Condition	Good
Issues / Opportunities / Recommendations	Metal roller shutters.





## Appendix A: Audit of Heritage Assets

Address / Building Name	17, 21 and 23, Regent Street
Character Area	4
Status	Listed Building Grade II
Use	Commercial
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1315039">https://historicengland.org.uk/listing/the-list/list-entry/1315039</a>
Brief History	Early to mid nineteenth century construction. Houses, some used as offices from nineteenth century. Door to No.19 infilled with sash window at later date.
Brief Description	Dressed stone. Welsh slate roof. Two-storeys. Each house is of two-bays and has entrance to right with panelled jambs and triangular pediment, the doorway to No.19 now part-blocked with window.
Condition	Good
Issues / Opportunities / Recommendations	Window vinyls could be more sensitive.



Address / Building Name	23, Church Street
Character Area	2
Status	Listed Building Grade II
Use	Vacant
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1315006">https://historicengland.org.uk/listing/the-list/list-entry/1315006</a>
Brief History	Early nineteenth century. Originally a house then part of bank.
Brief Description	Welsh slate roof. Three-storeys, three-bays. Windows in plain, raised surrounds, with recent casements.
Condition	Fair
Issues / Opportunities / Recommendations	Vacant. Risk of decline.



## Appendix A: Audit of Heritage Assets

Address / Building Name	41-43 Church Street
Character Area	1
Status	Listed Building Grade II
Use	Commercial
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1435194">https://historicengland.org.uk/listing/the-list/list-entry/1435194</a>
Brief History	First erected 1455 as hall house. Cross wing added 1464. Altered and truncated in mid-eighteenth century due to realignment of Church St. Restoration in 2002
Brief Description	Single-storey, two-bay shop frontage with slate roof to Church Street. Remains of timber framed hall house fabric behind.
Condition	Good
Issues / Opportunities / Recommendations	Further interpretation of surviving medieval secular building in Barnsley.



Address / Building Name	5 and 7, Regent Street
Character Area	4
Status	Listed Building Grade II
Use	Commercial
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1191959">https://historicengland.org.uk/listing/the-list/list-entry/1191959</a>
Brief History	Dated 1867. Solicitors firm from 1890.
Brief Description	Welsh slate roof. Free Classical style. Three-storeys. Terraced façade, each property of two-bays. Each has entrance to right with fanlight.
Condition	Good
Issues / Opportunities / Recommendations	None





## Appendix A: Audit of Heritage Assets

Address / Building Name	5 Peel Square
Character Area	3
Status	Listed Building Grade II
Use	
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1191881">https://historicengland.org.uk/listing/the-list/list-entry/1191881</a>
Brief History	White Hart Public House and White Hart Yard appear on 1850 town plan. This building dates to late nineteenth century formerly White Hart Hotel.
Brief Description	Ashlar. Welsh slate roof. Three-storeys, three-bays. Italianate style.
Condition	Good
Issues / Opportunities / Recommendations	None noted



Address / Building Name	8 and 10, Regent Street, 2, Eastgate
Character Area	4
Status	Listed Building Grade II
Use	Commercial
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1191920">https://historicengland.org.uk/listing/the-list/list-entry/1191920</a>
Brief History	Dated 1895, Prudential and various professional occupants.
Brief Description	Ashlar. Welsh slate roof. Free classical style. Three-storeys. Six-bays to Regent Street, five-bays to Eastgate. canted oriel windows. Eastgate elevation has an elliptical-arched carriage entrance
Condition	Good
Issues / Opportunities / Recommendations	Potential to improve appearance through replacement of modern windows with more appropriate sliding sashes.



## Appendix A: Audit of Heritage Assets

Address / Building Name	9, Regent Street
Character Area	4
Status	Listed Building, Grade II
Use	Residential
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1151123">https://historicengland.org.uk/listing/the-list/list-entry/1151123</a>
Brief History	Former council offices dating to c.1880, now residential.
Brief Description	Classical style. Three-storeys with roof extension. Five-bays to Royal Street, one rounded corner bay and four-bays to Regent Street.
Condition	Good
Issues / Opportunities / Recommendations	None noted



Address / Building Name	Barnsley War Memorial
Character Area	2
Status	Listed Building Grade II*
Use	Memorial
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1151144">https://historicengland.org.uk/listing/the-list/list-entry/1151144</a>
Brief History	Designed by architect William Thomas Curtis and with sculpture by John Tweed, unveiled on 11 October 1925 by General Sir Charles Harington and dedicated by the Dean of York, Reverend Dr Foxley Norris. Built by Messrs John Robinson and Messrs George Haigh, it cost c.£5,500.
Brief Description	2.4m tall bronze statue atop a massive sandstone pylon. Pylon has a large square capstone and recessed angles, a heavy rectangular base and moulded plinth.
Condition	Good
Issues / Opportunities / Recommendations	None noted





## Appendix A: Audit of Heritage Assets

Address / Building Name	Church of St Mary
Character Area	1
Status	Listed Building Grade II*
Use	Place of Worship
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1315008">https://historicengland.org.uk/listing/the-list/list-entry/1315008</a>
Brief History	Originally Norman church, all but the c.1400 tower rebuilt 1822. Interior restored 1870 by George Frederick Bodley, gothic revivalist. Further alterations by Wade and Turner 1885. The church is also home to the War Memorial Chapel, dedicated in 1922, which features a unique hexagonal, highly decorative timber pillar, with names of the fallen inscribed on six panels. The church celebrated its bicentenary and the centenary of the War Memorial Chapel in 2022, with a project to display the King's Colours for the Barnsley Pals (13th and 14th Battalions of the York and Lancaster Regiment) and the commissioning of a blue plaque.
Brief Description	The tower is of deeply-coursed rubble, the rest ashlar. Welsh slate roof. Perpendicular west tower, the rest is in early English style.
Condition	Good
Issues / Opportunities / Recommendations	Potential to improve views through tree management. Anti-social behaviour noted, with possible security risk.



Address / Building Name	Former Yorkshire Penny Bank
Character Area	3
Status	Listed Building Grade II
Use	Commercial
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1191723">https://historicengland.org.uk/listing/the-list/list-entry/1191723</a>
Brief History	Originally Yorkshire Penny Bank, built 1903. Extended 1924.
Brief Description	Ashlar, slate roof. Free classical style. Three-storey building has three-bays to Market Hill, one corner bay, and seven-bays to Eldon Street. Parapet with clock turret over corner bay.
Condition	Good
Issues / Opportunities / Recommendations	Commercial signage could be more sensitive to the historic building and conservation area.



## Appendix A: Audit of Heritage Assets

Address / Building Name	Gatepiers and walls to the Church of St Mary
Character Area	1
Status	Listed Building Grade II
Use	Ancillary to church,
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1151145">https://historicengland.org.uk/listing/the-list/list-entry/1151145</a>
Brief History	Thought to be early nineteenth century. May be contemporary with 1822 works to church.
Brief Description	Gatepiers and walls to church. Ashlar. Pair of large ashlar chamfered square gatepiers with bases, moulded caps and iron overthrow. Small vestry gateway with iron overthrow.
Condition	Good
Issues / Opportunities / Recommendations	None noted



Address / Building Name	K6 Telephone Kiosk outside No.13
Character Area	2
Status	Listed Building Grade II
Use	Art Installation
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1151130">https://historicengland.org.uk/listing/the-list/list-entry/1151130</a>
Brief History	1935 Gilbert Scott design.
Brief Description	K6 type telephone kiosk.
Condition	Good
Issues / Opportunities / Recommendations	None noted





## Appendix A: Audit of Heritage Assets

Address / Building Name	K6 Telephone Kiosk outside Nos.19-21
Character Area	2
Status	Listed Building Grade II
Use	Art installation
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1151131">https://historicengland.org.uk/listing/the-list/list-entry/1151131</a>
Brief History	1935 Gilbert Scott design.
Brief Description	K6 type telephone kiosk.
Condition	Good
Issues / Opportunities / Recommendations	None noted



Address / Building Name	Piers and Railings of the Town Hall, including steps
Character Area	2
Status	Listed Building Grade II
Use	Boundary
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1315007">https://historicengland.org.uk/listing/the-list/list-entry/1315007</a>
Brief History	1933 with landscaping around new town hall. By Briggs and Thornely of Liverpool
Brief Description	Square, panelled Portland stone piers, dwarf walls and heavy cast-iron railings, with round fluted bars, square bosses, pineapple finials and round rails.
Condition	Good
Issues / Opportunities / Recommendations	None noted



## Appendix A: Audit of Heritage Assets

Address / Building Name	Queens Court Business Centre and attached railings to front
Character Area	4
Status	Listed Building Grade II
Use	Educational
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1286809">https://historicengland.org.uk/listing/the-list/list-entry/1286809</a>
Brief History	Former Queens Hotel. Grand Victorian Hotel, built in phases from late 1860s, fully opened 1874. Located between rail stations and the bus station. Designed by local architects Wade and Turner. Hotel closed 2004.
Brief Description	Neo classical, ashlar. Three-storeys with attic and basement. Seven-bays to Regent Street, three-rounded corner bays, three-bays to Eldon Street.
Condition	Good
Issues / Opportunities / Recommendations	Inactive frontage - opportunity for focal point/interpretation at arrival from station.



Address / Building Name	The Civic Hall, including 44a, 46, 48, 52, 54 and 56 Eldon Street
Character Area	7
Status	Listed Building Grade II
Use	Public building.
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1151151">https://historicengland.org.uk/listing/the-list/list-entry/1151151</a>
Brief History	Opening 1878, originally the Barnsley Mechanics Institute and Public Hall, it was built by Henry Harvey in 1877 at a cost of £26,000 (£3.1m in 2022). The institute was designed to support the town's working population in accessing education and supporting social advancement. Harvey gifted the institute to the council in 1890 to become Barnsley's first free public library. Various twentieth century used, refurbished 2020s.
Brief Description	Ashlar, four-storey, seven-bays. Baroque style.
Condition	Good.
Issues / Opportunities / Recommendations	None noted





## Appendix A: Audit of Heritage Assets

Address / Building Name	The Courthouse Station, 24 Regent Street
Character Area	4
Status	Listed Building Grade II
Use	Commercial
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1151122">https://historicengland.org.uk/listing/the-list/list-entry/1151122</a>
Brief History	1861 by Reeves. Briefly courthouse building then used as part of railway station 1870–1962. Now hospitality.
Brief Description	Ashlar. Welsh slate roof. Two-storeys and attic. Italianate style. Six-by-five bays, on corner site.
Condition	Good
Issues / Opportunities / Recommendations	None noted



Address / Building Name	The Old Courthouse, 12 Regent Street
Character Area	4
Status	Listed Building Grade II
Use	Commercial
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1151121">https://historicengland.org.uk/listing/the-list/list-entry/1151121</a>
Brief History	Replaced former courthouse on Regent Street that became railway station. Mostly paid for by Midland Railway. Opened 1871, designed by Thomas Charles Sorby.
Brief Description	Ashlar. Welsh slate roof. Italianate style. Two-storeys and basement. Entrance to right in Doric portico. Ionic colonnade to first floor with five central round-arched and balustraded windows.
Condition	Good
Issues / Opportunities / Recommendations	External signage of low quality. Bird netting is also intrusive with opportunity to explore more sensitive options.



## Appendix A: Audit of Heritage Assets

Address / Building Name	The Old No.7 Public House
Character Area	3
Status	Listed Building Grade II
Use	Commercial
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1151158">https://historicengland.org.uk/listing/the-list/list-entry/1151158</a>
Brief History	Previously The Temple of the Muses, used by wine merchant G. Carter & Sons and as an ironmongers shop and printer's workshop. 1715 public house. Wooden porch added 1996.
Brief Description	Painted ashlar with slate roof. Three-storeys. Three-bays, that to left slightly set back. Round-arched passage entrance in left bay. Projecting porch in central bay. Windows, on sill bands, to upper floors, central upper floor shuttered.
Condition	Good.
Issues / Opportunities / Recommendations	None.



Address / Building Name	The Old Post Office (Between Nos.3 and 5)
Character Area	4
Status	Listed Building Grade II
Use	Vacant
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1315038">https://historicengland.org.uk/listing/the-list/list-entry/1315038</a>
Brief History	Opened as post office, 21 December 1882. Heightened to 3 storeys in 1903-04.
Brief Description	Ashlar façade with brick sides. Welsh slate roof. Italianate style. Three storeys. Symmetrical four-bay façade. Deep modillioned cornice.
Condition	Good
Issues / Opportunities / Recommendations	Use required, risk of decline.





## Appendix A: Audit of Heritage Assets

Address / Building Name	The White Bear
Character Area	2
Status	Listed Building Grade II
Use	Commercial
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1151142">https://historicengland.org.uk/listing/the-list/list-entry/1151142</a>
Brief History	Eighteenth century coaching inn located adjacent to post office. Renamed Royal Hotel following a visit from princess Victoria in 1835. Boarding point for the horse-bus to Cudworth Station before the opening of the Courthouse Station.
Brief Description	Painted, dressed stone. Welsh slate roof. Plate glass sashes. Seven-bays, three-storeys. Original carriage archway now blocked. Central doorway twentieth century.
Condition	Good
Issues / Opportunities / Recommendations	None noted



Address / Building Name	Town Hall
Character Area	2
Status	Listed Building Grade II
Use	Public Building
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1151143">https://historicengland.org.uk/listing/the-list/list-entry/1151143</a>
Brief History	Designed by Biggs and Thornley Architects, Liverpool. Opened 1933 by Edward, Prince of Wales. Design of central tower changed during construction to reduce costs.
Brief Description	Portland stone. Classical. Rusticated ground floor. Three-storeys. 21-bays to front, 8,5,8 bays, Central balcony with Corinthian columns. Central clock tower.
Condition	Good.
Issues / Opportunities / Recommendations	None noted



## Appendix A: Audit of Heritage Assets

Address / Building Name	Warehouse Building (The Garrison), George Yard
Character Area	5
Status	Listed Building Grade II
Use	Commercial
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1191618">https://historicengland.org.uk/listing/the-list/list-entry/1191618</a>
Brief History	Late eighteenth century or early nineteenth century linen warehouse, later public house. converted or extended in the later nineteenth century
Brief Description	Tooled stone. Three- storeys, seven-bays. Main entrance bay five, the entrance in bay two and ground-floor windows to bays four and six are of the 1873 date and are of more finely-dressed stone. The main entrance is round-arched with pointed hoodmould and has a beehive motif with foliage support. Large twentieth century entrance to left. Bay three has loading-door with hoist to first floor. Assorted casements and sashes with glazing bars and plain surrounds to first and second floors.
Condition	Good
Issues / Opportunities / Recommendations	None noted



Address / Building Name	Yorkshire Bank, Peel Square, including No.19 Market Hill
Character Area	3
Status	Listed Building Grade II
Use	Commercial
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1191865">https://historicengland.org.uk/listing/the-list/list-entry/1191865</a>
Brief History	Built 1857 with adjoining Peel Square Terrace. Originally Coach and Horses Hotel replacing an earlier public house on the same site. Became a bank in 1912. Market hill elevation truncated in twentieth century to build Lloyds bank.
Brief Description	Ashlar. Welsh slate roof. Three-storeys and attics. Two-bays to Peel Square, one round corner bay with cupola, four-bays to Market Hill plus a further single bay and a rounded corner bay which both belong to No.19. Italianate style.
Condition	Good
Issues / Opportunities / Recommendations	None noted





# Appendix A: Audit of Heritage Assets

## Designated and non-designated heritage assets within recommended extensions

Address / Building Name	Cass's Warehouse
Character Area	Within possible extension to Character Area 2
Status	Listed Building Grade II
Use	Commercial
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1151124">https://historicengland.org.uk/listing/the-list/list-entry/1151124</a>
Brief History	Former linen warehouse. Early to mid-nineteenth century
Brief Description	Hammer-dressed stone, ashlar plinth. Twentieth century pantile roof. Three-storeys. Three-by-six-bays. Symmetrical Three-bay front to road.
Condition	Fair/Poor
Issues / Opportunities / Recommendations	Overall poor condition, blocked/boarded openings, entrance way, signage, and street frontage.



Address / Building Name	Former Carriage House to Cass's Warehouse
Character Area	Within possible extension to Character Area 2
Status	Listed Building Grade II
Use	Commercial
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1286819">https://historicengland.org.uk/listing/the-list/list-entry/1286819</a>
Brief History	Former carriage house to Cass's Warehouse
Brief Description	Hammer-dressed stone. Twentieth century pantile roof. Two-storeys. Five-bays, the centre three breaking forward slightly and surmounted by pediment with lunette. Central carriage entrance with shallow elliptical arch. Small oculus to each side. Band between floors. Three first-floor windows with twentieth century casements to centre break. Side bays each have a circular pitching hole. Hipped roof. One truncated ridge stack.
Condition	Poor
Issues / Opportunities / Recommendations	Overall condition, modern metal shutters to ground floor openings, boarded and uPVC windows.



## Appendix A: Audit of Heritage Assets

Address / Building Name	Old West Riding Court House
Character Area	Within possible extension to Character Area 2
Use	Council offices
Brief History	Built 1879 as Court House. Adjacent Superintendent's House and cells appear on 1850 OS as 'New Prison'.
Brief Description	Court house; stone, slate roof, single central stack. Three-storeys, five-bays to Westgate eight-bays two-storeys with turret to St. Mary's Place. Arched entranceway and door.
Condition	Good
Significance	Surviving example of courthouse with group value with the superintendents house and cells behind. The cells are now in a dilapidated condition.



Address / Building Name	Former Chambers Public House, Peel Square
Character Area	Within possible extension to Character Area 3
Use	Former pub now vacant
Brief History	Former Chronicle building, 1877, later occupied by the Barnsley Coffee Tavern Company, with the ground floor used for banking.
Brief Description	Gothic revival style with a touch of Scot Boronial in a prominent position overlooking Peel Square with corner turret.
Condition	Fair
Significance	Rare and elegant example of Gothic revival / Scots Boronial in central Barnsley and a prominent building on Pitt Square with historical associations with the Barnsley Chronicle.





## Appendix A: Audit of Heritage Assets

Address / Building Name	The Drill Hall
Character Area	Within possible extension to Character Area 1
Use	Commercial
Brief History	Built 1897 as a Drill Hall at a cost of £4,300 raised by public subscription. Converted by Barnsley Chronicle for office and storage use in the 1990s.
Brief Description	Stone, slate roof. Two-storeys, 11-bays, centre five breaking forward slightly and surmounted by crenelated pediment. Stone. Central doorway with altered arch headed window above. Date on pediment. Modern casements. The overall impression is of an unusual building with Neo-Baroque or Scots Baronial with Cassical, Gothick and Tudor influences.
Condition	Fair
Significance	Unusual surviving example of a drill hall; although altered internally, it still retains its original structural integrity, although it has inappropriate uPVC windows



Address / Building Name	Barnsley College, Church Street
Character Area	2
Use	Education
Brief History	Former College of Mining and Technology built 1929-1932 by Briggs & Thornely.
Brief Description	Portland stone and brick with similar treatment to the adjacent Town Hall Three storeys above basement. Entrance up steps from Church Street. Enriched railings. Replacement windows.
Condition	Good
Significance	Fine example of a twentieth century building which provides an interesting balance with the adjacent Town Hall. By the same architects as the Town Hall and also significant for its connections to the mining industry.



## Appendix A: Audit of Heritage Assets

Address / Building Name	Cooper Art Gallery, Church Street
Character Area	1
Use	Art gallery
Brief History	Originally a Grammer School founded in 1660 it was rebuilt in 1769. Converted into an Art Gallery in 1912-1914 the gift of Samuel Cooper, who established the collection. Refurbished and extended in modern period.
Brief Description	Two-storeys, three-bay domestic scale. Larger first floor windows light a single space. Baroque decorative porch. Canted glass windows to the ground floor part of 2000-2001 refurbishment.
Condition	Good
Significance	High social and associative value as a former school and art gallery, founded by Cooper a wealthy industrialist who established the collection.



Address / Building Name	Newman Bond Solicitors, 35 Church St
Character Area	1
Use	Offices
Brief History	Late nineteenth century former school master's house to adjacent grammar school.
Brief Description	Stone, two-and-a-half-storey and four-bays, neo-mannerist with dormer windows and many extant metal or leaded windows.
Condition	Good
Significance	Fine late nineteenth century building in unusual mannerist style, associated with former Grammer School.





## Appendix A: Audit of Heritage Assets

Address / Building Name	NatWest Bank, 26-28 Market Hill
Character Area	3
Use	Bank
Brief History	Former Sheffield Banking Company, 1913, on the site of the Kings Head Hotel.
Brief Description	Fine ashlar, neo-classical Giant order with finely carved doorcase and ground floor windows. Three-storeys
Condition	Good
Significance	Fine addition to the lower end of Market Hill, and part of a run of classical-style commercial buildings. Additional group value with nearby former banks.



Address / Building Name	Nos.32 and 34
Character Area	7
Use	Retail
Brief History	Built in the 1890s as Benjamin Harral's famous Ring Shop, a jewellers and repair shop. Harral also built adjacent No.38 and his workshops were extended across the first and second floors, whilst renting out the ground floor shop units. The store finally closed in the 1980s.
Brief Description	Three-storeys and four-bays with arched parapet. Painted frontage under restoration. Third floor large arched windows with key stones indicates workshops Large projecting clock on the first floor and unusual, projecting curved window to the right of the clock formerly featured a time ball which would drop at 11.00am each day. Retains timber sashes and casements. Early to mid-twentieth century shopfront.
Condition	Façade restorations as part of High Street HAZ
Significance	Important building in the history of Eldon Street and the wider town.



## Appendix A: Audit of Heritage Assets

Address / Building Name	Nos.12-18 Eldon Street
Character Area	7
Use	Retail
Brief History	Former YMCA built in 1909. The building was designed to include a kitchen, lounge and social area on the first floor, below reading rooms, a meeting room, billiard room, games rooms. and a dark room studio. A lecture hall on the ground floor, behind the shops, doubled up as a gymnasium. Skylights were used to let in natural light. Overall, the building was designed to help young men to develop healthy 'body, mind and spirit'. Ground floor formerly featured elegant, curved windows to its shopfront.
Brief Description	Ashlar and slate roof with roof lights. Three-storeys and seven-bays with central third floor window rising into pediment. Baroque influence. The pegs which formerly held projecting letters reading 'Young Men's Christian Association' can still be seen.
Condition	Façade and shop front restorations as part of High Street HAZ
Significance	Important building in the history of Eldon Street and the wider town.

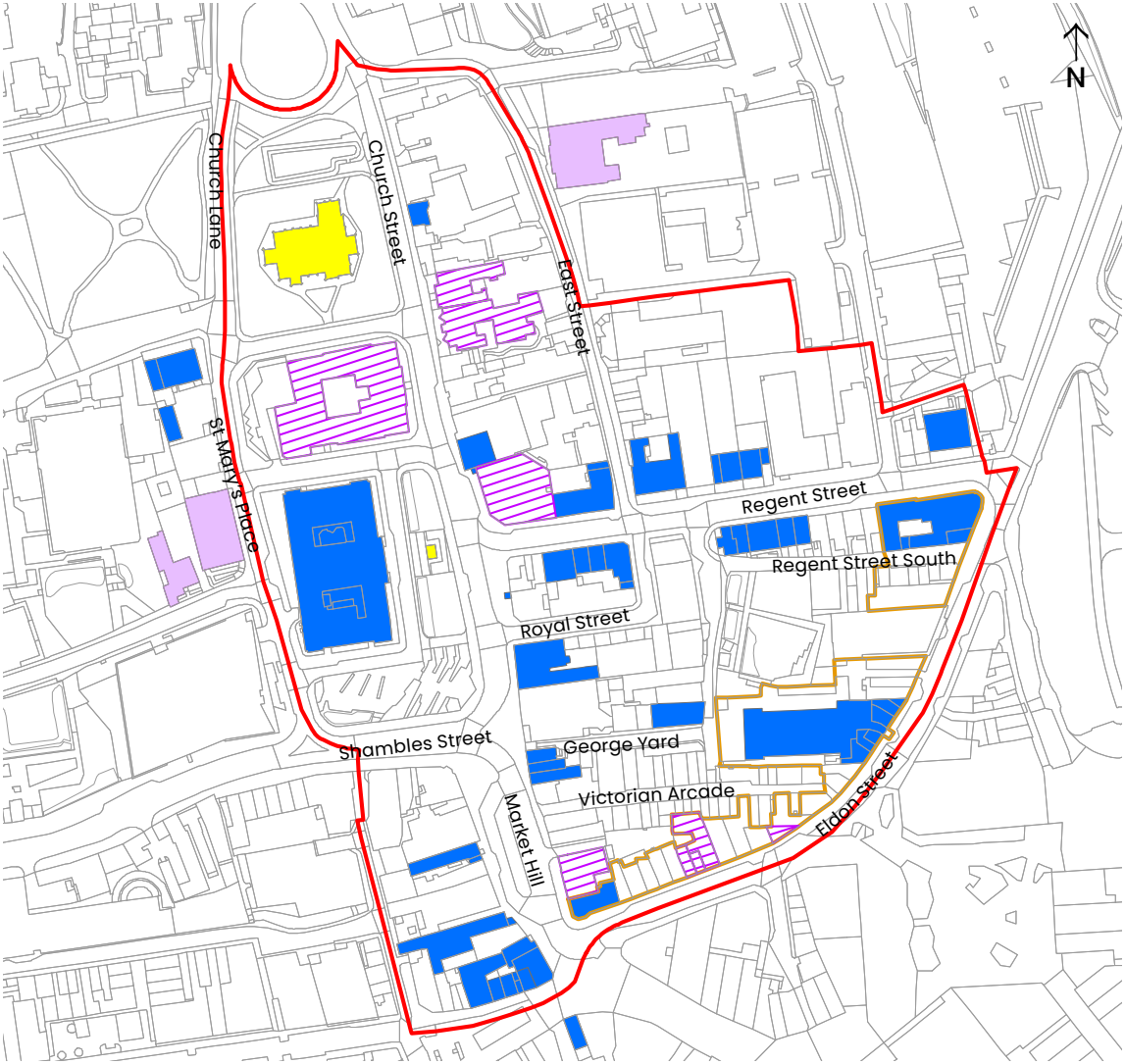




Designated and Non-Designated Heritage Assets

- Conservation Area Boundary
- Locally Listed
- Suggested Additions to Local List
- Heritage Action Zone
- Grade II\*
- Grade II

This plan is not to scale



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## Appendix B: Criteria for Identifying Locally Important Buildings

This section identifies buildings which are not nationally listed but are locally important because they contribute to local character and distinctiveness in terms of their history, architecture and streetscape value. Councils (borough, town or parish) have the power to designate unlisted buildings of this nature as 'Locally Listed Buildings'. Barnsley Borough has a local list, although none currently are located within the Conservation Area. The Council continue to encourage new nominations and it is hoped the locally important buildings identified here would be suitable for inclusion on the Local List. They are 'non-designated heritage assets' which have a degree of heritage significance meriting consideration in planning decisions and therefore the Council will consider the heritage value of the buildings when determining planning applications for change.

Criteria from Historic England's *Conservation Area Appraisal, Designation and Management* (2017) and *Local Heritage Listing* (2021) for identifying positive contributors and locally listed buildings were used for reference.

Criteria included:

- Building type or use;
- Age;
- Rarity;
- Architectural and artistic interest;
- Group value;
- Archaeological interest;
- Historic interest;
- Landmark status;
- Association with a particular architect, designer, local people or events;
- Consistency with other building types and architectural styles or materials in the conservation area;
- Links with other buildings in the vicinity;
- Contribution to the setting of a designated heritage asset;
- Contribution to open spaces and landscape;
- Illustration of the development or layout of the settlement; and
- Contribution to the character and appearance of the area.



## Appendix C: Best Practice Guidance on Historic Buildings and Energy Efficiency

Physical changes to buildings should be guided by Historic England's extensive advice regarding historic buildings and energy efficiency, including advice on cutting carbon emissions, upgrading windows and introducing renewable energy technologies:

- Energy Efficiency and Traditional Homes, Advice Note 14. This advice note considers energy efficiency improvements to traditional homes that are heritage assets. The importance of the "whole building approach" lies at the heart of the advice note, which seeks the best balance between saving energy, maintaining a healthy indoor environment and sustaining heritage significance, all by understanding the building in its context. <https://historicengland.org.uk/images-books/publications/energy-efficiency-and-traditional-homes-advice-note-14/>
- Energy Efficiency and Historic Buildings: How to Improve Energy Efficiency. This guidance is for anyone who wishes to improve energy efficiency in an historic building. It is underpinned by the "whole building approach" and provides guidance on ensuring energy-efficiency measures are suitable, robust, well-integrated, properly coordinated and sustainable. Section 3 is particularly useful in summarising practical energy efficiency improvements and considers their respective benefits, costs and technical risks. <https://historicengland.org.uk/images-books/publications/eehb-how-to-improve-energy-efficiency/>
- Traditional Window: their care, repair and upgrading. This useful guidance is aimed at building professionals and property owners and provides detailed technical advice on the maintenance, repair and thermal upgrading of windows as well as on their replacement. <https://historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/>
- Modifying Historic Windows as Part of Retrofitting Energy-Saving Measures. This advice sets out Historic England's position and advice on the care and repair of old windows and improving their thermal performance both within Listed Buildings and conservation areas.  
  
Historic England encourage owners to conserve significant historic windows wherever possible; repair, maintenance and adaption are often more sustainable than replacement. <https://historicengland.org.uk/advice/technical-advice/retrofit-and-energy-efficiency-in-historic-buildings/modifying-historic-windows-as-part-of-retrofitting-energy-saving-measures/>
- Energy Efficiency and Historic Buildings: Solar Electric (Photovoltaics). This guidance describes different solar panels available and provides advice on minimising the potential damage to fabric and the visual impact of a renewable installation. It sets out that steps should be carried out to cut energy consumption prior to consideration of installation of renewables in line with a 'whole building approach'. <https://historicengland.org.uk/images-books/publications/eehb-solar-electric/heag173-eehb-solar-electric-photovoltaics/>
- How to Save Energy in an Older Home. This provides information on saving on energy bills or cutting carbon emissions for people living in older buildings, listing options and considering their benefits, costs and risks. <https://historicengland.org.uk/advice/your-home/energy-efficiency/making-changes-to-save-energy/>
- Other useful guidance is provided by:  
  
The Society for the Protection of Ancient Buildings (SPAB), which carries out periodical research relating to energy efficiency in old buildings and prepares briefings, research reports and advice on the subject, encouraging the holistic understanding of a building, how it performs, how it is used and how it is inhabited prior to making interventions. <https://www.spab.org.uk/advice/energy-efficiency-old-buildings>  
  
The Building Conservation website, which features a useful article, Retrofit in Heritage Buildings. The article stresses the importance of the 'whole building approach', when improving the energy performance of buildings, to enable informed decisions to be taken. <https://www.buildingconservation.com/articles/retrofit-heritage-buildings/retrofit-heritage-buildings>

