

FORMER BARNESLEY PERMANENT BUILDING SOCIETY
HEAD OFFICE, CHURCH STREET / REGENT STREET,
BARNESLEY, SOUTH YORKSHIRE S70 2EE

HISTORIC BUILDING RECORDING
(GROUND FLOOR)



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On behalf of

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**HISTORIC BUILDING RECORDING (GROUND FLOOR)
FORMER BARNSELY PERMANENT BUILDING SOCIETY HEAD OFFICE,
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CONTENTS

EXECUTIVE SUMMARY

1	INTRODUCTION.....	1
2	HISTORICAL BACKGROUND.....	5
3	ARCHAEOLOGICAL AND ARCHITECTURAL DESCRIPTION	8
4	DISCUSSION AND CONCLUSIONS.....	14
5	BIBLIOGRAPHY.....	15
6	ACKNOWLEDGEMENTS.....	16

APPENDICES

- 1 EDAS Photographic Catalogue
- 2 EDAS Written Scheme of Investigation

LIST OF FIGURES

- 1 General site location
- 2 Detailed site location
- 3 Pre-demolition plans
- 4 Demolition plans
- 5 1934-35 ground floor plan
- 6 1934-35 street frontage elevations
- 7 Account of opening ceremony
- 8 Photographs from 1953 centenary publication
- 9 1937-38 aerial photographs
- 10 Existing ground floor plan

LIST OF PLATES

- 1 General view of building, looking NE (photo 677).
- 2 General view of building in its setting, looking E across Church Street with war memorial in foreground (photo 661).
- 3 West elevation, looking E across Church Street (photo 662).
- 4 West elevation, staff entrance at north end, looking SE (photo 719).
- 5 West elevation, inserted entrance, looking SE (photo 716).
- 6 West elevation, foundation stone, looking E (photo 714).
- 7 South-west corner, main entrance, looking NE (photo 678).
- 8 South-west corner, doorway to main entrance, looking NE (photo 703).
- 9 South-west corner, main entrance, door knob, looking E (photo 712).
- 10 South-west corner, geometric design to main doorway, looking NE (photo 708).
- 11 South-west corner, capital detail to main entrance, looking NE (photo 683).
- 12 South-west corner, general view of main entrance, looking NE (photo 681).
- 13 South elevation, looking NW (photo 688).
- 14 South elevation, vent detail, looking N (photo 692).
- 15 South elevation, vent, looking N (photo 695).
- 16 South elevation, opening commemoration stone, looking N (photo 701).
- 17 South elevation, window detail, looking N (photo 700).
- 18 South elevation, window and vent detail, looking N (photo 699).
- 19 Rear elevation, main part, looking SW (photo 726).
- 20 Rear elevation, central section, looking SW (photo 731).
- 21 Lobby (GF17), original frieze and coving, looking S (photo 789).
- 22 Lobby (GF17), door to basement, looking SE (photo 786).
- 23 Entrance hall (GF1), stairs, looking NW (photo 989).
- 24 Entrance hall (GF1), balustrade to stairs, looking NW (photo 774).
- 25 Entrance hall (GF1), blocked access to banking hall and general office (GF2), looking NE (photo 781).
- 26 Entrance hall (GF1), stairs and lift shaft, looking SE (photo 990).
- 27 Entrance hall (GF1), directors and officers plaque, looking NW (photo 758).
- 28 Modern office (GF4), view to inserted entrance, looking W (photo 909).
- 29 Modern office (GF4), detail of original terrazzo floor, looking NE (photo 913).
- 30 Modern office (GF16), octagonal panelled column, looking SE (photo 902).
- 31 Banking hall and general office (GF2), looking N (photo 803).
- 32 Banking hall and general office (GF2), looking S (photo 816).
- 33 Banking hall and general office (GF2), centre of east wall, head of octagonal column, frieze and panel decoration, looking NE (photo 848).
- 34 Banking hall and general office (GF2), ceiling panels, looking NW (photo 889).
- 35 Banking hall and general office (GF2), east wall, looking SE (photo 828).
- 36 Banking hall and general office (GF2), flat east skylight, looking E (photo 880).

- 37 Banking hall and general office (GF2), domed central skylight, looking NW (photo 882).
- 38 South-east waiting room (GF14), glazed screen and doorway, looking (photo 894).
- 39 North-west waiting room (GF3), vent opening mechanism to west wall, looking W (photo 941).
- 40 Modern office (GF5), looking E (photo 919).
- 41 Staff entrance (GF6), interior, looking W (photo 922).
- 42 Staff entrance (GF6), original post box with door, looking W (photo 925).
- 43 Staff entrance (GF6), east wall recess, looking E (photo 929).
- 44 Staff entrance (GF6), ex-situ original door, looking S (photo 931).
- 45 Staff entrance (GF6), door knob on ex-situ original door, looking SE (photo 933).
- 46 Audit and mortgage room (GF10), looking E (photo 946).
- 47 Machine and typists' room (GF11), doorway, looking E (photo 840).
- 48 Machine and typists' room (GF11), combination lock on doorway, looking E (photo 845).
- 49 Machine and typists' room (GF11), looking S (photo 951).
- 50 Banking hall and general office (GF2), south part of east wall, doorways to basement stairs (GF19 - left) and strong room (GF12 - right), looking E (photo 862).
- 51 Banking hall and general office (GF2), south part of east wall, looking E (photo 850).
- 52 Banking hall and general office (GF2), south part of east wall, ramp to basement stairs (GF19) and strong room (GF12), looking SE (photo 857).
- 53 Strong room (GF12), hinge detail to door, looking E (photo 958).
- 54 Assistant manager's office (GF13), doorway, looking E (photo 869).
- 55 Assistant manager's office (GF13), internal door handle, looking W (photo 983).
- 56 Banking hall and general office (GF2), south part of east wall, looking E (photo 868).
- 57 Assistant manager's office (GF13), wood panelling, looking N (photo 965).
- 58 Assistant manager's office (GF13), ventilation grille in south wall, looking S (photo 971).

EXECUTIVE SUMMARY

In May 2022, Ed Dennison Archaeological Services (EDAS) Ltd were commissioned by Mr John Horsler to undertake a programme of historic building recording prior to the conversion of the ground floor of the former Barnsley Permanent Building Society head office, at the junction of Church Street and Regent Street, Barnsley, South Yorkshire (NGR SE 34439 06555 centred). The project involved an architectural and archaeological survey, which was achieved through a photographic record, augmented by documentary research and a descriptive report. The historic building recording was made a condition (no. 8) of planning permission, granted by Barnsley Metropolitan Borough Council (MBC) on 10th September 2019 (application 2019/0188). The work undertaken was the equivalent of a Level 2 descriptive and photographic survey as defined by Historic England and the fieldwork was undertaken on 24th May 2022; the project was funded by the developer.

The Barnsley Permanent Building Society was founded in 1853 as the Barnsley Permanent Benefit Building Society, which first met in the Corn Exchange on Market Hill. After occupying a number of different premises in the town centre, the decision was taken in the early 1930s to construct a new purpose-built head office at the junction of Church Street and Regent Street. This site, which had previously been occupied by a large house, had been cleared before 1928. The plans for the new head office were being drawn up in 1934-35 by the architect J R Wilkinson - he had previously designed private houses, chapels and Sunday schools in the Barnsley area, and the building society's head office represents his largest known commission. The foundation stone was laid in November 1935, and it was formally opened by the Earl of Harewood on 11th April 1938. It is easy to appreciate why the site was chosen by the society, as this part of Barnsley had undergone radical redevelopment from the early 1920s, essentially becoming the civic centre with the erection of the war memorial in 1925 and the building of a new town hall in 1933.

The building had a steel frame erected by Bannister, Walton and Company Ltd., structural steelwork specialists based in London, Manchester, Liverpool and Birmingham. The steel frame was infilled with machine-made brick, and clad externally in buff coloured sandstone ashlar to the principal elevations on Church Street and Regent Street. Although differing slightly in some respects, the completed building closely resembles Wilkinson's original 1934-35 designs. It has four storeys (including a mezzanine) with a basement, although only the basement and ground floor occupy the full footprint of the building, the first and second floors narrowing to rise along the south and west sides; it has a flat roof behind a low parapet. The principal external elevations are built in a restrained Classical style, with Corinthian columns rising through two storeys. However, the interior, with its clean lines, highly polished woodwork, marquetry doors, marble panelling and stained glass skylights, tended more towards the Art Deco movement.

The principal ground floor entrance was set at the south-west corner, and comprised a small lobby leading into the entrance hall, which contained both the main staircase and the lift, rising through to the second floor. The entrance hall is a large, light, open space, with twin staircases rising from the north-west and south-east corners, with the lift cage also positioned in the south-east part of the hall. A large opening in the north-east wall is now blocked, but it once led through into a small vestibule. This vestibule has since been entirely removed and replaced by modern partitioning, much of which is associated with an inserted modern entrance in the west elevation. The vestibule had three doorways which lead through into the main ground floor space, the Banking Hall. This was divided into a smaller public space to the south-west side, and a much larger open-plan general office to the north-east side; the two were separated by a sinuous wooden counter with more private enquiry booths situated at either end. Although modern sub-division has reduced the banking hall in scale, it remains an impressive space and retains parts of its original decoration shown on historic photographs, including marble wall panelling, highly polished marquetry doors, and large stained-glass skylights.

The remainder of the ground floor was occupied by much smaller spaces arranged around the sides of the banking hall. There were two waiting rooms attached to the main entrance, both opening off the public area. A former manager's room at the north-west corner has now been almost completely removed, but the adjacent former staff entrance is much better preserved. Other spaces such as the former audit and mortgage rooms, and the machine and typists' room, retain few original features, although some elements survive in the strong room and the assistant manager's office in the south-east corner. This arrangement of smaller ancillary spaces around a much larger principal space had been the standard arrangement for buildings such as financial institutions, assembly halls and theatres since before the First World War, and it would have suited the day-to-day business of the building society well. The whole building, with its elegant facades and internal opulent decoration, was designed to impress and inspire confidence, and to encourage investment in the building society.

The building continued to function as the head office of the Barnsley Permanent Building Society until 2008, when the organisation was taken over by the Yorkshire Building Society. It is believed that the building was closed as a branch in 2016. It was used as a solicitor's office for a short while, but the ground floor has been empty since 2020.

1 INTRODUCTION

Reasons and Circumstances for the Project

1.1 In May 2022, Ed Dennison Archaeological Services (EDAS) Ltd were commissioned by Mr John Horsler to undertake a programme of historic building recording prior to the conversion of the ground floor of the former Barnsley Permanent Building Society head office to a number of apartments and a retail unit. The former building society head office is located at the junction of Church Street and Regent Street in Barnsley, South Yorkshire S36 8YZ (NGR SE 34439 06555 centred) (see figures 1 and 2). The project involved an architectural and archaeological survey of the former ground floor level, which was achieved through a photographic record, augmented by documentary research and a descriptive report. The building is not specifically listed as being of Special Architectural or Historic Interest.

1.2 The historic building recording was made a condition of planning permission approving the conversion of the ground floor of the building into eleven apartments, an A3 unit and a commercial unit, granted by Barnsley Metropolitan Borough Council (MBC) on 10th September 2019 (application 2019/0188).

1.3 The relevant planning condition (number 8) stated:

Part A (pre-commencement)

No development, including any demolition and groundworks, shall take place until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation and this has been approved in writing by the Local Planning Authority. The WSI shall include:

- *the programme and method of site investigation and recording;*
- *the programme for post-investigation assessment;*
- *the provision to be made for analysis and reporting;*
- *the provision to be made for publication and dissemination of the results;*
- *the provision to be made for deposition of the archive created;*
- *nomination of a competent person/persons or organisation to undertake the works;*
- *the timetable for completion of all site investigation and post-investigation works .*

Part B (pre-occupation/use)

Thereafter the development shall only take place in accordance with the approved WSI and the development shall not be brought into use until the Local Planning Authority has confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.

Reason: To ensure that an appropriate record is made of the historic building fabric that may be affected by the development, in accordance with HE1 and HE3.

1.4 The scope of the historic building recording work was defined by a Written Scheme of Investigation (WSI) produced by EDAS at the request of the developer, in order to comply with the above condition (see Appendix 2). The content of the WSI was discussed and approved by Barnsley MBC's Conservation Officer and their archaeological advisors, the South Yorkshire Archaeology Service on 20th May 2022. At the time of writing this report, the WSI had not been formally submitted to Barnsley MBC.

- 1.5 The historic building recording work was the equivalent of a Level 2 descriptive and photographic record, as defined by Historic England (2016, 26) and the project was funded wholly by the developer. The fieldwork was undertaken by EDAS on 24th May 2022.

Site Location and Designations

- 1.6 The former Barnsley Permanent Building Society head office (known locally as 'The Permanent Building') occupies a prominent position at the junction of Church Street and Regent Street, opposite the Town Hall in the centre of Barnsley (see figure 2). As might be expected, it is highly visible within the local street scene. The rear of the building is accessible from a yard accessed off the north side of Eastgate. The building is bounded by commercial properties to the north and east.
- 1.7 The new head office building was opened in 1938. The Barnsley Permanent Building Society had actually been founded in 1853 as the Barnsley Permanent Benefit Building Society, meeting first in the Corn Exchange on Market Hill. In 1866, they moved their offices to other premises on Market Hill, and in 1890 to larger premises at the junction of Regent Street and Royal Street. Although these were subsequently expanded in 1912, they still proved insufficient, and the society moved into the new purpose-built head offices building opposite the Town Hall in 1938. The organisation was taken over by the Yorkshire Building Society in 2008, and it is believed that the head office building was closed in 2016. It was used for a short while as the offices of a solicitor but the ground floor has been empty since 2020.
- 1.8 As noted above, the building is not Listed as being of Special Architectural or Historic Interest, but it is located close to several other Listed Buildings, for example, the Grade II early 19th century no. 23 Church Street to the north, and the Grade II Town Hall built in 1933 to the west. It also lies within the town's Regent Street/Church Street/Market Hill Conservation Area; as far as can be determined, the Conservation Area has not been the subject of any recent appraisal document. A previous Heritage Statement for the development (Simon Elliot Associates, no date) stated that "*it is clear that the structures on this site have a significant impact on the character of the area and their protection is an important consideration for Local Planning Authority*" (paragraph 2.2) and that "*the building on the application site is a significant and important structure in terms of the character of the Conservation area and the surrounding Listed Buildings*" (paragraph 2.5).

Aims of the Project

- 1.9 In accordance with the approved WSI (see Appendix 2), the historic building recording work has the following objectives:
- to identify and objectively record the existing historic building, and the ground floor in particular, together with any other structures on the site, by means of photographs and written descriptions, prior to any conversion work (subject to health and safety considerations);
 - to relate the standing building with the documentary material to create a homogenous understanding of past usage on the site;
 - to provide a long-term record of the standing building and the ground floor in particular, prior to its conversion;

- to analyse and interpret the recorded elements of the building in terms of their form and function, and to place that analysis and interpretation into its wider architectural and social contexts;
- to produce a permanent, ordered and cross referenced project report and archive, which will be placed in the public domain through deposition with the South Yorkshire Historic Environment Record (report) and Barnsley Archives (report and archive).

Survey Methodology

- 1.10 As noted above, the scope of the project was defined by the approved WSI (see Appendix 2); the internal work was confined to the ground floor of the building. The resulting survey equates to a Level 2 descriptive and photographic record as defined by Historic England (2016, 26). Additional advice and guidance published by the Chartered Institute for Archaeologists, in relation to the survey of standing buildings (CIfA 2019) was also followed.
- 1.11 The on-site historic building recording was undertaken in a single phase of work on 24th May 2022, prior to the start of any conversion works to the ground floor. There was no requirement for any second phase of work, for example during the conversion works, to record other features and items of architectural detail that might be revealed.

Documentary Research

- 1.12 Barnsley Archives hold approximately 15 original architect's and construction drawings relating to the building, dating to c.1934-35; these include plans and elevations (Barnsley Archives 4843 B/C). Some of these are coloured drawings on linen, but others are paper copies of dyelines which are very tightly folded. These drawings were examined prior to the field work taking place, and where possible, were photographed.
- 1.13 The archives also hold a photocopy of a booklet that was published by the building society in 1953 to commemorate its centenary (Heald & Carrington 1953) (Barnsley Archives SY-19-Z1/2); despite considerable research, it was not possible to locate an original document. This booklet included black and white external and internal photographs of the building in 1953, including those parts of the ground floor covered by the current historic building recording. Additional research into the origins, use and development of the building were undertaken through internet searches, including a historic map regression.
- 1.14 The results of the documentary research were used to discuss and analyse the development of the building over time, and the sequence of construction and use of the internal spaces. The results were also used to put the building and its individual elements in context and establish its architectural and historical significance.
- 1.15 A full list of primary and secondary sources used in the preparation of this report is given in the bibliography (Chapter 5) below.

Drawn Survey

- 1.16 There were no accurate detailed 'as-existing' surveys or plans of the building. A ground floor plan dating to June 2006 was supplied by the client, but this was

found to no longer accurately reflect some parts of the ground floor layout as it existed at the time of the survey. A new schematic ground floor plan was therefore prepared by EDAS at a scale of 1:100, using the June 2006 version as a base and supplemented by measurements taken on site. This new ground floor plan was primarily used to locate room reference numbers and the photographic record. A final inked drawing was then produced by hand to publication standard, and is presented in this report as a reduced version of the full sized drawings, using conventions established by Historic England (2016, 35-57).

Photographic Recording

- 1.17 General photographic recording of the building, its setting and significant parts, together with close-up photography of significant details, was carried out. The photographic record was achieved using an SLR digital camera which has 12 mega-pixel resolution - all photographs were taken in colour in high resolution jpeg format. The photographic guidelines produced by Historic England (2015; 2016, 17-21) were followed and each photograph was provided with a scale (graduated photographic scales and/or ranging rods) where appropriate; tripods, flash and artificial lighting were used as necessary, subject to practicalities and access.
- 1.18 External photographs were taken, as far as was possible, at right angles to the external elevations, whilst the interior coverage aimed to produce a record of all significant spaces and individual details (subject to access). All photographs were clearly numbered and catalogued with details such as the subject, orientation of shot, date taken and photographer's name, and cross referenced to image numbers (see Appendix 1). As noted above, an amended copy of the 'as existing' ground floor plan of the building has been used to identify the position and direction of each shot. A number of good quality copies of the digital photographs are also reproduced in the report as plates.

Written Record

- 1.19 Sufficient detailed notes and observations were made in the field to allow a detailed descriptive record of the ground floor of the building forming the subject of this report to be prepared.

Survey Products

Survey Report

- 1.20 This report forms a detailed written record of the ground floor of the building, prepared from the sources of information set out above, and analyses its form, function, history, and sequence of development, as far as is possible using the previously gathered information. The building as a whole is also placed within its historical and social context where possible, using the available documentary and secondary evidence. Appropriate drawn and archival material is also included, reduced to A4 or A3 size within the body of the report; full scale drawings are included within the site archive (see below).
- 1.21 An electronic copy (pdf format) of the final report was supplied, for distribution to the developer/client, the Local Planning Authority and the South Yorkshire Historic Environment Record (HER). A hard copy of the final report was also included within the site archive.

- 1.22 EDAS also subscribe to the OASIS (Online Access to Index of Archaeological Investigations) scheme, and all EDAS projects are fully OASIS compliant. Prior to the start of the fieldwork, an OASIS online record was initiated and key fields completed on Details, Location and Creators forms. All parts of the OASIS online form were subsequently completed for submission to Historic England and the South Yorkshire HER. This included an uploaded pdf version of the entire report.
- 1.23 The individual/organisation commissioning the project has confirmed that copyright of the survey report will pass to them on completion of the project and payment of final invoices. However, EDAS and the individuals involved will be identified as the originators and authors of all project documentation and reports as specified in the Copyright, Designs and Patents Act 1988 (chapter IV, section 79).

Project Archive

- 1.24 A fully indexed project archive has been prepared, ordered and indexed according to the current professional standards (e.g. Brown 2011; ClfA 2022) (EDAS site code BBS 22). The archive comprises primary written documents, field notes, documentary material, a hard copy of the report, and an index to the archive; it was completed following the general procedures outlined in the ClfA Archive Selection Toolkit (<https://www.archaeologists.net/selection-toolkit/toolkit-overview>).
- 1.25 The 2D archive was deposited with Barnsley Archives on completion of the project. The digital elements of the archive, namely a pdf copy of the survey report and all jpeg photographs taken as part of the project, as well as all necessary catalogues and meta-data details, were uploaded to the Archaeology Data Service (ADS), at the end of the project, for inclusion within the archaeological grey literature library.

2 HISTORICAL BACKGROUND

Introduction

- 2.1 As noted above, in 1953 the Barnsley Permanent Building Society produced a booklet to commemorate its centenary (Heald & Carrington 1953). This is the only detailed history of the society encountered during the research undertaken for this report, and the following text draws heavily on this account.

Design and Construction

- 2.2 The Barnsley Permanent Building Society was founded in January 1853 by a group of prominent local businessmen as the Barnsley Permanent Benefit Building Society, and they first met in the Corn Exchange on Market Hill. In March 1853 the Society numbered 150 members (Wakefield and West Riding Herald, 12th March 1853). They then moved to other premises on Market Hill provided by James Taylor, a local druggist and manager of the society from 1854 to 1875, and in 1866 the Society relocated to an office above a grocer's shop at No. 5 Market Hill. In 1877, it was advertising deposits at 4% interest, withdrawal at short notice, a members entrance fee of 10d per share, and advances made on freehold and leasehold property at 4½% (*Barnsley Independent* 22nd September 1877).
- 2.3 However, in 1890 the society secured its own larger purpose-built premises at the junction of Regent Street and Royal Street in the town centre. The society began to dominate the local market for savings and mortgages, and by the 1890s had opened branches in Clayton West and Mexborough. It also started to operate in several other locations in the area, including temporary branches in church halls

and schools in order to make saving more available for the working classes. Although the town centre premises were subsequently expanded in 1912, they still proved insufficient, and the society moved into a new purpose-built head office building at the corner of Church Street and Regent Street in 1938 (Heald & Carrington 1953, 6).

- 2.4 Prior to the construction of the new building, the site was said to have been occupied by a house occupied by Dr F J Sadler (no. 21 Church Street) and then cleared by Mr Charles Smith (Heald & Carrington 1953, 20). Dr Francis Joseph Sadler (1867-1936) was the honorary physician of the Barnsley Beckett Hospital, medical officer of health for Barnsley, a certified factory surgeon and a member of the British Medical Association for 35 years; he was the third generation of a family of prominent doctors in the town. He lived at 21 Church Street and during the First World War served as a Lieutenant in the Royal Army Medical Corps (obituary in *British Medical Journal* for 14th November 1936, available at <https://www.bmj.com/content/2/3958/1007.1>).
- 2.5 The 1889 Ordnance Survey large scale town plan (sheet 274/7/20) shows a substantial house on the site, with a garden to the rear (east), and this remained the case in 1906 (sheet 274/7) (see figure 3). However, by the time of the 1932 edition (sheet 274/7, revised 1929), the house had been demolished and the site cleared (see figure 4). Houses shown on the west side of Church Street opposite on the earlier maps had also been demolished, opening this area out and allowing for the erection of the war memorial. An early aerial photograph of the town centre, taken on 1st April 1928, shows that all these changes had taken place by this date, with hoardings erected to the street frontages (see figure 4).
- 2.6 Plans for the society's new head office were being drawn up in 1934-35. The architect for the project was J Richard Wilkinson, described as the building society's surveyor (Heald & Carrington 1953, 18). It is difficult to find much published information about Wilkinson's practice, although an online search of deposited plans in South Yorkshire archives reveals that he designed a house and garage at Billingley in 1927, a Sunday School for the School Street Methodist Chapel at Stairfoot in 1932, and Higham Methodist Chapel to the north-west of Barnsley in 1934. The society's head office therefore appears to have been his largest commission and must have represented a considerable step up in his career. Wilkinson was also heavily engaged in local affairs, for example he had been Secretary to the Yorkshire Christian Endeavour Federation in 1913-14 (*Shipley Times and Express*, 10th October 1913), was a local magistrate, was treasurer to the local Methodist Synod in 1934 (*Penistone, Stocksbridge and Hoyland Express*, 22nd September 1934), and was surveyor to Barnsley Rural Council in 1937 (*Penistone, Stocksbridge and Hoyland Express*, 2nd October 1937). The principal contractor for the work was Mr Joseph Richardson, who was based at Gawber Road in Barnsley (Heald & Carrington 1953, 20), whilst the steel frame was erected by Bannister, Walton and Company Ltd (Barnsley Archives 4843 B/C). The latter were structural steelwork specialists, established in 1919 and based in London, Manchester, Liverpool and Birmingham - they undertook the structural steelwork for various types of buildings including libraries, factories, department stores and the Geological Museum in London, now part of the Natural History Museum ([https://www.gracesguide.co.uk/Bannister, Walton & Co](https://www.gracesguide.co.uk/Bannister,_Walton_&_Co)).
- 2.7 The new building was of four storeys, with a basement, and the principal access to all floors was via a staircase at the south-west corner. The 1934-35 plans show the basement was to be occupied largely by a securities room, with a strong room at the north-west corner and ancillary rooms such as stores and lavatories

arranged around the north and east sides. On the ground floor, the majority of the space was given over to a banking hall, comprising a public space near the entrance and a much larger separate office space, the division between the two being formed by a sinuous counter (see figure 5). Ancillary rooms, including a typists' room and the manager's room were arranged around the north and east sides of the banking hall. There were small mezzanine levels over the north and east sides of the ground floor, whilst the first floor was given over to individual offices and a general office. The second floor housed further offices and the board room at the north end. In addition to the floor plans, the 1934-35 drawings include elevations and sections, as well as other details such as drainage (Barnsley Archives 4843 B/C) (see figure 6).

- 2.8 The foundation stone was laid on 7th November 1935 by the president of the society, Mr Frederick Goodyear (*Sheffield Independent*, 8th November 1935). The building cost approximately £50,000 to build and was formally opened on the 11th April 1938 by Henry Lascelles, 6th Earl of Harewood, in front of a large crowd (Heald & Carrington 1953, 15 & 18), Lascelles was at the time president of Yorkshire County Association of Building Societies, and he congratulated the directors and architect on having erected a building of 'such dignity and solidarity'. The opening was followed by a reception and lunch in the adjacent Town Hall, hosted by Mr F Addey, president of the society. The occasion was widely reported in the local press and accounts included photographs (e.g. *The Daily Independent* and the *Sheffield Independent*, 12th April 1938; *Penistone, Stocksbridge and Hoyland Express*, 16th April 1938) (see figure 7). The 1953 centenary publication also contains several photographs of the opening ceremony (Heald & Carrington 1953) (see figure 8A).

Later History

- 2.9 The newly completed building is clearly visible on several aerial photographs taken of the town centre in 1937 and 1938, prominently white against the surrounding structures (see figure 9). These photographs also show to what extent this part of the town centre had been transformed since the 1920s, with the erection of the war memorial in 1925, the town hall and offices in 1933, and associated landscaping.
- 2.10 By the 1950s the society had 15 branches, spreading from Blackpool in Lancashire to Dartford in Kent. The photographs used to illustrate the 1953 centenary booklet demonstrate the high standard to which the interior of the building was furnished, with extensive use made of polished wood panelling to the private offices and board room, and marble panelling to the public or circulation areas (Heald & Carrington 1953).
- 2.11 During the late 1970s, increased competition from other expanding societies such as the Halifax and the Bradford and Bingley meant that the Barnsley Society lost ground, and by one stage in the 1980s, it had contracted to a single Barnsley office and maintained part-time agencies at Wombwell and Mexborough. New offices were later opened, for example in Wakefield, Rotherham and Chesterfield, and subsequent expansion saw agencies opened throughout Yorkshire, Lincolnshire and Derbyshire. However, increasing costs meant that many of these were closed in early 2006 (https://en.wikipedia.org/wiki/Barnsley_Building_Society).
- 2.12 The Church Street/Regent Street building continued to function as the head offices of the Barnsley Permanent Building Society until 2008, when it was taken over by the Yorkshire Building Society. This take over was primarily due to the fact that the society expected losses of over £10 million, largely due to depositing with Icelandic

banks. At the time of the merger, the society had eight branches, in Barnsley, Cudworth, Chesterfield, Doncaster, Mexborough, Rotherham, Wakefield and Wombwell, with a total of 60,000 members and assets of £368m (<https://www.ybs.co.uk/your-society/inside-your-society/history.html>). It is believed that the head office building was closed in 2016 and, apart from a brief time of use as the offices for Raleys Solicitors, the ground floor has been empty since 2020.

3 ARCHAEOLOGICAL AND ARCHITECTURAL DESCRIPTION

Introduction

- 3.1 Following a description of the general location and setting of the former Barnsley Permanent Building Society's head office, the building is described below in a logical sequence. Its plan form, structure and architectural detailing is described first, followed by the external elevations and a circulation description of the internal ground floor. Reference should also be made to the redrawn floor plan (see figure 10).
- 3.2 In order to more easily locate the historic room functions in relation to the modern surviving layout of the ground floor, and also to locate the digital photographic record, the main or significant spaces that were photographed have been assigned a unique letter/number reference code (e.g. GF1, GF2). In addition, the inclusion of any specific date, such as 'in 1934-35' or 'on 1953' for example, refers to a piece of documentary evidence already described in Chapter 2 above.
- 3.3 The digital photographic record taken during the site recording is referenced in the text below using italics, the number representing the specific image (e.g. [674]); the best and most representative photographs are also reproduced as plates. A full catalogue of the photographs taken as part of the project, as well as plans showing the photographic location points, appears as Appendix 1.
- 3.4 The building is aligned slightly north-west/south-east but, for ease of description, its constituent parts are considered to be aligned either east-west or north-south. Where possible, specific architectural terms used in the text are as defined by Curl (1977). Finally, in the following text, 'modern' is used to denote features or phasing dating to after c.1945.

Location and Setting

- 3.5 The former Barnsley Permanent Building Society head office building is located at an elevation of c.109m AOD, occupying a prominent position at the junction of Church Street and Regent Street, opposite the Town Hall, in the centre of Barnsley [660, 662-664] (see plate 1). It is easy to appreciate why the site was chosen by the society, as this part of the town had undergone radical redevelopment from the early 1920s, essentially becoming the civic centre with the erection of the war memorial and the construction of the new town hall [657, 659, 661] (see plate 2).
- 3.6 The building is highly visible within the local street scene, particularly along Church Street where the ground rises and falls to the north and south of the building respectively [655, 656, 658]. It is less prominent from Regent Street, due to the ground level falling away to the east and also the narrow width of the street compared to the open area on the west side of Church Street. The rear of the building is accessible from a yard reached off the west side of Eastgate, and it is bounded by commercial properties to the north and east.

Plan Form, Structure and Architectural Detailing

- 3.7 The main body of the building is an irregular hexagon in plan, with maximum external dimensions of 28.30m north-south by 29.40m east-west. It is of four storeys (including the mezzanine) with a basement, although only the basement and ground floor occupy the full footprint of the building, the first and second floors narrowing to rise along the south and west sides. There is a flat roof behind a low parapet. The building is steel-framed with brick infill, and clad externally in a buff coloured sandstone ashlar, although glazed brick is also used to some of the external elevations not visible from Church Street or Regent Street.
- 3.8 The external walls have an average width of 0.90m at ground floor level. The original 1934-35 drawings indicate that the internal floors are of reinforced concrete construction (Barnsley Archives 4843 B/C). The principal external elevations, to Church Street and Regent Street, are built in a restrained Classical style, with Corinthian columns rising through two storeys. However, the interior of the ground floor, with its clean lines, highly polished woodwork, marquetry doors, marble panelling and stained glass skylights, tended more towards the Art Deco movement. It was not possible to make a detailed study of the building's technical services as part of the current recording work, but the 1934-35 drawings indicate that the heating plant was installed in the basement, and surviving fittings demonstrate that the building was also equipped with an internal air circulation/ventilation system.

External Elevations

- 3.9 The principal elevations of the building face west onto Church Street and south onto Regent Street. The west elevation is of three storeys, and of five bays to the ground and first floors, and eight bays to the second floor [665, 666, 669, 671-675] (see plate 3). Although the overall arrangement of the west elevation is very similar to that shown on the 1934-35 drawings (Barnsley Archives 4843 B/C) (see figure 6), it is not identical. The original plans show seven bays to the ground and first floors, so it appears that there has been some later alterations to the fenestration here; presumably these alterations were either made following a revision to the design or more unlikely during the construction phase, as there is no evidence for any blocking or re-fronting on this elevation - the existing arrangement is also shown in the historic photographs (Heald & Carrington 1953, 16) (see figure 8B).
- 3.10 Starting at the north end of the west elevation, there is a recessed, square-headed doorway at ground floor level, forming the original staff entrance. The doorway has a light over, and retains its original wooden door [719, 720] (see plate 4). To the immediate north of the doorway, the original letter box opening survives although the presumably brass box front and surround is missing [721], and it is partly obscured by the Grade II listed 1935 K6 telephone box which stands here. Above to the first floor, there is a square-headed window. The central three bays are each occupied by a two storey, square-headed window, set between fluted Corinthian columns. The window openings have deeply chamfered sills and recessed panels to the soffits of the lintels [722]; the sill of the east window has been cut through to form a modern entrance which has a sign for Raleys Solicitors above it [716, 717] (see plate 5). The easternmost bay has a square-headed window to both the ground and first floors. Below the ground floor window is a plaque with incised gilded lettering recording the laying of the foundation stone by the president of the society, Mr Frederick Goodyear, on 7th November 1935; the name of the architect, J R Wilkinson, is also displayed [714] (see plate 6). Above

the first floor, there is a line of ventilation openings cut into the facing stone, similar to those seen on the south elevation (see below), and then a moulded cornice. Each of the eight bays to the second floor has a single, square-headed window; the outer bays both break forwards slightly. The glazing to all windows in the elevation appears to be modern UPVC units, which probably replaced Crittall-style steel-framed windows.

3.11 The original principal entrance to the building is placed at the angled south-west corner [677, 678] (see plate 7). There is a tall, square-headed doorway with a stepped foliate surround, over which is placed the inscription 'PERMANENT BUILDING' [685, 706] (see plate 8). Above the inscription, a moulded cornice is supported on enriched brackets. The doorway retains its original two-leaf doors, which are decorated with a geometric design [685, 703, 708] (see plate 10), and has a three part overlight, each light retaining the original geometric leaded glazing [705]; the doors also retain their original handles [711, 712] (see plate 9). Terrazzo steps lead up to the doorway [710]. The doorway is flanked by fluted Corinthian columns [683] (see plate 11), with a square-headed window above set within a shallow architrave. This window has replacement geometric leaded glazing, similar to that shown in historic photographs (Heald & Carrington 1953, 28), but which appears to have been re-set within a UPVC frame [682]. Both columns and windows are placed within a recess [680, 681] (see plate 12). Above, to the second floor, the moulded cornice to the west and south elevations is not carried across the south-west corner, but there is a slight inset at the same level. Historic photographs show that lettering, perhaps illuminated at night, was once positioned here, forming the name 'BARNSELY PERMANENT BUILDING SOCIETY' (Heald & Carrington 1953, 28) (see figures 8B and 8C); the marks left by the removal of the lettering are still visible. There are three second floor square-headed windows, the central window opening being approximately twice the width of the outer openings. These are again fitted with replacement geometric leaded glazing that may have been re-set within UPVC units. The window lintels comprise a slightly projecting string course, above which the parapet is stepped back and surmounted by a fluted panel.

3.12 The south elevation on Regent Street is of three storeys, and of five bays to the ground and first floors, and eight bays to the second floor [687-689] (see plate 13); again, it is not exactly the same as the design shown on the 1934-35 drawings (Barnsley Archives 4843 B/C). The falling ground level along the street means that, at the east end of the elevation, there are two square-headed openings at basement level, housing louvered vents set behind original metal grilles [692, 694] (see plate 14). To the west, there are further vents, but these are cut into the facing stone itself [695, 697] (see plate 15). The outer bays have recessed, square-headed windows at ground and first floor levels; below the western ground floor window is a plaque with gilded, incised lettering recording the opening of the building by the Earl of Harewood on 11th April 1938 [701] (see plate 16). The central three bays are each occupied by a two storey, square-headed window, set between fluted Corinthian columns [700] (see plate 17). The window openings have deeply chamfered sills and recessed panels to the soffits of the lintels. Like the west elevation, the majority of the glazing in the elevation is modern UPVC units. However, the central lights of the two-storey window openings appear to retain original smoked glass with an etched geometric design and central metal or brass vent; it is assumed that the glass is held within steel frames [699] (see plate 18). These central lights appear on the historic photographs (Heald & Carrington 1953, 16) and were once also present to the same windows to the west elevation. Above the first floor, and below the ground floor windows, there is a line of ventilation openings cut into the facing stone, and then a moulded cornice. Each

of the eight bays to the second floor has a single, square-headed window; the outer bays both break forwards slightly.

- 3.13 The rear elevation of the building is accessible from the yards opening off the west side of Eastgate. The southern part, which rises to full height, is built of white glazed bricks, laid in English Garden Wall bond (three stretcher courses to each header course) [723]. The main part is built of machine-made red bricks, again laid in English Garden Wall bond, with all openings having flat concrete lintels; the windows are all fitted with modern UPVC units [726] (see plate 19). From this side, the structure of the building is revealed, showing how the majority of the site is occupied by the single storey ground floor, with the first and second floors rising along the west and south sides [727, 728, 731] (see plate 20). A flight of external steps gives access to the basement.

Circulation

- 3.14 At the time of the EDAS survey, the only external access into the ground floor was through the inserted solicitors' entrance in the west elevation. However, originally the principal external access was through the main entrance at the building's south-west corner. Here, a small lobby (GF17) has walls lined with off-white marble panelling with a dark grey geometric marble frieze to the top of the walls [789] (see plate 21). A doorway to the south side of the lobby, leading to the basement, has a dark grey marble surround, and retains its original, highly polished, marquetry door [786] (see plate 22); this doorway is not shown on the 1934-35 ground floor plan.
- 3.15 The lobby led into the entrance hall (GF1), which contained both the main staircases and the lift, rising through to the second floor. The hall is a large, light, open space, with twin staircases rising from either side of the north wall, with the lift cage also positioned in the south-east corner of the hall [735, 747, 984, 989] (see plate 23). The floor in the hall is a later replacement of the original, but the walls retain their original off-white marble panelling. The staircases are of terrazzo [750, 762], with an open-string form, with geometric metal balusters and a bronze handrail [774] (see plate 24). The newel posts [766] and lift cage [741, 744, 777, 990] have a similar geometric design to the balusters (see plate 26), and this design is also seen on the basement vent grilles externally to the south elevation. There are two early rib-type radiators surviving [753], whilst to the west wall, a plaque records the various directors and officers of the Barnsley Permanent Building Society in 1938 [758] (see plate 27). The doorway at the south-west corner, which gives access to the basement, has a black marble surround, and retains its original, highly polished, marquetry door [770]. The ceiling over the hall is divided into a number of panels by deep downstand beams.
- 3.16 A large opening in the north-east wall, framed by a dark grey marble surround is now blocked [781] (see plate 25), but it once led through into a small vestibule, as shown in 1934-35; inserted glass doors remain on the north-east side of the blocking [911]. This vestibule has been entirely removed and replaced by modern partitioning, much of which is associated with the inserted Solicitor's entrance in the west elevation. The modern entrance leads into a large office space (GF4), fitted out entirely with modern fixtures and fittings and suspended ceilings [904, 905, 909] (see plate 28). However, parts of the original structure and decoration of the former society offices remain visible here, such as one of the octagonal panelled columns (now painted) concealing a steel stanchion to the north wall [907], a fragment of a coloured terrazzo floor beneath the modern carpet [913] (see plate 29) and possibly the rib-type radiators. In the other modern spaces (corridor

GF15 and office GF16), some elements of the original decoration also remain visible, for example the ceiling and coving over the short corridor (GF15) [898] or one of the octagonal panelled columns concealing a steel stanchion in room (GF16) [902] (see plate 30). Throughout these areas created by modern partitioning, the doorways are fitted with glazed wooden doors [876, 899].

- 3.17 The vestibule originally had three double doorways which led through into the main ground floor space, the Banking Hall (GF2). This was divided into a smaller public space to the south side, and a much larger open-plan general office to the north side; the two were separated by a sinuous wooden counter with more private 'enquiry booths' situated at either end (Heald & Carrington 1953, 17) (see figure 8E).
- 3.18 Although modern sub-division has reduced the banking hall in scale, it still remains an impressive space and retains parts of its original decoration shown on historic photographs (Heald & Carrington 1953, 17 & 27) [800, 803, 807, 816, 822, 823] (see figures 8D & 8E) (see plates 31 and 32). The large scale and open plan of the hall was made possible by the building's steel frame. The steel stanchions are concealed within octagonal marble panelled columns with corbelled heads incorporating a scalloped band [848] (see plate 33), whilst the steel ceiling beams are disguised by another scalloped band and ceiling coving, dividing the ceiling into a number of panels [889] (see plate 34). At the time of the EDAS survey, the hall was carpeted, although where the modern floor structure had been lifted against the east wall, glazed brown floor tiles were exposed [878]. The north, east, south and part of the west walls retain their original marble panelling [824, 828, 836, 838] (see plate 35). The skirting board is black, and this is carried around any original doorways as a door surround. Above the skirting, the panelling is a light grey colour above which is a grey dado. Above the dado, there are up to five wider bands of off-white marble separated by much narrower lines of pale green [991, 996]. Finally, just below ceiling level, a greyish-green frieze has a similar geometric design to that seen in the lobby described above [850]. As well as the tall windows in the south and west walls, the banking hall was originally lit by pendant ceiling lamps (Heald & Carrington 1953, 17) (see figure 8E), a large area of glazing in the north-east wall [1/834] and three large circular skylights, all fitted with stained glass, in the north-east part of the former office space. These are impressive features, although now slightly damaged - the outer lights are somewhat smaller, and flush to the ceiling, with a star at their centre [880, 886, 888] (see plate 36) whereas the larger central light is domed and has a decorative metal grille to the centre [882, 884] (see plate 37). The 1934-35 ground plan suggests that the two smaller circular skylights were originally intended to be square, but the circular ones are shown on the historic photographs (see figures 5 and 8D).
- 3.19 The remainder of the ground floor was occupied by much smaller spaces arranged around the sides of the banking hall. There were two waiting rooms attached to the south part of the hall, set either side of the main entrance (GF1) and both opening off the public area. Each were triangular-shaped with a small store in the apex (see figure 5); although the latter have now been partitioned off. The south-east waiting room (GF14) retains its original glazed screen to the east wall with a mix of plain and opaque glass divided by geometric leads [870, 874, 894] (see plate 38) and has a high ceiling, but is otherwise plain to the interior [893]. The north-west waiting room (GF3) is similar [938], and has a wall-mounted mechanism behind the radiator on the west wall which must operate an external vent controlling air circulation through the room [941] (see plate 39).

- 3.20 The former manager's room at the north-west corner has been almost completely removed, with the space now subsumed into the previous solicitors' rooms (GF5) [917, 919] (see plate 40); a historic photograph (Heald & Carrington 1953, 26) shows it to have been lined from floor to ceiling with wood panelling. However, the former staff entrance and corridor (GF6) at the north-west corner of the ground floor is far less changed. It has a terrazzo floor, walls lined with marble panelling, and ceiling coving [922] (see plate 41). The original post box is in place to the north of the external doorway, with its own plain door [925] (see plate 42). The former doorway off the south side of the passage into the manager's room (now blocked with a single sheet of glass) has a light grey surround, as does an original radiator recess to the east wall [927, 929] (see plate 43). Where the corridor returns to the south at its east end, the doorway has an *ex situ* original door [931] retaining its original brass handle and other fittings although the key hole plate is missing [933] (see plates 44 and 45); this door is shown further to the east on the 1934-35 plan (see figure 5). Indeed, the eastern continuation of the corridor is a modern creation, the plan showing it originally lay just to the north (see figure 5). A doorway off the north side of the modern corridor (GF7) provides access to the back stairs (GF8) to the basement, which are of dog-leg open string form, with geometric metal balusters and a wooden handrail [935]. The former manager's lavatory (GF9) to the east of the stairs has been re-fitted with modern fixtures and finishes, although an early window with opaque glass survives to the west wall, overlooking the stairs [937]. There are two further small rooms to the east of GF9, to which there was no access at the time of the EDAS survey; the 1934-35 plan shows that one of these (GF18) contains a hoist which presumably facilitated the movement of money and other valuables from the basement to the strong room (GF12) at ground floor level. Further east, the former audit room and mortgage room (GF10), previously divided by a low screen, now comprise a single space. The interior is entirely fitted out with modern fixtures and finishes [944, 946] (see plate 46), with the exception of the doors in the south wall leading into the banking hall (GF2) [798] (see plate 31).
- 3.21 Turning to the east side of the banking hall (GF2), at the north end was the 'machine room and typists' (GF11). The doorway at the south end of the west wall retains its original polished marquetry door [840], which has an early Simplex brass combination lock [845] (see plates 47 and 48). The interior of the room is now entirely fitted out with modern fixtures and fittings, although the ceiling coving and a raised geometric pattern to the ceiling itself are likely to be original [949, 951, 955] (see plate 49). To the south, the doorway to another flight of back stairs (GF19) retains its original door and brass fittings, but with a glazed panel inserted to upper part [862] (see plate 50); to the immediate north of the doorway, there is an original brass wall plate with light switches [855]. The section of wall to the north of the two doorways appears original with the same banded marble panels seen elsewhere [850], although the 1934-35 plan shows a recess here (see figure 5 and plate 51). It was not possible to gain access into the back stairs area (GF19).
- 3.22 The next doorway to the south was the entrance to the former strong room (GF12). This, and the adjacent back stairs doorway, could be accessed via an adjacent ramp, presumably used to move trolleys bearing heavy weights of coins etc [857, 862] (see plate 52). The strong room door has had a ventilated grille inserted to the lower part [863] (see plate 50). The impressive marquetry of the door is actually mounted on a cast-iron body [957], with the heavy cast-iron hinges textured to resemble wood [958] (see plate 53); the door was manufactured by Ratner Safes, as noted on the key hole cover [866]. The interior of the strong room was filled with modern racking at the time of the EDAS survey [962], but

there was an earlier 'Milners' Patent Fire-Resisting Holdfast Safe' on the floor [964].

- 3.23 At the south end of the banking hall's east side, the former assistant manager's office (GF13) retains its original door with marquetry and brass fittings to both sides [869, 973, 979, 983] (see plates 54 and 55), but a large glazed screen has been inserted to its immediate north [868] (see plate 56). The interior is panelled with wood to dado level [965, 969] (see plate 57), with an inserted ceiling, and there is an original brass cover to the external vent in the south wall [971] (see plate 58).

4 DISCUSSION AND CONCLUSIONS

- 4.1 The Barnsley Permanent Building Society was founded in 1853 as the Barnsley Permanent Benefit Building Society, and it first met in the Corn Exchange on Market Hill. After occupying a number of different premises in the town centre, in the early 1930s the decision was taken to build a new purpose-built head office at the junction of Church Street and Regent Street. This site, which had been previously occupied by a large house belonging at some time to Dr F J Sadler, a notable Barnsley doctor, had been cleared by 1928. The plans for the new head office were being drawn up in 1934-35 by the local architect J R Wilkinson, and the building society structure represents his largest known commission. The foundation stone for the building was laid on 7th November 1935, and it was formally opened by the Earl of Harewood on the 11th April 1938. It is easy to appreciate why the site was chosen by the society, as this part of Barnsley had undergone radical redevelopment from the early 1920s onwards, essentially becoming the civic centre for the town with the erection of the war memorial in 1925 and the new town hall in 1933.
- 4.2 The building had a steel frame erected by Bannister, Walton and Company Ltd, structural steelwork specialists based in London, Manchester, Liverpool and Birmingham. The steel frame was infilled with machine-made brick, and clad externally in a buff coloured sandstone ashlar to the main external elevations on Church Street and Regent Street. Although differing slightly in some respects, the completed building closely resembled the designs made by Wilkinson in 1934-35. It is of four storeys (including a mezzanine) with basement, although only the basement and ground floor occupy the full footprint of the building, with the first and second floors narrowing to rise along the south and west sides. There is a flat roof behind a low parapet. The principal external elevations, to Church Street and Regent Street, are built in a restrained Classical style, with Corinthian columns rising through two storeys. However, the interior, with its clean lines, highly polished woodwork, marquetry doors, marble panelling and stained glass skylights, tended more towards Art Deco designs.
- 4.3 The principal ground floor entrance was set at the south-west corner, and comprised a small lobby leading into an entrance hall, which contained both the main staircases and the lift, rising through to the second floor. The entrance hall is a large, light, open space, with twin staircases rising in the northern corners, and the lift cage positioned in the south-east corner. A large opening in the north-east wall is now blocked, but a set of double doors once led through into a small vestibule. This has since been entirely removed and replaced by modern partitioning, much of which is associated with an inserted modern entrance in the west elevation.
- 4.4 The vestibule had three sets of double doors which led through into the main ground floor space, the banking hall. This was divided into a smaller public space

to the south-west side, and a much larger open-plan general office to the north-east side; the two were separated by a sinuous wooden counter with more private 'enquiry booths' situated at either end. Although modern sub-division has now reduced the banking hall in scale, it still remains an impressive space and retains parts of its original decoration as shown on historic photographs, including marble wall panelling, highly polished marquetry doors and large stained-glass skylights. The remainder of the ground floor was occupied by much smaller spaces arranged around the sides of the banking hall. There were two waiting rooms adjacent to the main entrance, both opening off the public area. The former manager's room at the north-west corner has been almost completely removed following modern alterations, but the adjacent former staff entrance is much better preserved. Other spaces such as the former audit and mortgage rooms, and the machine and typists' room, retain few original features, although some elements survive in the strong room and the assistant manager's office in the south-east corner. This arrangement of smaller ancillary spaces around a much larger principal space had been the standard arrangement for buildings such as financial institutions, assembly halls and theatres since before the First World War (Middleton c.1915, 1-10; Fellows 1995, 105-108) and would have well suited the day-to-day business and operations of the building society's head office. The whole building, with its elegant facades and internal opulent decoration, was designed to impress and inspire confidence, and to encourage investment in the building society.

- 4.5 The building continued to function as the head office of the Barnsley Permanent Building Society until 2008, when it was taken over by the Yorkshire Building Society. It is believed that the building was finally closed in 2016, after which it was used for a short while by a firm of local solicitors; the ground floor has been empty since 2020.

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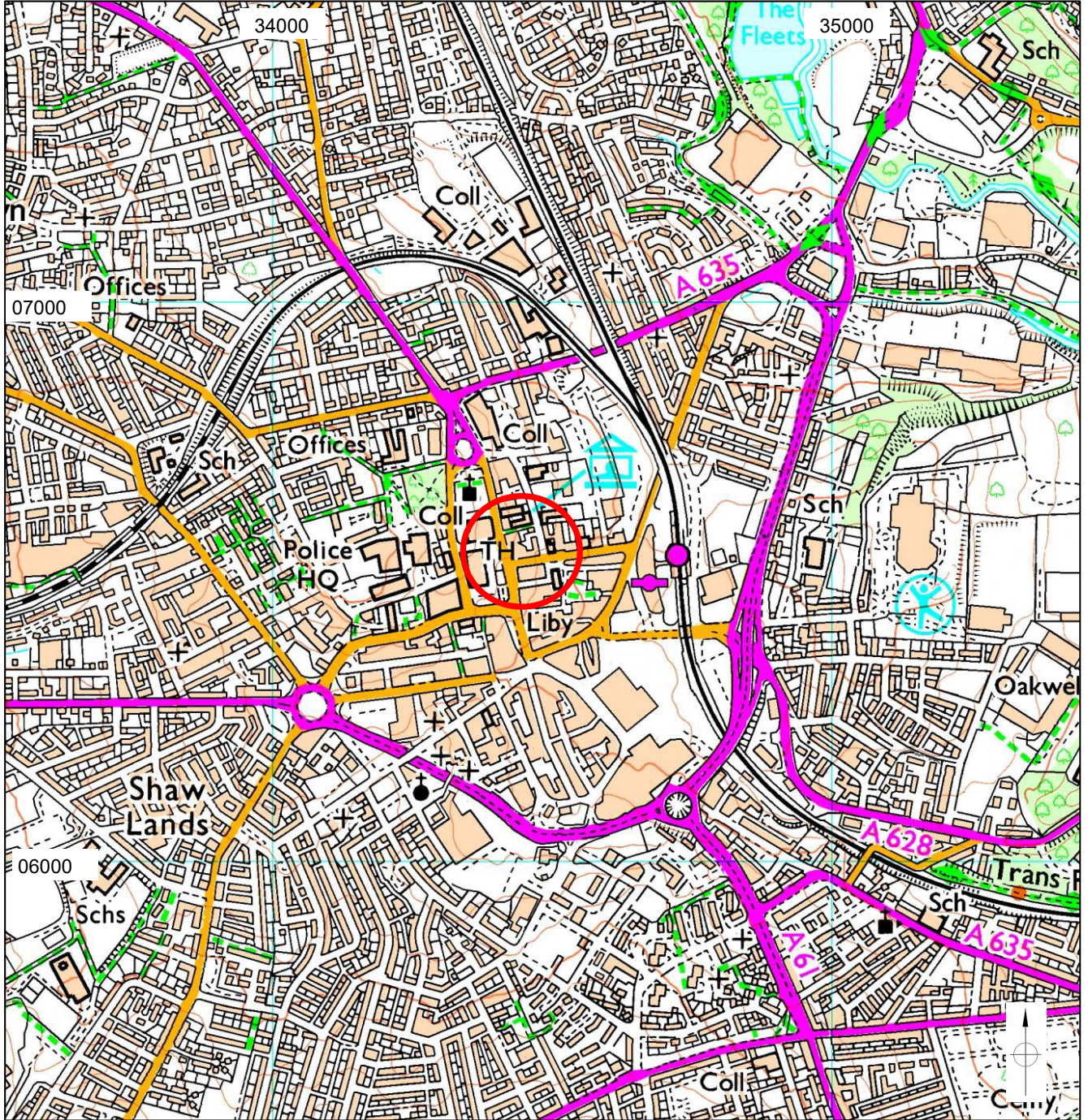
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6 ACKNOWLEDGEMENTS

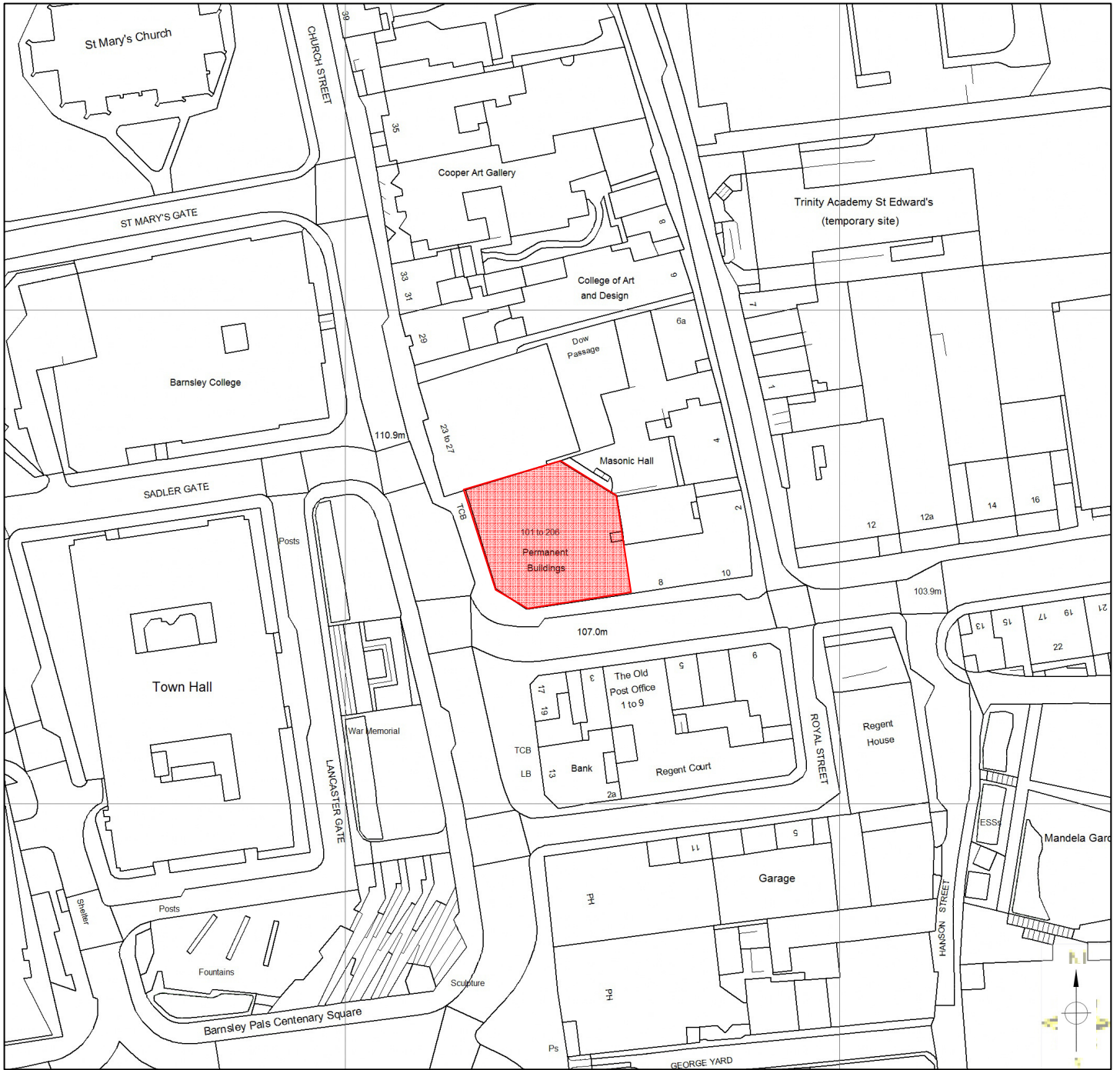
- 6.1 The historic building recording of the former Barnsley Permanent Building Society head office building was commissioned and funded by Mr John Horsler. EDAS would like to thank him for his help during the project. Thanks are also extended to Tony Wiles (Barnsley MBC Conservation Officer) and Andy Lines (South Yorkshire Archaeology Service) for their assistance in scoping the nature of the project.

6.2 The on-site survey work and documentary research was undertaken by Shaun Richardson of EDAS, assisted by Ed Dennison. The final report and site archive were produced by Ed Dennison, with whom the responsibility for any errors or inconsistencies remains.



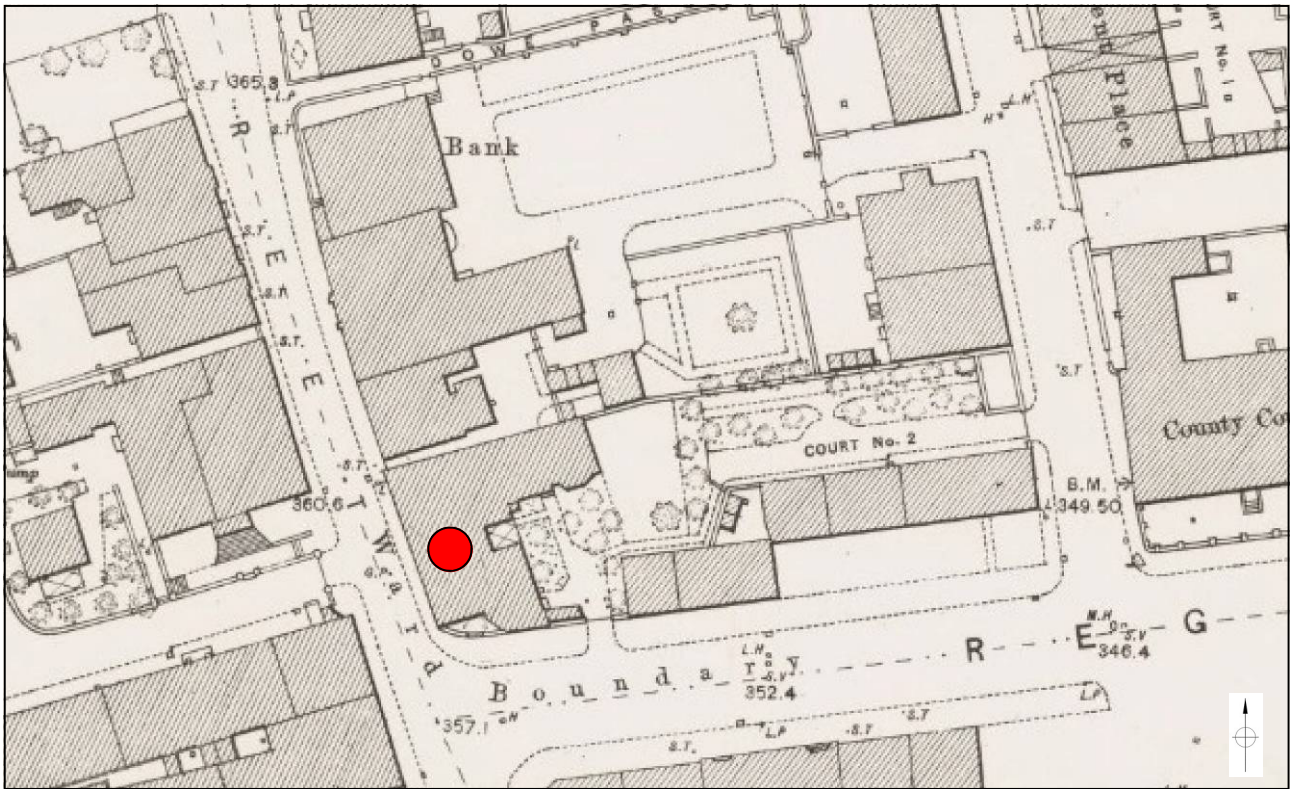
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PROJECT PERMANENT BUILDINGS, BARNSELY	
TITLE GENERAL SITE LOCATION	
SCALE AS SHOWN	DATE JUNE 2022
EDAS	FIGURE 1

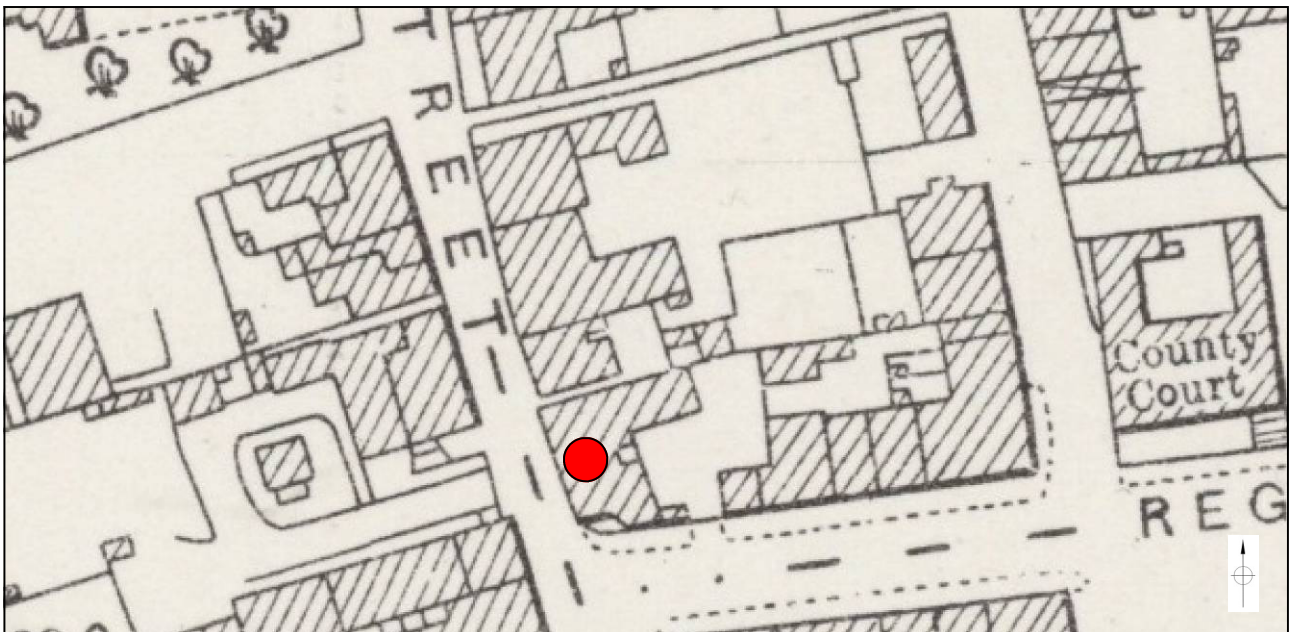


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PROJECT	
PERMANENT BUILDINGS, BARNSELY	
TITLE	
DETAILED SITE LOCATION	
SCALE	DATE
AS SHOWN	JUNE 2022
EDAS	FIGURE
	2



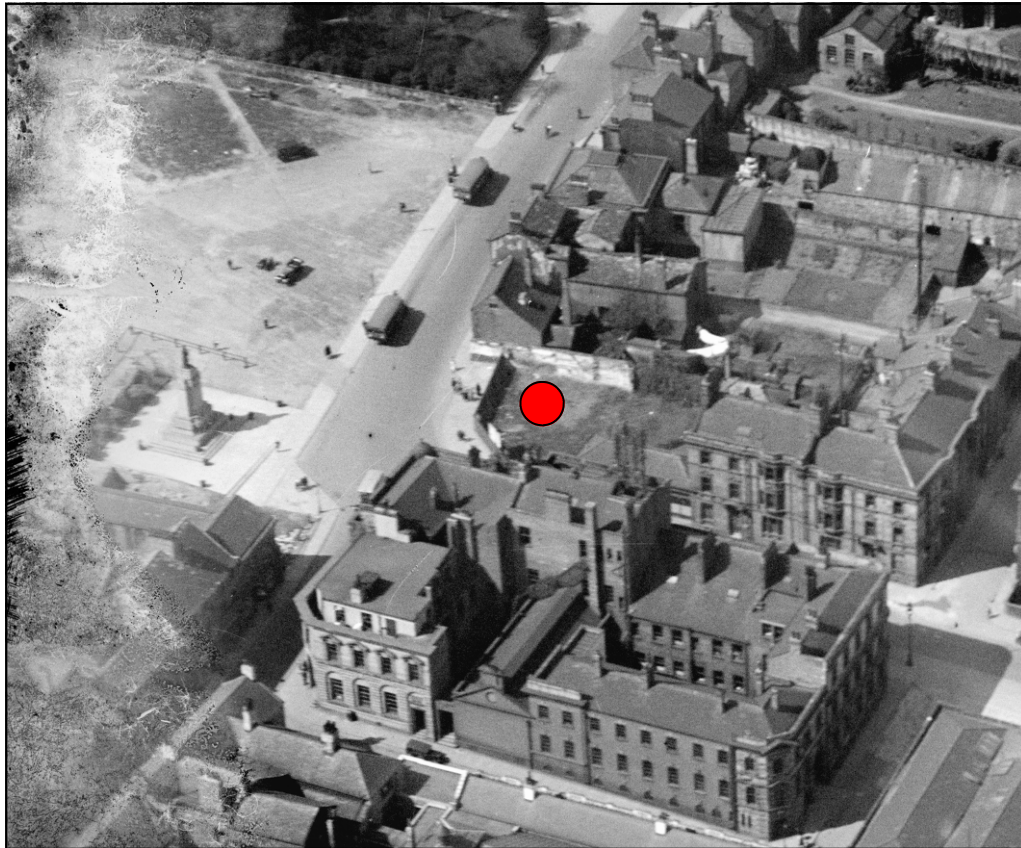
A) 1889 Ordnance Survey 1:500 scale Town Plan Yorkshire sheet 274/7/20 (surveyed 1888).



B) 1906 Ordnance Survey 25" to 1 mile map Yorkshire sheet 274/7 (revised 1904).

 Site of later Permanent Buildings.


PROJECT PERMANENT BUILDINGS, BARNSELY	
TITLE PRE-DEMOLITION PLANS	
SCALE NTS	DATE JUNE 2022
EDAS	FIGURE 3



Section of aerial photograph of Barnsley town centre, taken 1st April 1928 (© Historic England Image EPW021097).



1932 Ordnance Survey 25" to 1 mile map Yorkshire sheet 274/7 (revised 1929).

 Site of later Permanent Buildings.

PROJECT	
PERMANENT BUILDINGS, BARNSELY	
TITLE	
DEMOLITION PLANS	
SCALE	DATE
NTS	JUNE 2022
EDAS	FIGURE
	4

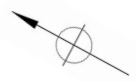
NEW PREMISES
 CHURCH STREET AND REGENT STREET · BARNESLEY

for The BARNESLEY PERMANENT BUILDING SOCIETY.



GROUND FLOOR PLAN.

Source: Barnsley Archives 4843 B/C.

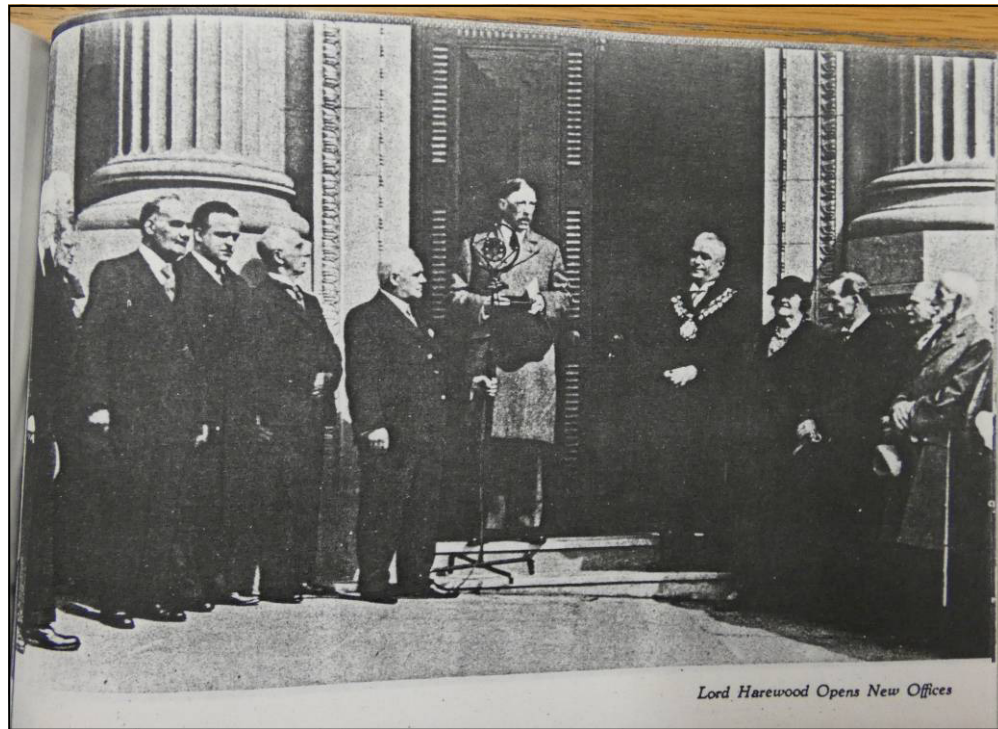


PROJECT PERMANENT BUILDINGS, BARNESLEY	
TITLE 1934-35 GROUND FLOOR PLAN	
SCALE NTS	DATE JUNE 2022
EDAS	FIGURE 5



Source: Barnsley Archives 4843 B/C.

PROJECT PERMANENT BUILDINGS, BARNSELEY	
TITLE 1934-35 STREET FRONTAGE ELEVATIONS	
SCALE NTS	DATE JUNE 2022
EDAS	FIGURE 6



A) Lord Harewood opens new offices.



B) Exterior new offices.



C) Entrance to new offices.



D) View of general office (GF2), looking SE.



E) View of the Banking Hall (GF2), looking N.



F) The Board Room (second floor).

Source: Heald, W & Carrington, W 1953 *Centenary of the Barnsley Permanent Building Society* (available at Barnsley Archives 4843 B/C).

PROJECT PERMANENT BUILDINGS, BARNSELY	
TITLE PHOTOGRAPHS FROM 1953 CENTENARY PUBLICATION	
SCALE NTS	DATE JUNE 2022
EDAS	FIGURE 8

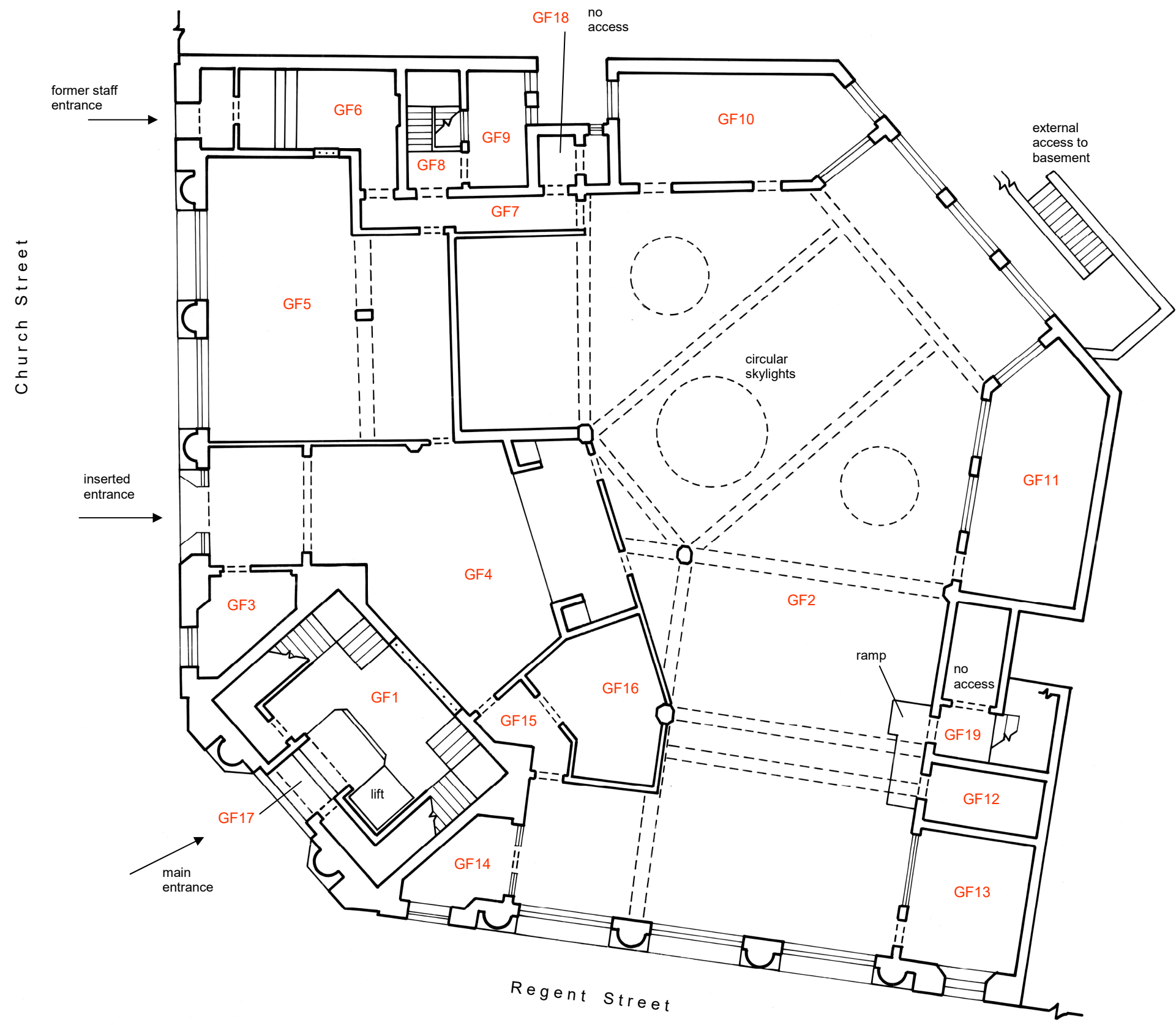


Section of aerial photograph of Barnsley town centre, taken 24th October 1937 (© Historic England Image EPW055899).

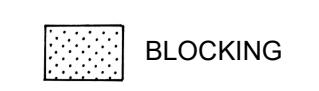
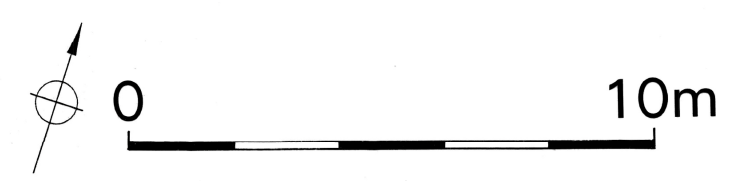


Section of aerial photograph of Barnsley town centre, taken 25th May 1938 (© Historic England Image EPW057294).

PROJECT		PERMANENT BUILDINGS, BARNSELY	
TITLE		1937-38 AERIAL PHOTOGRAPHS	
SCALE	NTS	DATE	JUNE 2022
EDAS		FIGURE	9



- GF1 = Entrance Hall
- GF2 = Former Banking Hall and General Office
- GF3 = Former north-east Waiting Room
- GF4 = Modern Office
- GF5 = Modern Office (part former Manager's Office)
- GF6 = Former Staff Entrance
- GF7 = Modern Corridor
- GF8 = North Basement Stairs
- GF9 = Former Manager's Lavatory
- GF10 = Former Audit and Mortgage Room
- GF11 = Former Machine and Typists' Room
- GF12 = Former Strong Room
- GF13 = Former Assistant Manager's office
- GF14 = Former south-east Waiting Room
- GF15 = Modern Corridor
- GF16 = Modern Office
- GF17 = Lobby
- GF18 = Former Hoist Room (no access)
- GF19 = East Basement Stairs (no access)



Plan redrawn from 2006 survey by John Goodyear & Co. Ltd., reproduced with permission.

PROJECT PERMANENT BUILDINGS, BARNSELY	
TITLE EXISTING GROUND FLOOR PLAN	
SCALE AS SHOWN	DATE JUNE 2022
EDAS	FIGURE 10



Plate 1: General view of building, looking NE (photo 677).



Plate 2: General view of building in its setting, looking E across Church Street with war memorial in foreground (photo 661).



Plate 3: West elevation, looking E across Church Street (photo 662).



Plate 4: West elevation, staff entrance at north end, looking SE (photo 719).



Plate 5: West elevation, inserted entrance, looking SE (photo 716).



Plate 6: West elevation, foundation stone, looking E (photo 714).



Plate 7: South-west corner, main entrance, looking NE (photo 678).



Plate 8: South-west corner, doorway to main entrance, looking NE (photo 703).

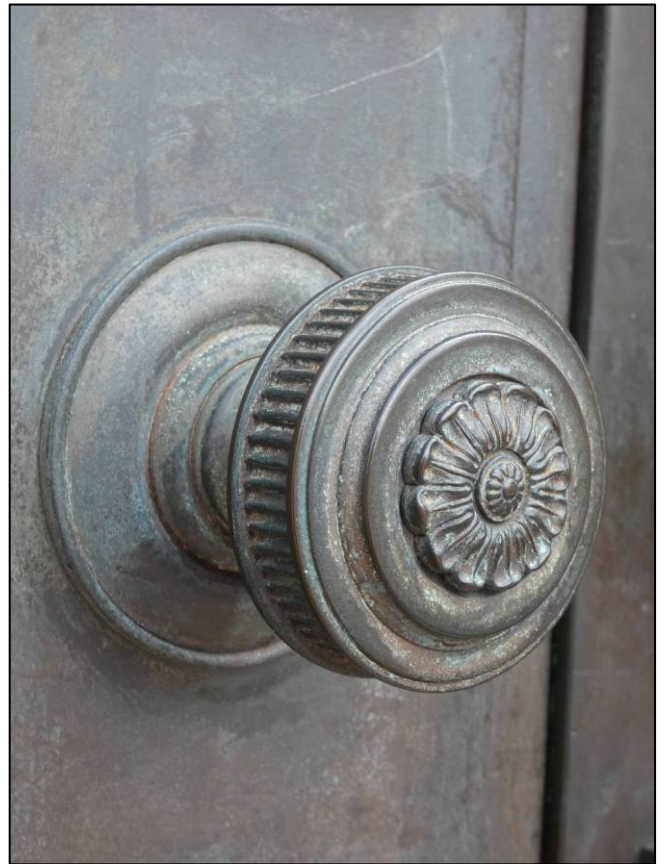


Plate 9: South-west corner, main entrance, door knob, looking E (photo 712).



Plate 10: South-west corner, geometric design to main doorway, looking NE (photo 708).



Plate 11: South-west corner, capital detail to main entrance, looking NE (photo 683).



Plate 12: South-west corner, general view of main entrance, looking NE (photo 681).

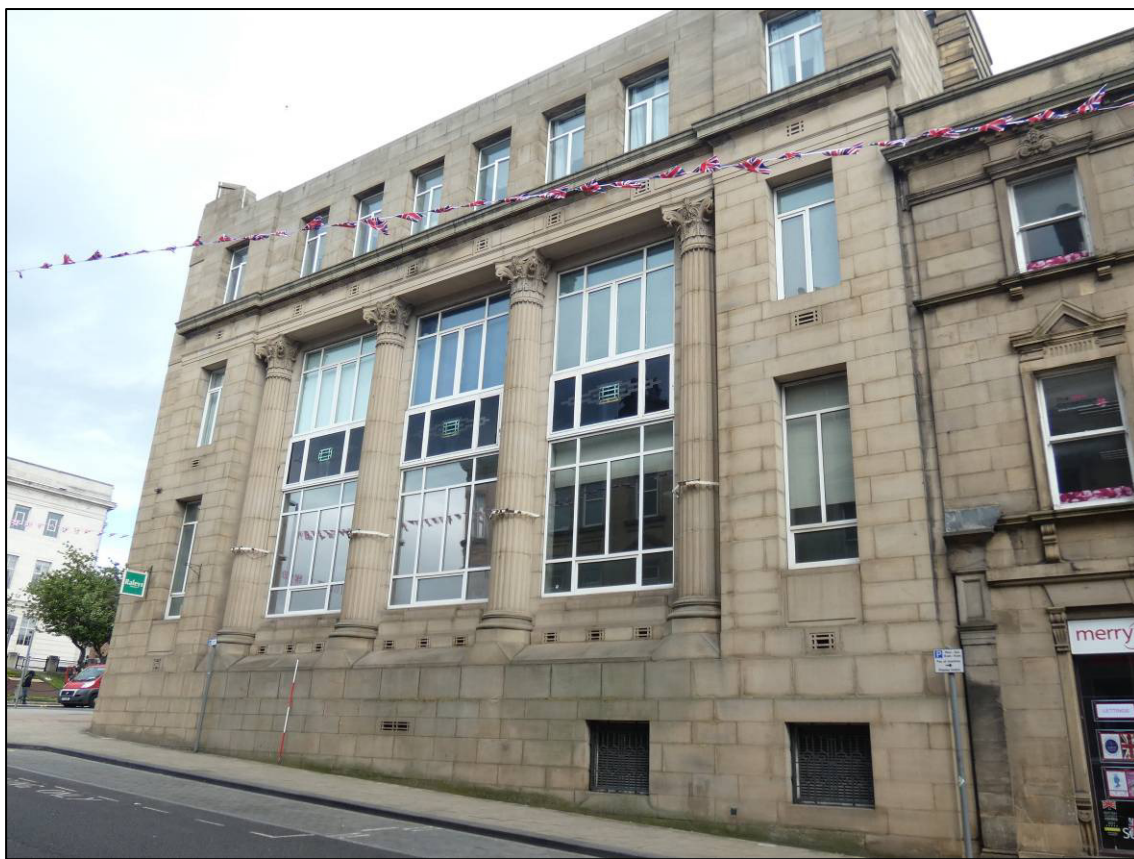


Plate 13: South elevation, looking NW (photo 688).



Plate 14: South elevation, vent detail, looking N (photo 692).



Plate 15: South elevation, vent, looking N (photo 695).

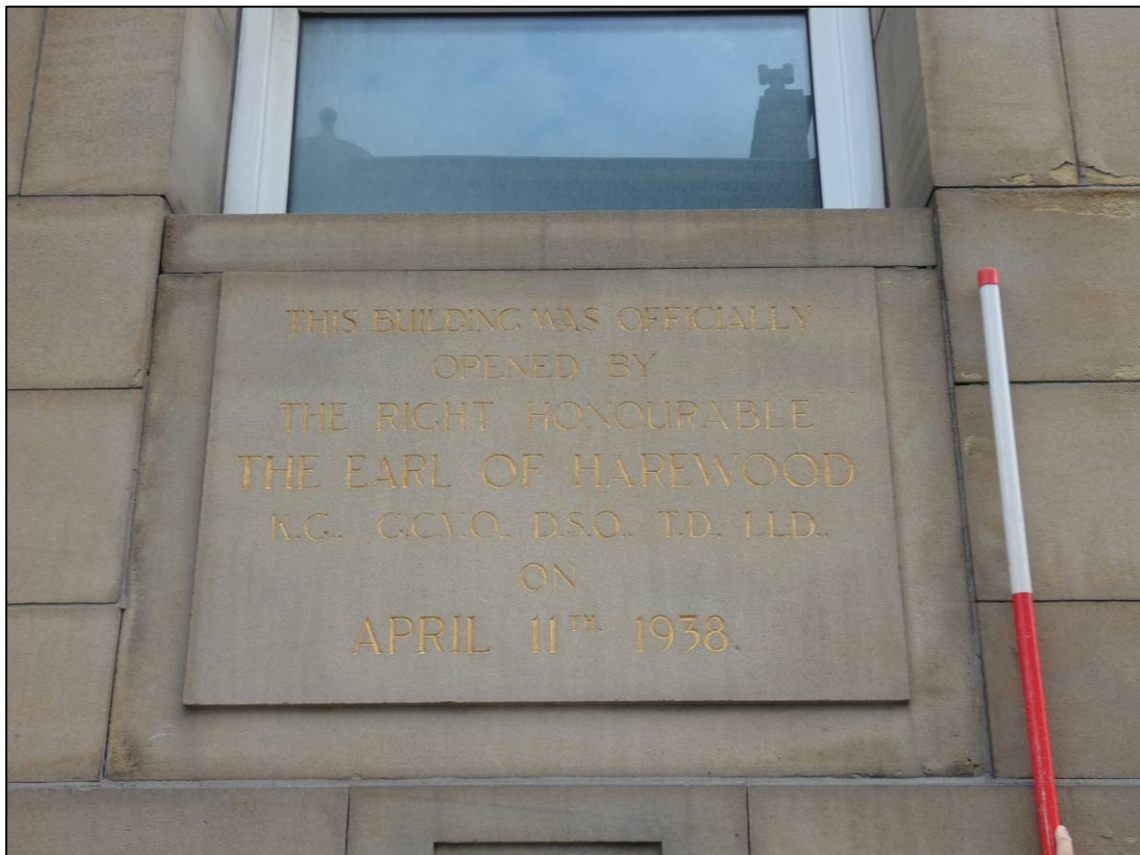


Plate 16: South elevation, opening commemoration stone, looking N (photo 701).



Plate 17: South elevation, window detail, looking N (photo 700).



Plate 18: South elevation, window and vent detail, looking N (photo 699).



Plate 19: Rear elevation, main part, looking SW (photo 726).



Plate 20: Rear elevation, central section, looking SW (photo 731).



Plate 21: Lobby (GF17), original frieze and coving, looking S (photo 789).

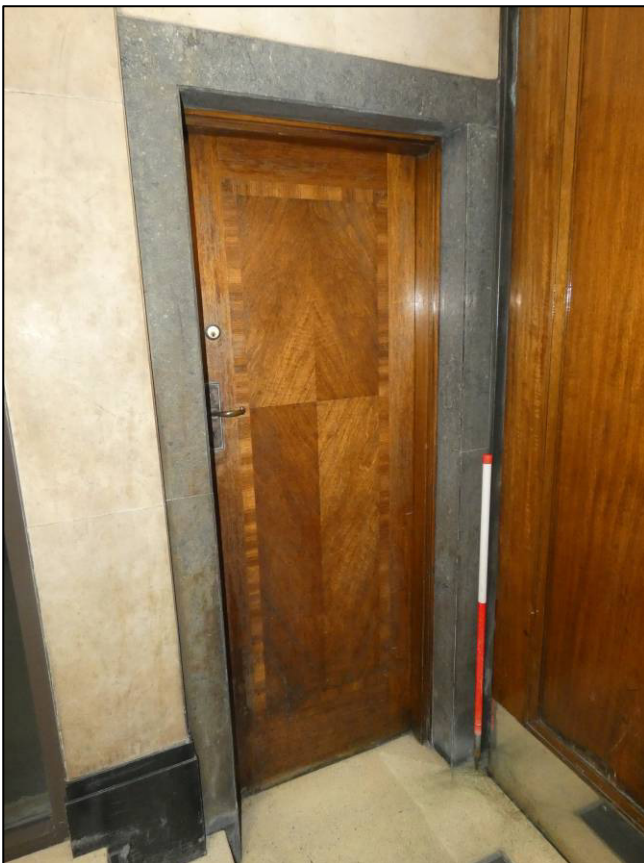


Plate 22: Lobby (GF17), door to basement, looking SE (photo 786).

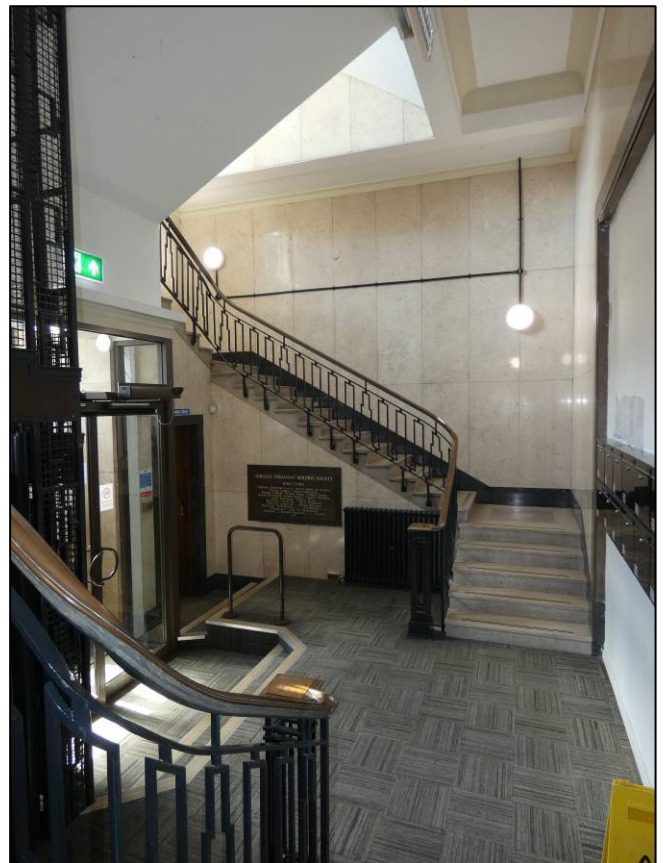


Plate 23: Entrance hall (GF1), stairs, looking NW (photo 989).



Plate 24: Entrance hall (GF1), balustrade to stairs, looking NW (photo 774).

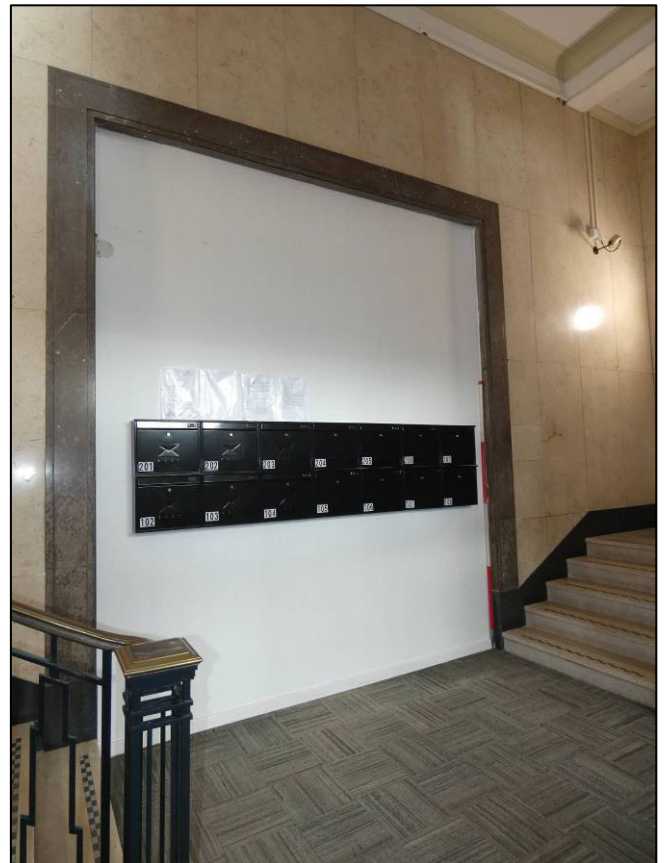


Plate 25: Entrance hall (GF1), blocked access to banking hall and general office (GF2), looking NE (photo 781).

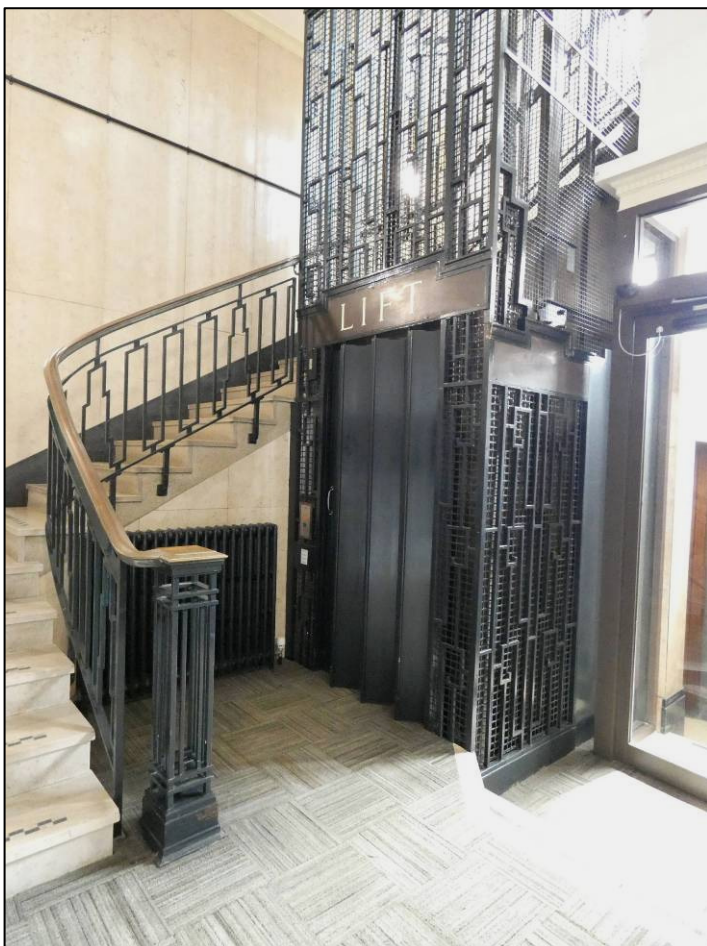


Plate 26: Entrance hall (GF1), stairs and lift shaft, looking SE (photo 990).



Plate 27: Entrance hall (GF1), directors and officers plaque, looking NW (photo 758).



Plate 28: Modern office (GF4), view to inserted entrance, looking W (photo 909).



Plate 29: Modern office (GF4), detail of original terrazzo floor, looking NE (photo 913).



Plate 30: Modern office (GF16), octagonal panelled column, looking SE (photo 902).



Plate 31: Banking hall and general office (GF2), looking N (photo 803).

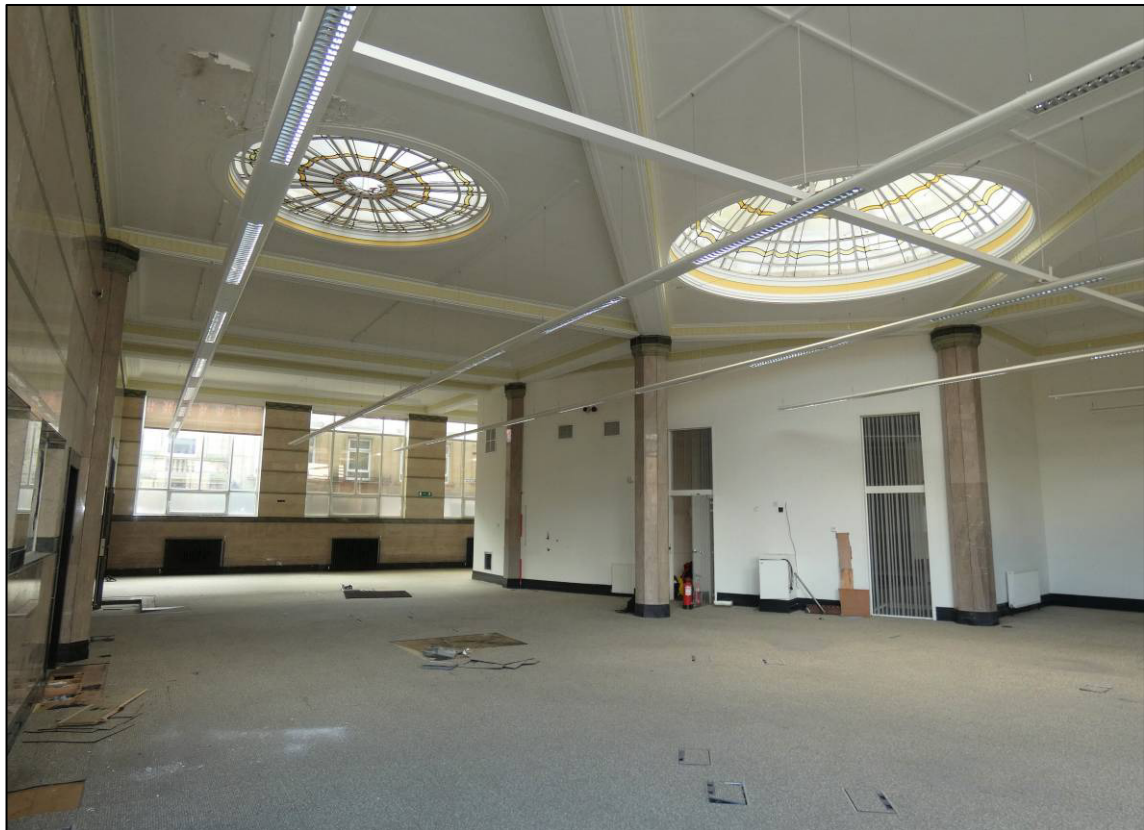


Plate 32: Banking hall and general office (GF2), looking S (photo 816).



Plate 33: Banking hall and general office (GF2), centre of east wall, head of octagonal column, frieze and panel decoration, looking NE (photo 848).



Plate 34: Banking hall and general office (GF2), ceiling panels, looking NW (photo 889).



Plate 35: Banking hall and general office (GF2), east wall, looking SE (photo 828).



Plate 36: Banking hall and general office (GF2), flat east skylight, looking E (photo 880).



Plate 37: Banking hall and general office (GF2), domed central skylight, looking NW (photo 882).



Plate 38: South-east waiting room (GF14), glazed screen and doorway, looking (photo 894).



Plate 39: North-west waiting room (GF3), vent opening mechanism to west wall, looking W (photo 941).

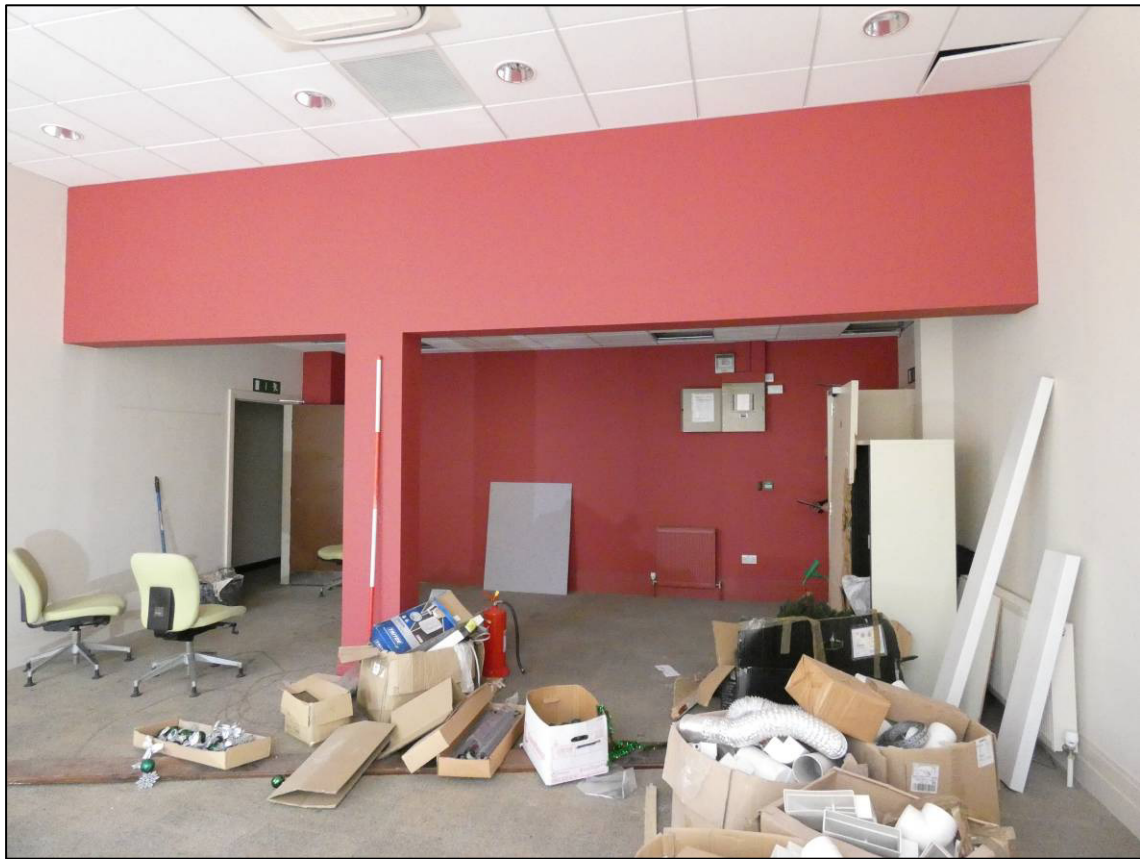


Plate 40: Modern office (GF5), looking E (photo 919).

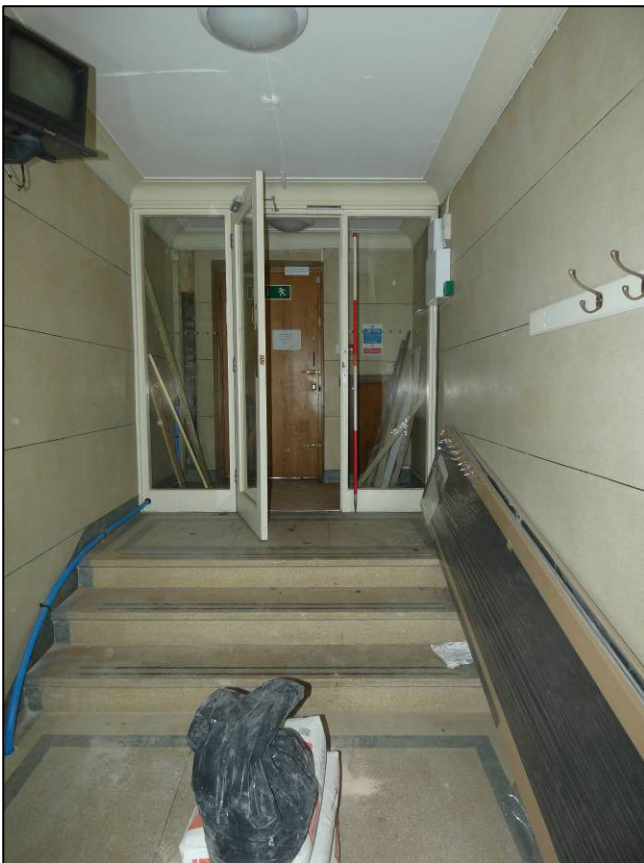


Plate 41: Staff entrance (GF6), interior, looking W (photo 922).

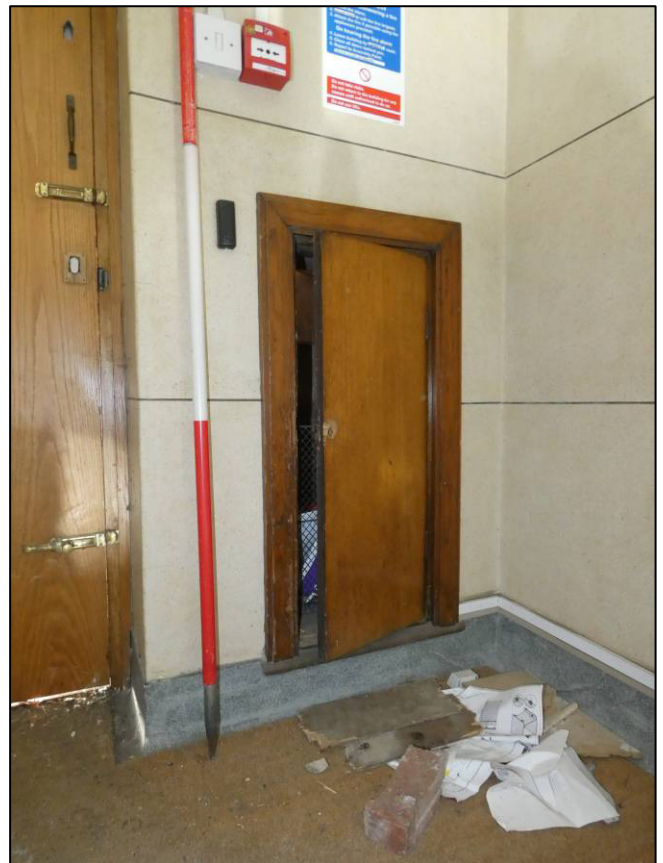


Plate 42: Staff entrance (GF6), original post box with door, looking W (photo 925).



Plate 43: Staff entrance (GF6), east wall recess, looking E (photo 929).



Plate 44: Staff entrance (GF6), ex-situ original door, looking S (photo 931).



Plate 45: Staff entrance (GF6), door knob on ex-situ original door, looking SE (photo 933).



Plate 46: Audit and mortgage room (GF10), looking E (photo 946).



Plate 47: Machine and typists' room (GF11), doorway, looking E (photo 840).



Plate 48: Machine and typists' room (GF11), combination lock on doorway, looking E (photo 845).



Plate 49: Machine and typists' room (GF11), looking S (photo 951).



Plate 50: Banking hall and general office (GF2), south part of east wall, doorways to basement stairs (GF19 - left) and strong room (GF12 - right), looking E (photo 862).



Plate 51: Banking hall and general office (GF2), south part of east wall, looking E (photo 850).



Plate 52: Banking hall and general office (GF2), south part of east wall, ramp to basement stairs (GF19) and strong room (GF12), looking SE (photo 857).



Plate 53: Strong room (GF12), hinge detail to door, looking E (photo 958).



Plate 54: Assistant manager's office (GF13), doorway, looking E (photo 869).

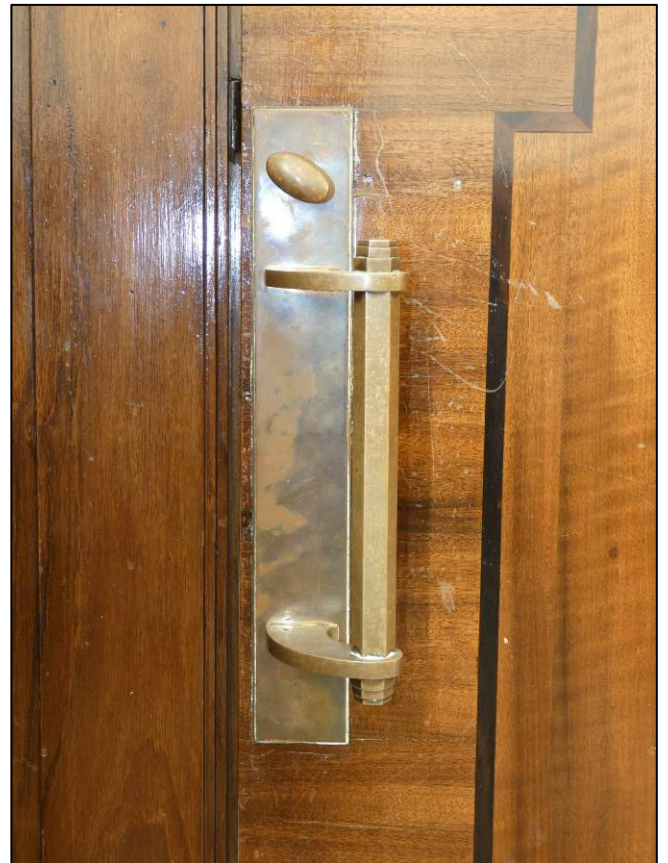


Plate 55: Assistant manager's office (GF13), internal door handle, looking W (photo 983).



Plate 56: Banking hall and general office (GF2), south part of east wall, looking E (photo 868).

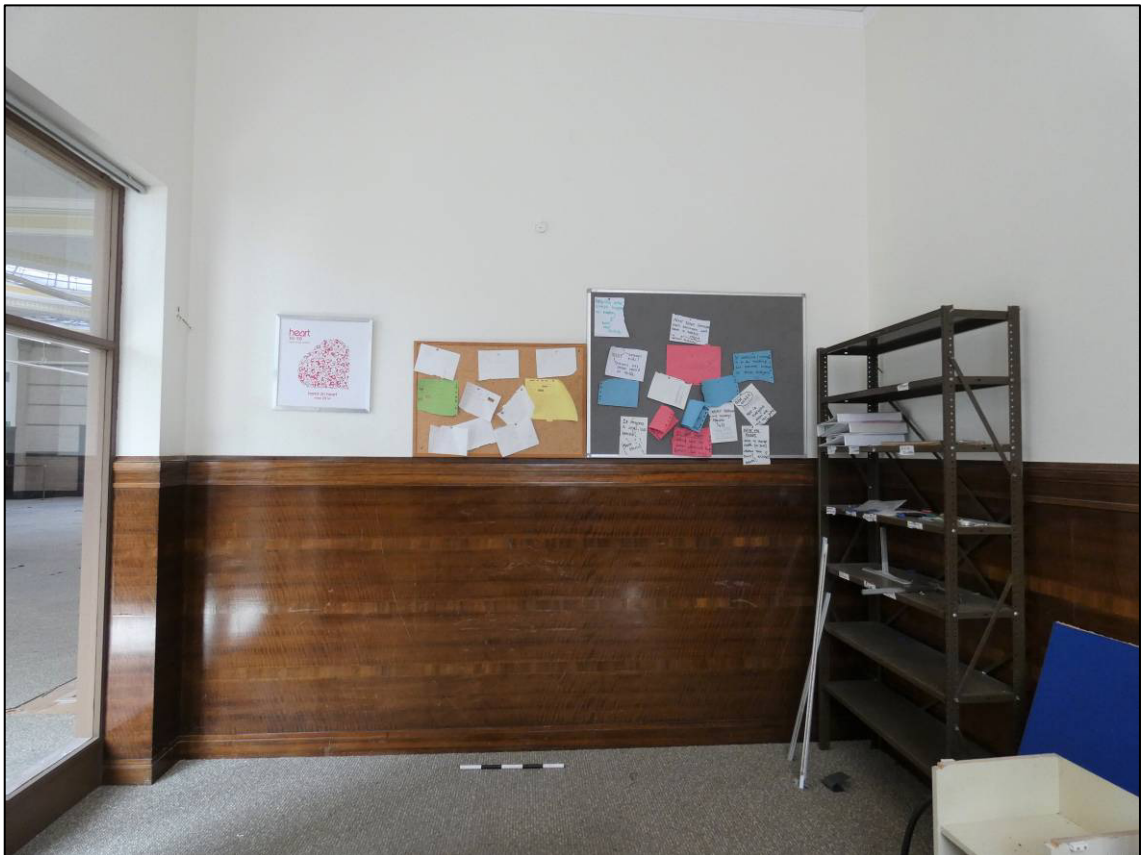


Plate 57: Assistant manager's office (GF13), wood panelling, looking N (photo 965).



Plate 58: Assistant manager's office (GF13), ventilation grille in south wall, looking S (photo 971).

APPENDIX 1
EDAS PHOTOGRAPHIC CATALOGUE

BARNSELY PERMANENT BUILDING SOCIETY - PHOTOGRAPHIC CATALOGUE

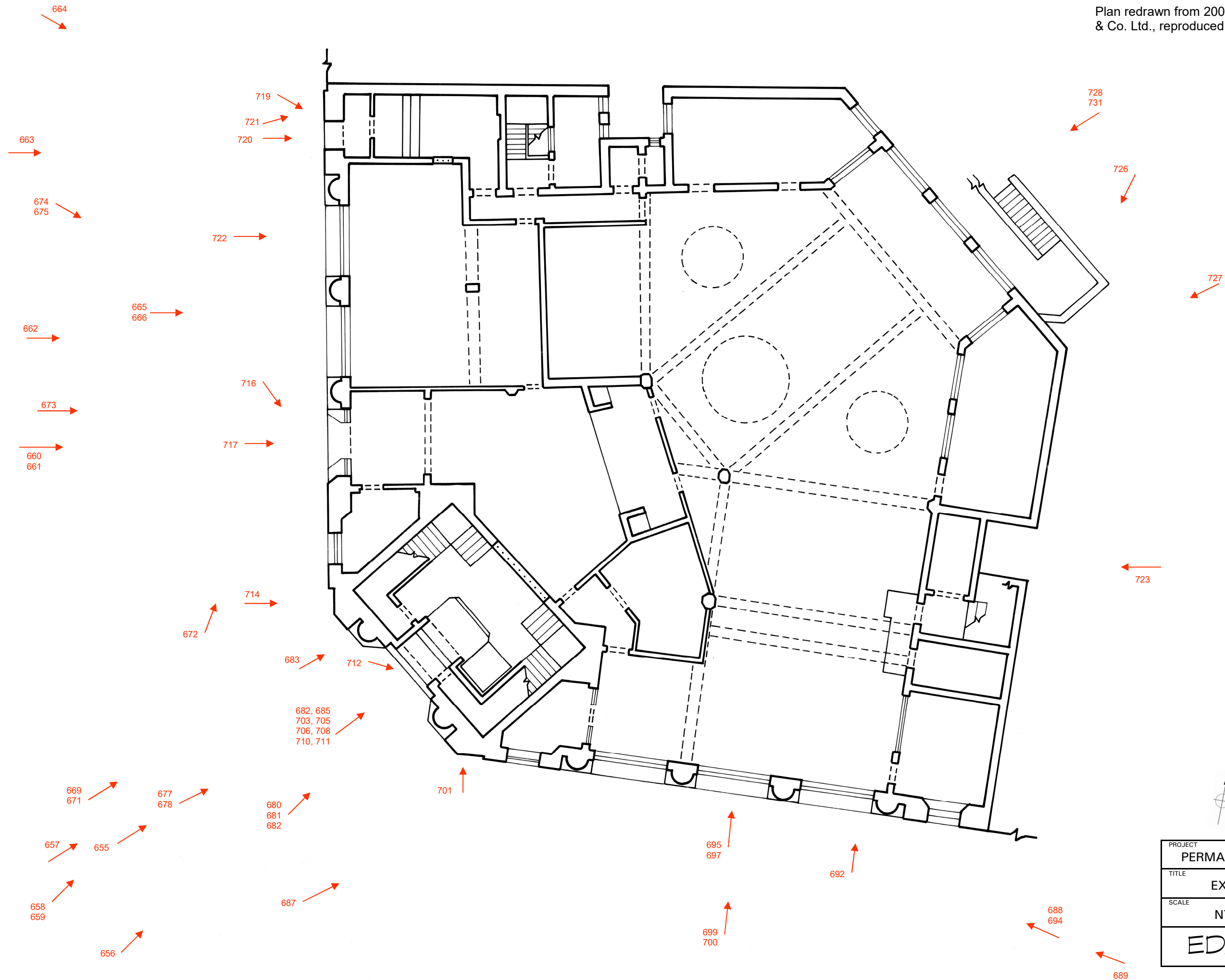
Colour digital photographs taken 24th May 2022

<i>Frame</i>	<i>Subject</i>	<i>Scale</i>
655	View of building in its setting, looking NE to Church Street/Regent Street junction	-
656	View of building in its setting, looking NE to Church Street/Regent Street junction	-
657	Distant view of building in its setting, looking N up Church Street with Town Hall	-
658	View of building in its setting, looking NE across Church Street	-
659	View of building in its setting, looking NE across Church Street with war memorial	-
660	View of building in its setting, looking E across Church Street	-
661	View of building in its setting, looking E across Church Street with war memorial	-
662	View of building in its setting, looking E across Church Street	-
663	View of building in its setting, looking E across Church Street	-
664	View of building in its setting, looking SE down Church Street	-
665	West elevation, looking E	2m
666	West elevation, looking E	2m
669	South-west corner, main entrance, looking NE	2m
671	South-west corner, main entrance, looking NE	2m
672	West elevation, looking NE	2m
673	West elevation, looking E	2m
674	West elevation, looking SE	2m
675	West elevation, looking SE	2m
677	General view of building, looking NE	2m
678	South-west corner, main entrance, looking NE	2m
680	South-west corner, main entrance, looking NE	2m
681	South-west corner, main entrance, looking NE	2m
682	South-west corner, capital detail to main entrance, looking NE	-
683	South-west corner, capital detail to main entrance, looking NE	-
685	South-west corner, doorway to main entrance, looking NE	2m
687	South elevation, looking NE	2m
688	South elevation, looking NW	2m
689	South elevation, looking NW	2m
692	South elevation, vent detail, looking N	1m
694	South elevation, vent detail, looking NW	1m
695	South elevation, vents, looking N	1m
697	South elevation, vent detail, looking N	1m
699	South elevation, window and vent detail, looking N	-
700	South elevation, window detail, looking N	-
701	South elevation, opening commemoration stone, looking N	1m
703	South-west corner, doorway to main entrance, looking NE	1m
705	South-west corner, main entrance, window over doorway, looking NE	-
706	South-west corner, doorway to main entrance, looking NE	-
708	South-west corner, geometric design to main doorway, looking NE	-
710	South-west corner, steps to main entrance, looking NE	1m
711	South-west corner, main entrance, door knobs, looking NE	-
712	South-west corner, main entrance, door knob, looking E	-
714	West elevation, foundation stone, looking E	1m
716	West elevation, inserted entrance, looking SE	2m
717	West elevation, inserted entrance, looking E	2m
719	West elevation, north end, staff entrance, looking SE	1m
720	West elevation, north end, staff entrance, looking E	1m
721	West elevation, north end, letter box opening at staff entrance, looking NE	1m
722	West elevation, panel detail to window head, looking E	-
723	Rear elevation, south part, looking W	-
726	Rear elevation, main part, looking SW	2m
727	Rear elevation, main part, looking SW	2m
728	Rear elevation, central section, looking SW	2m
731	Rear elevation, central section, looking SW	2m
735	Entrance hall (GF1), looking SE	2m
741	Entrance hall (GF1), lift, looking S	2m
744	Entrance hall (GF1), lift signage, looking SW	-

747	Entrance hall (GF1), looking NW	2m
750	Entrance hall (GF1), looking NW	2m
753	Entrance hall (GF1), directors and officers plaque and radiator, looking NW	2m
758	Entrance hall (GF1), directors and officers plaque, looking NW	-
762	Entrance hall (GF1), stairs, looking NW	1m
766	Entrance hall (GF1), stairs, looking NW	-
770	Entrance hall (GF1), door to basement, looking SW	2m
774	Entrance hall (GF1), balustrade to stairs, looking NW	0.5m
777	Entrance hall (GF1), lift cage, looking SE	0.5m
781	Entrance hall (GF1), blocked access to banking hall and general office (GF2), looking NE	2m
786	Lobby (GF17), door to basement, looking SE	1m
789	Lobby (GF17), original frieze and coving, looking S	-
798	Banking hall and general office (GF2), looking N	2m
800	Banking hall and general office (GF2), looking N	2m
803	Banking hall and general office (GF2), looking N	2m
807	Banking hall and general office (GF2), south end, looking W	2m
816	Banking hall and general office (GF2), looking S	2m
822	Banking hall and general office (GF2), north end, looking W	2m
823	Banking hall and general office (GF2), north end, looking W	2m
824	Banking hall and general office (GF2), north end of east wall, showing marble panelling, looking SE	2m
828	Banking hall and general office (GF2), east wall, looking SE	2m
834	Banking hall and general office (GF2), north-east angle, looking NE	2m
836	Banking hall and general office (GF2), north part of east wall, looking E	2m
838	Banking hall and general office (GF2), north part of east wall, looking E	2m
840	Machine and typists' room (GF11), doorway, looking E	2m
845	Machine and typists' room (GF11), combination lock on doorway, looking E	-
848	Banking hall and general office (GF2), centre of east wall, head of octagonal column, frieze and panel decoration, looking NE	-
850	Banking hall and general office (GF2), south part of east wall, looking E	2m
855	Banking hall and general office (GF2), south part of east wall, brass light switch panel, looking E	-
857	Banking hall and general office (GF2), south part of east wall, ramp to east basement stairs (GF19) and strong room (GF12), looking SE	2m
862	Banking hall and general office (GF2), south part of east wall, doorways to basement stairs (GF19 - left) and strong room (GF12 - right), looking E	2m
863	Strong room (GF12), doorway, looking E	2m
866	Strong room (GF12), fixtures to door, looking E	-
868	Banking hall and general office (GF2), south part of east wall, looking E	2m
869	Assistant manager's office (GF13), doorway, looking E	2m
870	South-east waiting room (GF14), glazed screen and doorway, looking E	2m
874	South-east waiting room (GF14), glazed screen and doorway, looking E	-
876	Banking hall and general office (GF2), south-west corner, later doorway into corridor (GF15), looking N	2m
878	Banking hall and general office (GF2), exposed section of stone? floor, looking E	0.5m
880	Banking hall and general office (GF2), flat east skylight, looking E	-
882	Banking hall and general office (GF2), domed central skylight, looking NW	-
884	Banking hall and general office (GF2), detail of domed central skylight, looking NW	-
886	Banking hall and general office (GF2), flat north skylight, looking N	-
888	Banking hall and general office (GF2), detail of flat north skylight, looking N	-
889	Banking hall and general office (GF2), ceiling panels, looking NW	-
893	South-east waiting room (GF14), looking SW	2m
894	South-east waiting room (GF14), glazed screen and doorway, looking E	2m
898	Modern corridor (GF15), ceiling panels seen through suspended ceiling, formerly over banking hall and general office (GF2), looking W	-
899	Modern corridor (GF15), looking NW	2m
902	Modern office (GF16), octagonal panelled column, looking SE	2m
904	Modern office (GF4), looking NE	2m
905	Modern office (GF4), looking NE	2m
907	Modern office (GF4), looking NW	2m
909	Modern office (GF4), view to inserted entrance, looking W	2m
911	Modern office (GF4), blocked vestibule entrance, looking S	2m
913	Modern office (GF4), detail of original terrazzo floor, looking NE	0.5m
917	Modern office (GF5), looking W	2m

919	Modern office (GF5), looking E	2m
922	Staff entrance (GF6), interior, looking W	2m
925	Staff entrance (GF6), original post box with door, looking W	2m
927	Staff entrance (GF6), looking E	2m
929	Staff entrance (GF6), east wall recess, looking E	2m
931	Staff entrance (GF6), ex-situ original door, looking S	2m
933	Staff entrance (GF6), door knob on ex-situ original door, looking SE	2m
935	North basement stairs (GF8), looking N	-
937	Manager's lavatory (GF9), looking NW	2m
938	North-west waiting room (GF3), looking SW	2m
941	North-west waiting room (GF3), vent opening mechanism to west wall, looking S	-
944	Audit and mortgage room (GF10), looking W	2m
946	Audit and mortgage room (GF10), looking E	2m
949	Machine and typists' room (GF11), looking N	2m
951	Machine and typists' room (GF11), looking S	2m
955	Machine and typists' room (GF11), ceiling, looking S	-
957	Strong room (GF12), internal face of door, looking S	2m
958	Strong room (GF12), hinge detail to door, looking E	-
962	Strong room (GF12), looking E	2m
964	Strong room (GF12), safe, looking SE	-
965	Assistant manager's office (GF13), wood panelling, looking N	0.5m
969	Assistant manager's office (GF13), wood panelling, looking NE	0.5m
971	Assistant manager's office (GF13), ventilation grille in south wall, looking S	0.5m
973	Assistant manager's office (GF13), internal face of door, looking W	0.5m
979	Assistant manager's office (GF13), internal face of door, looking SW	0.5m
983	Assistant manager's office (GF13), internal door handle, looking W	-
984	Entrance hall (GF1), stairs and lift shaft, looking SE	-
989	Entrance hall (GF1), stairs, looking NW	-
990	Entrance hall (GF1), stairs and lift shaft, looking SE	-
991	Banking hall and general office (GF2), north part of east wall, marble panelling, looking E	-
996	Banking hall and general office (GF2), north part of east wall, marble panelling, looking E	-

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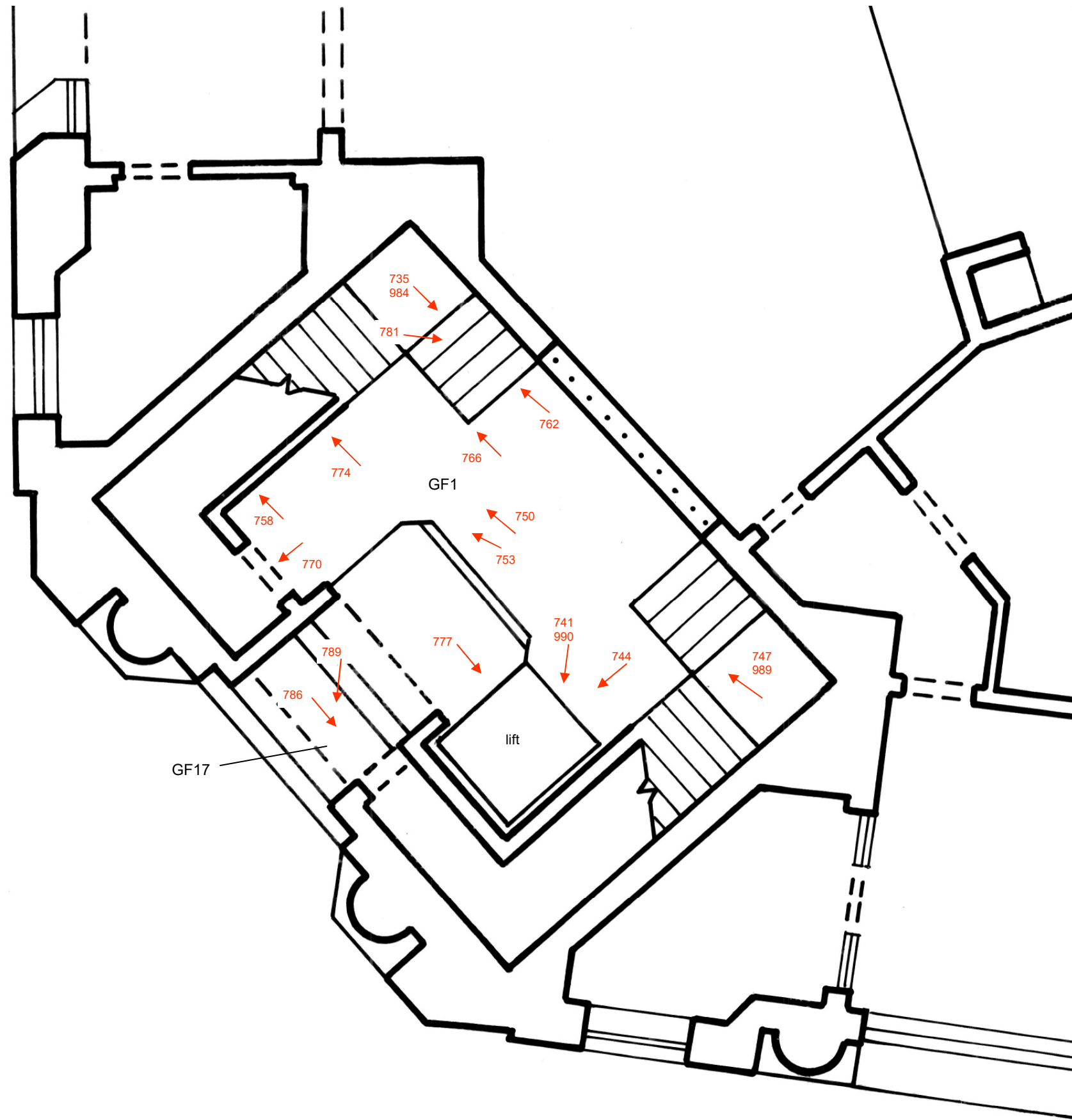
PROJECT PERMANENT BUILDINGS, BARNSELY	
TITLE EXTERNAL PHOTO POINTS	
SCALE NTS	DATE JUNE 2022
EDAS	FIGURE APP1-1



see figure APP1-3

PROJECT		PERMANENT BUILDINGS, BARNSELY	
TITLE		INTERNAL PHOTO POINTS	
SCALE	DATE	NTS	JUNE 2022
EDAS		FIGURE APP1-2	

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PROJECT PERMANENT BUILDINGS, BARNSELY	
TITLE INTERNAL PHOTO POINTS	
SCALE NTS	DATE JUNE 2022
EDAS	FIGURE APP1-3

APPENDIX 2
EDAS WRITTEN SCHEME OF INVESTIGATION

CONVERSION OF GROUND FLOOR OF FORMER BARNSELY PERMANENT BUILDING SOCIETY TO APARTMENTS AND A COMMERCIAL UNIT, JUNCTION OF CHURCH STREET/REGENT STREET, BARNSELY, SOUTH YORKSHIRE S70 2EE

WRITTEN SCHEME OF INVESTIGATION FOR A PROGRAMME OF HISTORIC BUILDING RECORDING

1 INTRODUCTION

- 1.1 This Written Scheme of Investigation (WSI) details a programme of historic building recording to be carried out prior to the conversion of the ground floor of the former Barnsley Permanent Building Society, located at the junction of Church Street and Regent Street, Barnsley, South Yorkshire (NGR SE 34439 06555 centred), into residential apartments, a retail outlet and a commercial unit. The historic building recording was made a condition of planning permission, granted by Barnsley Metropolitan Borough Council on 10th September 2019 (application 2019/0188).
- 1.2 The building is not Listed as being of Special Architectural or Historic Interest, but it is located close to several other Listed buildings (for example, the Grade II early 19th century no. 23 Church Street to the north, and the Grade II Town Hall built in 1933 to the west). It also lies within the Regent Street/Church Street/Market Hill Conservation Area in Barnsley; this was designated in November 1973 and updated in April 1977 but does not appear to have been subject to any appraisal report.
- 1.3 This WSI has been produced by Ed Dennison Archaeological Services Ltd (EDAS), at the request of the developers Adroit Consultation Ltd, in order to comply with a condition (no. 8) placed on the above planning permission. The content of this WSI has been discussed and approved by Barnsley MBC's Conservation Officer and their archaeological advisors, the South Yorkshire Archaeology Service (SYAS).
- 1.4 Discussions with the Conservation Officer have confirmed that a Level 2 descriptive and photographic record (as defined by Historic England 2016, 26) is required of the ground floor of the former Building Society building prior to any conversion works taking place. This will involve historical research with photographic and written elements, brought together in a single survey report and project archive.
- 1.5 A site visit was made to the building by Shaun Richardson of EDAS on the 16th May 2021, to inform the WSI and to assess the practicalities of the required survey work.

2 BACKGROUND INFORMATION

Site Location

- 2.1 The former Barnsley Permanent Building Society (known as 'The Permanent Building') occupies a prominent position at the junction of Church Street and Regent Street, opposite the Town Hall, in the centre of Barnsley, and is highly visible within the local street scene. The rear of the building is accessible from a yard reached off the north side of Eastgate. The building is bounded by commercial properties to the north and east.

Historical Importance

- 2.2 The building was opened in 1938 as the head offices of the Barnsley Permanent Building Society. The Society had been founded in 1853 as the Barnsley Permanent Benefit Building Society, meeting first in the Corn Exchange on Market Hill. In 1866, they moved their offices to other premises on Market Hill, and in 1890 to larger premises at the junction of Regent Street and Royal Street. Although these were subsequently expanded in 1912, they still proved insufficient, and the Society moved into the new purpose-built head offices building in 1938. The Society was taken over by the Yorkshire Building Society in 2008, and it is believed that the head office building was closed in 2016. It was used for a short while as the offices of a solicitor but the ground floor has been empty since 2020.
- 2.3 The building was designed by the architect J R Wilkinson in 1934, and it is understood that the original designs are held in Barnsley Archives. The building is of three storeys with basement, and has a flat roof. It is a steel-framed structure, with the exterior elevations facing onto Church Street and Regent Street built in a pared-down Classical style, making use of two storey columns flanking tall glazed areas. The principal exterior elevations are faced with sandstone ashlar, whilst the rear elevation is faced with glazed brick. The principal entrance at the south-west corner lead into an entrance hall, containing an original lift and the principal staircase. The walls of the entrance hall are lined with marble, with the lift cage and staircase retaining their original metal work. The hall once lead into a vestibule through an opening in the north-east wall, but this has subsequently been blocked. Access to the majority of the ground floor is therefore through a secondary entrance on Church Street.
- 2.4 The majority of the ground floor was once occupied by a single space, forming the open-plan offices of the Society, with a public space to the south-west corner; the two were separated by a long, sinuous wooden counter. In addition to the tall windows in the external elevations, this ground floor space was also top-lit by three large skylights, two circular and one domed, fitted with stained glass, which still survive. The main space had smaller rooms set around the outer north and eastern sides, the majority of these formed separate offices for individuals such as the manager or for dealing with matters such as mortgages. Although there has been some more modern alteration and sub-division, the ground floor of the building preserves much of its original layout, together with original features such as marble lined walls and stained glass skylights.

Heritage Value

- 2.5 A Heritage Statement produced by Simon Elliot Associates (no date) to accompany the current development, noted that although the building was not itself Listed as being of Special Architectural or Historic Interest, it was located close to several Listed buildings and lay within a Conservation Area. It was stated that *“it is clear that the structures on this site have a significant impact on the character of the area and their protection is an important consideration for Local Planning Authority”* (paragraph 2.2) and that *“the building on the application site is a significant and important structure in terms of the character of the Conservation area and the surrounding Listed Buildings”* (paragraph 2.5).

3 PLANNING BACKGROUND

- 3.1 Full planning permission (application 2019/0188) was approved by Barnsley MBC on 10th September 2019, subject to a number of conditions. Condition 8 relates to historic building recording and states:

Part A (pre-commencement)

No development, including any demolition and groundworks, shall take place until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation and this has been approved in writing by the Local Planning Authority. The WSI shall include:

- *The programme and method of site investigation and recording.*
- *The programme for post-investigation assessment.*
- *The provision to be made for analysis and reporting.*
- *The provision to be made for publication and dissemination of the results.*
- *The provision to be made for deposition of the archive created.*
- *Nomination of a competent person/persons or organisation to undertake the works.*
- *The timetable for completion of all site investigation and post-investigation works.*

Part B (pre-occupation/use)

Thereafter the development shall only take place in accordance with the approved WSI and the development shall not be brought into use until the Local Planning Authority has confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.

Reason

To ensure that an appropriate record is made of the historic building fabric that may be affected by the development, in accordance with HE1 and HE3.

- 3.2 The programme of historic building recording as detailed in this WSI will therefore cover the requirements of this condition.

4 PROPOSED WORKS

- 4.1 It is proposed to convert the ground floor of the building to eleven separate residential apartments, a cafe/coffee shop and a commercial unit.

5 HISTORIC BUILDING RECORDING SURVEY METHODOLOGY

General Comments

- 5.1 The scale and scope of the historic building recording work will be determined by this WSI. Barnsley MBC's Conservation Officer has confirmed that a Level 2 descriptive and photographic record, as defined by Historic England (2016, 26), will be required of the ground floor of the Permanent Building. Additional standards and guidance published by the Chartered Institute for Archaeologists for historic building recording will also be followed (ClfA 2019).
- 5.2 This level of survey will therefore not involve the production of measured plans or other drawings (e.g. floor plans and architectural details etc), although use will be made of the 'as-existing' ground floor plan of the building which has

been made available by the client. The survey will be achieved through photography (general and detailed external and internal views including all principle rooms and circulation spaces, as well as any architectural detail), an examination of the available documentary and historical material held by Barnsley Archives (e.g. original architects designs), and a written account. The resulting report will include details relating to the site's location and designations, the date of record, a detailed architectural description, details of historical maps, drawings, views, photographs and other documentary material, and a discussion of the architectural and historic importance and significance of the site in relation to regional and national trends and contexts.

- 5.3 The historic building recording will be undertaken by EDAS in a single phase of work, prior to any conversion works. There is no requirement for a second phase of work during the conversion works, for example, to record other features and items of architectural detail that might be revealed.
- 5.4 The historic building recording work should not unduly delay the overall programme of site works, although there will need to be effective liaison and cooperation with the developer. All parties will need to ensure that EDAS have sufficient time and resources to complete the historic building recording in accordance with WSI.

Aims and Objectives

- 5.5 The historic building recording work has the following objectives:
- to identify and objectively record the existing historic building, and the ground floor in particular, together with any other structures on the site, by means of photographs and written descriptions, prior to any conversion work (subject to health and safety considerations);
 - to relate the standing building with the documentary material to create a homogenous understanding of past usage on the site;
 - to provide a long-term record of the standing building and the ground floor in particular, prior to its conversion;
 - to analyse and interpret the recorded elements of the building in terms of their form and function, and to place that analysis and interpretation into its wider architectural and social contexts;
 - to produce a permanent, ordered and cross referenced project report and archive, which will be placed in the public domain through deposition with the South Yorkshire Historic Environment Record (report) and Barnsley Archives (report and archive).

Documentary and Historical Research

- 5.6 It is known that Barnsley Archives hold approximately 15 original architect's and construction drawings relating to the building, dating to c.1934-35, including plans and elevations (Barnsley Archives 4843 B/C). Some of these are coloured drawings on linen, but others are paper copies of dyelines which are very tightly folded. These drawings will be examined prior to the fieldwork taking place (subject to available appointments), and where it is possible to do

so, they will be photographed. Barnsley Archives also hold a photocopy of a booklet that was published by the Building Society in 1953 to commemorate its centenary (Heald & Carrington 1953) (Barnsley Archives SY-19-Z1/2). This includes black and white exterior and interior photographs of the building in 1953, including the areas to be covered by the historic building recording. Again, this will be consulted prior to the fieldwork taking place. Additional research into the origins, use and development of the building will be undertaken through internet searches, including a historic map regression.

- 5.7 The results of the documentary research will be used to discuss and analyse the development of the building over time, and the sequence of construction and use of the internal spaces. The results will be used to put the building and its individual elements into context and establish its architectural and historical significance.

Pre-Intervention Architectural Survey

Photographic Record

- 5.8 General photographic recording of the building, its settings and significant parts, together with close-up photography of significant details, will be carried out. The guidelines produced by Historic England (2015; 2016, 17-21) will be followed. A detailed external and internal photographic record (ground floor only) will also be undertaken. External photographs will be taken, as far as is possible, at right angles to elevations, whilst the interior coverage will aim to produce a record of all significant spaces and individual details (subject to safe access). All photographs will contain a photographic scale (graduated photographic scales and/or ranging rods), and artificial lighting and tripods will be used where necessary, subject to practicalities and access.
- 5.9 The photograph record will be taken using an SLR digital camera which has 12 megapixel resolution, no less than an APS-C or DX size sensor of 10 megapixels - all photographs will be taken in colour in high resolution jpeg format. Processed photographs will not be manipulated or altered prior to inclusion in the project archive. The photographic survey will be undertaken before any conversion work is undertaken on the site.
- 5.10 All photographs will be clearly numbered and labelled with the subject, orientation, date taken and photographer's name, and cross referenced to film and image numbers. A photographic catalogue will be produced, to include a register detailing the location and direction of each shot. The 'as-existing' ground floor plan of the building (supplied by the client) will be used to identify the position and direction of each shot.

Written Accounts

- 5.11 Sufficient notes will be taken on site in order for a detailed description of the building, and the ground floor in particular, to be prepared, in combination with the photographic records.

6 REPORTING

- 6.1 Within five weeks of the completion of all the site work (or longer if agreed with all parties), an EDAS archive survey report detailing the results from the

historic building recording will be produced. The final report will include the following (as appropriate):

- A non-technical summary;
- Site code/project number;
- Planning reference number;
- Dates of fieldwork visits;
- National Grid reference;
- A brief account of the project plan, research objectives, survey methodology, procedures and equipment used;
- A summary of the historical and archaeological background to the site;
- The results of the historic building recording work, and an account of the overall form and development of the site and of the evidence supporting any interpretation, in the context of the known architecture/archaeology of the area;
- Discussion, including an assessment of the importance of the findings in relation to the other remains in the region as a whole;
- Conclusions;
- A bibliography and list of sources consulted;
- A location plan, with scale;
- Selected illustrative material, including maps and other documentary material, general site photographs and photographs of any significant architectural features that are encountered;
- Appropriate figures, including a re-drawn version of the 'as-existing' ground floor plan at a suitable scale, to show room numbers or other identifiers to aid description;
- Appendices containing a copy of this WSI, together with the details of any departures from that design, and photographic registers and catalogues.

- 6.2 Appropriate drawn records of the building and the complex as a whole would be produced as reduced A4 or A3 size paper copies within the body of the report; full scale drawings would be included within the site archive.
- 6.3 Electronic copies (pdf format) of the final report will be supplied, for distribution to the developer/client, the Local Planning Authority and the South Yorkshire Historic Environment Record. A hard copy of the final report will also be included within the site archive.
- 6.4 If the survey work produces results of sufficient significance to merit publication in their own right, allowance will be made for the preparation and publication of a brief note detailing the findings of the project in an appropriate local journal, subject to the client's permission.
- 6.5 EDAS also subscribe to OASIS (Online Access to Index of Archaeological Investigations), and all EDAS projects are fully OASIS compliant. Prior to the start of the fieldwork, an OASIS online record will be initiated and key fields completed on Details, Location and Creators forms. All parts of the OASIS online form will be subsequently completed for submission to Historic England and the South Yorkshire Historic Environment Record. This will include an uploaded pdf version of the entire report.

7 PROJECT ARCHIVE

- 7.1 Once the on-site fieldwork and subsequent reporting is complete, a fully indexed field archive would be prepared, following the guidance produced by Historic England and others (e.g. Brown 2011; ClfA 2022; Historic England 2016, 30-34). The archive will also be completed following an explicitly documented system such as the ClfA Archive Selection Toolkit or similar. The archive will primarily comprise written documents, survey plans (field and final versions) and photographs, and an index to the archive.
- 7.2 EDAS will obtain consent from the client for the deposition of the project archive with Barnsley Archives prior to the start of the project. EDAS will contact the archive to determine their requirements relating to the transfer and deposition of the project archive. EDAS will also adhere to any specific conservation, transfer and deposition requirements which Barnsley Archives might impose, including charges for the storage and long-term curation of the site archive.
- 7.3 A copy of the survey report and all jpeg photographs taken as part of the project, as well as all necessary catalogues and meta-data details, will be uploaded to the Archaeology Data Service (ADS), at the end of the project.

8 OTHER CONSIDERATIONS

Modifications

- 8.1 The programme of recording work outlined above may be modified in accordance with the professional judgement of the staff undertaking the work, insofar as the overall provisions and objectives of this WSI would not be changed. Any variations in the project would be discussed and agreed in advance with the client and Barnsley MBC's Conservation Officer/SYAS.

Monitoring

- 8.2 EDAS would give a minimum of five days' notice of the commencement of site work to Barnsley MBC's Conservation Officer/SYAS.

Health and Safety

- 8.3 All site recording work will be carried out with due regard for all Health and Safety considerations, and Health and Safety will take priority over survey requirements. All archaeologists undertaking fieldwork will comply with all relevant Health and Safety Legislation, including the preparation of a Risk Assessment.
- 8.4 The site is privately owned and EDAS would indemnify the landowner in respect of their legal liability for physical injury to persons or damage to property arising on site in connection with the recording brief, to the extent of their Public Liability Insurance Cover (£5,000,000).

Copyright, Confidentiality and Publicity

- 8.5 The individual/organisation commissioning the project has confirmed that copyright of the report will pass to them on completion of the project and payment of final invoices. However, EDAS and the individuals involved will

be identified as the originator and author of all project documentation and reports as specified in the Copyright, Designs and Patents Act 1988 (chapter IV, section 79).

Compliance

- 8.6 As a ClfA Registered Organisation, EDAS would adhere to all standards and guidance for fieldwork and reporting produced by the Chartered Institute for Archaeologists, and the principles laid out in their Code of Conduct.

9 REFERENCES

Brown, D H 2011 *Archaeological Archives: A Guide to Best Practice in Creation, Compilation, Transfer and Curation* (Archaeological Archives Forum)

ClfA (Chartered Institute for Archaeologists) 2022 *Standard and Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives*

ClfA (Chartered Institute for Archaeologists) 2019 *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*

Heald, W & Carrington, W 1953 *Centenary of the Barnsley Permanent Building Society*

Historic England 2016 *Understanding Historic Buildings: a Guide to Good Recording Practice*

Historic England 2015a *Digital Image Capture and File Storage: Guidelines for Best Practice*

Simon Elliott Associates (no date) *Heritage Statement: Proposed Alterations to Building to form Commercial Unit and Apartments, at Permanent Building, Junction of Church Street and Regent Street, Barnsley*

Ed Dennison, EDAS
19th May 2022