

35 Huddersfield Road, Barnsley S75 1DN

Conversion of lower ground floor/cellar to form a single bedroom flat

Design and Access Statement June 2021

Design Statement

History

35 Huddersfield Road was built in 1872 as a large family home with bedrooms at first floor level, living rooms at ground floor level and there is evidence that the lower ground floor/cellar was used as servant accommodation.

In 1932 some rooms were blocked off and a large extension built at the back to create an additional dwelling, now known as 35A Huddersfield Road. It is likely that the garage at the lower ground floor level in no.35 was created at this time.

In 1971 no. 35 was purchased by Keith Blackburn (it is now jointly owned by Mr and Mrs Blackburn)

The following year 1972 planning permission was granted to divide No. 35 in to two flats. Flat 1 consisting of rooms on the ground floor and lower ground floor/cellar levels, plus the garage. Flat 2 with rooms at first floor level. Plans of this scheme should be available in Barnsley MBC planning archive.

Changes in the way people live now mean that the rooms at lower ground floor level are rarely used, the large cellar being used as a utility area containing a washing machine, the other storage rooms being used to store unwanted furniture and the garage has not been used for the storing or parking of cars for over 20 years.

This large space in the lower ground floor/cellar is clearly underused.

The proposed Scheme

It is proposed to convert this underused facility into a much needed single bedroom flat, as shown on the submitted drawings. (Many large houses such as this are now used as Houses in Multiple Occupation or single room tenancies, restricting tenants space and privacy)

The two doorways into the cellar room and garage will be blocked off to create a separate one bedroom unit. The bedroom meets current design requirements with two windows providing approximately 29% more daylight area than the minimum requirement plus additional daylight from the obscure glass screen and doorway into the living area. Ventilation is provided by the existing air brick plus trickle vents and both opening windows will allow emergency escape if required. The 43 square metre bedroom and living area exceed the minimum space requirements of 39 sq.m. The outside private amenity area of 11.63 sq.m. also exceeds the minimum requirements in addition to the amenity provided in the jointly accessible front garden.

The remaining space around the cellar stairs would remain for use as a utility area for the ground floor flat. Emergency escape from this area would be through an internal door with turnbutton lock into the communal storage area which could be available to all three units as a bike store, then out into the rear yard.

This proposal would not change the front elevation of the house. The side elevation would have minimum alteration of the lower windows being replaced to match the existing windows in the two flats above. The rear elevation would also have minimum changes with the existing blank garage doors being replaced by the access door and adjacent windows

A recent (October 2020) submission for a Pre-Application Advice (Ref.2020/ENQ/00723) was submitted and rejected so professional architectural advice was used to better meet the local planning requirements.

It is believed that none of these minor changes would affect the integrity of the local Huddersfield Road Conservation Area status and that the plans submitted now meet the necessary planning regulations.

Access Statement.

Current access to the existing flats is by the pedestrian footpath onto Huddersfield Road and by the existing joint access from Cockerham Lane for both pedestrians and vehicles. No changes to these access points are to be made . There are therefore no access issues.