

15 VICTORIA STREET

## Heritage Statement

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# 1. [Heritage]

## 1.1. 1. Site Location and Context

- 1.1.1. 15 Victoria Street lies within the Victoria Road Conservation Area, a designated heritage area in Barnsley that reflects the town's Victorian-era expansion. The conservation area is defined by its grand residential architecture, mature gardens, and formal layout, with landmark buildings at either end – the National Union of Mineworkers Headquarters to the east, and Westfield House to the west.
- 1.1.2. Although 15 Victoria Street is not a listed building nor individually recognised for historic interest, it is part of a streetscape where Victorian architectural form, proportion, and setting are critical to the area's special character.
- 1.1.3. While many properties in the area are detached and set in extensive grounds, 15 Victoria Street is a traditional stone-built detached dwelling, likely constructed to provide high-quality housing in the late 19th century. These more modest homes complement the grander villas, contributing to the architectural hierarchy and social history of the area.

## 1.2. 2. Proposed Works

- 1.2.1. The proposed works at 15 Victoria Street include:
- 1.2.1.1. The installation of a new door to the existing opening in the existing rear wall of the property.
  - 1.2.1.2. The construction of raised decking in the rear garden area, directly accessible from the new door.

## 1.3. 3. Impact on the Heritage Asset

- 1.3.1. The proposed changes are located to the rear elevation of the property, which is not visible from the public realm and does not contribute to the street-facing character of the conservation area. As such, the impact on the visual character and historic setting of Victoria Street is minimal.
- 1.3.2. The new rear door will be sensitively inserted into the existing wall fabric, retaining surrounding masonry and matching existing architectural features where applicable.
- 1.3.3. The proposed decking is modest in scale, constructed from materials in keeping with residential garden use, and does not detract from the character of the area.
- 1.3.4. No original or historic features of high significance will be lost as part of this proposal.
- 1.3.5. The works are reversible, preserve the architectural integrity of the main structure, and maintain the overall setting of the conservation area.

## 1.4. 4. Justification

- 1.5. The proposed alterations are sympathetic to the historic building and its setting and are necessary to improve amenity and access for the current occupants. As the changes are confined to the rear and are

not visible from Victoria Street or the public highway, they do not affect the key views or streetscape of the conservation area.

### **1.6.5. Conclusion**

1.6.1. The proposed development at 15 Victoria Street:

1.6.2. Preserves the character and appearance of the Victoria Road Conservation Area;

1.6.3. Causes no harm to the significance of the designated heritage asset;

1.6.4. Is in accordance with local and national planning policies relating to heritage conservation.

1.6.5. The works represent a low-impact intervention that allows modern functionality while respecting the historic context of the property and the wider conservation area.

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