

Heritage Statement

Introduction:

Location: 'Westfield House' 47 Victoria Rd, Barnsley. S70 2BU.

Applicant: Talem Healthcare Group.

Agent: Emerald Developments Ltd.

Application: Proposed Care Facility.

This statement has been prepared in support of a planning application for change of use from hostel to a residential care facility with refurbished elevations and erection of a (replacement) single storey, detached apartment block with new car parking arrangements. (with variation to condition).

Location:

This site is located at the corner of Victoria Road with Sackville Street in Barnsley and is approximately half a mile from Barnsley town centre within a conservation area.

Access to the site is via 2no. existing entrances, one to the southeastern side of the site onto Victoria Road and the other on the southwestern side of the site onto Sackville Street.

Background:

Westfield House was built in 1876 by Mr. W. Munford for client Mr. J. Watson, at the time the Bank Manager for the Wakefield & Barnsley Union Bank. Westfield House is a two storey building constructed of coursed sandstone. It had a low pitched, hipped roof with parapets, and covered with natural roof slates. It was later converted to a Student Hostel. The property has been vacant from 2006, in which time it has been vandalised and set on fire.

Main two storey building: Half of the main roof, internal walls and floor joists are fire damaged. The windows can't be repaired so replacement units will be sought. The main structure with parapet walls and chimneys are intact with remedial works needed to be done to the stonework.

The single storey rear building, to the rear of the two storey building, was constructed as an extension to the main building in the mid-80's with a brick & plaster finish with metal imitation roof tiles and timber windows.

Half of this roof has been lost to fire damage and vandalism with evidence of squatting.

Design:

Main two storey building: Proposed change of use from Hostel to a residential facility. to provide 7no. self contained residential units within the existing building structure. Replace the fire damaged roof with new trusses and black conc. roof tiles and restore existing stonework finish, parapets and chimneys. New external white P.V.C. windows and doors will be installed with rainwater goods and sanitary pipework reinstated.

Single storey rear annex: Proposed demolition of the existing single storey building and garage to provide 4no. residential care facility. To provide new replacement building, on the footprint of existing buildings. New structure of blockwork/brickwork cavity construction and new truss roof with black conc. roof tiles. New external white P.V.C. windows and doors with new rainwater goods and sanitary pipework.

Siteworks: To include stripping back existing overgrown gardens and removal of 2no. trees immediately adjacent to two storey building. The Victoria Road entrance to be recessed back to be 5m min. from road edge with new iron railing and gates. The Sackville Street entrance is to be reinstated with new entrance gates for both vehicular and pedestrian use. Form new car parking spaces and turning areas with new tarmac and kerbs. Careful consideration and protection of TPO's while proposed works take place, tree survey includes for this. New ramped or level accesses to both building to meet with current Building Regulations.

Heritage:

The design and scheme is sympathetic to the neighbouring environments. The proposed works to the existing and proposed buildings will not affect the streetscape.