Design & Access Statement
To Support
Formal Change Of Use
No 18 Longman Road, Barnsley.



S J SALISBURY DESIGNS
Planning & Building Development Services
Stephen Salisbury - Architectural Technician

S J SALISBURY DESIGNS
25, Cartwright Avenue, Hadley,
Whitefort, Worcester, WR4 0NZ
T: (01905) 25877 F: (01905) 25883
E: sjsalisburydesigns@btinternet.com

Proposed Development to No 18 Longman Road, Barnsley

Location Plan (Extract from current Promap Survey Plan)



This design statement has been written to support a detailed Planning Application submitted to support the formal change of use of No 18 Longman Road, Barnsley which is presently a 2.5 storey 3 bedroomed Victorian end of mews terrace into a 10 bedroomed house for potential student accommodation with the addition of a 2.5 storey extension to the side of the existing dwelling together with a single storey lean to extension to the rear of the property

Location



View from Longman Road To Frontage of No 18.

Barnsley is a town in South Yorkshire, It lies on the River Dearne, 11 miles north of the city of Sheffield, 17 miles south of Leeds and 14 miles west of Doncaster. Barnsley is surrounded by several smaller settlements which together form The Metropolitan Borough of Barnsley, of which naturally Barnsley is the largest town and the administrative centre. Longman Road is a predominantly residential area situated on the Northern fridges of Barnsley Town Centre with good transportation links to and from the Town Centre. Historically a part of the West Riding of Yorkshire, Barnsley is notable as a former industrial town centered on coal mining and glassmaking. Though these industries demised in the 20th century, Barnsley's local culture remains rooted in this industrial heritage Barnsley's first historical reference occurs in 1086 in the Domesday Book. The Town has since grown through subsequent centuries with strong and distinctive architectural styles incorporated throughout which include fine examples of Georgian, Regency, Edwardian and Victorian designs and Longman Road consists mainly of terraced Mews Victorian dwellings (as pictured)

S J SALISBURY DESIGNS
Planning & Building Development Services
Stephen Salisbury - Architectural Technician
S J SALISBURY DESIGNS
25 Cartwright Avenue, Hadley,
Whitefort, Worcester. WR4 6NZ
T: (01905) 25977 F: (01905) 25983
E: sjsalisburydesigns@talktalk.net

Background History.

Barnsley's first historical reference occurs *in 1086 in the Domesday Book in which it* is called 'Berneslai' with a total population of around 200. The origins lie in the Saxon word Berne, for barn or storehouse, and Lay, for field. The town lay within the parish of Silkstone and developed little until in the 1150s it was given to the Monastery of St John, Pontefract. The monastery build a new town where three roads met these being the Sheffield to Wakefield, Rotherham to Huddersfield and Cheshire to Doncaster routes. The Domesday village became known as "Old Barnsley", and a town grew to become the present town of Barnsley.



Ordnance Survey Plan dated 1885
With Approximate location of
18 Longman Road ringed in red

From these Ancient Ordnance Survey records obtained from the County Archive it would seem that the site itself was *previously set out as either orchards or* gardens possibly for the nearby Cockerum Hall with extracts from both 1855 & 1894 Maps indicating a formal division of this area, these maps also highlight the existing rail line to the north together with Old Mill Lane to the South and the Huddersfield Road to the West. Development to both maps is clearly visible on the intersection of both roads, however the Victorian Mews housing to Longman Road would seem to have been undertaken in circa 1905 and is then clearly present on all mapping after this date.



Current Arial View
Of No 18
Longman Road



Ordnance Survey Plan dated 1894.
With Approximate location of
18 Longman Road ringed in red

S J SALISBURY DESIGNS
Planning & Building Consultancy Services
Stephen Salisbury - Architectural Technician
S J SALISBURY DESIGNS
25 Cartwright Avenue, Hadley
Whitefort, Worcester, WR4 0NZ
T: (01905) 25977 F: (01905) 25983
E: sjsalisburydesigns@talk21.net

Planning Policy.

The redevelopment of this property with a subservient extension of a similar design and proportions to the existing dwelling will not be out of context with its surrounding dwellings together with being in a sustainable location in accordance with national and local level policy guidance including PPS1, PPS3 and local policies within the Barnsley Metropolitan Borough Council Local Plan. The property is within the outer fringes of the Town Centre and is therefore in close proximity to a range of sustainable transport links, services and facilities. A number of shops, Commercial properties, schools and University Centre Barnsley are within walking distance.
The site is In close proximity to the main Barnsley Interchange railway station and is near to a major bus corridor being the A635 Huddersfield Road and the A635 Old Mill Lane, as such the



A view of Barnsley From nearby countryside.

Ease of Movement

In accordance with PPG 13 the site is well served by public transport with First Midland Red bus services providing several regular routes from the A635 Huddersfield Road & A635 Old Mill Lane. The nearest collection points for services from Huddersfield Road are within 200m of the property with service route No's 412 to Penistone the 417 to Redbrook the 443 & 444 to Leeds the 486 to Athersley the 489 to Kexborough. The nearest collection points for services from Old Mill Lane are with 150m of the property with service route No's 1 to Danscroft the 11 to Athersley the 31 to Sidworth the 57 to Royton the 59 to Wakefield and the 194 to Wakefield

There are also excellent rail transportation links available from Barnsley Interchange, being less than 10min walk from the Town Centre which provides local connection to Leeds, Wakefield & Sheffield together with national links to The Midlands & London



Rear Elevation indicating rundown state of dwelling.



Wet & Dry rot to Existing Floor

Planning History

From historic O.S. plans and archive materials it would seem that there has been little work undertaken on the original house which retains its Victorian details, however there have been subsequent outbuildings and garages which have been added within the rear garden, the house itself is in a very poor state of repair as per above & adjacent photograph and suffers from wet and dry rot to all internal timbers. All floor joist will have to be replaced together with a new roof structure and new slated roof finish

S J SALISBURY DESIGNS
Planning & Building Development Services
Stephen Salisbury - Architectural Technician
S J SALISBURY DESIGNS
25 Cartwright Avenue, Hadley
Whitefort, Worcester, WR1 3NZ
T: (01905) 25977 F: (01905) 25977
E: sjsalisburydesigns@talktalk.net

Access Arrangements

Vehicular access to this development will be via the existing drive through link between No's 18 & 16 Longman Road. At the present time this existing access is infrequently utilised for vehicles and has become a rather rundown area for dumping generalised rubbish with the garage to No 18 seeming not to have been used for several years.



A view of Longman Road Via Drive thro.

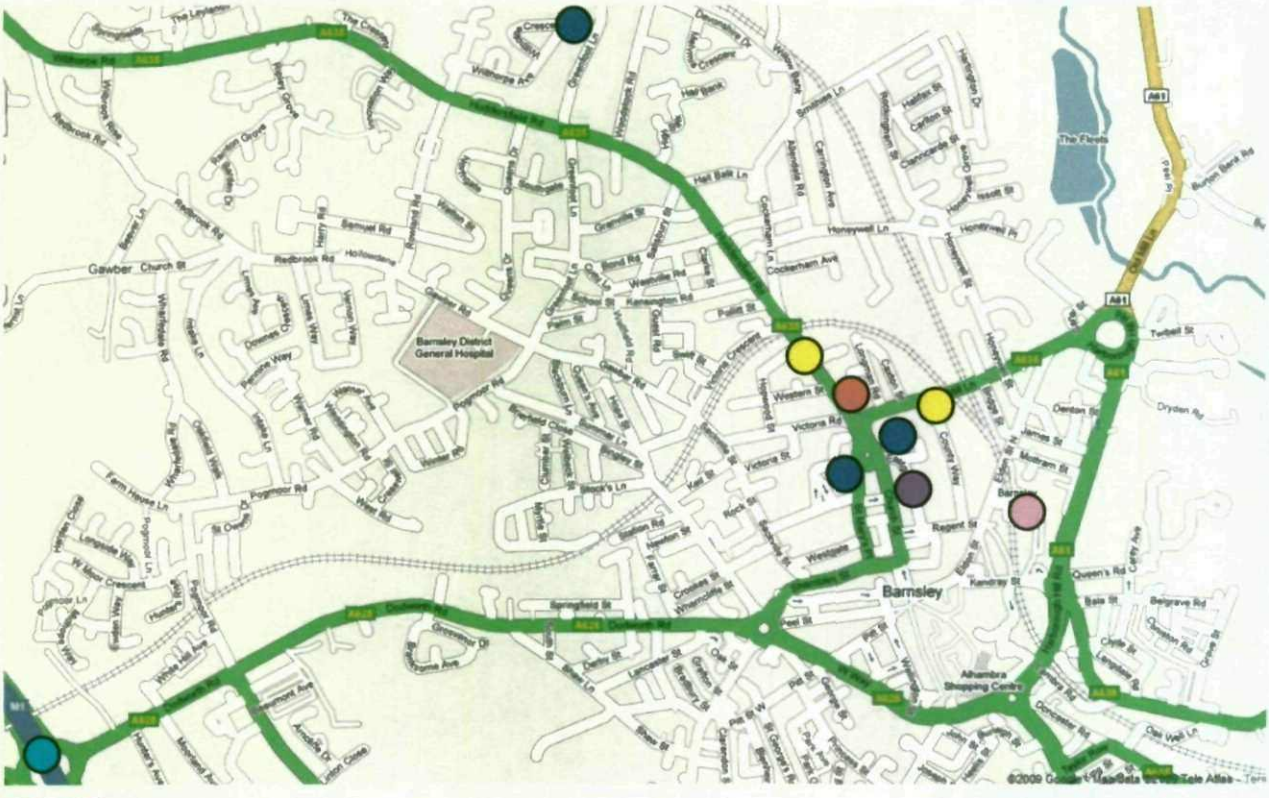


A view of Rear walled gardens With overgrown garage

Passive Surveillance

The detailed designs mirror those of the existing building and adjoin the existing shared boundary, therefore the inclusion of extension proposals will assist in strengthening the existing side boundary security which at present flows through into the front garden and will also have vistas out to Longman Road therefore assisting in the policing and passive surveillance of this property. The rear elevation will also have additional windows overlooking the rear garden and with the inclusion of the new private parking proposals situated off the shared rear entrance courtyard area will assist in breathing new life into this very underused area and will generally assist in policing these areas.

Context Plan



KEY

- Development Site
- Local Bus routes
- Local Shops
- Local Schools & Colleges
- M1 Motorway
- Local Train Station

S J SALISBURY DESIGNS
Stephen Salisbury - Architectural Technician
S J SALISBURY DESIGNS
25 Cartwright Avenue
Whitefort, Worcestershire
T: (01905) 25977
E: sjsalisburydesigns@

Built Character

The proposed development will be subservient to the existing dwelling being set back from the existing house in profile and being lower in overall height than the existing. The Victorian Mews terrace has been constructed from local hewn stone with stone mullion, heads & cills to the main windows and a slate roof finish.



View of Victorian Mews Terrace to Longman Road with Trees Lining

Architectural History

The existing Victorian Mews dwellings to both sides of Longman Road were constructed circa 1905 with a feature tree lined avenue planted as a feature of this street. It would seem that little additional development had been undertaken until approximately 1970 with the inclusion of several bungalows to Rosehill Close which lies off Longman Road and a pair of 2.5 storey semi detached dwellings adjacent to No 18 Longman Road to complete the street scene.

Architectural Detail

The proposed extension would mirror the existing Victorian details in respect of finishes, therefore the front elevation although of differing proportions to maintain a subservient nature as per planning policy would be faced with the local stone that completes the frontages of the existing Mews houses with a slight return to the side elevation. The side and rear elevations will tie in with the existing red stock imperial brick thus maintaining the quality and feel of the existing. The feature detailed stone mullion surrounds to the bay window & first floor window will again follow that of the existing finished with ornate carved head details and prepared to a smooth finish.



Typical Stone Surround to bay window



Front Elevation indicating Proposed Extension Proposals.

Architectural Proposals

The proposed extension works would as stipulated above fall in line with the current dwelling therefore the proposals would not look out of place. The dwelling is currently a spacious 3 bedroomed Victorian Mews property and a formal change of use is duly sought to provide a total of 10 No bedrooms which includes the proposed extension works and will now become a house of multi occupancy for students and post graduates. However given the spacious nature of these proposals these 10 bedrooms could easily be converted back to a single dwelling at a future point in time if so wished without adverse effect to the property.

S J SALISBURY DESIGNS
Planning & Building Development Services
Stephen Salisbury - Architectural Technician
S J SALISBURY DESIGNS
25 Cartwright Avenue, Hartlebury
Whitefort, Worcester, WR9 0NZ
T: (01905) 25977 F: (01905) 25849
E: sjsalisburydesigns@talktalk.net

Existing Arboricultural Features

There are several trees to the boundary of the site within the rear garden which I would suggest have been planted by the previous homeowner, these trees are now of a mature nature and will be retained within the development proposals and all the existing concrete bases, hardstanding and tarmacadum areas previously laid will be formally removed and replaced with a porous consolidated material which will assist in prolonging the life span of these trees. The main gardens have been previously cleared from there state of overgrowth although a self seeded birch tree has grown on the frontage of the existing house and this will need to be formally removed to ensure that it does no further damage to the existing house or the new extension proposals. The existing tree and hedge to the front site boundary of Longman Road will be retained as part of the existing arboricultural feature to this road.



Existing trees to the rear boundary of the site.

Disabled Access

Although there are no physical amendments to the entrance of the existing house which is situated within the drive thro link a new Disabled access to this main entrance could be provided to accord with Government legislation, however given that extension proposal are tabled for the rear of the property a new flush level access entrance door to the Dining & Kitchen area will enable a fully compliant disabled access into the dwelling and the whole ground floor area will be accessible to wheelchair users with disabled compliant doors & toilet facilities to most rooms provided.

Sustainability Considerations

Given the latest Government proposals to assist in the reduction of carbon footprints for new residential dwellings there are several key features that could be included within these development proposals to assist in the reduction of these carbon footprints namely as follows.

The proposed extension proposals will be constructed to the latest Building Regulations legislation in respect of thermal insulation. This will duly assist in the reduction of the amount of fossil fuels then required to heat and maintain this property.

Specification of A rated white goods to be installed within the proposed dwelling will be specified to ensure minimal energy usage together with boiler efficiency ratings of min 90%. Low energy lighting should also be incorporated to as many habitable rooms as possible.

Bin storage facilities for both waste & recycle materials in line with National and Local policy will be provided to the property to encourage recycling. Communal collection areas for these bins will be incorporated within the front garden utilising an area of hardstanding to ensure that a minimum travel distance for bin collection is achieved.

Bicycle storage facilities within the rear garden could be provided to discourage the reliance of car vehicle journeys, specifically given that this development area lies on the outer fringes of the Town Centre where good travel network facilities exist.

The provision of water butts to the property to assist in the reduction of mains supplied water usage for maintenance of gardens specifically through the summer period.

The provision of permeable pavers or consolidated gravel parking courtyard to the property to allow
natural drainage and migration of surface water into the sub soil below through the spacing and designs of the pavers or consolidated gravel.

S J SALISBURY DESIGNS
Planning & Building Regulations Services
Stephen Salisbury - Architectural Technician

S J SALISBURY DESIGNS
25 Cartwright Avenue, Rainy
Whitefort, Worcester, WR4 0NZ
T: (01905) 25977 F: (01905) 25983
E: sjsalisburydesigns@talktalk.net

Conclusions

It is our consideration that the extension proposals and change of use to a house of multi occupancy would fall within current Barnsley Metropolitan Borough Council Planning guidance on the following issues

- The development proposals adhere to current National & Local Planning Policy in respect of extension proposals and would adhere to the guidance for a change of use to a house of multi occupancy
- Reinforcing the existing streetscene with extension proposals of similar proportions and scale to the adjacent detached dwelling.
- A prime position within the City to support residential development with a balanced selection of local shops & transportation links.
- A dwelling type to mirror the general sizing of dwellings within the area.

S J SALISBURY DESIGNS
Planning & Building Development Services
Stephen Salisbury - Architectural Technician