

Proposed refurbishment of No 2 to 24 Baden Street, Worsbrough, Barnsley.

Design & Access Statement

Location & Site Description

This Design and Access Statement is to support the application for the proposed refurbishment of 12 terrace houses on Baden Street, Worsbrough. The row of terrace houses on Baden Street is accessed from West Street (B6100) to the West of Medical Centre and to the south of Worsbrough Dale Park.

The site area is bordered to the west by a housing estate and to the east by a medical centre. To the northern extent of Baden Street is a recent housing development of approx. 9 dwellings, constructed in facing brick and render facades. The existing school is clad in a red facing brick with white timber fascia and UPVC windows, with the exception of a recent two storey extension to the front elevation, clad in facing brickwork and render.

The current pedestrian access is a footpath that runs the length of the terrace row, with road side parking along the length of the terrace.

The terrace row consists of three houses in private ownership, one house owned by a housing association and the remaining eight houses by Berneslai Homes.

No2 Baden Street is at present owned by South Yorkshire Housing Association.

Nos 4, 6, 8, 10, 14, 16, 18 and 24 Baden Street are all owned by Berneslai Homes.

Nos 12, 20 and 22 Baden Street are all in private ownership.

The privately owned houses are the only occupied properties at the moment. The eight properties of Berneslai Homes and the one SYHA property have been un-occupied for at least 3 years. There is a considerable amount of damage to the roof of No6 Baden Street, causing further damage to the roof structure and floor structures that have causing the property to deteriorate further. Structural work will be required to replace timber rafters and purlins to the roof and timber floor joists at ground and first floor levels.

Design and Construction

The present building construction is a traditional smooth red facing brick finish to a solid wall construction. The roof is of natural slate finish, although this would need replacing due to the general poor condition and isolated areas where the roof finish has been removed. There are single storey and two storey flat roof extensions to the rear of three of the dwellings. The windows and doors area mixture of upvc and timber frame construction. The windows and doors will all be replaced with upvc double glazed windows and insulated composite feature front and rear entrance doors.

The external envelope of the terrace will be thermally enhanced with the addition of EPS insulation board mechanically fixed to the existing masonry wall, to receive a brick slip type finish at ground

floor level to the main east Elevation. At first floor level the proposal is for the same EPS insulation board faced with a mixture of a through coloured render and a Marley Cedral type weatherboard.

The roof finish will be replaced with a grey artificial slate, complete with ventilated roof space, including roof space insulation to current Building regulation standards. The refurbishment will include new black upvc rainwater goods and drainage pipework.

New bathrooms and kitchens will be installed to 'Decent Homes' standards to the properties in Berneslai Homes and SYHA ownership. The rear gardens are overgrown and have not been maintained for a number of years. The area will be cleared prior to new footpaths and an area of patio provided to the rear of the properties. New boundary fences and gates will be provided to all properties, and a common rear access way will be reinstated to give a means of taking refuse bins down to a common collection point at the end of the terrace.

The retention and refurbishment of the row of terrace houses is popular amongst the local population and this work should be undertaken as soon as possible to limit further deterioration of the building fabric.