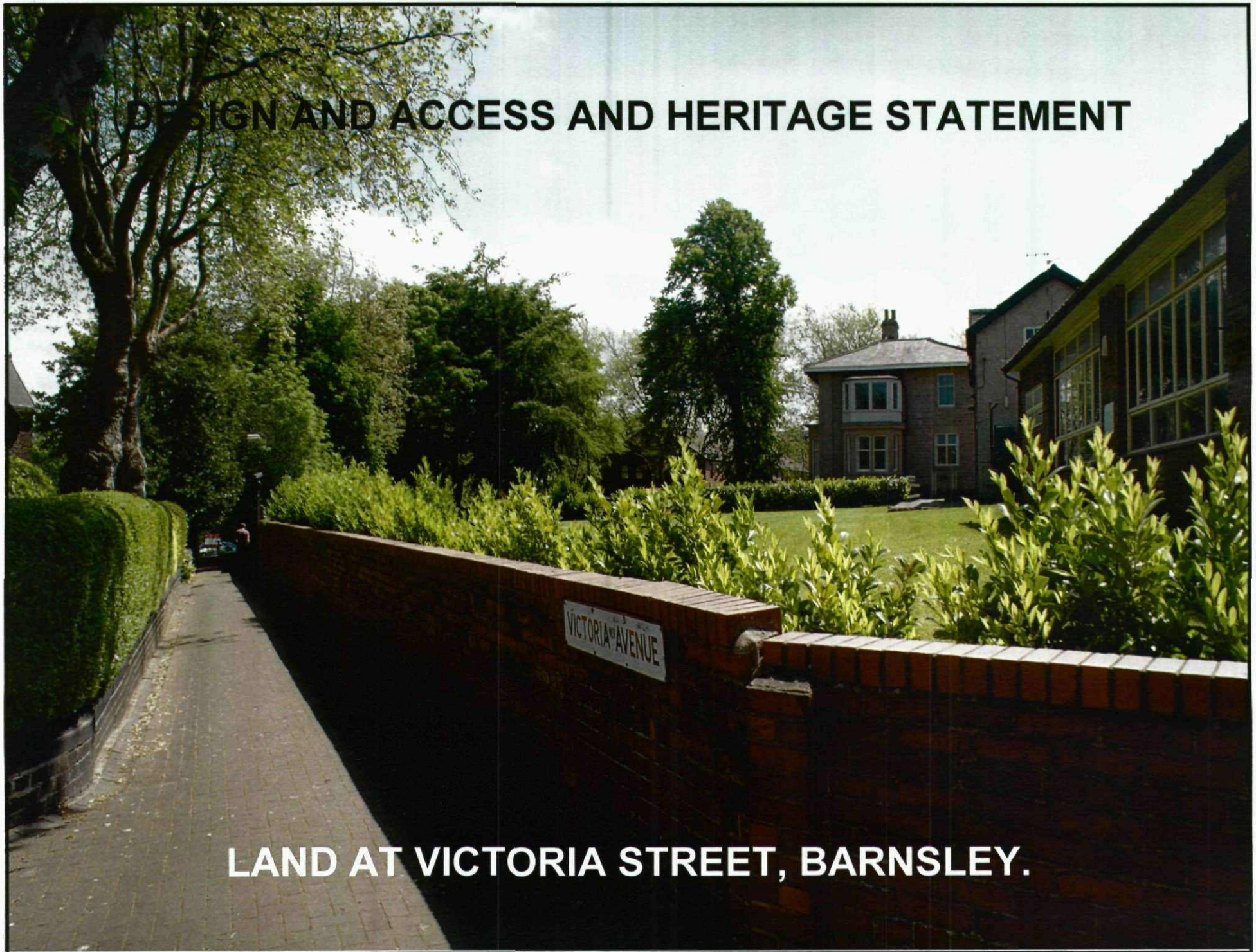


# DESIGN AND ACCESS AND HERITAGE STATEMENT

LAND AT VICTORIA STREET, BARNSELY.



## 1.0 INTRODUCTION

This Design and Access Statement and Heritage Statement has been prepared in support of a planning application for Mr Otulakowski for land at Victoria Street/Victoria Avenue, Barnsley.

The site lies within a residential area close to Barnsley Town Centre and this statement provides information on the proposed development in terms of its scale, layout, appearance and landscaping. It takes account of the character of the area and provides an analysis of how the proposed development will sit in the Conservation Area in an appropriate manner.

## 2.0 SITE CONTEXT AND ANALYSIS

The application site lies adjacent to the large Victorian Fairfield House and later extension which is in mixed use as offices/day nursery. The site lies at a higher level in relation to Victoria Street and is currently occupied by a number of temporary style single storey buildings which have a utilitarian appearance particularly on the frontage of Victoria Street. Otherwise the site is laid to grass with the area to the rear of No. 12 Victoria Street being hard surfaced as an existing car park. This site is privately owned and does not consist of any public access, there is however an adopted footpath adjacent to the site (Victoria Avenue) which lies approximately 1 metre lower than the application site. The boundary is a brick built wall. The site itself is relatively level. There is an area of open, publicly accessible Greenspace to the south of the site at Churchfields.



There are a number of trees on/adjacent to the site but these are predominantly outside of the application site and located close to the boundary with Victoria Avenue. The site is located within a Conservation Area and along Victoria Street the majority of properties are residential.

This photograph shows the existing buildings on site from Victoria Street (which are to be demolished). The buildings are not of a good quality and are not considered to contribute in a positive manner to the Conservation Area. They have a utilitarian appearance and are constructed of materials which bear little resemblance to those in the surrounding buildings. This site offers a rare redevelopment



opportunity in this area of Barnsley and also offers to remove an inappropriate form of development with one which will improve the character of the area and introduce a more acceptable use. The photograph to the left shows the relationship of the site with the adjacent Victoria Crescent which lies at a lower level. The brick wall is the site boundary. The trees adjacent to the site can be seen below as can the existing Fairfield House, its extension (which lies at

90

degrees) and the application site is in the foreground.

The following set of photographs show the context of the site in terms of its architectural style and materials. As can be seen the existing dwellings are predominantly period properties although their materials and style varies considerably as do later additions to the dwellings. There are various examples of side and rear extensions to the properties, again in varying materials. The existing dwellings are a mix of semi-detached, detached and terrace properties.



In particular the construction of the properties varies between stone and brick built. One common factor is that all of the properties are imposing period style properties with architectural features such as bay windows, stone heads and cills, chimneys, elongated windows, bay windows and feature gables. The properties are generally close to the street with only small front garden areas creating a strong street scene along Victoria Street and only relatively small distances/driveways between the properties. Parking tends to be on street and the boundary to the front of the properties consists mainly of stone or brick built walls. In general terms, the site lies within a sustainable location, within easy walking distance of Barnsley Town Centre and its shops and services. There is also excellent transport links within easy walking distance of the site. Facilities in the local areas include schools, pubs, library facilities (in the town centre) and retail.





The photograph above shows the dwellings directly opposite the application site and the photograph to the left shows No. 12 Victoria Street which lies directly adjacent to the site entrance.

### 3.0 PROPOSED DEVELOPMENT

The application site covers an area of 0.2ha and the proposed development comprises of 6no. detached dwellings which equates to a density of 30 dwellings per hectare. In addition, Conservation Area Consent is sought for the demolition of the existing commercial buildings (currently used as a performing arts academy).

The site is predominantly brownfield and the redevelopment of this site is therefore in compliance with National and Local Planning Policy.

The form and massing of the proposed dwellings respects the adjacent existing buildings and wider character of the Conservation Area. The height is predominantly two storeys with rooms in the roofspace and three storeys to create a feature at the important gateway corner of the site. The development utilises the traditional form of the steeply sloping gable roof and including a feature gable with front window which follows the form of a number of the surrounding properties which have very similar features. The design of the front elevations, whilst including bay windows and elongated windows (with heads and cills) is not intended to be a pastiche of the surrounding Victorian properties but a modern interpretation.

One important key design feature of the proposed development is Plot 2 which has a central three storey gable front with splayed off shot wings which mimics the '3 bay' design of large traditional Victorian manor house but in a modern form which will provide a visual feature at the corner of Victoria Street.

The massing of the remaining 5 plots follows the long, tall mass of the surrounding dwellings with small traditionally designed dormer windows. The dormers are intended to have a traditional and high quality design with pointed verges and being tile hung to match with the roof and the dormers which exist readily within the street scene.

In terms of materials, as the majority of properties in the surrounding area appear to have natural stone frontages, it is proposed to provide a high quality finish to the front elevations of the proposed dwellings with natural stone (coursing and pointing details to be agreed with the LPA), with quoin details and a flat red brick (details to be agreed) to the side elevations. Architectural details such as detailed coping stones on top of the dormer windows and stone banding to the front elevation also replicates features in the surrounding Victorian dwellings.

The form of the residential development is determined predominantly by the need to provide a strong frontage onto Victoria Street and provide a focal point on the corner of the site with Victoria Avenue. At present the focal point in this direction is the large Fairfield House adjacent to the site and the new development seeks to provide an equally striking focal point whilst providing a strong street scene with dwellings in relatively close proximity to the footway.

In this regard, the development has been designed with an intention to lessen the impact of cars in the street scene. In addition, the level differences between the site and Victoria Street means that it is not practical to provide off street parking to the sides of the dwellings but as mentioned above this is not a feature which is seen regularly within traditional Victorian street scenes. Instead it is intended to utilise the existing (albeit improved) access adjacent to No. 12 Victoria Street to provide a communal car parking area serving both the existing No. 12 and the proposed 6no. dwellings. It is also intended to provide a bin store within this area. The turning area is sufficient to allow the turning of a refuse vehicle.

Individual pedestrian access is provided to the dwellings from Victoria Street/Victoria Crescent, although due to level differences this will be a stepped access. As an alternative, a level access is indicated from the car parking area to the rear garden areas to each property.

In terms of crime prevention, the scheme has been designed so that properties overlook the main access routes, it is not possible in this instance to place back gardens next to each other and due to the constraints of level differences it is deemed necessary to provide access to rear garden areas. In this regard, the boundary treatment will be carefully considered in allowing views of the access to the rear of the properties.

#### 4.0 SUMMARY

The proposed development seeks to provide a high quality residential development of 6no. dwellings within this Conservation Area which will make effective and efficient use of this brownfield site. The site is within a sustainable location close to Barnsley town centre.

The proposed development does not seek to make a pastiche of the surrounding Victorian dwellings but to make a modern interpretation of them which will provide a development which improves the appearance of the site by removing wholly inappropriate, modern buildings which have a utilitarian appearance and introducing a residential development which follows and respects the character and form of the surrounding area. The proposed materials are of a high quality and follow those used in the surrounding area (i.e. natural stone and brick).

Each of the proposed dwellings are provided with private garden areas which meet the standards set out in local policies and all have individual car parking spaces which will alleviate concerns of further on street parking in the vicinity. There are a number of trees adjacent to the site but these are outside of the site area and are proposed to be retained. Additional landscaping of the site can be secured by way of condition.