

Design and Access and Heritage Statement

Applicant: Talem Care Group Limited

Proposal: Full planning application for change of use from hostel to residential development (Class C3) including refurbishment of external elevations and erection of single storey detached residential block to replace existing annex building along with alterations to site layout and parking arrangements.

Site: Property and land at 47 Victoria Road, Barnsley

Date: v2 February 2020 (updated replacement)

Ref: A114740

Introduction:

This Design and Access and Heritage Statement has been prepared to support an application relating to 'Westfield House' 47 Victoria Rd, Barnsley, S70 2BU, submitted on behalf of Talem Care Group Limited by WYG Planning. This version replaces ALL other similarly titled documents and the application should be determined taking into account this version only.

This statement is submitted as part of a planning application for change of use and refurbishment from hostel to residential development comprising seven apartments with the erection of a (replacement) single storey detached apartment block providing a further four apartments with new landscaping and car parking arrangements.

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 the Victoria Road Conservation Area. The property and its garden therefore form part of a designated Heritage Asset and are themselves non-designated Heritage Assets. A Heritage Statement is consequently required under national and local validation requirements to explain and support the application proposals.

Access to the site is via two existing entrances, one to the south-eastern side of the site onto Victoria Road and the other on the southwestern side of the site onto Sackville Street.

Heritage Context:

The Conservation Area Appraisal produced by Barnsley Metropolitan Borough Council highlights the importance of the property and site. Victoria Road is identified as one of two main streets “*running through the heart of the Conservation Area*”. In presenting an architectural analysis of the Victoria Road area the appraisal includes the following:

“5.6 The views along Victoria Road are dominated at each end by two impressive buildings. At the junction with Huddersfield Road lies the headquarters of the National Union of Mineworkers, a listed building which exhibits some of the finest architectural features of any building in the area.....

5.7 At the other end of the street, Westfield House (See figure 17) provides a grand landmark at its junction with Sackville Street. Built in 1876 by William Munford for client Mr J H Watson, at the time the Bank Manager for the Wakefield & Barnsley Union Bank, it is of fine quality, two storeys with attics, and built of coursed sandstone. It has a low pitched, hipped roof, with parapets, and covered with Welsh slates. Although currently vacant and in need of extensive maintenance, the building still provides a significant visual landmark. This is also largely due to its extensive and mature grounds and its position at the corner of Victoria Road and Sackville Street.”

The building was converted to a Student Hostel but it has been vacant since 2006, during which time it has been vandalised and set on fire. The main two storey building has half of the main roof, internal walls and floor joists fire damaged. The windows are beyond repair and so replacement units will be sought. The main structure with parapet walls and chimneys are intact but with remedial works needed to be done to the stonework

The single storey 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.

The Heritage value of the site and its place within the Conservation Area is clear, albeit not of the individual merit of the Listed NUM headquarters. The buildings in their current state fail to meet the standard expected of the important site. Consequently, the principle of an appropriate repair and refurbishment can only be consistent with statutory requirements and national and development plan policies which state that development proposals should assist in the preservation and enhancement of the Conservation Area: the Borough Council's Conservation appraisal makes the very point.

Proposed Design:

The works proposed are essentially the same as those for which planning permission has already been granted (Permissions 2017/1681 and 2019/0397 – see accompanying Planning Statement).

Main two storey building: The proposal is to repair, refurbish and change the use from Hostel to a residential facility to provide seven residential units within the existing building structure. The fire damaged roof will be replaced with new trusses and black roof slates and the existing stonework finish, parapets and chimneys will be restored. New external white P.V.C. windows and doors will be installed with rainwater goods and sanitary pipework reinstated.

Single storey rear annex: It is proposed to demolish the existing single storey building and garage and to provide a new four apartment block.

The proposal is to provide a new replacement building on the footprint of the existing building, to incorporate the four new residential units, each with a dedicated garden area. A new structure of blockwork/ brickwork cavity construction and new truss roof with black concrete roof tiles is proposed. New external white P.V.C. windows and doors with new rainwater goods and sanitary pipework.

Siteworks: These are to include stripping back existing overgrown gardens and the removal of two trees immediately adjacent to the two storey building. The Victoria Road entrance is proposed to be recessed back to be a five metre minimum 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.

New car parking spaces for residents and visitors and turning areas with new tarmac and kerbs will be provided. An appropriate arboricultural survey has been carried out which directs careful consideration and protection of trees while the proposed works take place.

New ramped or level accesses to both buildings are proposed to meet with current Building Regulations.

Consultation:

Prior to the submission and approval of one of the previous, approved planning application a pre-application advice request was submitted to Barnsley Metropolitan Borough Council planning department. Officers (Richard Gilbert) were encouraged by the proposals and the redevelopment of this vandalised/derelict property welcomed to enhance the Conservation Area. This informal advice was reflected in the subsequent granting of the two planning permissions.