Design & Access Statement - 6, Victoria Road, Barnsley

The Process

The planning application is for the partial removal of the existing store and removal of the rear access porch to the side/rear of the property. The remaining section of the existing store is to be extended to form a single garage and store. A change of use is also required to provide residential accommodation whilst retaining some areas of office use. The property is in the Victoria Road Conservation area and Conservation Area Consent for demolition and change of use is also requested

Use

The proposed development will return the majority of the ground and first floor areas to the property's original residential use. A small area of the ground floor and the whole of the second floor including the connecting staircase will be retained as rented office accommodation.

Amount

The development will provide a six bedroom residential unit and a suite of 6 offices

Layout

The building layout will remain virtually unchanged with the exception of the separation of the rear right ground floor for office use and the formation of a new office entrance to the west elevation.

Scale

The property will remain the same overall proportions.

Landscaping

The existing front gardens are to remain as existing. 600mm high railings are to be provided to the existing front boundary wall.

The rear garden area is to be divided to provide residential amenity space, garage/ parking and 2 parking spaces for the office use. Existing planted margins are to be retained and railings are to be provided to the rear and eastern boundary walls.

Appearance

The property is situated in the Victoria Road Conservation area. The proposed change of use and conversion works will not alter the design and appearance of the building.

The existing external store is to be partially demolished to facilitate vehicular access to the rear of the property. The remaining section of the external store is to be extended to provide a single garage and store. The front elevation of the garage/store will be exposed common brickwork. It is proposed to extend this brickwork up to form a parapet wall with a natural stone coping. It is proposed that the common brickwork is rendered with a neutral through colour render to harmonise with the stone of the main house. The existing side brick walls are to be rendered to match. The roof will be in reclaimed slates to match the existing house

Access

Vehicular access to the property is currently via Berneslai Close. However, Barnsley Council have decided to extinguish this right of access and consequently access will now have to revert to the original driveway from Victoria Road.

This has necessitated the demolition of the existing external store

Parking spaces for 2 vehicles for the residential property together with 2 spaces for the office units have been provided. A small turning area has also been incorporated to avoid vehicles reversing into Victoria Road.

Addition public car parking is available a short distance away in County Way and Churchfields