

DESIGN & HERITAGE STATEMENT

Project Ref: 2503

35 Huddersfield Road
Barnsley
S75 1DN

 www.drawit.biz
 15 Medway Close
Barugh Green
Barnsley
S75 1NY



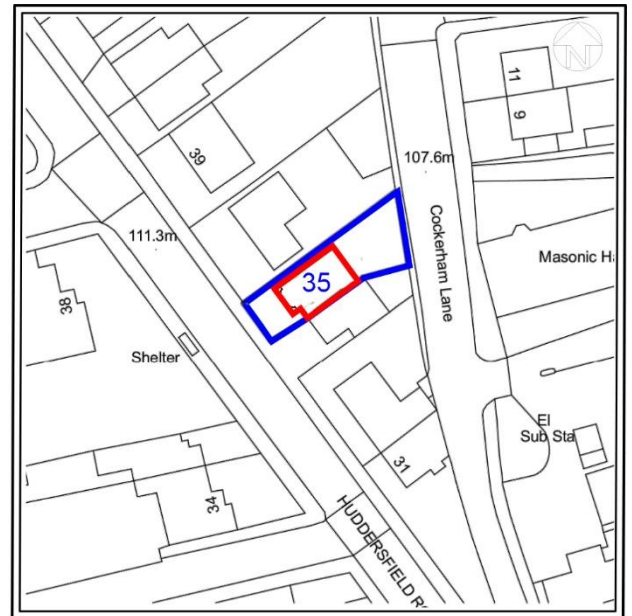
Front Elevation



Rear Elevation

LOCATION:

The property is located at 35 Huddersfield Road, Barnsley S75 1DN



Site Location Plan (n.t.s.)

DESIGN STATEMENT:

History

35 Huddersfield Road was built in 1872 as a large family home with bedrooms at first floor level, living rooms at ground floor level and there is evidence that the lower ground floor/cellar was used as servant accommodation.

In 1932 some rooms were blocked off and a large extension built at the back to create an additional dwelling, now known as 35A Huddersfield Road. It is likely that the garage at the lower ground floor level in no.35 was created at this time.

In 1971 no. 35 was purchased by Keith Blackburn (it is now jointly owned by Mr and Mrs Blackburn).

The following year 1972 planning permission was granted to divide No. 35 in to two flats. Flat 1 consisting of rooms on the ground floor and lower ground floor/cellar levels, plus the garage. Flat 2 with rooms at first floor level. Plans of this scheme should be available in Barnsley MBC planning archive.

Introduction

This statement supports the planning application for the proposed refurbishment to reinstate the building from 2 flats back to a 4-bedroom dwelling as previously intended.

This statement sets the context and explains the proposed scheme providing justification for the approach adopted. It is accompanied by maps, plans and photographs, in order to illustrate and demonstrate an understanding of the client's needs and that of the public whilst adhering to the sensitive nature of the conservation area.

SITE APPRAISAL:

Context

The building is on the A635 Huddersfield Road north of the town centre within the Barnsley Huddersfield Road Conservation Area. The building is considered to be of special interest to the overall conservation area. There will be no work carried out to the front elevation facing Huddersfield Road, so the character of the street scene will not be affected.

The site falls to the rear onto Cockerham Lane and is adjoined with number 35a and sits with neighbouring residential dwellings; the surrounding area is predominantly residential, originally built as large houses, although a number of the adjacent buildings are converted in flats / apartments.



View from Huddersfield Road

Access

Vehicular access is not possible to the front of the site with a single pedestrian gate, low stone walls and pathway to main entrance. The rear of the site is currently tarmac and accommodates three car parking spaces.

The occupants can gain access to the rear car parking using the footpath and steps provided on the north side gable elevation.



Access entrance to carpark at the rear off Cockerham Lane.



Pathway access to carpark

Use

The building is currently being used as two residential flats (ground and first floor). It is proposed to be used as a 4-bedroom family dwelling as originally intended.

Amount

The size of the site accommodates the building with plenty of surrounding outdoor space. To the front facing Huddersfield Road resides a garden with planting, with three off-road parking spaces to the rear.

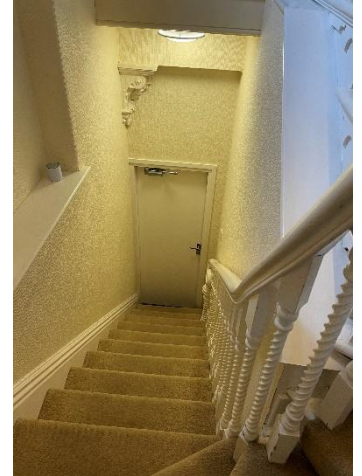
Layout

The proposed refurbishment will preserve the original character, including opening up the beautiful characterful staircase, showcasing the sweeping elegant handrails and spindles as they are currently enclosed due to the previous flat conversion.

The living room, kitchen and bedrooms will be altered and changed back to their original use.



Staircase to First Floor



Turner spindles

Appearance

The dwelling is located on the edge of the Barnsley Huddersfield Road Conservation Area and the choice of materials and design style has been sympathetically followed to maintain the character of the area.

The proposed design has no impact on the overall street scene from Huddersfield Road due to the changes being mainly internal.

The only external changes are at the rear of the property facing Cockerham Lane. This affects one window on the first floor (Kitchen), it does not change the size of the window but reinstates the original style.

CONCLUSION:

The proposals will enhance the use of the building providing family accommodation in a residential zone and in curtilage parking for residents. This will alleviate parking congestion on the surrounding streets and create no impact in scale, layout or dominance to surrounding properties.

All efforts have been made to provide a good quality standard of living for the occupants while adhering to the wider public's needs for maintaining the conservation area.

In conclusion it is considered that the proposals are acceptable in design and access terms and will sympathetically improve the overall character of the area.