

# Victoria Road



Conservation Area Appraisal



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## 1. Introduction

- 1.1 This document forms an appraisal of the designated Conservation Area surrounding Victoria Road situated to the north of Barnsley Town Centre. The appraisal describes the main features of the Conservation Area, and describes the elements that help form its special character including any buildings of special architectural or historical interest. Also included in this document is a management plan for the Conservation Area that will help to ensure its protection and enhancement in the future.
- 1.2 A Conservation Area is ‘an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance’ (see section 69 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990). A Conservation Area usually consists of an area of discernable character which is cohesive and contains buildings and spaces that interact to provide a unique environment.
- 1.3 The Victoria Road Conservation Area was designated in September 1974 by Barnsley Metropolitan Borough Council, with further extensions added in June 1979. It covers an area of 10.54 hectares and includes many properties of late 19th Century origin. The streets and properties that the Conservation Area covers are:
- Victoria Road
  - Western Street
  - Hopwood Street
  - Victoria Street
  - 2-24 Huddersfield Road (West side)
  - 1-27 Huddersfield Road (East side)
  - 2-10 Old Mill Lane
  - 62-106 Sackville Street (West side)
  - 29-49 Sackville Street (East side)
  - Greenwood Terrace
  - Westwood Court
- 1.4 This document has been produced using data obtained from field work undertaken in the Conservation Area, information from local archives and documents, and also from a public workshop where residents living in the area were asked for their views.

## 2. Scope and Location of Conservation Area

- 2.1 The Victoria Road Conservation Area lies to the north west of Barnsley Town Centre and covers an area of approximately 10.54 hectares. Its boundary to the north runs alongside the railway line that runs between Barnsley and Penistone, between Victoria Bridge and Huddersfield



Road. To the east, the boundary runs along Huddersfield Road to the back of nos. 1-27, terminating at the railway bridge. The southern boundary falls between gardens of properties fronting Victoria Road and Victoria Avenue, and the former Beckett Hospital. It continues around the boundary of Fairfield House and westwards behind properties facing Greenwood Terrace, terminating on Sackville Street immediately to the south of no. 29. The western boundary runs northward behind properties 62-106 Sackville Street and meets the northern boundary directly south of Victoria Bridge. Figure 1 is a map showing the full extent of the Conservation Area.

Figure 1: Maps showing extent of the Victoria Road Conservation Area



- 2.2 The two main streets that run through the heart of the Conservation Area, Victoria Road and Western Street, run on an east-west alignment. The streets that form the east and west boundaries of the area, Huddersfield Road and Sackville Street, run on a south east to north westerly alignment. The other two main streets in the area, Victoria Street and Hopwood Street, vary in orientation and provide connections between the other routes through the Conservation Area. There are also two other cul-de-sac streets, Greenwood Terrace and Westwood Court, with a paved and tarmaced footpath existing along the alignment of a historical footpath now named Victoria Avenue.
- 2.3 The Conservation Area is included in an area of Barnsley that has been recorded in the 2001 census as having a population of approximately 1,500 residents.
- 2.4 The buildings surrounding the Conservation Area were mainly constructed after the majority of buildings within it. For example, the majority of properties to the east of Huddersfield Road were constructed after the beginning of the 20th Century on land that formally comprised the grounds of Cockerham Hall. To the north of the railway line, high quality buildings and houses continue along Huddersfield Road and make up the main spine of another Conservation Area. To the east, housing was also constructed at a later date on land that lies between Huddersfield Road, Old Mill Lane and the railway line. To the south lie buildings that previously comprised the Beckett General Hospital, and the relatively modern development of Churchfields Close. Further south lies a public open space created on the site of the former St. Mary's burial ground, with St. Mary's Church lying to the east on the other side of Church Lane. To the east of the Conservation Area, beside Huddersfield Road, is a disused quarry that lies adjacent to the railway line. It is likely that some of the stone from this quarry was used in the construction of houses in the Conservation Area, as old maps of the area show the quarry to have been in operation from 1850 onwards. However it is unclear as to when working of the quarry was stopped.
- 2.5 The Conservation Area sits on the top of a hill that rises from Market Hill in the Town Centre and rises 80m at its highest point from the banks of the River Dearne in the east. The land in the Conservation Area slopes steadily from Huddersfield Road up to the highest point at the junction of Sackville Street and Victoria Road. This position gives many fine views out of the Conservation Area, particularly to the east where the land drops sharply revealing views to the opposite side of the valley and countryside beyond (see Figure 2).



Figure 2: Views out of the Conservation Area to the east from Hopwood Street and Victoria Road



Figure 3: Map from 1779



### 3. Historical Context and Development

- 3.1 The first historical reference to Barnsley occurs in 1086 in the Domesday Book, in which it is referred to as 'Berneslai' with a total population of around 200. The exact origins of the name Barnsley is still subject to debate, but it is generally accepted that its origins lie in the Saxon word Berne, for barn or storehouse, and Lai, for field. However, some have also suggested that the name derives from the name "Beorn's Ley" meaning the clearing belonging to Beorn.
- 3.2 In 1249, a Royal Charter was granted permitting the town to hold a weekly market and annual fair. Left undisturbed by the Civil Wars of the 17th century, Barnsley developed into a prosperous market town and profited from its privileged position on the route between Leeds, Wakefield, Sheffield and London. The traffic that was generated as a result of this location fuelled trade with hostelries and related services which subsequently prospered. The town later became a principal centre for linen weaving during the 18th and 19th centuries, and Barnsley began to grow into an important manufacturing town.
- 3.3 Barnsley also has a long tradition of glass making, but is most famous for its coalfields. Shallow mining was to be found in many parts of Barnsley before the 1850's including in what is now the Conservation Area. However, many later deep mines were to be located in and around smaller villages surrounding the town. Barnsley Main was one of the last collieries to operate within the town, and closed in 1991. The last coal mine to close in the area was Goldthorpe in 1994, bringing a long tradition of coal mining in the borough to an end.
- 3.4 The streets and buildings that make up the Conservation Area today were constructed on fields to the north of the town centre. The land was originally subject to division through the enclosure act of 1777(see Figure 3). There were a number of routes that ran through the area including Huddersfield Road that remain on the same alignment as today. Huddersfield Road was given Royal Assent in 1825. Hollowgate formed an east-west link between Huddersfield Road and Sackville Street that was known as the Old Road as this was the part of the Barnsley Grange Moor Turnpike into Barnsley from the north. Hollowgate was later renamed Victoria Road after the development of streets and houses in the area from around 1860 onwards. A medieval packhorse road also ran through the area from St. Mary's Church to the south and carried on running in a north westerly direction towards Old Town and beyond. The path still partly exists today as Victoria Avenue, and connects the former St. Mary's burial ground with Victoria Street and Victoria Road.
- 3.5 Before the development of housing in the area, the buildings that were present in the area included Cockerham Hall and cottage on Huddersfield Road. A Friend's Meeting House, that was replaced in 1968, stood opposite the Hall. The original buildings that formed the main house and associated outbuildings of Cockerham Hall still remain and are now listed. The extensive grounds have almost entirely disappeared, as the land was used to enable further housing to be built to the east of Huddersfield Road.

- 3.6 The buildings that comprise the main accommodation and ancillary activities of Cockerham Hall have been present in the area before large scale development of surrounding streets took place in the latter half of the 19th Century. The buildings and grounds are highlighted on maps covering the area from 1855 onwards (see Figure 4). After the development of surrounding land, a proportion of the grounds were also given up to accommodate further buildings fronting Huddersfield Road and to create space for further development along Regent Gardens and surrounding streets to the west of Huddersfield Road.
- 3.7 Hollowgate originally had a line of allotments to the north of the road. These were later used to form plots on which properties were constructed to the north side of Victoria Road. A number of allotments also existed to the south of Hollowgate on an area that was to be later occupied by housing and buildings that comprised Beckett Hospital. The almshouses at the junction of Sackville Street and Victoria Road were constructed before the surrounding Victorian developments along Sackville Street, and almost certainly date from before 1850.
- 3.8 To the north of the Conservation Area, the former Great Central Railway branch line, which connected Barnsley with Penistone to the west and Sheffield to the south, was completed in May 1855. The railway later formed a definitive physical boundary for development in the area and subsequently had a major effect on the layout of streets. Due to the physical barrier of the railway cutting, the streets were constructed so that properties were left with rear garden space between themselves and the railway and space was left for a line of allotments to the rear of properties on Hopwood Street and Western Street.
- 3.9 Most development commenced after streets were constructed during the 1860's. From this point onwards, development steadily continued up until the early 1900's (see Figure 5). A number of local architects were involved in the design and construction of the numerous Victorian buildings. The most prevalent of these included John Moxon; Taylor and Senior; and Wade and Turner. The first house that was recorded built during the main period of development in the area was 6 Huddersfield Road, by architect Richard Pease. He also completed 4 Huddersfield Road in 1871, but these are the only two properties with records crediting him as the architect. In contrast, far and away the most prolific architect in the area was John Moxon who completed over 20 buildings in the area during the late 1800's.
- 3.10 After the turn of the century, the development of the area was almost complete. A number of properties on Victoria Street and Huddersfield Road were yet to be completed, and the construction of Greenwood Terrace had not begun. However, properties on Victoria Road, Hopwood Street and Western Street were all constructed, apart from a couple of gap sites that were eventually filled in the early 1900's (see Figure 6).

Figure 4: Map from 1885



Figure 5: Map of area at the turn of the Century showing the extent of the development at this time



Figure 6: Map from 1910 showing further development of the Conservation Area. Greenwood Terrace has been completed and gap sites on Victoria Street and Hopwood Street have been filled





- 3.1.1 In terms of archaeology, the Victoria Road Conservation Area lies on the edge of, and just outside, the medieval historic core of Barnsley. It has the potential to yield important information about the post-medieval expansion of the town. There is therefore a possibility for any activities taking place that involve ground disturbance to encounter archaeological remains and as such, any future development proposals should be subject to consultation with the Archaeology Service. This will allow for more specific recommendations for archaeological work on schemes proposed for the area to be made. At present there are no above-ground sites (buildings etc.) recorded on the Sites and Monuments Record in the Conservation Area, but this of course is always subject to change if new information comes to light.

#### 4. Townscape Analysis

- 4.1 The buildings located within the Conservation Area were almost entirely built between the latter end of the 19th Century and early part of the 20th Century. They comprise detached, semi-detached, and groups of terraced properties with front gardens and low walls abutting the street. As the size of the properties increase, the size of garden also increases in depth, with the larger detached Victorian properties to Victoria Road having the largest front gardens with the buildings set back a number of metres from the edge of the street (see Figure 7). In contrast, smaller terraced properties on Western Street and Hopwood Street have shallower front gardens (see Figure 8), a growing number of which have been converted into hard standing for cars. Unfortunately, this treatment of front gardens has adversely affected the character of the Conservation Area in some areas, breaking the rhythm of front garden space between streets and buildings.
- 4.2 The prominent building material used in the construction of buildings in the conservation area is coursed sandstone that in most cases has weathered black over the years. This blackened building material is an important characteristic of buildings in the area and at one time Barnsley had the nickname of “Black Barnsley” due to its appearance and predominant use throughout the town.
- 4.3 The majority of buildings in the area are residential properties, and have remained so since the area was first founded. This has ensured that the streets have retained their residential feel and, although in close proximity to the Town Centre, commercial interests have not largely infiltrated the area, which in the most part has helped to preserve its original residential character.
- 4.4 However, whilst saying this, a few properties on Huddersfield Road and Sackville Street have been converted for small scale commercial operations, with offices and local services established on Huddersfield Road. For example, the headquarters of the National Union of Mineworkers is housed in the listed buildings on the corner of Victoria Road and Huddersfield Road. However, these buildings were specifically constructed for this purpose, unlike numbers 1-11 on the opposite side of the road which have been converted from residential dwellings to form offices

Figure 7: A view of Victoria Road looking towards Huddersfield Road illustrating the Victorian development that dominates the area, and mature trees that add to the special character of this street



Figure 8: This view of Hopwood Street shows the often differing nature of the Conservation Area. Notice the smaller front gardens that separate properties from the sides of the street compared with the view down Victoria Road shown above





for Mills Kemp & Brown Solicitors. The buildings which were originally detached have also been linked discreetly to adapt the buildings to their new use.

- 4.5 There are a number of buildings that serve as prominent landmarks in the area. These include the listed National Union of Mineworkers headquarters, and Cockerham Hall on Huddersfield Road. Also, the large detached properties of Fairfield House to the south of Victoria Street and Westfield House on the corner of Victoria Road and Sackville Street are large imposing Victorian properties and serve as landmarks in these areas of the Conservation Area, but are not listed.
- 4.6 No public open space exists in the Conservation Area, except for the streets and footpaths that run through the area. The only significant areas of open space that exist are the grounds of larger properties such as Westfield House, Fairfield House (see Figure 9) and Cockerham Hall. Near to the Conservation Area but outside its current boundaries, the former burial ground to St. Mary's Church (see Figure 10), to the south of the former Beckett Hospital provides the only significant area of public open space close by.
- 4.7 Overall, the majority of buildings in the conservation area make a positive contribution to its special character as they originate from the time of the area's first development in the late 1800's. Properties of particular note are of course the listed buildings on Huddersfield Road and Victoria Road. However, there are a few more recent buildings that have a negative affect on the appearance of the area, such as the 1960's infill development of Westfield Court.
- 4.8 To the north of the Conservation Area lies the railway line and a strip of land to the south of this which lies just outside of the Conservation Area. It is currently overgrown and in need of attention. A part of this area, to the rear of Westfield House and fronting Sackville Street is currently utilised as a car parking area. The land currently detracts from the appearance of this part of the Conservation Area and has a subsequent negative effect on its special character.
- 4.9 Unfortunately there are a number of properties that are currently vacant and as a result falling into disrepair. The general condition of these buildings affects their impact on the wider character of the Conservation Area, and at present they have a negative impact due to their condition. The buildings in question include Westfield House, 25-27 Huddersfield Road and three properties on Victoria Road 9, 11 and 13, which are directly adjacent to the listed NUM building (see Figures 11 & 12). Bringing these buildings back into active use with careful repair and restoration would greatly enhance the character of the area in the future.
- 4.10 The only areas that hold any possible high biodiversity value in the Conservation Area are rear gardens to properties, particularly the large gardens on Victoria Road. In particular, the areas furthest away from the buildings will provide the best habitat for wildlife as they tend to be less managed by owners than land nearer their property. The large gardens to Fairfield House are mainly grassed and well managed to the front and side of the building. However, there is some

Figure 9: Grounds of Fairfield House to the west of Victoria Avenue



Figure 10: Former St. Mary's burial ground to the south of the Conservation Area



Figures 11 & 12: Vacant properties on Huddersfield Road and Victoria Road



overgrown ground currently occupied by several garages to the rear of the house and several mature trees. Also near the entrance to the property are large mature trees that visually help to connect the grounds of Fairfield House with the former St. Mary's Burial Ground, which lies just outside the Conservation Area to the south east.

- 4.11 The main views into the Conservation Area are from the junction of Victoria Road and Huddersfield Road, Sackville Street from the town centre, across Victoria Bridge to the north, Huddersfield Road from the north and travelling up from the valley along Old Mill Lane. All of these views typify the character of the area and include elements such as large stone built properties and mature trees which are key aspects of the special character of the area (see Figure 13).
- 4.12 Internal views of note in the Conservation Area include the view towards the junction of Sackville Street and Victoria Road from both streets. Looking up the hill from Victoria Road, the Almshouses and large mature trees provide the main visual highlights. From Sackville Street, the wall fronting the gardens to Westfield House and the trees behind have a strong visual impact on the view, with the distant view of Victoria Bridge and the strong building line to the left hand side of the road also adding to the character of this part of the Conservation Area.
- 4.13 The most spectacular views looking out of the Conservation Area are those looking across the valley from Victoria Road and Hopwood Street over to the hills and countryside beyond. The view south from Sackville Street also gives views across the valley to housing on the south side of Barnsley, with views to the north being obscured and limited by a sharp bend in the road just north of Victoria Bridge.

## 5. Architectural Analysis

- 5.1 The predominant building material used in the Conservation Area is coursed sandstone, a hard gritstone which weathers to black over time. Most buildings comprise of two storeys and have roofs covered with Welsh slate. A number of different building types are present in the area, from detached villa style houses, through to semi detached properties and terraced houses, which were built together in similarly styled groups.
- 5.2 Original windows are often Victorian sliding sashes, either single paned or arranged in a two over two pattern, painted white and single glazed. However, many properties have had these original windows replaced with modern upvc materials and top hung casement designs, with inappropriate elements incorporated in the design such as internal glazing bars and trickle vents.
- 5.3 In addition to the Victorian buildings, other infill development has taken place in the area. Some of this originates from the 1960's, including three storey brick built buildings that comprise the flats of Westwood Court (See Figure 14) and the replacement building of the Friends Meeting

Figure 13: Victoria Road from Huddersfield Road is typical of the views into the Conservation Area



Figure 14: Westwood Court is an example of a modern development which has a negative affect on the character of the Conservation Area



House on Huddersfield Road. Both of these examples utilise inappropriate materials such as coloured brickwork and timber boarding that does not sit comfortably within, or contribute positively to, the special character of the Conservation Area.

- 5.4 There have been a number of recent developments, particularly on Victoria Road and Hopwood Street, which attempt to respect the character of the Conservation Area. These two developments in particular have used natural materials such as stone, or appropriate alternatives, to help the new buildings conform to the surrounding vernacular. However, although these buildings do respect the character of the area, they are of little architectural interest themselves. Due to modern construction techniques and skills, it is unusual to find high levels of craftsmanship and detailing on modern buildings, unlike their Victorian counterparts in the Conservation Area with extensive Gothic touches. This is due not only to cost, but also to modern building techniques and design trends.
- 5.5 The Victorian style that governs most architecture in the area is a mixture of Victorian classical architecture with Gothic and Italianate revival influences evident in some cases. (See figure 15) These styles are typical of the trends and fashions in architecture that existed from around 1850 to the early 1900's. Several properties display gothic arches to window openings and doors, with decorative eaves and towers occasionally present. The best examples of this style can be seen on Victoria Road and include nos. 1 (listed), 16 and no. 31 (also known as Rock House, built in 1872 by John Moxon) (See Figure 16).

### Victoria Road

- 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. The building was constructed in 1874 by Wade and Turner to become the headquarters of the South Yorkshire and North Derbyshire Miners' Union. Comprising of two storeys and attics, the building occupies a prominent position at the south east corner of the Conservation Area. It has fine features including an attractive rounded corner facing the junction with Huddersfield Road and pointed towers that underline its gothic theme. There is also a memorial that stands in the grounds of the building commemorating members of the NUM, which was sculpted by Graham Ibbeson in 1992. This memorial sits next to the more prominent memorial to officers of the Union which was erected in 1905.
- 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

Figure 15: The impressive Grade I listed NUM headquarters



Figure 16: Rock House is a good example of the style of Victorian property on Victoria Road



Figure 17: Westfield House Victoria Road





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.

- 5.8 The remaining buildings along Victoria Road include some of the largest properties in the area, almost all being detached, and are all set within extensive grounds (See figure 18). Many exhibit interesting features, particularly nos. 27-29 (See figure 19) which are two semi-detached properties, built to look like a detached house. Both properties main entrances are to the side of the building, allowing the front to give the illusion of one dwelling. Any visitors to either house may be forgiven for initially assuming that each property was much bigger than in reality; an assumption that was probably desired by the original owners of the property!

### Huddersfield Road

- 5.9 The architectural styles and types of large properties built on Huddersfield Road reflect the street's importance as a main route into Barnsley from the north. Older buildings, such as Cockerham Hall (See figures 20 & 21) which stands next to this road, date from when the area was still on the fringes of the town. The Hall and gardens once occupied a large area that now includes the streets Regent Gardens and Rosehill Court, the disused quarry to the south of the railway line, and properties either side of the Hall fronting Huddersfield Road. The Hall itself is early 19th Century in origin, Georgian in style, and comprises two storeys with three bays by three bays, a hipped Welsh slate roof and a central doorway with Doric portico.
- 5.10 The Victorian houses on Huddersfield Road display the classical architecture of many of the properties in the Conservation Area, with many exhibiting large bay windows to ground floor rooms and pitched Welsh slate roofs. Windows continue the vertical emphasis with paired vertically emphasised first floor windows to most properties. The properties to the western side of the street are mostly set back from the road in large private gardens, with those on the east being grouped closer together and have a relatively small amount of private space separating them from the street.
- 5.11 The trees along the street are a distinctive feature of Huddersfield Road. They add to the sense that the road is an important route into the town and enhance the visual impact of the whole street as you look along it. The trees, as in Victoria Road, add a strong positive impact on visual amenity and are an important component of its overall character.

### Sackville Street

- 5.12 Similar to Huddersfield Road, Sackville Street is home to a number of buildings that preceded the main construction period of the area in the late 19th Century. However, most of this earlier development was concentrated to the south and the centre of the town. The only properties

Figure 18: Nos 27-29 Victoria Road with side entrances



Figure 19: No 21 is typical of the style of detached properties along Victoria Road



Figures 20 & 21: Cockerham Hall and associated Coach House which were built in the early half of the 19th Century, before surrounding development of the Conservation area commenced





that now sit within the Conservation Area and were marked on a map of 1855, are at the then junction with Hollowgate (later to become Victoria Road) nos. 98-100. They are two properties almost certainly built during the early 19th Century (See figure 22). Their architectural style differs from that exhibited in most other buildings in the Conservation Area due to their earlier construction. They display a simple traditional vernacular with two storeys, pitched roof and squared window openings which contain modern copies of Georgian style windows arranged in a 10 over 10 pattern. There is very little in the way of detailing on the elevations and this simple architectural style points to these buildings original use as a school house.

- 5.13 Sackville Street is characterised by its varied styles of buildings, evidence of its piecemeal development over the years when it was a main route into the centre of Barnsley. The Victorian developments that lie in the Conservation Area are interesting as they exhibit a variety of styles, scales and details in a very small area. Travelling up the hill from the Town Centre from the south, the first properties encountered are typical Victorian stone built terraces, most with bay windows. Number 45 is an interesting example of a large detached corner property, which dominates the street scene and is of a classical architectural design. Nos. 68-74 opposite (See figure 23), are good examples of three storey terraced townhouses built to classical scales and proportions in the style of late Georgian townhouses.
- 5.14 Further along the street terraced properties dominate, with the odd detached property in large grounds (for example no. 96 and Westfield House, 47 Victoria Road) helping to add variety and interest to the street scene. The buildings of a terrace that now partly houses the Seventh Day Adventist Church (See figure 24) were previously three separate houses. Nos. 102 & 104 exhibit examples of the style of Italianate decoration that was fashionable at the time they were built, such as pediments above ground floor windows and doors, rounded arched windows to first floors, decorative quoins, and a short Corinthian column beside the front door of no 104.

### Hopwood Street

- 5.15 Unlike Victoria Road and Huddersfield Road, Hopwood Street consists mainly of terraced properties along its length, with the occasional detached building set within substantial grounds. The street scene is dominated by rows of terracing to each side, with very few trees, apart from a couple of mature groups in private gardens near the junction with Victoria Road. As with other streets, low walls to the front of most properties mark the boundary between the public highway and private space.
- 5.16 Moving north from Victoria Road, the first building encountered on the street after large boundary walls to gardens on either side belonging to properties fronting Victoria Road is a recently completed block of flats. Its architecture as a whole respects the character of the Conservation Area, but the building on its own does not exhibit any significant architectural features of interest. Further along the street Victorian-built terraces dominate the street

Figure 22: 98-100 Sackville Street were the only buildings in this part of the Conservation Area before the late 19th Century expansion of Barnsley



Figure 23: Nos 68-74 Sackville Street are good examples of Victorian town houses in the Conservation Area



Figure 24: Detailing to building currently home to the Seventh Day Adventist Church



scene on both sides. A striking example of this is nos. 12-24 (See figure 25), a terraced block constructed by local architect John Moxon in 1870. These buildings are unusual as the ridge line follows the slope of the street. Typically a terrace such as this would more usually have stepped rooflines that changed level at regular intervals.

- 5.17 The buildings also feature six-pointed stars to each individual property. This was a particularly fashionable decorative feature used on many properties built in this period, along with the arched lintels above doorways and above first floor windows. Another interesting detail is that each property has been improved and maintained in a similar fashion. For example replacement upvc windows in a sash pattern have been installed in each property. This gives the terrace an uninterrupted rhythm and ties the whole building together, whereas the terrace on the right (See figure 26) has features which break up the architectural rhythm of the buildings by having different coloured doors, or different alternatives for lighting attic rooms such as rooflights and dormers.

### Greenwood Terrace

- 5.18 This street (See figure 27), built in 1896 forms a cul-de-sac off Sackville Street and is characterised by its quietness. It contrasts sharply with the relative bustle of Sackville Street from which it leads off. It comprises two sets of terraced properties that have gardens to the front and rear. The gardens to the front are comparatively large, narrowing the street on both sides, which has the effect of bringing a strong sense of enclosure to the area. The houses are all two storeys, faced with coursed sandstone, which, as is typical of buildings in the area, has blacked over the years due to weathering. The main material used in the construction of the buildings is red brick. However, this is only evident by inspecting the side and rear elevations of the properties (See figure 28) which are not faced with stone. At the end of the street are a pair of gates which lead into the gardens of Fairfield Bungalow, a modern single storey dwelling set back from the street in its own grounds.

### Western Street

- 5.19 This street, which runs parallel to Victoria Road, has a variation of buildings along its length with a mixture of styles and periods. The buildings also vary in types of material used in their construction. For example, a number have stone-faced front elevations, but, as in the case of the terraces on Greenwood Terrace, are actually built of brick. There are examples of buildings comprised entirely of stone but these tend to be the larger detached and semi-detached properties along the street. This variation makes it almost impossible to pick out an overall character that defines the street scene. However, as in other streets, low walls are present outside almost every property from the Victorian period, marking the transition from street to private garden.

Figure 25 & 26: Nos 12-24 Hopwood Street share an unusual feature of a sloping roofline following the incline of the street. Properties on the opposite side of the road share a more typical stepped roofline as the street slopes down towards its junction with Huddersfield Road



Figure 27: Large front gardens to properties along Greenwood Terrace



Figure 28: Although the houses are faced with stone, they are built almost entirely of brick



5.20 The Victorian architecture is similar to most of the other Victorian buildings in the area, with nos. 2 and 36 providing the most striking examples (See figure 29 & 30). The former being two storeys and attic with 3 bays occupying a large plot near the junction of Western Street and Huddersfield Road. No. 36 is a smaller two storey detached house but has distinctive features such as decorative pilasters on either side of the main entrance door and a decorated hood on decorated stone corbels above.



Figures 29 & 30: Nos 2 (left) & 36 (below) Western Street are both landmark buildings on the street

5.21 One of the more unusual buildings in the Conservation Area is situated near to the junction with Huddersfield Road. It is the replacement building for the Friends Meeting House and was constructed in place of the previous building in 1968 and designed by architect Gordon Benoy. It is a single storey building that sits low down behind a high wall at the corner of Western Street and Huddersfield Road. Built of grey brick with a flat roof, with timber boarding painted in an unusual green colour, its un-dominating form and mass mean that it does not have a negative impact but more of a neutral impact on the special character of this part of the Conservation Area.



Figure 31: Nos 18-20 are good examples of the earlier stone built properties constructed. No 20 has the addition of an arched entrance

## Victoria Street

5.22 The properties in Victoria Street were some of the last to be constructed in the area during the late 19th Century, and the early part of the 20th Century. As a result, the properties vary greatly in size and style. The first properties to be constructed on the street were built in 1877, some constructed entirely from coursed sandstone (See figure 31) and others built of brick with coursed sandstone façades on their front elevations. In contrast No. 12 (See figure 32), built in 1904, as inscribed on a rear elevation window surround, is an example of a later brick built building. It has excellent examples of original art nouveau leaded and stained glass, with other details including wall copings, cappings to piers and stacks in glazed orange-buff stoneware. Many of the facing bricks used are Enfield Plastic Accrington bricks with common bricks from a local source in Summer Lane used for less prominent areas. The property has been empty for some time, but has recently benefited from careful renovation and is now in use again.



Figure 32: No 12 Victoria Street is a good example of an early 20th Century Art Nouveau style property. Note the use of facing bricks on the front elevation





- 5.23 Other buildings of note on the street include nos 22-24 (See figure 33) with the interesting addition of dormers above bays, no.9 (See figure 34), which has the same dimensions as a typical two storey terraced property but stands on its own next to the more recent buildings of nos. 5-7 and the early two storey, bay windowed terraces of nos. 1-3.
- 5.24 The varying nature of properties on this street gives it a similar character to Western Street. However, the size of most properties and settings are more consistent with the larger merchant properties along Victoria Road and Huddersfield Road.

### Fairfield House and Gardens

- 5.25 One of the most striking buildings in the Conservation Area is the Italianate style Fairfield House (See figure 35), which sits within extensive gardens to the west of Victoria Avenue. Built in the same period as the majority of other buildings in the Conservation Area (probably during the 1870's), the house is constructed from tooled coursed sandstone. It is two storeys, three bays with a shallow pitched Welsh slate hipped roof with a deep overhang and lead flat top.
- 5.26 To the north of the main building lies a two storey five bay building (See figure 36), also of late 19th Century origin. Three central bays form a formal composition in coursed stone. A Welsh slate roof is hipped to one end in matching materials and style. However, the opposite end is relatively poor, being of later origin in pressed red brick and with a gabled slate roof.
- 5.27 Other buildings on the site do not hold any particular architectural merit or interest, apart from 12 Victoria Street which is described earlier. The two buildings that lie adjacent to 12 Victoria Street have a detrimental impact on the character of the area. The long single storey building nearest 12 Victoria Street is a Horsa style building which would have been constructed after the Second World War to provide temporary accommodation (probably for classrooms or offices). The smaller brick clad single storey building adjacent to this would have most likely been constructed in the 1960's as further ancillary accommodation. A number of trees also exist on the site, which make a positive contribution to the setting of the various buildings that comprise the Fairfield complex and in particular around the entrance to the main house from the former St. Mary's burial ground.

Figure 33: Unusual dormers above bays to Nos 22-24



Figure 34: No 9



Figure 35 & 36: Fairfield House is a fine example of the Italianate style of architecture prevalent to the latter end of the Victorian era





## Victoria Avenue

- 5.28 The Avenue (See figure 37) follows the alignment of a historic footpath that once ran through the area and connects Victoria Road and Victoria Street with the former St. Mary's burial ground to the south, cutting through the backs of buildings and alongside the grounds of Fairfield House. The majority of the footpath between the former St. Mary's burial ground and Victoria Street is clay blocked paved, with two Victorian stone built detached properties to the east. To the west an original wall at least 2m high, where it has not be altered, marks the boundary between the grounds of Fairfield House and the footpath. The wall has been lowered in height towards Victoria Street and is leaning slightly in places, due to earth being built up behind it to provide level standing for buildings in the grounds of Fairfield House.
- 5.29 To the other side of Victoria Street, the Avenue continues around a dog leg (See figure 38) behind properties fronting Victoria Street and Victoria Road, and has a high wall to each side blocking views into adjacent private gardens. At present these walls do not provide an attractive environment being subject to graffiti tagging and poor maintenance. The Avenue finishes on Victoria Road (See figure 39) and offers views along Hopwood Street directly opposite.

Figure 37:Victoria Road looking towards Victoria Street from the former St. Mary's burial ground



Figure 38:The dog leg between Victoria Road and Victoria Street



Figure 39:The entrance from Victoria Avenue from Victoria



**Other Architecture of Interest within the Conservation Area**

- 5.30 As mentioned previously, architectural relationships between buildings and the surrounding public realm tend to be formed through small gardens and spaces created at the front of most properties, even terraced properties, by small walls and gates that create a subtle demarcation between the public and private realm. (See figure 40)
- 5.31 Street furniture, with the exception of lamp posts is rare in the Conservation Area. The best examples of the traditional style of street lighting exist in Greenwood Terrace (See figure 43). However, the lamp posts would have traditionally been painted black and not green as they are at present. Other lamp posts on other streets are of modern design (See figure 41 & 42) and consist of concrete or steel posts apart from on Victoria Avenue where an old style lamppost still exists between Victoria Street and Victoria Road.
- 5.32 Unfortunately, much original street surfacing has had to be replaced over the years, with the traditional York stone paving that would once have covered footpaths removed. The predominant material used to replace broken and worn paving has been tarmac (See figure 45), with concrete (See figure 46) paving surfaces employed along Sackville Street and Victoria Road. However, this paving is cracked in places, often after the individual slabs have been lifted by workmen to replace services and pipes buried underneath.
- 5.33 Street signs are generally of a standard format, with the exception of a large sign at the junction with Victoria Road and Sackville Street which has white lettering on a black background (See figure 44). This format was almost certainly used for this sign due to its size. A standard sign with a white background would have stood out significantly when attached to this high wall and therefore detracted from the character of the Conservation Area.

**6. Summary of the Character and Appearance of the Conservation Area**

- 6.1 Victoria Road Conservation Area is a fine example of a Victorian residential suburb. Its streets remain largely unaltered since the area was first developed in the late 1800's. The Victorian architecture of the buildings largely remains intact on most buildings. However, traditional vertical sash windows have been replaced in many cases with inappropriately styled modern upvc units, which has adversely affected the character of some properties. Where original windows and appropriate replacements still exist they add valuable character to properties and to the Conservation Area as a whole. The other prevalent alteration to individual properties in the Conservation Area has been the creation of hard standing on former front gardens, and the removal of some boundary walls to provide off street car parking. This has resulted in the erosion of the quality of streetscapes, and adversely affected the setting of many buildings, as the low walls are a particular feature of note when in the Conservation Area.

Figure 40: Low walls to properties on Sackville Street are a typical feature of the Conservation Area



Figure 41 & 42: Street furniture in the area is generally modern in style and appearance with the exception of the lamp posts on Greenwood Terrace (Figure 43)

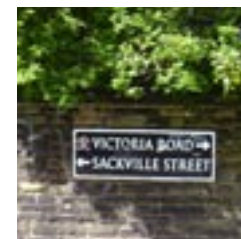


Figure 44: Examples of signage and street surfaces in the Conservation Area, many of the traditional surfaces such as York stone flags have been replaced with modern alternatives such as tarmac and concrete flags Figures 45 & 46



Figure 47: Pictures of street trees (old picture looking along Huddersfield Road)



6.2 The main alterations to the public realm have been to street surfaces and pavements, where carriageways would have originally been setts and footways covered with York stone flags, but are now surfaced predominantly with tarmac. Street furniture, particularly lamp posts, have been replaced by standard modern equivalents over time in both concrete and steel, with little thought given to their overall impact on the character of the area.

6.3 Trees are an important aspect of the special character of the Conservation Area in many places (See figure 47). The mature specimens in some gardens, particularly along Victoria Road and Victoria Street give a valuable contrast to the surrounding stone buildings. Also, the street trees which exist on Huddersfield Road, and large trees at the entrance to Cockerham Hall as well as in gardens on the opposite side of the road, give the street a special character and help soften the strong building lines along both sides.

6.4 No public open space currently exists within the Conservation Area. The only significant amount is at the former St. Mary's burial ground, now a park located to the south. However, this area is not currently part of the Conservation Area. Open space is at a premium and the only significant amount is to be found in the grounds of the Fairfield House complex, adjacent to Victoria Avenue, although this is privately owned and not available to be used by the public. Another area of open space to note is the gardens to the front of the NUM building where monuments to members of the union stand. The gardens themselves are formally set out and slope up to the exterior of the building from the retaining wall next to the footpath. The raised nature of the ground means that the gardens can be seen from the street and are not obscured in any way by the retaining wall. The other area of open space in the Conservation Area is a large piece of lawned ground adjacent to 34 Victoria Road.

## 7. Proposals for the Future Preservation and Enhancement of the Conservation Area

7.1 This section/document sets out the basis for a possible future management plan for the Victoria Road Conservation Area. Eventually, any future management plan should be read in conjunction with this appraisal. The proposed policies put forward will aim to preserve the special character of the Conservation Area while proposing enhancements that respect the existing historic fabric and character of the area. In order to implement these policies they will ultimately need to be incorporated through the management plan into the Local Development Framework.

7.2 The Council has policies in the current Unitary Development Plan (UDP) that relate to the design quality of developments in all areas of Barnsley. In addition to this the UDP also has a policy that specifically relates to development within Conservation Areas (Policy BE1). The Local Development Framework (LDF) that will eventually replace the current UDP when adopted has two policies directly related to Conservation Areas.

These are:

- HE1 Conservation areas - design
- HE2 Conservation areas - planning application procedures

- 7.3 These policies are contained within the Barnsley Policies Preferred Options document. At present the Local Development Scheme which sets out the timetable for production of all the documents that make up the LDF does not include any specific timetable for the formation of Supplementary Planning Documents, which could cover design guidance in Conservation Areas. However, future revisions of the LDS could outline the formulation of such guidance after the main development plan documents have been completed.
- 7.4 The management plan covers two specific areas of policy. The first part relates to the preservation of the special character within the Conservation Area while the second deals with the specific policies that aim to enhance the area in the future. Also, the management plan will outline any proposals to extend the current boundary of the Conservation Area to adjacent areas where necessary.
- 7.5 The future preservation of the special character of the area is dependant on firstly preserving the features that currently define the overall character of the area. As described in the appraisal, the main aspects of the Conservation Area that contribute to its special character include:
- The large Victorian properties built or faced with coursed sandstone (See figure 48).
  - The many significant trees present in front private gardens particularly along Victoria Road and Victoria Street and trees situated along Huddersfield Road (See figure 49).
  - Open space around Fairfield House is the only significant area of open space in the Conservation Area.
  - Boundary walls that form a distinctive feature on streets within the Conservation Area.
  - Properties are almost entirely two storeys with some having attics, three storeys with the top floor utilising space in roofs with dormer windows to let in light and increase the size of usable space inside.
- 7.6 All new development, including extensions, proposed in the Conservation Area that require planning permission now need to include a design and access statement within their planning application. The design statement must include information on the full context of any proposal including an appraisal of the site's immediate and wider context, the involvement of both community members and professionals and an evaluation of the information collected formulating design principles of the development. The inclusion of any design statement in a planning application for a site within the Victoria Road Conservation Area should therefore take account of the appraisal of the area in its analysis.

Figure 48: Large Victorian properties along Victoria Road



Figure 49: Trees still dominate the streetcene along some stretches of Huddersfield Road





- 7.7 Future repairs and upgrading of the highways and street furniture should consider the historic context and special character of the area and, where possible, use materials that are more appropriate the historical context. New and replacement street furniture should also be designed to respect the character of the area.
- 7.8 All trees of significant size in the Conservation Area are protected and notification is required for any works to a tree that lies within the Conservation Area. As well as this, a number of trees in the Conservation Area are further protected by tree preservation orders. Almost all trees in the Conservation Area contribute positively to the amenity of the area and as such should be retained. Where trees need to be removed, their replacement with the same or similar species should be considered.
- 7.9 Many property owners have converted their front gardens into hard standing off-street parking for vehicles (See Figure 50 & 51). This is particularly evident outside terraced properties on Hopwood Street and properties converted into offices situated to the lower end of Victoria Road. Unfortunately this practice is having an increasingly negative impact on the Conservation Area as it is removing an important feature of its special character. Therefore any applications for new developments or alterations to existing buildings in the Conservation Area should also consider the reinstatement or repair of boundary walls where appropriate. Additionally, walls and boundaries would benefit from the re-instatement of traditional iron railings, removed for scrap in World War 2. Planning Permission could be required and would need to be determined beforehand.
- 7.10 Recent new developments in the Conservation Area (See figure 52) have gone some way to respecting the special character that exists by using sympathetic materials and architectural detailing in their design. However, future developments should go beyond just mimicking what exists in the Conservation Area at present. The process of producing design statements for most applications should go a long way to improving future designs and it should not be forgotten that good design which enhances the Conservation Area does not always need to copy it. Additionally, it is important that future developments strike a balance between affordable apartments and larger family houses. However, all new buildings should fit into the urban context of the area and be appropriate in terms of mass and scale.
- 7.11 New developments that follow the form of the area's existing character should utilise traditional styles and materials e.g. timber framed windows in preference to upvc as modern alternatives can often look out of place on traditionally styled buildings. This methodology should also apply to other materials and details such as roofs, doors and stonework.
- 7.12 Empty properties in the Conservation Area include impressive Victorian properties on Huddersfield Road and Victoria Road. At present the condition of these properties is having a detrimental affect on the character of the Conservation Area. There is a need to investigate

Figures 50 & 51: Examples on Hopwood Street where front gardens and walls have been removed and covered to provide hardstanding for vehicles



Figure 52: An example of new development in the Conservation Area on Victoria Road



how the owners of these properties can be persuaded to either refurbish the buildings themselves or sell them on to third parties that have the resources and will to do so.

7.13 There are a number of buildings that currently detract from the character of the Conservation Area apart from the empty properties mentioned above in the appraisal. Future proposals for more appropriate replacement buildings should be considered favourably in the interests of enhancing the character of the Conservation Area.

7.14 At the present time community facilities are very limited within the Conservation Area and future proposals for local and small scale community facilities including greenspace in the area would improve both the mix of uses and provide much needed space for a range of community activities.

There is significant pressure from traffic in certain parts of the Conservation Area. The area would benefit from the consideration of traffic management proposals to stop short cutting along Hopwood Street to avoid the traffic lights at the bottom of Victoria Road.

**Proposed Extensions**

7.15 There are several proposed extensions to the Conservation Area that have been identified through careful research, survey and analysis bearing in mind the context of these areas with regard to the character of the designated area within the current Conservation Area boundary. Below is a description of each of the areas considered and their suitability as extensions to the current Conservation Area.

**Regent Gardens**

7.16 Regent Gardens (See figure 53 & 54) runs just off Huddersfield Road between nos. 23 & 25. The street runs downhill towards Longman Road but is blocked off by a high fence east of no. 15 Regent Gardens. The properties on the south side of the street were built at the beginning of the 20th Century on land that was previously part of Cockerham Hall gardens. They are two storey stone faced brick built buildings with Welsh slate pitched roofs, double height bays and fanlights above each doorway. If included in the Conservation Area they would make a positive contribution to its special character.

7.17 On the opposite side of the road to the row of terraces are gardens which have all had modern single or double garages built in them with some having additional space for vehicles being created with hard standing. Unfortunately, these garages do detract from the attractiveness of these gardens but the gardens in themselves do contribute to the attractive nature of the street scene overall (See figure 56). The only other negative aspects to the character of the street come from the vacant buildings (nos. 25-27 Huddersfield Road) and associated gardens that have been covered with hard standing to create space for vehicle parking (See figure 55).

Figures 53 & 54: The Victorian semi detached housing on Regent Gardens, distinguished by their bays painted black



Figures 55 & 56: Detracting somewhat from the street scene are the back of nos 25 & 27 Huddersfield Road and modern garages



## Longman Road

- 7.18 This street, a cul-de-sac running east of Regent Gardens, comprises housing from a number of different periods of development. The majority of buildings are from the early 20th Century and built in terraced rows, with the stone fronts mirroring the character of many of the streets in the current Conservation Area. As well as this, at the southern end of Longman Road, towards its junction with Old Mill Lane, stand a number of mature street trees which add to the visual impact and character of the street (See figure 57).
- 7.19 To the northern end of the street the housing becomes more varied, (see figures 58,59 & 60) with buildings built later, such as the row of terraces incorporating nos. 24-34 built in the 1930's and bungalows to the northern end of Rosehill Court, originating from the 1970's. Although these buildings do not have a positive effect on the character of the area, the Victorian style terraced properties that lie at the end of the street beyond these modern examples are a good examples of buildings of this type and have a positive impact on the character of the area.
- 7.20 A number of garages at the northern end of the street exist, similar to the arrangement on Regent Gardens, on the opposite side of the road to the houses they relate to. Although not significantly detracting from the character of the area, they do block views into the wooded quarry behind.

Figure 57: The street scene at the southern end of Longman Road typified by stone fronted terraces and mature trees



Figures 58,59 & 60: Towards the northern end of the street the building types become more varied with recent 1930s, terraces mixed with older stone



### Rosehill Court

- 7.21 This street entirely comprises modern detached bungalows, of 1970's origin (See figure 61), none of which would have a positive impact on the character of the Conservation Area. This street would only be included in any future expansion of the Conservation Area to facilitate a link the current eastern edge of the Conservation Area with the properties along Longman Road.

### The Old Quarry

- 7.22 The Old Quarry is currently difficult to access due to surrounding buildings, fencing that surrounds it and the overgrown nature of the land. In its present state, including the quarry would ensure that a large site containing some significant trees is afforded some protection through statutory controls under Conservation Area designation. This would protect the views from Huddersfield Road, (See figure 62) and any newly designated areas such as Regent Gardens and Longman Road (See figure 63), as this area of green space and vegetation is important in forming the overall character of these areas.

Figure 61: Rosehill Court looking towards the listed Cockerham Hall with 1960s bungalows on both sides of the street



Figure 62: The quarry from Huddersfield Road, which has a significant number of large trees which contribute to the character of the area



Figure 63: Garages blocking the views into the quarry from Longman Road





## Former Beckett Hospital Site

- 7.23 This site is characterised by two areas of varying character. The first, to the east of the remaining hospital buildings, is now occupied by a relatively modest modern housing development of two storey brick built accommodation for the elderly (See figure 64 & 65). The materials and architectural detailing of the buildings do not compliment the natural stone or clay brick used in the buildings directly to the north in the Conservation Area or to the west.
- 7.24 In contrast, the buildings that once housed Beckett Hospital which was founded in 1862, and now contain offices, are large scale 3/4 storey buildings. Their elevations that face the former St. Mary's burial ground are of particular interest. The oldest of these buildings is the 3 storey, red brick Edwardian building in Baroque style. (See figure 67) It has a hipped Welsh slate roof with overhang and decorated stone corbels, a central gabled projection with pediment, round window and decorated oriel window above the main entrance. Bays to either side incorporate sliding sash frames in an unusual 8 over 2 arrangement.
- 7.25 Adjacent to this building is a larger 1930's building 4 storeys with a stepped elevation in an orange-buff brick (See figure 66). 11 bays, some with vertical proportions, some square. Square bays incorporate windows in a 8 over 12 arrangement and vertical windows incorporate side hung casements.
- 7.26 With the quality of the surviving hospital buildings on the site, it is recommended that this whole area be included in the conservation area to protect the buildings of value, and to further control any future redevelopment of land around Berneslai Close.

Figures 64 & 65: Uninspiring architecture and use of materials typify the Churchfields Close development



Figures 66 & 67: The former hospital buildings on the Beckett Hospital site



## Former St. Mary's Burial Ground

- 7.27 This area of public open space was improved in 1977 by Barnsley Metropolitan Borough Council and has matured over the years presently exhibiting a large number of mature trees (See figure 68). The only areas that this open space can be viewed from in the Conservation Area are the grounds of Fairfield House and the southern end of Victoria Avenue. However, the grounds do provide a pleasant introduction to the Conservation Area from the south (See figure 69) before reaching the views into Victoria Avenue and Fairfield House.
- 7.28 There is good reason to designate this area as part of the Conservation Area as a valuable area of green space due to the fact that none currently exists within the present boundary. An area of public open space within the boundary would have a positive effect on the character and appearance of the Conservation Area. However, the former burial ground has a greater connection with the nearby Town Centre Conservation Area which includes St. Mary's Church itself. It would therefore make greater sense to include it as part of that Conservation Area in future for consistency, and to reinforce the historic connection between the two.
- 7.29 Allotments adjacent to the Penistone to Barnsley railway line are currently overgrown and form a strip of land between the rear of houses on Western Street and Hopwood Street, and the railway cutting (See figure 70). Including them within the Conservation Area boundary would not necessarily help to preserve or enhance this area at present. However, inclusion with a view to returning this area in the future back to allotments, would provide a benefit and is widely supported.

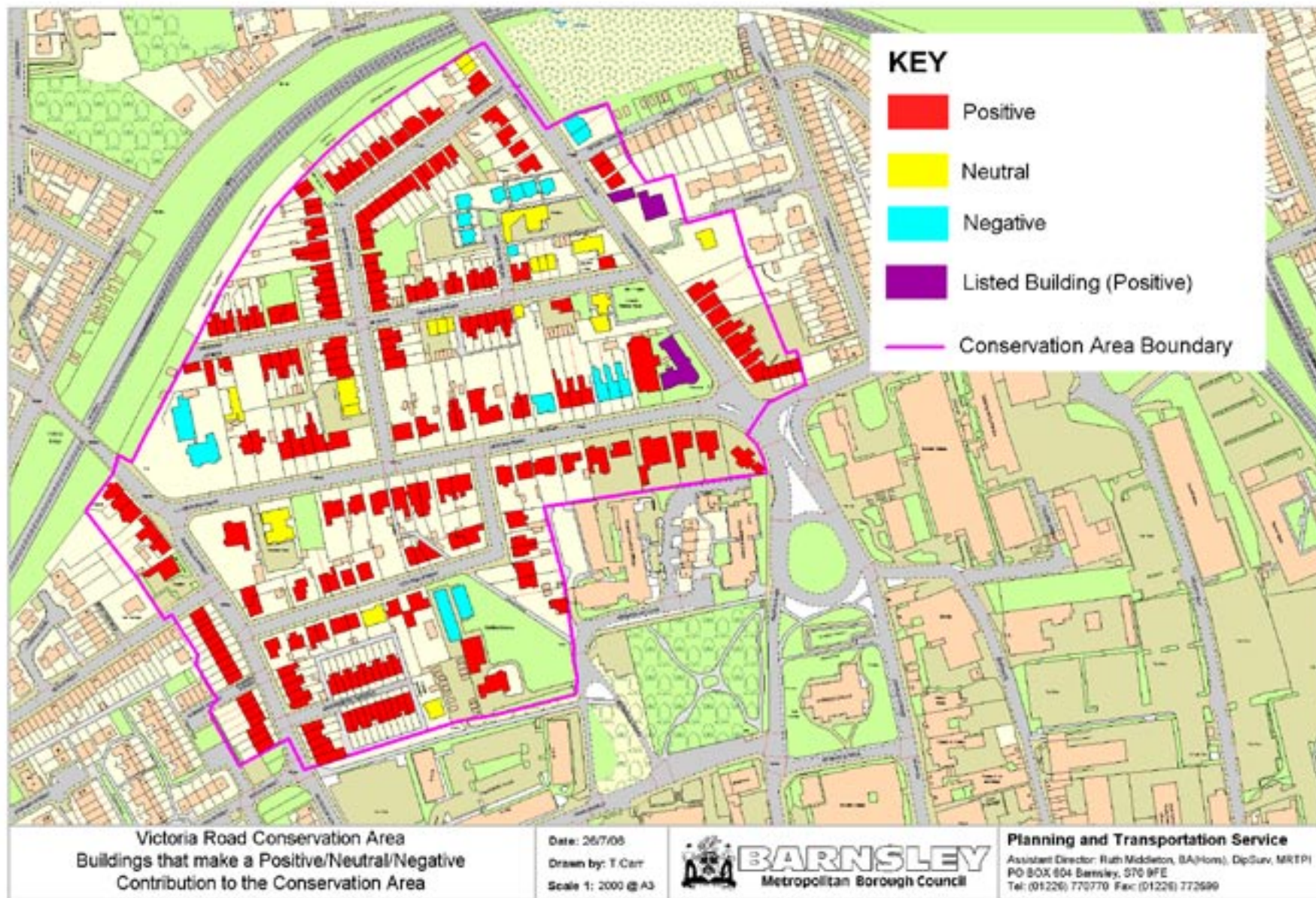
Figures 68 & 69: The former St. Mary's Burial Ground, now a public park containing many mature trees



Figure 70: The overgrown former allotments to the rear of properties on Hopwood Street

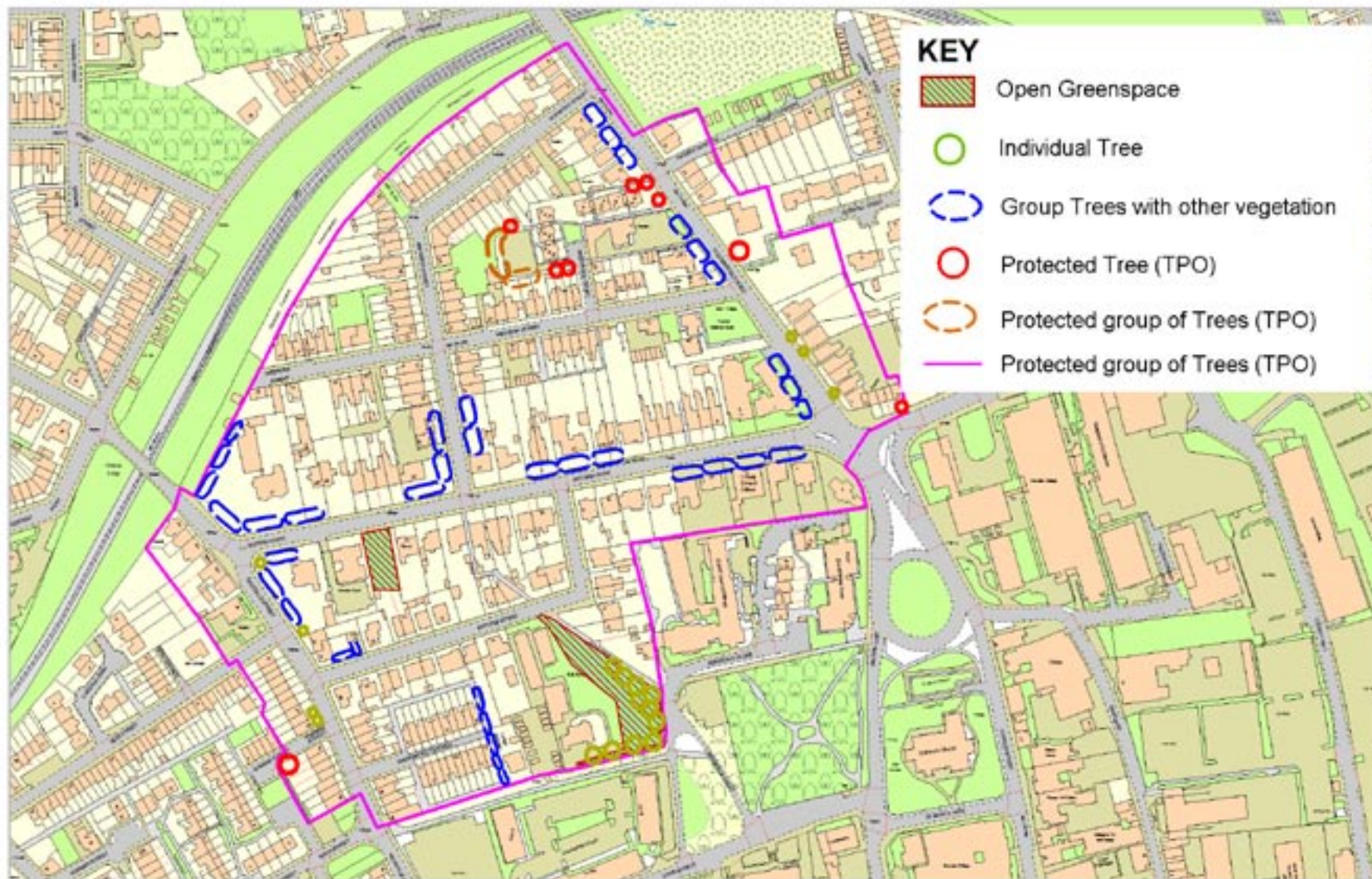






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## Victoria Road Conservation Area Trees and Open Greenspace

Date: 26/7/06  
 Drawn by: T. Carr  
 Scale 1: 2000 @ A3

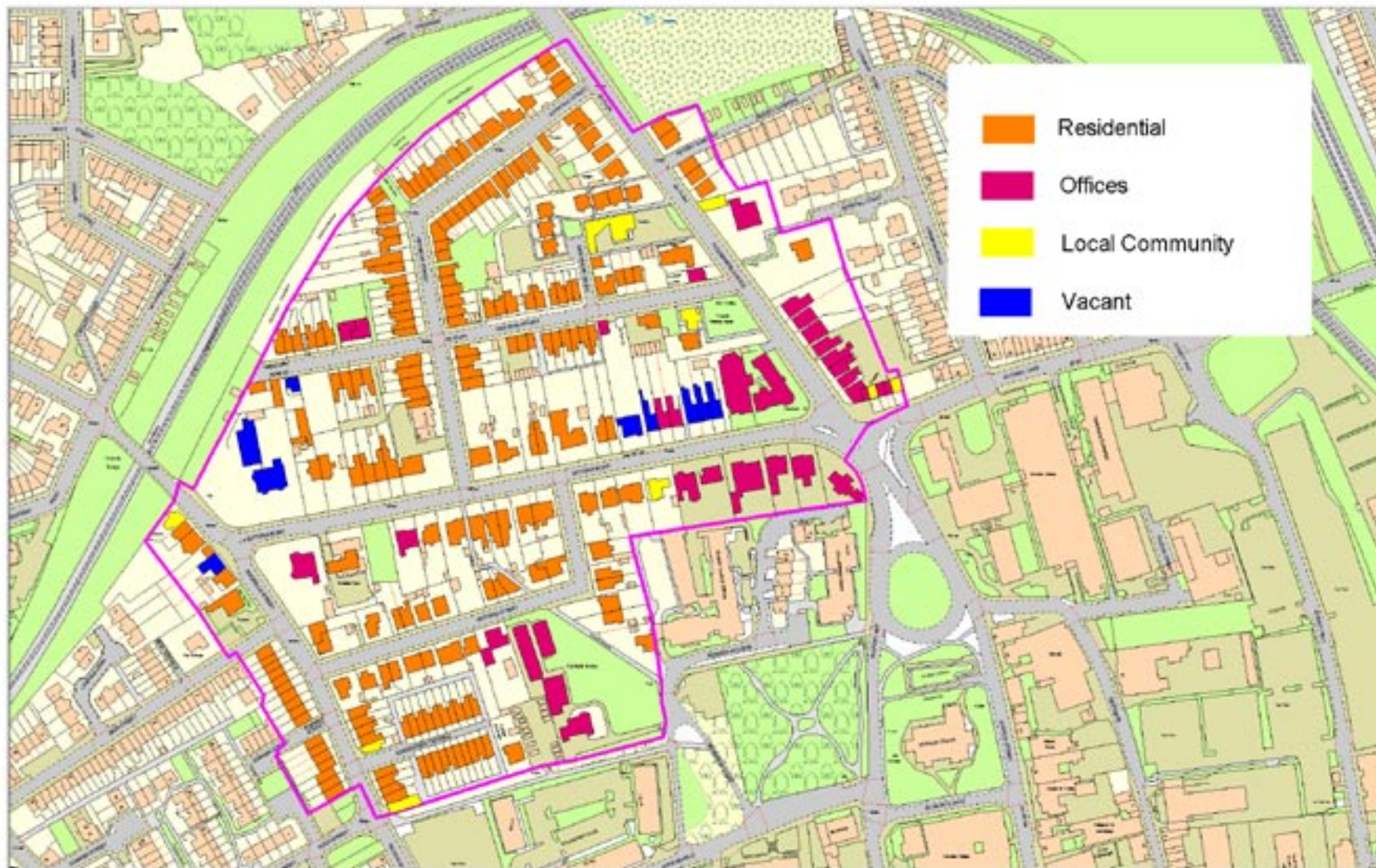


**Planning and Transportation Service**  
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	Residential
	Offices
	Local Community
	Vacant

## Victoria Road Conservation Area Current Uses and Activity

Date: 26/7/06  
 Drawn by: T. Carr  
 Scale 1: 2000 @ A3



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## Victoria Road Conservation Area Important Buildings and Views



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View up Victoria Rd. towards Sackville St.



View within Conservation Area towards Victoria Bridge.



View across Victoria Bridge out of Conservation Area.



Internal view along Sackville St.



View into Conservation Area from Westgate.



View out of Conservation Area towards Westgate.



View into Conservation Area from junction with Huddersfield Rd. and Old Mill Lane.



View out of Conservation Area from Victoria Rd.



View into Conservation Area from Old Mill Lane.



View within Conservation Area along Greenwood Terrace.



View within Conservation Area to Fairfield House and grounds.



View within Conservation Area along Western St.

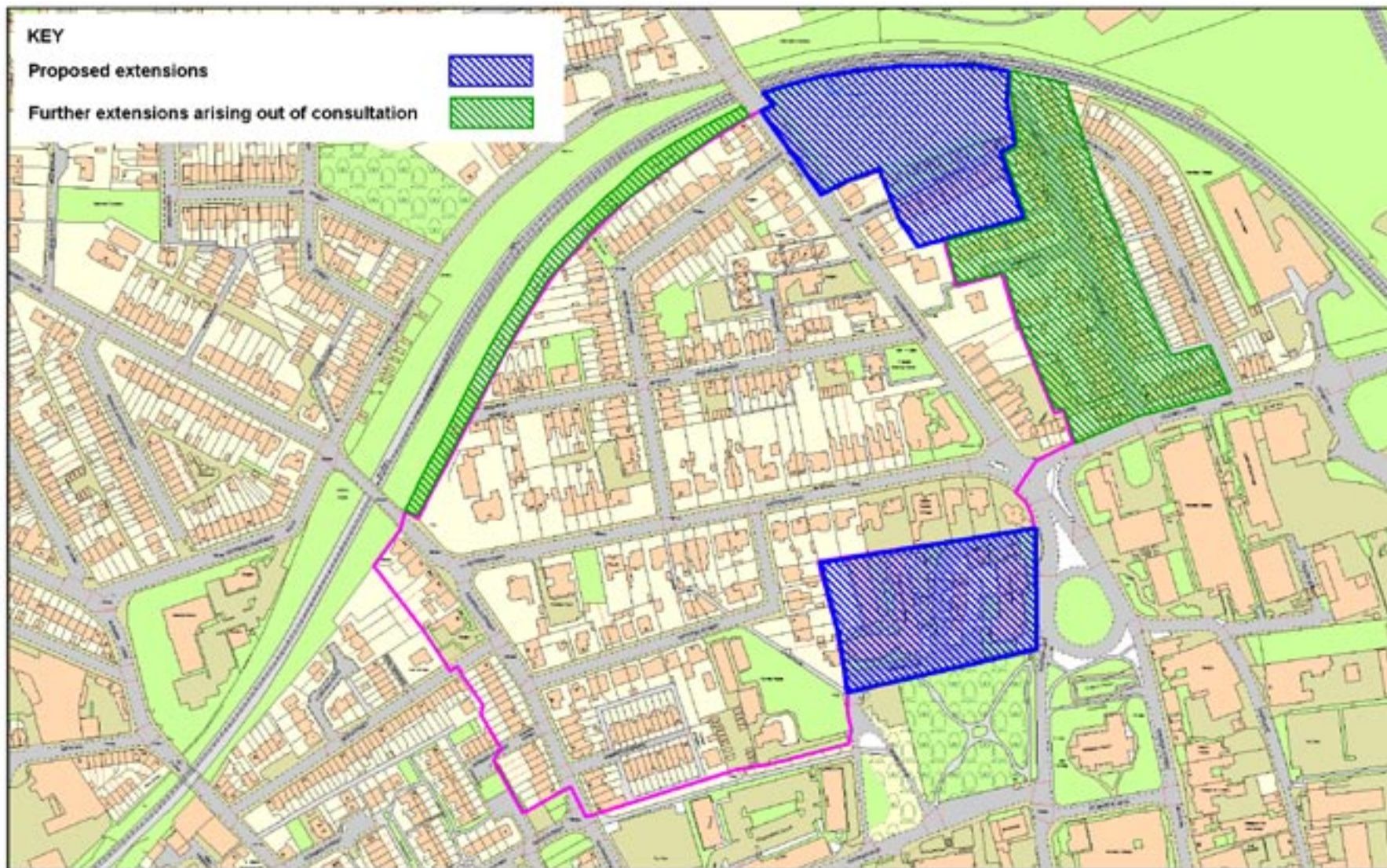


View out of Conservation Area from Hopwood St.



View into Conservation Area along Huddersfield Rd.





**KEY**  
Proposed extensions [Blue hatched box]  
Further extensions arising out of consultation [Green hatched box]

Victoria Road Conservation Area:  
Proposed Extensions

Date: 11/01/06  
Drawn by: T.Carr  
Not to Scale



**Planning and Transportation Service**  
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Various original plans and documents relating to the history and buildings in the Victoria Road Conservation Area have been accessed through the Barnsley Archives service.

Maps from 1855, 1895, 1910, 1930, 1948, 1960, 1990 accessed through the Barnsley Archives service (All maps (c) Crown copyright. All rights reserved 100022264 (2006))

Jeffries Map of 1775

Many of the above references can be obtained through visiting or contacting the Barnsley Archives Service on (01226) 773950.



## Appendix A

### Listed Building Profiles for Buildings in the Victoria Road Conservation Area

Location: PREMISES OF THE NATIONAL UNION OF MINERS, 1 VICTORIA ROAD  
(north side), BARNSELY, SOUTH YORKSHIRE

Date Listed: 13 January 1986

Grade: II

SE3406

BARNSELY

VICTORIA ROAD

(north side),

Barnsley

No 1

(Premises of the National Union of Mineworkers)

SE3406 BARNSELY VICTORIA ROAD (north side), Barnsley 8/72 No 1 (Premises of the National Union of Miners) II Premises of National Union of Miners (Yorkshire Headquarters). 1874 by Wade and Turner. Pitch-faced stone with ashlar dressings. Welsh slate roof. Two storeys and attics. An ordered but asymmetrical composition comprising 4 bays to Victoria Road, 4 rounded corner bays and 7 bays to Huddersfield Road. The Huddersfield Road facade has a single-storey square stone porch to bay 3 with arched entrance, engaged colonnettes and small parapet. Ground-floor windows are segmental-headed. 1st-floor windows are round-arched with hoodmoulds. Above the doorway the window has elaborate ashlar work to the head and is surmounted by an attic gable. Bay 1 has a round, 1st-floor oriel window on an ashlar pedestal. Bay 4 has an attic storey with 2-light, pointed-arched windows with pavilion roof which has a broad stack to its right side and large corner finials. Bays 5, 6 and 7 are treated slightly differently, with central doorway, paired lights to left and a 3-light canted bay to right. The windows have shouldered heads and deep triangular hoodmoulds. Bay 7 breaks forward slightly and is gabled. The Victoria Road facade is treated similarly to bays 5, 6 and 7 on Huddersfield Road, apart from bay 4 which is a round tower with narrow windows and a conical roof. The 4-bay rounded corner has segmental-headed ground-floor windows, round-arched 1st-floor windows with hoodmoulds and a conical roof with 3 round dormers with scrolled supports and iron cresting to apex. Moulded stone gutter brackets (parapets to rounded bays with iron cresting). Tall ornamental stacks. The building was erected as the Headquarters of the South Yorkshire and North Derbyshire Miners' Union.



Location: 17 HUDDERSFIELD ROAD (east side), BARNESLEY, SOUTH YORKSHIRE

Date listed: 13 January 1986

Grade: II

SE3406NW	BARNESLEY	HUDDERSFIELD ROAD (east side), Barnsley No 17 (Cockerham Hall) II
8/35 GV		

SE3406NW BARNESLEY HUDDERSFIELD ROAD (east side), Barnsley 8/35 No 17 GV II Villa. Early to mid C19. Ashlar front, rendered sides. Welsh slate roof. 2 storeys. 3 bays by 3 bays with rear addition. Symmetrical facade. Central doorway in Doric portico. 12-pane sashes to ground floor (altered), with aprons and raised sills each set in large, shallow segmental-headed recess. 12-pane sashes, on sill band, to 1st floor. Moulded eaves cornice and blocking course. Hipped roof. 12-pane sashes to left and-right returns, with raised sills. Central door to left return. Interior not inspected.



Location: FORMER CARRIAGE HOUSE TO NO 17, HUDDERSFIELD ROAD (east side),  
BARNSELY, SOUTH YORKSHIRE

Date listed: 13 January 1986  
Grade: II

SE3406NW	BARNSELY	HUDDERSFIELD ROAD (east side), Barnsley Former carriage house to No 17 (Cockerham Hall)
8/36		

SE3406NW BARNSELY HUDDERSFIELD ROAD (east side), Barnsley 8/36 Former carriage house to No 17 GV II Former carriage house, now offices. Early to mid C19, altered. Dressed stone. Welsh slate roof. Two storeys. Symmetrical 4-bay facade. The central 2 bays break forward slightly and have pediment with lunette in tympanum. Central round-arched carriage entrance with voussoirs, now infilled with C20 glazing and door. Blind round-arched window to each side. The right side bay has 2 round-arched windows in the left side bay has a C20 large casement window. Small sash windows to 1st floor (C20 casement to left). Left return elevation has large C20 casement and small light above. Hipped roof.



Location: MOUNTING BLOCK/KENNEL AT ENTRANCE TO NO 17, HUDDERSFIELD ROAD (east side), BARNSELY SOUTH YORKSHIRE

Date listed: 13 January 1986  
Grade: II

SE3406NW	BARNSELY	HUDDERSFIELD ROAD (east side), Barnsley
8/37		Mounting block/kennel at entrance

SE3406NW BARNSELY HUDDERSFIELD ROAD (east side), Barnsley 8/37 Mounting block/ kennel at entrance to No 17 GV II Mounting block. Early to mid C19. Ashlar. 3 and 4 steps. The front has small round-arched opening with hoodmould for use as a kennel. Included for group value.





## Appendix B

### Report on Consultation Undertaken

How public and community consultation has been undertaken:

- Public Workshop held on 24th May 2006 at the NUM headquarters on Victoria Road, Barnsley.
- Leaflets distributed to all households to inform them of the intended production of an appraisal for the area and to invite them to the workshop.
- Press article in the Barnsley Chronicle to publicise the Conservation Appraisal process.
- Contact made with local community group 'The Barnsley Central Conservation Area Residents Association' and the 'Town Centre Communities Partnership Environment Group' who assisted in the running of the workshop.
- Central Ward Councillors contacted and involved in the appraisal process, particularly in the public workshop.

#### Summary of the public workshop event held at the NUM building on 24th May 2006

The purpose of the public workshop was to gain the views of local residents in the Victoria Road Conservation Area on a number of topics covered in the appraisal. The topics that views were sought on included:

- What has happened to the Conservation Area over time?
- The character of the Area i.e. what makes it special?
- What buildings and sites have a positive impact on the area? What could be improved?
- Landscape and Trees
- Streets and their environment
- Ideas for the future preservation and enhancement of the area (Management Plan).

The views were then taken into consideration in the production of the appraisal and the basis for future management plan.

## Appendix C

### Consultation Feedback Victoria Road Conservation Area

#### Barnsley Civic Trust Feedback.

- The green corridor of the railway line is aesthetic but also provides a 'green lung'. More importantly it is a habitat and a corridor for flora and fauna. The railway line also has an important role as a habitat for bird life which visit and feed in the gardens of the CA.
- Suggested that the railway corridor or part of it should be added to the CA.
- The trees in the footpaths along Huddersfield, Victoria Street and Victoria Road are very important to the character of the CA. However, many are reaching end of their life and there should be a policy to replace them in a planned way over time, as well as immediately if they become damaged or die.
- The large horse chestnut in front of Cockerham Hall which is very significant to the street scene is suffering severely from water deprivation because it is surrounded to the trunk by the hard surface of the car park.
- The CA appraisal does not pick up some of the pressure from traffic in the area. It may benefit from the consideration of traffic management proposals to stop shortcutting such as along Hopwood Street to avoid the traffic lights at the bottom of Victoria Road.
- We support the emphasis in the appraisal on the importance of stone boundary walls, and the threat these are under – especially to accommodate private cars. This could receive a higher profile in the appraisal.
- But the appraisal does not pick up the importance of the iron railings that would have also marked boundaries throughout the area, often on top of walls. There should be some encouragement to restore the iron railings which were an important part of the original character of the area but which were removed for scrap during the World Wars.
- There should be consideration of the use of an Article 4 Direction to facilitate tighter control of the otherwise small permitted changes but which together can add up to significant character shifts over time.
- There should be some TPOS on sites which face redevelopment such as Westfield House.
- The open space which was the former burial ground should be added to the CA.

- The CA appraisal could stress the importance of large, family houses in the area and the contribution of these to the make up of housing available in the wider town centre. The Alsop Masterplan for Barnsley marks this area out as a high quality residential area that can continue to provide larger family housing close to the town centre.
- The CA appraisal needs to flag up the increasing development of apartments, which could change the balance of property types in the area. Although potentially welcome in principle, any new apartment developments should be carefully controlled to ensure that they are of a sensitive scale and of the very highest design quality with an appropriate density for the area.

#### Comments from meeting on 09/10/07 with Barnsley Central Conservation Area Residents Group

- Packhorse trail / Victoria Avenue – How could this be conserved in the future? How might it be enhanced? Lighting and graffiti problems need to be addressed.
- Public realm: flagstones / pavement need quality control and some repair or replacement. This needs to be highlighted in any future management plan.
- There appeared to be a universally held feeling that the issue of how to retain / promote the right mix of families or residents rather than small business / single occupancy flats etc needed to be addressed.
- Correction: Greenwood Terrace was built in 1896 NOT 1894.
- Garages in the curtilage of 2 Western Street (Kirby House) are derelict. The council investigate the possibility of contacting the owner and serve a section 215 to help address this problem.
- 35 Hopwood Street. In very poor condition. Again, the council could contact the owner to see if anything can be done.
- To the back of Hopwood Street: long platform of land originally created for allotments along the railway. This is a strip of greenspace originally owned by the council. Actually in private ownership now. Investigate the possibility of purchase or lease by residents and re-use as allotments.
- Fate of Westfield House. Currently there is application for renovation and conversion into residential.
- 16 Huddersfield Road is shown on an 1895 Map however the owner advises the deeds say it was built 1902.
- In the appraisal, figure 48 is not Huddersfield Road – it is actually 48 Victoria Road.

- In the appraisal, the Land Use Map: the rear property in the garden of 16 Huddersfield Road is now residential not local community. No. 10 Huddersfield Road: rear outbuilding is now converted to garages (should be pink). Vacant property on corner of Regent Gardens has now been converted to residential.
- Key missing on the 'Proposed Extensions' map.

#### Emails / Individual Comments:

- Regent Gardens garages “detract” from the character of the area. Whose view is this? As there have been garages there for decades, I am not sure what the implication of the statement is.
- Wooden framed windows instead of UPVC, in the context of property developments retaining traditional materials. “I can sympathise with this to an extent, but I think for most people the choice of UPVC is a pragmatic one”.
- Old Quarry: “significant number of large trees which contribute to the area”. This is pretty meaningless. The “large trees” are without much doubt the ubiquitous sycamores, and far from contributing to the area, they (and the other equally vigorous species such as nettles and Japanese knapweed) are probably preventing the quarry becoming a flourishing area of biodiversity.
- Re Proposed Extensions/Regent Gardens, Section 7.17. Could you tell us specifically what conservation status would mean if residents wanted to replace or enlarge existing garages?
- Extension of the conservation area around Victoria Road to include the quarry. This is a valuable green space and habitat for wild life. However, I am disappointed to note that, although your appraisal states that the terraced properties at the end of Longman Road (nos. 51-61) are good examples of the period and have a positive impact on the character of the area, they have not been included. As these properties are adjacent to the quarry, would it not be appropriate to include them.
- Re proposed extensions to area, at 7.15-7.17 pages 21 & 22. Although Longman Rd. & Rosehill Court are considered suitable for inclusion they are not included on the map on page 30. To demonstrate inclusion and prevent an us and them situation, I suggest the new north east boundary to be at the rear of Caxton St. and turn at the end and continue to the top of Old Mill Lane.
- I have had a brief look at the report and I am quite surprised to find that Longman Road is set to be outside the conservation area. There are some very nice Victorian/Edwardian looking houses in that area that I believe would warrant special attention and do need to be included in the Conservation Area. I think it would make sense, and is justifiable, to set the boundary of the



conservation area so that it followed the railway line from the railway bridge on Huddersfield Road round to Old Mill Lane. The question of the Barnsley College sites would need to be looked at, particularly in view of the College's declaration to redevelop their sites in what appears to be an ultra modern style. Looking further afield it is clear that much of Huddersfield Road (to the Old County Borough Boundary) should be included in the conservation area, I would hope the local councillors will be addressing that issue.

- Although the document was 28 pages, I felt much of this bloated yet lacking in key detail. Is Longman Road included for example? The document seems to suggest not, yet a paper slip delivered by hand by the Town Community Partnership Environment group clearly states that Longman Road IS to be included. I would also like to ask that a document is produced making it very clear exactly what the 'pros and cons' are likely to be for those being asked to express their opinions. A simple bulleted list should be sufficient. Maybe some examples of what will and what will not be allowed? One example that 'springs to mind' are dormer windows? Something which some residents on Longman Road already have.
- I own a property in Longman Road which I believe will now be included in the area. In favour of the proposed extension to include Longman Road. Confused by the map on page 30 - "Victoria Road Conservation Area Proposed Extensions" map does not show Longman Road or Rosehill Court included in the blue hatched proposed areas which contradicts the written description.

## Feedback Forms

Q1. Do you agree with the assessment of the character of the Conservation Area

Strongly agree	40%
Agree	60%
Disagree	
Strongly Disagree	
Not sure	

Q2. Do you agree with the recommendations for the Conservation Areas as outlined in section 7 of the Conservation Area Appraisal.

Strongly agree	20%
Agree	60%
Disagree	10%
Strongly Disagree	
Not sure	10%

Q3. Do you agree with the boundary of the Conservation Area (including any changes proposed?)

Strongly agree	40%
Agree	50%
Disagree	
Strongly Disagree	
Not sure	10%

Do you have any other comments?

- Proposed extensions boundary includes private land / garages backing onto the quarry.
- Proposed extension includes a strip of land at the north end of Longman Road where the garages are situated. What will designation mean? Quarry area turned into nature conservation area? Wheelchair user finds pavement surfaces difficult
- Want Longman Road and Caxton Street to be included. Suggestion that plot 5 in Rosehill Ct. be developed sympathetically in line with existing.
- Want to retain stone paving, street furniture, trees, and family properties (not business). New residents should be made aware this is a CA. New development should include greenspace element.
- Stronger attitude to alteration to boundary walls / parking in front gardens.
- Retain quarry as 'wilderness'. Concern re. building on all available land denuding greenspace. Better community facilities / community meeting point. Lack of facilities and greenspace provision for young people (in fact all people). Trees: for the most part happy to see trees protected although unhappy with 2 Sycamores on Longman Road.
- Application 2007/1174 including removal of boundary wall with approval. Ref. figure 52 goes some way to respecting a special character. The suggestion is that better on Hopwood Street. Agree with extensions re. inclusion of Beckett Hospital. The suggestion is made that recent developments have been of the luxury-high density ilk. Concerns voiced that this is fundamentally changing the character of the area.

This draft version of the Victoria Road Conservation Area Appraisal was made available for public consultation during September/October Comments received will be used in producing a final version of the appraisal which will be formally adopted by the Council to assist in future development control decisions within the Conservation Area.

Contact Details

If you have any comments to make on this document or if you have any further queries that you wish to discuss further then please get in touch using the contact details below:

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If you would like a copy or extract of this document in audio format, large print, braille or Hindi, Urdu, Punjabi, Chinese, Polish, Albanian or Russian or another language other than English please call 01226 772576

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如閣下需要此份文件之其他文字翻譯版本，我們可提供的有：印地文、烏爾都文、旁遮普文、中文、波蘭文、埃塞俄比亞文、俄文、和盲人凸字版，請與我們接洽。

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