



Longsight Design Consultancy Ltd

Consulting Civil & Structural Engineers

DESIGN & ACCESS STATEMENT

FOR CONVERSION OF GRANNY FLAT TO A DWELLING

AT 3 BEECH GROVE, BARNSELEY

Design and Access Statement for Conversion of an Existing Granny Flat into a Dwelling

1.0 Introduction

The application site is located on a private road called Beech Grove just off Keresforth Hall Road in Kingstone, Barnsley. The development in the area is generally of larger properties with generous plots. The properties on Beech Grove are mostly detached with large building at the top of the road that has been converted from a hotel to apartments.

2.0 The Site

The site consists of a large generally rectangular plot which is level at the front and terraced up to the sides to a high-level garden to the rear. The main property is a modern two storey three bedroom Georgian style house constructed in red brick. It is located towards South-Western end of the plot. An existing two storey building consisting of a one bedroom Granny Flat over a double garage is located at the North-Eastern Corner of the site. The Granny flat style copies that of the main dwelling with a Georgian feel. The main access to the site is located at the front of the plot which is fully surfaced in brick paviours. This gives access for both pedestrians and vehiculars.

2.0 The Proposed Changes

The current owners of the site occupy the main dwelling. They are both carers of disable people who require 24-hour supervision. To improve the facilities for their clients they wish to make changes to the Granny Flat and Garage to improve the kitchen facilities, providing more accommodation and living area for a carer. An original application 2016/0990 was made for changing and extending the Garage under a Householder Application. This was withdrawn and a full application is now being made for the current plot to be split into two separate plots. Although, this is not the intention of the current owners it is seen that there could be the possibility this could occur if the property were to change ownership.

It is proposed to alter the layout of the Granny flat to give two bedrooms and convert the double garage into a living/kitchen area. A single storey ground floor extension is proposed to the front of the garage to increase the living spacing. The Georgian style of the main dwelling is to be maintained in the extension with column features to the front elevation. This will fit in well with the current style of the plot.

3.0 Garden Area and Boundaries

An area of existing garden to the South side of the Granny Flat/Garage will be allocated to the new dwelling measuring 7.00m x 9.00m. It will be fenced to provide privacy from the main dwelling. This will still leave ample garden area for the main property. Boundaries for each plot will be demarked with low level planting and fences. This will clearly distinguish the boundaries without being obstructive and intrusive.

Parking areas for each dwelling will be marked by using contrasting brick paviors which can easily be installed within the existing paviour driveway

4.0 Access

As the alterations, will result in the new property having three bedrooms then two parking spaces will be required for the new and main dwelling. The existing paved area to the front of both properties has sufficient area to accommodate four parking spaces and a communal turning area. Two small areas of planting will be replaced with block paving to improve parking arrangements. The existing driveway entrance is sufficiently wide to allow unhindered access for both vehicles and pedestrians without excessive gradients. The existing gates will be removed to improve access. All access into the new dwelling will incorporate ramps and facilities for disabled users as the main requirement for the alterations is for the care of disabled people. All doors will have a clear opening of 850mm minimum to allow wheelchair access. The converted garage will be used for people with severe disabilities where level access is required.

5.0 Materials

The extension to the Granny flat/garage will be constructed using the same red brick, roof tiles and window/door arrangement as the existing property. In addition, Georgian style columns used in the existing property will be replicated in the new dwelling extension.

Other than planting and timber fencing to demark the plot boundaries there are no other major material changes to the site.

6.0 Landscaping

Other than erection of boundary fences and low level planting there is no landscaping required. The section of garden to be allocated to the new dwelling is already established and will require minimal upgrading.

7.0 Services.

The existing Granny flat is currently occupied and all services of water, gas, electricity, telecom and sewerage connected. New stormwater from the extension will be connected to the mains drainage as there is no facility to create a soakaway.

8.0 W.C.

A Wetroom with shower, toilet and sink will be located on the ground floor with a full bathroom on first floor. The wet room is required as the proposed alterations are for disable care.

9.0 Conclusion.

The proposed alterations will fit well with the current appearance of the site. The Granny Flat/Garage will be altered to reflect the main dwellings architectural style. Access for pedestrians will remain unaltered whilst parking facilities for two vehicles per plot will be provided. There will sufficient turning area to prevent reversing on to the shared private road. Landscaping and external alterations will be minimal. A good-sized garden area can be provided for the new plot whilst not comprising the garden area for the existing dwelling and privacy of both.