PROPOSED EXTENSION & ALTERTATIONS

TO CONVERT



"PARK VIEW"
2 BEECH GROVE
BARNSLEY

INTO

APARTMENTS

DESIGN AND ACCESS STATEMENT

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1 BACKGROUND

This Statement has been prepared in support of both a Full Town and Country Planning and Listed Building Consent applications for the extension and alteration of the existing building with associated works to form five, self-contained apartments.

Park View is a Grade II listed building. Originally a pair of semi-detached houses, now a single guest house with family living accommodation at the lower ground levels.

Constructed in 1873 and altered C20 the property is built in shuttered concrete with flat concrete roofs and is 4 storeys high.

The north entrance front has 2 central, 4 storey canted bay windows each with 3 plain sashes, and with projecting window ledges supported on brackets. Set back to either side are single doorways reached up 7 steps with balustrade and porch with columns supporting round arches and openwork balusters. Each doorway has round headed door and above single plain sashes.

The whole facade is topped by an openwork balustrade. To the rear, that faces the garden area also has 2 central, 4 storey canted bay windows each with 3 plain sashes, and projecting window ledges supported on brackets, mostly with new windows.

There are flanking single windows to either side at basement level, above projecting balconies, with iron balustrade removed and former doors replaced by windows.

The use of the existing building as a Guest House will cease. .

The internal areas at all levels will be modified to form four self contained, apartments. This will involve some minor structural alterations together with the upgrading of existing walls and floors to meet the Building Regulations requirements in respect of thermal insulation, fire resistance and sound reduction.

In addition it is proposed that the exiting garage and associated outbuildings to the north will be demolished and a two storey apartment constructed.

Town and Country Planning approval (Ref2007/1693) was granted for conversion and extension of the property on 6th February. This approval was for nine apartments and in the opinion of the Local Planning Authority the proposals complies with Policy H5A in that it provides suitable facilities, will cause no significant nuisance through design and has adequate provision for parking.

Further, Listed building Consent was also granted (Ref 2007/1695) on 3rd March 2007. In the opinion of the Local Planning Authority the proposals complies with Policies BE2, BE2a in that it will not harm the architectural of historic value of the Grade II Listed Building.

This application is for almost identical proposals, the only significant differences being a reduced number of apartments and internal layout.

2 THE SITE

The site is situated at the eastern end of Beech Grove, Barnsley approximately 1 mile south of Barnsley town centre.

The property is a substantial, four storey building constructed in shuttered concrete. All principal rooms, at all floors have bay windows. The windows on the western elevation, particularly those at the higher levels have extensive views over open countryside while those to the eastern elevation overlook the rear garden area and Locke Park.



Beech Grove is an un-adopted highway that, in addition to the existing Guest House, serves several detached residential properties.

The existing houses in the vicinity of the site comprise a mixture of types ranging from a property formed by the conversion of former outbuildings to Georgian style buildings constructed in the 1980's and a new two storey property completed within the recent past.

There are residential properties immediately adjacent the site to the north and west with Locke Park to the southern and eastern sides.

Access to the site is directly from Beech Grove that leads to a large area of hardstanding currently used by guests, visitors as well as the proprietor and family

In the context of the area the building has the potential to be fully refurbished and will become an attractive building of locally historic interest.

There are trees or hedges within or immediately adjacent to the site none of which will be affected by the works in any way.

The use of the site for residential purposes is appropriate in the general context of the surrounding residential areas

3 PLANNING POLICY & DESIGN PRINCIPALS

The principal considerations that are relevant to the proposals are:

Any change of use of buildings to residential use should ensure that there will not be any detrimental affect upon employment, general amenity of the adjoining properties or traffic considerations.

With regard to the existing building, there will be no additional overshadowing and the outlook from residential properties will not be adversely affected. The new apartment has been designed to avoid unacceptable overshadowing or overlooking of adjacent residential properties

Due to the modest scale of the development there will be no significant impact upon local services or employment

It is unlikely that any jobs will be created as a result of the development other than those persons employed to carry out the building works.

It is anticipated that future residents will support local businesses.

With regard to traffic considerations, the existing use has potential to generate a level of traffic along beech Grove and within the existing parking areas. It is not anticipated that the development will significantly alter the traffic implications.

Good quality design is necessary to ensure that the development will contribute to the local environment. The scheme should maintain its local identity, be visually attractive, promote safety and crime prevention and reduce hazards to highway safety. Space around buildings should be preserved and avoid nuisance caused by excessive noise or pollution. Buildings should be energy efficient both in the building fabric but with regard to promoting cycling, walking and the use of public transport.

The design of the scheme is sympathetic to the existing building and feature are retained or repeated to ensure that the local identity is preserved.

The attractiveness of the property will not diminish and the development will not increase hazards to highway safety.

The use of the property for residential purposes will not cause significant nuisance by way of excessive noise or pollution.

The level of noise arising from the premises uses for the residential purposes as proposed would not cause any significant increase in disturbance or loss of amenity for existing or future residents.

The siting of the new apartment is on an area of the site already occupied by buildings and the new stair is sited to ensure that the open aspect of the building is preserved.

To ensure efficient use of energy the refurbishment works will meet or exceed the current Building Regulations requirements for conservation of fuel and power.

Cycle parking is to be provided and there is access to the local public transport network.

The refurbishment of the existing building and conversion will improve the visual amenity of the property and return the building to a visually attractive condition.

The development should be in keeping with its surroundings in respect of design, materials, scale, layout, height and scale.

The proposals comply entirely with this requirement

The scheme should respect the architectural quality of the surrounding buildings and contribute to the character or appearance of the area.

The proposals comply entirely with this requirement.

Where a building makes a positive contribution to the character or appearance of a conservation area any proposals for partial demolition should not cause significant harm to the appearance of the building.

When providing residential accommodation it is generally necessary to provide sufficient number and area of window openings. This is essential if a pleasant living environment is created as well as meeting the requirements relating to natural ventilation and means of escape.

Due to the configuration of the existing building and to suit the proposed layout it is proposed that a section of the existing outbuildings are to be demolished or altered.

However, the demolition and rebuilding of a small section of the exiting single storey annex and other associated works do not adversely affect the setting of the Listed Building. In fact the proposals will enhance and improve the attractiveness of the area and improve the general amenity in particular the properties immediately adjacent.

The design of the scheme is appropriate in relation to the site, its surroundings and land use policies

The architectural style reflects that of the existing building with major features retained.

4 ACCESS

The existing access serves the Guest House and family living accommodation

The existing vehicular and pedestrian access to the premises is to be retained and it is intended to provide car-parking to the front of the building within the exiting parking areas in line with Local Authority standards.

No alterations to the access are proposed.

Where possible all entrance doors, and the internal layout of the apartments will meet or exceed the requirements of all relevant provisions of the Building Regulations. This particularly relates to features and provisions to meet Part M requirements for disabled people and Part B in relation to fire and emergency escape and Part K regarding guarding of stairways and prevention of falling (particularly with regard to children).

5 CONCLUSIONS

The proposal complies with Local and National policies relating to residential development.

Dwellings of the type proposed are fully compatible with the general character of the locality.

Any additional traffic arising from the development can be accommodated on the local highway network.

The development of the site will not impact on land safeguarded on the UDP for other purposes.

The development is within an existing settlement, close to existing amenities and public transport links.

Because the scheme is small in scale it will not impact on the community infrastructure, services or facilities.

Town & Country Planning approval was granted in 2007 (2007/1693) conversion and extension works.This application is for almost identical proposals, the only significant differences being a reduced number of apartments and internal layout.