

PROPOSED WORKS AT 2A BEECH GROVE , BARNSELEY.

INTRODUCTION

This statement has been prepared in support of an application for planning/ listed building consent for conversion of the existing outbuilding in to a habitable space and incorporated in to an existing flat

LOCATION

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

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 hard standing currently used by the residents and visitors.

BACKGROUND

Park View is a Grade II listed building. Originally a pair of semi-detached houses later it was used as guest house with family living accommodation at the lower ground levels, in 2010 it was converted to 4 no flats which it is still used as today.

The applicant owns Flat 1 , 2 & 2A, Flat 1A is owned by others.

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

DESIGN

Flat 2A is located at ground floor, next to the flat is an existing out building which currently is not used, it is proposed to convert this outbuilding area in to a Habitable space by providing new floor, patio roof , tanking system and insulation etc and extending Flat 2A in to this area. Some minor external works will be required, removal of existing window and door and installation of new larger window.

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.

ACCESS

Access in to the new habitable area will be from Flat 2 A, by removing an existing internal wall as indicated on drawing ref no 03/12/SK01C.

HERITAGE STATEMENT

The design of the scheme is sympathetic to the existing Grade 2 listed building and feature are retained or repeated to ensure that the local identity is preserved.
The attractiveness of the property will not diminish.

PLANNING APPROVALS

The Grade 2 listed building has had a number of planning approvals over the recent years, including extending / converting to nine apartments in 2007 (Ref 2007/1695) and most recently in 2010 (Ref 2010/0261) the conversion to 4/5 no flats which was implemented.

INVOLVEMENT

Prior to the submission of this planning application a pre-application was submitted to BMBC planning department. Discussions took place with Mr Tony Wiles , Conservation officer on site.

The response was encouraging and it was advised that new planning and listed building applications would need submitting to the council. His comments on site have been incorporated in to the drawings submitted with this application.

SUMMARY

The proposed works to the listed building are minor, a meeting with BMBC conservation officer has no issues with the proposal and his comments have been incorporated in to the application drawings.

Due to the above BMBC planning department should support the application for approval.