

INTERNAL REMODEL AND EXTENSION,

LOCKE AVENUE, BARNSELY

DESIGN & ACCESS

STATEMENT

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1.1 INTRODUCTION

This application refers to the internal remodel and extension to 40 Locke Avenue in Barnsley. The brief provided by the client was to make the property a more functional, family home and to update the way the house works to coincide with modern living. Our client's expression was to provide this in a manner which would create more light in the property and to ensure the materiality remains in keeping with the street scene.

The existing site does not express any problems with regard to the commencement of works. The proposal will improve the property and the value of the surrounding dwellings. The proposal does not appear to conflict any local planning policies and enhancements are in context with the scale and massing of adjacent and nearby properties.

2.0 THE SITE

THE SITE	2.0
Historical context	2.1
Site analysis	2.2

2.1 SITE AND HISTORICAL CONTEXT

The site in which 40 Locke Avenue sits, used to occupy a Bowling Green until the current property was built on the site. In 2004, planning permission for a second dwelling adjacent to the property was granted.

The property still has a substantial garden which is more in scale with the surrounding properties. The majority of properties around the dwelling are from the Victorian era with a handful of more recent detached properties.



1842-1952- Published 1945



2002



2003



2008



2009



2015



2016

AN INTRODUCTION TO THE
HISTORY AND PLANNING
CONTEXT OF THE SITE

2.1 HISTORICAL CONTEXT

HOUSING TYPOLOGIES AND VIEWS ON
LOCKE AVENUE



Front of the existing dwelling



View of the opposite side of the road

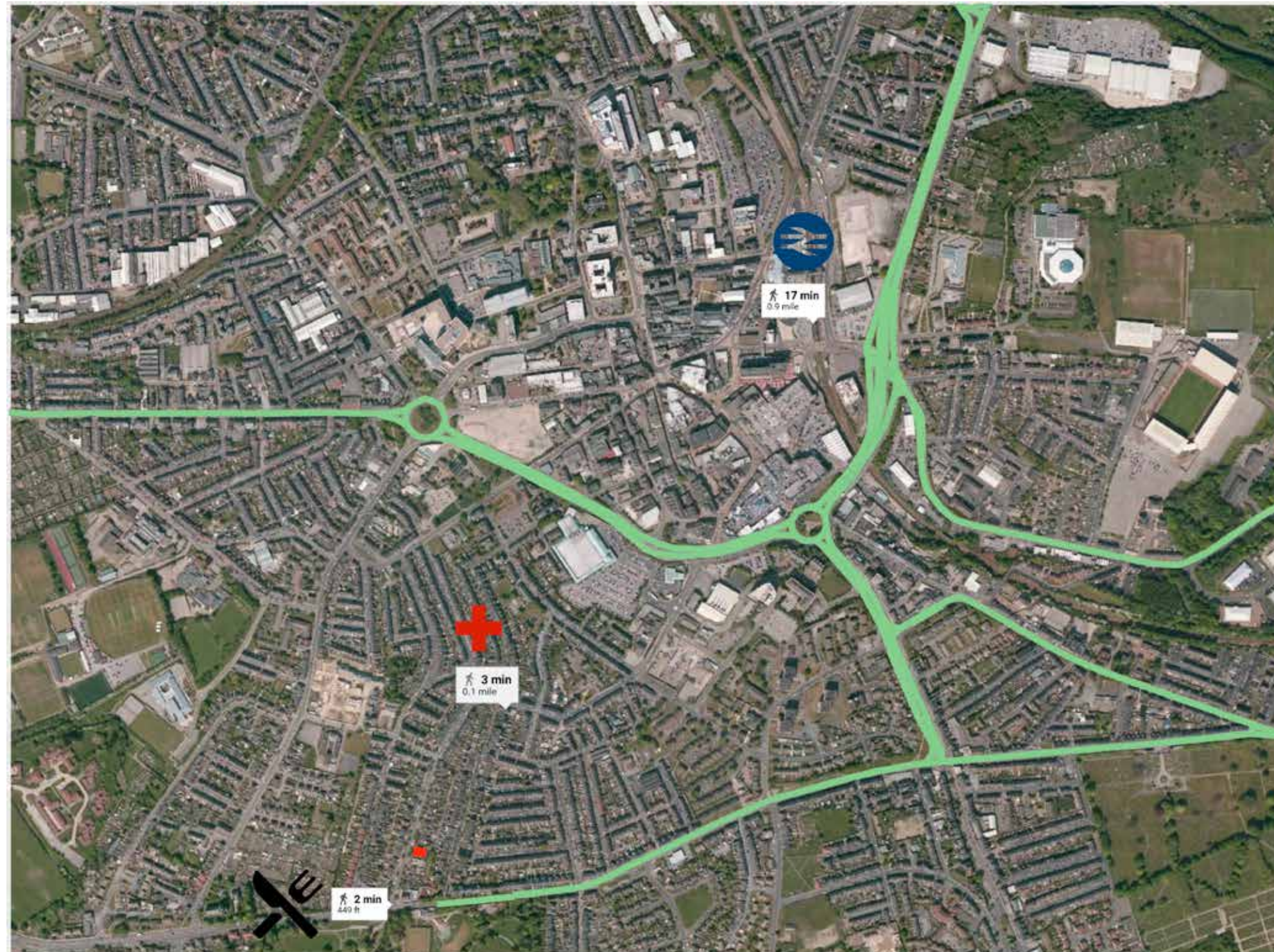


View up Locke Avenue



View down Locke Avenue

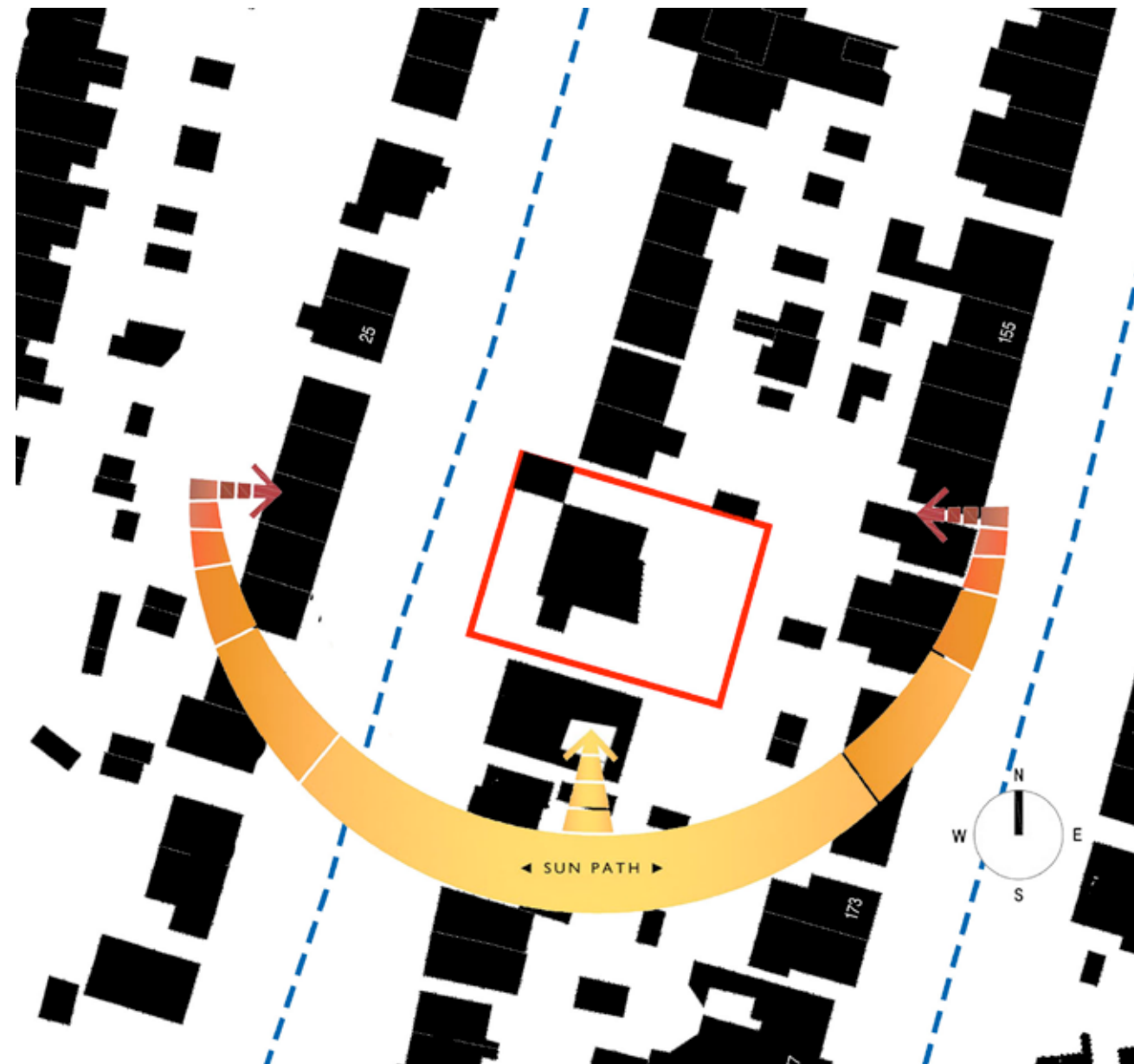
2.2 SITE ANALYSIS



SITE LOCATION PLAN

THE SITE IS APPROXIMATELY 17 MINUTE
WALK AWAY FROM BARNSELY TOWN CENTRE
AND TRAIN STATION, WITH CONNECTION TO
SHEFFIELD AND LEEDS.
THE HOUSE IS WITHIN CLOSE PROXIMITY TO A
DOCTORS SURGERY, CAFE AND PARK.

2.2 SITE ANALYSIS



VEHICULAR MOVEMENT AROUND THE SITE

SITE FEATURES

- 40 LOCKE AVENUE SITE IS LOCATED IN A SW DIRECTION OF BARNSELY TOWN CENTRE
- THERE IS A PARK TO THE SOUTH OF THE SITE
- THE ACCESS IS PREDOMINANTLY FROM LOCKE AVENUE FROM BOTH DIRECTIONS LEADING TO LARGER MAIN ROADS
- IT ALSO HAS VEHICULAR ACCESS TO THE REAR
- THE BUILDINGS ADJACENT ARE RESIDENTIAL
- THE STREET FRONTAGE IS PREDOMINANTLY VICTORIAN STYLE WITH MOST HOUSE FEATURING GABLES TOWARDS THE STREET

2.2 SITE ANALYSIS



Figure ground surrounding the site and site location

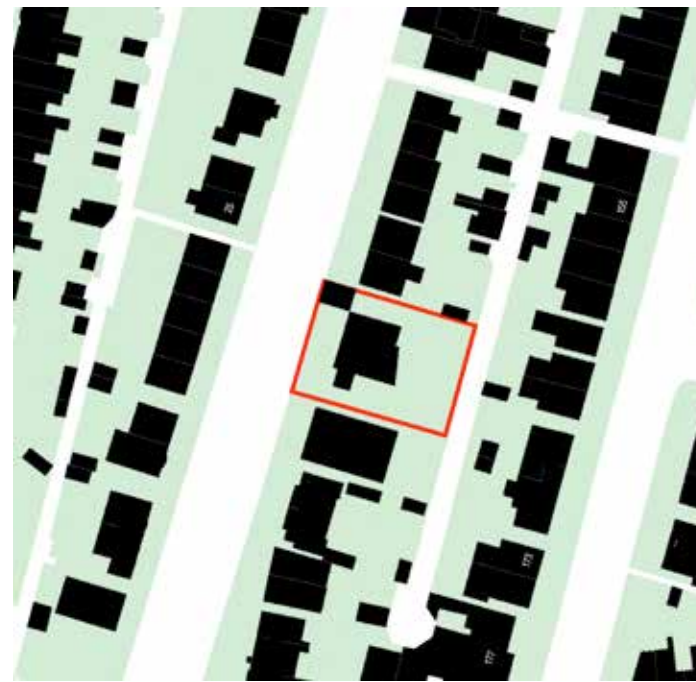


Figure ground surrounding the site, site location and greenery



Figure ground surrounding the site, site location and main roads

FIGURE GROUND AND SITE

LOCATION

3.0 THE PROCESS

THE PROCESS	3.0
Evaluation	3.1

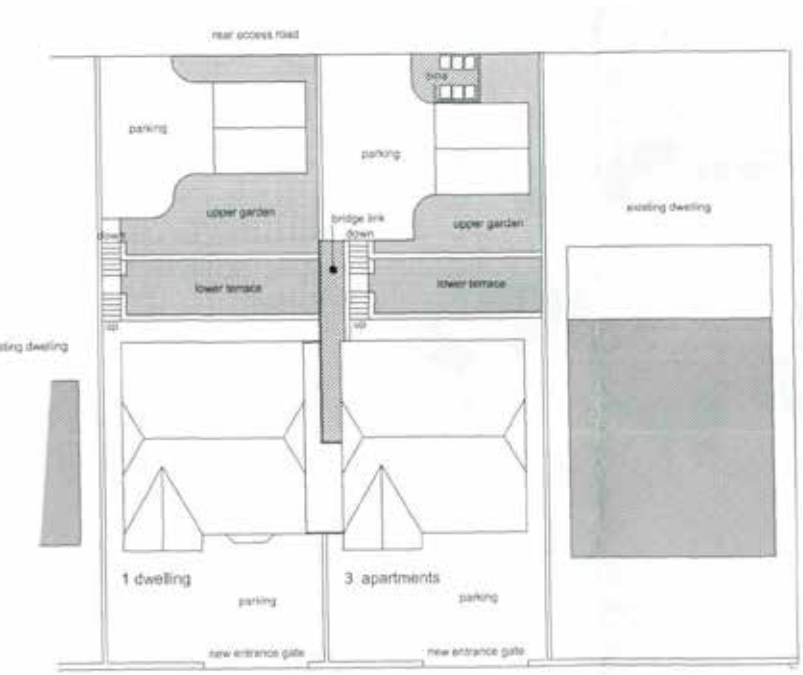
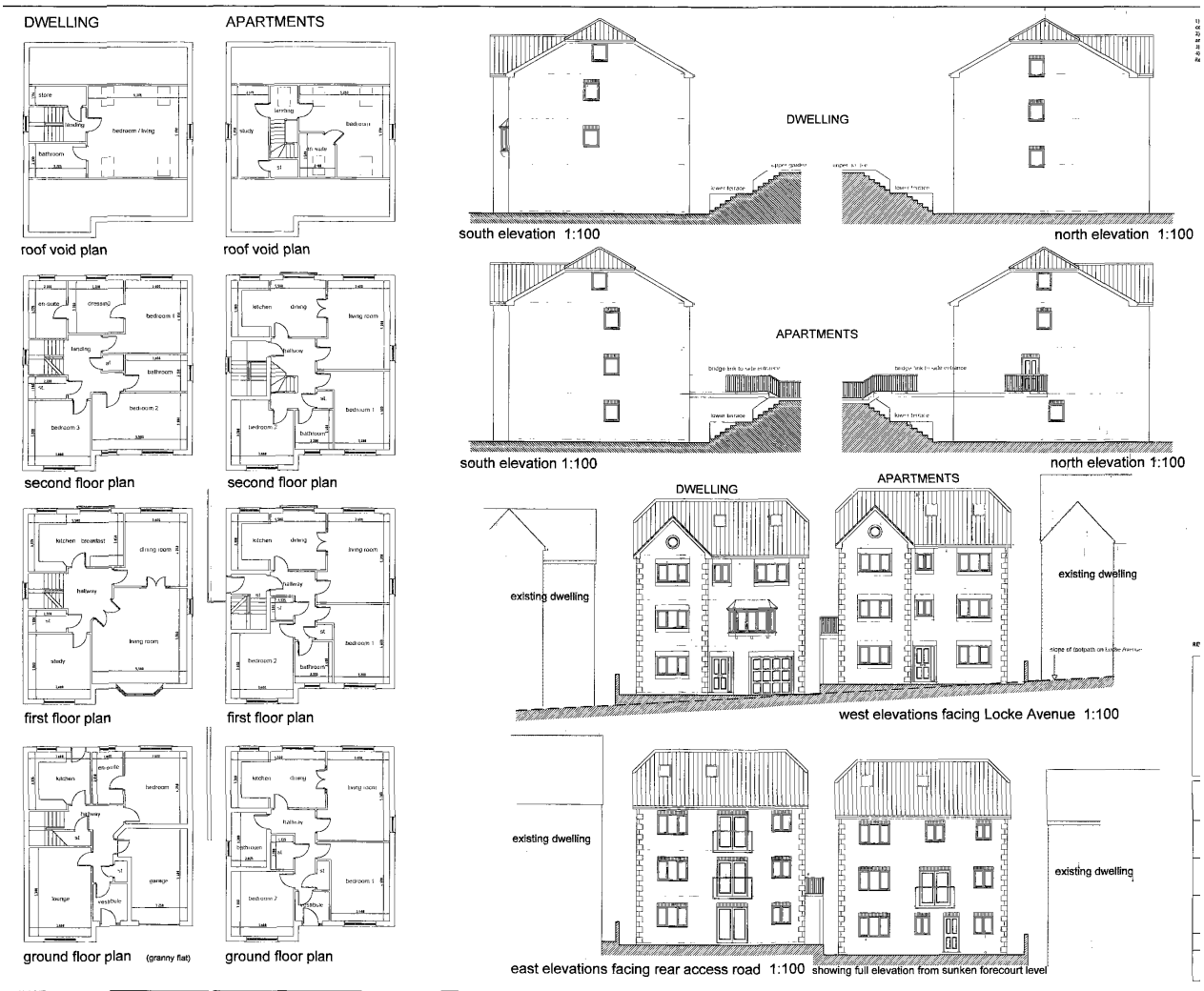
3.1 EVALUATION

PREVIOUS SCHEMES

There was a previous proposal for the site to demolish the existing dwelling and replace it with a detached dwelling and an adjacent building providing 3 apartments. This was granted permission in 2013. It was decided that remodelling and extending the existing house would be a better option.

PREVIOUS SCHEME

EVALUATION



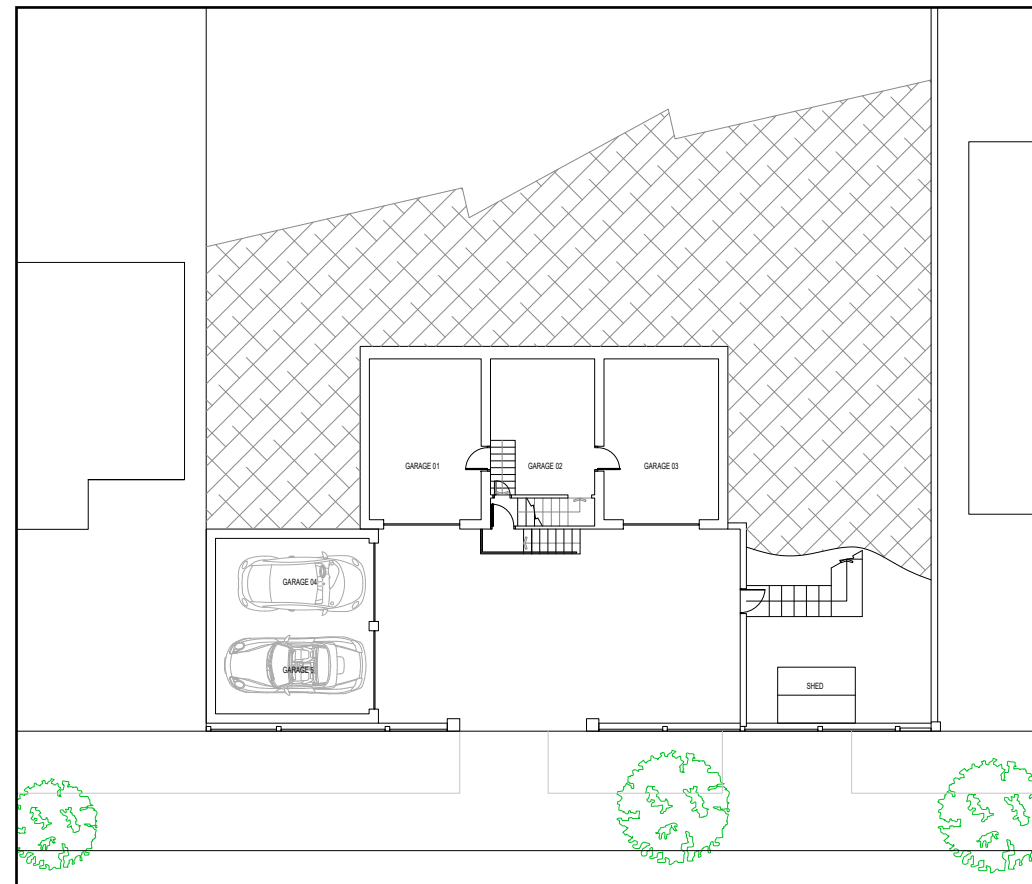
3.1 EVALUATION

EXISTING DRAWINGS



Existing Site Plan

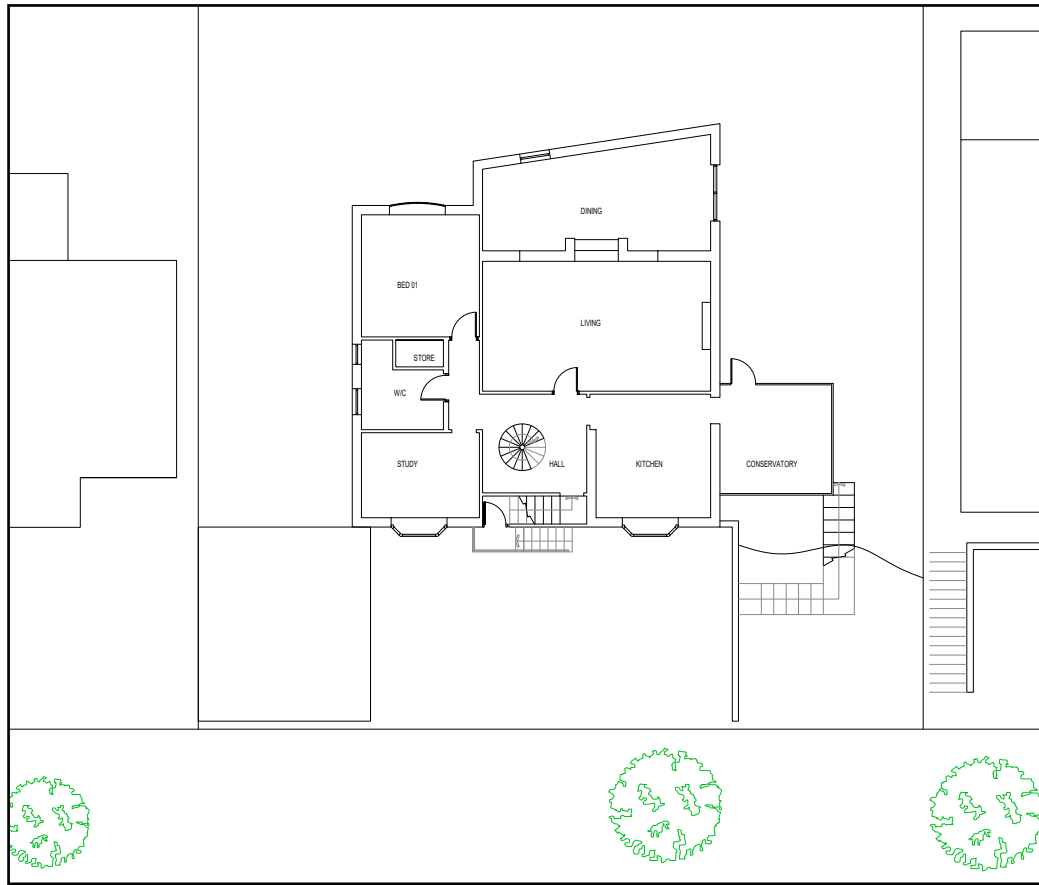
EXISTING DRAWINGS



Existing Ground Floor Plan

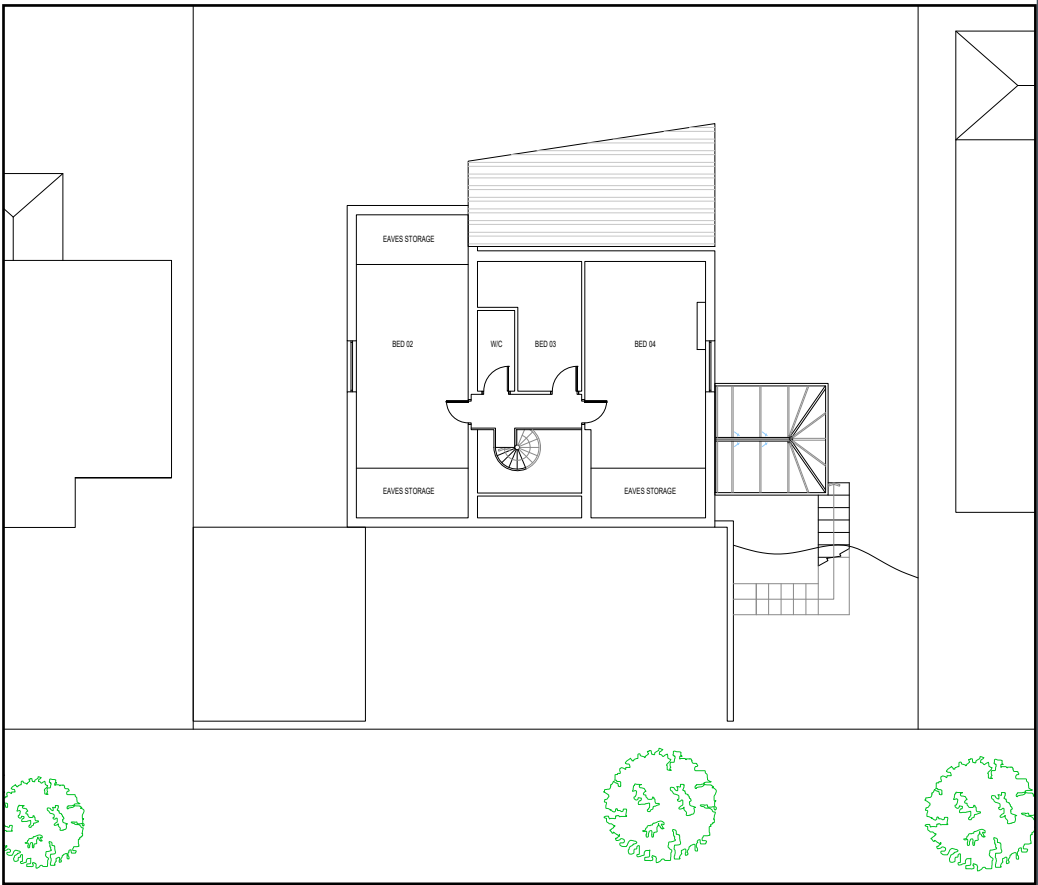
3.1 EVALUATION

EXISTING DRAWINGS



Existing First Floor Plan

EXISTING DRAWINGS



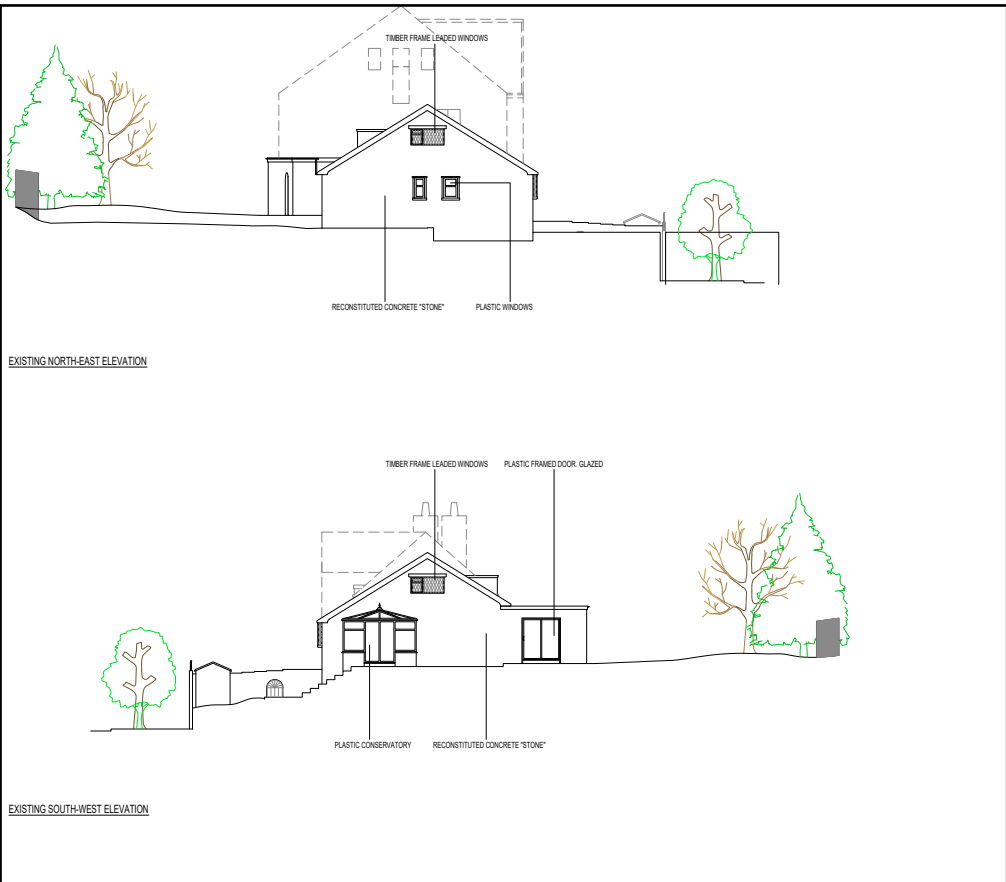
Existing Second Floor Plan

3.1 EVALUATION

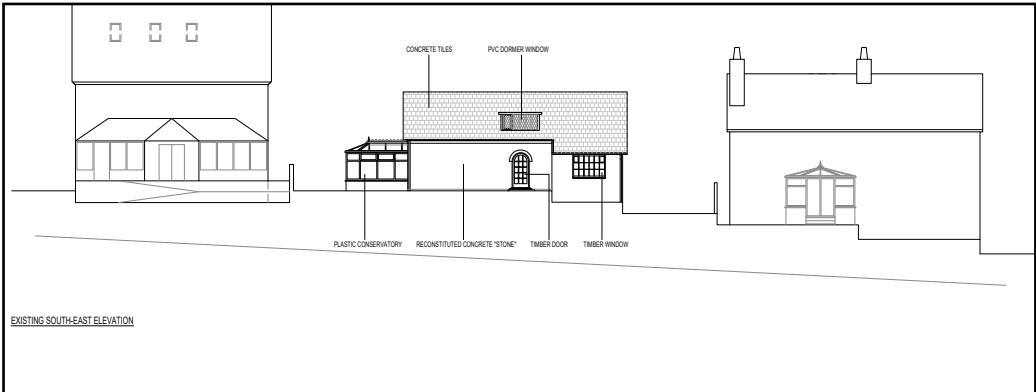
EXISTING DRAWINGS



Existing Front Elevation



Existing Side Elevations



Existing Rear Elevation

EXISTING DRAWINGS

3.1 EVALUATION

EXISTING PHOTOS OF THE
HOUSE



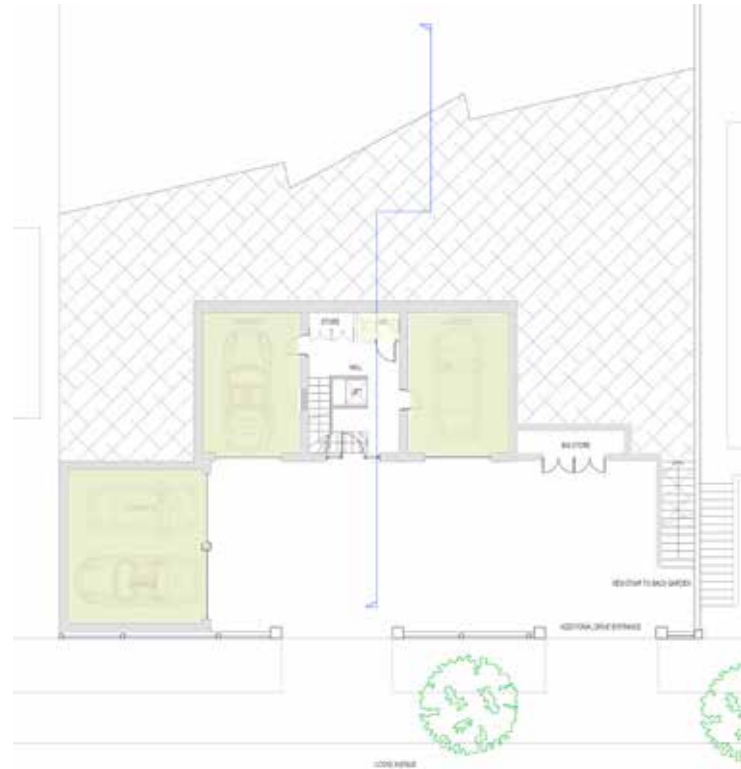
4.0 THE DESIGN

THE DESIGN	4.0
Use and amount	4.1
Layout	4.2
Scale and Massing	4.3
Appearance	4.4
Access statement	4.5

4.1 USE AND AMOUNT

The development will be limited to the site area within the red line boundary. The proposal is to extend and remodel the existing dwelling

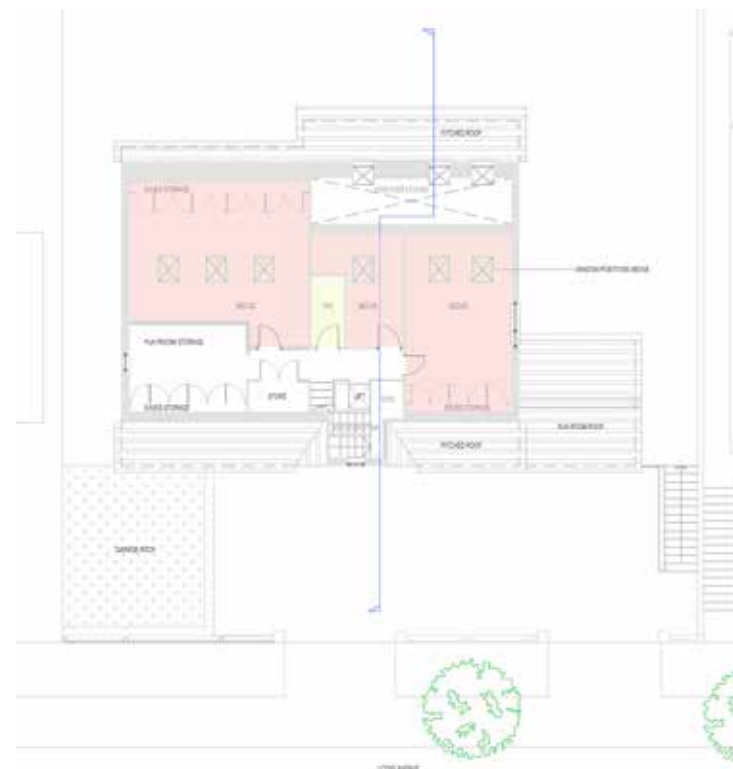
Ground Floor



First Floor



Second Floor



EXISTING GROSS FLOOR AREA =

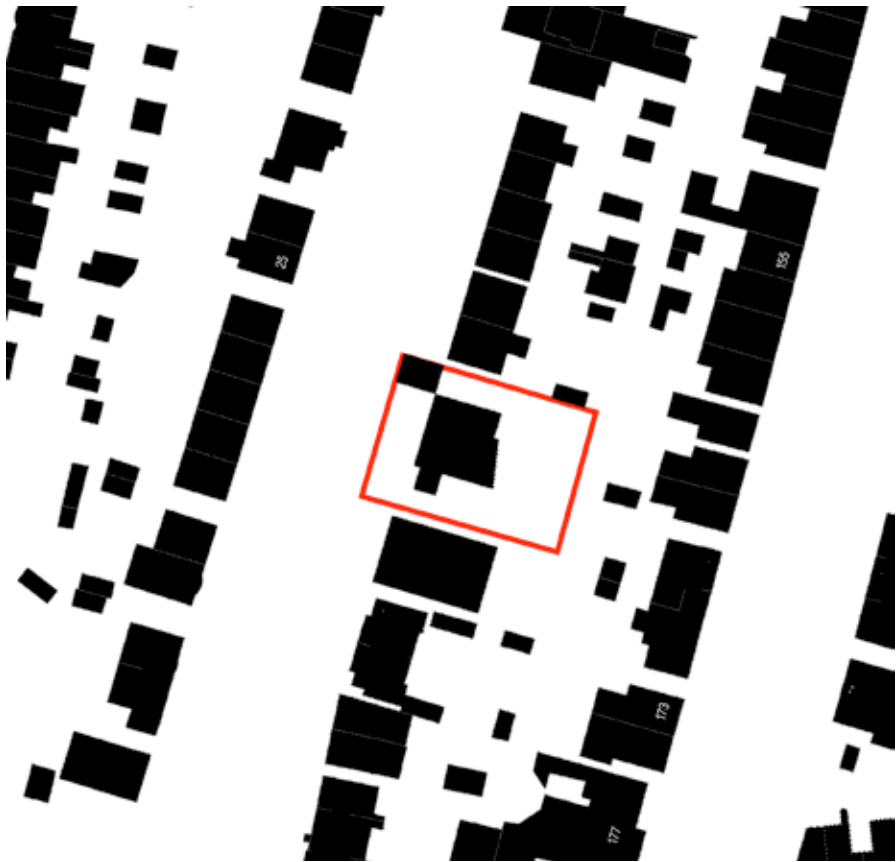
340 SQM

EXISTING GROSS FLOOR AREA+

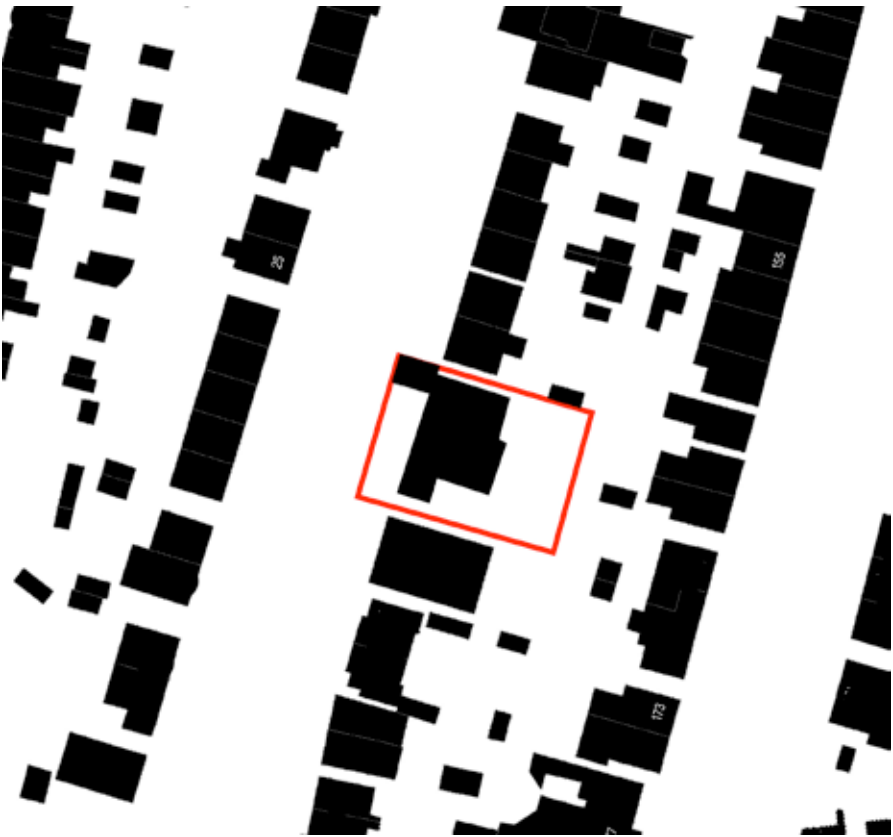
EXTENSION =

416 SQM

4.1 USE AND AMOUNT



Existing figure ground



Proposed figure ground

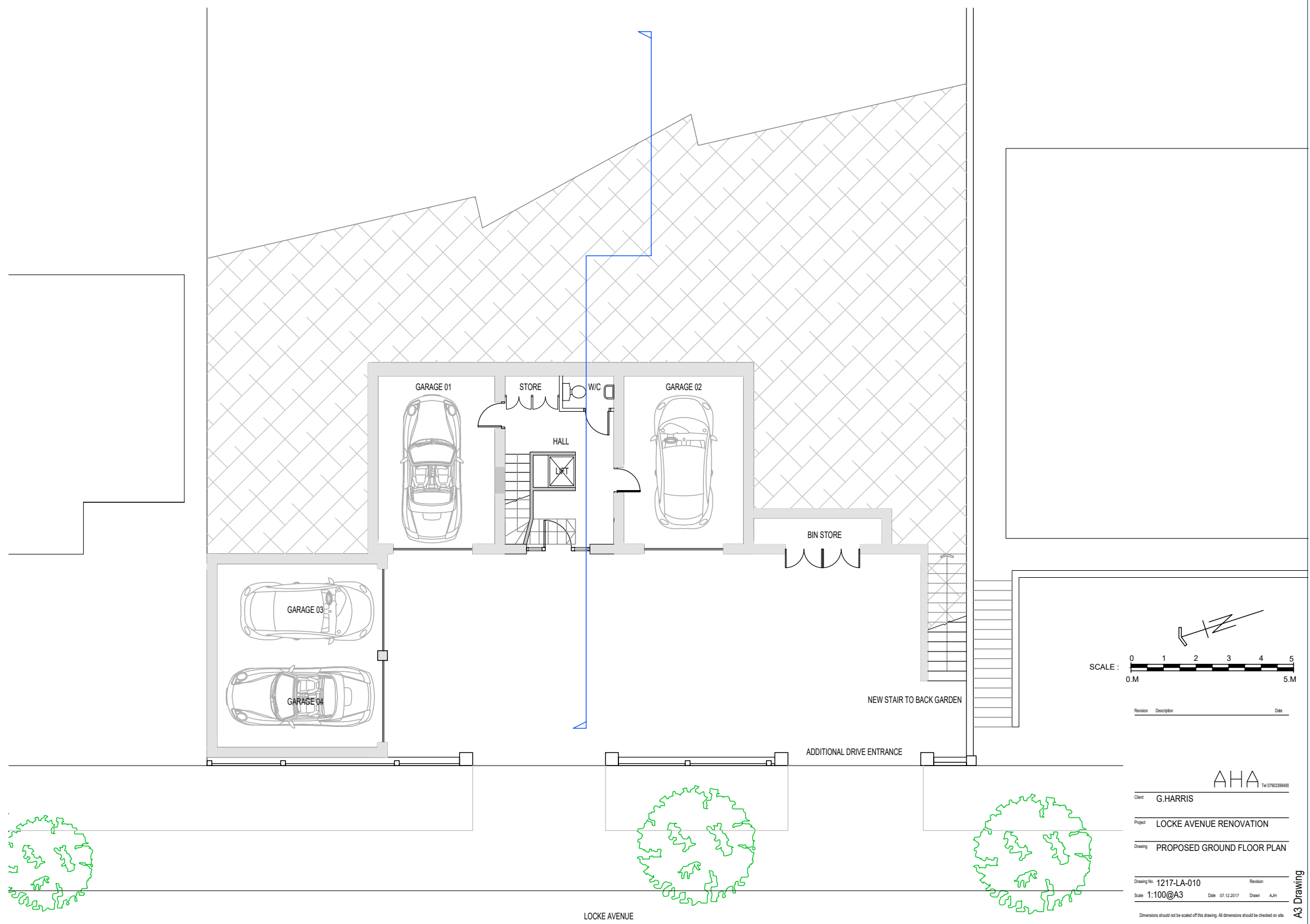
EXISTING AND
PROPOSED FIGURE
GROUND

4.2 LAYOUT

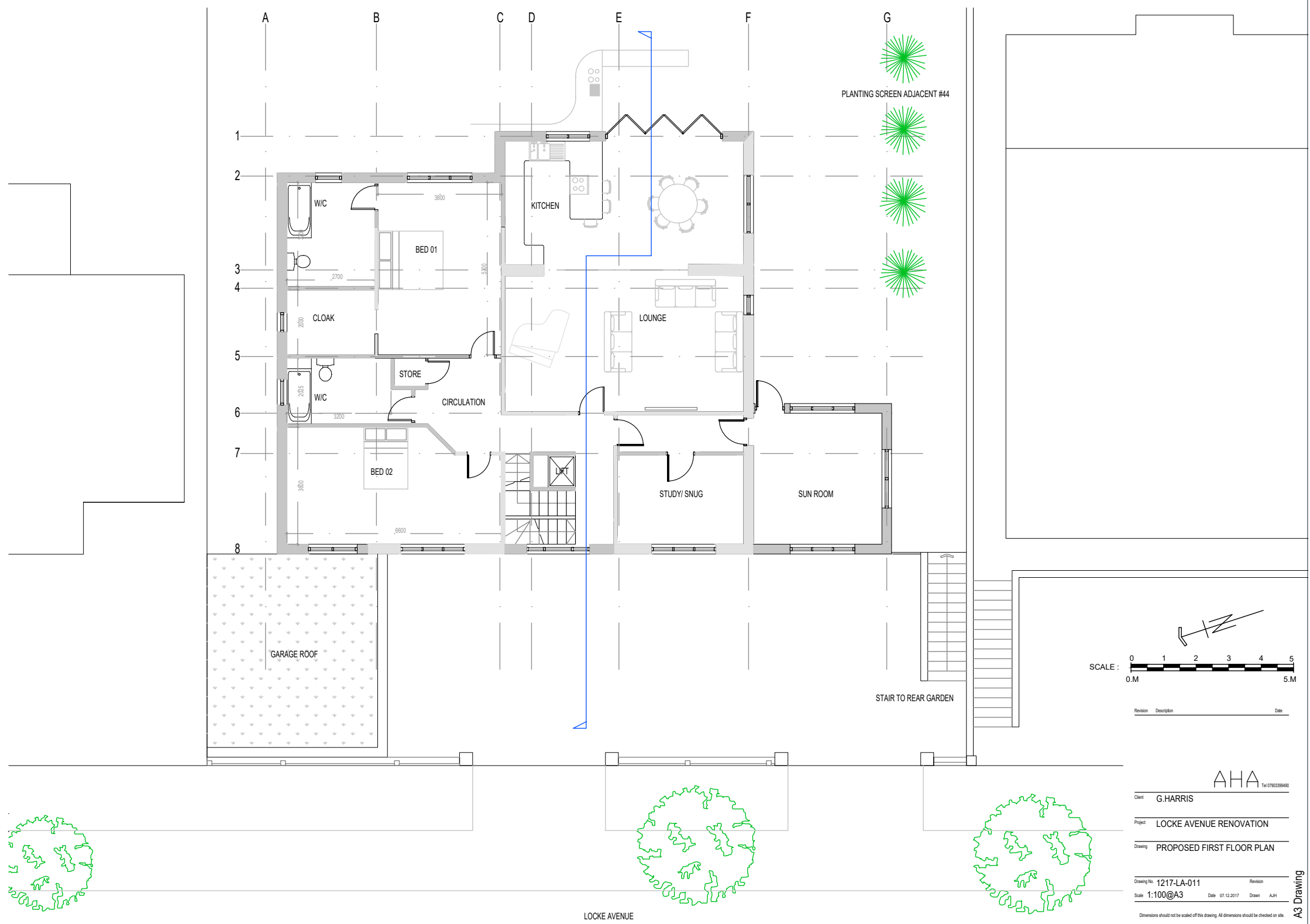
PROPOSED SITE PLAN



4.2 LAYOUT



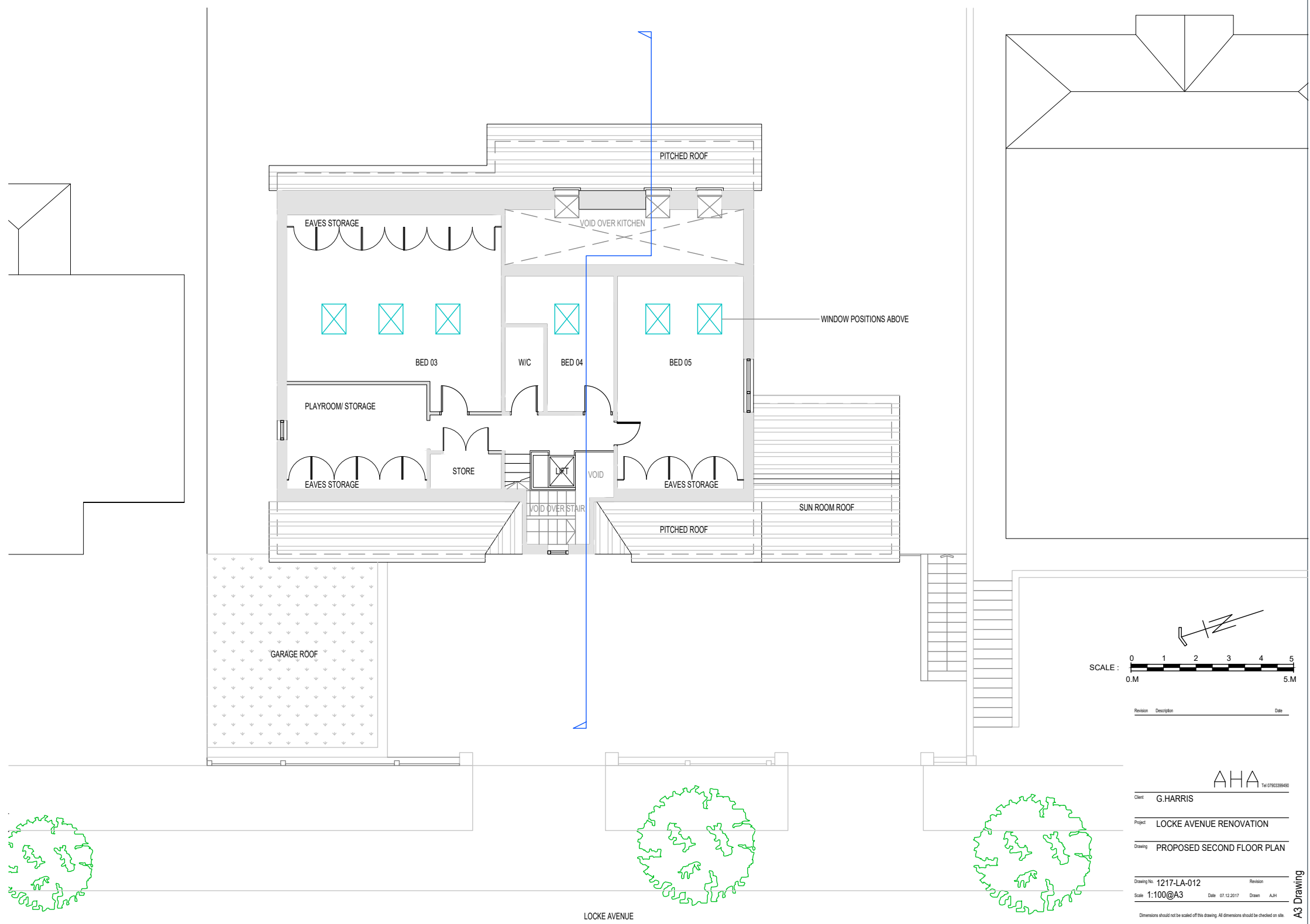
4.2 LAYOUT



PROPOSED FIRST FLOOR PLAN

A3 Drawing

4.2 LAYOUT



PROPOSED SECOND FLOOR

PLAN

4.2 LAYOUT



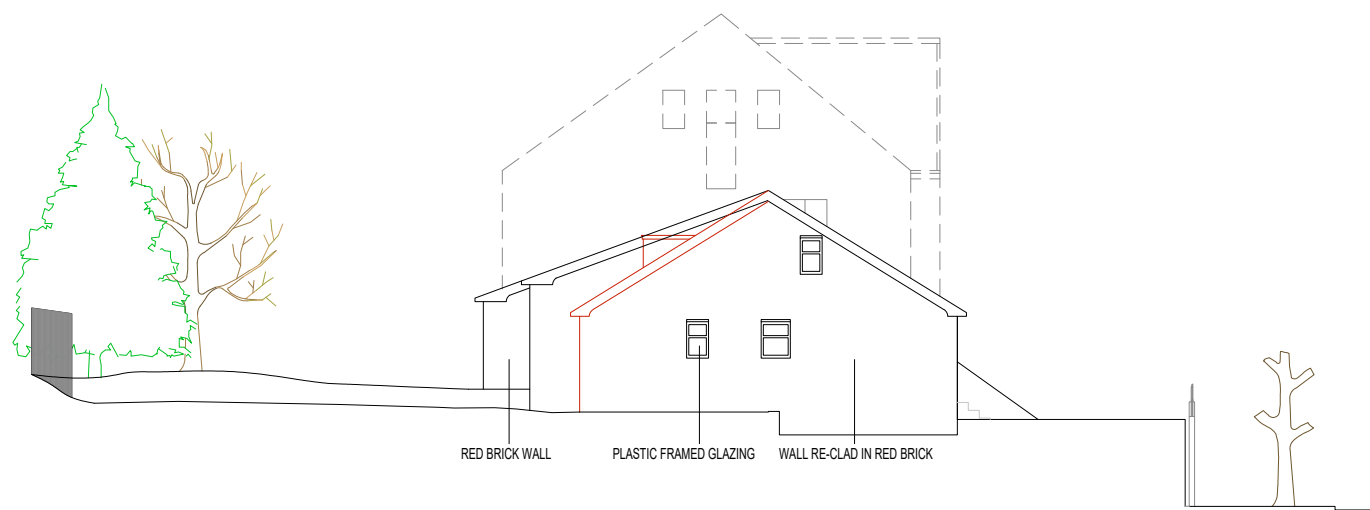
PROPOSED NORTH-WEST ELEVATION - AS SEEN FROM LOCKE AVENUE



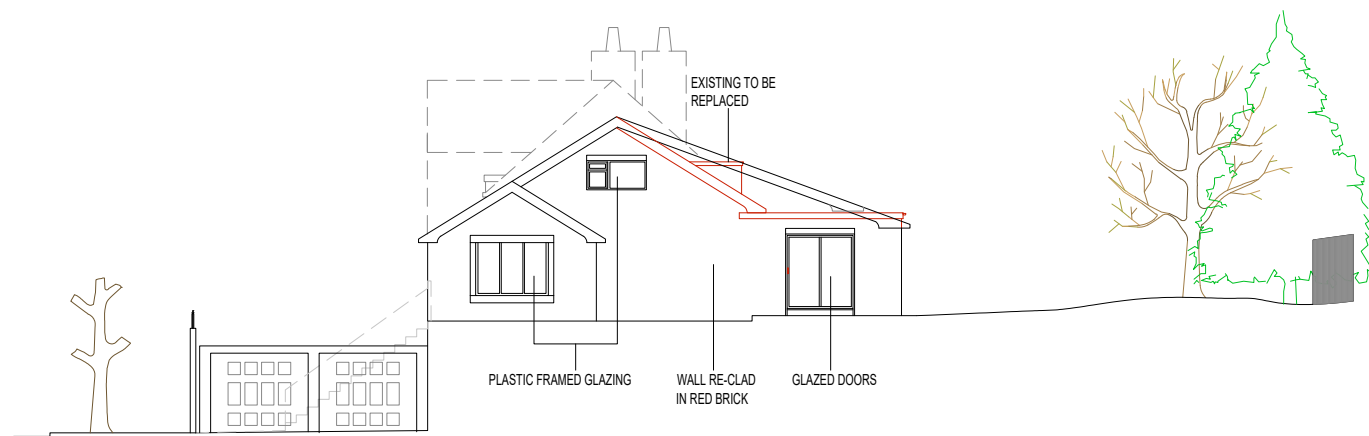
PROPOSED NORTH-WEST ELEVATION - FROM LOCKE AVENUE (PROPERTY FENCE REMOVED)

ELEVATIONS

4.2 LAYOUT



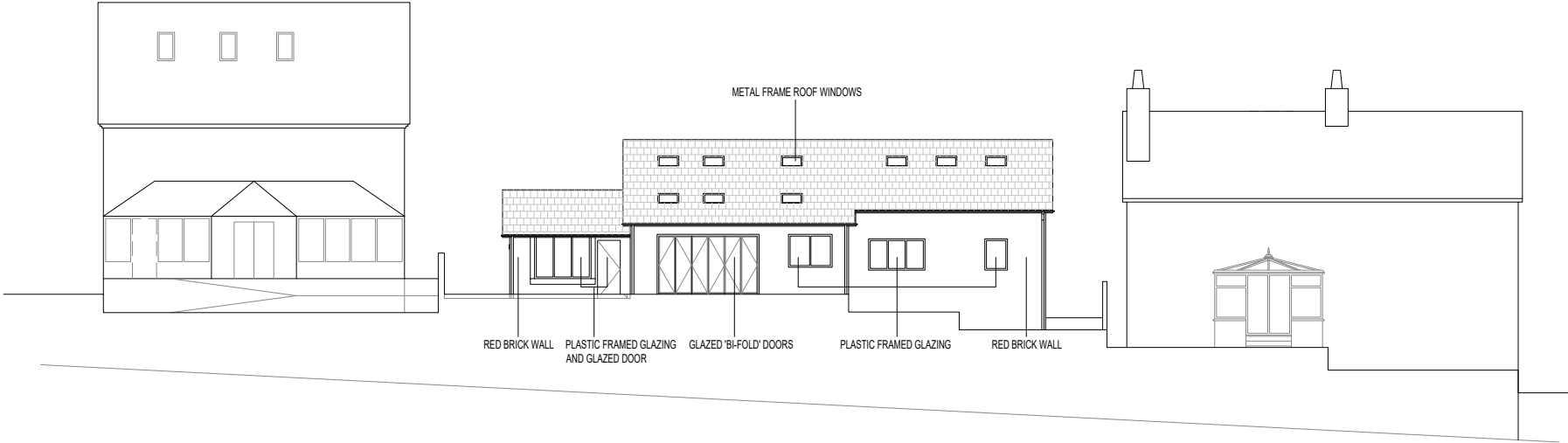
PROPOSED NORTH-EAST ELEVATION



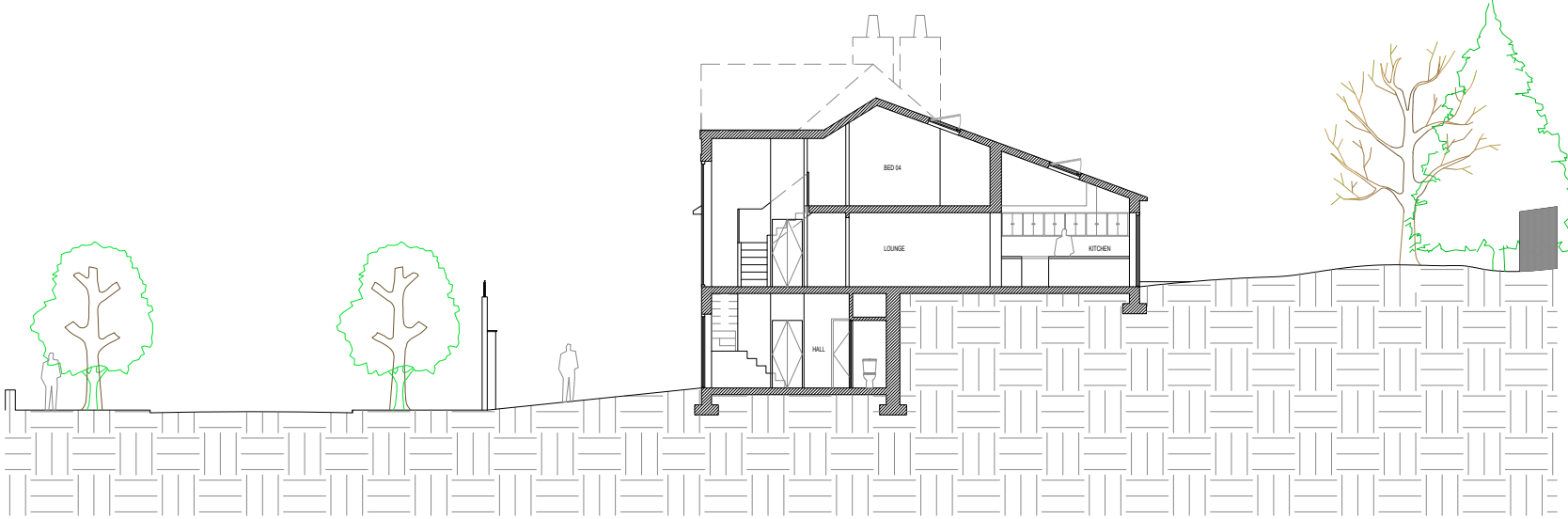
PROPOSED SOUTH-WEST ELEVATION

ELEVATIONS

4.2 LAYOUT



PROPOSED SOUTH-EAST ELEVATION



PROPOSED SECTION A-A

4.3 SCALE AND MASSING



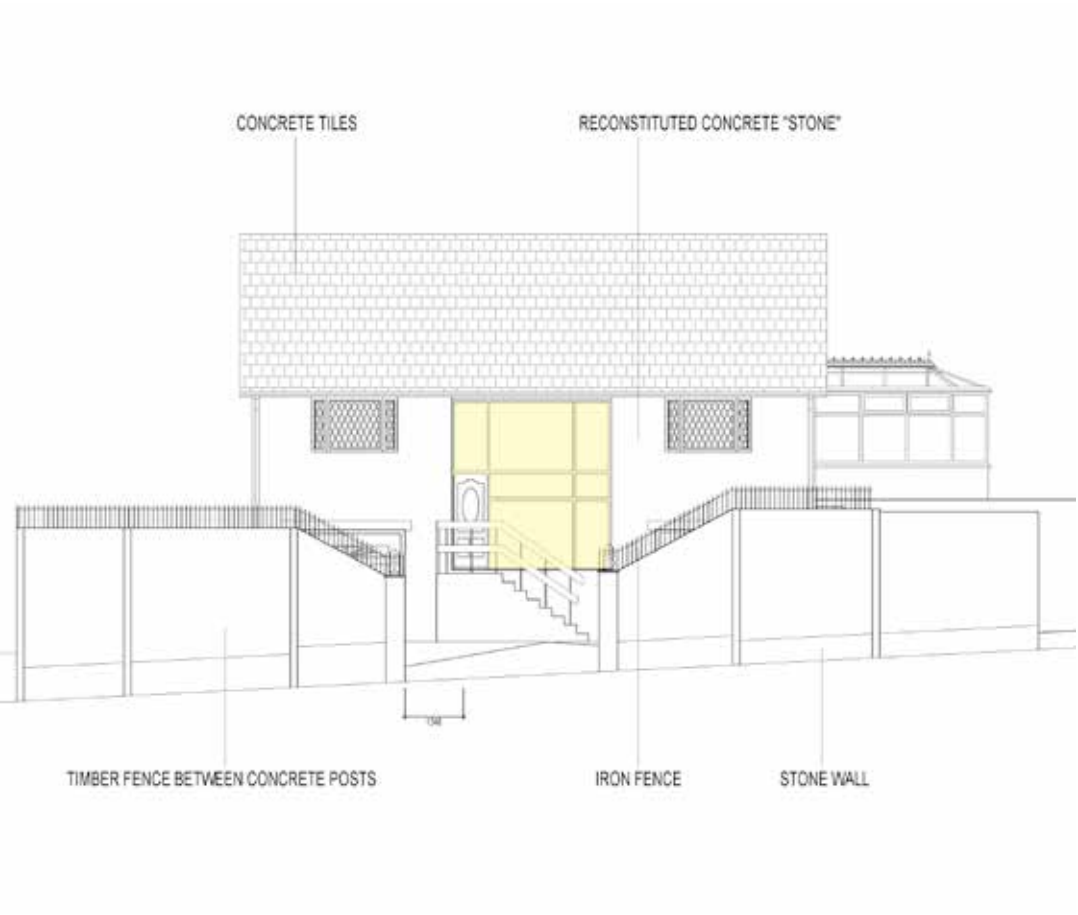
APPROPRIATE BUILDING

ROOFSCAPE IN

RELATION TO EXISTING

PROPERTIES

4.3 SCALE AND MASSING



SCALE OF

FENESTRATION

EXISTING LARGE

WINDOW 12M²

PROPOSED LARGE

WINDOW 10.5M²

4.4 APPEARANCE



GREY UPVC WINDOWS



RECONSTITUTED 'STONE' TO NORTHWEST FACADE (FACING LOCK AVENUE) COARSED AT 100mm



RED BRICK TO SIDES AND REAR: IBSTOCK COTTAGE BLEND (SAME AS ADJACENT HOUSE #44



GREY FLAT CONCRETE TILES

EXAMPLES OF
APPEARANCE AND
MATERIALS

4.6 ACCESS STATEMENT

VEHICULAR AND TRANSPORT LINKS

The site is located close to Barnsley town centre benefiting from good transport links and infrastructure. There is a wide range of places accessible within a ten minute walk, such as parks, shops and doctors surgeries. Barnsley has buses that travel to a vast amount of places and trains in Sheffield and Leeds directions. Bus stops are located close to the site within a five minute walk in a number of directions.

UNIVERSALLY

ACCESSIBLE