

Design & Access Supporting Statement

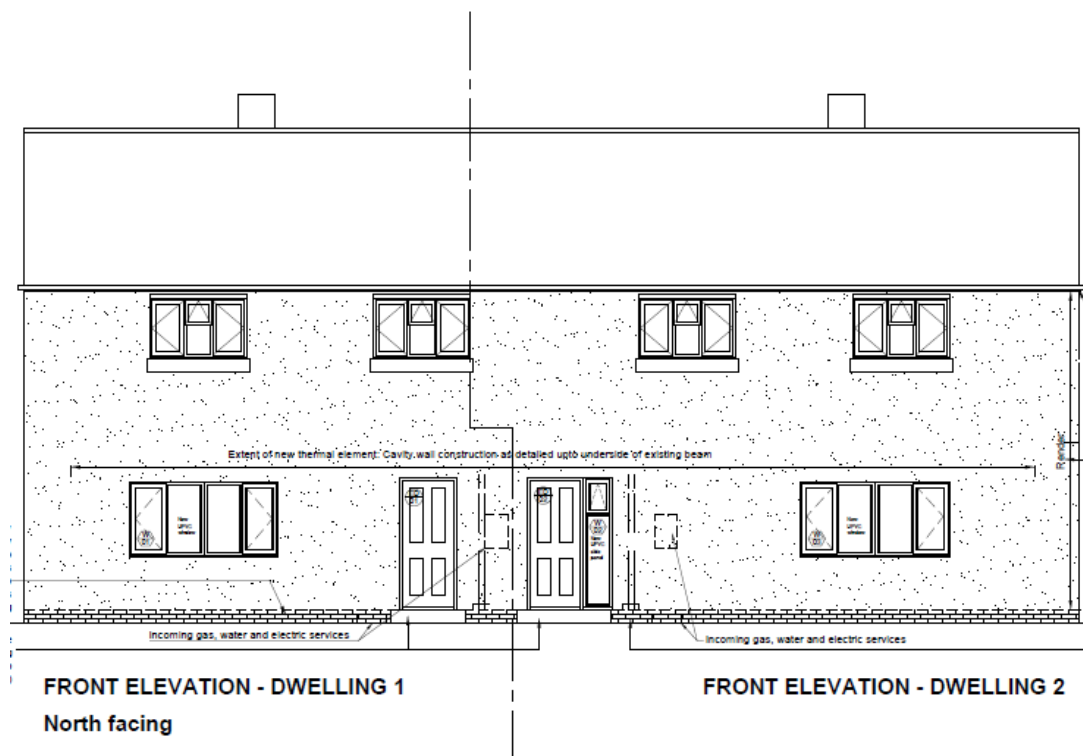
Proposed conversion of existing shop units and flats into 3/ 4 bedroom residential homes and associated refurbishment works.

At

26-32 Rufford Avenue, Athersley North, Barnsley, S71

For

Berneslai Homes Ltd



Proposed Front Elevation (NTS)

26-32 Rufford Avenue, Athersley North, Barnsley, S71

Design & Access Supporting Statement

Introduction

This statement supports the proposed Conversion of existing shop units and flats to one 3 bedroom and one 4 bedroom residential homes including associated refurbishment works.

This statement sets the context and explains the proposed scheme providing justification for the approach adopted. It is accompanied by photographs, maps and plans in order to illustrate and demonstrate an understanding of the client's needs and that of the public.

The statement includes site analysis, use, details of illustrative external appearance, sustainability of the proposal and the required description of access and improvements set out in the proposed design.

This supporting statement is in accordance with Government Circular 01/06 'Guidance on Changes to the Development Control System'. It reflects the following stages as set out in CABE's document 'Design and Access Statements – How to Write, Read and Use them'.



Existing Block Plan (NTS)

Site Appraisal

Context

The building is located on Rufford Avenue at the junction of Kirkby Avenue, Athersley North. The building was formerly mixed-use retail (GF) and residential (FF). The current building is situated within a large site with neighbouring residential dwellings; the surrounding area is predominantly residential.

Access

It is acknowledged that only two parking spaces per dwelling in line with the councils SPD Parking document.

Use

The development is currently unoccupied; 28 & 32 Rufford Avenue are vacant council owned flats located above the vacant council owned retail units 26 & 30. Unit 26 and 30 were previously rented as a charity shop and convenience store.

The proposal for this application is to convert 26-32 Rufford Avenue into a 3 and 4 bedroom (semi-detached) family home.

It is proposed to refurbish the interior of the building to bring it back into use while enhancing it to form residential dwellings.

The present building is a traditional cavity brick construction with pitched tiled roofs. The existing brickwork to the whole building is brown/buff, the roof tiles are single-lap interlocking concrete tile. Most of the windows and doors are white UPVC. The shop frontages comprise of single glazed timber units. (These will be removed and replaced under the scheme with UPVC windows).

There is little or no demand for these retail units at present. There is, however, a demand for accommodation which caters for larger families.



Existing Site Plan

Proposed Site Plan

Upgrading Thermal Elements: Change of Use

Due to the material change of use from retail to residential in conversion of shop units 26 & 30 there is a requirement to improve the existing thermal elements of the development. An effort has been made to improve the buildings thermal performance as required in part L1B of the Building Regulations. The walls, windows, doors and roof (insulation) have been upgraded in the current scheme where economically and practicably feasible. Upgrading the existing concrete floor structure would not be upgraded as this is economically not feasible. It would be cost prohibitive to change in floor levels as this would directly affect existing thresholds, heights of door openings and rise of existing steps/staircases.

Access

Due to the topography of the site level access to the front of each dwelling would not be feasible and is not a requirement under current building regulations. There is however level access to be maintained at the rear of each property.

Scale

Renovation of the existing building shall not affect the overall scale.

Landscape and Sustainability

The building has fallen into disrepair and requires renovation. The brickwork is in relatively poor condition. There is some apparent vandalism to existing side elevations and windows that are currently boarded up.

The site currently has paved frontage. The land at the rear of the site will be used for refuse disposal and garden space. Fenced boundary treatments have been proposed at the rear for security and seclusion. Please refer to Proposed Site Plan Drawing 012 for details.



View of Rear Elevation



View of Existing frontage

Existing Footpath

There is currently an existing footpath allowing residents to access Laithes Lane. The works proposed do not affect the footpath access. Proposed fencing will be erected on the boundary of Dwelling 1 to ensure this properties privacy is maintained.



View of Existing footpath – view onto Laithes Lane

Conclusion

The building is currently vacant and suffering from a lack of maintenance, ongoing vandalism and detracts from the overall character of the area.

The proposals will enhance the use of the building providing further accommodation in a residential zone with provision of in-curtilage parking for residents.

All effort has been made to provide a good quality standard of living for the occupants. In conclusion the development will provide a much needed contribution to the social housing stock in the area.