DESIGN AND ACCESS STATEMENT

Change of Use and Structural Alterations
At 61 Stead Lane, Hoyland Common, Barnsley, S74 OAD

The property comprises of a corner Convenience Shop and adjoining terraced house which have previously been linked at both ground and first floor, the living accommodation being spread between the ground floor of the terraced property (Lounge and Kitchen) and the entire first floor (Living Area, three Bedrooms and Bathroom).

Planning Permission was previously granted to extend the Retail Area of the shop onto the ground floor of the terraced house (2010/0272). The Approval included blocking up the existing front door, providing access to the terraced house and retaining the existing bay window to avoid a large expanse of blank wall and maintain some of the original character.

Having obtained Planning Consent the scheme was then submitted for Building Regulations Approval. Building Control highlighted two main areas of concern, the lack of disabled access into the shop in accordance with "Approved Document Part M" due to there being 4 No. steps up to the existing shop entrance, and the need for an independent means of emergency escape from the flat at first floor. Historically this had been via a staircase through the shop itself.

To address these issues it is proposed to modify the scheme by providing an external fire escape via a staircase to the rear yard area and the forming of an entrance door through an existing window opening.

To provide a more acceptable entrance into the shop it is proposed to relocate the door into the shop up Stead Lane taking advantage of the slope of the road. The existing shop front would be extended along the front of the adjoining terraced property.

The existing flat roof and decorative detail would be extended and any proposed signage or branding would be submitted for approval prior to commencement.

The existing entrance door would be relocated and the opening infilled with a new window with cill level to match the existing.

A new window will be provided in the new area of shop front, again to match existing. Both the existing and new areas of wall will be rendered to provide a continuous finish between old and new.

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The aim of the proposed alterations is to provide a more substantial retail area with an improved layout for shelve fittings etc. This will allow more choice to be offered to our customers, the majority of which are local.

The site is close to main connection roads to Barnsley, Sheffield, Rotherham and the M1 Motorway. Public transport is readily available within the locality.