Design and Access Statement

Former Tonic Club, 27 Wellington Street, Barnsley

Due to new legislation and smoking guidelines my client wishes to apply for planning permission to incorporate an external smoking area to the rear of the proposed unit. The area will be located at the most suitable position in relation to internal access from the club and the site levels.

We propose to locate umbrellas for shelter which incorporate lighting and heating The rear wall will have light fittings for general illumination.

Access will be via 2 sets of double doors from both ends of the rear elevation, these will incorporate vision panels in accordance with Building Regulations Approved Document Part M.

The proposed floor materials will match that of the proposed pathways around the extension.
The area is fully accessible for wheelchair users.

The application is also for the increase in length of the first floor extension over the rear yard.
This extension forms part of the previously approved extension- Ref No B/03/1201/BA.
The increase in length is to allow the room to be of sufficient size for the proposed use. The materials will match, brickwork

The full details are incorporated in the enclosed application drawings