LOROC ARCHITECTS

Design and Access Statement Rev A

For

The Friendship Inn
Redbrook Road
Gawber
Barnsley
South Yorkshire
S75 2RE

Job 1285
Date 24th August 2010
A – Design and access statement amended to incorporate Unit. 2.

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RIBA

Job Ref. 1285a

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Warrior Developments
Wrights Cottage
Moor Lane
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Design & Access Statement

The submitted application is for the removal of the existing access and the construction of a new access to fully comply with the requirements under the DDA and Approved document Part M of The Building Regulations.

The new access will incorporate an enlarged level access platform to allow egress into the proposed retail units, this egress will be formed in the position of an existing window opening where the opening is to be modified to incorporate new sliding doors operated via movement sensor.

The new access platform will extend to the proposed unit. 2. located within the existing portico which is to be enclosed with a new cavity wall with a render finish. Egress to this unit will be via a new opening the detail of which will be submitted under a separate shop front application.

Egress to the first floor area will be via a new door and opening, this door is to be manual and specified in accordance with the required legislation.

The design of the new access is a function design formed from stone dwarf wall with metal DDA compliant handrails. The access steps are to incorporate a minimum 250mm going and a riser of not more than 170mm, the ramped access is to be formed with a gradient of not more than 1:12. All egress areas to be have a level access of 1500mm deep.

The works will include minor alterations to the external works, with alterations to the car parking layout and the incorporation of disabled car parking bays.

Please find below existing images of the current access together with the proposed scheme for reference and information.

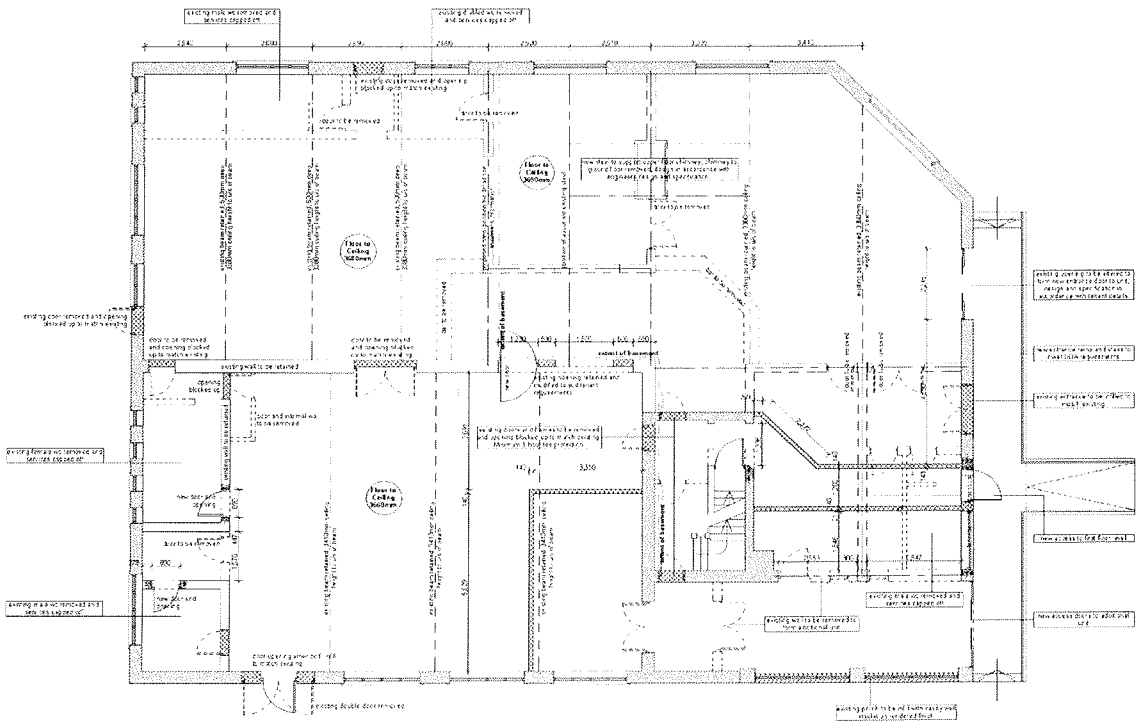


Photograph. 1. Existing access arrangement.

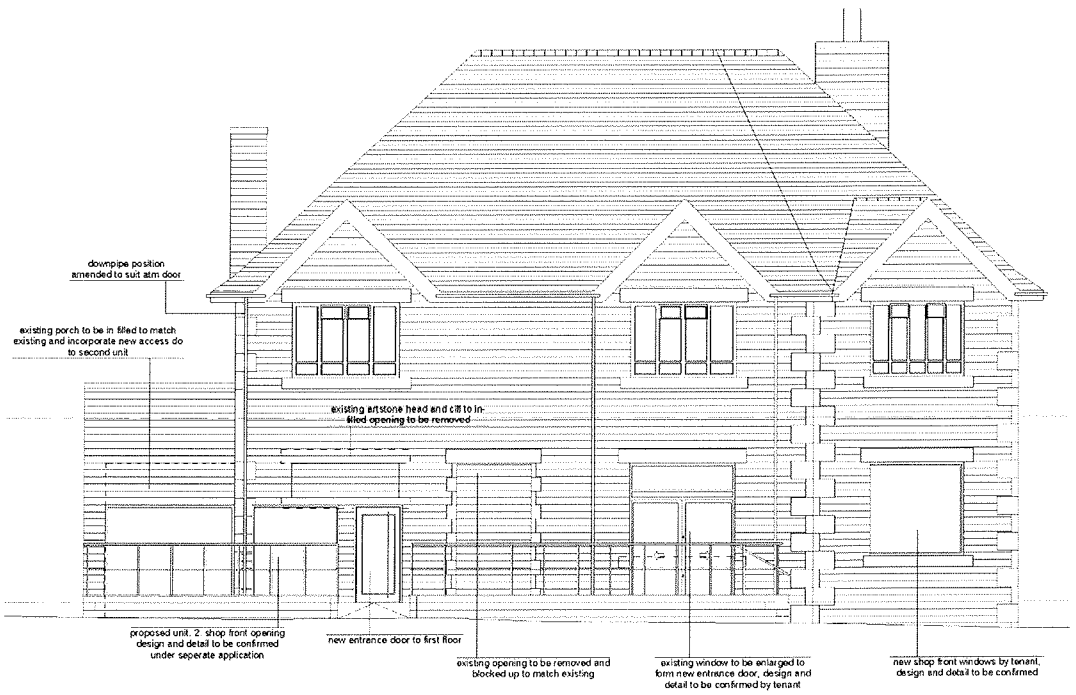


Photograph. 3. Existing site access to be retained.

Proposed Ground Floor Plan



Proposed floor plan please note new external access steps and ramp to front of existing building.



Proposed Front Elevation (north)

NOTE: All ground floor openings size and design to be confirmed by tenant

Proposed front elevation indicating ramp position and elevation design.