

**PROPOSED EXTENSION AND IMPROVEMENTS
TO 74 HIGH STREET DODWORTH**

NYP REF 40/13

DESIGN AND ACCESS STATEMENT

These premises are occupied and run as a Hairdresser and Beauty Therapy business.

The premises have accommodation on the ground floor cuttings rooms 1 and 2, beauty therapy rooms to the first floor and an office area to the second floor attic.

The property is part of a semi-detached block with No72 High Street and is typical of the stone fronted shops and houses on High Street, Dodworth.

Approximately 10 years ago some improvements and internal refurbishment works were carried out by previous owners.

There is no level access to the premises.

Because the business is sensitive to image and style the owners wish to generally upgrade the interiors and improve the property generally. This is normal good business practice and improvements to insulation values of walls and roof can be included as well as DDA standards and facilities.

Access

At this location on High Street the ground floor levels are above the adjoining pavement – usually 2 or 3 steps up. It is impossible to provide level access to the front of the shop but discussions have taken place with Barnsley MBC's Building Control Section and by relocating the shop door to the centre of the shop front new steps with risers and goings to DDA recommended dimensions can be provided to improve the access to ambulant disability standards.

The existing shared driveway between No74 and No80 provides pedestrian access to the rear of Nos 72, 74 and 80. This is also a shared vehicular access for Nos 74 and 80.

This access varies from 2.8m to 3.0m wide and has a hardcore surface.

At the rear of No74 is the remains of previous extension (conservatory or porch) and the levels can be altered at this location to provide level access to the rear part of the hairdresser's accommodation.

By rebuilding at the location of the old conservatory/porch a fully compliant disabled WC can be provided along side a new corridor at the same floor level as cutting room 2.

The external materials for this proposed rear extension to No74 are all to match the existing walling and roofing materials to ensure a consistent appearance with the existing building.

Side Fire Escape to No74

Approx 5m from the High Street frontage is an outward opening single door which is a fire escape at the foot of the internal stair serving the upper floors of No74.

This was never satisfactory completed because there is a drop of approx 500mm to the external ground.

Double outward opening glazed doors and 2 steps are proposed so that the maximum intrusion into the shared drive at this location will be approx. 250mm.

This is a considerable improvement in safety at this location and is welcomed by Building Control.

The re-surfacing of the driveway is proposed to be 2 strips of artificial stone block paving (Marshall's Tegula or similar) with a central strip of hardcore plus gravel surface as well as 2 edge strips of the same construction so that surface water can soakaway through the permeable construction.

A condition that samples of all materials to be used are to be approved by the planning department before construction work commences may be appropriate.

Drainage

The existing drains to the rear and side of No74 are public sewers.

We enclose copy correspondence with Yorkshire Water.

The solution as required by Yorkshire Water is shown on our proposed drawing. We have also included an additional manhole at the change in direction where the sewer turns from the rear of the properties to run between No74 and No80 towards High Street.