

Supporting Statement for a proposed rear extension to an
Arts and Craft shop

53, High Street, Royston Barnsley, S71 4RF

The site

The existing Arts and Craft shop, is situated on High Street, Royston, on land shared with the applicants dwelling house

The shop was formerly used as a book-maker/betting office

The existing site is separated from the adjacent property to the side, (A Working Mans Club) by a brick built wall, 1500mm high

Along the length of this boundary wall are some mature trees which are owned by the applicant. These will be felled prior, to the construction of the extension

The total site area is approximately .07 hectares and the shop will have a total area of approx..88 sq.metres.

The shop is set well back from High Street, and there is sufficient room to the front to park at least 4 cars

The existing shop has a 150mm high step to the front entrance door. It is intended to remove this step by landscaping and repaving the area to the front of the shop to form a gradual incline and a ramped approach to the shop to accommodate disabled persons access

Use and size

The extension will be used as an arts room and an informal tea-room, coffee-shop environment, for use by the customers/shoppers

The overall area of the shop, after extension, will be approximately 88sq.metres

An area to the rear of the site and adjacent the extension will be used for refuse bin storage

Appearance

The new extension will be built of red brick facings to match the existing shop and the duo-pitched roof will be covered with concrete interlocking roof tiles to match the existing.

There will be no changes to the shop front.

The new windows and doors to the side elevation will be double glazed in white upvc frames

Access and Fire Strategy

The front door to the shop will remain the principal access to the building, but there are additional doors to the side elevation that can be used for escape, in case of fire.

A disabled wc is to be sited between the art room and the coffee room, and appliances and fittings will be compliant with Part M of the Building Regs.

The building will be fitted with a fire alarm system to BS 5839. Part1, 2002

The emergency lighting is to be installed to BS EN 5266 Part1, 2005 and a certificate issued to confirm this.

Illuminated signs are to be located above all final exits

All signage and fire notices are to comply with BS5499:1990