PROPOSED CHANGE OF USE AND ALTERATIONS TO BAY WINDOW

at

6 PARK GROVE
BARNSLEY

for

Mr Simon Nichols

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

Background

This statement is submitted in support of a Full Town & Country Planning application for the change of use and alterations to an existing bay window

Proposals

The internal alterations to the building will affect the means of escape from the upper floors. In conjunction with Barnsley M.B.C. Building Control, a scheme has been developed to meet the owners operational needs and to comply with Building Regulations and Fire Officer's requirements.

These requirements include the provision of a 'protected stair' from the first floor that leads to a 'final exit' at ground floor level.

The original stair, centrally located within the shop unit was not considered satisfactory by the Building Control Officer. Proposals for a new external stair that met Building Regulations requirements was unacceptable to the Planning Officer. The only suitable solution is to carry out alterations to the existing ground floor bay window to incorporate an emergency exit door (final exit).

The majority of the feature bay will be retained and the proposed alterations will not have a significant adverse affect upon the street scene or general amenity of the area