

## DESIGN and ACCESS STATEMENT

for  
**PROPOSED RE-DEVELOPMENT of EXISTING RETAIL PREMISES**  
into a **SHOP UNIT and 2 No. FLATS**  
at  
**8, Sheepmarket, Leek, Staffs. ST13 5HW**  
for  
**Cruyton and Haigh Property of 73, Spring Gardens, Leek, ST13 8DD**



General View of the Front Elevation of the Existing Building

### Assessment

#### Physical Context –

the existing building has been an established part of Sheepmarket for several centuries and has operated as a shop on the ground floor for at least the last 170 years together with residential accommodation on the upper floors during this period. The front elevation forms a one third part of a distinctive three gable elevation to nos. 8, 10 & 12 Sheepmarket, which gained a Grade II listed building status in August 1972.

The last occupant of the building operated under the trade/business name of 'Sophies' and vacated the property sometime recently (date unknown). At this point the owner of the decided to sell the building which was subsequently purchased by Cruyton and Haigh Property at the end of 2015/commencement of 2016.

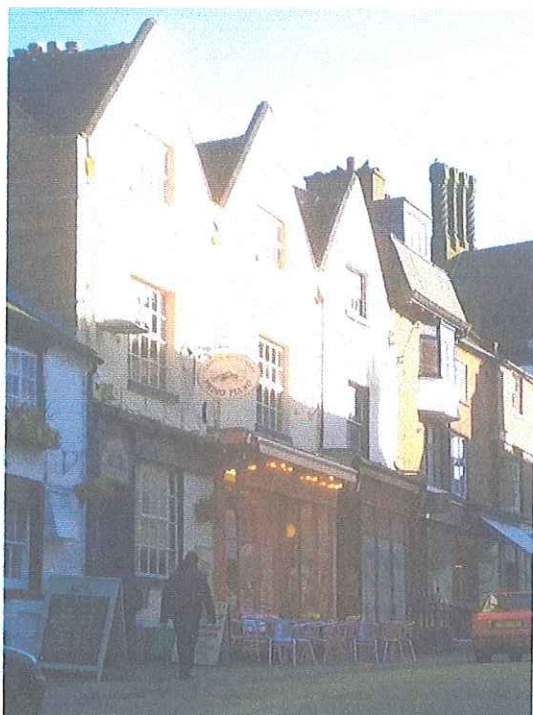
The property comprises of basement floor area (accessed by a small service hatch in the ground floor), a ground floor area, which extends from the front elevation (Sheepmarket) for the full length of the building (approximately 23 metres) towards the rear of the site with a change of level at the half-way point approximately and single storey extension on the west side of the building, a first floor

area which extends from the front elevation towards the rear above the ground floor space (not over the single storey extension on the west side of the building) and finally a second floor, which forms part of the front elevation and extends towards the rear approximately 6.4 metres.



View of existing shopfront and entrance

There are two entrances for access to the site both of which lead off from the Sheepmarket pedestrian area. One is through the main entrance door into the main retail space of the ground floor and the other is via a covered passageway between the entrance to Primo Piano (an Italian restaurant) and the Black Swan public house. This latter route is an established 'right of way' and leads to a rear yard area giving access to the rear of no. 8 Sheepmarket.



Views of Sheepmarket elevation showing entrances to front and rear of the property.

The site/premises has one boundary to a roadway/pedestrian area and several boundaries onto neighbouring properties. The neighbouring sites comprise of/belong to MR Malerom Barbers to the together with courtyard areas to properties located on Market Place, Pronto delicatessen to the west on Sheepmarket, the Black Swan public house car on the west boundary and, to the north, residential flats.

There is no car parking for the premises due to its location in a pedestrian shopping area.

The site is generally surrounded on east, north & partly on the west sides by brick walls of varying heights (from 2.5 metres to 5 metres high) except for the area adjacent to the 'open' yard belonging to Primo Piano/Pronto (over which the right of way exists).

#### Social, Economic & Planning Policy Context –

this retail site has been established in this location for the last 170 years and therefore the proposed re-development will not have an adverse affect on the local community (both socially & economically) or contravene the existing planning policy.

#### Involvement

All the immediate adjacent premises are aware of that the building is to be re-occupied and operate as a shop.

#### Design

##### Use –

the existing building comprises of main entrance door way with display shop-front, retail ground-floor space together with previous residential accommodation at first floor level last used as office/ storage area. with the objective of providing the existing business the opportunity to develop its business further and provide it with the resources to expand its' services to its existing and new customers.

##### Amount, Layout & Scale –

The physical size existing building will not change. It will comprise of main entrance door way with display shop-front, retail ground-floor space, the first and second floor areas will be refurbished to recreate the residential accommodation in the form of two 2-bedroom flats at first and second floor levels.

Externally the main front elevation onto Sheepmarket will remain un-altered, however, the west elevation at the rear of the property will be revised to include two new entrance doors in order to access to each flat and these will be formed by utilising two existing window openings in the present elevation.

Access to the new flats will be by way of a metal staircase and walkway which will be constructed adjacent to and be located approximately 1 metre away from the existing building. The walkway will be supported by the staircase framework and the existing flat-roof extension.

In the existing rear roof area, 8 no. architectural roof-lights to provide natural daylight to 4 rooms within the new flat areas.

##### External Appearance –

Generally the existing building is to be re-decorated as follows: -

##### Shopfront and Entrance -

- a. Lower wall area up to 450mm - 3 no. new panels fitted to existing upstand.
- b. Upper area glazing windows – existing solid panels to be replaced with clear glazing panels
- c. Shopfront elevation to be painted pale green (ie F & B 'Blue Gray 91)

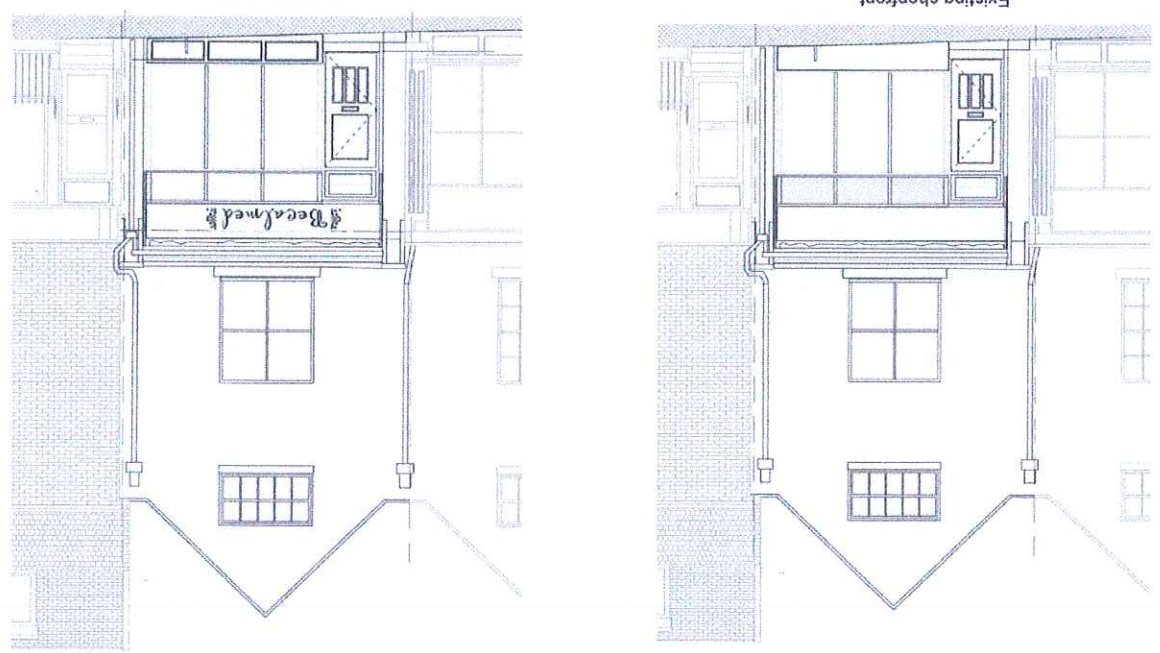
##### Doors & Roller shutters at rear -

- a. Doors – all access/exit doors to be finished in colour BS 10A05 (Goosewing Grey)
- b. Roller shutters – existing roller shutters finished in colour BS 10A05 (Goosewing Grey)

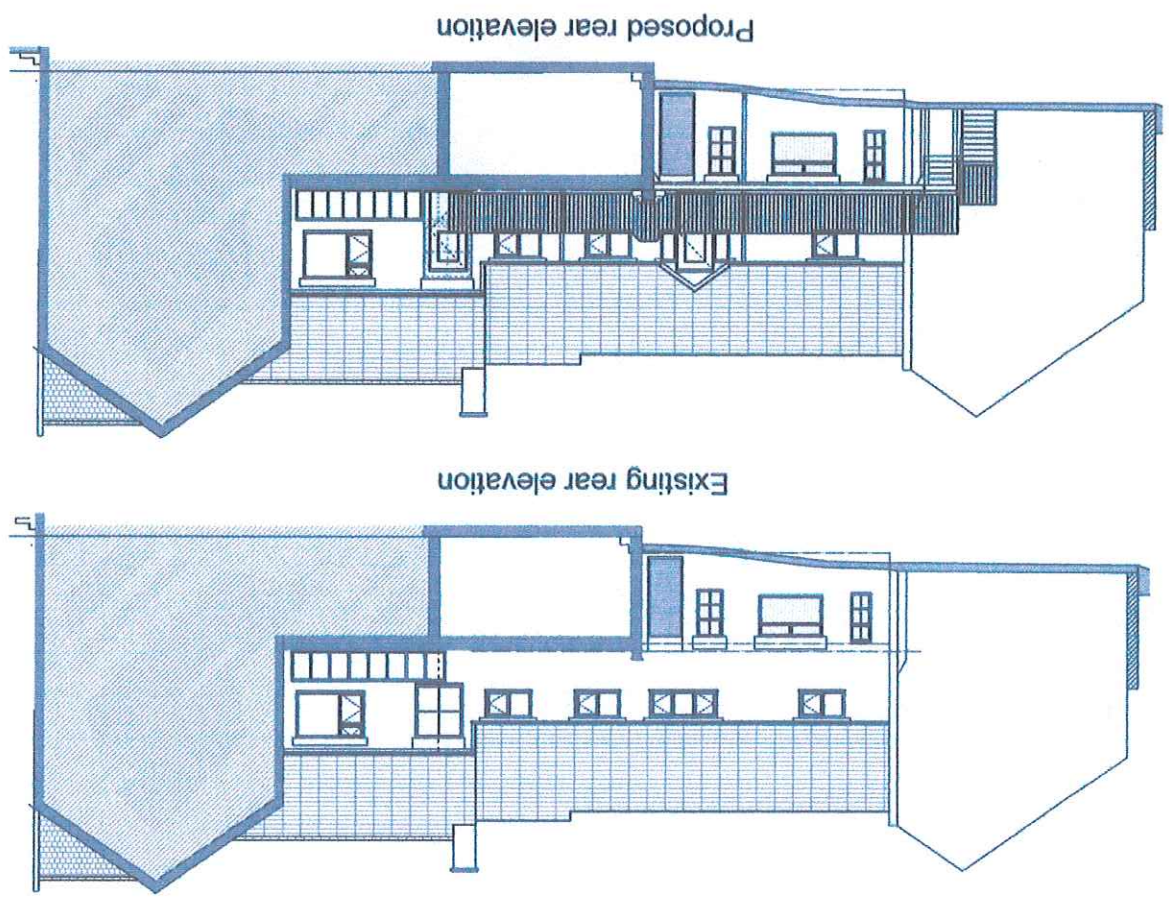
Other Finishes – rear access staircase and walkway to be Hammerite paint finish in black.

Building elevations

Sheepmarket frontage showing existing and proposed:-



Rear elevation showing existing and proposed:-



Access – the existing pedestrian access routes to the site/premises are not affected by the proposed development.