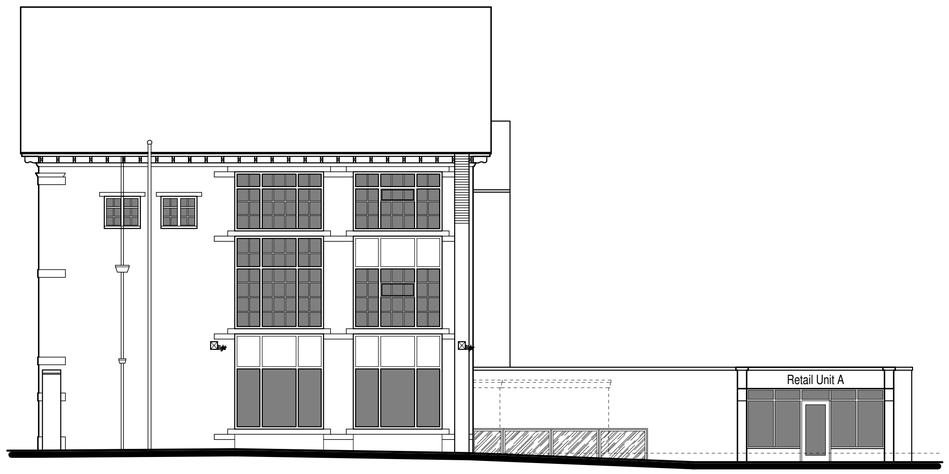


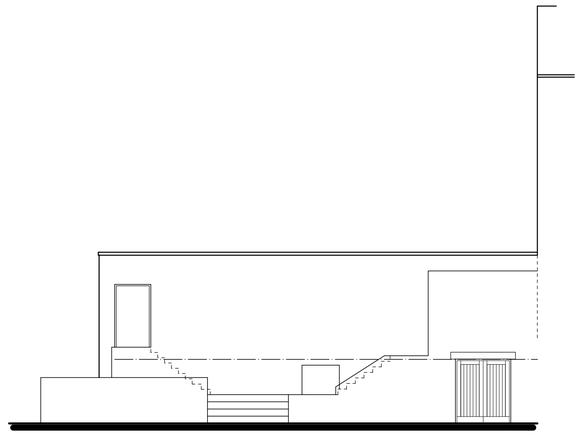
Front Elevation



Rear Elevation



Side Elevation



Side Elevation

EXISTING BUILDING

The building is vacant, with its last use being a Nightclub and associated cellars at basement/ground floor, a mix of storage and offices at first floor and offices and a flat above.

PROPOSAL SCHEME

It is proposed to convert the existing building into 2 No. Retail Units at ground floor with associated stock rooms and welfare facilities at basement level below the respective Units, and 5 No. apartments on the upper floors.

As part of the scheme the following are to be undertaken :-

- The former safe and rear entrance extensions to the rear of Retail Unit B are to be carefully demolished.
- A shopfront is to be formed to both Retail Units as shown fronting the courtyard that will serve as the public entrances.
- The existing shopfronts to Russell Street are to be improved as indicated on both plan and elevation.
- Certain windows shown on plan and elevation are to be removed, cills lowered and new windows installed.
- With the exception of the feature windows to the side and front elevations all casements shall be replaced with green Upvc in a style to match the original building.
- The existing basement steps down to Unit B stockroom are to be maintained but a glass balustrade is to be erected to its open edge to protect people from falling.
- The remainder of the yard is to be repaved to create a courtyard outside of the retail unit entrances.
- The apartments shall be thermally and acoustically upgraded to comply with the current Building Regulations.
- Bin storage is to be provided in the current location with the existing platform extended to accommodate the required bins with a suitable timber panel fence enclosure and gate.
- Access to the basement is to be improved to allow caged trolley deliveries from the car park by forming a new doorway from the current delivery zone and forming an internal ramp to the basement floor level.



scale bar @ 1:100

Taspa Sound and Light Engineering Ltd

PROPOSED CONVERSION OF FORMER NIGHT CLUB INTO 2 No. RETAIL UNITS AND 5 APARTMENTS,
14-18 RUSSELL STREET,
LEEK, STAFFS, ST13 5JF.
PLANNING APPLICATION
PROPOSED ELEVATIONS

Date	Sheet	Scale
MARCH 2015	A1	1:100
Drg No.	Rev.	Drawn
2010-1716-06	E	RG

A - 20/03/2015 - PROPOSED EXTENSION REMOVED FROM UNIT B
B - 01/05/2015 - SITE ADDRESS UPDATED
C - 01/02/2016 - ADJACENT BUILDINGS REROOFED
D - 06/05/2016 - ALTERATIONS TO WINDOW STYLES + REMOVAL OF JULIET BALCONIES
E - 19/05/2016 - IMPROVED BASEMENT ACCESS CREATED

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