Design and Access Statement and Heritage Statement
For the Change of Use to Residential to Form Single Separate Dwelling At
Court Lodge, Leonard Street, Leek, Staffordshire, ST13 5JP

Introduction

Court Lodge is a Grade II listed building and was the former Superintendents House for the old police station in Leek, it was built in circa 1890's by William Sugden & Son. It remained in use as the police house until 1987 when the police station moved to Fountain Street and was then a single residential dwelling from 1987 until 1996. The property is situated in Leonard Street, Leek opposite the entrance to the bus station and is in a predominantly residential area.



The current owners of the building, Britannia Staff Union, purchased the building in 1996 and changed its use from being a residential dwelling to Office accommodation. In 2002 the annex to the building, which was originally built as stables for the police station, was converted from its use as a garage, at that time, into a large meeting room downstairs with office accommodation on the 1st floor.

It has a small tarmac courtyard with parking for 5 vehicles.

Due to downsizing of their business the owners put the property on the market in mid 2016. A prospective purchaser has, in January 2017, offered to buy the building in order to turn the building back into their own residential dwelling. The proposal is therefore to change the use of Court Lodge from office and meeting rooms into a single residential dwelling.

The proposal is to retain the existing fabric of the building and the appearance and character will remain. In terms of the internal layout any remodelling work is minimal and the new owners intend to repurpose the existing office / meetings rooms into living / bedrooms.

The structure of the property is of a sound nature and the exterior facade has always been maintained to a high standard and in keeping with the buildings heritage and listing category. There will be no significant alterations to the structure of the property.

Design

The design for the property is to keep within the buildings original appearance and to retain and enhance its fixtures and fittings in keeping with its heritage.

It has proven to be a multi functional building and it now seems fitting that the proposal is to convert it back into its original intended purpose as a residential dwelling.

Whilst the building, and particularly the annex, has had major refurbishment over the last 17 years it has not lost its essential character as a landmark in the town.

In terms of the main building, as previously stated, the proposal is to re-purpose the rooms. Downstairs the current three offices are to be turned into living rooms with the original kitchen being reinstated. No major building work is planned but wherever possible original features will be restored. For example the interior archway between the lounge and dining room will have the plaster board removed and the archway fully restored as originally designed.

With regard to the annex the rooms will initially remain as is but the long term intention is to convert the meeting room downstairs back into a garage (which was its use up to 2002). If and when this goes ahead it would be subject to a separate planning application.

The owners would like to see this proposal happen to ensure that the property will service a purpose within the town for many more years to come.

The property has attracted other potentially interested buyers and alternative uses have been considered, for example, conversion to flats and a restaurant. Whilst these are all perfectly viable uses it would be good to see it used in the way it was originally intended.

Appearance

The outward appearance of the property will remain unaltered and there are no changes proposed to the exterior of the property.

Scale

The scale of the property is unaltered.

Layout

The layout remains simple, keeping structural elements unaltered.

The main entrance into the new dwelling, off Leonard Street, leads you into a hallway. Immediately to the right is an office which will be converted back into a kitchen, off this room is a small corridor with storage cupboards leading to an exterior door. From the hallway to the left is a large room which will be converted into a living room and through an interior arch a further office will be returned to its use as a dining room. The existing kitchenette and toilets at the rear of the property will be retained for the time being.

The staircase from the hall leads to a galleried landing, with a bathroom and separate toilet plus access to 3 offices (to be returned to their original use as bedrooms). There is also a small kitchenette upstairs which will become a small study.

In terms of the annex these rooms will initially be unaltered although the new owners may want to reinstate the garage on the ground floor at sometime in the future.

All of the rooms benefit from natural light with the proposed scheme. This sized dwelling fits in well within the existing fabric and structure, without imposing or having an effect on neighbouring residential properties.

Access

There are two access points to the property. From the pavement you have foot access through the front door. You also have vehicular access (plus parking) through the archway. There are a further two rear doors to the property providing access.

The annex can be entered off the courtyard through the Archway.

There is no creation of a new access or driveway required.

Marketing

The property has been marketed through local agents Daniel & Hulme.

Conclusion

The proposed change of use works with the existing building and improves the nature of its character, therefore this will enhance and preserve the property as well the context, being in a residential area, (and town).

The building as it stands today is significant within the town. The proposed change of use will not have any negative impact on the surrounding environment.

This proposal allows the building to be converted back to its original use. The occupants of the new dwelling will, we're confident, contribute to the growth and sustainability of the town and its existing businesses, as well as that of another local business.