Design & Access Statement

Site:

11 Market Place and 5 Derby Street
Leek, Staffordshire **ST14 6HN**

Scheme:

The scheme is a for a conversion of both the first and second floors at 11 Market Place and 5 Derby Street from vacant distressed floors into three times 2 bedroom flats

Applicant:

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The Site:

11 Market Pace and 5 Derby Street form a "L" shaped building with Ground Floor premises currently operating as a betting shop (Class A2) having access from both Market Place and Derby Street. The site covers an area of 0.013 Hectares and lies within the main town shopping area.

The existing building is formed of three storeys with a pitched roof, the roof and two upper floors are in a distressed state and such a development would certainly restore and retain the character of the building frontages. This area of Leek town centre is pedestrianised

The upper two floors are accessed via a side door through to the rear of the premises where the entrance to these upper floors is located.

Planning History:

The last known planning application details appertaining to the site goes back to Application SMD/1987/0461 which was Approved for the demolition of a small area at the rear of property.

Access:

Pedestrian access to these flats would be gained from the rear of the site as existing. No car parking would be provided as part of the development, car parking is available on nearby streets and public car parks for prospective occupiers who may own a car. The site being located within the Town Centre, access to local shops can be gained easily by foot, with the site being located within walking distance of Leek bus station for journeys outside the town.

The Proposal:

It is proposed to convert the upper two floors of 11 Market Place and 5 Derby Street into 3no. two bedroom self contained flats with the existing Class A2 usage at Ground Floor being retained

Residential Unit 1 would contain two bedrooms, living kitchen area, bathroom, study and storage cupboard.
Residential Unit 2 formed on two floors would contain two bedrooms, living dining area, separate kitchen, bathroom and an en-suite to bedroom 1.
Residential Unit 3 would contain two bedrooms, living kitchen area and a bathroom.

The building lies within the Leek Town Centre Conservation Area so there will be a need to preserve the character and appearance of the building and conservation area, with this is mind it is intended that concern and care be given to the fenestration in their replacement.

Energy Conservation:

The building envelope will be detailed in accordance with robust details recommended by Building Control and NHBC standards of thermal efficiency in accordance with emerging policies and guidelines. Given the orientation of the site and the planning consideration. Lighting will be introduced in communal and external areas either operated on sensors or time/solar control.
In all area, where practical, fittings will be low energy type especially in areas of maximum use.

Recycling:

The proposed refuse storage area will make provision for storage of recycling materials in line with the local authority refuse collection initiatives.

Water Consumption:

All toilets will have a split cistern provision to limit toilet flushing quantities.

Lifetime Homes Compliance: (5 July 2010)

Lifetime Homes for Refurbishment Work states

As with new build projects, to achieve the Lifetime Homes standard by refurbishment of a dwelling, all 16 Design Criteria must be achieved the completion of the refurbishment work to the dwelling and its external environment. However, an additional number of existing factors in refurbishment may effect potential for achieving the Lifetime Homes Standard.

The overall aim should therefore be to make improvements as far as practicable, to get as close to the Lifetime Homes Standard as possible, having regard for the principles behind each of the 16 Design Criteria. This aim should be stated as a key project objective from the outset and the consideration on potential should begin from the earliest planning stages. Starting consideration at later stages may make improvements or inclusion less achievable or impossible.

Criterion 1 - Parking.

No parking provision is made due to the sites location within Leek Town Centre.

Criterion 2 - Approach to dwelling from parking.

Not applicable as no parking is provided.

Criterion 3 - Approach to all Entrances.

Approach to the upper floors is made through a side door and corridor with a min. width of 1000mm maintained through to rear Entrance to the flats

Criterion 4 - Entrances.

Entrance and route through corridor to be illuminated, have a level threshold over access and have a clear clear opening width of 800mm. A new canopy to be installed to provide adequate weather protection.

Criterion 5 - Communal stairs and lifts.

Communal staircase to have uniform rise not exceeding 170mm and going not less than 250mm in compliance with Approved Documents 'K' & 'M' of

the current Building Regulations. Handrails to extend 300mm beyond the top and bottom of staircase and to be 900mm height above each and every nosing. Step nosings distinguishable through contrasting brightness.

Criterion 6 - Internal doorways and hallways.

No corridors within the flats are less than 900mm wide and 1200mm in communal areas. Clear door opening widths to be 750mm. All doors will provide a min. 300mm nib (clear of any obstruction) on the leading edge of the door on the pull side.

Criterion 7 - Circulation space.

Due to the existing arrangement of the structure in gaining access to first and second floor, circulation space is compromised and restricted in some instances especially Flat Two.

Criterion 8 - Entrance level living space.

Entrances to the Flats 1 & 3 are on one level and therefore all accommodation is situated on the entrance level. As for Flat 2, this is formed over two floors, the accommodation is mainly on the same level apart from bedroom 1 and the en-suite bathroom which is based on the second floor.

Criterion 9 - Potential for entrance level bed space.

Flats 1 & 3 are on one level and therefore have their bedrooms on the entrance level. Flat 2 being on two floors has a bedroom on the entrance level. This therefore provides space for a member of the household to sleep the entrance level..

Criterion 10 - Entrance level WC and shower drainage.

All three flats have an accessible bathroom situated on the entrance level.

Criterion 11 - WC and bathroom walls.

Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails should the need arise at a future date.

Criterion 12 - Stairs and potential through-floor lift in dwellings.

The straight flight of stairs should be adequate to allow for the future installation of a stair lift should the need arise.

Criterion 13 - Potential for fitting of hoists and bedroom/ bathroom relationship.

Whilst all bedrooms are adjacent or near bathrooms we are unable to confirm suitable structural support for the installation of a ceiling mounted hoist as the existing joists will be retained and upgrade work for such support to be calculated by Structural Engineer.

Criterion 14 - Bathrooms.

Bathrooms are of sufficient size to accommodate the sanitoryware and access zones in front of each and a capped off floor drain to be located under the bath will be provided for later use if required.

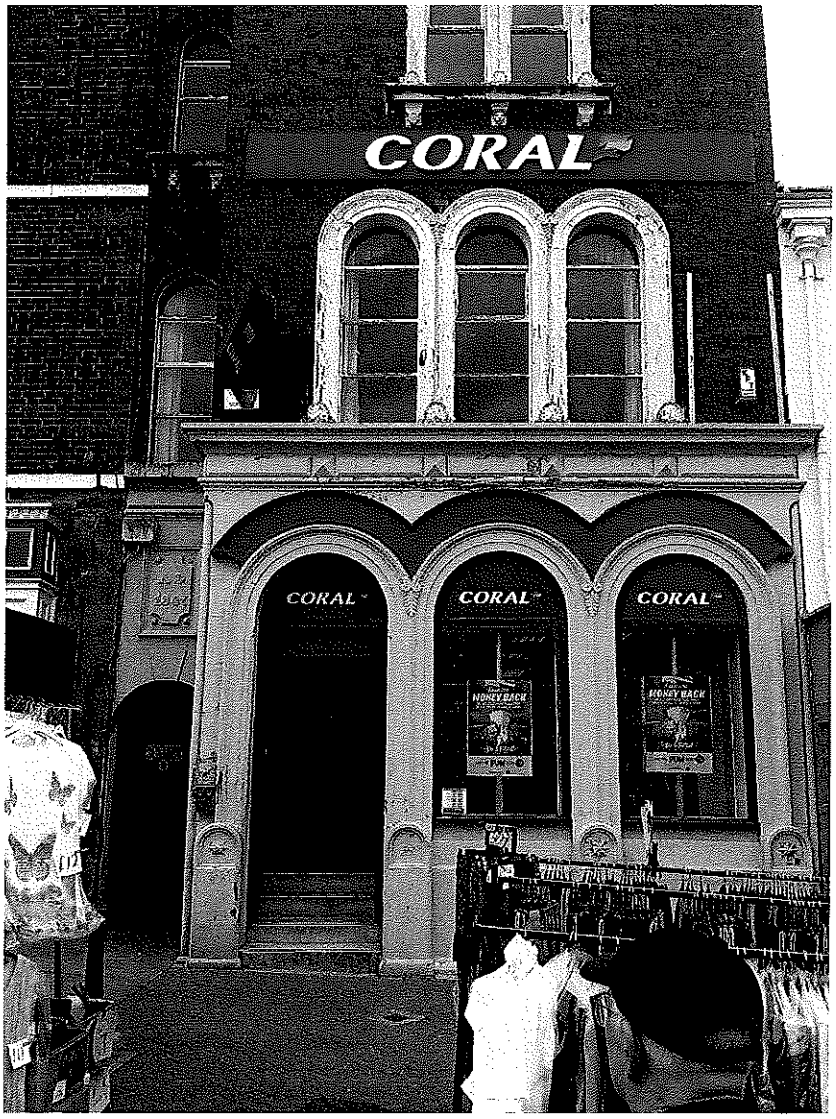
Criterion 15 - Glazing and window handle heights.

Existing window openings will remain unaltered, however living area cill heights are max 800mm above floor level.

Criterion 16 - Location of service controls.

Switches and sockets / controls will be located within 450mm and 1200mm of the floor level and at least 300mm from any internal room corners.

THE SITE: as from Market Place



JHA/see/1372 June 2017