Design & Access Statement for Proposed Change of Use at 2, Ford Street & 12 Market Street, Leek RLM540/DAS

Introduction

Currently my client operates an existing business (established in 2003) from the ground floor of 12, Market Street and the whole of 10, Market Street. He also owns 2, Ford Street, which until recently was used for residential purposes. The business has expanded having taken on two new employees, therefore the existing office accommodation is insufficient.

The purpose of this application is to seek consent for the change of use of the upper two floors of 2, Ford Street and 12 Market Street (formally used as a maisonette) into additional A2 use to accommodate the additional staff.

Design

10/00004/FUL 20 JAN 2010

The two properties will be refurbished internally and a connecting door is to be inserted in an internal wall to allow access to the existing stairwell. The former entrance to 2, Ford Street will become a fire exit.

Access

Due to the steep nature of the existing stairs it will not be possible for less able persons to access these rooms. There is however a suitable area on the ground floor for less able persons to work and visit.

Although there is no offstreet parking there is ample parking with limited roadside parking and two public car parks within 50 metres of the subject premises.

Robert L McGuinness – Chartered Surveyor
Principal - RLM Associates

13th January 2010