Design & Access Statement for Residential Development at Former J Mathews Stores, 50 Osborne Street, Leek. RLM567/DAS (Revised)

Introduction

This revised application is being submitted on behalf of the client, Mr Mathews, whose family have owned the site since the mid 1920's. Since that time the site has been used as a joinery workshop/minor builders yard and the company of J Mathews has worked on many of Leeks fine buildings. The site address is currently 'J. Mathews Stores'.

Previous to the use as stated the site was occupied in the nineteenth century by a public house known early on as the 'Pig & Whistle', with a small cottage attached. This was later known as 'The Hanging Gate'. The attached photograph (Appendix A) shows this building, although it is understood that at the time of the photograph it's use as a public house had ceased. (Coutesy of Neil Collingwood). The three storey terrace shown in the photograph were nearing completion at the time and the builders advertising board can be seen. The two storey terrace adjacent to this site was built later. Shirburn Road was not built at this time and Buxton Road was fronted with dry stone walls.

My client is now retired and the business has not operated in any capacity for approximately 16 years. Three phase electricity is present but there is no supply of cold water or drainage on site to meet modern health & safety requirements for welfare facilities. Most of the buildings on the site have

been in existence from the 1930's and as a result are showing signs of distress. The larger timber hoardings around the site were used for advertising but this source of revenue ceased many years ago – these too are now falling into a state of disrepair.

The site lies within the Leek Town Development Boundary in a predominantly residential area, with some mixed use, being adjacent to a Motor Factors on Buxton Road. A dropped kerb exists on Osborne Street, giving vehicular access to the site, with some off street parking and an area for loading/unloading within the site.

A previous application for residential use (3 dwellings) on the site was submitted in 2011, ref: SMD/2011/0118 built this was subsequently refused.

The site is also on several bus routes and is relatively close to the town centre, several large retail stores and a public car park. It is accepted that parking is limited and that any parking for the proposed development could be off site in front of the proposed dwellings, as at present all along Osborne Street.

The current scheme shows off street parking and an initial enquiry has been made with County Highways to see if this proposal for off street parking is acceptable or not.

My client has had the property up for sale for some considerable time and attached to the application is a full marketing report, which clearly demonstrates that the site has

no interest to local business's, etc. In addition it is thought that any intensification of commercial use in this location would be inappropriate.

It is our considered opinion that the only use for the site would be residential and two semi detached properties modelled on the adjacent terraced scene are proposed.

Design

The proposal submitted is for the change of use of the site to residential use and is for the erection of a block of 2 dwellings, of modest size. They are to be set back from the pavement, having two storey bays and dormer roof windows, as is the norm on this side of Osborne Street. Attic rooms have been introduced with dormers to the front and roof lights to the rear.

All will have pedestrian access to the rear gardens for bin storage etc. Although the gardens are of modest proportion they are larger than any properties in the immediate area.

Given the reduced standards my client would be happy for Permitted Development Rights to be removed. In addition it should be noted that there are no privacy issues to the rear as the facing building has a blank wall, except for one ground floor window. Additionally public open space is available directly across Buxton Road in Birch Gardens.

The properties are designed as a 'terraced grouping' – schemes for a single dwelling and a pair of more traditional semi-detached hipped roof properties were considered. Access

issues and the desire to keep the local style of property prevailed.
The two storey bays and roof dormers accord with the larger three storey properties on this side of Osborne Street, although they are not as high to the eaves and ridges, being more in keeping in scale to the adjacent two storey unit.

The properties are suitable as starter homes or second homes as families move up the property ladder and the internal layout lends itself to a flexible approach i.e. the units could be 3 bedroom, 2 bedroom with a study or 2 bedroom with an upstairs lounge.
The requirements for a larger hall way and a ground floor toilet to meet Disability issues puts pressure on the ground floor accommodation.

The materials to be used in the construction will be traditional, with red/brown facing brick to the elevations, with matching stone heads and cills, vertical tile hanging to the bays and plain tiles to the roofs. Windows and doors will be wood grain pvc and there will be brick detailing to the verges and eaves, there will be a date stone in the gable. Boundary treatment will be either timber fencing or red/brown brick walling as per the elevational details.

Due to the previous use of the site it has been assumed that no contamination prejudicial to the health of future occupants exists. Once the site has been cleared and the surface dressings have been removed adequate measures to comply with Building Regulations will be made.

Furthermore it is known that an adjacent small residential development on Shirburn Road adjacent to the Motor Factors required piled foundations. It is therefore anticipated that the foundations for this development will be piled or a raft slab, which would involve less disturbance to the existing ground and sub strata.

Access

The properties are to be designed and completed in accordance with the latest revisions of the Approved Documents, governing the Building Regulations. This covers such things as approach, door widths, sanitary accommodation etc.

Following discussions with Building Control it has been agreed that shallow steps with handrails will be fixed to the front entrances to assist ambulant disabled with access.

In addition there is pedestrian access to the rear gardens as stated previously and it has been agreed that given the site constraints and the local character of properties any ramped approaches will be provided to the rear of the properties.



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8th January 2018
Principal - RLM Associates