Design Access Statement

Applicant:

Bridal Couture
7 Cross St,
Stoke-on-Trent,
Staffordshire
ST10 1NP

Change of use to first floor and removal of timber free standing staircase

1.0 Context Assessment

Unit no.7 is a Grade II listed building situated on Cross Street, which is located off the main high street in the town centre of Cheadle

It is surrounded by a mixture of two and three storey units, with a range of building styles and uses. The majority of which are retail and financial institutions together with some offices.

The building is constructed with fair-faced brickwork walls and has a plain clay tiled pitched roof. The majority of the windows are painted timber casement/sash style with painted cills except for the ground floor front elevation which are large timber retail style. The building has an eaves dentil cornice.

2.0 Evaluation

The client currently operates a bridal dress business from both the ground and first floor unit which was granted through a previous permission. The client no longer needs the first floor area and the terms of her lease stipulate that the first floor must be returned to its original state if no longer required.

The proposal includes the removal of a free standing staircase that allows access from the ground floor to the first floor and a change of use for the first floor area back to its previous residential use.

The proposal does not include any alterations to the elevations.

3.0 Design Overview

3.1
The proposal includes the removal of a free standing staircase that allows access from the ground floor to the first floor and a change of use for the first floor area back to its previous residential use.

3.2
The scheme incorporates the following accommodation:

Ground Floor – retail shop area, an office, a w.c. and a kitchenette

First Floor – kitchen, bathroom, living room, dinging room and bedroom

4.0 Design Details

4.1 Use

The current use of the ground floor will remain as a retail unit.
The first floor will change from commercial to residential

4.2 Amount

The site area and internal areas remain the same.

4.3 Scale

The proposal does not affect the scale.

4.4 Materials

A new timber floor joist dtricutre will be installed where the stair is to be removed.

4.5 Landscaping

The proposals does not involve alterations to landscaped areas

4.6 Appearance

The appearance of the shop will remain the same.

4.7 Vehicular Access

Vehicular access is not affected by the proposal.

4.8 Biodiversity

Biodiversity is not affected by the proposal.

4.9 Climate Control Mitigation

Climate Control Mitigation is not involved within the proposal.