Design And Access Statement – 29 West Street Leek ST13 8AF

This application seeks to obtain a change of use of 29 West Street Leek from commercial to residential use.

29 West Street was until recently the 'Hairtronix' hairdressing salon, that business having now ceased. The property sits some distance from the town centre, and being in the midst of an area of residential properties, on a busy road and without any close-by parking, it would continue to struggle to attract passing trade for any continued retail use.

The property is small, currently consisting of a single ground floor room approximately 18ft by 8ft , enclosed stairs, and a first floor consisting of a toilet and kitchen/store area

The application proposes conversion to residential by removing all previous business fixtures and fittings, then making the ground floor into a living area including installation of a kitchen and on the first floor a shower will be installed in the toilet/washroom whilst the kitchen/store area will be used as a bedroom

No structural work is planned, the project being predominantly refurbishment and reconfiguration to make the property suitable for occupation

No external work is planned beyond making good the fabric of the building, with windows being retained and guttering being replaced on a like for like basis, and the removal of commercial signwriting (see pic 1). The single change is the fabric of the building is the replacement of a modern window with multiple glass panes with a solid wood panelled door consistent with conservation area guidelines. The property is inside the Leek conservation area, therefore materials and applications such as repointing and painting will comply with the guidelines for the conservation area .

The development will result in a small single bedroomed property which takes up the whole of the site (so no garden) and will be suitable for a single person or couple. Lack of parking can be offset by proximity to bus routes and the facilities of Leek town centre