PROPOSED CHANGE OF USE FROM COMMERCIAL
TO 21no. RESIDENTIAL STUDIO ROOMS (WITH SHARED FACILITIES)
AT CHORLEY MILL, 1 WEST STREET, LEEK

DESIGN & ACCESS STATEMENT



West Street Elevation

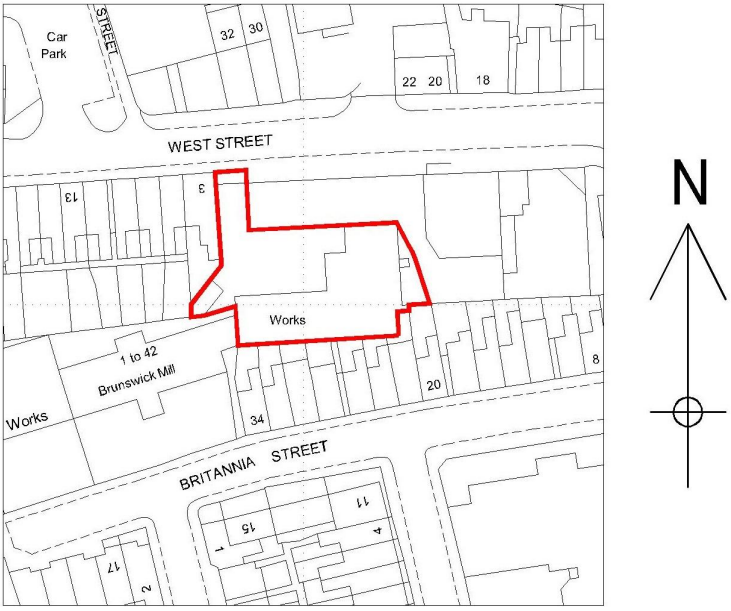
Introduction

This Design and Access Statement supports the planning application submitted for the change of use from A1 shop with workshops and offices, into 21no. residential studios at Chorley Mill, 1 West Street, Leek. As part of the application there are also proposed elevational changes including demolition of parts of the frontage and changes to external materials.

This Statement has been prepared in accordance with the guidance *'Design and Access Statements (how to write, read and use them)'* 2006 prepared by the former CABE (now Design Council CABE).

This Statement should be read in conjunction with the following key documents submitted with this full planning application:

1. Planning Application Form and Listed Building Application Form
2. Ownership Certificate
3. Plans - site location plan, floor plans, elevations and site layout.
4. Office loss justification report.



Location Plan - not to scale

Background

Chorley Mill is a substantial and attractive period building, arranged over three floors, located on the immediate periphery of Leek Town centre. It is located on West Street which has a mixture of commercial and residential properties made up of traditional 18th and 19th century buildings and is set within the Leek Conservation Area.

The property is constructed of brick walls and tiled pitched roofs and currently accommodates several workshops and office space. The total accommodation floor area is 816sq.m. and the site area is 622sq.m.

It has the benefit of several off road car parking spaces to the front and is approximately 300m from the main Town centre.

Use

The proposed development consists of a change of use from retail including workshops and offices to residential studio rooms.

A planning application is required in this instance as the building falls within a conservation area.

The apartments will be let or sold on the open market to people wishing to live in Leek Town centre.

The property is currently occupied by an antique shop/dealer who also lets out some of the space to various other small workshop businesses.

Amount

The proposed ground floor will consist of 8no. studio rooms which have a shared kitchen and laundry room.

The proposed first floor will consist of 7no. studio rooms which will have a shared kitchen and laundry room.

The proposed second floor will consist of 6no. studio rooms, with mezzanine floors, and a shared kitchen.

There will be two entrances and two staircases which give direct access to to all floors, however each floor will be classed as one dwelling with it's own facilities which houses the studio room on that level.

There 5no. car parking spaces in the front courtyard and a bin store which serves the building.

Layout

The proposed layout ensures that any disabled persons have reasonable access to all parts of the building which includes ramped and/or ambulant stepped access into the building and ambulant staircases at each end of the building.

Each entrance into the building will have a flush threshold and the internal layout will comply with Part M of the Building Regulations. The proposed circulation space within the building will ensure easy access to all studio rooms from the hallways and lobbies.

Scale

The original footprint of the building will remain unchanged apart from the demolition of the single skin brickwork and timber clad front entrance to make way for a simplified entrance and more accessible parking area.

Each studio room will be over 15sq.m and will have an en-suite of no less than 2.2m.

Landscaping

The external areas of the site are made up of tarmac. Each parking bay will be outlined in white and the remaining areas will remain unchanged.

Appearance

The appearance of the building will remain unchanged apart from the front entrance area. Once this area has been removed the brickwork, windows and other external materials will be restored and repaired.

The windows will be restored and repaired, where practicably possible, and the glazing on the rear elevation will be obscured. Conservation rooflights will be introduced on the front elevation roof slope to allow natural light and ventilation into the mezzanine areas of the second floor studio rooms.

Where required and indeed possible, the internal features and characteristics of the building will mostly remain unchanged or will be made good.

Access

Chorley Mill is located on the north side of Leek Town centre and is approximately 300m from the Town's retail and leisure provisions and amenities.

It is accessed by vehicle from either the A523 or the A53 via. St. Edward Street. The nearest railway station is located at Congleton which is approximately 7.7 miles away. There bus links to and from the Town centre which give direct access to nearby Towns and Villages.

The main entrance into the building is made via. the front courtyard/parking area off West Street. Each floor of the building can be accessed via. either one of two staircases. Each studio room can be accessed directly from the hallways and lobbies on each of the floors which have their own designated shared facilities.

Conclusion

The design concept of this development proposal has been carefully considered to have regard to the relevant Adopted planning policies, design guidelines, and processes to be shown within the Design and Access Statement as set out in the CABE Guidance.

It is considered that this proposed development in this location is well designed, sustainable and appropriate for the site to enhance the character and appearance of the local context.