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Design and Access Statement

PLANNING APPLICATION FOR A TWO NEW UNITS WHICH EACH CONTAIN A GROUND FLOOR AND FIRST FLOOR ONE BEDROOM APARTMENT AT WALLBRIDGE PRECINCT, ST13 8JF



October 2019

PLANNING APPLICATION FOR TWO NEW RESIDENTIAL UNITS AT WALLBRIDGE PRECINCT, ST13 8JF

Introduction/Context

This design and access statement has been prepared to accompany the application for a pair of two storey dwellings to be constructed on each end of the terrace rows at Wallbridge Precinct, Leek. Wallbridge Precinct was completed in the mid/late 1960's which at first comprised of 10 shop units with two-bedroom flats above. In the 1970's the demand for the shops fell and it was redeveloped to only leave four shop units on the end, with the other being converted into the ground floor flats they are today.

Of the remaining now three remaining retail units, Unit 1 is currently a convenience news agent/store/grocery with Post Office, across the other side Unit 9 is an Indian Takeaway, and Unit 10 is a hairdressing salon. In 2016 permission was granted (SMD/2016/0138) to convert Unit 2 into a ground floor, one-bedroom flat due to the low demand for shop units, but high demand for affordable housing.

Proposal



The proposal is to construct two additional two-storey units onto the side of Unit 1 and 10 to provide four additional apartments, two ground floor and two first floor. These are to mimic the design of the current structure to provide four affordable homes.

Use/Amount

The proposed use is residential to meet the demands of more affordable housing in the area

Layout

The layout of the proposed ground floor dwellings will consist of a single open-plan living space with a kitchen, dining area and lounge space. This will then lead through to a bathroom and one double bedroom at the rear of the dwelling.

The layout of the first-floor apartments is nearly identical to the ground floor apartments; however, it is accessed by a ground floor door at the rear of the building which opens onto a staircase that lands in the living space of the first-floor apartment.

Scale



The scale of the proposed dwelling is suitable for the site, as it replicates the size of the neighbouring shops and dwelling that currently exist.

Appearance

The appearance of the dwellings will match that of the adjoining building, so they will not be noticeably different to look at.

Landscape

The proposed dwellings sit on the grassed area between the existing building and the

public pavement, so this area will be removed and the external wall to the proposal will sit flush with the pavement. There will be a small yard area at the front and rear of each dwelling similar in size and design to unit 2 which currently has a low brick wall with close board fence panel inserts and gate with concrete flags inside for low maintenance. A prospective tenant would be free to use hanging baskets or planters to provide greenery to the amenity space.

Access

There are no issues affecting the access to the proposal. Each will have a walled area to the front of the dwelling surrounding the front door for privacy, like that found at Unit 2 which was converted into a dwelling from a shop. There is a car park to the rear of the precinct which has available parking spaces.

Highways

The proposed development will have no negative impact on any aspect of highway safety in the immediate area. The section of Wallbridge Drive which runs adjacent to the proposed site is a straight road with very good visibility. There currently is a layby alongside the public footpath which is set back from the current building by the grass verge, which is where the proposal is to be built. The proposal will not affect the safety of any road users passing the site, or people using the layby. This is shown in the images below.











