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Design & Access Statement

PLANNING APPLICATION FOR THE CONVERSION OF BUSINESS PREMISES AT 48 SNEYD STREET, LEEK, ST13 5HP



Photo courtesy of Google Maps

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Introduction/Context

This statement is produced to support a planning application for the change of business premises at Workshop, 48 Sneyd Street, Leek, ST13 5HP.

The conversion will consist of changing the longstanding out of use Joiners Workshop to a children's role play and soft play area, with a small café serving hot and cold drinks and snacks.

The property comprises a ground floor workshop / storage premises of masonry and block work construction beneath a pitched, steel truss roof. The warehouse is arranged over split levels, being open plan and also benefiting from toilets and a kitchen facility. A small office has also constructed. The current use class is B2.



Proposal

The conversion of the business premises at Workshop, 48 Sneyd Street, Leek, ST13 5HP from the current longstanding out of use Joiners Workshop to a children's role play centre with soft play area and small café serving hot and cold snacks and drinks.

Layout

The current layout is of two main rooms consisting of a foyer area; a toilet block with four toilet cubicles; a small office; a boiler room and two storage rooms. We propose to make changes to the foyer area by creating a smaller area immediately behind the main access door to develop a new foyer with a more secure entrance to the building. The redundant pipe work and electrics will be removed. An insulated false ceiling will be installed to retain heat and lower costs of heating. For the immediate time of opening we will only use the first main room for the running of the business with a means to develop the second main room in the near future. On entry to the first main room we will have a reception desk, café counter and

seating area. The room will have a number of small “houses” made from MDF recreating the look of a small town, with a small soft play area. The existing toilets will be converted into two separate blocks, male and female. There will also be a disabled access toilet.

Scale

There will be no alterations to the scale of existing dwelling.

Appearance

The street scene or front elevation of the building will not differ from its existing form other than a non-illuminated sign above the entrance doors.



Landscaping

There will be not alterations to the landscape.

Access

There are no current access issues related to the site. There is a large main access point at the front of the property which will be used as the entrance. This is located on Sneyd Street (fig.1). There is also an easily accessible fire escape to the rear of the property that leads to an alleyway on Strangman Street. The fire exit is within 30 metres from any point inside the property. The fire escape has a 11 metal steps leading to it. (fig.2)



(fig. 1)



(fig. 2)

There are onsite parking facilities for two cars. There is street parking available and a pay and stay car park within 500 metres. The access will not hinder any existing residential or commercial properties. The majority of the property is on ground level and the public will only have access to this area. The main entrance to the building is wheelchair accessible also.