The Old Court House
High Street
Leek

PROPOSED CHANGE OF USE
OF FORMER COURT BUILDING TO 9No APARTMENTS

DESIGN & ACCESS STATEMENT

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CHARTERED ARCHITECTURAL TECHNOLOGIST

Please note this document supports the relevant Planning submission for proposed change of use of The Old Court House, High Street, Leek; from partially derelict building / music studio to 9No Flats (C3 usage).

This document should be read in conjunction with all Relevant information with this submission.

JCA

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INTRODUCTION

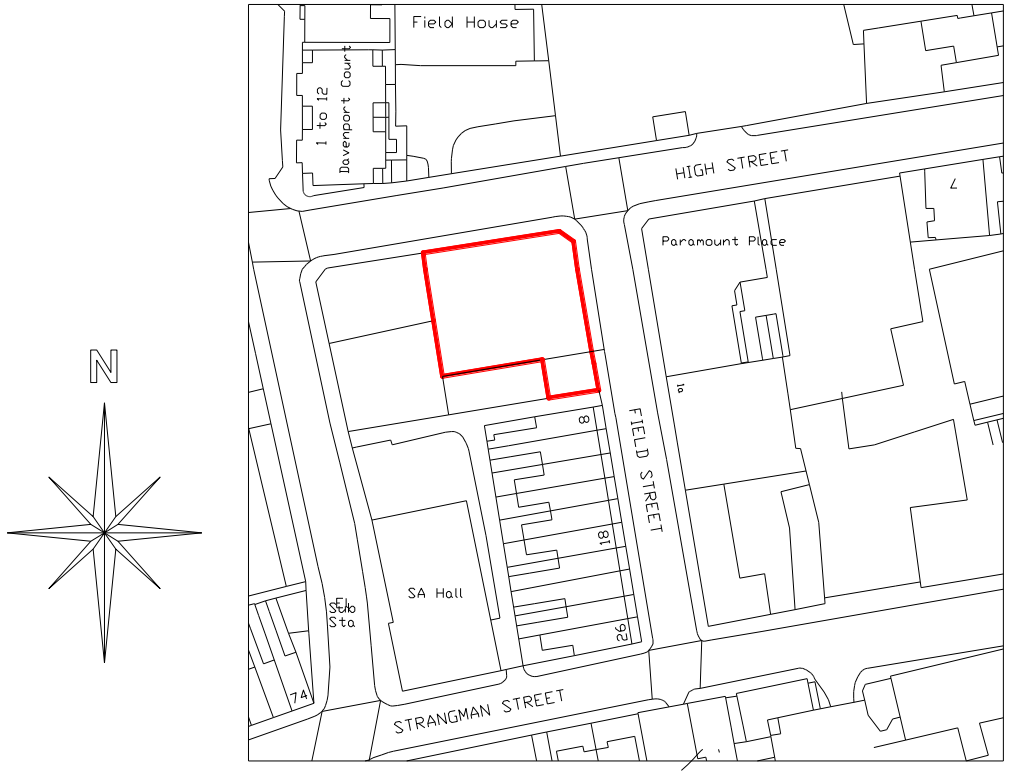
This design and access statement is submitted in support of the planning application for the proposed development of the site edged red (Right).

The planning application is for proposed change of use from a partially derelict / music studio building to 9No Flats.

This design and access statement describes the design development process in relation to the proposed development and adopts the format recommended by the Commission for Architecture and the Built Environment guidance 'Design and access statements, How to write, read and use them'.

The premises comprise a three storey building with separate commercial use at ground floor, first floor used as a music studio and the third floor unused and derelict . The property is traditionally constructed with brickwork and stone elevations with a parapet and pitched roof design alongside partial flat roof elements to the centre of the roof.

The ground floor commercial property forms separate ownership and is therefor not considered as part of this application



Site Location Plan

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EXISTING SITE & CONTEXT

The existing building is located along High Street / Field Street in Leek, a small market town and civil parish belonging to the county of Stafordshire.

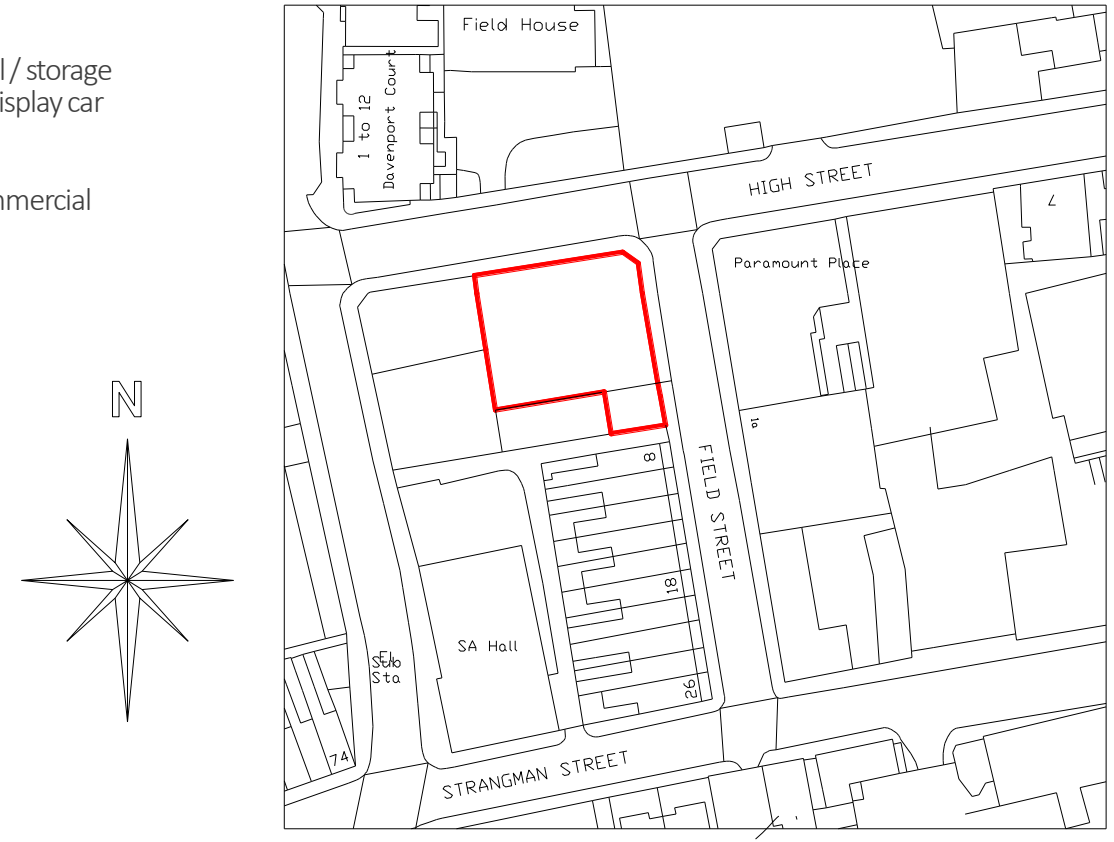
The surrounding area consists mainly of properties with ground floor commercial use and first floor residential / storage / office use. Due to its location and proximity to the town centre, the area offers a number of public pay and display car parking areas all of whichare well connected to St. Edwards Street which leads to the A523 and A53.

A diverse array of buildings can be found surrounding the proposal site ranging from smaller, single storey commercial buildings to 3 and 4 storey office buildings.



Site Map View

Application Site



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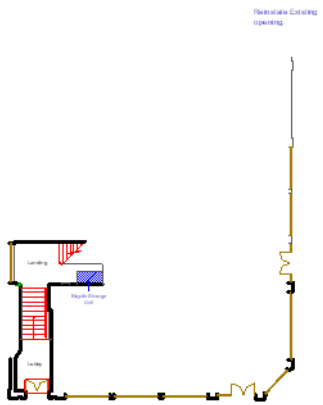
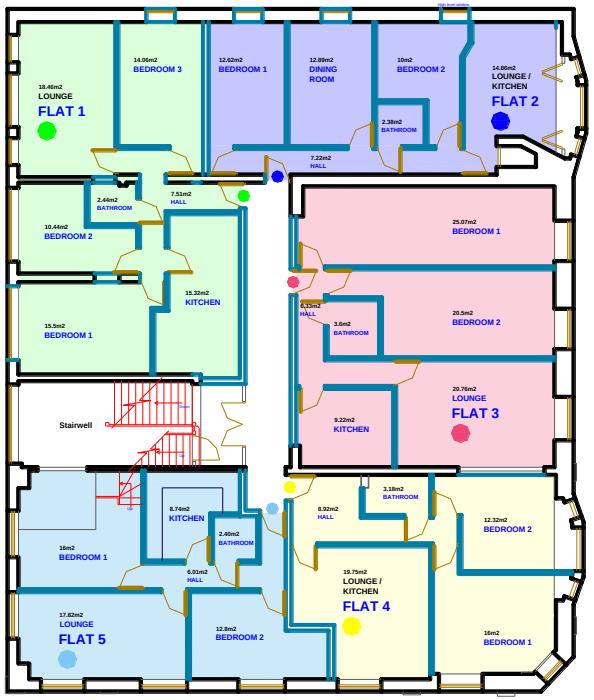
LAYOUT

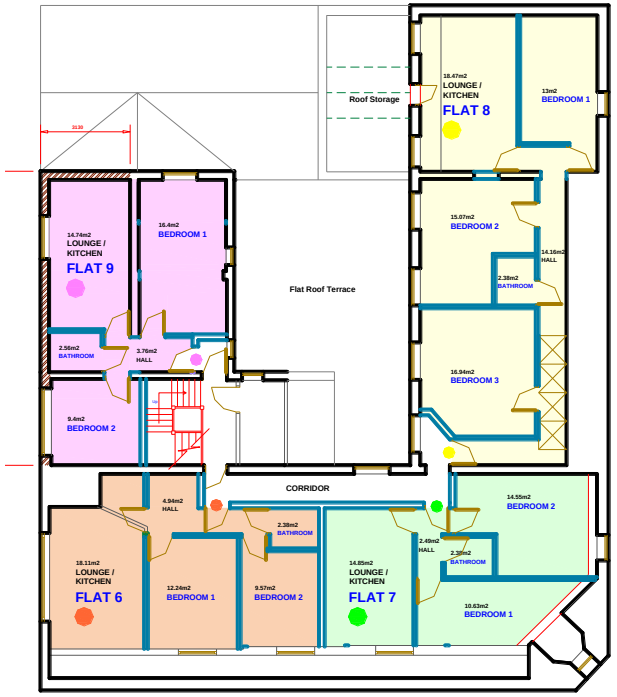
The proposal building encompasses all but a small section of the site itself, with the only external element of the site providing bin storage to the existing building and the proposed end users. Internally the proposal deals with changes of use at only the first and second floor. A new layout to the first and second floor is proposed which attempts to retain as much of the structure of the building as possible. The new layout offers a total of 9 spacious flats ranging from 2 to 3 bedrooms. Each flat offers comfortable living space and ample sized bedrooms for end users. Existing openings remain as existing which retains the buildings aesthetic and character. New windows are provided as needed to accommodate new bedrooms and living spaces. At second floor the layout is equally as accommodating however includes the addition of an infill extension that will allow for Flat 9 to be maximised. Overall the proposal offers an ideal layout which maximises the number of potential flats within the existing floor space in a modern and comfortable manor with small and minor alterations to the existing building.



Proposed Ground Floor Plan
Lobby

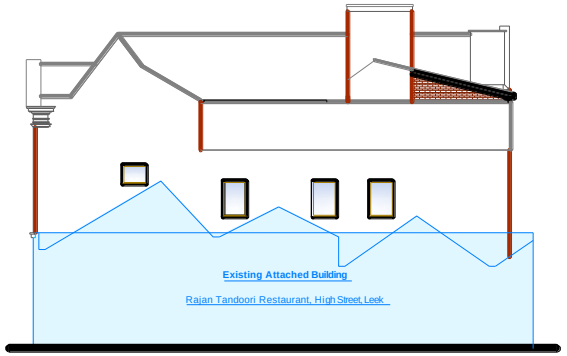


Proposed First Floor Plan



Proposed Second Floor Plan

LAYOUT



Proposed Salisbury Street Elevation



Proposed High Street Elevation



Proposed Strangeman Street Elevation



Proposed Field Street Elevation

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ACCESS

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Access to the property is provided off Field Street which is currently the main entrance from the front of the building and will continue to be the main entrance

Access throughout the building is provided through the use of stairs and new wider corridors due to the impracticality of a lift system being installed within the building.

The building occupies a sustainable location close to the junction of two classified roads and is readily accessible by numerous modes of public transport including major bus routes. Given this combination of local parking amenities and excellent access to public transport, it is not considered that the development would materially increase congestion in the locality.

With regards to the golden thread of sustainable development running through the NPPF, the site is located within a central location and within walking distance of a variety of retail, leisure, health, education and community based amenities in the local centre. The site is also located within close proximity to high frequency bus routes. The proposed development is therefore considered to be within a sustainable and accessible location.

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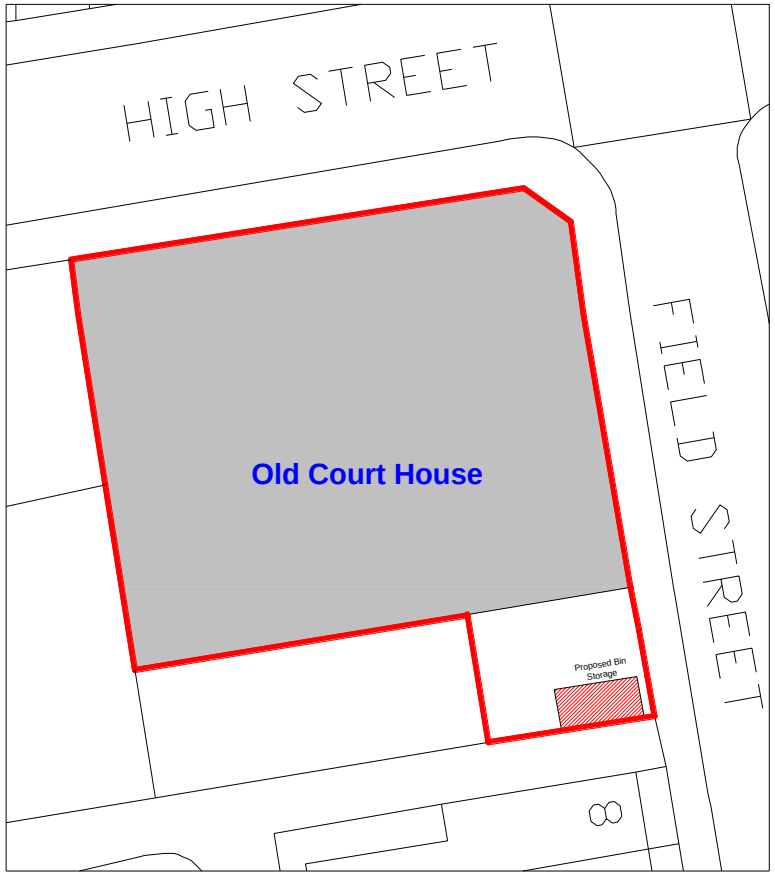
As part of the development, the proposal will provide refuse storage to the side of the building as shown (right). The refuse storage will provide attractive handle latch / euro cylinder deadlocks with timber panel cladding so as to avoid an unattractive views from Field Street.

Storage containers are to be provided as follows:

2no 1100 litre General Rubbish Bin
1no 1100 litre Glass / Can Recycling Bin
1no 1100 litre Paper Recycling Bin

The refuse / recycling bins will be positioned to the edge of the boundary on the specific day for collection.





Proposed Site Plan