

DESIGN ACCESS STATEMENT

Planning application for the conversion of first and second floor shop / retail premises current class E (a) at 61a St Edwards Street, Leek, Staffordshire, ST13 5DN into one bedroom apartment.

Introduction

The design access statement has been prepared to accompany the planning application for the change of use of the first floor at 61a St Edwards Street, Leek into a one bedroom apartment.

The existing building is a two and half storey property in between existing two storey properties on St Edwards Street.

The property forms part of a cluster of adjoining buildings to the left and right sides are shops and residential premises, facing the proposal on the opposite side of St Edwards Street are also a cluster of shops and residential premises.

The site is within the Leek town centre conservation area, but does not have listed building status.

Proposal

To change the use of the first and second floor shop store / retail premises from E (a) into a one bedroom apartment.

The existing windows to the front and the rear of St Edwards Street frontage are not to be altered in any way.

The proposal is to utilise the first floor area as living accommodation.

The existing second floor will be utilised as a double bedroom and bathroom area and all areas to be fitted out to conform to the current building regulations.

The existing internal partition walls shall be used complete with timber staircase to provide access from the first floor area up to the existing second floor rooms

The proposal will not affect the existing shop / retail unit on the ground floor in any way at 61a St Edwards Street.

The first floor area space will be formed to provide lounge, dining and kitchen areas with staircase leading to the second floor area as before described.

Site Appraisal

The premises sits between terraced shops / residential units upon the lower part of St Edwards Street.

Due to the fact that shopping habits have changed over the year within leek and the surrounding areas, the need for additional shop areas is not required and more residential units are in more demand due to the national housing shortage.

For the purposes of the development plan, the site lies within the town's boundary, where there is a general presumption in favour of the proposal.

Use / Amount

The proposed scheme / change of use would essentially make use of the existing first floor area, being a modernised area with new heating, plumbing and wiring and comprising of a lounge, dining and kitchen on the first floor area and bedroom and bathroom on the second floor area.

The existing shared rear yard will provide an amenity area.

Layout

There is no proposed extension only alterations internally, to form first floor lounge, dining and kitchen and second floor bedroom and bathroom.

Space

The scale of the existing building shall not be altered as part of the proposal.

Landscaping

There will be no additional landscaping or alterations to the existing landscaping as part of the proposal.

Appearance

There will be no alterations to the existing appearance as part of the proposal.

Access

The existing access to the property is to be retained which has a level threshold off St Edwards Street.
The first floor apartment is accessed via the shared internal staircase.