DBD Architectural Consultancy

DBD Architectural Consultancy Ltd.
50 Broad Street, Leek,
Staffordshire ST13 5NS
01538 383118
mail@dbdconsultants.co.uk
www.dbdconsultants.co.uk

Design & Access Statement

PLANNING APPLICATION FOR A TWO STOREY REAR EXTENSTION ON 7 RUSSELL STREET, LEEK, ST13 5JF



Photo courtesy of Google Maps

July 2023

Featured on houzz
Chartered Institute of Architectural Technologists Registered Practice
Constructionline A UK GOVERNMENT CERTIFICATION SERVICE
partner LABC

PLANNING APPLICATION FOR REAR EXTENSTION ON 7 RUSSELL STREET, LEEK, ST13 5JF

Introduction/Context



This statement is produced to support a planning application to extend at the rear of Russell Street Dentist on both the ground and first floors, this is to add a third surgery to the current practice due to the increase of clients and appointments.

There is currently a small greenhouse, which is an unusable space due to the fact that its windows are broken and there is no internal entrance to the dental practice.

A previous planning application (SMD/2020/0366) was submitted and approved in 2020 for a single storey rear extension with a mono-pitch roof sloping onto the neighbouring wall pictured in the photo above. The new proposals include the approved single storey rear extension with the proposed roof rotated 90° so that the roof now slopes onto 7 Russell Street. Additionally, there is a rear first floor extension proposed which will extend from the rear of the property and to the side of the two-storey outrigger.

Proposal



The proposed development would be looking to stay in-keeping with the surrounding properties. The houses surrounding the site as mostly all traditional terrace houses, converted into pubs, restaurants, and shops. The proposed development would complement the existing properties in its design.

As this extension will only be extending at the rear to replace the currently standing greenhouse and an extension on the first floor to make the space more efficiently used, there will be no changes to the current street view of the property.

Layout

The proposed layout is to extend from the outside door and replace the outbuilding. This will be used as a third surgery and a corridor to this room from the main building with a new door for the WC and a shower room for the employees of the dental practice. This extension will create the additional space for the surgery, shower room and WC. On the first floor the extension is proposed to be to the side of the existing first floor outrigger, this will create space for a small office for a dental manager and a larger room for all the decontamination equipment. More space is required for the decontamination room as the existing room is already cramped and with the addition of a third surgery the decontamination room will be

used more frequently and by more people. The X-ray room has also been moved to the first floor.

Scale

Being a rear extension two storey development, it shall be in keeping with the surrounding properties. The scale of the development is suitable for the site as it fulfils the available space in the most efficient way possible.

Appearance

The proposed development shall be constructed using brick, which matches the existing and the windows will have brick detailing to tie it into the scene. The roof will be a plain tile to match the existing dwelling, the window and door units will be white uPVC to match closely to those of the exiting dwellings in the vicinity. The overall appearance will be very traditional and in keeping with a character of the street.



Access

There is no change to the access or parking to the site. The on-street parking facilities are more than adequate for the site's usage and the surrounding properties also use on-street parking, therefore there is no need to provide off-street parking as part of the scheme. There is a passageway between each property, which acts as an access directly to the rear. Within the extension there is an external door, which provides direct access from the building into this passageway.

Statement of Historic Significance and Impact

Research resources include:

www.heritagegateway.org.uk

www.historicengland.org.uk

www.nls.uk

The building in discussion resides on Russell Street in the Leek Conservation Area. Russell street is a mix of properties, mainly terrace style houses used for retail or hair salons with some commercial workshop type premises.

Visibility to the rear of the site from Russell Street is largely blocked by the properties forming the street scene. There is a shared passage between No7 & No9 which is blocked off by a doorway. The front aspect of the property is possibly the only property on the street that has generally retained its original terrace house appearance, with the headers of the doors and windows, as seen in the picture above, whereas the others have a larger shop front type window. The proposed development focuses on the rear of the building and will have no effect on the distinctive character and quality of Russell Street.

A description of the heritage asset, its history and setting.

7 Russell Street is a two-storey white painted brick terraced property situated in the leek conservation area. The principal roadside elevation is very simple with two windows, one on either floor and a door serving as the main entrance to the property. To the right there is passageway between 7 Russell Street and 9 Russell Street leading to the rear of the property. Looking at the principal elevation it is clear to see that 7 and 9 Russell Street both have much lower pitched roofs compared to the neighbouring terraced properties.

At the rear of the property There is a two-storey outrigger with eaves at a lower level than those of the parent building. Extending beyond the outrigger is a dilapidated glasshouse which has broken windows and render which is peeling.

Nearby is Grade II listed building The Roebuck Inn, which has an access road leading to its own private car park, this access road runs past the rear of 7 Russell Street. From various positions walking up the access road and walking around the private car park very little can be seen of the rear of 7 Russell Street with only a clear view being achieved when standing straight on with the rear of 7 Russell Street. When viewing the building from The Roebuck Inn very little can be seen due to the outrigger on the rear of 1-5 Russell Street (The Cobblers). As mentioned, the only place which enables views of the rear of 7 Russell Street is the access road which runs up to the car park belonging to The Roebucck Inn, when standing at the bottom of this road none of the rear of 7 Russell Street can be seen and when gradually progressing further up the road, the rear of 7 Russell Street is still hidden behind the various outriggers on the numerous properties which reside on Russell Street. It is only when you reach the rear of 7 Russell Street and stand at various points on The Roebuck Inn's carpark that you can see the rear of 7 Russell Street. This suggests and is proven correct when visiting the property that The Roebuck Inn and the rear of 7 Russell Street are only in the same view in very few positions. Additionally, when viewing 7 Russell from the rear entrance of The Roebuck Inn you can the existing dilapidated glasshouse which will be replaced by the previously approved single storey rear extension. When standing in the same position the two-storey aspect of the application will not be seen as it has a pushed back position and is hidden by the outriggers. (See photos 1-19 of this area and see photo montage site plans PL13)

Also nearby is Grade II Listed Building National Westminster Bank which is east of The Roebuck Inn and can be seen from The Roebuck Inn car park. Similar to The Roebuck Inn the National Westminster Bank and 7 Russell Street cannot be seen at the same time from any viewpoints around the area, which include walking around Aldi Car park, walking up the road behind 7 Russell Street and also walking around The Roebuck Inn car park. As 7 Russell Street is not in the view of National Westminster Bank the proposals will have no effect on the heritage of the Grade II listed building.

An assessment of its significance.

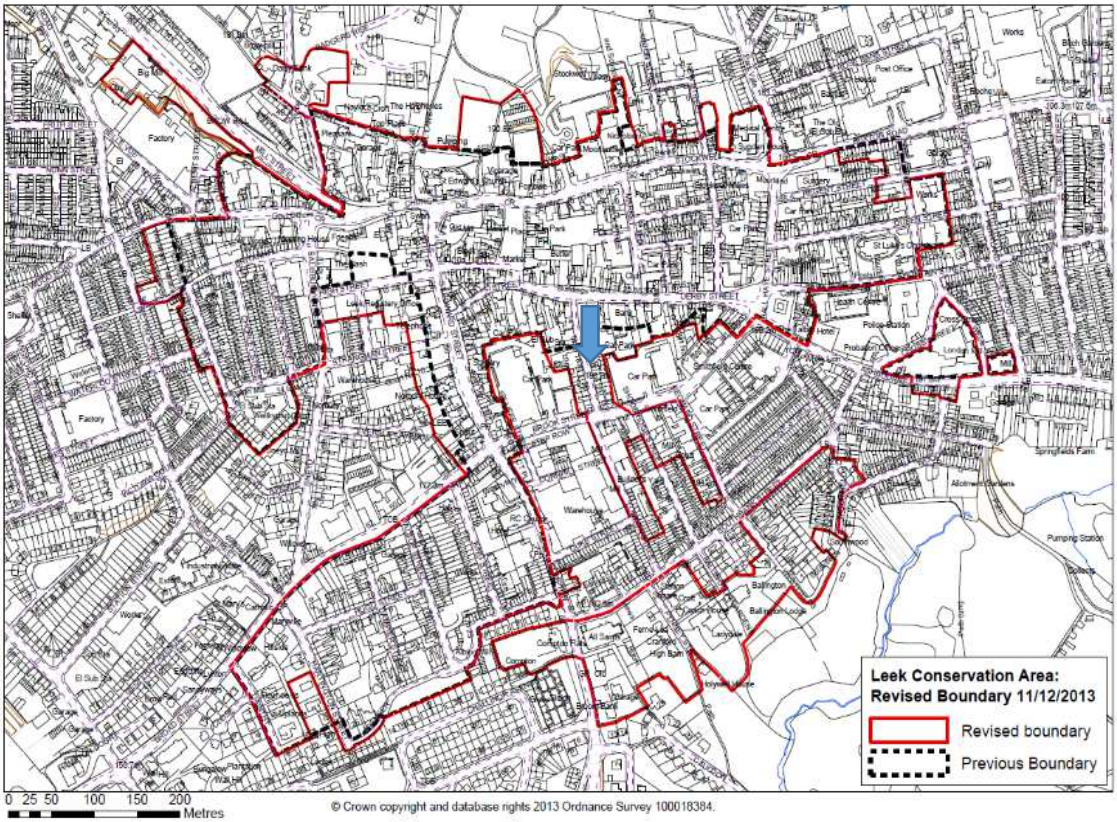
7 Russell Street is a two storey terrace which is not a listed building but does reside in the Leek Conservation area. The building can been seen on records from the National Library of Scotland website that Russell Street along with 7 and 9 Russell Street were present in 1878 (https://maps.nls.uk/view/101595743). As metioned this building is not individually listed but shows good architectural merit on its principal elevation with symmetrical features such as the windows. On the rear this architectural merit dispears with the dilapidated glass house and two storey outrigger both making the rear of the building look untidy. The proposed alterations affect only the rear of the property and will in turn tidy up the rear of the property making it more in keeping with the surroundings.

An explanation of the design concept for the proposed development

On the ground floor the dilapidated glass house will be demolished and be replaced with a single storey extension which will come out the same distance but be wider. This has previously been approved (SMD/2020/0366) but we wish to rotate the orientation of the roof by 90°. The ground floor extension will create space for an additional surgery which is required for the additional client base which has been gained since the new owners bought Russell Street Dentist. The new space will also include more space for clients to sit and wait for their appointment.

On the first floor the existing outrigger will be enlarged to the side creating more space for the store/cleaning room which will be outgrown with the addition of the third surgery. Also, with the increased client base the dental practice has the need to hire a practice manager who will require an office to work from.

The features of the extension will take the same design and form as the existing building and rear street scene which will include tall windows to help blend into the rear street scene.



© Crown copyright and database rights 2013 Ordnance Survey 100018384.

Street View Photos









These first four photos show the roof line of The Cobblers, 7 + 9 Russell Street and Russell House. The photos show a change in pitch between the buildings where the pitch varies from 40° down to 27.5°.

Photos 1-3





Photos 4-6





Photos 7-9





Photos 10-12





Photos 13-15





Photos 16-18





Photos 19-21





Photos 22-24





Photos 25-27





Photos 28-30





Photos 31-33





Photos 34-36



