

12A ST EDWARD STREET

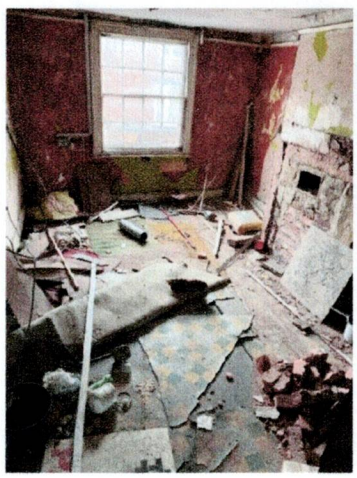
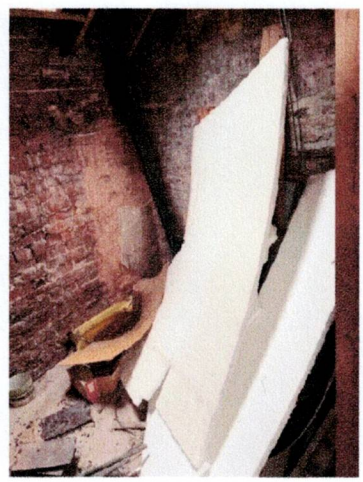
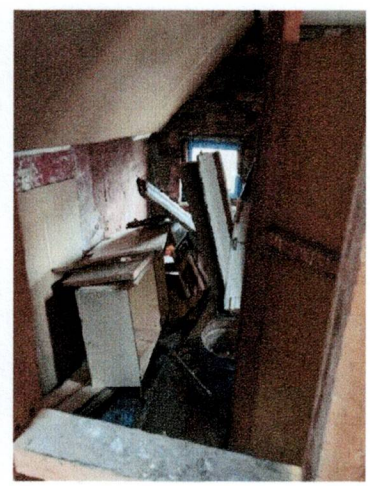
Design and Access Statement

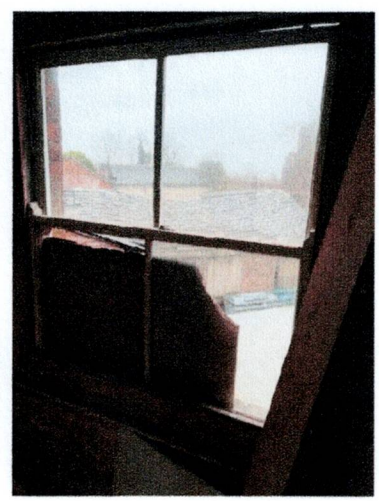
CHANGE OF USE.

Conversion of a small residential unit to a continuation of the downstairs hair and beauty salon.

This design and access statement accompanies a planning application for the change of use of an existing derelict residential flat into a continuation of the downstairs hair and beauty salon. The property is situated at the top end of St Edward Street, Leek ST13 5DS, between a late-night, fast-food takeaway and a work uniform shop. This part of the street is in the conservation area, and I believe it is important to try keep the original appearance of this property, and the surrounding buildings, maintaining them to a high standard. By keeping our town attractive and independent, visitors will continue to come from outside of the area and spend money in our shops, cafes, pubs etc. Unfortunately, no.12 and the above flat(12A) had not been well maintained inside or out , so a new coat of paint outside will improve the external appearance but the inside is a much bigger job!

It was July 2000, when I first went into 12A, with the owner at the time, to give some suggestions on what I thought he could do with it. It gave the impression that it had never actually been occupied, there was no kitchen, no bathroom, no electrics, water etc. All the floor space was taken up by old building materials and rubbish. Imagine my surprise when I went back in to it 21years later and nothing had changed.



I believe 12A would be far more beneficial to the town as part of the salon, than it would as a flat. Firstly , it is small, comprising of just three rooms. It would only really accommodate one person or a couple. It would have a small bedroom upstairs in the eaves of the building, a living room below, a tiny bathroom and a very small kitchen. The surrounding area is quite lively at night, with weatherspoons, the wilkes head and two takeaways less than 50 yards away, so can be noisy, especially at weekends. The access is up a passage at the side of next doors restaurant, through a refuse and storage area and up a metal staircase to the door, as you could imagine, it gets a bit messy on busy nights and is frequently visited by rats. There is also no off-street parking or garden with the property.

If it was part of the salon, we could provide workspace for at least 3 beauticians in the upstairs rooms. A small WC by the back door would be sufficient and we could put a staircase in from the lower floor, meaning the metal staircase and rear access would only be used as a fire escape. The property is ideally situated for clients, being close to the town centre and opposite a council car park. With the downstairs as well, the building would provide space for 5 to 6 full time staff, bringing clients in from the surrounding areas, that would hopefully use our car parks, cafes, pubs and shops whilst in town.

Whatever the outcome we will be renewing the floorboards, rear windows, back door and totally replastering throughout. The only structural changes would be the small WC room and the stairs from the lower floor, if the change of use is granted.

We are Leek residents and my wife, Claire, has spent all her working life in Local salons, she is well known and respected amongst the hair and beauty community. I have no doubt she will make a huge success of her own salon and have no trouble finding the right staff to make this a thriving business.