7 Ball Haye Street, Leek
Design & Access Statement

This design and access statement has been prepared in support of the application for Full Planning Permission to change the commercial shop front design of No. 7 Ball Haye Street, Leek, ST13 6JN for Ms Noor-un-Nisa Akhtar.

APPLICATION SITE APPRAISAL:
Setting, site and access analysis

The application site is flat field and accessed from the A53 road which connects to Stoke-on-Trent through to the Peak District. There are a number of independant retail outlets along this road of similar aesthetic to what is proposed.
The application site is accessed via the main town road, commerical properties are accesed via the front facade of the building whilst residential access is a mix of rear and front along the high street.
The proposal will not lead to any increase in traffic therefore it is considered to be a sustainable use of the site that will have no impact on its surroundings.

DESIGN PROPOSAL

Overall, the applicant aims to achieve a high standard of design and the following considerations have therefore been taken into account. Ensuring that the propsal is sensitive to the Conservation area.
1. To create a clean finished shop front design by replacing all old timber frame work with aluminuim to withstand weather conditions and general maintenence. The shop front framework will align to the building facade and sit flush to create a uniform aesthetic for access. All framework to the glazing will be in a neutral/monochrome powder coated finish.

2. To integrate mechanical fire rated commerical shutters that will be concealed behind the shop front signage panel. The shutters will be fire tested and compliant to latest standard BS EN 16034:2014 & CE Marked to BS EN 13241-1:2003.

3. The overall finish and aesthetic of this proposal will not clash with any other shop fronts in the areas as there are a mix of designs that support this application.

HIGHWAY CONSIDERATIONS

There are no Highway considerations relevant to this proposal, as the existing access from 7 Ball Haye Street is to be used.

TREES and HEDGES

All trees and hedges to the whole of the application site are to be retained as existing. It is suggested that no further landscaping is necessary.

FLOODING

Flooding details on the Environment Agency website have been checked and there are no flooding implications for this specific site.

CONCLUSION

Overall, therefore, the enclosed application presents a scheme that is appropriate to the setting of the site, with the intention to provide a proposal with a sympathetic scale, form and massing and the use of appropriate materials.