

South Elevation



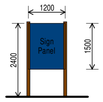
North Elevation



West Elevation



East Elevation



Sign 'A' Elevation

PROPOSAL SCHEME

It is proposed to change the use of 20 Leek Road, currently a dwelling into an office premises for Clowes & Co. Solicitors. It is also the intention of incorporating the road fronting office in 22 Leek Road within the development.

The existing dwelling within 22 Leek Road is to be unaffected by these proposals, with access gained at the rear of the property.

The internal arrangement of the property is to be updated to suit its new use as shown here.

External alterations are to be minimal but shall include the following: -

Access to the new offices is to be via the side of the property and as such a ramped access is to be provided to allow easy access to less able visitors or parents with pushchair's to enter the premises.

The existing window in the new reception area is to be altered into a doorway and this will be the main entrance.

The rear stores are to be converted into a wc, with the external doors removed and openings built up.

The existing office window in 22 Leek Road is to be adapted with a new a new central mullion added and windows altered accordingly.

ACCESS AND PARKING

The existing access is to remain unaltered but visibility is to be improved. The existing hedge and fence between the access and building is to be removed and new fence and hedge erected behind the improved sight line.

Staff parking is to be provided outside of the existing cadets building as shown on block plan, whilst customer parking is to be provided in the garden area to the side of the building with a section of hedge removed to provide access. The parking area is to be surfaced in crushed stone and enclosed with a mixed native species hedgerow.

SIGNAGE

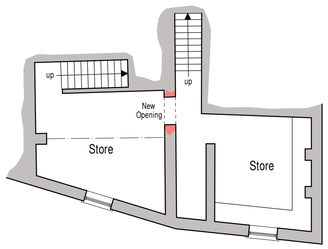
The existing sign panel above the office window in 22 Leek Road is to be removed and replaced with new sign panel as shown on accompanying signage document by Engage Creative.

A similar sign is to be installed above the window of 20 Leek Road again as shown on the accompanying signage document by Engage Creative.

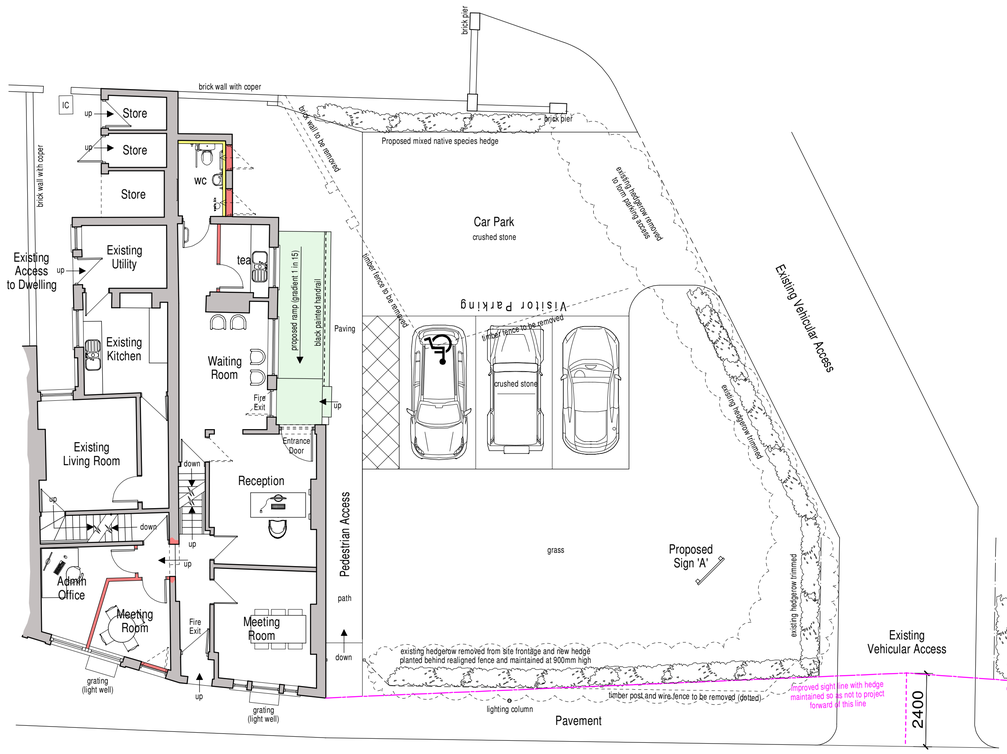
A free standing sign is to be erected where shown at the site entrance to inform customers of car park facility. The sign is to be erected on timber posts, see Engage Creative details accompanying application.



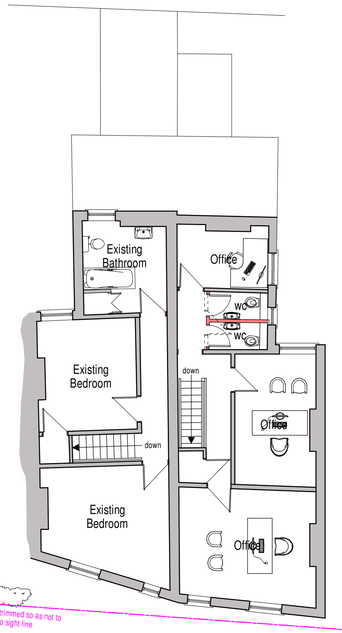
scale bar @ 1:100



Basement Floor Plan



Ground Floor Plan



First Floor Plan

Clowes & Co Solicitors

Proposed Change of Use into Office
20-22 Leek Road,
Stockton Brook,
ST9 9NN

Planning Proposal
Floor Plans and Elevations

Date	Sheet	Scale
September 2023	A1	1:100
Drg No.	Rev.	Drawn
2023-2831-02	C	RG

A - 03/10/2023 - CAR PARK UPDATED
B - 13/10/2023 - LAYOUT UPDATED FOLLOWING CLIENT FEEDBACK
C - 16/10/2023 - PLAN UPDATED FOR PLANNING SUBMISSION

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