

PLANNING / DESIGN AND ACCESS & HERIATGE STATEMENT

PROPOSAL : Conversion of ground floor & first floor to provide new 2 bedroom residential dwelling. Alterations to elevations including removal of shop frontage & rebuilding to provide new door & window.

ADDRESS : 31 Russell Street, Leek, Staffordshire, ST13 5JF

DATE : July 2024

INTRODUCTION

The applicant wishes to change the use of a disused shop which has been empty for a number of years and provide a new 2 bedroom dwelling.

USE

The existing ground and first floors have previously been used as a shop showroom and store rooms.

AMOUNT

The application proposes one 2 bedroom dwelling.

LAYOUT

The layout of the proposal is determined by the size and shape of the application building.

SCALE

The dwelling will be two bedrooms to the first floor with a new kitchen and lounge area to the ground floor.

LANDSCAPING

The site is not capable of accommodating soft landscaping.

APPEARANCE

The external appearance of the building will largely be unchanged. There will be minor alterations at the rear by re-opening existing door & window openings that have been previously bricked up. At the front of the building the existing shop frontage will be removed & built up in matching brickwork which has been done to many neighbouring properties.

ACCESS

The site is within easy walking and cycling distance of local and town centre services including shopping, employment, health, education and community facilities. It is also convenient for public transport routes that give access to the nearest towns of Buxton, Macclesfield and Ashbourne, and to The Potteries. The development is not capable of providing occupation for less abled people because of the stepped access from the rear.

HERITAGE ASSESSMENT

The application building is a non-listed building within the Leek Conservation Area. It has minimal heritage significance. The assessment therefore concludes that the proposal will not result in a harmful impact on the building's significance as a heritage asset. Economically, the proposal will provide a viable use that will aid the building's maintenance and therefore its future contribution to the character of the Conservation Area.