
DESIGN AND ACCESS STATEMENT

**Planning application for the renewal of
Planning Permission
(Previously approved under ref. 11/00378/FUL)**

For

**Conversion of first & second floors
at 14 Market Place
To create 3 No. one bedroom flats and two
storey side extension**

At

14 Market Place, Leek, Staffordshire

JOB: 2582

DATE: Sept 2014

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PLANNING STATEMENT

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1.0 Foreword

This Design and Access Statement has been prepared on behalf of Andrew Graham to accompany a Planning application for the renewal of Planning permission (previously approved under ref. 11/00378/FUL) for change of use of the upper floors of 14 Market Place into three apartments & 2 storey side extension.

The format of this statement is drawn from both Central Government requirements as detailed with Section 3 of Circular 01/2006 "Guidance on changes to the development control system' which became effective on 10th August 2006, the Town and Country Planning (General Development Procedure) (Amendment) order 2006 and the advisory document "Design and Access Statements" published in 2006 by the Commission for Architecture and the Built Environment.

If there are any queries as to the content or detail of this statement please contact the author at the address on this document.

Darren Ormshaw A.C.I.A.T.

2.00 Site and Surroundings

- 2.01 14 Market Place covers an area of 0.134 Hectares. The site is located to the south of Market Place, Leek, and within the main town centre shopping area. The ground floor of the building is currently used for retail.
- 2.02 The existing building is three storeys high with a pitched roof, and forms part of a wider terrace of building frontages which run from west to east through the town centre. At first floor level, there is a large floor to ceiling window, and almost the entire width of the building. This window is currently obscurely glazed by way of acrylic window advertising associated with the retail unit which operates at ground floor level. At second floor level, the building has two sash windows with stone cills and lintels.
- 2.03 The rear part of the site is accessed via an alley way. To the rear of the site lies a public pay and display car park which serves Wilkinson and other retail stores in that location, as well as the wider town centre.
- 2.04 The existing building sits between two neighbouring buildings. To the east is a large three storey building occupied by the Yorkshire Trading Company, and to the west is Blueberrys Café. This area of Leek town centre is pedestrianised.

3.00 The Proposal

- 3.01 It is proposed to convert the existing upper floors of 14 Market Place into three self contained one bedroom studio apartments. As part of the conversion, a small two storey extension would be constructed to the side to allow for a separate shared entrance to be provided to the proposed residential properties. The existing retail unit at ground floor level would be retained.
- 3.02 Each residential unit would contain a bedroom, bathroom, and living room/kitchen area.
- 3.03 The building is situated within the Leek Town Centre Conservation Area so there will be a need to preserve and enhance the character and appearance of the building and the conservation area. As part of the proposals therefore, it is proposed to make some minor alterations and improvements to the first floor shop display window and to retain it as a feature within the proposed conversion.

Use and Amount

- 3.05 The proposed alterations to the upper floors of 14 Market Place would facilitate Use Class C3 residential units, of which there would be three one-bed apartments.

Layout

- 3.06 The existing building would be retained, with a new two-storey side extension provided to the rear. This would provide a new internal staircase to the proposed apartments provided at first and second floor level.

Scale

- 3.07 The proposed extension would be two storeys in height, and would have an eaves height of approximately 5.2 metres. The length of the proposed extension would be approximately 5.8 metres, and the width would be 1.4 metres.

Appearance

- 3.08 There would be limited alterations to the appearance of the existing building which fronts onto Market Place. The only alterations proposed are to the first floor shop display window. As part of the proposals, it is proposed to re-glaze the existing windows with safety glass that would be obscurely glazed up to a height of approximately 0.8 metres. Top hung opening lights would also be provided at the upper part of the two central lights.
- 3.09 Although 14 Market Place is not listed, the building forms part of the Leek Town Centre Conservation Area. The existing first floor shop display window currently provides historical reference to the former shopping experience of the town. The windows are currently obscured by acrylic advertisements that are currently fixed internally to the glazing panels, thereby having a negative affect on the character and appearance of the conservation area. The proposals would remove these advertisements, and whilst providing some alterations to the existing window, its overall integrity would be retained, and its appearance enhanced.
- 3.10 The southern elevation to the rear would remain unaltered. The proposed eastern facing rear extension would be two storey's in height and have a monopitch roof that would provide a continuation to the existing roof slope. The proposed rear extension would have a ground floor timber entrance door with a first floor two light window with cill that would provide natural light to the staircase landing.
- 3.11 An additional window would also be provided to the eastern elevation of the existing building to the rear to provide additional daylight to the corridor of apartment 1.

Landscaping

- 3.12 There are no proposals to provide any landscaping to the rear of the site, with the existing yard to be retained.

Access

- 3.13 Pedestrian access to the proposed apartments would be gained from the rear of the site via the existing public car park. No car parking would be provided as part of the development. Being located within the town centre, access to local shops can be gained easily on foot, with the site being located within walking distance of Leek bus station for journeys outside of the town. Car parking is also available on nearby streets and public car parks for prospective occupiers who may own a car.

Planning History

- 4.01 14 Market Place has been subject to a number of historical planning applications as follows:

80/09022/OLDDC – Change of use to offices – withdrawn

81/09825/OLDDC – Change of use to fish and chip shop – refused

83/12191/OLDDC – New Shop Front – Approved

00/00977/ADV – Advertisement Consent for an Illuminated Sign – Approved

04/01002/ADV – Non illuminated Projecting Sign - Approved

5.00 Lifetime Homes Compliance

Lifetime Homes for Refurbishment work states

As with new build projects, to achieve the Lifetime Homes standard by refurbishment of a dwelling, all 16 Design Criteria must be achieved at the completion of the refurbishment works to the dwelling and its external environment. However, an additional number of existing factors in refurbishment may affect potential for achieving the Lifetime Homes standard.

The overall aim should therefore be to make improvements as far as practicable, to get as close to the Lifetime Homes standard as possible, having regard for the principles behind each of the 16 Design Criteria. This aim should be stated as a key project objective from the outset and the consideration on potential should begin from the earliest planning stages. Starting consideration at later stages may make improvements or inclusion less achievable or impossible.

Criterion 1 - Parking.

No parking provision is made due to the sites location within the town centre.

Criterion 2 - Approach to dwelling from parking.

Not applicable as no parking but building approach is generally level with a min width of 1150mm between existing walls on the approach to the building entrance.

Criterion 3 - Approach to all entrances.

Approach to the building is generally level with a min width of 1150mm between existing walls on the approach to the building entrance.

Criterion 4 - Entrances

External lighting to be provided to entrance and route around the building, The new door to the stairwell will have a level threshold and have a minimum clear opening width of 800mm A canopy will be installed over the entrance door.

Criterion 5 - Communal stairs and lifts

Ambulant staircase with a minimum width of 1.2m with max rise 170mm and min going 250mm in compliance with Approved Documents K & M of the current Building Regulations.

No lift will be provided however the width of the stairs is such that a stair lift could be provided at a later date should the need arise.

Criterion 6 - Internal doorways and hallways

No corridors within apartments are less than 900mm wide and minimum 1200mm in communal areas. Clear door opening widths to be 750mm increased to 900 where corridor is 900mm wide. All doors will provide a min 300mm nib on the leading edge of the door on the pull side.

Criterion 7 - Circulation space.

Due to the existing arrangement of structural walls within the first and second floors of the building, furniture as stated in "Standards and quality in Development" document and circulation space is restricted in some instances, primarily in the bedrooms of apartments 2 & 3, ample space is provided in the living areas / kitchens.

Criterion 8 - Entrance level living space.

All apartments are on one level once entered, as such all accommodation is situated on the entrance level.

Criterion 9 - Potential for entrance level bed-space

All apartments are on one level once entered, as such all accommodation including bedroom are situated on the entrance level.

Criterion 10 - Entrance level WC and shower drainage

All apartments are on one level once entered, as such all accommodation including bathrooms are situated on the entrance level.

Criterion 11 - WC and bathroom walls.

Existing walls are masonry, new lightweight partition to be lined/studded to accommodate handrail installation at a future date should the need arise.

Criterion 12 - Stairs and potential through-floor lift in dwellings.

Apartment 3 has a straight internal stair with a min width of 900mm this would allow for the future installation of a stair lift should the need arise.

Criterion 13 - Potential for fitting of hoists and bedroom / bathroom relationship.

Whilst all bedrooms are adjacent or near bathrooms we are unable to confirm suitable structural support for the installation of a ceiling mounted hoist as the existing joists will be retained and upgrade works would not be practicable.

Criterion 14 - Bathrooms.

Bathrooms are of sufficient size to accommodate the sanitaryware and access zones in front of each and a capped off floor drain to be located under the bath will be provided for later use if required.

Criterion 15 - Glazing and window handle heights.

Existing windows openings will remain unaltered, however living area windows cill heights are max 800mm above floor level, however due to the conservation area location of the building opening lights to the front will be at high level.

Criterion 16 - Location of service controls.

Switches and sockets / controls will be located within 450 and 1200mm of the floor level and at least 300mm from any internal corners.

6.00 Conclusion

- 6.01 In summary, this proposal seeks to convert the upper floors of 14 Market Place into residential use, whilst retaining the existing ground floor retail use.
- 6.02 The site is located within the town centre, and in accordance with policy S8 of the Local Plan, the principle of the use of the upper floors of 14 Market Place is entirely appropriate. The site is also located within the Leek Town Centre Conservation Area. Whilst the building is not listed in its own right, it forms an important part of the conservation area, most notably because the historic first floor shop window still survives. The proposals seek to retain and enhance the first floor shop display window. In accordance with the latest guidance contained in PPS5, an assessment of the significance of the historic asset (the conservation area) in section 6 of this statement, coupled with an assessment of the impact of the proposals concludes that the proposed alterations and use of the upper floors of 14 Market Place would have a positive impact on the character and appearance of the conservation area.
- 6.03 The proposals would not result in a negative impact on the amenity of the prospective occupiers of the proposed residential units, and the location of the site within the town centre makes it highly accessible to a range of shops and services. This would undoubtedly reduce the reliance on the private car by prospective residents. The proposal would therefore comprise sustainable development, of which there is a strong presumption in favour in accordance with latest government advice following the recent budget announcement
- 6.04 As can be identified by the previous section, we aim to achieve lifetime homes compliance as much as possible within the constraints of the existing building however unfortunately due to the inherent nature of the building some criteria cannot be achieved.