

Design, Access & Justification Statement for Change of Use
at
64-66 Prince Street, Leek – DASRLM676

INTRODUCTION

This application for 'Change of Use' is being submitted on behalf of the new owner of the property Mr M Pratt.

The application seeks to change the use of part of the ground floor from vacant shop premises to domestic use, to incorporate this space as part of the existing dwelling.

The shop area is vacant and has been fully stripped out having closed as a retail business, despite the property having been marketed for sale since September 2010. A copy of the sales particulars are attached to this statement for reference purposes. It should be noted that the property was initially marketed through commercial agents, Rory Mack Associates.

Having undertaken research with the local estate agents, Bury & Hilton I can confirm that during the period January 2011 to June 2013 the property received 12-13 viewings and two offers were made in this time i.e October 2012 and May 2013. Both these offers were rejected by the previous owners.

My client made a reduced firm offer on 28th June 2013, which was accepted and subsequently the sale was concluded. Mr Pratt is now residing at the premises and is currently undertaking much needed internal repairs and decoration.

The property had fallen into disrepair and by the time my client's offer was accepted the property had been repossessed by the previous owner's lender.

DESIGN ISSUES

As stated my client wishes to retain the property with full domestic use. This involves the removal of the old shop signage and aluminium shop front – photographs of the existing are attached to this statement for reference.

This will involve blocking up the old openings and the insertion of 3 new window openings, as shown on the plans as proposed. These areas will then be rendered to match the existing and any exposed brickwork behind the old signage will be repointed.

ACCESS ISSUES

As the property is existing the proposals do not fall under the remit of Building Control for access issues.

The current parking, entrance and stair arrangements etc will remain as they are.



Robert L McGuinness MRICS – Chartered Surveyor
Principal – RLM Associates

16th January 2014

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Bury & Hilton, Leek
6 Market Street, Leek, ST13 6HZ
03301 011692 Local call rate



5 bedroom detached house for sale
64-66 Prince Street, Leek, Staffs

£175,000



Scan this QR code to see this property on your mobile

Full description:

Opportunity to purchase a new agents which is no longer trading and comprising retail premises with living accommodation. The property briefly comprises: Lower ground floor lounge, kitchen, shower room and bedroom, the ground floor has kitchen and retail premises. To the first floor are five bedrooms and bathroom. There is storage to the rear of the property together with ample off road parking. The property has gas central heating. **SERIOUS OFFERS WILL BE CONSIDERED.**

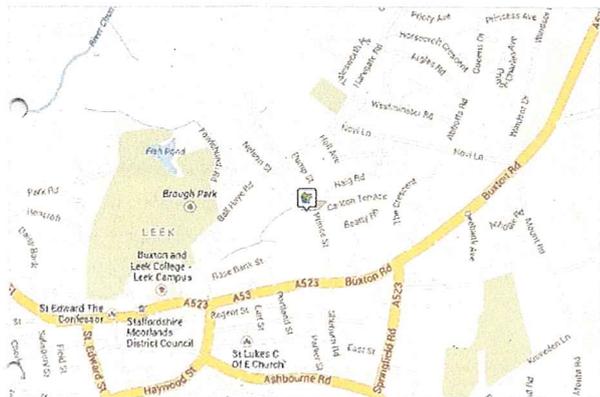
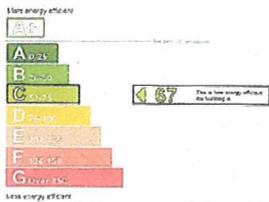
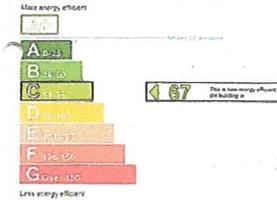
Room Dimensions

- LOUNGE 226 x 163
- KITCHEN 105 x 103
- SHOWER ROOM
- BEDROOM 181 x 111
- KITCHEN 11' x 14'
- OFFICE 123 x 65
- SHOP PREMISES 23'10 max x 28'
- FIRST FLOOR:
- BEDROOM ONE 16'11 x 12'
- BATHROOM
- BEDROOM FIVE 85 x 6'
- BEDROOM TWO 173 x 8'
- BEDROOM THREE 12' x 97'
- BEDROOM FOUR 12'1 x 71'
- OFF ROAD PARKING

GARAGE



Energy Performance Certificate (EPC) graphs



Note: The pin shows the centre of the property's postcode, and does not pinpoint the exact address

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