

## Home Sure 16 Leyland St, Prescott L34 5QP

### Design & Access Statement

#### The Site



16 Leyland Street, Prescott L34 5QP is currently used as Home Sure Estate Agency offices.

The property is an end terrace in a row of Edwardian properties currently comprising of residential and commercial units.

The buildings face directly onto Leyland Street, Prescott.

16 Leyland Street currently is the office of Home Sure Estate Agents. The ground floor is used as office space and open to members of the general public and staff.

The first floor is currently used as storage , Staff toilets and an overspill desk for visiting employees from other branches to hot desk if needed.

#### Location property Types

Leyland Street primarily contains Commercial properties with local Retail, Public House and solicitors.

The property type consist of terraced, Edwardian red brick properties.

This is the dominant architectural style type in this street.

#### Access

Access to Leyland Street is via High Street to the North and Eccleston Street to the South.

Car Parking is not available on Leyland Street, but is available via the pay and display car park at Hill Street off Leyland Street

### **The proposed development**

Home Sure would like to convert the existing first floor of Leyland Street into a new two bedroomed residential flat.

Access to the proposed flat would be at the rear of 16 Leyland Street via the existing rear yard gate.

Off the alleyway to the side of 16 Leyland Street.

Access to the 1<sup>st</sup> floor flat would be via a metal staircase, similar to the access to the first floor flat above the dry cleaners at the junction of Atherton Street/High Street

The proposal aims to extend the ground floor to house the office space for Home Sure Estate Agents.

The ground floor proposal aims to extend to the same ground floor footprint as 14 Leyland Street application 20/00692/FUL.

The first floor proposal aims to extend to the existing property rear elevation to the same as the existing ground floor outrigger and across the full extend of the width of the rear yard, with the building being 150mm away from the boundary with No 14 Leyland Street.