HERITAGE STATEMENT

RE-DEVELOPMENT of EXISTING RETAIL PREMISES into SHOP UNIT & 2 No. FLATS
8, Sheepmarket, Leek, Staffs. ST13 5HW







General Views of the Sheepmarket Enviroment and the Front Elevation of the Existing Building

February 2016

Summary of Proposal

The scheme proposes the re-development and refurbish of the existing Grade II listed building to provide a continuation of the ground retail business premises together with the re-establishment of residential accommodation at first and second floor levels in the form of 2 no. flats. The site is located in the centre of the leek Conservation Area and this retail site has been established in this location for the last 14 years.

Site description

The property comprises of basement floor area (accessed by a small service hatch in the ground floor), a ground floor area, which extends from the front elevation (Sheepmarket) for the full length of the building (approximately 23 metres) towards the rear of the site with a change of level at approximately half-way and single storey extension on the west side of the building, a first floor area which extends from the front elevation towards the rear above the ground floor space (not over the single storey extension on the west side of the building) and finally a second floor, which forms part of the front elevation and extends towards the rear approximately 6.4 metres.

There are two entrances for access to the site both of which lead off from the Sheepmarket pedestrian area. One is through the main entrance door into the main retail space of the ground floor and the other is via a covered passageway between the entrance to Primo Piano (an Italian restaurant) and the Black Swan public house. This latter route is an established 'right of way' and leads to a rear yard area giving access to the rear of no. 8 Sheepmarket.

The site/premises has one boundary to a roadway/pedestrian area and several boundaries onto neighbouring properties. The neighbouring sites comprise of/belong to MR Maleroom Barbers to the together with courtyard areas to properties located on Market Place, Pronto delicatessen to the west on Sheepmarket, the Black Swan public house car on the west boundary and, to the north, residential flats.

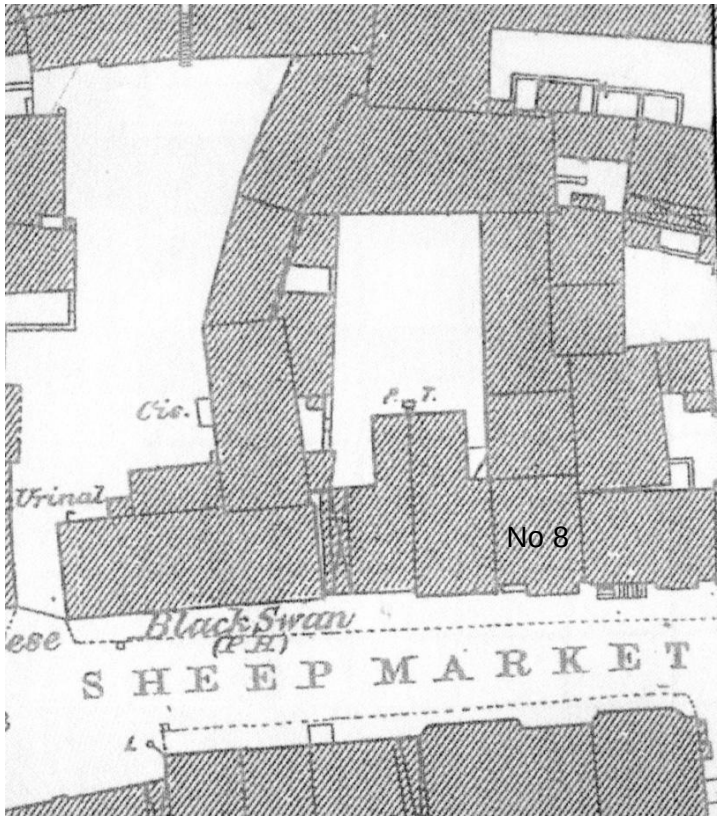
The site is generally surrounded on east, north & partly on the west sides by brick walls of varying heights (from 2.5 metres to 5 metres high) except for the area adjacent to the 'open' yard belonging to Primo Piano/Pronto (over which the right of way exists).



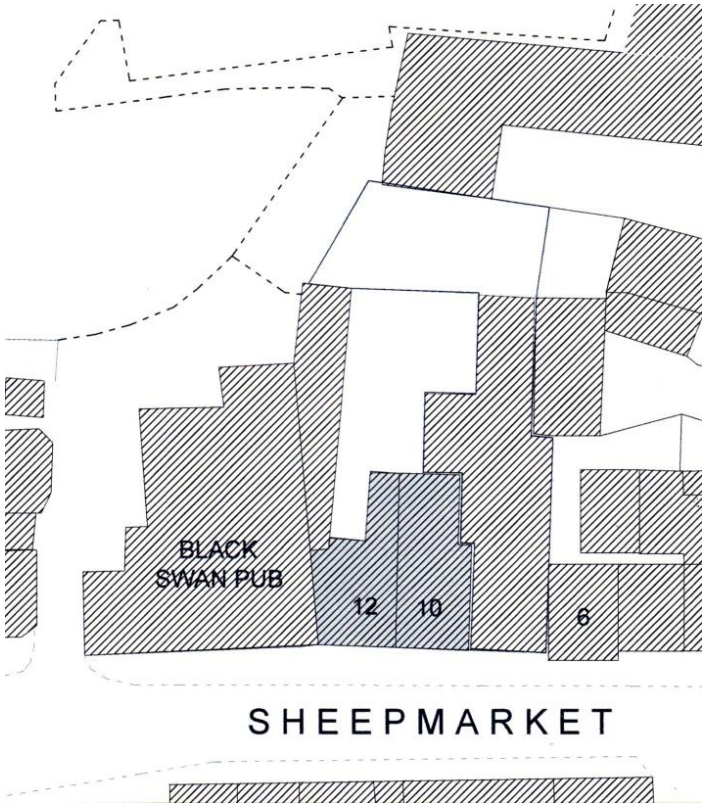
View of Existing Shop-front and Entrance

History of the Property

Extracts from ordnance maps



1890 map of Sheepmarket Area



1990 map of Sheepmarket Area

This building has been an established part of Sheepmarket for several centuries and has operated as a shop on the ground floor for at least the last 140 years together with residential accommodation on the upper floors at periodically. The front elevation forms a one third part of a distinctive three gable elevation to nos. 8, 10 & 12 Sheepmarket , which gained a Grade II listed building status in August 1972. (see Appendix item A). A copy of the Heritage England description/statement is shown as Appendix item B

As stated previously, the building has been used for retail and residential purposes for at least 140 years (previous history is unknown) with the occupants noted from census records and other sources as follows:-
1872 - Charles Richard Jones – Bookseller, Stationers Printer
1892 - Henry Keates – Boot and Shoemaker
1912, 1939 & 1952 – John Cleland & Sons – Bootmakers
In 1985/6 the premise were purchchased from John Cleland & Sons by Mr Naz, who subsequently sold to Cruxton and haigh Property at the end of 2015.
During the period of ownership by Mr. Naz the last occupant of the building operated under the trade/business name of 'Sophies' and vacated the property sometime ago.
It has not been possible to establish when the upper floors were last used as residential accommodation but , from 'deed' block plans an access stairway was indicated on a plan accompanying the purchase of the building in 1985/6 by Mr. Naz.

The Proposal

The proposal will not require the physical size of existing building to alter. It will comprise of main entrance door way with display shop-front, retail ground-floor space, the first and second floor areas will be refurbished to recreate the residential accommodation in the form of two 2-bedroom flats at first and second floor levels.
Externally the main front elevation onto Sheepmarket will remain un-altered, however, the west elevation at the rear of the property will be revised to include two new entrance doors in order to access to each flat and these will be formed by utilising two existing window openings in the present elevation.
Access to the new flats will be by way of a metal staircase and walkway which will be constructed adjacent to and be located approximately 1 metre away from the existing building. The walkway will be supported by the staircase framework and the existing flat-roof extension.
In the existing rear roof area, 8 no. architectural roof-lights to provide natural daylight to 4 rooms within the new flat areas.

External Appearance –
Generally the existing building is to be re-decorated as follows: -

Shopfront and Entrance -

a. Lower wall area up to 450mm - 3 no. new panels fitted to existing upstand.
b. Upper area glazing windows – existing solid panels to be replaced with clear glazing panels
c. Shopfront elevation to be painted pale green (ie F & B 'Blue Gray 91)

Doors & Roller shutters at rear -

a. Doors – all access/exit doors to be finished in colour BS 10A05 (Goosewing Grey)
b. Roller shutters – existing roller shutters finished in colour BS 10A05 (Goosewing Grey)

Other Finishes – rear access staircase and walkway to be Hammerite paint finish in black

Building elevations - Sheepmarket - frontage and rear elevation showing existing and proposed:





New Shopfront



Existing rear elevation



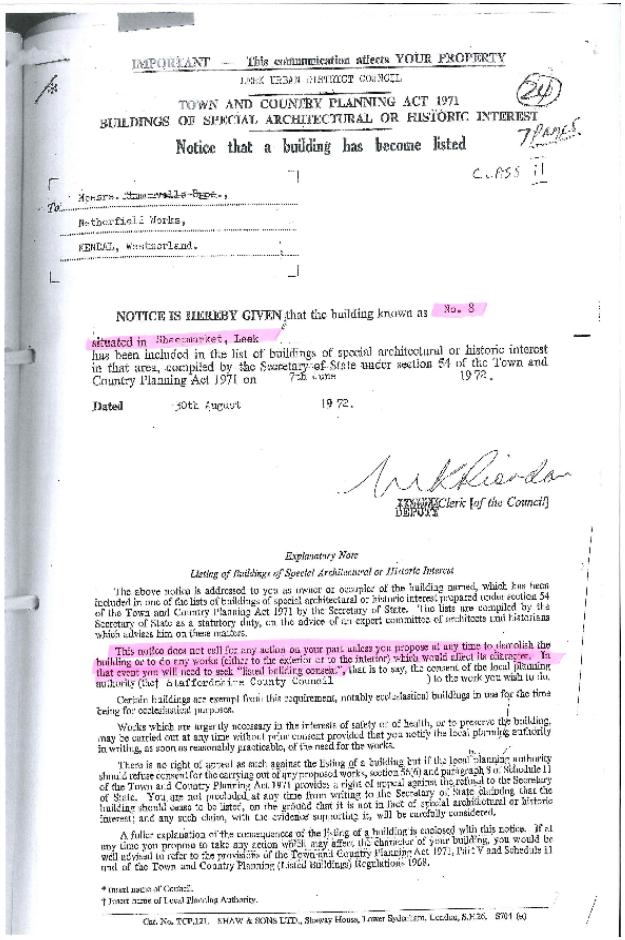
Proposed rear elevation

Conclusion

This retail site has been established in this location for the last 140 years and therefore the proposed re-development will not have an adverse affect on the local community (both socially & economically) or contravene the existing planning policy.

Appendix

Item A



IMPORTANT — This communication affects YOUR PROPERTY

LEEK URBAN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1971

BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

Notice that a building has become listed

24

7 Panes

CLASS II

To Messrs. Stamenville Bros.,

Netherfield Works,

KENDAL, Westmorland.

NOTICE IS HEREBY GIVEN that the building known as No. 8

situated in Sheepmarket, Leek

has been included in the list of buildings of special architectural or historic interest in that area, compiled by the Secretary of State under section 54 of the Town and Country Planning Act 1971 on 7th June 1972.

Dated 30th August 1972.

[signature]

[illegible] Clerk [of the Council]

DEPUTY

Explanatory Note

Listing of Buildings of Special Architectural or Historic Interest

The above notice is addressed to you as owner or occupier of the building named, which has been included in one of the lists of buildings of special architectural or historic interest prepared under section 54 of the Town and Country Planning Act 1971 by the Secretary of State. The lists are compiled by the Secretary of State as a statutory duty, on the advice of an expert committee of architects and historians which advises him on these matters.

This notice does not call for any action on your part unless you propose at any time to demolish the building or to do any works (either to the exterior or to the interior) which would affect its character. In that event you will need to seek "listed building consent", that is to say, the consent of the local planning authority (the Staffordshire County Council) to the work you wish to do.

Certain buildings are exempt from this requirement, notably ecclesiastical buildings in use for the time being for ecclesiastical purposes.

Works which are urgently necessary in the interests of safety or of health, or to preserve the building, may be carried out at any time without prior consent provided that you notify the local planning authority in writing, as soon as reasonably practicable, of the need for the works.

There is no right of appeal as such against the listing of a building but if the local planning authority should refuse consent for the carrying out of any proposed works, section 56(6) and paragraph 8 of Schedule 11 of the Town and Country Planning Act 1971 provides a right of appeal against the refusal to the Secretary of State. You are not precluded at any time from writing to the Secretary of State claiming that the building should cease to be listed, on the ground that it is not in fact of special architectural or historic interest; and any such claim, with the evidence supporting it, will be carefully considered.

A fuller explanation of the consequences of the listing of a building is enclosed with this notice. If at any time you propose to take any action which may affect the character of your building, you would be well advised to refer to the provisions of the Town and Country Planning Act 1971, Part V and Schedule 11 and of the Town and Country Planning (Listed Buildings) Regulations 1968.

* Insert name of Council.

† Insert name of Local Planning Authority.

Cat. No. TCP.121. SHAW & SONS LTD., Shaway House, Lower Sydenham, London, S.E.26. S701 (a)

Item B

HERITAGE ENGLAND

8,10 AND 12, SHEEP MARKET
List Entry Summary
This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.
Name: 8,10 AND 12, SHEEP MARKET
List entry Number: 1268537
Location
8,10 AND 12, SHEEP MARKET
The building may lie within the boundary of more than one authority.
County: Staffordshire
District: Staffordshire Moorlands
District Type: District Authority
Parish: Leek
National Park: Not applicable to this List entry.
Grade: II
Date first listed: 07-Jun-1972
Date of most recent amendment: Not applicable to this List entry.
Legacy System Information
The contents of this record have been generated from a legacy data system.
Legacy System: LBS
UID: 461700
Asset Groupings
This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.
List entry Description
Summary of Building
Legacy Record - This information may be included in the List Entry Details.
Reasons for Designation
Legacy Record - This information may be included in the List Entry Details.
History

Legacy Record - This information may be included in the List Entry Details.
Details
LEEK

SJ9856NW SHEEP MARKET 611-1/4/126 (North side) 07/06/72 Nos.8, 10 AND 12

GV II

Row of 3 shops, possibly originally a single dwelling. Core probably C17, refronted early C19. Timber-framed and sandstone core, refaced and rendered to street elevation. Welsh slate and plain-tiled roofs. EXTERIOR: 3 storeys, comprising 3 coped gables. Inserted shop fronts to ground floor in Nos 10 and 12, that to No.10 possibly late C19, and early C20 in No.12, but retaining fascia and console brackets of an earlier front. No.8 has doorway to left in moulded wood architrave, with window alongside renewed in original opening. Upper windows of Nos 8 and 10 also renewed in original openings, and 4-pane sash window in No.12. 8-pane sash windows to attic storeys. Some C18 leaded rainwater goods, with feather-moulding to rainwater head. INTERIOR: not inspected.

Listing NGR: SJ9834856545
Selected Sources
Legacy Record - This information may be included in the List Entry Details
National Grid Reference: SJ 98348 56545