# Listed Building Consent and Change of use from B8 Storage to B1 Office Accommodation at the Foxlowe Arts Centre.

## DESIGN STATEMENT

February 2016

ctd architects

Clerk Bank House
Clerk Bank
LEEK
Staffordshire
ST13 5HE

Tel: 01538 373 477
Fax: 01538 386 503
info@ctdarchitects.co.uk
www.ctdarchitects.co.uk

RIBA Chartered Practice

architects • historic buildings advisors
project managers • landscape and urban designers

# Listed Building Consent and Change of use from B8 Storage to B1 Office Accommodation at the Foxlowe Arts Centre.

**CONTENTS**


**1.0 Introduction**

Introduction
Client
Location
Recent Planning History
Background
Design Statement
Appendix - Dr. Faith Cleverdon Report

# Listed Building Consent and Change of use from B8 Storage to B1 Office Accommodation at the Foxlowe Arts Centre.

## 1.0 INTRODUCTION

Introduction:

CTD Architects were instructed by the applicant, Foxlowe Art Centre to look at the feasibility of turning surplus storage space on the second floor into office space, which could be run in association with the rest of the centre. Following the trusts approval of the proposed scheme, we have been instructed to seek the required planning permission and listed building consent.

There are a number of important architectural features that have survived on the second floor. The proposed scheme, for which we seek planning permission and listed building consent aims to facilitate the retention and enhancement of these features.

A detailed history of the building, pictures and locations of important architectural features has been provided within Dr. Faith Cleverdon's Report on the Foxlowe, within the Appendix of this document.

# Listed Building Consent and Change of use from B8 Storage to B1 Office Accommodation at the Foxlowe Arts Centre.

| | |
|---|---|
| Client: | Peter Kent-Baguley<br>Foxlowe Arts Centre<br>Market Place<br>Leek<br>Staffordshire<br>ST13 6AD |
| Location: | Foxlowe Arts Centre<br>Market Place<br>Leek<br>Staffordshire<br>ST13 6AD |
| Grid Location: | Easting 398407 – Northing 356622 |
| Recent Planning History: | Since occupation there have been a significant number of applications on the site. The most recent application ref: SMD/2011/0728 & SMD/2011/0734 consisted of changing the use of the second floor accommodation from C3 Residential to B8 Storage. This permission was sought when the property was operating as a public house, albeit vacant (at the time) with a separate manager's flat/residence on the second floor.<br>The application was approved on 04/08/2011. |

# Listed Building Consent and Change of use from B8 Storage to B1 Office Accommodation at the Foxlowe Arts Centre.

Background:

Foxlowe was built in the mid 1770s by Thomas Mills, as a replacement for two small-scale properties inherited from his father, William Mills. Too small for the tastes of this ambitious lawyer they were replaced by the present substantial double pile house. In 1809 John Cruso purchased the legal firm of Mills and Cruso, and the building in 1815. This remained with his descendants until 1895 when it was purchased by John Davenport, partner in the firm of Wardle and Davenport. During the 1st World War it served as a military hospital, before being sold to the Amalgamated Society of Textile Workers and Kindred Trades (ASTW) in 1918. With the gradual demise of the silk industry it became neglected, and when the ASTW moved to smaller premises stood empty until it was purchased by developers. It then limped on, partially used and under-maintained, before being purchased by the trustees of the Foxlowe Arts Centre.

It has since gained a strong following from the local community and is attracting attention from further afield. It was funded by individuals' pledges, donations and trading proceeds. The majority of the staff volunteer their services, highlighting its role as a true community arts centre for the people of Leek and the Staffordshire Moorlands.

Its accommodation comprises of a popular café, bar, gallery, live performance space for music, drama, comedy, talks and a cinema.

Design Statement:

The proposed change of use within the second floor, from B8 storage to B1 office space will allow the centre to provide additional space within the building. The proposed space will be run in association with the rest of the activities currently taking place, increasing the diversity of spaces it can offer to its users. The proposed change of use also provides an additional revenue stream that will contribute to the maintenance and running costs of the building in the future.

The associated works within the second floor are minimal and have no impact upon the external appearance of the building.

# Listed Building Consent and Change of use from B8 Storage to B1 Office Accommodation at the Foxlowe Arts Centre.

The internal works consist of relocating a door to the existing toilets. Outside of alterations to the existing layout, it is proposed to provide an additional door within the meeting room hallway and introduce a small internal window within the proposed meeting room to provide natural light and allow people to identify if the room is occupied. These proposed alterations sit on the boundary of the 19th C extension, as such have no impact upon the important architectural features of the building. The proposed window will sit above the 19th century tiles, ensuring that they are preserved and protected. Important architectural features outlined within Dr. Faith Cleverdon Foxlowe Report are to be retained and enhanced where possible.

Work outside these areas consists primarily of decoration and providing level floors prior to occupation (see AL 06VProposed second floor plan). Whilst it is intended to retain existing lights (where possible) should lighting levels be insufficient for common areas, rooms or activity, surface mounted luminaires will be fitted to the ceiling in locations as indicated on drawing AL 06B.
An example fitting can be seen below:



The concerns raised by Dr Faith Cleverdon regarding the protection of important architectural elements, such as the Lincrusta dado have been taken on board. If the proposed scheme receives the relevant permissions, the introduction of any lighting and wiring schemes will not detrimentally impact these important features. Having consulted with her in respect of the proposed works and how they would be implemented she has concluded that:

*"None of the proposed changes will have a detrimental effect on the historic fabric provided the features identified above are respected by the lighting and wiring schemes, and the gain in terms of income will be a substantial step towards long-term sustainability of the Arts Centre and therefore the building itself."*

The intended alterations will allow the second floor to be occupied by a valuable and active use, retaining and enhancing important architectural elements that can be appreciated by users of the space. The small number of changes to the internal fabric do not have a detrimental impact upon the important architectural elements and are required to make the building suitable for its intended use, whilst meeting statutory regulation requirements.

Disabled access is currently provided to the ground floor only. It is not proposed to change this existing access arrangement due to the detrimental impact it would have upon the listed building. Access to the second floor accommodation can be achieved through the existing main staircase and through the secondary entrance and staircase fronting Stockwell Street.

There is adequate existing parking within the site, with provision for 24 spaces. It is not proposed to allocate a number of bays for the sole use of this floor as spaces will be used a different time of day for different activities taking place within the centre. If the car parking is full and additional parking is required, there are a number of pay and display car parking options available within close proximity to the site (see figure 1).

The proposed space is likely be used by people living within a short travelling distance and the centre will be encourage the use of sustainable transport where possible.

# Listed Building Consent and Change of use from B8 Storage to B1 Office Accommodation at the Foxlowe Arts Centre.

This statement is supported by the sites connections to existing transport links, specifically the nearby bus stops located on Stockwell Street, opposite Buxton and Leek College (see figure 1).

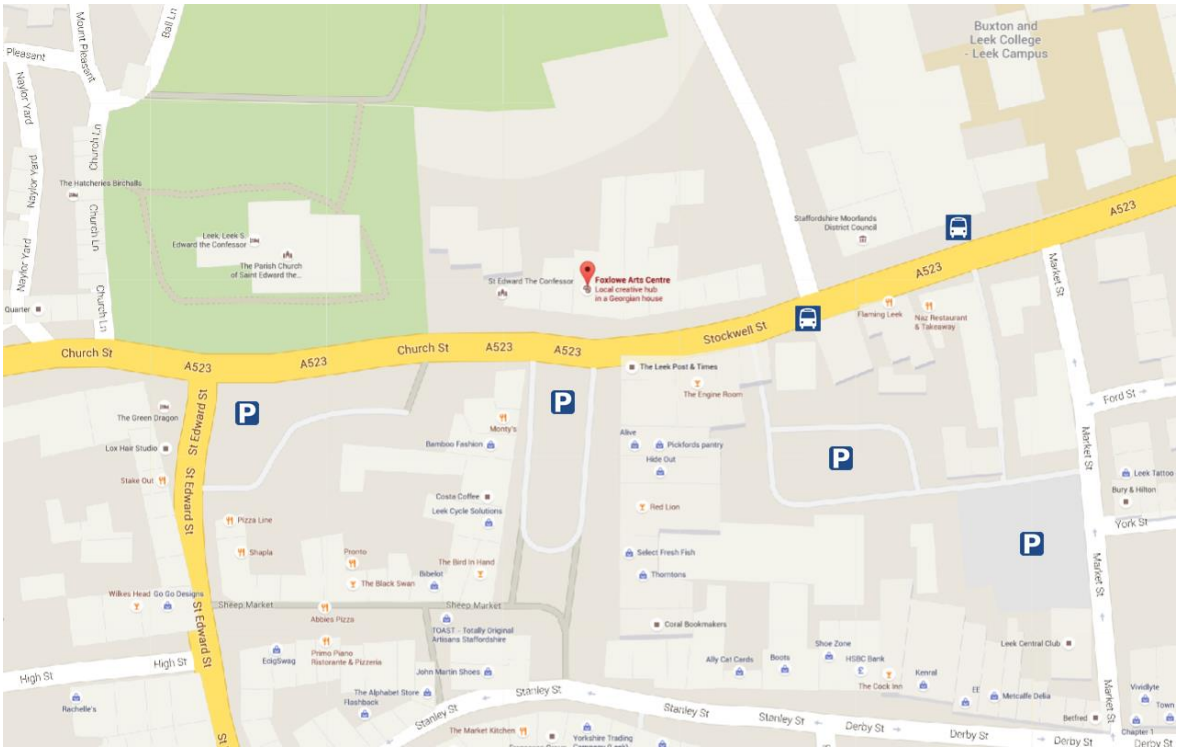



*Figure 1 - Parking provision and Bus stops within close proximity of site*

# Listed Building Consent and Change of use from B8 Storage to B1 Office Accommodation at the Foxlowe Arts Centre.



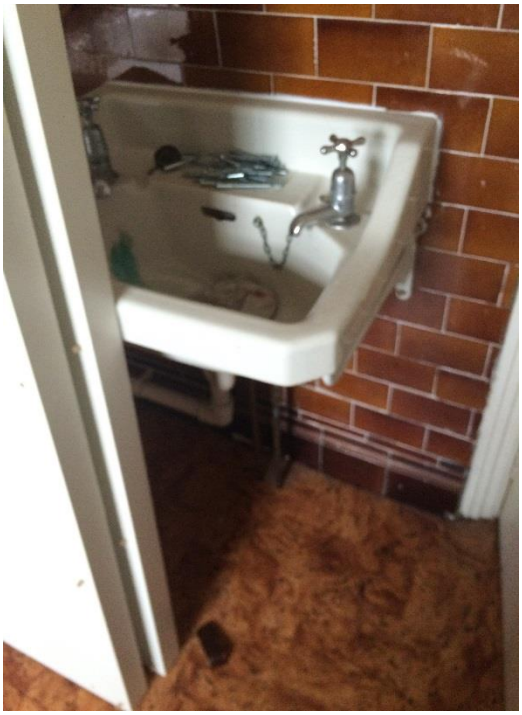


*Figure 2 & 3 – Existing roll top bath and 'classic' whb to be removed. Tiles to be retained and made good where sanitary ware is removed. Rooms proposed use to be a meeting room.*



*Figure 4 – Position of proposed internal window (lhs), to look into proposed meeting room. Natural light from existing hallway window will filter into proposed space.*

# FOXLOWE




Fig. 1: *Foxlowe from the SE showing the eastern extension.*



Fig. 2: *The gable of the eastern extension.*
*The kitchen windows imitate those on the main façade, but have horns. The first floor windows have been replaced in the 20th century. The upper story has its original 2-over2 pane windows.*

**Dr. Faith Cleverdon April 2016**

*The background*

Foxlowe was built in the mid 1770s by Thomas Mills, as a replacement for two small-scale properties inherited from his father, William Mills. Too small for the tastes of this ambitious lawyer they were replaced by the present substantial double pile house. In 1809 John Cruso purchased the legal firm of Mills and Cruso, and the building in 1815. This remained with his descendants until 1895 when it was purchased by John Davenport, partner in the firm of Wardle and Davenport. During the 1st World War it served as a military hospital, before being sold to the Amalgamated Society of Textile Workers and Kindred Trades (ASTW) in 1918. With the gradual demise of the silk industry it became neglected, and when the ASTW moved to smaller premises stood empty until it was purchased by developers. It then limped on, partially used and under-maintained, before being purchased by the trustees of the Foxlowe Arts Centre.

The building is a fine double pile brick house of three stories with a symmetrical 5-window façade (Fig. 1). From the Market Place it appears to be little altered from its original form. In reality it was extended substantially to the rear to provide an ever increasing number of service buildings, and the interior had been modified to create a larger drawing room and dining room (see the 1895 sales catalogue, Appendix One). Subsequently a billiard room and full height service wing (Figs. 1 and 2) were added for the Davenports. Later still a major extension was built for the ASTW which included the Rainbow Room. Recently a covered staircase was added to the eastern gable and further changes were made to the rear of the building.

Foxlowe is Listed Grade II (Appendix Three) and is in the Leek Conservation Area. Only the second floor of the 18th century house is affected by this application.




*Second floor plan marked to show references in the text (based of plan supplied by* ***ctd architects***

## *The second floor*

*The 18th century*

The second floor of the main house retains the majority of its 18th century fabric in the plan form that it was built and consists of seven rooms arranged on three sides of a spacious landing. These are reached from the east by a staircase in an angular style known as Chinese Chippendale, fashionable for a brief period between 1750 and 1780, and a rarity in this part of Staffordshire (Figs. 3 and 4). This is in its original state, with a finely polished hand rail and dark wood slats.

The construction materials of the walls and ceilings are hidden by plaster, but the thicker walls are of brick and load bearing as they mirror those at ground floor level. The slighter walls reflect the local tradition of timber-framing, which by this date and in this quality of building is always masked. The rooms retain their full complement of 18th century doors and door surrounds. Even where the floor plan has been modified as it has been in the north-east corner the door and its surround have simply been mover to a new position. These are four-panel doors set flush with the interior wall of each room, and have their original L-shaped hinges. These hinges first appear in the 16th century, but in the plain form found here are characteristic of 18th and early 19th century fittings (Figs. 5, 6 and 7).

Five of the seven room were heated, and modest 18th century fireplaces survive in Rooms 1, 3, 4 and 5 (Fig. 8). These were served by the gable end stacks. The fireplaces in Rooms 4 and 5 provide clear-cut evidence that these were part of the original design. Visual distinction between principal rooms, service rooms, and servants' rooms underlines an intrinsic feature of 18th century life, the social gulf between master and servant: here it is indicated by the plain arch and lobby separating the two smallest and least desirable rooms from the main landing.

Three of the rooms 1, 3, and 5 have cupboards with panels with 'gothic' detailing (C1, C2, and C3). These also date from the 1770s or shortly afterwards (Fig. 8). A fourth cupboard in a similar style is located on the floor below and may derive from Room 7 which has been remodelled.





*Figs. 3 and 4: the Chinese Chippendale staircase*



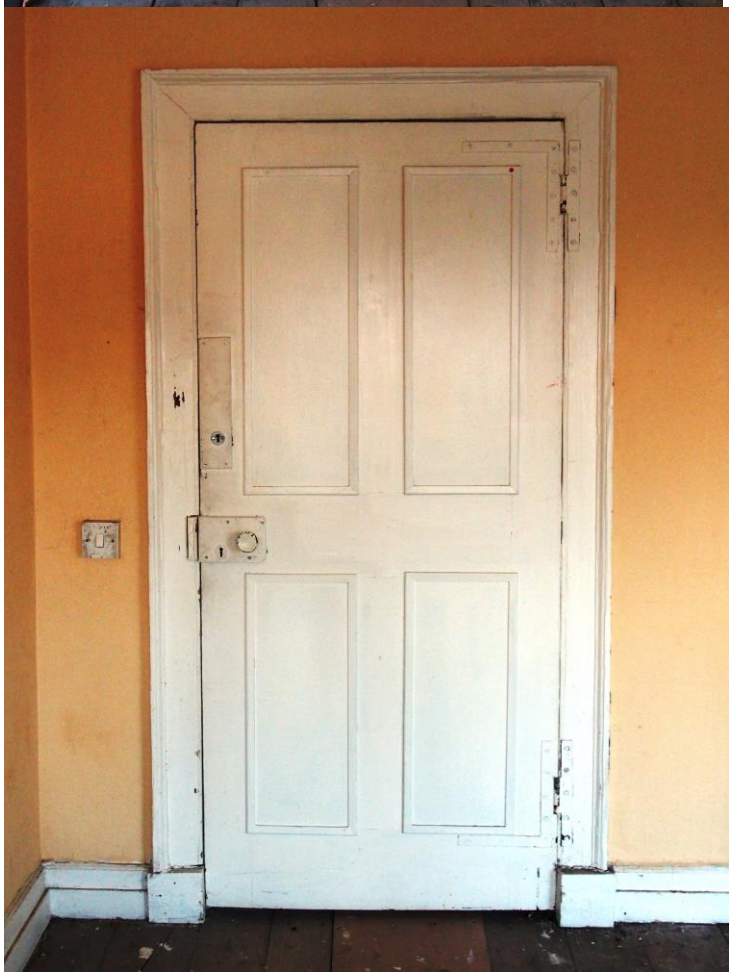


*Fig. 5 and 6: Doorway to Room 1 from the landing.*

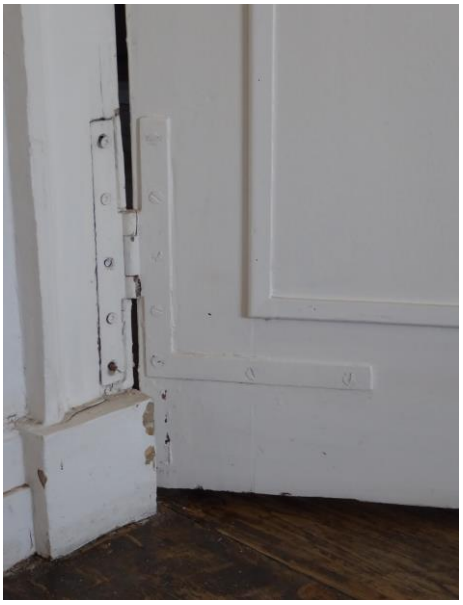


*Fig. 7: One of the L-shaped hinges, a type found throughout the 18th century.*



Fig. 7: *The fireplace and cupboard in Room 3*

*The 19th century*

The only extension to impact on the second floor is a full height wing to the east, built on the footprint of the former butler's pantry. At ground floor level it allowed the kitchen to be extended and receive light and air through large ground floor windows, and at first and second floor level it provided space for bathroom and toilet facilities. These only became common from the mid-19th century onwards when mass production of toilet wares began. In this case the plan from the Sales Catalogue (Appendix One) coupled to the decorative scheme for the landing and passageway indicates the wing was built shortly after the purchase by John Davenport in 1895.

At second floor level this required the modification of Room 7. In its original form it mirrored Room 1 with its fireplace occupying a central position on the east wall. Removal of the inner wall to its present position was essential to the creation of a corridor to the new service wing, but and the original footprint can be seen in the floor boards of the landing. Remodelling resulted in several changes

1. the removal of the door-case and door to a new position
2. the creation of a new archway to span the enlarged landing (Fig. 8)
3. the creation of a new decorative scheme for the landing, passageway and lobby
4. the construction of a new cupboard in Room 7 (C4)

The decorative scheme is a measure of John Davenport's wealth. Where money is short top floors generally receive short shrift. Here the evidence is to the contrary: the detailing of the scheme is carried throughout the landing, lobby and corridor, with matching skirting board, dado rail and dado (Fig. 9) all of which are currently well preserved.

At this level the new service wing provide three extra rooms, a bathroom and two lavatories. The 19th century tiling survives unaltered in the bathroom but otherwise the original fittings have largely been removed.




*Fig. 8: The landing showing both the original and the earlier and later archways.*

*Fig. 9: The skirting board, dado rail and dado surrounding the landing areas.*



T*he 20th and 21st centuries*

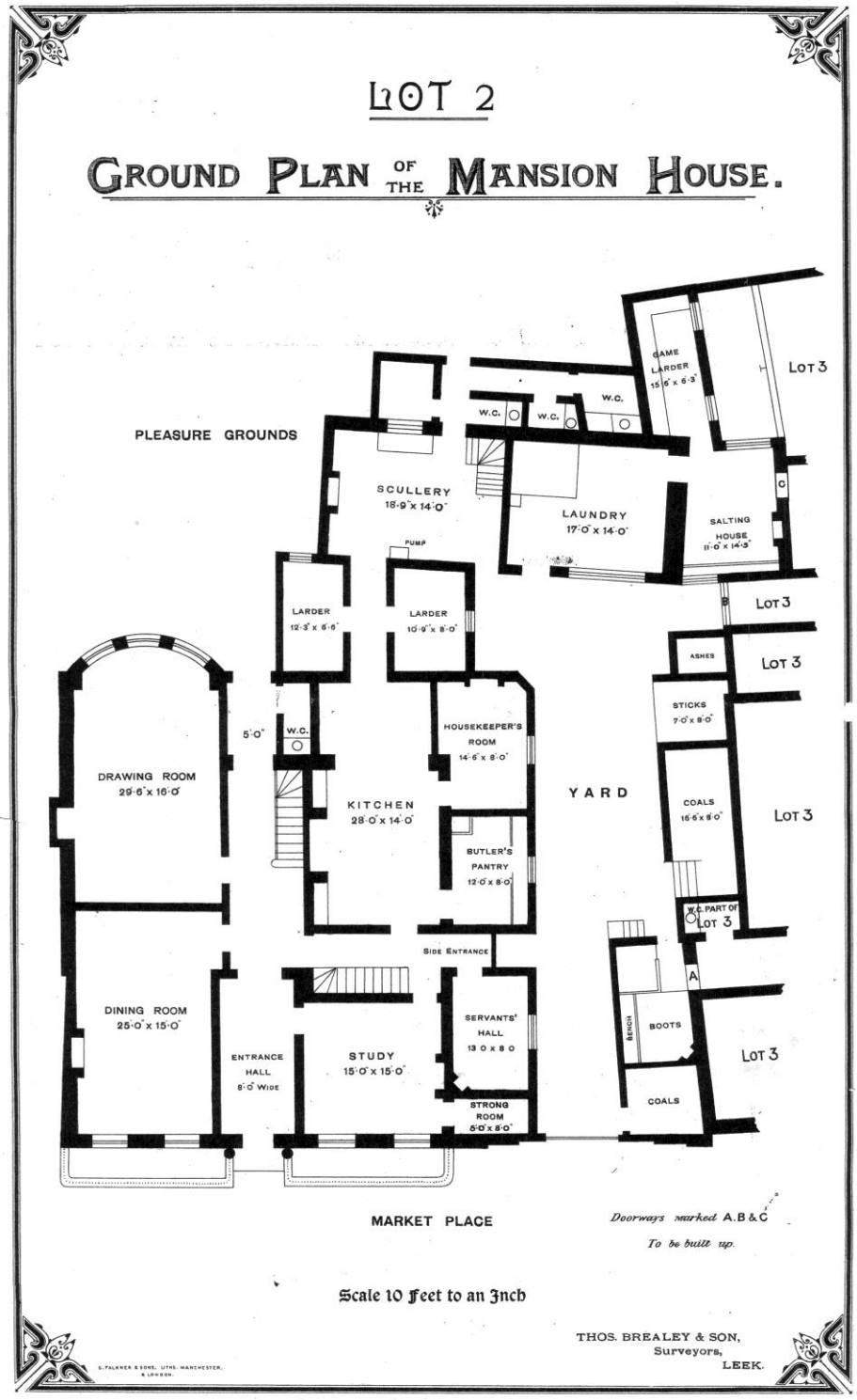
The second floor was originally intended to be an integral part of the house, providing bedrooms for guests, family, and servants. In 2004 permission was given to convert the upper floor into a flat with external access from the street via the first floor. This resulted in minor changes to the interior to create a kitchen, modernization of the toilet facilities, and the use of vinyl wallpapers, otherwise there was no significant impact on the upper floor of the building. In 2011 application SMD/2011/0728 gave permission to change its use to storage for which no physical alterations were required.

The present application seeks a further change of use for the upper floor but with a number of minor changes. These include the removal of any 21st century fittings for the flat that are surplus to current requirements and agreed lighting and wiring schemes, otherwise the historic fabric will remain unaltered.

*Conclusion*

None of the proposed changes will have a detrimental effect on the historic fabric provided the features identified above are respected by the lighting and wiring schemes, and the gain in terms of income will be a substantial step towards long-term sustainability of the Arts Centre and therefore the building itself.

APPENDIX ONE: Plan of the house from the sales catalogue of 1895




APPENDIX TWO: *the occupants of the house on the night the 1851 census was taken giving a clear idea of the resident servants, but not necessarily of the family.*

| | | | | |
|---|---|---|---|---|
| 1 Market Place | John Cruso | Head | 61 | Magistrate |
| | Ellen Heath | Servant | 38 | House keeper |
| | Mary Ann Sheldon | Servant | 26 | Cook |
| | Hannah Heap | Servant | 22 | Kitchen maid |
| | Ann Allen | Servant | 23 | House maid |
| | Elizabeth Burgoyne | Servant | 39 | Laundress |
| | John Archer | Servant | 31 | Footman |

APPENDIX THREE: *the list description*

LEEK

SJ9856NW MARKET PLACE
611-1/4/84 (North side)
13/04/51 Foxlowe
Formerly Listed as: MARKET PLACE (North side) Foxlowe (Leek Trades and Labour Club

GV II

House, in use as trade union and labour club since 1919. Late C18. The interior remodelled c1900, probably by William Larner Sugden. Brick with slate roof.
EXTERIOR: 3 storeys, 5-window range forming 2 parallel ranges. Corinthian architrave with paterae and triglyphs to cornice; 6-panelled door with traceried fanlight enriched with swags in the spandrels. Flanking 12-pane sash windows on each floor (6-pane sashes to attic storey) with continuous cill band to ground and first floors. String course above ground floor. Central first-floor window emphasised with entablature. All windows have painted stone cills and flat-arched brick heads. Rear elevation has full-height bow window to principal rooms (formerly drawing room and morning room) to right, long service wing to left, extended against inner face with addition of billiard room c1902, and further extended in connection with the use of the building as a club in the C20.
INTERIOR: substantially remodelled c1900, though central entrance and stair hall with stone cantilevered stair and cast-iron balusters, and conservatory accessed from the mezzanine may possibly date from earlier alterations. Plaster or frieze paper cornice of pomegranates and leaves, to hall, staircase and landings, and fine brass door furniture. Several rooms contain fireplaces and overmantels from this c1900 remodelling, but the former drawing room to ground floor rear retains a plaster cornice and gilded cornice to the bow window from an earlier C19 decorative scheme.
HISTORICAL NOTE: the house was probably built for Thomas Mills, attorney, of Leek and Barlaston Hall at the end of C18, and was lived in for much of C19 by the locally eminent Cruso family. In 1918, the house was acquired by the Federation of Textile Unions as their headquarters and working men's club, and served as the office of William Bromfield, for a time General Secretary of the Union, and elected as Leek's first labour MP in 1918.

Listing NGR: SJ9840756622