

3 Clerk Bank | Leek | Staffordshire

Proposed Replacement of First and Second Storey
Windows to South (Front) Elevation



Design & Access Statement
incorporating a 'Heritage Statement'

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Proposed Replacement of First & Second Floor Windows to South (Front) Elevation

1.0 HISTORY & STATEMENT OF SIGNIFICANCE

Historic Significance: 2 to 4 Clerk Bank was originally a single 16th Century dwelling consisting of a cruck-framed, two-bay, two-and-a-half storey cottage with adjacent workshop to the East. Such house and 'shop' combinations are regularly referred to in historic inventories of Leek. The building was sub-divided in the 18th Century and has been converted into three separate dwellings, of which 3 Clerk Bank is the middle property. Because of its age and importance as one of only a few surviving cruck-framed buildings in Leek it was first statutorily protected as a Grade II Listed Building in 1972.

Design Proposals: It is proposed to replace the first and second storey windows to the South (front) elevation with new late-18th century style single-glazed windows, to be more in keeping with a c.1950s historic photograph (Fig. 1), and the fitting of secondary glazing. The current windows are 20th century replacements and are incongruous to the historic appearance of this modest, yet prominent building, and therefore of low *significance* to the overall *historic value* of the building. The impact of the proposed new windows will be positive on its character and setting, and will not affect the fabric of the building.



Fig. 1 : Historic photograph showing windows more in keeping with the character of the building, c.1950s.
(source: client's photograph)

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2.0 DESIGN & ACCESS CHARACTERISTICS

Use:	The application does not include a change of use of the historic building; it will retain its current use as a dwelling (Class C3).
Amount:	The proposed changes consist of the replacement of two windows, one each to the first and second floors of the property. The proposed changes do not affect the footprint or internal floor area of the building.
Layout:	The proposed changes do not have an impact on the layout of the historic building, but will improve its visual aspect from the main road, Mill Street.
Scale:	The proposed changes do not have an impact on the scale of the historic building.
Landscaping:	The proposed changes will not affect the landscaping of the site.
Appearance:	The overall appearance of the cottage will generally be enhanced and improved by this proposal. The replacement windows will be in keeping with a more appropriate phase in its history and the historic character of the building.
Access:	The proposed changes will not affect or alter access to the building.



*Fig. 2: Current South (front) elevation of 2 – 4 Clerk Bank cottages, elevated above Mill Street.
(source: Google Maps)*