HERITAGE IMPACT APPRAISAL
AND
PLANNING STATEMENT

Client: Mr L Mailey

Location: The Napoli, 9 High Street, Leek, ST13 5DZ.

Proposal: Change of use of garage to pizza delivery service, storage of bikes and new kitchen facilities (A3 use) in conjunction with the Napoli restaurant.



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INTRODUCTION

1.1 The purpose of this appraisal is to assess the impact of the proposed change of use of a building – a garage – located on Field Street which is in the Leek Conservation Area. A planning application for the change of use of the garage has been submitted but not yet validated pending the receipt of further information including the submission of a historic asset impact assessment.

1.2 The garage is one of two garages which are within the curtilage of a two-storey square building, with office space in the roof, which stands at the corner of Field Street and High Street. The address of this building is 9 High Street but as mentioned above the garages are situated on Field Street at the southern end of the building. The address of the main building is 9 High Street and it is known as the "Old Court House". The building is mainly used for offices apart from the ground floor on the corner of Field Street and High Street which is a restaurant, The Napoli.

2 APPLICATION SITE – ITS HISTORY; THE BUILDINGS AND ITS SETTING

2.1 No. 9 High Street was built in 1910 as a department store for the Co-operative Society and was designed by R.T. Longden who was responsible for the design of enlargements in 1920 and 1925 of the mill in Belle Vue, Leek and the design of Warslow Village Hall, opened in 1935. As can be seen from the Photographs 1 & 2 below No. 9 High Street is a handsome building although it is not listed. Photographs 3 & 4 show the two garages at the southern side of the main building.

Photographs 1 & 2 – No. 9 High Street



1. High Street frontage.



2. Field Street frontage



3. The garages viewed from Field Street.



4. Side (south)view of the garages

2.2 The two garages were a later addition to the building and were probably built in between 1938-1951 (source OS maps). The garages are brick-built with a flat roof. As can be seen from Photographs 3 and 4 the red bricks of and the colour of the lintels of the garage match with the materials on the Old Court House which is built of smooth red bricks and stone cornices, elaborate stone lintels and sills, parapets, stone columns/pilasters, and the remains of what appears to be a small tower over the entrance. In contrast, the appearance of the garages is plain and mundane – black and white painted doors, red brick, a flat roof, and lintels which match the colour of the stone work on the main building.

2.3 The date stone over the entrance to the building on the corner of Field Street and High Street reads "The Leek Moorlands Co-operative Society Ltd 1910". The department store opened in 1910 and by the 1970's all the Co-op's town centre trading was located there. The store closed in about 1984. It later became the Magistrates Court and also contained the Registry Office.

2.4 The bricks and the lintels match in terms of colour and appearance the materials in the Old Court House. But the overall design is plain compared to the main building which is much more ornate and elaborate.

3. THE PROPOSAL

3.1. The proposal is a *sui generis* use for a pizza delivery service from the existing garage and the yard on the Field Street frontage using electric bikes. The garage would be converted to a kitchen (A3 use) in conjunction with the Napoli restaurant and a bike storage area.

3.2. The proposal is not a takeaway (A5 use) and no direct sales would take from the application site. The existing restaurant as an A3 use business however can sell hot food takeaways from the restaurant itself.

3.3. The difference from a normal takeaway where food is prepared and cooked and sold directly to customers is that here the food would not be sold directly to customers calling at the site but all food prepared in the kitchen would be delivered to the customer's homes or business. All orders would be by phone, text or email and all food would be delivered to the customer's home or business from the yard in front of the garage by electric bikes which would be garaged in the adjoining garage. Any noise from the deliveries would be contained in the yard and there would not be the normal noise issues associated with takeaways.

3.4. There would be no physical changes to the appearance of the garage. Access to the yard in front of the garage would be through the garage door and there is already a connecting door between the Napoli and the garage. The only external alteration would be the addition of a cowl (details submitted along with this statement). For the proposed flue which would run from the garage up an existing chimney flue (see the submitted drawings)

3.5. The approval (ref: SMD/2012/0921) in 2012 was for the change of use from retail to A3 restaurant. My understanding of the A3 Use Class is that it is use for the sale of food or drink for consumption on the premises or of hot food for consumption off the premises.

4. HERITAGE ASSET IMPACT ASSESSMENT

4.1. Please see the attached Statement of Significance appended to this document.

4.2. No external changes to the appearance of the garage are proposed. The only visible external change would be the cowl on the top of the nearest chimney on the south side of the Old Court House. The cowl would have a very limited visual impact and would cause no harm to the appearance of the main building and the Conservation Area.

4.3. The presence of delivery bikes and their riders in the yard in front of the garage whilst it may be noted would not a have a significant visual impact on the Conservation Area and any noise would be contained in the yard and the adjoining garage where the bikes would be kept.

4.4. In conclusion, the proposal is not a takeaway in the usual sense but a kitchen from where food is delivered. There would only be a negligible external alteration – the cowl- and the visual and other impact on the Conservation Area would be minimal in this town centre location.

APPENDIX

STATEMENT OF SIGNIFICANCE & IMPACT: ASSESSMENT TABLE

Proposed Works (*item by item*):	Significance of the historic fabric/area that will be affected:	The impact of the proposed work(s) on the historic fabric/area:
Addition of 100mm metal cowl (see the submitted detail) on top of chimney on the Old Court House (9 High Street).	***The garage is located in the Leek Conservation Area and is part of the curtilage of the Old Court House which was built and opened as a Co-operative Society department store in 1910.*** ***The garage, which is one of a pair in the same design, was a later addition; built between 1938 and 1951.*** ***The Old Court House is an ornate building built of red bricks with elaborate stone work including cornices, lintels and sills, parapets, pilasters and the remnant of what was possibly a small tower over the entrance.*** ***The two garages, in contrast, are mundane, adjoining, plain buildings built in red brick with a flat roof.*** ***The Old Court House although a handsome building is not listed or as far as I am aware is not on the Council's list of local historic assets.***	***None or negligible.***
Insertion of ventilation flue in existing chimney.		***None.***