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Your Ref : 46 king Street Leek Date : 11/10/2016

My ref : 0845/0598

Listed Buildings Officer .
SMDC .
Moorlands House , Leek Staffs.

DESIGN AND ACCESS STATEMENT
& HERITAGE STATEMENT.

In respect of 46 King Street Leek Staffs ST13 5NW.

DESIGN : This application has been requested to regularize the form and construction of the conservatory / sun room and extension to the workshop ; originally approved in 2004 (Application No. 04/00132/LBC .)

The original design was altered for the following reasons , not realising that such changes would create so much of a variation from the approved details .

When I first moved to King Street and set up the workshop in the section of Albion Mill adjoining 46 , the workshop was broken into and several valuable tools taken – since then I have been more security conscious and when the extensions were approved I took it onto myself without thinking of the consequences or consulting the authority to clear any changes I was about to make.
The open fronted section as approved would have been a lot less secure than it has been built , with a consequent hiding place and 2 no. doors to gain access to both the house and workshop.

My other concerns were the high winds which are prevalent at this end of the King St terrace , which made me make the construction more solid , building up the north wall and dividing the west wall with the piers , a further reason for enclosing the workshop was to create more usable internal floor area and exclude the weather .

The overall design (as built) was on a par and actually looks and works better than the approved details – the sun room is actually shorter than that approved , with the remainder being the same apart from being enclosed.

The roof glazing has been carried out using triple wall polycarbonate sheeting in narrow strips to emulate the visual aspect of glass , which from the distances that the structure can be seen from ; no difference can be detected.

I realize that all the alterations should have been cleared by the authority and am truly sorry that

I have let my own worries cloud my judgement.

ACCESS : Access to the extensions is on foot from the house with possible vehicle access from King St through the arched opening and double doors.

HERITAGE STATEMENT.

The last five houses on King Street were listed as having Architectural & Historic Interest because of their connections to the Silk trade in Leek – the original buildings had a 2 storey extension at the rear , which could have housed the wash room / wc and bedroom above , these were demolished many years ago when the buildings were virtually derelict and bought by a property developer , who with the aid of the then listed status was able to renovate all five properties retaining a minimum of original features .

My original application to extend at the rear of the house (Drg No. 0598-P/B) was submitted and approved , both under Planning and Listed buildings Consent – the alterations which have been made give the extension more strength and character , although slightly different than the approved plan, does fit in to the general construction of the property more than the open / glazed extension shown and give the property more weather protection and a longer construction life .
It was not my intention to harm the listed status of the building and trust that my alterations can be seen as more of an enhancement than a deleterious effect .

Yours sincerely R. W. Mitchell.

