

CONSERVATION METHOD STATEMENT



PROPOSAL : Change of use of public house (A4) to 1no. C3 dwelling house.

ADDRESS : The Unicorn, 75 St Edwards Street, Leek, Staffordshire, ST13 5DN

APPLICANT : Mr D Rigby & Mrs J Terry

DATE : December 2016

Job No. 2016-2115

1.0 INTRODUCTION

1.1 Sammons Architectural Ltd have been appointed by Mr D Rigby and Mrs J Terry to prepare and re-submit a planning application to Staffordshire Moorlands District Council for change of use from a public house (A4) to a single dwellinghouse (C3). A method statement has been requested by the Council by e-mail dated 2nd December 2016 that outlines that areas that require clarification and further detail.

1.2 The application building is a Grade 2 listed building within the Leek Conservation Area. Its heritage significance relates to its external design and character. The property was first listed on 14th October 1996 and on the listing it states:

Public house. c1900. Possibly by James G Smith. Ashlar lower storey, brick above, with rendering in the upper storey and plain-tiled roof. Domestic Revival style. EXTERIOR: 2 storeys with attic, corner site with 2-window range to St Edward Street, gabled return and rear wing comprising a further 2-window range to Brook Street. Central entrance in St Edward Street elevation, in moulded stone entablature with scrolled pediment flanked by 3-light transomed windows with curved angles and lozenge glazing in upper lights. Oriel windows with transoms and small upper panes and with bulbous aprons to first floor. 3 single windows to left in Brook Street return, with 3-light window and doorway in rear wing. Similar oriel windows to first floor. Overhanging upper storey with 2 oriel dormers in St Edward Street elevation, 3-light mullioned and transomed windows with small panes. 5-light window in return gable, and 3-light gabled dormer in roof of rear wing. Tall moulded brick chimney to rear of St Edward Street range, expressed externally by ribbing in wall between the 2 upper windows of the Brook Street return. INTERIOR: not inspected. Although the architect of the public house is not known, it bears some stylistic resemblance to the nearby Victoria Buildings (qv), and may therefore also be by James G Smith. A good Domestic Revival composition, which makes a striking contribution to the townscape.

In the Draft Leek Character Conservation Area Appraisal, it states:

St. Edward Street 4.6 The sinuous shape of St. Edward's Street and the fine quality of its buildings are enhanced by views of two major churches. To the north is medieval church of St. Edward, and to the south the Roman Catholic church of St. Mary, the latter towering over the diminutive form of the Ash Alms Houses (4.8).



2.0 PROPOSAL

The proposal in planning application SMD/2016/0356 is to change the use of the public house to a residential dwelling, which in turn is a re-submission of SMD/2014/0674. No external or internal operations are proposed that will harm the fabric of the building.

The only alteration proposed will be the removal of the internal bar area on the ground floor as per plan no. 2016-2115-05A. This will not harm the fabric of the building as the bar area was designed to specifically fit the area of the building in which it is located on the ground floor, so to not to cause any damage. The furniture was designed to fit in the given space on the ground floor and where such features as the shelving for example that is located either side of the chimney breast, it is the furniture that has been adapted to fit around any features such as the cornice.

Figures 1 & 2 show the current bar area on the north eastern corner of the ground floor.



Fig.1



Fig.2

Figures 3 & 4 show the style of fixings for the units batten and shelves both fixed to the wall by screws



Fig.3



Fig.4

Figures 5 & 6 show how the furniture does not harm the fabric of the building as it has been designed to sit within the existing walls, fixtures and fittings.



Fig.5



Fig.6

3.0 CONCLUSION

This furniture has been fixed to the building using wall mounted wooden battens or brackets and then secured to the wall by screws. This way of fixing the furniture will allow its easy removal as only a screwdriver will be required. When the furniture is removed the only evidence of its presence will be the screw holes and possibly wall plugs. Any remaining wall plugs will be removed and all screw holes will be repaired using a breathable lime based plaster.

It should be noted that no other alterations are proposed or expected through as part of the current planning application (SMD/2016/0356). The raised floor area on the ground floor will be incorporated in the proposed dwelling and will be a feature of the living room. In addition, there is no intention to replace any of the existing bathroom or kitchen / utility units currently present on first floor as part of this proposal as it is not necessary.