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Design and access and heritage statement

PLANNING APPLICATION FOR SINGLE STOREY REAR EXTENSION AND DEMOLITION OF FORMER OUTHOUSE WC
At 32, KING STREET, LEEK ST13 5NW



December 2016

partner LABC

Chartered Institute of Architectural Technologists

Constructionline
A UK GOVERNMENT CERTIFICATION SERVICE

Planning application for single storey rear extension and demolition of former outhouse wc
At 32 King street, Leek ST13 5NW

Introduction/Context

This design and access statement has been prepared to accompany the application to demolish the former WC outhouse and t build a single storey extension to the rear yard of 32 King Street.

The property lies within the Leek Conservation which is essentially a block of properties between Compton and Daintry street, and Broad Street to Albion Street.

The applicant has instructed renovation works to be carried out to the roof (re- slating and replacing damaged rafters) and internal repairs during the summer.

A property further down King Street has been extended to the rear and opened up internally to create an open plan living space which the applicant would like to replicate. The rear elevations of the properties down King Street (and many similar terrace properties) have been altered and extended from their original built form.



Proposal

The application is to take down the redundant former outhouse WC from the rear of the kitchen.

The proposal also is to build a flat roof extension to the rear yard area, incorporating a pyramid lantern light to provide natural light to the kitchen/dining area. The rear wall would also be taken out at ground floor level to form a large open plan living area.

Use/Amount

The yard area would become habitable space, leaving a small area to step out of the extension and down to the shared yard area.

The proposed extension would provide an open plan kitchen area, with a WC and laundry room.

Unlike many terrace properties in Leek, the properties on King Street each enjoy a garden area separated from the house by a shared path. The garden area associated with 32 King street has a footprint almost the same as the house and yard area, therefore there will be little loss of amenity space

Layout

The proposed layout shall be essentially an open plan living space, leaving a hall way to stairs to provide a safe egress in the event of a fire.

Scale

The proposed extension is to be single storey, whilst the main property is a 3 storey terrace property, therefore the scale of the proposal is deemed proportionate and subordinate to the original dwelling.

Appearance

The proposed extension shall be of a single storey construction with a flat roof, built between the two storey rear kitchen/bathroom outriggers of 32 and 34 King Street. The extension shall be finished with a mix of cream render and reclaimed bricks to match existing, with Aluminium framed doors and windows, and is deemed to be visually attractive.

There are no proposals to alter the street scene frontage of the property

Landscaping

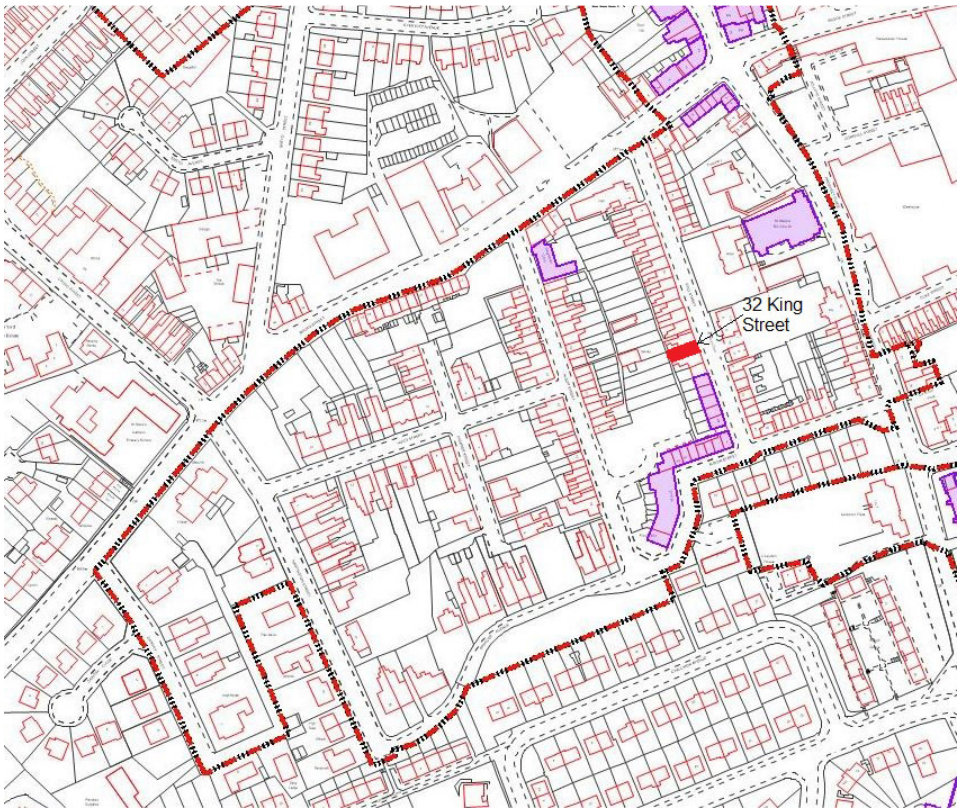
The existing yard area shall be replaced with an extension. There are no plans to alter the garden area on the other side of the shared access path.

Access

There are no proposals to alter the existing King street front entrance. The ground floor level of the property is raised approximately 500mm above the shared access pathway at the rear. The exiting yard is currently stepped to accommodate the change in levels. The proposed extension shall have steps from the rear shared path to the threshold of the extension.

Statement of significance and impact

This property lies within the Conservation Area of Leek. Whilst the actual conservation area of Leek covers a much larger area, property is within a loosely rectangular parcel of land stretching from the corner of Broad Street down to Daintry Street and contains a wide range of property styles and ages of buildings. Within this particular parcel there are a few listed buildings to include 5no terrace properties at the top of King Street, which abut with the Albion Mill range of converted dwellings. The property is not a listed building.



Part conservation map – curtesy Staffordshire Moorlands Website

The application property is part of a terrace of houses with weavers garrets (Shades) these were three storey houses with attics lit by a long series of “weavers windows” indicating there were long communal workrooms, constructed between 1825 and 1828 of brick, they were workshops based on the top floor of an otherwise domestic building or separate workshops, such as those between Alsop Street and King Street, and that on Silk Street, these are now becoming rare.

The last five houses on King Street were listed as having Architectural and Historic interest because of their connections to the silk trade in Leek. The original buildings were demolished many years ago and then bought and renovated by a property developer. The original buildings had a two storey extension at the rear, which may have housed the washroom/ WC and bedroom above.

The proposal will not detract from the special interest and character of the street scene of the conservation area.