JRC ARCHITECTS

HERITAGE STATEMENT

18 King Street, Leek, Staffordshire Moorlands, ST13 5NW

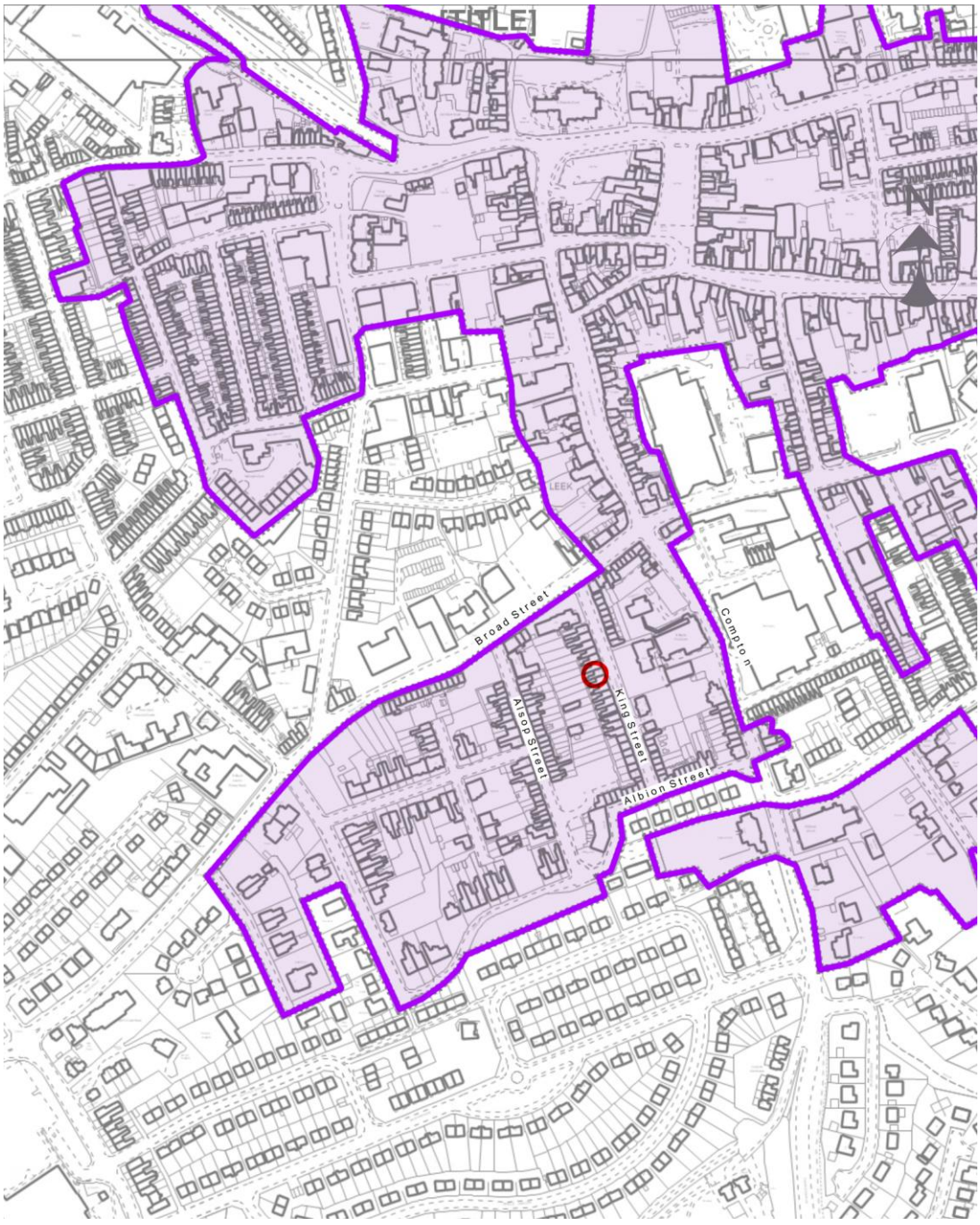
18KS/PL Revision #

Issued for Planning



This Heritage Statement has been produced to support a householder planning application for a rear single storey extension to 18, King Street. King Street is located within Leek Conservation Area, parallel to and between Alsop Street and Compton and Broad Street and Albion Street to the north and south respectively.

The location of the property is within the hatched conservation area on the below map, highlighted in red.



The property is situated within a row of 3 storey terraced houses, previously known as silk weavers' garret houses where the top floor rooms retain the original common theme of 'weavers windows', particularly to the rear. This is indicative of the long communal weavers workroom operating in the 19th century, providing maximum natural lighting for the work traders. The 5 terraced properties adjacent to Albion Mill have listed building status and are good examples of the original building typology in the textile industry of Leek. The King Street elevation has been preserved with good effect.

The rear elevation of the row of properties is secondary, as expected and whilst the 3 storey element still generally retains the original proportioned windows and features, extensions at ground floor are not so regular with considerable demolition apparent and extensions rebuilt in an uncoordinated manner. Original windows have more recently been replaced with white upvc type wholesale. The existing 3 storey building form of the property is supported by a single storey extension to the rear that accommodates the family kitchen. A yard is located to the side of the extension that runs from the rear patio doors at ground floor of the 3 storey element out towards a shared pedestrian alleyway used by the residents.

The proposed extension shall be single storey construction that 'infills' the yard area between the original 3 storey element, the kitchen and the neighbouring property that follows a similar form to that of the intended ultimate footprint of the application property. The extension will comprise of materials similar to the existing; bricks to match and grey bi-fold doors to match the existing kitchen rooflights. The new roof will be low dual pitch, finished in concrete tiles, colour to match the existing roof. The existing kitchen footprint will be retained as will the monopitched roof form. Surface water from the original roof will discharge onto the new roof that will be controlled and directed to a hopper and rainwater pipe at the rear of the extension.

The proposal is deemed to be in-keeping with existing development in this area and due to its location at the rear of the property, will not detract from the character and architectural interest of the street scene that the conservation area seeks to preserve.