Design, Access & Heritage Statement

CLIENT: Mrs

LOCATION:

4 Clerk Bank
Leek
Staffordshire
ST13 6HE

PROJECT:

Proposed alterations to the rear elevation window and door.

Prepared by Nigel Forrester MCIOB

Description of Application

The proposal is for alterations to the existing door and window on the rear elevation of the property.

Evidence visible internally suggests that originally the door existed in the position of the existing window and that the existing window arrangement is a later alteration. The proposal is to reinstate the rear elevation back to its original appearance which would match that of the attached adjacent property No 3 Clerk Bank.

No 4 Clerk Bank is one of three listed cottages (2, 3 and 4 Clerk Bank) situated on the north side of Clerk Bank close to the junction between Clerk bank and Church Road on the northern edge of Leek Town Centre. The three cottages are located within the Leek Conservation area.

The cottages are partly cruck framed and probably date back to the fifteenth and sixteenth centuries. At the time of listing all three properties were shops.

The front elevation of the property is constructed in local sandstone . The side and rear elevations are rendered stonework/brickwork. The roof is covered with Staffordshire Blue plain tiles.



List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: 2,3 AND 4, CLERK BANK

List entry Number: 1268613

Location

2,3 AND 4, CLERK BANK

County: Staffordshire

District: Staffordshire Moorlands

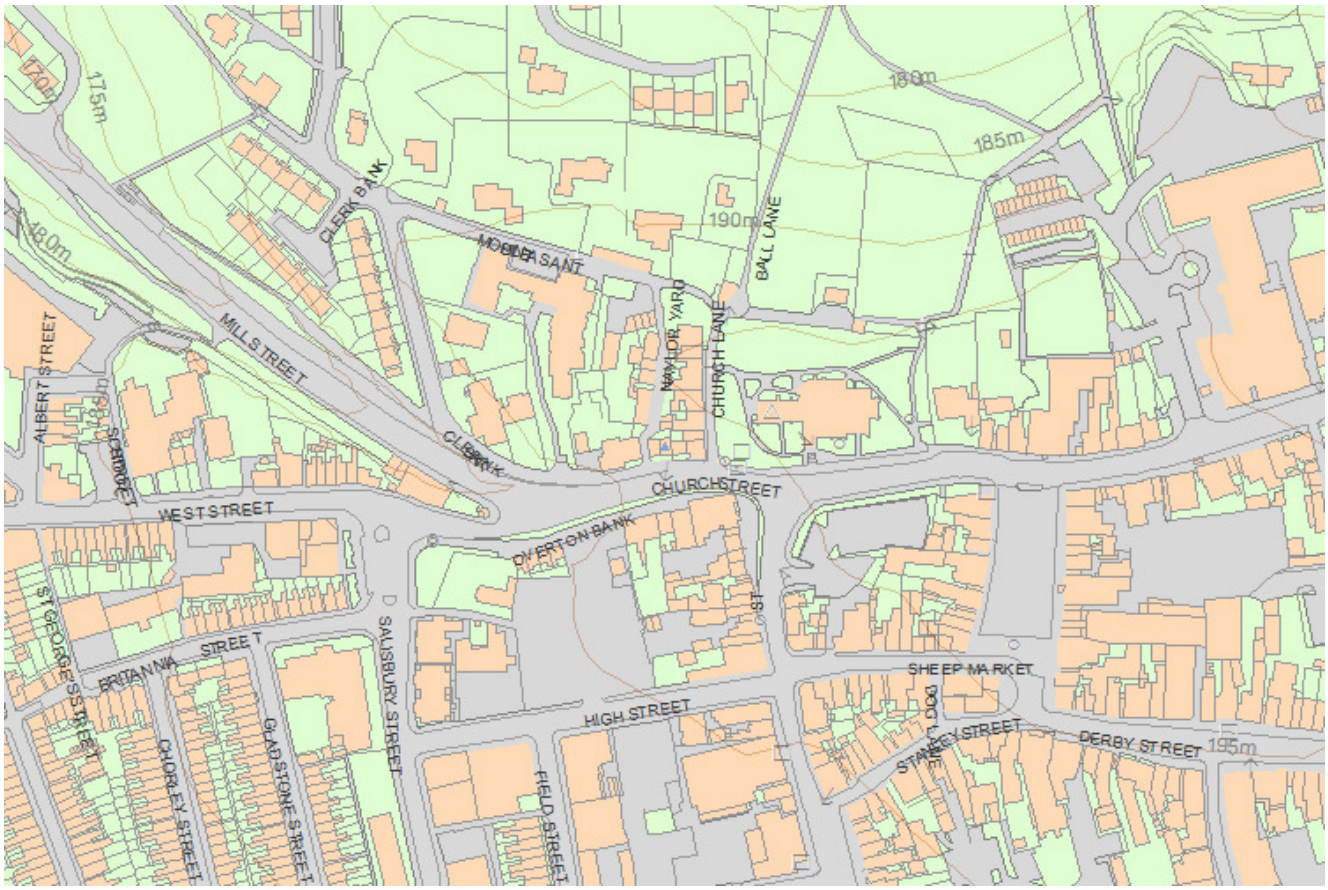
District Type: District Authority

Parish: Leek

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 07-Jun-1972



MAP

List entry Description

Details

LEEK
SJ9856NW CLERK BANK 611-1/4/43 (North side) 07/06/72 Nos.2, 3 AND 4
GV II
Row of 3 cottages, now in use as shops. Built in 2 phases, and probably dating back to C15 or C16, extended and refaced, C17 and C18. Partly cruck-framed, with well coursed and squared sandstone walls to Nos 3 & 4; cruck-framed with brick external walls in No.2. Plain-tiled roofs. Each cottage single-unit in plan. EXTERIOR: No.2: 2 storeys, 2-window range. Inserted C19 shop window with small panes, plank doorway and passage entry to its right, blocked window to left. Upper windows are casements of 2 and 3 lights, with small panes in the 2-light casement to the right. Left-hand gable stack. Stairs in angle with fireplace. Nos 3 & 4: low 2 storeys with attic dormers, 2-window range. Paired inner doors with plain wood lintels (nailed over stone?). Inserted C19 shop windows each side, with traces of an earlier opening visible below right-hand window. Upper windows renewed in earlier openings, and 2 dormers in the roof. End wall stacks. INTERIOR: No.2 is also cruck-framed in gable wall, with timber-framing in square panels to internal wall separating through passage to right. Brick externally (probably C18). Stairs in angle with fireplace. Nos 3 & 4 cruck-framed internally (1 cruck truss partially exposed in right-hand gable wall, a second cruck truss in the dividing wall between the 2 units).
Listing NGR: SJ9826256617National Grid Reference: SJ 98262 56617



No 4 Existing Rear Elevation



No 3 Existing Rear Elevation

Site Location and Constraints

No 4 Clerk Bank is located on the north side of Clerk Bank close to the junction between Clerk bank and Church Road on the northern edge of Leek Town Centre.

The three cottages are located within the Leek Conservation area.

The site has no drive, off road parking or other garden/amenity space.

The front door of the property opens directly onto Clerk Bank. The rear elevation door opens directly onto Naylor Yard.

Social Context

The property is located within Leek Town Centre.

Design Principles and Concepts

Amount

The proposed changes consist of alterations to one window opening and one door opening but the number of openings within the external wall will remain unchanged.

The proposed changes do not affect the footprint or internal floor area of the building.

Layout

No changes are proposed to the existing site layout.

Scale

The proposed changes do not have an impact on the scale of the building.

Landscaping / Appearance

No changes are proposed to the existing landscaping.

Access

The proposal does not change the manner in which the property is accessed. The actual position of the rear entrance door is to be repositioned but it will remain within the same immediate area as the existing door. The existing front access is to remain unaltered.

Impact upon the historic character of the building and upon the street scene

The proposed work will reinstate the rear elevation of the building to its original appearance and will remove an unsightly ad hoc window arrangement. The proposal will significantly improve the ascetics of the rear elevation and will have no detrimental impact upon the historical character of the building or area.