26 SPENCER AVENUE | LEEK | STAFFORDSHIRE

PROPOSED ALTERATIONS AND EXTENSION



DESIGN & ACCESS STATEMENT

Incorporating a 'Heritage Statement'

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1.0 History & Statement of Significance

History:

26 Spencer Street was built in the early 20th Century as the historic maps show (Fig 1-3) as a pair of semi-detached houses with and sits in southwest section of the Leek Conservation Area, in the 'suburban' area to the west of Alsop Street. Its architectural style is typical of the Edwardian period, and likely to have been built for one of the silk mill managers to reflect their social standing and its detachment from the more densely built-up areas around the towns wealth of mills.

In the Conservation Area Appraisal[1] the streets in this area (Hugh Street, Hartington Street, Spencer Street, Dampier Street & Daintry Street) are described as *'substantial houses set in tree-lined streets',* and a '*different world*' to the unbroken mill workers terraces of Alsop Street and King Street around Albion Mill further up the hill to the northeast *(fig.1)*. Built for the *'more affluent members of Leeks society in the late 19th or early 20th centuries*' these streets feature '*substantial houses set in generous grounds'*. This suburban setting and the demonstrable use of *'good quality craftsmanship and design'* and the varying styles of houses, many with surviving original sash-doors and windows, ensure that this area remains one of Leek's most desirable places to live.

The houses along Spencer Avenue, including no.26, still feature their original early 1900's doors and windows, including a grand double 8-panel front entrance door with fan-light above and dominant protruding bay/gable. Together with its dramatic elevated position, Spencer Avenue makes a positive contribution to the character and appearance of the conservation area and defines its far south-western boundary.

Statement of Significance:

The strength of this architectural character is best exhibited by the consistent use of brick, render and stone detailing in the elevated street frontages. No.26 Spencer Street and its semi-detached neighbour contributes to this character and consequentially represents a building of local architectural interest and *'significance'*[2] and is therefore a valued *'heritage asset'*[3] *in conservation terms.* As a consequence any future development must respect the architectural integrity of both the conservation area and that of each house typology in each street.

[1] Leek Conservation Area Appraisal; Staffordshire Moorlands District Council, p.14-15
[2] see the National Planning Policy Framework (NPPF) p.56
[3] Ibid p.52

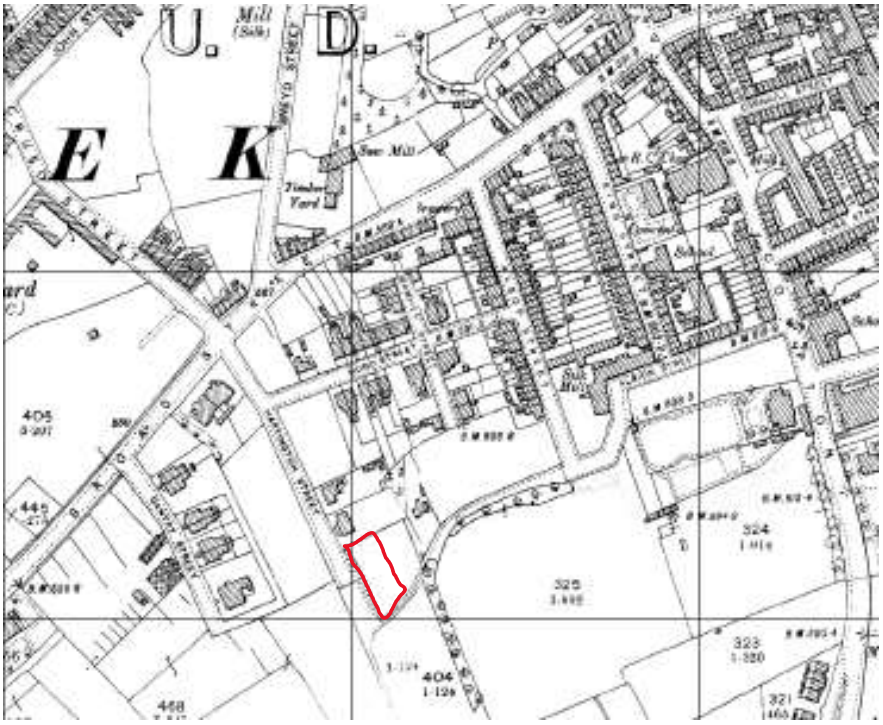

Fig. 1 1899 OS map shows that 26 Spencer Avenue had not been built at this point however shows the start of the development along both Hartington Street and Spencer Avenue.



Fig. 2 1900 OS map shows that 26 Spencer Avenue had still not been built at this point however shows no further development along Hartington Street.



Fig. 3 1925 OS map shows that 26 Spencer Avenue is built including much of Hartington Street and Spencer Avenue.

2.0 DESIGN AND ACCESS PROPOSALS

Use: The building is used for a private dwelling house; the use of the building is not altered by the proposals.

Amount: The proposed extension creates an additional 20m² of useable internal floor area and adds approximately 25m² to the foot print of the house. These areas do not take into consideration the existing conservatory (7m²) and outbuildings (7m²), therefore the total net. additional footprint is 11m².

Layout: It is proposed to demolish the existing modern lean-to conservatory located to the rear (side) of the property abutting the existing 'outrigger'. The existing conservatory is of poor design and quality and adds no significance or importance to the building and feel the removal will benefit and enhance the dwelling/conservation area.



Fig. 4 Photos of existing conservatory.

It is also proposed to demolish the 2No. outbuildings that adjoin the rear 'outrigger'. Whilst it has been explored to keep and utilize these rear outbuildings as part of the scheme, the poor condition and construction of these buildings as well as the associated existing levels/head height makes this un-feasible. Therefore, it is also proposed to demolish these 2No. outbuildings. The proposals however respect the form of the out buildings whilst minimising the disruption to the neighbour's outbuildings, this includes the re-construction of the pitched roof to the higher of the two outbuildings in order to maintain the roofline with the neighbouring property. The materials, i.e. facing bricks and clay Staffordshire Blue Roofing Tiles will be set-side and re-used on the new extension.



Fig. 5 Photos of existing outbuildings.

The proposals seek to create a larger open plan kitchen/dining space, utility area, GF WC and new rear entrance/lobby.

Whilst the property is generous in size in terms of bedrooms and reception rooms, the kitchen area is situated to the rear of the property within the outrigger and is not comparable with the rest of the rooms within the house. The larger kitchen proposals comprise of; taking down the corner of the existing external wall of the outrigger where the existing kitchen is currently located (again the existing materials will be set-aside for re-use i.e. facing bricks) including the removal of the existing uPVC Window, it is here that the new extension wraps around the existing outrigger to create a larger open-plan kitchen/dining area with large bi-fold doors provide an outlook and access to the garden. The existing walls/roof of the outrigger will be supported by new steel beams in order to provide this larger area.

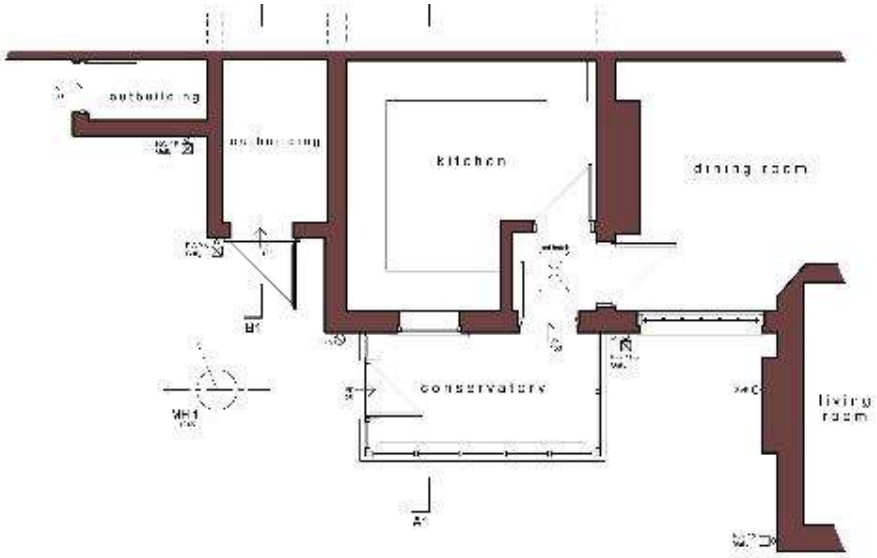

Fig. 6 Existing Floor Plan to rear of property.

To the North and integral to the new kitchen extension is an entrance lobby/utility area that provides a new entrance to the rear of the property. A ground floor WC is also located within this part of the extension which the existing property doesn't currently accommodate Due to the property not having off-street parking, the owners park their cars on Hartington Street and as a result use the rear garden access path/gate to the rear of the property and rarely the grander front entrance. The new entrance will provide more of a dedicated day to day entrance for the owners whilst the front will remain as the principal entrance for visitors etc.

A ground floor WC is also located within the new entrance lobby as the existing property doesn't currently have sanitary facilities on this level.

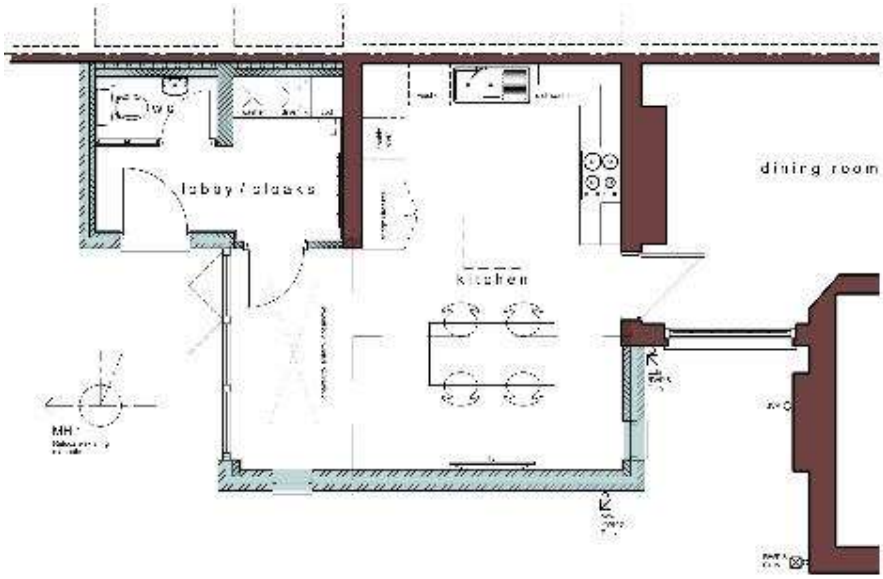

Fig. 7 Proposed Floor Plan to rear of property.

Scale:

The proposed single-storey extension will increase the size, scale and mass of the building. The extension is modest in size and will not impact on the hierarchy or scale of the main 3 storey dwelling.

Due to the nature of the elevated site from Hartington Street to which the new extension fronts, it is unlikely that the new extension will be visible from ground level due to the large stone retaining wall and boundary hedging. Therefore; the visible impact on the existing character of Hartington Street is minimal. The new extension will not be visible from Spencer Avenue (Front Elevation) as the new extension is intentionally set back from the main 'body' of the dwelling, any views on the approach from Spencer Avenue are again hidden by the natural topography and associated boundary treatment of the site.

We feel that the street elevation is improved greatly by the removal of the existing conservatory.

Landscaping:

The existing landscaping will be altered slightly to accommodate the proposed extension; alterations will be made to the existing pathway that leads up to the property from Hartington Street and existing hard surfaced area will be extended outside the new bi-fold doors/rear entrance.

Appearance:

The appearance of the building to the front elevation onto Spencer Avenue will remain as existing as the proposed extension does not protrude beyond the existing bay window on the South-West elevation.

The proposed extension is a single storey flat roofed structure that wraps around the existing outrigger to the rear/side of the property (fronting Hartington Street), faced with a smooth red reclaimed brick to match the existing house. Deliberately simple in form to not detract from the main-body of the house, the walls protrude above the new flat roof and terminate at existing eaves level to form a parapet wall with 'dental course' brickwork detailing which takes precedent from the main house and breaks up the blank elevation. Capped by a contemporary dark grey powder coated aluminium coping system.

The extension is intended to read as a modern addition which will be emphasised by the dark grey powder-coated aluminium 'slot' windows, traditional lantern light and bi-folding doors. The new side entrance door will be a contemporary solid hardwood vertical boarded door with glazing slot.

The flat roof area will be a continuous fibreglass roof in a 'lead' colour. The re-built area of pitched roof to the former outbuilding to match the existing and maintain the roofline with the neighbouring property will be finished with re-used plain clay Staffordshire Blue tiles.

Rainwater goods will be cast iron or aluminium to match existing.



Fig. 8 Proposed elevations to rear of property.

Access Proposals:

The proposed extension will not affect the existing vehicular or pedestrian access to the property.