MODE Architects Limited

HERITAGE STATEMENT

Change of Use of 12 Cawdry Buildings, Fountain Street, Leek

Issued: May 2018

Job Reference: Beauty Boutique/HS/V01

Site Address:

12 Cawdry Buildings, Fountain Street, Leek, ST13 6JP

Client:

Beauty Boutique

Proposal:

Change of use of 12 Cawdry Buildings from a Tattoo Parlour (Sui Generis) to a Nail Bar (Sui Generis)

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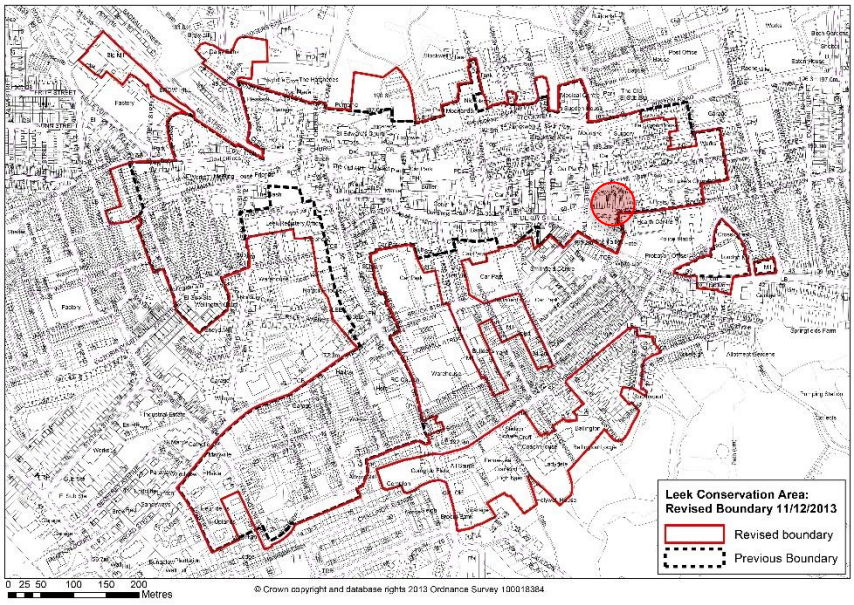
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Contents **Page No**

1.0	Description of the Asset	3
2.0	Assessment of its Significance	4
3.0	The Design Concept	4
4.0	The Impact	4

1 DESCRIPTION OF THE ASSET

1.1 12 Cawdry Buildings is situated on the edge of the conversation to the West of the town.



1.2 The History of Leek

Leeks first marker was established by Royal Charter in 1207 and the town is still a thriving market centre today. The town was mentioned in the Domesday Book as 'Lec' but there was a settlement here well before that due to the churchyard, which contains two crosses – one is Mercian style but is damaged and can be dated to the 10th century while the other is a magnificent 11th century Norse style cross.

Leek dates back to the early 13th century and grew to being a planned settlement from just an earlier church and road. The town retains its medieval street pattern and market place, and a wide range of buildings dating from the 16th century onwards. In the 19th century, Leek was known for its silk industry and the surrounding mills and terraces confirm this emergence. Within the town centre, the modest scale of the early housing contrasts with the more dramatic designs of the later 19th century buildings.

1.3 There are over 140 listed buildings within Leek, with only a few listed buildings in close proximity of 12 Cawdry Buildings. Across from the Cawdry Buildings, is the Listed war memorial. The war memorial is listed as:

Clock tower, built as war memorial. Portland stone, ashlar- channeled to lower stage. 1924-5, restored 1994. By Percy Worthington. Door to tower, and inscribed bronze panels in advanced molded architraves in each face. Upper stage has glazed doors with

balconettes, and paired round-arched windows, clock in laurel wreath. Names of WWI battles inscribed in frieze below pyramidal stone roof. The tower is raised up steps with flanking wall pierced by cast-iron or bronze gates, and with cast-iron or bronze lamp standards on angles. Memorial panels for WWII on flanking wall. HISTORICAL NOTE: the war memorial was the gift to the town of Sir Arthur Nicholson (a local silk manufacturer), and his wife, in memory of their son, Lieutenant Basil Lee Nicholson and other local men killed in WWI. *(https://historicengland.org.uk/listing/the-list/)*

1.4 The Cawdry Buildings are described as 'a pleasant terrace of shops with housing above dating to 1889' in the conservation character appraisal.

2 ASSESSMENT OF ITS SIGNIFICANCE

2.1 Leek is a significant market town situated in the heart of the Staffordshire Moorlands and therefore its heritage needs maintaining to keep it so significant.

2.2 Density is a major factor in the town due to the natural constraints of the site. As a result, few parts of the Conservation Area are without impact on others, and ill-considered developments can have a major impact.

2.3 It is also important that existing vernacular relationships are maintained. Each is the result of its historical development and represents a key characteristic of the Conservation Area.

3 THE DESIGN CONCEPT

3.1 There are no proposed changes to the building, only a change of use. The building already has a use class of Sui Generis as a Tattoo Parlour, however we propose to change this to Sui Generis, Nail Parlour.

4 THE IMPACT

4.1 There will be no impact on the surrounding area and the conservation area. The building is still a suitable use class for the area and therefore only benefits the town as the building would be vacant without this company situated in it.

4.2 The building has no physical proposed changes and therefore, resulting in zero impact.