Heritage Impact Assessment

11/11/2018

Application Ref: SMD/2018/0478
Address: 12 Market Place Leek.

Listing Text from:
https://britishlistedbuildings.co.uk/101268606-12-market-place-leek#.W9Iqa_lKgdU

LEEK

SJ9856NW MARKET PLACE
611-1/4/78 (East side)
07/06/72 No.12

GV II

House, now shop. Possibly originally early C18, altered and refaced late C19. Lined out stucco over brick with plain-tiled roof.

EXTERIOR: 3 storeys, 2-window range, with curved corner to Derby Street. Late C20 shop front, and two 16-pane sash windows above (8-pane sashes to attic storey), with painted stone cills. Moulded wood eaves cornice; Lead rainwater goods. Roof swept round curved corner, with similar 16-pane sash window. 12-pane sash window in gabled return to Derby Street. Asymmetrical roof line, with clear internal evidence for the raising of the roof on the Market Place elevation to incorporate a full upper storey (probably in early C19). Stack survives on left-hand gable only. INTERIOR: not inspected.
Listing NGR: SJ9841256522

In the planning application there are several factors being addressed, the first is to keep in mind that where we are is a heritage/ conservation area and that we are in a grade 2 listed building.

The current arrangement on the ground floor is A1 retail use, planning permission is being sort for a change of use to A3 as a cafe which will extend the existing cafe on the first floor downstairs covering 2 levels.
We feel this would make the building even more attractive to town users as the premises sits in a prominent position in the town centre. Unfortunately there has been a steady decline in retail recently and this was one of the main reasons the last owner decided to sell up. Should permission be granted for change of use we would like to install a tasteful and in-keeping fixed bar area along with tables and chairs for our customers

The kitchen which is located on the first floor and is quite small so we have requested permission to remove two studded, partitioned walls to extend the kitchen further. The existing walls were put up in 2015 and bare no original features, in-fact, taking down the partitions would be taking the building back to a more original state and a larger kitchen would facilitate more customers should a change of use be granted on the ground floor.

We have asked that the current WC on the first floor be relocated to the ground floor in order to accommodate people with physical disabilities or recent operations who may not

be able to use the stairs. We have highlighted a storage area in which we propose to install a WC and baby changing unit.
All work carried out in this area would not be structural, however, there may be permission needed to connect a soil pipe and fan vent to an existing opening.

There is a skylight in the WC which is where we wish to extend the kitchen - we intend to keep this along with an extractor fan, again, permission may be needed for a change of vent but using the same opening already there.

In order to combat accidents and comply with hot food and drinks going from the first floor to the ground floor we have looked at the installation of an independent fixed dumb waiter, we have identified an area of space in-between the stairs which goes from the ground floor up to the first floor which would reduce accidents with people carrying trays of food and drinks.

We would also like to look at whether the small opaque/bevelled glass panes in the windows on the first floor are okay to replace with clear panes. We doubt they are original and there are quite a few that have been replaced already. Customers say they would like to look outside whilst in the cafe area, so, if permissible, we would like to change them all too clear panes of glass.

Our plans will have no impact on the historic fabric/area or affect any part of the original building. Taking the wall down that partitions the kitchen and bathroom will actually be taking it back to its original state in room and space terms, the partitioned wall has only been there for 2 years so it is of no historic value or original importance to the building.
Making the WC available on the ground floor will give people with disabilities or mobility issues a choice to frequent the cafe which in Leek is a rarity as not many cafes have access to toilets on the ground floor.
Changing the glass panels from opaque to clear upstairs are of no impact to the building as they are not the original glass panes anyway. It will allow the customers to 'people watch' which is the only reason we wished to apply to change them, that and clear ones will be easier to clean.

There are currently many empty shops in the town so to grant this application would be breathing new life into the heart of the town centre, because at the moment it still looks half empty due to waiting for planning permission and the legalities surrounding it. We are aware that the heritage assessment team may wish to come and look around and they would be more than welcome to. What we want to do will keep the centre of town alive and ensures people keep visiting and spending their money in the town centre of Leek with local businesses rather than going out of town to spend at large corporations who offer free parking and toilets readily available on the ground floor (Sainsbury’s and Morrison’s provide both).

I hope this sufficiently explains the significance and impact of the proposed heritage impact question.

Finally, we have considered the change of the front door handle and lock system to the front door as the current one - from the 1970's - does not seem to comply with regulations

regarding insurance and safety and although we have an alarm system the lock on the door is not as secure as the current standards are set out would like.
If we couldn't change the lock we would eventually want to change the door.

In conclusion we have thought through this process in-depth and can surmise that every care and consideration will be adhered to and kept in line with all policies and measures that are expected of us.

Edmond Arapi