Proposed Renovations & Alterations to 29A Queen St, Leek

Design and Heritage Statement

The property is the central house of a terrace of three houses which are Grade II Listed. The houses were built in 1877 to designs by William Larner Sugden who subsequently resided at No 29.

The house underwent a number of modernisations prior to Listing including fitted kitchen and bathroom fit-outs, replacement windows and a single-storey flat-roofed extension (since demolished) at the rear.

The applicant wishes to carry out certain renovation works to the building including:

- replace existing PVC kitchen window with timber sash
- replace first floor rear bedroom and bathroom windows with new sashes to replicate original (as ground floor Dining Room window)
- renovate the original sash window to the external store

Permission was granted on 08/01/2018 (APP/B3438/Y/17/3186266) for the renovations and certain alteration works including a small glass bay extension at the rear. It has now been decided to omit the bay and reinstate the original brick wall to the rear and to introduce a rooflight in lieu of the glazed bay.

The alteration works, otherwise, remain as the original approval. The spaces involved consist of the current modern kitchen, a redundant outside toilet and a storage area which has been left open to the elements following the demolition of the former flat-roofed extension. The alterations will comprise the removal of internal walls and redundant flues at ground floor level, with the introduction of any necessary structural support to the upper floor and rear chimney stack and the rebuilding of the original brick wall to the rear of the outshut.

For statement of significance and impact see submitted Assessment Table