MODE Architects Limited

HERITAGE STATEMENT

Change of Use of 87 Haywood Street, Leek with Internal Alterations

Issued: April 2019

Job Reference: 19 008/HS/V01

Site Address:

87 Haywood Street, Leek, ST13 5JH

Client:

Mr A Smy

Proposal:

Change of use of 87 Haywood Street, Leek, ST13 5JH from a retail unit to Chiropractor.

Report Prepared By:

Kari Bradbury BA(Hons) M.Arch

MODE Architects Ltd

Contact Details:

MODE Architects Ltd

Pennant House,

Salem Street,

Stoke-on-Trent,

ST1 5PR

Email: admin@mode-uk.com

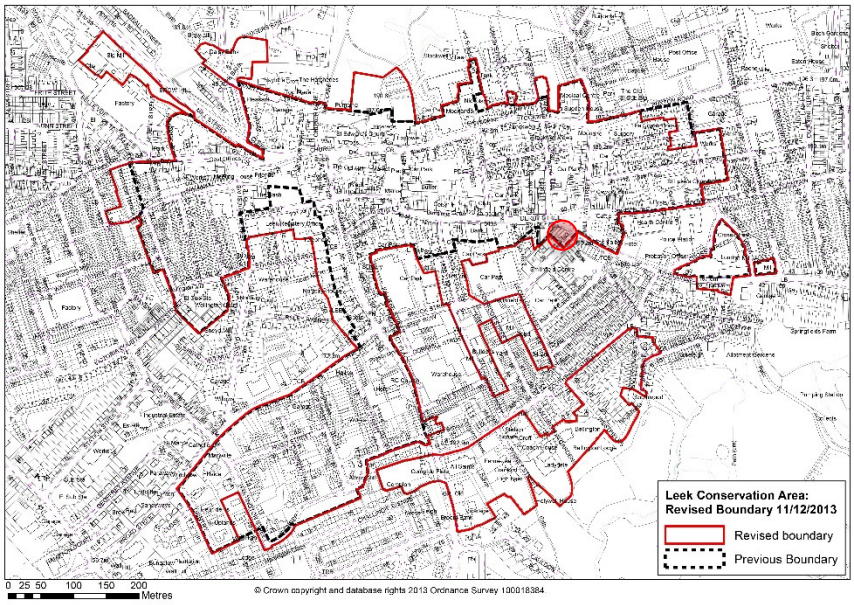
Tel:01782 479644

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 87 Haywood Street is situated on the edge of the conversation to the West of the town.



1.2 The History of Leek

Leeks first market 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 one on Haywood Street and the Clock Tower, which can be seen from the building that this heritage statement is written for. The Clock Tower is a 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/)

The Listed Building on Haywood Street is a former silk mill. 12 Haywood Street is Listed as;

Silk mill. Built c1876 (an adjacent engineering building is dated 1876 (not included)) By William Sugden. Possibly for HD Bayliss. Brick with Welsh slate roof. Classical style with Lombardic detailing. EXTERIOR: gabled front to Haywood Street, a 4-storeyed, 3-window range. Central doorway flanked by flat-arched windows to ground floor, cambered heads to first-floor windows, round-arched arcaded windows above, and flat-arched upper-floor window each side of central tall round-arched window, with pilasters corbelled out each side carrying squared bell-cote(?) at the gable apex. Possible privy tower to right with hipped roof. Return to Shoobridge Street a 10-window range, the 3 windows to the left closely spaced and with a doorway on the ground floor (possibly marking location of staircase). Cambered heads to ground-floor windows, round-arched windows above, all with stone cills. Heavily projecting arcaded corbel table divides upper storey, which has flat lintels to windows. Windows all retain cast-iron glazing, with small central opening lights. Stack detached towards rear, square section with heavily moulded cap. Small building with hipped roof to rear, probably original engine house, which may also have served adjacent former engineering works. https://historicengland.org.uk/listing/the-list/list-entry/1268597

1.4 87 Haywood Street is on the boundary of the Conservation Area and holds no historical architectural merit. It sits within a strong line of retail units parallel to Haywood Street with a 60's retail development sitting opposite the site.

1.5 The unit is currently vacant, however the last known use of the was a retail unit and therefore we believe the current use class is A1, however there is no planning history recorded for the site.

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.

2.4 87 Haywood Street holds very little significance in terms of historical architectural merit and therefore in some opinions may deem insignificant to the conservation area. It does however form part of the scale and building line of Haywood Street, which has a range of single storey to three storey buildings.

3 THE DESIGN CONCEPT

3.1 Externally, the changes will be minimal to the existing building bar the incorporation of new signage for Peak Chiropractic. The new signage will accompany this Heritage Statement.

3.2 Internally, there will be little changes to the ground floor with the incorporation of a stud wall to form a reception area and treatment room. The first floor will remain the same.

4 THE IMPACT

4.1 There will be no impact on the surrounding area and the conservation area. The building is suitable for the proposed use class and will allow any future expansion for a local company.

4.2 There is only a positive impact upon the Conservation Area as this proposal reinstates a vacant unit on one of the main roads through the market town.

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