Statement of Significance

Application Reference: SMD/2019/0276

Britannia Chambers, West Street, Leek, Staffordshire, ST13 8AF

Proposal: Replace existing cedar panels on first and second floors with plain rendered panels to match existing coloured render

Proposed Works (*item by item*):	Significance of the historic fabric/area that will be affected:	The impact of the proposed work(s) on the historic fabric/area:
Changing the existing cladding to render - as shown on plans	**The building is located within the Leek Conservation Area which consists of a series of contrasting areas; one of them being the north western section with Wellington Mill, West Street and Big Mill.** **The surrounding areas comprise of a mixture of commercial and residential properties made up traditionally of 18th Century buildings, varying from 2 and 3 storeys. Typical construction for the surrounding properties is facing brickwork under plain clay tiled roofs** **The property comprises of a detached three storey 1970's concrete framed building. The design was iconic of its era.** **The 1838 historic map shows most of the adjoining area under pasture, the area north of West Street had already been developed at this stage.** **The building itself does not enhance the conservation area significantly and is not listed or locally listed.**	**The impact of removing the cedar panels and using the existing type of render will result in better design - thus enhancing the conservation area. The cedar panels need to be removed due to ingress issues which can cause damp and also that cedar panels appear poor with time.** **It must be note that under the previous approval SMD/2014/0012, the conservation officer sought to reduce the cedar cladding - this application seeks to remove the cedar cladding.** **No historic fabric will be lost as a result of the proposed works.**