COMBINED DESIGN AND ACCESS STATEMENT AND HERITAGE STATEMENT - 29B QUEEN STREET, LEEK



Mel Morris Conservation
On behalf of Philip Charles and Karen Seaton
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1. INTRODUCTION

This combined Design and Access and Heritage Statement by Mel Morris Conservation was commissioned by Karen Seaton. The subject of the report is the proposed refurbishment of 29b Queen Street, Leek, a grade II listed building. It lies at grid reference 398809, 356587, and faces south overlooking St. Luke's Church.

Mel Morris is a full member of the Institute of Historic Building Conservation and is accredited as a Historic Environment Service Provider. She has worked with historic buildings and historic areas for over 30 years, making assessments of significance, undertaking detailed analysis of building development and advising on their conservation.

This assessment is designed to fulfil Paragraph 189 of the National Planning Policy Framework (2019), which states:

> "189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."

2. ACCOMPANYING PLANS AND INFORMATION

The following are submitted with the application, with references:
Structural engineer's drawings and calculations – 1st June 2019 (REPlanDesign) and Drawing no. 399-001
Existing and proposed drawings, with floor plans and rear elevations
Location plan – 1:1250 scale
Block plan - 1:50 scale

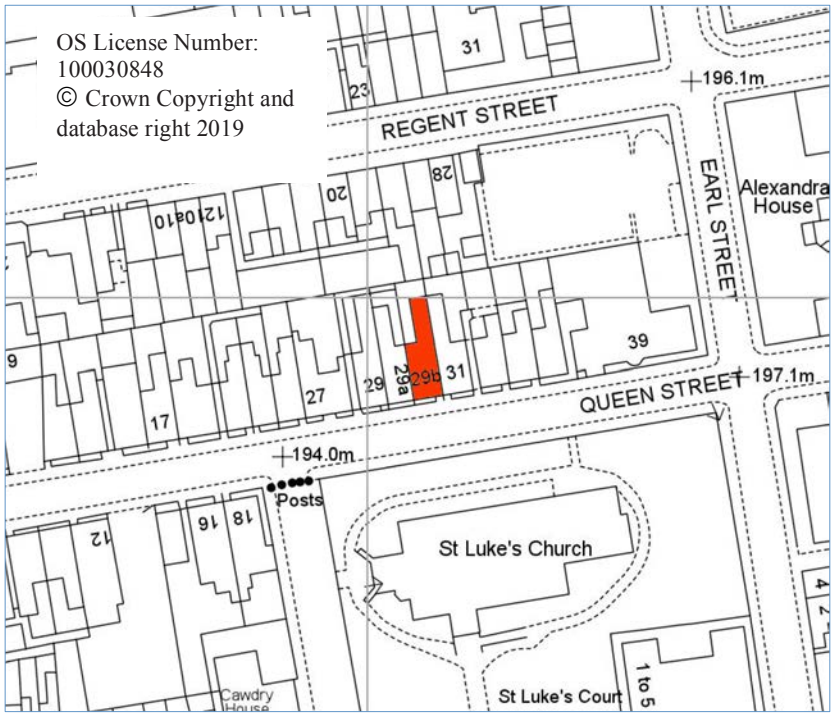


Fig. 1 – Current Ordnance Survey map showing No. 29b

3. PURPOSE OF REPORT

It is proposed to refurbish and restore the house, and the following works are the subject of this application for Listed Building Consent:

- To enlarge the kitchen slightly by knocking through to the existing outside privy, removing the chimney breast in the kitchen, and by re-connecting the kitchen with the back scullery and boiler house to bring this back into the dwelling and adapt it to become a downstairs W.C.;

- To insert a new supporting lintel to support the existing chimney breast and stack at first floor level;

- To add an ensuite bathroom to the attic floor;

- To restore sash windows and stone cills to the rear elevation.

4. STATUTORY DESIGNATION

Nos. 29 and 29a and 29b Queen Street are a terraced row comprising one listed building. They were listed grade II on 14th October 1996. The list description is reproduced below:

> "Terrace of 3 houses. Dated 1877. Built by William Larner Sugden for himself and his family. Brick with terracotta dressings and plain-tiled roof. Queen-Anne style. EXTERIOR: 2-storeyed with attics, an asymmetrical composition with advanced gabled front of No.27 (Sugden's own house) to left, and 2-window range comprising Nos 29a and 29b to right. Queen Anne style. Ground floor of gable has paired sashes with leaded and stained glass upper panes in canted bay with small side lights in the angles. First floor corbelled out with tripartite window with terracotta mullions, leading and stained glass. Dated with initials WLS and JMBS over the first floor. Round-arched attic window divided by 2 mullions recessed beneath overhanging enriched bargeboards with pendant finial at apex. Stone brackets perhaps formerly carried balconette. Terracotta panels with stylised flowers flank these upper windows. Paired doorways in right-hand range, recessed round-arched porches with stone canopy over. Doors with leaded light in upper panel. Terracotta medallion over doorway of No.29b with initials WS on foliate ground. Single small window to right of doorway on each floor. Deep terracotta eaves band. 2-window range beyond with paired 2-pane sashes with terracotta mullions in squared bay windows with shallow lean-to roofs. Terracotta frieze. Similar sash windows above. Deep terracotta cornice. Gabled dormers in the roof with fretted wood bargeboards. Axial and end wall stacks enriched with terracotta panels. Narrow bay to left of gable houses passage through to rear with small windows above. INTERIOR: not inspected. SUBSIDIARY FEATURES: cast-iron railings in front of Nos 29a and 29b, with fleur-de-lys on principal posts, scrollwork and decorative central panel. A restrained but finely detailed example in Queen Anne style, by a notable local architect, whose work raised the profile of the town's architectural quality. "

5. 29B QUEEN STREET, LEEK – DESCRIPTIVE ANALYSIS

29b is the third property in a terraced row designed and built in 1877 by William Larner Sugden, architect son of William Sugden, surveyor and Leek Architect.

29a and 29b are sister houses, in that they are symmetrical opposites, designed as an opposing pair with the same details, whilst No. 29 is significantly different; it is the architect's home and drawing studio and was designed to be seen as quite different and the primary building, and this detail and status continues at the back where it has a large first-floor purpose-built glazed architect's drawing studio, of significance.

The rear elevations of both 29a and 29b have been altered but the front elevations are a matching pair and share delightful ornate Arts and Crafts hand-forged railings. At the rear there have been some losses, but the two properties share enough surviving details for full restoration of the external appearance to be feasible. The front and rear were treated differently, with a traditional Georgian-style adopted for the rear and Neo-Jacobean style for the front (not strictly Queen Anne in style, but of the same stable as Philip Webb's Red House at Bexley Heath). It has more in common with the Arts and

Crafts movement than has been given credit – the craftsmanship involved in creating the pierced, hand-carved bargeboards, the skilled craftsmanship involved in the hand-forging of the railings, and the individual clay tiles created for this house, not all off-the-peg pattern-book tiles, are all examples of this expression of Arts and Crafts values.

Sugden was a strong admirer of the work of Morris and met him through their shared membership of the Society for the Protection of Ancient Buildings that Morris help to found in 1877. His admiration of Morris's writings had a profound effect on Sugden. He became a Socialist inspired by the older man's writings. It is suggested that his House at 29 Queen Street was attacked by an angry mob celebrating the Relief of Mafeking in May 1900 because of his opposition to the Boer War.

There is a datestone and initials in a monogram on No. 29 –BUILT 1877 WLS / JMBS. These initials are the architect and his French wife (Josephine Marie Bucquoy).
29b also has the initials and monogram WS on an oval plaque above the door, in red terracotta, now painted white, with leaf forms and a rose, surrounded by egg-and-dart mouldings. Do the initials WS above the door to 29b stand for a W Salt (the owner of the adjoining row) or William Sugden? There has been some assumption made that the house was designed for William Sugden senior but there is no evidence in the census records that the father ever lived at No. 29b, which would be a small house for his status and his large family; there is a tenancy agreement for 29 Queen Street, dated 1914, in the archives for the executors of William Sugden and Mary Price (ref. D3359/43/4). Was perhaps the house originally owned by William Sugden senior and only later inherited by his son?

To the Queen Street frontage, the row is built in English Bond red brickwork, with red terracotta details, moulded bricks to mullioned windows, and decorative moulding to the eaves and panels forming a frieze. The pair of houses share little tiled-roof projecting ground floor bay windows, barely obvious as true bays, and dormer windows with highly decorated pierced bargeboards, little terracotta finials, which look like miniature minarets.

The roofs have brindled clay tiles with alternating bands of plain and fishscale tiles and decorative stacks with panels of brickwork and tiled relief.

No. 29 has a full two-storey projecting bay, with deeply overhanging gable with pierced bargeboards and shaped timber brackets, and this is encrusted in the most delightful details in terracotta; including corbelled brickwork and terracotta tiles with peony motifs (a typical Arts and Crafts flower).

6. HISTORIC DEVELOPMENT

The Victoria County History (1996) – Stafford - vol. 7 Leek and the Moorlands, provides a brief synopsis of William Larner Sugden and his work in Leek:

> "William Sugden came to Leek as architect and surveyor of the Churnet Valley railway line, which opened in 1849. That year he set up on his own account. His buildings show a range of styles.
>
> Larner was already working for his father by the time he was taken into partnership in 1881. He widened the practice and was responsible for the Queen Anne style of many of its later buildings, which also display considerable eclecticism. His own house at no. 29 Queen Street (1877) shows his liking for moulded brick, which is also seen in other houses such as nos. 33–35 Bath Street (1880) and Woodcroft, a house of the earlier 1880s (Kelly's Dir. Staffs. (1884)) for which the firm designed additions in 1891. Moulded brick is also used at the ornate Ballington House, apparently of the later 1870s, to which the firm may have made additions. At W. S. Brough's Littlehales (1880) Larner combined brick with timber framing. "

William Sugden had designed a row of three terraces at Queen Street on the adjoining plot of land, in 1866 for Mr Salt. He may have subsequently acquired the land for the terrace at 29 Queen Street. This row is illustrated on the 1879 OS plan, along with No. 31 Queen Street. There is a gap where

Nos. 29 to 29b now stand. Nos. 21-25 did not exist at this time and No. 27 may have been rebuilt when Larner Sugden built his row.



Fig. 2 – 1879 OS map (surveyed ca. 1876) at 1:500 scale prior to the construction of 29 to 29b Queen Street

William Sugden "Architect" was living at 13 Derby Street, Leek, in 1871 (census return) with his large family and his eldest son, William Larner Sugden, who was aged 20. His nephew William Henry Sugden was also living in the house, and named as an Architect, along with his brother-in-law and sister-in-law, the Larners. It was certainly a large and busy household. WLS was educated at Leek Grammar School and was articled to his father in 1868, commencing practice in partnership with him in 1881. He continued practice alone after his father's death in 1892.

Five years after the construction of 29 to 29b Queen Street, at the time of the 1881 census, William Larner Sugden, the son, was living with his wife Maria Josephine at 29 Queen Street and Nos. 29a was occupied by Joseph Sykes, Headmaster of the Grammar School, and 29b was occupied by Eliza Downand(?) a widow, formerly a clergyman's wife.

In 1891 the census records William Larner Sugden and his wife, who is described as an 'occasional freethought lay chaplain'; her birthplace is recorded as Paris. Thomas Redfern, a retired solicitor, is living at 29b. 29a is not separately recorded.

Floor Plan

The interior of No 29b contains a narrow entrance passageway with encaustic tiled floor, off which are a pair of reception rooms, the front one being the parlour, with a very ornate ceiling of Anaglypta relief, late 19th century, the rear room the Dining Room. The passage leads to a staircase which rises to the three floors of the building, with chunky stick balusters with chamfered profiles. The same chamfered profile can be seen on the door joinery, with architraves, and the stone or marble fireplace surrounds at first floor level, all suggesting the hand of the architect. The main staircase is top-lit by an unusual light-well, with light flooding down and a section of open balustrade to the top landing; the effect is very dramatic and effective in providing light to the interior of the house. By comparison the rear (back) kitchen is very small indeed, with a chimney breast, but this has been modified and altered and the cooking range removed. Off-set along the party wall with the adjoining property is a small internal

passage which led to the scullery / boiler house, but which was blocked up many years ago. It is the intention to re-open this former door access into the boiler house, for the new W.C. The privy was originally accessed from the outside, where it is still intact. The intention is to bring this inside the house and to use the former scullery / boiler house, which no longer has a boiler, for the W.C. but to leave the door in place, so retaining the evidence of the former external privy, with breezeblock and plaster behind it.



Fig. 3 – Ground floor Drawing Room, with modern fireplace and anaglypta ceiling paper



Fig. 4 – rear kitchen with range removed and fireplace remodelled. The former passage is to the right

Rear elevation

The original rear elevations of the paired cottages were relatively plain, compared with the front of the house, but there are some very deliberate details which illustrate the hand of the architect – the small-paned sash windows with their cylinder glass, are quite distinctive for their proportions and their small-paned size, which given the date of the building (1877) was certainly a very deliberate old-fashioned choice as larger plate-glass had been introduced comprehensively and most sash windows at this time were not small-paned. The rear doorway was set deep with a corbelled series of three lintels.



Fig. 5 – Rear elevation of Nos. 29a (right) and 29b (left). The loss of window patterns has led to a loss of symmetry and balance

The rear of the buildings have stretcher bond brickwork with occasional headers and a sawtooth eaves band, stone lintels and cills.

The houses have undergone a number of alterations. Both No 29a and 29b retain the original small-paned sash window to the ground floor dining reception room. No. 29a retains its original sash window to the former boiler room / scullery. No. 29b retains its original sash (some glazing bars removed) to the first floor bedroom.
Neither house has its original sash window to the kitchen. The kitchen window to No. 29a is uPVC whilst that to No. 29b is timber with a stormproof high-level single casement. No. 29b has lost its sash window to the boiler room / scullery and its sash window to the first floor bathroom.



Fig. 6 – detail of the original sash window to the Dining Room at 29b



Fig. 7 – original window to the former boiler room and scullery at No. 29a



Fig. 8 – modern doorway to 29b which replaced the sash window (see fig. 7). The proposal is to restore the sash and stone cill.



Fig. 9 – modern window to kitchen of 29b. The proposal is to replace this with a sash to match the original and to reinstate the stone cill.

7. SIGNIFICANCE

The buildings have a **very high degree of aesthetic significance**; designed with great care and attention to detail, the architect William Larner Sugden has controlled all aspects of the design down to the micro-details. It was very consciously designed in the spirit of the Arts and Crafts movement and has **high associative value for the architect** and his connections to that movement. No. 29b has a high proportion of its original interiors intact, although the main fireplaces have been replaced to the ground floor rooms and there are later decorative schemes using late 19th century wallpapers (e.g.

Anaglypta to ceiling and Lincrusta to stairwell) and decorative fittings, and is only missing its original sash windows and fenestration pattern to the rear.

The floor plan is modest and typical of a terraced house, of **moderate historic interest**, with two reception rooms, back-kitchen and scullery / outhouse / boiler room. The most interesting aspects of the floor plan is the stairwell, with lightwell and original staircase and the two principal reception rooms and bedrooms above these, which have good proportions with decorative plaster and joinery details.

8. PROPOSAL

The proposed alteration to the listed building involves the following:

- The enlargement of the existing small back-kitchen to create a slightly larger kitchen, by knocking together the kitchen and the outside privy. The existing redundant boiler house / scullery will be converted into a downstairs W.C.
- The insertion of a small ensuite bathroom at attic level, with a stud partition wall.
- The restoration of sash windows to the scullery / boiler room, the kitchen and the first floor bathroom, all of which will be single-glazed and authentic traditionally weighted sashes in section and profile to match the original sash window in the ground floor Dining Room. The distribution of glazing reflects the historic subdivision as evidenced by the adjoining property and the original sash windows.

9. INVESTIGATION

The proposal has involved investigation of existing flues and pipe-runs, investigation of the direction of joists and these have been inspected and photographed. As a result of this investigation we know that the proposed new bathroom to the attic floor can be accommodated without any major alterations. The soil pipe will run in line with the joists to the existing soil-pipe and will discharge into this, with no new pipe runs or external impacts. We know that the original flues ran from the boiler house (see figure 12) and from the back of the cooking range through the privy (see figure 13) and joined up with the first floor fireplace flue alongside it, so that they terminate in the existing chimney stack. The proposed re-ordering of the building involves removing these combined ground floor flues and supporting the angled first floor chimney breast and the stack on a new beam to a structural engineer's calculations - drawings have been produced to demonstrate how this will be achieved. It is not possible to retain these flues in-situ and enlarge the kitchen internally.





Fig. 10 (left) – the bathroom with the angled chimney breast and the combined flue for the boiler and former kitchen range running to the right of the window.

Fig. 11 (above) – inspection of the floor void and floor in the bathroom reveals that there is a stone floor slab underneath the hearth supporting the corner chimney breast. The original fireplace and hearth stone have been removed. All of this masonry will be supported on a new beam (see engineer's calcs. and drawings).



Fig. 12 – boiler flue running parallel with the sloping ceiling

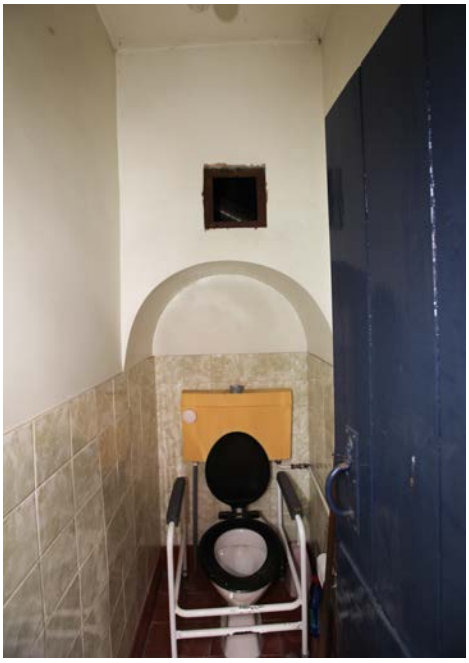


Fig. 13 – sloping flue running through the outside privy above the arch.

10. IMPACT AND CONSERVATION ASSESSMENT

The proposal involves a very minor change to the floor plan to remove a redundant chimney breast at ground floor level. This has no surviving fixtures or fittings and has been significantly remodelled so that its original appearance is not clear. Given the need to provide a reasonable kitchen for this size of property and the fact that at present there is no space for a cooker, and the lack of need for an outside privy, it is considered to have negligible impact on the significance of the listed building to remove this wall and to remove the combined boiler and kitchen flues so that the kitchen can be slightly enlarged to incorporate the former outside privy. The chimney stack and the chimney breast at first floor level are retained and supported from below with beams to the engineer's design (see separate drawings and calculations). The privy door will be retained and blocked up from the rear to maintain the original symmetry of the pair of houses and evidence of the architect's design.

The works to introduce an ensuite bathroom at attic level involve a minor additional stud partition. The floor plan has already been subdivided at this level and the fireplace removed, so there is no impact on the significance of the building by creating a small bathroom. The waste for the toilet will be discharged through the existing soil stack (see rear elevation and proposed second floor plan).



Fig. 14 – the attic bedroom has already been subdivided with the partition and door (left) and the proposals involve removing the cupboard (of no interest) and adding a further stud wall to form an internally enclosed en-suite bathroom. This has no impact on significance and as the joists all run from front to back (see direction of floorboards, left), there is no cutting of joists to accommodate the waste pipe. This will be discharged into the existing SVP.

The restoration of the sash windows to the rear elevation of the building, for which we have positive evidence, will be a major positive benefit. The sash window restoration also involves reinstating the missing stone cill to the kitchen window and the removal of the sliding door to the external boiler-house and restoration of both a sash window, a stone cill and brickwork to match that on No. 29a.



Fig. 15 – the proposals involve replacing this modern side-hinged casement to the bathroom with a sash window to match the original pattern with glazing bars, a major enhancement (see elevation drawing).



Fig. 16 – the proposed restoration involves the replacement of the modern kitchen window with a sash, the restoration of the brick reveal, and a stone cill to match, the retention of the privy door (for symmetry and evidential value) and the replacement of the sliding door with a sash window and stone cill to match that on No. 29a.

Overall, the proposal is considered to have **a major positive impact** on the special interest of the listed building.