

DESIGN, ACCESS AND HERITAGE STATEMENT OF SIGNIFICANCE AND IMPACT

PARKER HOUSE

2 Church Street, Leek

**PROPOSAL:
INSERTION OF OAK STRUCTURAL
SUPPORTING FRAME
NORTH ROOM FIRST FLOOR**



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F4 DESIGN, ACCESS AND HERITAGE STATEMENT OF SIGNIFICANCE AND IMPACT
JANUARY 2019
Parker House, 2 Church Street, Leek, Staffordshire

PROPOSAL: INSERTION OF A SEASONED OAK STRUCTURAL SUPPORT FRAME. TO ENSURE THE STABILITY OF THE WEST ELEVATION OF A TUDOR FRAME FIRST FLOOR ROOM AND THE REASSEMBLING AND RESTORATION OF THE COLLAPSED NORTH ELEVATION.

[With reference to associated existing and proposed drawings]

1.0	INTRODUCTION
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This is a Design, Access and Heritage Statement of Significance and Impact prepared by Anthony Short and Partners LLP for Roger Warrillow of Parker House

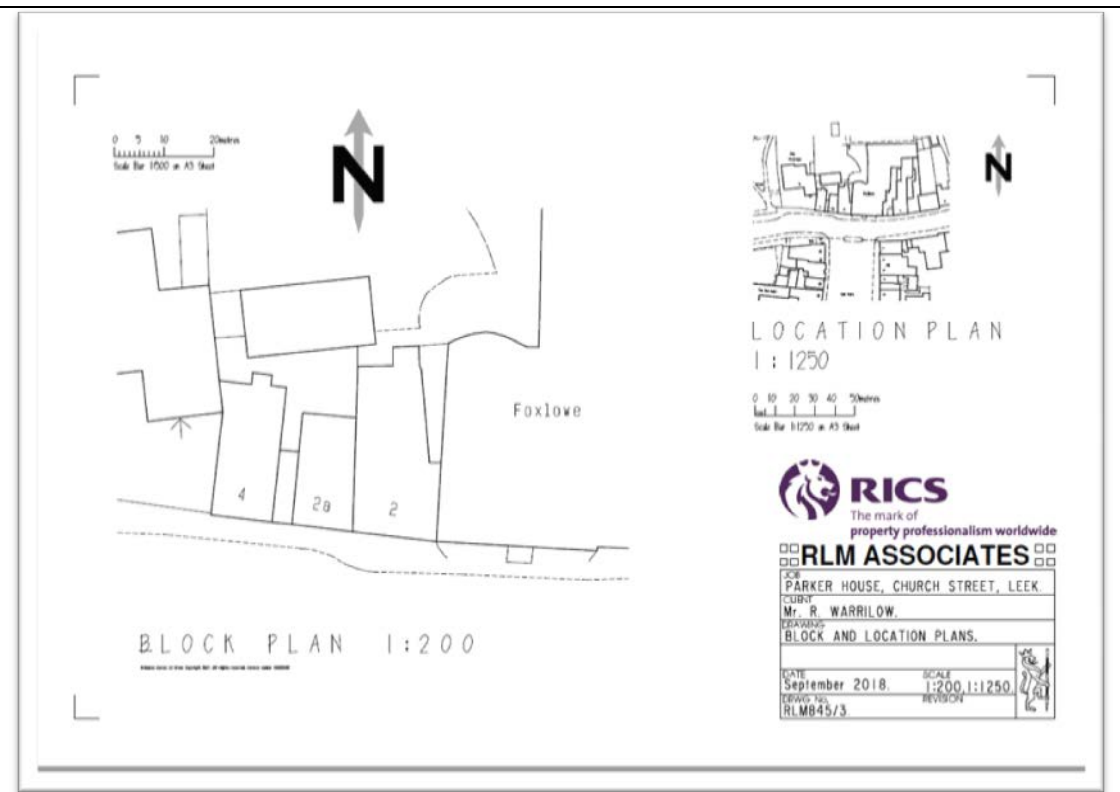
Listed building consent is required for an internal supporting English Oak frame -installed to support and protect the structural integrity of the Tudor frame and wattle and daub panels of the 'intact' west gable elevation. This also enabled the partial rebuilding of the collapsed north elevation using oak elements that had survived and could be repaired.

The new oak frame mirrors the external original frame and is constructed from 100mm x 100mm English oak with tenoned and pegged joints.

The new frames stabilise and support the west gable truss. They also provide a proper bearing for the reinstalled attic floor and the two beams which run east/west off the Tudor central stone chimney at their east end

2.0 LOCATION AND DESCRIPTION

Parker House is situated within the Leek Central Conservation Area and is classified as a Grade II Listed Building – a copy of the listing is attached within this statement. It sits at the top of the Market Place on Stockwell Street and is part of an important grouping.



Refer to drawing F03-02 for the site location at scale 1:1250

3.0 SIGNIFICANCE

According to recent dendrology the front section of the property dates from 1512-1514 (with the rear section the subject of this statement dated 1540) and under the auspices of Dieulacresse Abbey, situated nearby, served as a moot house and possibly for wool storage, which was one of the main industries of the time. The accuracy of the dendrology was undertaken under the supervision of Dr Faith Cleverdon former Conservation Officer SMDC.

Very few changes appear to have been made to the buildings structure since Thomas Parker was born here in 1667 (after which it takes its name), except at street level where the former front rooms have become shop premises.

Listed buildings are buildings of 'special architectural or historic interest' and are subject to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Location

Statutory Address: 2,2A AND 4, CHURCH STREET

The building or site itself may lie within the boundary of more than one authority.

County: Staffordshire

District: Staffordshire Moorlands (District Authority)

Parish: Leek

National Grid Reference: SJ 98389 56619

Summary

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

LEEK

SJ9856NW CHURCH STREET 611-1/4/35 (North side) 13/04/51 Nos.2, 2A AND 4

GV II

House or row of cottages, now in use as shops. Probably early C17. Some timber-framing internally, but substantially of stone, with red plain-tiled roof.

EXTERIOR: 2 storeys, 4-window range. Inserted shop window to left of wide chamfered archway, and 2 late C19 shop fronts to right, separated by a doorway with chamfered stone architrave and lintel, inserted or recut in C19. Single 3-light wood casement window to left above, and stone mullioned windows of 3 and 4 lights beyond, all in moulded architraves, probably C17. End and rear wall stacks. INTERIOR: not inspected.

4.0 EVALUATION

With reference to drawing F03-01

Two site meetings have been made to assess the ongoing repairs of a partially collapsed first floor Tudor frame. The 16th/17th century frame forms the north and west elevations at first floor of a two-story rear addition to a row of stone-built cottages that front Church Street Leek.

The applicant was aware of structural problems within the north elevation oak structure. This elevation had a hard cement render applied to its exterior face in the mid-20th century. Rot was evident. It was the intention of the applicant that both the west and north elevation would be repaired. Events over took this plan and there was a partial collapse of the north elevation due, primarily, to the weight of the cement render which was substantial.

On my first visit 8th August 2018 the remaining oak frame members of the north elevation had been carefully removed and laid out on the yard below. All the parts had numbers and the frame had been reassembled in its prone location.

	
North frame elevation frame elements being repaired	Ready for reassembly

Careful repairs were being undertaken by an experienced oak carpenter using seasoned English oak ready for reassembly.

The west elevation remained in place and was stable.

	
West elevation	View of north (behind sheeting) and west elevation

The Tudor frame has 225mm x 255mm eaves carrier beams bridging across and supported by the oak frames below. Similar sized foundation beams are positioned on top of the ground floor stone walls.

The frame is assembled from mainly 175mm wide by 100mm deep framed mullions and transoms cross supported at the corners with diagonal braces of a similar section of oak.

The wattle and daub panels on the west elevation remained in tact with little sign of alteration or improvement since they had been installed.

	
Eaves beams which were unsupported at the north west corner	Corner steps to north west corner were taken down, the elements numbered ready for reassembly.

			
Surviving wattle and daub west elevation internal view		1930's/40's 3 light window to be replaced within the restored frame to original size and detail; matching an existing leaded light window.	

Listed building consent is being sort in retrospect for a permanent internal seasoned oak frame which has been mounted internally on both the north and west elevations. This was installed as an urgent repair to ensure the structural integrity and stability of the intact west elevation. It was also installed to provide structural support at the north west corner which was unsupported after the collapse of the north elevation.

The new oak frame on the north side provides structural support to the reclaimed original, north elevation oak elements that had been badly affected by rot and had to be repaired. Without this internal support much of the 'old work' would have had to be replaced in order to recreate a structural load bearing wall of enough strength to carry the eaves beam.

5.0 LOCAL AUTHORITY INVOLVEMENT

A site meeting was sought in August 2018 by Staffordshire Moorlands District Council Conservation Officer following the report of a partial collapse of the Tudor frame at Parker House. Robert McGuinness Chartered Surveyor contacted Mark Parsons accredited Conservation Architect for advice. A site meeting was arranged for the 5th September 2018 between Gill Bayliss Conservation Officer, Robert McGuinness and Mark Parsons. Following the meeting it was agreed that a Listed Building Application would be required for the provision of a seasoned oak structural supporting frame which was already in place.

RELEVANT PREVIOUS APPLICATIONS

As far as we are aware there have been no relevant formal planning or listed building applications within the last 5 years. Two LBC applications for the local 'blue plaque' scheme have been previously approved under references SMD/2014/0775 and 2018/0090.

6.0 RELEVANT LEGISLATION AND ADVICE

- National Planning Policy Framework:-
 - o Achieving Sustainable Development Paragraphs 1-17
 - o Conserving and enhancing the historic environment Chapter 12
- Conservation Principles (Historic England 2008)
- SMDC Local Plan-Historic Environment Policies

7.0 THE PROPOSAL

With reference to drawing F03-01

Following partial collapse of the north elevation Tudor frame various structural elements were carefully disassembled as described in evaluation above. The proposal involves the provision of a permanent internal oak structural frame that 'mirrors' the general panel layout of the outer frames. This provides support to the north end of the west elevation gable truss, the reassembled first floor construction and staircase.

Its main purpose was to provide an urgently required stable structure that would prevent the collapse of the intact west gable elevation whilst the north elevation oak frame was reassembled.

A key advantage of this approach was the preservation of the intact west gable elevation wattle and daub panels and to maximise the retention of the remaining repaired north gable structural elements. Without the strength of the new internal oak frame much of the north elevation old oak work would have been lost due to its general poor condition and worn mortice and tenon joints.

The only material change is the retained internal oak frame. This provides a more substantial wall structure that can be water and draught proofed allowing the room that they surround to be brought back into use.

8.0 THE IMPACT

The new 175mm x 100mm has been constructed to mirror the panel dimensions of the historic external Tudor frame. This is only 100mm deep. Tudor frames are often more substantial than this.

The new frame is not attached to the external frame it sits on the back edge of the oak foundation beam which is approx. 225mm square. The top of the frame is fixed to the back edge of the west gable tie beam and the north elevation eaves support beam (which has been renewed in seasoned English oak as it was agreed at the site meeting on 5th September 2018 that the original oak element was too badly rotted).

The reassembled and partially renewed north gable oak frame will have wattle and daub panels reinstated in place of the cement render.

9.0 REFERENCE

Department for Communities and Local Government: National Planning Policy Framework
Historic England: Historic Environment Good Practice Advice in Planning
Historic England: Making Changes to Heritage Assets
Historic England: Understanding Historic Buildings: A guide to good recording practice
Historic England: National Heritage List, List Entry Number 1203870
National Library of Scotland: Ordnance Survey Great Britain Series 1842-1960
R W Brunskill: Vernacular Architecture