The Quiet Woman Public House, St Edwards Street, Leek, ST13 5DN

Design, Access and Heritage Statement.

To be read in conjunction with the following documents:

- Location Plan,
- Heritage Appraisal
- Drawings TQW-LBC-01, 02, 03

Background

The Quiet Woman Public House is a grade 2 listed building situated within the busy market town of Leek, Staffordshire. Occupying a prime position on a busy mixed-use street (shops, office, public houses and domestic dwellings), the building works in conjunction with its neighbours to provide an attractive and unique gateway for visitors arriving into the town centre from the South and East. Over the last 5-6 years the public house has been owned/ managed by several independent landlords who have failed to create a viable business from the premises. The Building Owners, Woodcocks & Leather Partnership, have recently secured a new tenant for the public house who hopes to create a food driven business on the premises. As part of the tenant's business model, some adaptations to the existing ground floor layout are required.

Unaware of the Listed Building Consent requirement, the new tenants begun work on the alterations in February 2020 (see drawing TQW-LBC-02 Ground Floor Plans Works to Date). The building owner, through the agent, was contacted by the Planning Enforcement team on 21.02.20 to report a complaint. Work was immediately ceased on site and a site meeting arranged with the Planning Department for 25.02.20. No further works have been carried out on site. This LBC application seeks consent for the works carried out at the property in February 2020 (TQW-LBC-02) and consent for works proposed (TQW-LBC-03).

Previous Planning/ Listed Building Applications

(Source: SMDC Interactive Planning Map 06.11.19)

- SMD/2002/0619. LBC. Alterations and Roofing over yard area including use of redundant stables as bar. APPROVED
- SMD/2002/0636. FULL. Alterations and Roofing over yard area including use of redundant stables as bar. APPROVED
- SMD/1998/0632. LBC. Conversion to Form Bed and Breakfast Accommodation on Upper Floors. APPROVED.

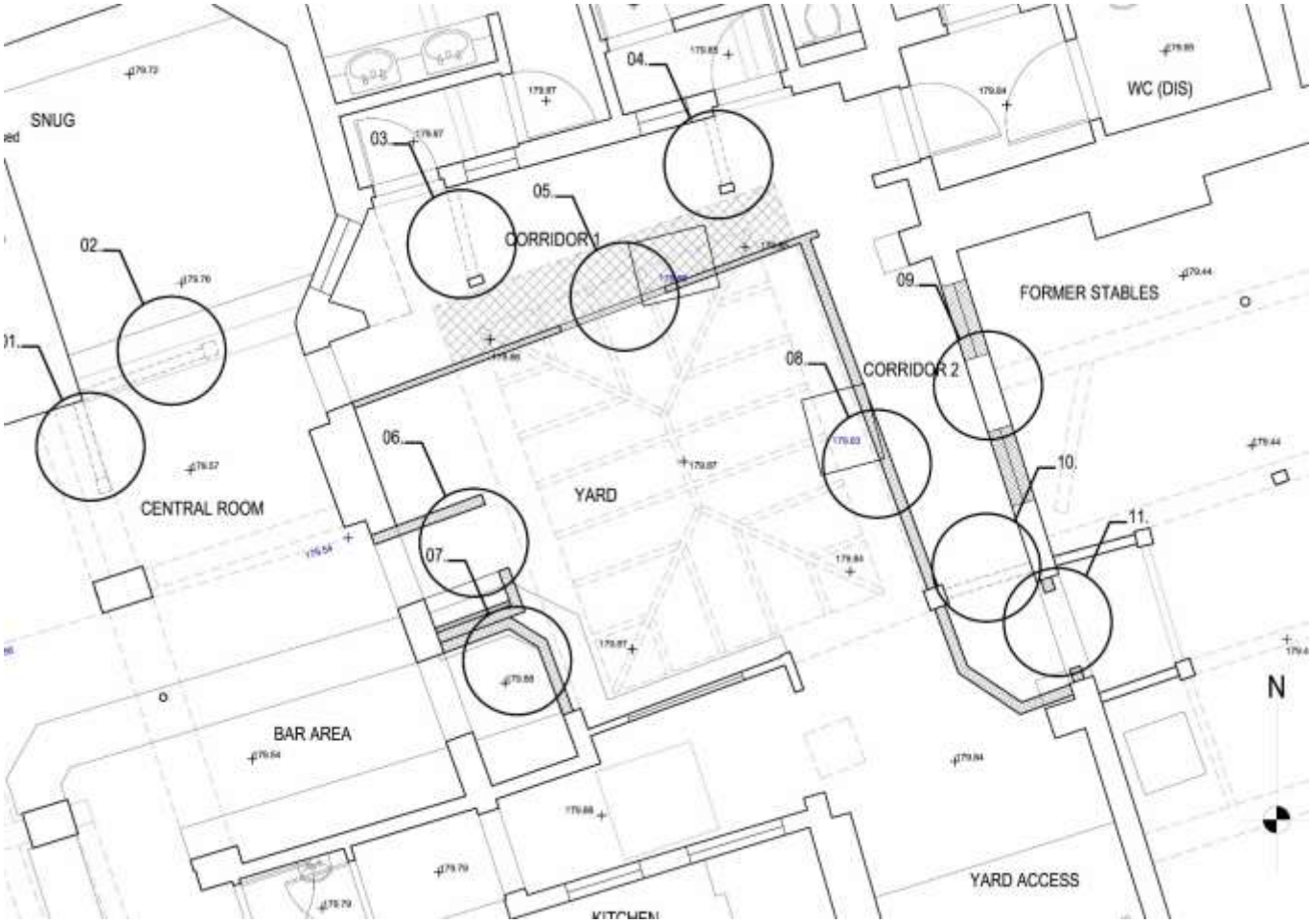
- PAD/2020/0003. Pre Application consultation reagrding site development (change of use). ONGOING.

Proposal (Design & Heritage)

The proposals seek to create more intimate spaces at ground floor, and restrict public access to the atrium courtyard. The principle is to form spaces where the light ambience can be controlled to create an atmosphere more suited to intimate dining. The majority of the alterations are centred around the atrium courtyard formed in 2002 (see LBC SMD/2002/0619) and involve 'temporary' stud walling and infilling that can be easily removed without affecting the existing building fabric, and the removal of contemporary fixtures applied as part of the 2002 consent.

Works to Date (see Key 01 and Figures??)

Key 01 Works to Date 02.2020



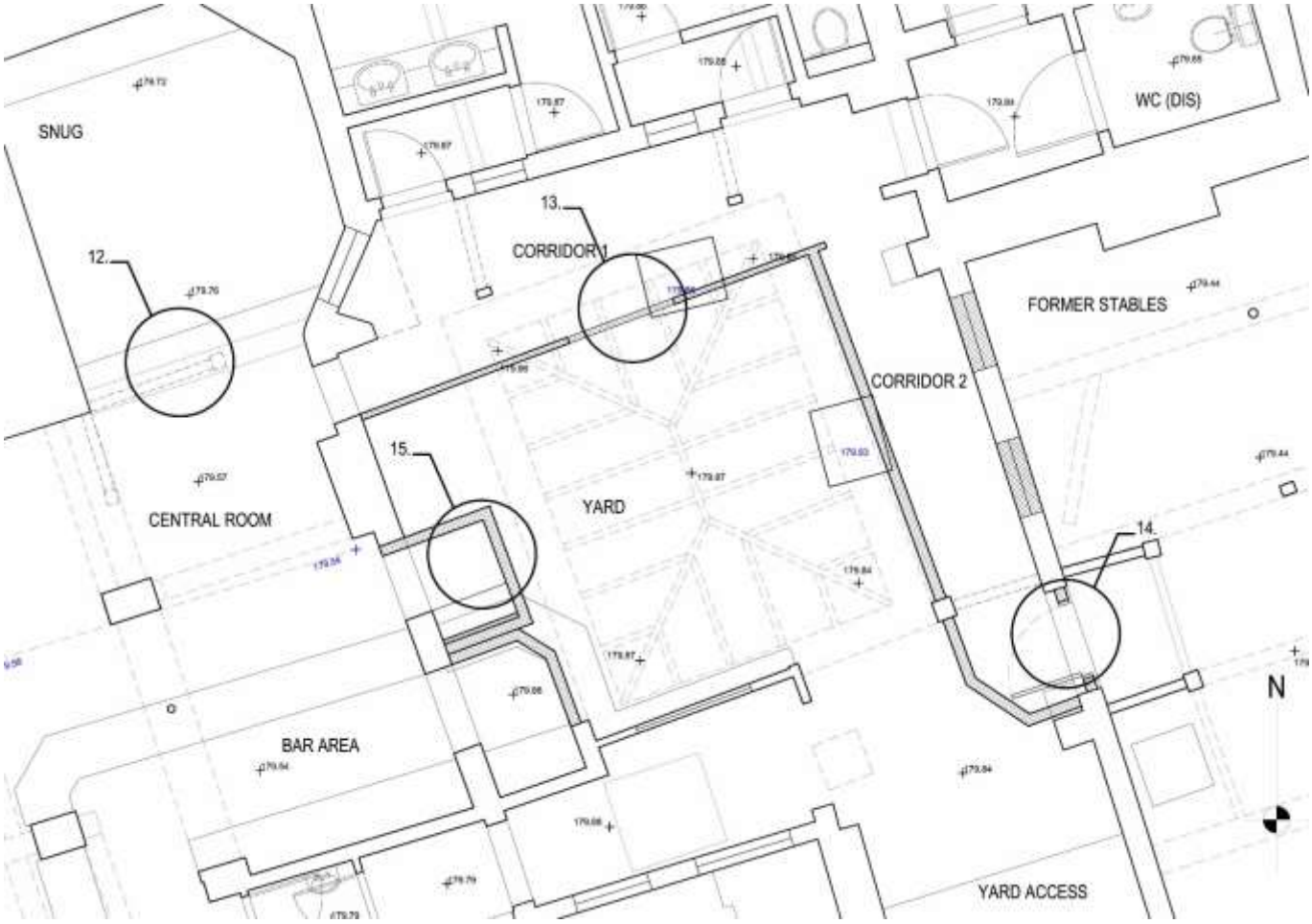
Works has commenced to restrict public access to the atrium via the erection of timber studwalling, and the removal of contemporary fixtures, as detailed:

1. Removal of contemporary brick plinth and timber post has revealed original encaustic tiles below and wallpapered ceiling above. Post & wall considered 'intrusive' in Heritage Appraisal. It is proposed to leave exposed floor and ceiling exposed (fig 1).
2. Removal of contemporary brick plinth and timber post has revealed timber floor below. Insertion of timber post has caused damage to plaster coving. It is proposed to make good affected walls with lime plaster and repair ornate coving with custom plaster of Paris moulding based on existing profile (fig 2).
3. Removal of contemporary brick plinth has revealed contemporary stone flags below. It is proposed to carefully remove contemporary plastic rawl plugs from original building fabric and make good with lime mortar. Final wall finish to remain painted brick. Contemporary posts to remain (structural requirement unknown). Post & wall considered 'intrusive' in Heritage Appraisal
4. Removal of contemporary brick plinth has revealed contemporary stone flags below. It is proposed to carefully remove contemporary plastic rawl plugs from original building fabric and make good with lime mortar. Final wall finish to remain painted brick. Contemporary posts to remain (structural requirement unknown). Post & wall considered 'intrusive' in Heritage Appraisal
5. Erection of 50mm thick stud partition wall to ceiling height (2.2m). Gypsum plasterboard to all exposed faces. New suspended stud ceiling has been erected between new stud partition and courtyard glazed roof well wall to form fully enclosed corridor running from central room to former stables, serving WCs. With exception of mechanical fixing at West end of wall, all fixtures are into contemporary roof structure formed in 2002. Former Yard considered 'Medium' significance and Canopy 'intrusive' in Heritage Appraisal.
6. Erection of 100mm thick stud partition wall to ceiling height (2.2m). Gypsum plasterboard to all exposed faces: NB. See item 15 for final proposed layout for this area
7. Erection of 100mm thick stud partition wall atop contemporary bartop to ceiling height and formation of built in shelving. Gypsum plasterboard to all exposed faces. Bartop considered 'intrusive' in Heritage Statement.
8. Erection of 100mm thick stud partition wall to ceiling height (2.2m). Gypsum plasterboard to all exposed faces: Former Yard considered 'Medium' significance and Canopy 'intrusive' in Heritage Appraisal.
9. 2nos Arched window openings (void of casements) to Former Stables have been blocked up with 100mm thick stud partition; Gypsum plasterboard to all exposed faces. Studwalls have been set back within internal and external reveals to preserve window location. Existing painted masonry to be retained as exposed.
10. Removal of contemporary brick plinth has revealed contemporary stone flags below. It is proposed to carefully remove contemporary plastic rawl plugs from original building fabric and make good with lime mortar. Final wall finish to remain painted brick. Contemporary posts to remain (structural requirement unknown). Post & wall considered 'intrusive' in Heritage Appraisal

11. Erection of 100mm thick studwall with gypsum plasterboard to exposed faces to form smaller door opening. Studwork set back from internal and external reveals to preserve original door size and location. NB see Item 14 for final proposed layout for this area.

Works Proposed (see Key 02 and Figures??)

Key 02 Works Proposed



The proposal seek to finalise the works already commenced on the alterations to the ground floor layout and to make good the affected building fabric. All newly formed stud partitions with plasterboard faces to be finished with gypsum plaster skim and paint (in heritage colours). New lighting circuit and fixtures to be installed in new and existing contemporary ceiling void below courtyard flat roof :

12. Make good wall, ceiling and coving affected by plinth wall and post removal using traditional lime plaster and plaster of Paris (for coving). All new works to be painted with heritage, vapour-permeable, water-based paint.

13. Form timber studwork structure to support 1200 x 750 x 500 fishtank; set flush to corridor face of studwall.
14. New timber door in altered opening
15. Stud partition continued to form alcove with shelving which will restrict public access to the glazed inner courtyard.

Access

The proposals do not affect the current vehicular or pedestrian access to the site, parking/ loading provision, pedestrian access to and from the building, or current access to welfare and sanitary provisions within the building.

Photos of Works Commenced (Feb 2020)

Fig 01 (relating to item 01)



Fig 02 (relating to items 02 & 12)



Fig 03 (relating to item 04)



Fig 04 (relating to item 09)



Fig 05 (relating to items 05 to 08)

