SAMMONS Architectural LIMITED

Chartered Institute of Architectural Technologists

10 Cawdry Buildings
Fountain Street
Leek, Staffordshire, ST13 6JP
Tel / fax 01538 386002
e-mail info@sammonsltd.co.uk

HERITAGE IMPACT ASSESSMENT

PROPOSAL : RETROSPECTIVE APPLICATION FOR THE REPLACEMENT OF WINDOWS AND FRONT DOOR

ADDRESS : 6 LEASBROOK, DAINTRY STREET, LEEK, STAFFORDSHIRE MOORLANDS, ST13 5PG

APPLICANT : MR C MORRISON

DATE : AUGUST 2O20 JOB No. : 2020-2527

INTRODUCTION

Town and Country Planning legislation requires the submission of a statement demonstrating how the special historic or architectural interest of a building or area has been considered within a planning application proposal.

This Statement demonstrates how design principles and concepts have been applied to the design of the proposal and how it has taken account of national and local historic environment planning policies, and in particular how the design preserves or enhances the historic and architectural importance of the application building; how the proposal has been designed to harmonise with the existing architectural style of the building and area; the application building's setting; and particular physical features of the building and area that contribute to its special interest or character.

Sammons Architectural Ltd have been asked to prepare a Heritage Impact Assessment on behalf of Mr Chris Morison which relates to a retrospective planning application reference SMD/2020/0217 which is currently lodged with Staffordshire Moorlands District Council for the replacement of windows and front door. This statement should be read in conjunction with the accompanying drawings numbered 2020-2527-01A, 2020-2527-02 and 2020-2527-03 and accompanying joinery details and letter shown on the drawing by Lymewood Joinery.

ASSESSMENT

Leek Conservation Area

The Leek Conservation Area was first designated in July 1970 and extended in 1989, 1994, 2004 and 2013. An Article 4 Direction has been confirmed by the Council in which the “permitted development” rights to extend and alter dwellings were removed from some properties, including the application property.

The application building is a non listed building located within the Leek Conservation Area. The nearest listed buildings to the application building are Wellington Mill to the north (330 metres), Hargreaves Court to the north east (230 metres) Albion Mill to the East (210 metres) and the Almshouse on Condlyffe Street (340 metres).

Leek is located on the A523 former trunk road between Macclesfield (to the North) and Buxton (to the East). It is historically a hill settlement dating back to the 13th Century. The conservation area is focused on the historic medieval streets at the core of the town centre and expands outwards to include the large mills associated with the silk industry that operated in the town in the 19th Century, the streets of terraced workers’ housing and attractive Victorian and Edwardian housing, much influenced by the Arts and Crafts

Movement. Hartington Street and Daintry Street had been added by 1891 and 1893 as evidenced in the map below.



1899 OS First Edition map showing three pairs of semi-detached houses (including the application site) and a detached house along the northeast side of Daintry Street and the denser terraced streets to Alsop Street and beyond.

A Character Appraisal was published in 2017 for the Conservation Area. The area is separated into appraisals of the character of five distinct zones with the application building lying in the southwest section, in the suburban area to the west of Alsop Street.

The planning policy context

Conservation Areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and are defined as areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.

Section 72 of the same Act is also relevant and states "in the exercise with respect to any buildings or other land in a conservation area. of any functions under or by virtue of any of the previous mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

The purpose of the Character Appraisal is to define and record the special architectural and historic interest of the Leek Conservation Area to guide decisions on planning proposals.

The development plan for the area is the Staffordshire Moorlands Core Strategy (2014) and contains the planning and conservation policies that are relevant to this proposal.

Policy SS1 Development principles requires new development to contribute positively to the social, economic and environmental improvement of the area and maintains is local distinctiveness.

Policy 1A encourages Sustainable Development in the area.

Policy SO8 in the Design and Conservation section promotes local distinctiveness by means of good design and the conservation, protection and enhancement of historic assets.

Policy DC2 The Historic Environment requires heritage assets and their setting to be enhanced and gives protection to designated and non-designated heritage assets.

The National Planning Policy Framework (2019) sets out clear guidance on the Historic Environment. If the planning authority / the decision maker judge the application building to be a “non-designated heritage asset” then the application will need to be judged against paragraph 197 of the NPPF, which states:

“197 The effect of an application on the significance of a non-designated heritage asset should be

taken into account in determining the application. In weighing applications that directly or indirectly

affect non-designated heritage assets, a balanced judgement will be required having regard to the

scale of any harm or loss and the significance of the heritage asset

Heritage Assessment

Paragraph 189 of the Framework states that "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 asset's significance and no more than is sufficient to understand the potential impact of the proposal on their significance. "

The Historic Context of the Application Building

The application building was built around 1890 as a pair of semi-detached houses with its neighbour No 5 and sits in the southwest section of the Leek Conservation Area in the suburban area to the west of Alsop Street. Its Architectural style is typical and reflective of the period and possibly inspired by Leek Arts and Crafts Architect Reginald Longden, and probably built for one of the silk managers to reflect their social standing and its detachment from the more densely built up areas around the towns wealth of mills.

In the Conservation Area Appraisal the streets in this area (Hugh Street, Hartington Street, Spencer Street, Dampier Street & Daintry Street) are described as 'substantial houses set in tree-lined streets', and a 'different world' to the unbroken mill workers terraces of Alsop Street and King Street around Albion Mill further up the hill to the northeast (fig.1). Built for the 'more affluent members of Leeks society in the late 19th or early 20th centuries' these streets feature 'substantial houses set in generous grounds'. This suburban setting and the demonstrable use of 'good quality craftsmanship and design' and the varying styles of houses, many with surviving original sash-doors and windows, ensure that this area remains one of Leek's most desirable places to live.

Whilst some of the houses on the north side of Daintry Street, still feature their original 1890's doors and windows, including a 'Queen Anne' stylised geometric glazing detail to the top sashes with large panes below for maximum light and views, it should be noted that some of the top panels to the doors have been replaced with glazing. Together with their dramatic elevated position, the dwellings on Daintry Street makes a positive contribution to the character and appearance of the conservation area and defines its far south-western boundary.

Statement of significance

The architectural character of the area is strongly exhibited by the consistent use of materials with brick and stone detailing in the elevated street frontages. The application building and its adjoining neighbour positively contribute to this character and consequentially represents a building of local architectural interest and 'significance' and is therefore considered a valued 'heritage asset' in conservation terms. As a consequence any future development must respect the architectural integrity of both the conservation area and that of each house typology in each street.

This is a retrospective application which seeks consent to retain the replacement windows and front door which have recently been installed at the property. The previous windows were rotten and had been painted shut. Whilst some of the previous windows were a mix of single and double glazed the replacement units have all been provided as timber slim line conservation style units which have been putty glazed and are complete with traditional lead weights. With the exception of two windows (W1 and W17 on the accompanying schedule) all windows are direct replacements with the glazing bar and mould detail has been matched to the existing and the appearance of the sash windows has been preserved from the original sash windows that were taken out. Remedial works to windows 1 and 17 are proposed with Georgian bars to be added to the attic window and a vertical glazing bar to the mid bay to ensure that these

too are authentic replicas of the original window detailing. The double glazed replacements are required to help retain heat in the building and to better insulate it from noise.

The solid timber panelled front door has been replaced with a timber door with the two top panels replaced with glazing. Subject to the modifications outlined above the appearance of the front elevation of the application building when viewed from Daintry Street will effectively remain unchanged.

The proposal meets planning policy 1A in that in represents sustainable development- it is using a sustainable material and is affording a higher level of sustainability (energy and sound) to the application building. In design terms, given the replication of the design of the existing windows, there is considered to be limited impact on the heritage asset.

It is considered that the replacement windows and doors do not detract from the character of the Leek Conservation Area. In terms of Policy SO8, the proposal is in keeping with the character of the application building and the character, scale and design of buildings nearby. The proposal preserves the historic character of the Leek Conservation Area.

Conclusion

This Assessment has, with the assistance of the Council's Conservation Area Appraisal, identified the elements of the character of the Leek Conservation Area and examined the value of the application building within this context. The proposal has been assessed against the Council's Local Plan policies. The conclusion of this study is that the replacement doors and windows at 6 Daintry Street has not harmed the historic character of the Conservation Area and will comply with the Council's planning policies. Retrospective permission should therefore be granted to regularise this breach of planning control.