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Design & Access Statement

PLANNING APPLICATION FOR A PARTIAL DEMOLITION OF STEEL STRUCTURE, REPLACEMENT OF SHOP FRONTAGE AND ASSOCIATED WORKS AT 14 FOUNTAIN STREET, LEEK, ST13 6JP

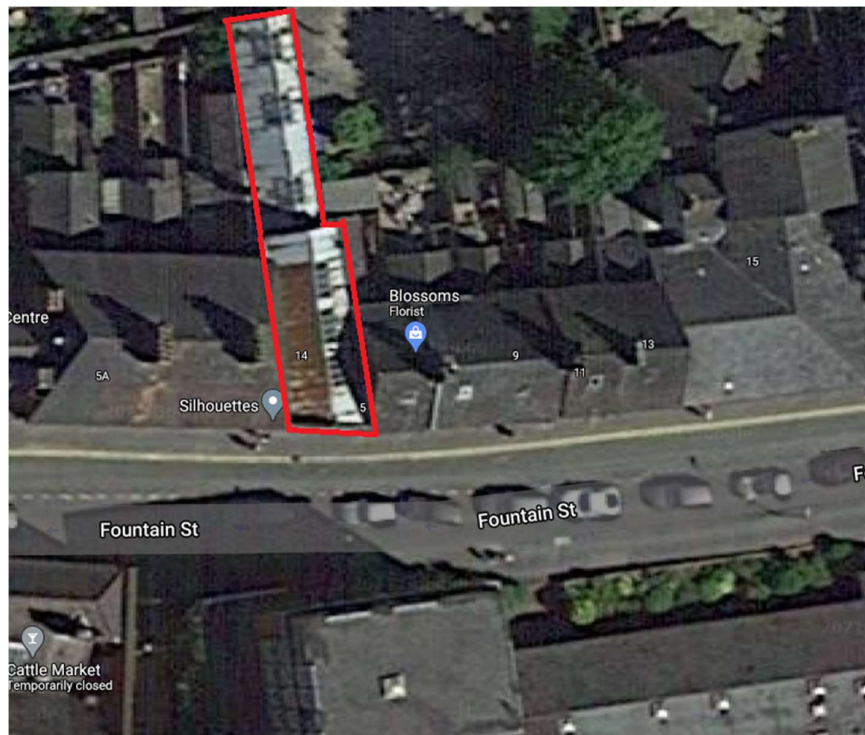
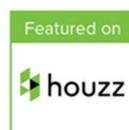


Photo courtesy of Google Maps

March 2021



**PLANNING APPLICATION FOR A PARTIAL DEMOLITION OF STEEL STRUCTURE,
REPLACEMENT OF SHOP FRONTAGE AND ASSOCIATED WORKS AT 14 FOUNTAIN
STREET, LEEK, ST13 6JP**

Introduction/Context

This statement is produced to support an application for the partial demolition of the rear steel structure of the proper property, and the change of frontage, which looks upon the street.

The subject building is at the end of a row of shops, known as The Cawdry Buildings, which predominantly have the appearance of a terrace style house, with shop windows on the ground floor frontage and living accommodation above. No.14 departs from the terrace style frontage, the street scene is presented with a gable frontage inside of the eaves, resulting with the roof being perpendicular to the street, rather than parallel as its neighbours. The width of the property is also wider than the terrace shop fronts, not quite double width. As noted on the images, the property was previously used for carpet and bed sales. The interior of the property is a largely open plan warehouse style building.





The rear steel structure of the shop remains vacant with the rest of the building, however with the demolition and front changes the rear will be used as a show room to accompany the front of shop. The additional space that the demolition will create will be renovated into a yard.

The front of shop will also be changing to a modern look adding to the rest of the shops on the street.

Proposal

The proposal is to partially remove the existing steel roofed structure at the rear of the building, this is to create more outdoor space for a yard and the renovation of the interior to produce a showroom for the products inside the shop. With the alterations to the rear, there will be a change to the front with new signage, like shop on the street. This will be changed from green to 'Magpie' blue with larger windows and entrance to mimic the appearance of the neighbouring shop fronts.



Layout

The ground floor consists of one large room, which extends to the end of the rear of the steel structure. The first-floor acts as a similar space of an open plan room with no additional rooms or cupboards.

This will remain generally the same as the structure is partly demolished. The rear single storey part of the building will be reduced by one quarter, keeping the large open plan space with the addition of outdoor space. This will allow a section of the curtilage to be reclaimed for an external yard area, allowing the creation of an external escape door and potential access to the shared alley

Use and Amount

The current building shall remain for use as a shop with display area. The demolition of the rear section will allow much greater use of the building for customers providing fire safety and means of alternative escape via the new door. The change of appearance to the front of the shop will attract more customers and improve the overall look of the street.

Scale

The scale of the shop will decrease in size due to the demolition of the rear. The rear single storey structure will decrease by 25% following the steel beams already erected.



Appearance

The general appearance of the shop will remain the same as the demolition will remain at the rear, however the signage will be changed to a similar design to shops along the street. The colour will be changed from green to a 'Magpie' blue with the addition of larger windows on the ground floor to create a more pleasing appearance to attract the public.

Access

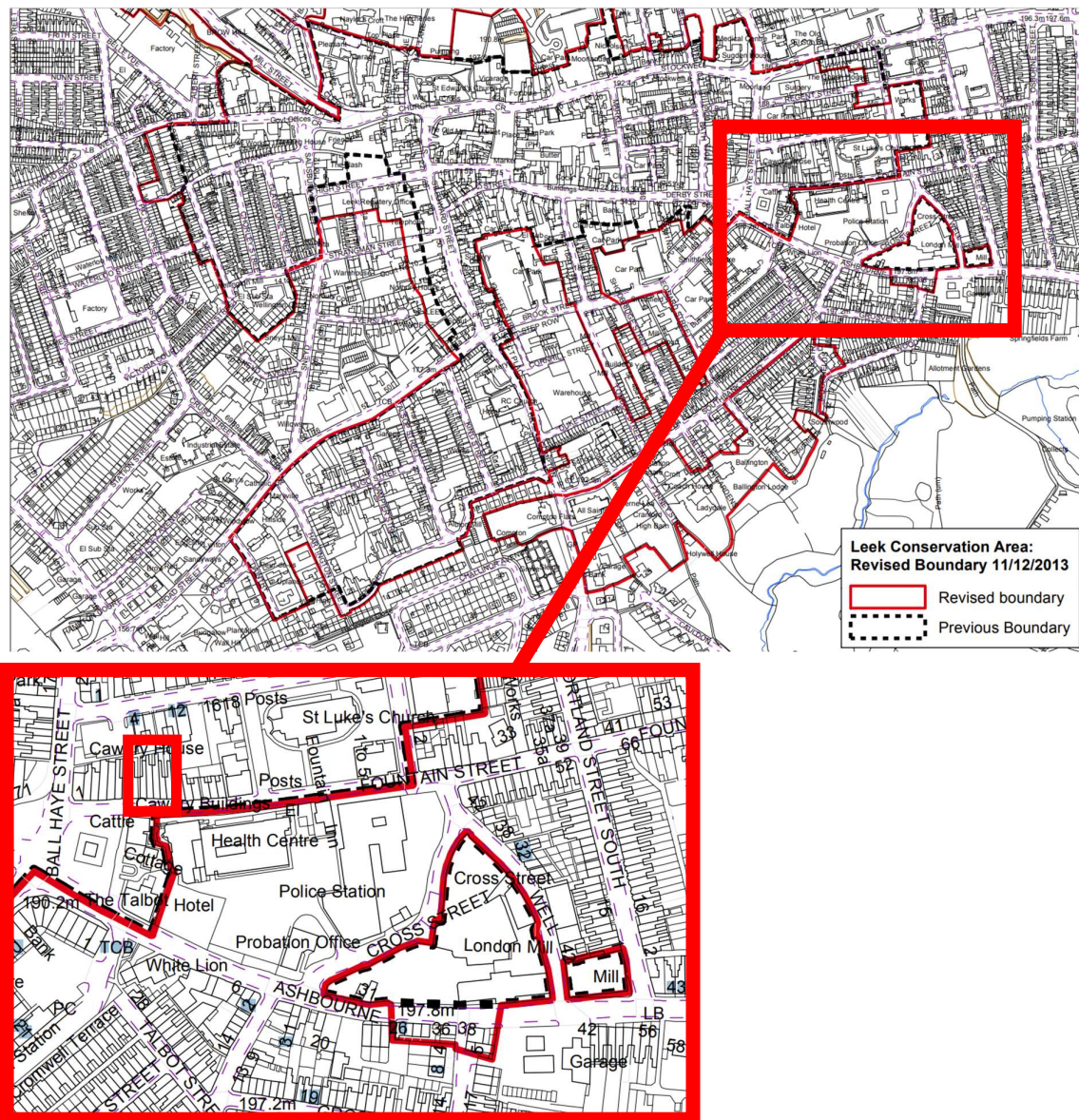
The current access is from the main street through the front, this will be remaining the same as there is no rear access currently for the general public.

Statement of Historic Significance and Impact

Research resources include:

www.geograph.org.uk
www.historypin.org
www.heritagegateway.org.uk
www.photobucket.com
www.british-history.ac.uk

The shop on Fountain Street resides in the Leek conversation area. Fountain Street was placed in 1838 along with parallel Regent and Queen Street, with scattered detached houses. Near to the monument on the western end of Fountain street are the Cawdry Buildings which are a series of shops with housing situated above erected in 1889.



A prominent feature of Fountain Street is St. Luke's Church which was constructed in 1848 as an Anglican Church. This building is a grade II* listed building List Entry Number: 1268593 and was built with sandstone on a Gothic style and consists of chancel, aisle nave and a west tower with a south-east turret.

Other notable buildings on Fountain Street listed in Staffordshire Heritage Gateway (HER) are the former St Luke's School and Carr's Almshouses, built in 1893

A description of the heritage asset, its history and setting.

Historically little is known about the building and its early uses. Unfortunately it is unknown when the property was built, or whether a previous building was originally in that position and was replaced with the current building. The property is not Listed, but lies in a street of independent small shop units within the Leek Conservation Area at the east end of the main shopping street.

The property is at the eastern end of a row of terrace brick Victorian retail shop on a street branching from Leek's main commercial centre. The street includes a range of independent businesses and shops, to include greengrocer/ florists, newsagent, sandwich shop and hair dressers. To the east of the property, the street gives way to residential terrace properties.

The shop itself was last used for carpet and furniture retail. It has previously been used as a second hand furniture shop and a warehouse to store unripe fruit with an accountants situated above. Before these took occupancy it was a drapers that was used to make nuns habits.

The appearance of the building appears to be at odds with the neighbouring terrace properties either side, having the prominent gable and relatively featureless brick façade.

An assessment of significance

The property bears little significance to the conservation area and is only notable by the difference in appearance to the neighbours on each side. The proposed alterations to the shop frontage will enhance the appearance of the building and help to improve the overall character of the conservation area and the distinctive setting of Fountain Street.

There are no records of any development, change of use, or other planning applications on the Staffordshire Moorlands planning website.

An explanation of the design concept for the proposed development

The principle alteration proposed would be alteration of the shop frontage, to a similar pattern as the other shops to the west. The alterations proposed to the rear with the improvement of a new Kingspan roof to stop the leakage at the rear will create a usable retail/display space, which would be in full use of the shop owners.

Due to its location within the conservation area we aim to improve the shop and change the appearance to be more in line with the rest of the street. As previously mentioned, the shop is unlike the rest of the street having a prominent gable and a larger frontage; by adapting the front windows and signage we will make the shop like the terrace style shops neighbouring the property.

It is proposed that the shop window be built with new joinery profiles to match the existing neighbouring shop frontages.



Looking out over Fountain Street towards Derby Street. The large open space in Haywood Street used for the Cattle Market can be clearly seen. Sander's buildings dominate the corner of Derby Street and Haywood Street and the Primitive Methodist Chapel looms large on the left hand side of Fountain Street.

The proposed structural changes are mostly remaining at the rear of the property; however, these rear additions are not a pleasant sight, nor are structurally sound due to leakages and generally deterioration, the demolition and addition of a new Kingspan roof, to improve the structure and gain more yard space will improve the overall building and use of the shop.

The main change in appearance will be at the front on the street view, these changes are to improve the appearance of the shop to attract more customers and to match the accompanying shops further along the street. This change will be restoring the front to a style similar to the original look of the other terrace building neighbouring the shop, these shop fronts have retained their original look throughout the decades and the adaption of the current shop front will improve the overall look of the street.