

Heritage Statement

7 Derby Street, Leek ST13 6HN

Introduction

The following Heritage Statement supports a planning application for the change of use of upper floors into HMO for no.5 rooms and internal alterations.

The building is located on Derby Street, an area of mixed uses including residential and commercial units. The property is on a parade of commercial units, two and three storey building with commercial unit on ground floor with residential or various other uses on upper floors. The building is set inside the Leek Conservation Area, the building does not benefit from being Grade Listed, there is nothing mentioned from records regarding any special architectural characteristics recorded under the conservation area notes. The proposal intends to provide new HMO residential units, the design also extends the functionality of the building whilst remaining within its footprint. The proposed alterations and the enhancements to the building will bring new life into the building and provide wider uses which are considered to be a welcome improvement to the Conservation Area without detrimental impact.

Historic Significance

The building is currently not Grade Listed and there are no records to indicate any recognition of significant architectural characteristics which are protected. The nearest Listed Buildings are no.10 and no. 13 Derby Street. The Leek Conservation Area Appraisal deems the area as a settlement dating back to the 13th Century, town retaining its medieval street patterns and market place. Leek is located on the northern portion of Staffordshire. The appraisal notes "The core of the Conservation Area is the medieval market town with its church, market place and medieval street pattern formed by Church Street, St. Edward's Street, Derby Street and Stockwell Street."

Derby Street

The application site and street is mentioned in the appraisal with the following notes:

"...Derby Street forms an integral part of the old town. In both cases the earliest buildings 4.21 cluster towards the western end, while the eastern buildings belong mainly to the 19th century. Derby Street leaves the Market Place from its south-eastern corner as a broad, slightly winding street. From here there is a view past Trinity Church to 'the Monument', both 'landmark' buildings, the one with a massive church topped by a spire, the other a dignified stone war memorial "

The applicant site is not listed under the List of Buildings of Special Architectural or Historic Interest under the appraisal for the conservation area. Ultimately, the planning application does not propose any formal or material external changes which could harm the host building or conversation area.