

From: Bayliss, Gillian
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Subject: SMD/2021/0266

Flying Horse, Leek

We require a heritage statement with this application. The pub is opposite the Listed hospital on the Ashbourne to Congleton Turnpike Road and we need to understand its historic significance and any relationship with the former workhouse, in accordance with the NPPF (para.189). Photos required.

Extract of Historic OS map below:



The property is prominent in the streetscene and also marks the junction into Pickwood Avenue. The application needs to assess impact on the setting of the Listed Building.

If the building is considered suitable for demolition then the replacement buildings should reflect the distinctive quality of Ashbourne Road and the historic buildings in the immediate vista. We should be looking for a terrace of houses fronting Ashbourne Road to give visual continuity. The gable end is quite wide and the Pickwood Avenue Elevation appears to show a rear dormer that is not on the elevation drawings.

Boundary details and building details will be important.

Gill Bayliss MA (Arch Con), MA (Env Planning) IHBC RTPI

Senior Conservation Officer

Staffordshire Moorlands District Council & High Peak Borough Council