

26/10/2021

210309-C2C-XX-XX-S-LTR-01 / SC



HERITAGE STATEMENT

For

Proposed Remedial works and Partial Rebuild of Boundary
Retaining walls

At

Leek Moorlands Hospital
Ashbourne Road
Leek
ST13 5BQ

Scheme Name: Leek Moorlands Hospital

Applicant: MIDLANDS PARTNERSHIP NHS FOUNDATION TRUST

Agent: C2C Consulting Engineers Ltd

Contact: Steve Clarkson

Date: 26-10-21

Proposed Use: Existing Hospital - External Works

Size of Site: N/A

Type: Heritage Statement for listed building consent

STATEMENT OF SIGNIFICANCE & IMPACT: ASSESSMENT TABLE

Proposed Works (item by item):	Significance of the historic fabric/area that will be affected:	The impact of the proposed work(s) on the historic fabric/area:
Front boundary stone wall	<i>Leek Moorlands Hospital is a Grade II listed building, Ref 1268665, located on Ashbourne Road.</i> <i>The existing front boundary wall is within the curtilage of the listed building.</i> <i>The existing boundary walls to the main Ashbourne Road and Kniveden Lane are stone construction.</i> <i>In the majority of locations these act as retaining walls and vary in height. The wall has previously been repaired with some areas having bonded cement mortar joints and others appearing to be the original dry-stone walling.</i> <i>The full boundary has been surveyed and the areas identified for repair are dry stone construction which have deteriorated such that stability has been compromised. Tree roots have also penetrated through the wall and displaced the unbonded stonework.</i>	<i>The existing metal railings and stonework wall construction will generally be reinstated like for like construction.</i> <i>This is required to repair the existing stonework which have been affected by tree root and vegetation penetrating the wall structure</i> <i>The retaining wall that has failed is proposed to be reinstated with a stronger construction although will have a stonework facing construction such that the external appearance will match the existing.</i> <i>The metal railings will extend along the front elevation to meet the existing hedge to provide the necessary fall protection.</i>
Rear retaining stone wall carpark boundary	<i>The existing carpark retaining wall is within the curtilage of the listed building.</i> <i>The stonework wall is retaining the elevated landscaped area adjacent to the carpark. The stone buttress to this wall is in poor condition with movement evident and unable to provide the buttress support required.</i> <i>Adjacent to this wall a high level stonework retaining wall above a concrete rendered lower wall which has deteriorated and bulging with loose stonework evident.</i>	<i>The stone buttress pier will be carefully taken down and individual stone positions logged to enable the pier to be reinstated to match the existing appearance although constructed onto a suitable concrete foundation.</i> <i>The high level stonework retaining wall will be carefully taken down and reinstated using the same dressed stones and bonded with a natural hydraulic lime mortar to match existing.</i>