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Design & Access and Heritage Statement

**PLANNING APPLICATION FOR ALTERATIONS TO A CHIMNEY STACK AT LEIGH HOUSE,
DAINTRY STREET, LEEK, ST13 5PG**



Photo courtesy of Google Maps

March 2022



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Registered in England and Wales. Company No: 9168459

Design & Access Statement

Introduction/Context

This statement is produced to support an application for alterations to an existing chimney stack on Leigh House. Although not an individually listed building, it lies within the Leek Conservation Area boundary. A full heritage statement has been produced in addition to further explore the history of the building and the impacts of the proposal.

Proposal

The proposed alteration to one chimney stack on the rear of the property is to convert it from the existing side exit design to a conventional top exit with a chimney pot. The property had 5 chimney stacks either single, double, or triple exists. Two of the five have side exits, the remainder have top exits with chimney pots. The proposal is to remove the top courses of brickwork from the triple side exist chimney, found towards the rear of the building, down to the existing stone plinth course and install three reclaimed chimney pots, to match the existing, in its place. The overall height of the stack will not change. The height of the chimney pots will compensate for the height lost from the removal of the masonry. The stone plinth course shall be retained and will top the new stack.

Use/Amount

The use shall remain as residential and there are no extensions involved.

Layout

The application is only relating to a minor external cosmetic alteration.

Appearance

The overall appearance of the dwelling shall remain unchanged. The altered chimney stack will still appear complimentary to the dwelling and the change would not be noticeable as it will follow the same design as three other existing chimney stacks on the building.

Scale

The scale of the dwelling is not affected by the proposal.

Landscaping

There are no landscaping aspects relevant to this application.

Access

Access is not relevant to this proposal and is not being altered.

Statement of Historic Significance and Impact

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

Leigh House is a double fronted, red brick building with bow style sash windows on the front elevation. The brick is English Bond coursing with a plinth course, stone cills to windows and arched soldier courses. The building uses a distinctive green painted timber finish to all details such as cornices, window frames, gutters and fascia boards.

The house was built around 1893 for a local brush maker Robert Henry Sherwin. It was then sold to the Whittle family and was the residence of two spinsters for over 60 years. No formal sources of historic information were discovered following web searches through various historic sites, nor did any historic books provide any reference or mention of the building. Regardless, we recognise this building as a significant contributor to the immediate area of the Conservation area.

The dwelling is situated at the far end of Daintry Street, in a prominent and elevated position on the edge of the Leek Conservation Area. The immediate area sees some other buildings of historic importance on Daintry Street and Hartington Street but surrounding are more modern bungalows and houses, outside the conservation area.

An assessment of its significance.

This dwelling is not an individually listed building, but displays good architectural merit. It is double fronted, symmetrical appearance from the street scene is very dominant and shows great architectural merit. The proposed alteration to the building is minor and only visible from the rear elevation in a minimal and sympathetic way, not visible from the public highway.

A description of the design concept for the proposed development

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