

Heritage Statement

for

20 King Street,
Leek,
Staffs, ST13 5NW



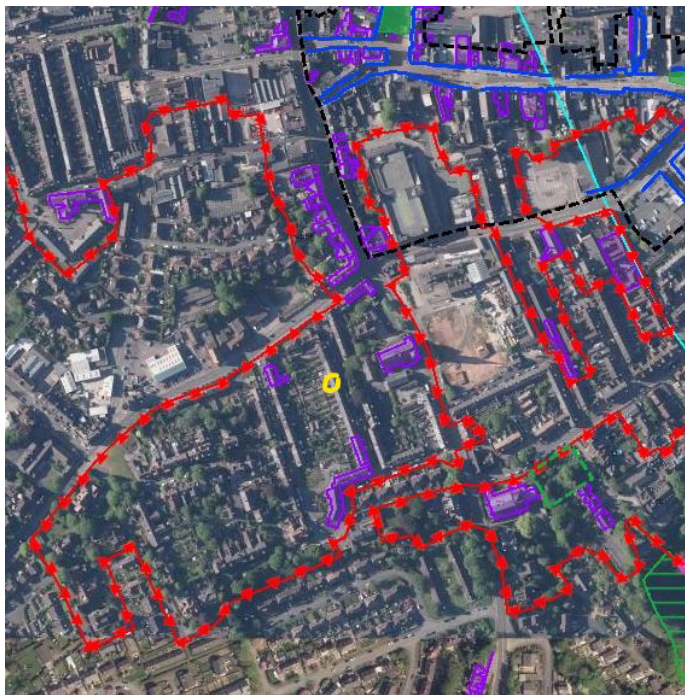
Dominic Shaw architects
128 Prestbury Road,
Macclesfield,
Cheshire, SK10 3BN
T:01625 348958
M:07774 186881
E:dominicshaw25@yahoo.com

No.20 King Street lies within a continuous three storey terrace of brick construction between Broad Street and Albion Street close to Leek Town Centre.

It lies within the Leek Town Centre Conservation Area and as a result any householder planning application should be supported by a Heritage Statement to identify the affect of any proposal on an asset and assess any impact on it's setting. This should be undertaken in a way which is proportional to the asset and the degree of proposed impact.

The properties are of individual interest as they are typical of Silk Weavers garret houses distinguished by their weavers windows, situated at the rear of 20 King Street for maximum natural light advantage. Sited at the top floor they are originally a ribbon of five small windows with stone mullions between each. Neighbouring properties largely retain this configuration and it is intended to reinstate the three blocked out windows at no.20 as part of the proposed renovation and extension work.

Further south on King Street abutting the Albion Mill there is a terrace of five cottages which are grade II listed. Of note in the listing is that the original windows on the King Street return of the larger Albion Mill, may have had cast iron fixed sashes, some of which appear to have survived intact at the time of listing.



No.20 -yellow circle, red chain line - extent of conservation area DC2, purple outlines - listed buildings.

King Street has generally been well preserved and remains a good example of the weavers cottage terrace. The plan configuration is narrow frontage double pile with a half basement. Uniquely some of the upper floor loomshops had mezzanine floors or 'cocklofts' for storage within the upper part of the roof beneath the apex and it is possible one exists in this property.

Construction is of solid red brick, Flemish bond with blue brick headers, Welsh slate roofed and the original windows may have been horizontal sliding sash timber.

The front elevation directly onto the pavement of King Street has conventional vertical sash window openings with stone cill and heads. Various cottages along the street have their weavers windows oriented to the street (east) rather than the rear which is west facing. The entrance opening is a simple arched head of red and blue brick.

To the rear a paved yard lies between a two storey extension probably over the original single storey outrigger with a further single storey mono pitch lean to. A communal rear access path or ginnel separates the yard from the garden which extends by approx. 20m.



Rear of nr. 20 King Street

Neighbouring properties would have had similar elevations marked by the weavers windows at 2nd floor which have been infilled possibly to reduce solar gain and/or to create bedrooms with ensembles. Similarly, less unified elevations have evolved at ground floor where yard areas have been infilled to enhance accommodation.



Neighbouring properties of 20 King Street, note blocked off weavers garret windows.

The proposed work entails demolition of the subsiding single storey lean to and rebuilding to a slightly larger footprint and part single storey infill of the yard to provide an open kitchen dining area at the rear of the house. A small yard will be retained as a buffer space between the glazed doors and the communal alley.

The roof will contain two skylights to allow daylight to penetrate to the middle of the house. In addition the 'squint' or chamfered window corner of the first floor bathroom is proposed to be rebuilt square to overcome some roof settlement issues and a new full height window built into the west wall of the bathroom.

Materials will be sourced to match the existing and where possible existing materials may be salvaged and reused. The flat roof will be a man made roof finish such as single ply membrane, EPDM or GRP type laid to fall to a hopper and rainwater pipe. Upper level rainwater will be discharged onto the roof and directed towards the hopper.

The lesser scale and form of the proposed extension in addition to the rebuilding of the existing lean to, seek to preserve the existing terraced form and rhythm and the location to the rear of the property will not impact on the character and architectural value of the street which the conservation area seeks to protect.