

LISTED BUILDING AND DESIGN AND ACCESS STATEMENT AND HERITAGE STATEMENT

PROPOSAL : Listed Building Consent for the installation of fibre broadband cable
ADDRESS : 62, St Edward Street, Leek
APPLICANT : Mr J Kingan
DATE : January 2023

Introduction

The Old House, 62 St Edward Street is situated within the Leek Central Conservation Area and is classified as a Grade II Listed Building. It is situated in the lower part of St Edward Street on the western side in the market town of Leek.

The Old House was built in 1724 for the silk button manufacturer Joshua Strangman. In the nineteenth century the house was owned by Sir Thomas and Lady Elizabeth Wardle. Sir Thomas worked with William Morris (a prominent campaigner, poet, visionary and designer) to develop a natural dye for the silk industry. Lady Elizabeth organised more than thirty local embroiderers to produce a magnificent copy of the Bayeux tapestry which was exhibited around the world.

The 1951 listing entry for the Old House contains the following description:

“Formerly known as: No.62 Premises occupied by Prudential Assurance Co Ltd ST EDWARD STREET. House. Now in use as offices. Comprises 2 distinct buildings. Main building dated 1724. The other with an apparently later facade, but a possible earlier core. Coursed and squared stone, brick, and plain-tiled roofs. EXTERIOR: central entrance in moulded case, with entablature over. Date in deeply moulded arched stone with gilded monogram above. 3-light mullioned and transomed window to right with 4-centred arched glazing. Similar glazing in canted bay to left of doorway, and also in upper windows which have retained small panes. Plain stone bands over windows of each storey; moulded eaves cornice. Two 3-light mullioned dormer windows in roof, with coped gables and moulded kneelers. Stack on left-hand gable. The left-hand part of the building is a later refronting of an

earlier structure: brick, but render in gable walls, and steepness of roof pitch suggest possible timber-framed core. A segmental archway over doorway to left is cut by No.64 (qv), itself dated 1747. Paired 8-pane sashes (no glazing bars in lower lights) on each floor, with flat-arched brick heads with painted stone keys. Narrow 8-pane sash window over entry to left. Similar windows in upper floors, but divided as 12-pane sashes. Parapet to eaves. Lead rainwater goods at the junction of the 2 buildings: feather-like leadwork to rainwater head, and fleur-de-lys motifs on wall-mounting straps. End wall stacks. INTERIOR: of stone building retains original staircase against rear wall, lit by full-height mullioned and transomed window. Turned balusters and moulded tread ends.”

DESIGN

ASSESSMENT

Assessment Area

The building is Grade II Listed and lies within an historic Leek street containing many Listed Buildings on the fringes of the town centre and is within the Leek Conservation Area.

Physical

The application building and neighbouring buildings are located on the west side of St Edward Street. St Edward Street The application building is a Grade II Listed Building. It was included in the first group of buildings to be listed in Leek in 1951. It has a stone above the entrance dated 1724 with the initials of the builder, Joshua Strangman. It is a two storey building constructed of coursed stone with a dormered attic.

Planning Policy

The Development Plan for the area comprises the Staffordshire and Stoke on Trent Conservation Area and the Staffordshire

Moorlands Local Plan. The Local Plan shows the premises located within the Leek Conservation Area. There are no 'saved' Conservation Area and Listed Building Local Plan policies.

Paragraph 3.2 of PPG15 Planning and the Historic Environment confirms that listed building consent is required for all works, both external and internal, that would affect a building's special interest. Paragraph 3.3 states that local planning authorities should 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'. Paragraph 3.4 states that applicants for listed building consent must be able to justify their proposals, and that if the works would affect the character of a listed building, they must show why these are desirable or necessary.

Paragraphs 4.19 and 4.20 confirm that planning decisions in respect of development proposed to be carried out in Conservation Areas must give high priority to preserving or enhancing the character or appearance of the area.

EVALUATION AND DESIGN

The proposed fibre cable installation is located to minimise the length of cable visible on the exterior of the building, and the cable entry point will be low down and near to the angle of the bay window, making it unobtrusive. It is not considered that this installation would detract from the character or historical interest of the building in any way.

STATEMENT OF SIGNIFICANCE & IMPACT:

Proposed Works (<i>item by item</i>):	Significance of the historic fabric/area that will be affected:	The impact of the proposed work(s) on the historic fabric/area:
Installation of a cable to enable fibre broadband to the property. This will entail the drilling of a 5mm hole through the fabric of the front wall, to the left of the bay window.	The property is Grade II listed and located within a Conservation Area. It dates from 1724, and the wall to be drilled is of coursed and squared stone.  The property frontage has several features of interest, including: • <i>Date in deeply moulded arched stone with gilded monogram above.</i> • <i>3-light mullioned and transomed window to right with 4-centred arched</i>	The drilled hole is to be positioned just to the left of the bay window, below window level, making the installation visually unobtrusive. The red arrow on the photograph below indicates the proposed location. 

glazing.

- *Similar glazing in canted bay to left of doorway, and also in upper windows which have retained small panes.*
- *Plain stone bands over windows of each storey; moulded eaves cornice.*
- *Two 3-light mullioned dormer windows in roof, with coped gables and moulded kneelers.*
- *Lead rainwater goods at the junction of the 2 buildings: feather-like leadwork to rainwater head, and fleur-de-lys motifs on wall-mounting straps.*

The hole will be sited in the mortar joint between stone courses. This will enable the cable to be removed at a later date, if desired, and the hole refilled with appropriate mortar. The installation will therefore be reversible, without leaving a scar on the historical frontage of the building.

It should also be noted that the installation of this fibre cable will provide a replacement for the existing copper telecommunications services; it will therefore be possible to remove the unsightly copper cable at first floor level (shown in the red box in the photograph below). As this cable is close to the gilded monogram above the door, which is of great interest, its removal would significantly enhance the property frontage.

