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Design & Access Statement

PLANNING APPLICATION FOR THE WINDOWS AND FRONT DOOR TO BE REPLACED AT 27 QUEEN STREET, LEEK, ST13 6LS



Photo courtesy of Google Maps

November 2023

Introduction/Context

This statement is produced to support a planning application to change the style of windows and the front door.

Proposal

The proposed changes at 27 Queen Street are the change of windows from a top opening style to a French style case window with two glazing bars per piece of glazing splitting it into three. The existing windows are white uPVC and the proposed windows will also be white uPVC. The door is also proposed to be changed to a high security composite door and is to remain a Cotswold green colour.



Layout

No changes are made to the layout

Scale

The scale of 27 Queen Street will remain the same

Appearance

The appearance of the dwelling will remain predominantly the same with the windows and doors being the only features on the dwelling which will change. The windows on the front elevation will change from the existing top opening to a French style casement window with two glazing bars in each piece of glazing splitting them into three. The door will be changed to a changed to a high security composite door in an Elmhurst style whilst remaining the same colour as existing.

Access

There is no change to the access or parking to the site.

Statement of Historic Significance and Impact

Research resources include:

www.heritagegateway.org.uk

www.historicengland.org.uk

www.nls.uk

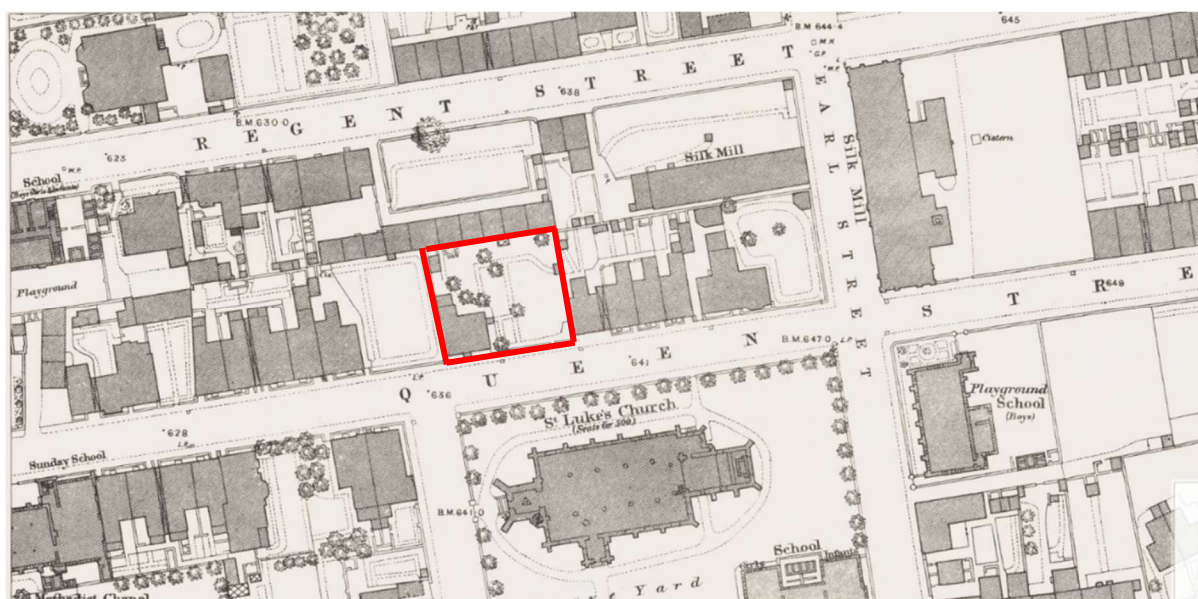
The building in discussion resides on Queen Street in the Leek Conservation Area. Queen Street is a mix of properties, mainly terrace style houses used for homes or retail with a couple of commercial premises at the bottom of Queen Street where it meets Ball Haye Street. Queen Street also features St Luke's Church and the former St Luke's School.



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

27 Queen Street is a two-storey, half white render and half brick property situated in the Leek conservation area. The principal roadside elevation is very simple and symmetrical, with two windows either side of the main front door and two more windows on the first floor which sit nearly directly above the two windows on the ground floor. To the east 27 Queen Street is adjoined to 29 Queen Street and to the west there is a small 40mm gap separating 27 and 25 Queen Street. Between 27 and 29 Queen street is a door leading to an alleyway leading to the rear of 27 Queen Street.

Next door is the Grade II listed 29, 29A and 29B Queen Street which were all designed by Larner Sugden, an architect from Leek. Sugden lived in 29 Queen Street himself after they were built in 1877. Before these houses were built it can be seen that 27 Queen Street was originally constructed as a detached dwelling, see map from 1876 below. 27 Queen Street is now landlocked between 25 and 29 Queen Street, and although there is a small 40mm gap between 25 and 27 Queen Street, it is adjoined 29 Queen Street. The three Grade II listed dwellings (29, 29a and 29B Queen Street) sit forward of 27 Queen Street and sit on the edge of the kerb which is unlike 27 Queen Street which sits back from the kerb creating a small front garden area with a small boundary wall separating the property from the kerb. As 29, 29A and 29B all sit forward of 27 Queen Street and are much larger in height and scale the three Grade II listed properties are much more dominant on the street scene than the older and smaller 27 Queen Street meaning the minor changes regarding the windows and door will have very little effect on the three listed dwellings.



Opposite the road is Grade II listed building St Lukes Church, the church sits towards the west boundary of its plot. The entrance to the church is on the south elevation which then gives access to Fountain Street. 27 Queen Street can be seen from Fountain Street by looking down the footpath connecting Fountain Street and Queen Street but otherwise cannot be seen from other positions on Fountain Street. The proposal to change the windows and front door will have no effect on St Luke's Church.

An assessment of its significance.

27 Queen Street is a two-storey house which is not listed but does reside in the Leek Conservation Area. The building can be seen on many maps with the oldest map dating back to 1876 which shows 27 Queen Street as a detached property. As mentioned, the property is not individually listed but shows good architectural merit on its principal elevation with symmetrical features such as the windows. Due to its age and architectural merit 27 Queen Street could be seen as a non-designated heritage asset and the proposals to



change the window and door style will only enhance the architectural merit of the dwelling by removing the modern top opener style of window and replacing it with a French window style with glazing bars only enhancing its heritage.

An explanation of the design concept for the proposed development

During the Napoleon War (1803-1815) over 300 French prisoners of war were held in Leek. They were all officers and therefore "gentlemen". Providing they gave their word (parole) they enjoyed considerable freedom and many stayed building their new lives and families in Leek. One of these prisoners of war, Jacques, built the original farmhouse/smallholding dwelling which is now 27 Queen Street. The style of 27 Queen Street is cottage like with link to its French heritage, this is documented quite extensively regarding Leek and in fact there is a significant burial site at St Edwards Church. This is the reason for the proposal to swap the existing top opening style windows to a French style casement window which will be complimentary to 27 Queen Streets history. The door will also be changed to a high security composite door in an Elmhurst style whilst remaining in a Cotswold Green to match the existing.

