

Technical Note

Project: Wood Street, Leek
Note Title: Heritage Statement
Job No.: ZST-805
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Introduction

- 1.1 This Heritage Statement has been prepared to support an application for the proposed installation of EV charging equipment at a disused, previously developed site on Wood Street, Leek.

Leek Conservation Area

- 1.2 The site falls within the revised boundaries of the Leek Conservation Area as updated in 2013. Under the previous boundary, this part of Ashbourne Road and Wood Street were excluded from the Conservation Area. A pdf output of the extents of the Leek Conservation Area is attached to this Note at **Appendix A**.

Conservation Area Character Appraisal

- 1.3 Having reviewed the Character Appraisal document for the Leek Conservation Area, it is noted that this part of the conservation area is known for its mills and a notable row of Weavers Houses. The following extracts from the character appraisal were noted:

“In the eastern area the relationship between house and mill is less obvious. Of the buildings in place by 1838 those on Getliffe’s Yard housed out-workers with workshops (‘shades’) above (4.18), as did a house in Union Street, part of a fine 3-storey terrace on the north side of Stockwell Street. A pair of houses on Regent Street also have ‘shades’, as do a group of house to the south of the Ashbourne Road.”

“A number of buildings within the Conservation Area are empty or underused and others are showing signs of neglect or poor repair. The disused mills on Ashbourne Road and Mill street are vital to the historic character of the town but currently empty and derelict. Owners need to be encouraged to undertake routine maintenance of buildings to prevent the build up of more serious maintenance. “

“Map 7 ‘Townscape Analysis’ identifies the gateways to the Conservation Area. Along Ashbourne road the presence of derelict buildings and untidy land needs to be addressed, together with finding new uses to regenerate empty and underused historic mills, including London Mill (Grade II Listed).”

Background

- 1.4 Planning policy both at national and local levels seeks to preserve and enhance Conservation Areas. The site is a derelict shed and although part of conservation area, in its own right, it does not contribute to the Conservation Area.
- 1.5 It is additionally noteworthy, that the existing derelict structure is made up of partly asbestos, a known harmful and toxic building material, that is no longer permissible to use in the UK due to the danger to users that interact with the material. The existing structure on site therefore has no recoverable function and is harmful to users of the site.

Proposals

- 1.6 Planning Policy at both national and local level seeks to preserve and enhance Conservation Areas. As detailed more fully within Planning Statement and supplied plans, considerable thought has gone into the design of the site to create an attractive, but also practical, facility for charging electric vehicles.
- 1.7 As discussed previously, the existing structure on site contains asbestos and Zest are proposing to remove the unusable structure on site at their own cost.
- 1.8 Notwithstanding that no adverse impact is considered to arise any heritage issues must be balanced against the environmental benefits and the importance in reducing carbon dioxide emissions and the long term goals of sustainability. Accordingly, it is considered that the proposal is acceptable in heritage terms when assessed against Development Plan policies.



Appendix A

