

Design, Access and Heritage Statement

The Quiet Woman Public House, 73 St Edwards Street, Leek, ST13 5 DN

Existing Site

The Quiet Woman is a prominent Grade 2 listed building on St Edward Street Leek. This building is prominent in the streetscape, which is a mixture of commercial and residential buildings in Leek town centre.

Currently the property is empty and has not been operational as a Pub Since 2019. prior to this there have been other failed attempts to revitalise the Public House, including Limestone Brewery and The Pound Pub.

The Previous Owners Woodcock and Leather Partnership secured Change of Use into Holiday Let Units in March 2021. The work stalled and no changes have been made to bring the building back into use.

The building has been more recently been subjected to squatters which have been operating an Illegal Cannabis Operation. These activities have had a further detrimental impact on the building.

The Current Owner bought the property in April 2024 , and propose to bring it back into use as holiday apartments.

Previous Planning/ Listed Building Applications

This statement is to support a resubmission for Planning Approval and Listing Building Consent, with reference to the planning application that had been approved for Holiday Accommodation that recently expired 3/3/24 . It offers some alterations to the approved scheme.

SMD/2020/0690. LBC Works to Convert Part of the pub to Holiday Accommodation . APPROVED
PAD/2020/0003. Pre Application consultation regarding site development (change of use).- No formal pre-application advice received.

SMD/2020/0137. LBC. Retrospective Listed Building Consent for internal alterations to ground

floor layout. WITHDRAWN

SMD/2002/0619. LBC. Alterations and Roofing over yard area including use of redundant stables as bar.
APPROVED

SMD/2002/0636. FULL. Alterations and Roofing over yard area including use of redundant stables as bar.
APPROVED

SMD/1998/0632. LBC. Conversion to Form Bed and Breakfast Accommodation on Upper Floors. APPROVED.

Design Element, Amount, Appraisal, Layout

The key factor in the design process was preserving the Historic assets of the building and incorporating them to make a viable development plan that fits with the mixed uses of the surrounding area, but is a commercially sustainable enterprise to ensure the longevity of the building is preserved.

The proposals seek to form the following accommodation:

1. Creation of a 4 bedroom flat at the West side of the pub, incorporating use of the original Pub housed to West of site (87m²). It has been shown previously not to be a viable concern. The 'Pub' will form the living accommodation/kitchen, for and the bedrooms will be situated above in the former Pub Bed and Breakfast accommodation above. The former now redundant Commercial Kitchen will be changed to form a downstairs disabled access bedroom/bathroom.
2. Creation of a new 2 bedrooms self-contained holiday apartment at ground floor, within the existing North elevation, (Current Pub Toilets.)
3. Formation of a one bedroom suite in the former stables to the east elevation
4. 2 bedroom accommodation as existing at first floor level in east elevation.
5. Installation of external steel staircase and landing from first floor apartment (east side) into courtyard.
6. Removal of existing contemporary lantern light and flat roof over central courtyard.
7. Minor repairs and alterations to existing building fabric as detailed in the works schedule.

Heritage Assets

The Scheme has been devised following advice from the Conservation Consultant (see heritage proposal) to minimise the impact of the change of use on the heritage value of the building and, where possible, to rectify previous detrimental works to the building.

1. Public House. The West Building remains largely unchanged, with the exception of removal of the bar which is classed as intrusive in the Heritage Appraisal. This area will house a new kitchen, shown on the plans. The whole pub area will retain all the original features and restoration will be sensitive to key features, such as the panelling, fireplace and flooring.
2. Due to the extensive modern interventions to the North Building, the location for Unit 1 has been determined to be of Low Significance; the proposals seek to make use of the currently redundant (and inaccessible) roof space and re-establish the blocked up former opening to the East gable wall.
3. The former stable block to the East of the site has been determined to be of High significance. With this in mind, the interventions within this space have been kept to the minimum required to create a viable living space. The area will be 'open plan' in design to show consideration to the Historic beams and cobble floor.
4. The external staircase will be in Cast iron to be in keeping with the style of the building.
5. In previous discussions with a Heritage. It has been shown the Courtyard lantern light is of serious detriment to the heritage value of the building. The current proposal seeks to remove the roof light and open up the courtyard to its original status, providing an inner courtyard town garden.
6. Minor Repairs, Please refer to attached LBC schedule of work for details of all repairs to the building. This seeks to maintain the historic integrity of the building repairing if possible, using suitable skilled craftsmanship.

Access

Vehicle Access/ Parking

The proposals do not affect the current vehicular access or parking/ loading provision to the site. No off- street parking is proposed for the development. Being a town centre location there is sufficient on-street, and private/ council maintained parking within walking distance to accommodate.

Pedestrian Access

The main entrance shall be maintained through the Public House front door from St Edwards Street. This will provide access to the living accommodation in the former public house. This will there shall be no changes to the current level threshold present. In addition, the pedestrian access via the side gate to Brook Street shall be improved to provide access to the other 3 apartments.

Disabled Facilities

New Disabled Bedroom and Bathroom will be created from the existing commercial kitchen. This will offer guests staying In the Airbnb an accessible bedroom for less mobile guests.