

DESIGN AND ACCESS STATEMENT
For
JD WETHERSPOON
The Green Dragon,
2 St Edward Street, Leek, Staffordshire, ST13 5DS



(Structural remedial works and associated repairs)

Design and Access Statement

Project: The Green Dragon, 2 St Edward Street, Leek, Staffordshire, ST13 5DS

Client: JD Wetherspoon

Agent: DV Architects

Listing: Grade II

1. Introduction

This statement supports an application for Planning and Listed Building Consent for structural remedial works and associated repairs at The Green Dragon public house, Leek. The document outlines the historic significance of the building, the scope of works proposed, and provides a justification for the works in the context of its heritage value and continued active use.

2. Site and Context

The Green Dragon occupies a prominent corner site at St Edward Street and Overton Bank, within Leek town centre. The building is Grade II listed, timber-framed with later alterations, and recognised as one of Leek's oldest inns, with origins dating to the 16th century.

The building contributes significantly to the historic townscape, being part of a key commercial frontage and a designated heritage asset with cultural, architectural, and social importance.

3. Heritage Significance

The Green Dragon is of special interest for:

- **Historic Value:** Recorded use as an inn since the 1560s, with multiple names and roles in the town's cultural life, including theatrical performances and music concerts.
- **Architectural Value:** Surviving elements of its early timber framing, 18th–19th century extensions, and 20th century public house frontage.
- **Social Value:** Longstanding community role as a public house and entertainment venue.

The significance is principally derived from its age, historic fabric, and continued role as a social landmark in Leek.

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4. Description of Proposed Works

The works comprise sensitive structural and fabric repairs as set out below:

- Structural Remedial Works to the rear storeroom wall with cracks and damage, in line with Structural Engineer's drawings (3741_003).
- Remedial Repair of Internal Beam suffering structural damage, as per SE drawings (3741_005).
- Façade Repairs: removal of inappropriate flash banding, with timber repairs to restore appearance.
- Wall Plate Repairs to the left-hand side elevation.
- Brickwork and Hopper Repairs including replacement, repair and pest-proofing.
- Internal Ceiling Repairs to address staining and associated damage.
- Flat Roof Rainwater Goods: gutter and flashing repairs, with repositioning and improved detailing.

All works are repair-based and involve retention of original fabric.

5. Design Justification

The primary driver for these works is the structural integrity and long-term preservation of the building.

- The remedial wall ties and structural repairs will stabilise the rear wall and damaged beam, ensuring no further movement.
- Repairs are designed to be sympathetic, using like-for-like materials and traditional methods wherever appropriate.
- Works are minimal and targeted, avoiding unnecessary replacement and protecting original fabric.
- Once complete, the interventions will be visually unobtrusive, maintaining the historic character of the listed building.

The proposals are therefore consistent with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, in that they preserve the building's special architectural and historic interest.

6. Access

The proposed works do not alter existing access arrangements to the building. The public house will continue to operate with its existing entrances, circulation routes, and facilities.

7. Conclusion

The proposed works are essential to safeguard the long-term structural integrity of The Green Dragon and ensure its continued use as a public house. The interventions are limited, sensitive, and respectful of the building's Grade II listed status, using appropriate materials and methods to retain as much historic fabric as possible.

The works will therefore preserve and enhance the character and special interest of the heritage asset while supporting its ongoing role as a valued community facility.

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