

3094/Heritage 2025



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HERITAGE REPORT

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



(Structural remedial works and associated repairs)

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RIBA 

Heritage Statement and Impact Assessment

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

Client: JD Wetherspoon

Agent: DV Architects

Listing: Grade II

1. Introduction

This Heritage Statement has been prepared in support of an application for planning and Listed Building Consent at The Green Dragon, Leek. It assesses the significance of the building, describes the proposed works, and evaluates their impact on the listed fabric, in line with the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF (2023), and Historic England guidance.

2. Description of the Heritage Asset

The Green Dragon is a Grade II listed public house, first listed on 13 April 1951. The building has origins in the early 17th century, with a timber-framed structure later altered and extended. It is said to be Leek's oldest inn, with documentary evidence of its use as a public house since the 1560s.

Architectural Significance

- Timber-framed construction with later render and mock timber detailing.
- Early C20 public house frontage, including canted bays and tripartite sash windows.
- Early C19 extension to Overton Bank with characteristic sash windows and rubble-stone gable.
- Surviving internal structure, including beams and roof timbers.

Historic and Social Significance

- Continuous use as an inn/public house under various names: The Green Dragon (1693), The Angel (1781), The Swan with Two Necks (1783), and The Swan (20th century).
 - Venue for cultural events such as theatre performances and concerts in the 18th–19th centuries.
 - Association with Sgt Major John Allen, a veteran of the Charge of the Light Brigade and former landlord.
 - Integral role in the development of Leek as a market and later industrial town.
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3. Statement of Significance

The Green Dragon is significant for its:

- **Architectural Value:** Early timber framing, vernacular form, later historic additions.
 - **Historic Value:** Continuous use as a public house for over 450 years, with strong community associations.
 - **Evidential Value:** Surviving structure and materials illustrating building traditions of the 17th–19th centuries.
 - **Communal Value:** A landmark within Leek town centre, contributing to the character of St Edward Street and the wider historic environment.
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4. Proposed Works (Summary)

- Structural remedial works to rear storeroom wall (SE drawing 3741_003).
 - Structural repair of internal damaged beam (SE drawing 3741_005).
 - Removal of inappropriate flash banding and repair of front façade timber.
 - Wall plate repairs to LHS elevation.
 - Brickwork and hopper repairs, including pest-proofing.
 - Ceiling repairs to address staining.
 - Repair of flat roof gutters and flashing, with improvements to detailing.
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5. Impact Assessment

Positive Impacts

- **Preservation of Structural Integrity:** Repairs will stabilise the fabric, preventing further movement or loss of historic fabric.
- **Material Sensitivity:** Repairs will use like-for-like materials and traditional methods wherever possible, minimising loss of authenticity.
- **Reversibility:** Structural ties and interventions will be concealed and reversible where practicable.
- **Visual Enhancement:** Removal of inappropriate flash banding and sensitive timber repairs will improve the building's appearance.

Neutral/Low Impacts

- Some localised replacement of damaged materials will occur, but this is strictly limited to areas of failure and necessary for safety.
- Works are confined to repair and conservation, with no alteration to layout, scale, or overall design.

Negative Impacts

- Minimal, given that the works are repair-based.
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6. Justification

The works are necessary to ensure the safe occupation and ongoing viable use of the building as a public house. Without intervention, structural movement and water ingress could threaten both the building fabric and its heritage value.

The proposals are proportionate, conservation-led, and in keeping with the building's listed status. They preserve its special architectural and historic interest while enabling its continued contribution to the community.

7. Conclusion

The proposed works will:

- Stabilise and conserve significant historic fabric.
- Enhance the building's visual and material condition.
- Ensure the long-term viability of a designated heritage asset.

The impact on heritage significance is assessed as neutral to beneficial, with no harm caused to the character, appearance, or historic value of the listed building.

The proposals therefore comply with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant policies of the NPPF.