

DESIGN, ACCESS & HERITAGE STATEMENT

**PLANNING/LISTED BUILDING APPLICATION FOR ALTERATIONS TO REAR
OUTRIGGER ROOF, RAISED HEAD HEIGHT OF REAR WINDOW, DECKING
AREA, REAR EXTERNAL DOOR AND INTERNAL ALTERATIONS AT 72 ST
EDWARDS STREET, LEEK, STAFFORDSHIRE, ST13 5DL.**



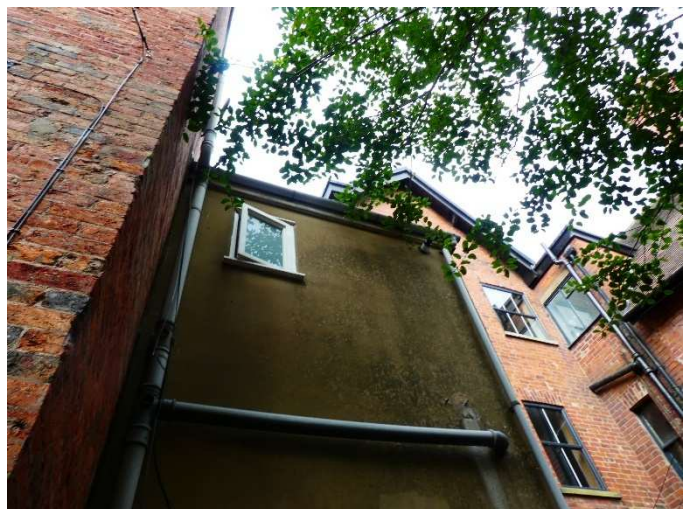
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INTRODUCTION / CONTEXT

This design and access statement is to support the application for internal and external alterations to 72 St Edwards Street, which has a grade II status under the English Heritage listing register along with the adjoining property 70 St Edwards Street.

The building which houses 70-72 St Edwards was formerly a three storey town house which was later internally subdivided to create a café at street level with living accommodation above (70 St Edwards Street) and a three storey dwelling to the side (72 St Edwards Street). Built circa 1830s as a singular dwelling it was later subdivided circa 1890s. When the subdivision took place a side infill was constructed creating a doorway/entrance hall, with a stone architrave matching the original building, into the dwelling (72 St Edwards Street). It is unknown when the two storey element of the infill took place, we understand this wasn't constructed alongside the single storey element of the infill. The roadside elevation displays a five-bay wide window layout with a central entrance with a stone architrave. The windows are 12 pane sash windows, the eaves are moulded stone and the roof is finished with slate tiles.

The rear elevation which is not visible from the roadside/public eye displays little architectural class like the roadside elevation. 72 St Edwards Street consists of early 19th century bricks and cream render on the newer two storey infill. 70 St Edwards Street sees the early 19th Century brickwork covered with a grey/pastel mint green render. Both properties benefit from a single storey outrigger which sit on the boundary, it is clear this is an addition by looking at the different brickwork but it is unknown when it was added to the rear of the property. The half of the outrigger for 72 St Edwards Street is finished in cream render to match the two-storey infill.



PROPOSAL

The main proposal is the decrease in pitch of the rear outrigger extension, this will raise the eaves and allow for the roof to bleed into a glazed canopy over the proposed decking. Patent glazing is proposed in the new roof to allow for maximum light to enter the outrigger and flow through to the kitchen which suffers with lack of natural light. Part of the roof will remain as a traditional tiled roof making use of the existing slate tiles. The outrigger has an existing external door and window which will be replaced with French doors and full height windows either side in a critall style.



A decked area is proposed which will be sheltered by the proposed canopy. The decking will be timber constructed and finished with horizontal timber cladding and conservation style railings which will be colour matched to the critall doors and windows. Storage is minimal at the rear garden of 72 St Edwards Street, the decked area provides a perfect area to store outdoor equipment below.

The remaining rear external proposals include increasing the height of the kitchen window to allow for more light to enter the kitchen, a log burner flue to exit the gable of the outrigger, the replacement of an external door to a critall style door to match other proposals and two flat rooflights on the flat roof of the infill serving the hallway.

Internally the client is looking to tank and insulate part of the basement to create an office space to work from. Natural light will enter the proposed office by making use of the old coal chute by replacing the metal sheet with pavement lights. We are also proposing to install a forced ventilation system to create movement of air in and out of the basement providing fresh quality air and removing the stale air.

USE & AMOUNT

The use of the building shall remain residential use.



LAYOUT

The layout of 72 St Edwards Street will remain largely the same with the only changes to the layout being the widening and removal of the door separating the kitchen and utility and the proposals in the basement.

SCALE

The floor area of 72 St Edwards Street will remain the same.



LANDSCAPING

The proposed decking is to sit level with the internal floor level which is approx. 925mm above ground level, the decking is accessed from the garden by a staircase onto the decking. The decking and stairs are to be clad using horizontal timber cladding.

APPEARANCE

The front roadside elevation is the only public view of the building, the rear of the property where the external alterations are to take place is not visible from a public point of view, hence why the front elevation has been conserved throughout the buildings history from when it was constructed circa 1830 and the rear elevation changing in multiple ways throughout its history to present day.



ACCESS

There are no alterations to access.

HERITAGE STATEMENT

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

The building forms one of fifteen listed buildings situated on St Edwards Street,

The listed entry number is 1268532 and was first listed on 7th June 1972, with no further amendments made to the listing.

Details of the listing:

SJ9856SW ST EDWARD STREET 611-1/6/121 (West side) 07/06/72 Nos.70 AND 72

GV II

House. Now divided into 2, as house and shop with accommodation over. Early C19. Brick with slate roof. EXTERIOR: 3 storeys, 5-window range with central entrance hall. Stone Doric architrave with heavy entablature to 6-panelled door with traceried fanlight. Two 12-pane sash windows to left of doorway, and early C20 shop front to its right. Five 12-pane sash-type windows to first floor, 9-pane to attic storey, renewed in original openings with flat-arched heads. Moulded stone eaves cornice, end wall stacks. The building has been subdivided internally to the left of the entrance hall, and No.72 is now entered from a side door, approached through a doorway in stone architrave to the left of the building.

INTERIOR: not inspected.

The building which is 70-72 St Edwards Street was built circa 1830 as a dwelling with a central entrance door surrounded with a stone architrave and five sash windows per floor level which spread across the roadside elevation. The building remained a singular dwelling until circa 1890 where it was subdivided to 70 and 72 St Edwards Street which is how we see it today. The subdivision creates a dwelling (72 St Edwards Street) and a shop front with flats above (70 St Edwards Street). The rear elevation has no architectural/historical significance.

An assessment of significance

Formerly known as Spout Street, St Edwards Street was one of the main residential streets of Leek. Its location is a hub of many historical buildings, including St Edwards Church, Spout hall and others. A well known architect, who's work is many of the listed buildings in Leek, William Sugden and his son William Larnier Sugden designed many of the buildings constructed on St Edwards Street. A neighbouring listed property, Spout Hall, designed by Richard Norman Shaw in 1873 is a mock-Tudor building which combined with 70-72 St Edwards Street and other neighbouring buildings gives St Edwards Street its character.

70-72 St Edwards Street is one of the many characterful buildings on St Edwards Street which all provide a unique roadside elevation for the street. The rear of the property where the external elements of the proposals are to take place are not visible from the characterful/historical roadside views of the building and therefore would not have an impact on the street view and its architectural significance it has in Leek.

An explanation of the design concept for the proposed development

The proposals are to enhance the living conditions within the listed building without changing the character of the building at the rear. Although the rear does not show as much architectural class and stand up to the quality of design in which the front elevation does, it is still part of a Grade II listed building within the Leek conservation area, but all proposals are designed to enhance the living conditions whilst trying to improve/not disturb the rear elevation.



One main external proposal is the change in pitch on the outrigger which creates a higher eaves level. This also allows for the roof to continue past the eaves over the proposed decking to create a canopy. The roof is proposed to be constructed using slate tiles to match existing and patent glazing to maximise light entering the outrigger and eventually the kitchen through an opening. The roof, once it has passed the eaves, will then become full glazing to create a covered area which allows sunlight to reach the existing kitchen window and door.

The second main external addition is a decked area accessed from the outrigger which will be clad in horizontal timber cladding and finished with a conservation style railing which will match the colour of the proposed critall style windows and doors.

The outrigger will see the existing window and door on the side elevation removed and replaced with a French door with one full height window either side, both windows and the door are to be critall style. The secondary external rear door is also to be replaced with a critall style door, matching the existing door opening dimensions. The kitchen window which looks out over the proposed decked area will have an increased height to allow for a larger opening to let more light into the kitchen. A log burner flue will be installed on the gable of the outrigger.

The main internal alteration is a partial cellar conversion. What was most likely the coal store due to the coal chute being positioned in this room will be lined with internal wall insulation and fitted with a door to separate it from the rest of the cellar, the other rooms will be fitted with doors as well. A forced air ventilation system is to be fitted to provide a suitable air flow throughout the basement, forcing fresh air into the basement and the stagnant air out. The inlet and outlet for the ventilation will be below the proposed decking.

The remaining proposal includes the addition of 2no. flat roof lights installed in the flat roof infill which will provide the entrance hall with natural light.

The impact on the Heritage Asset and Conservation area

The proposed alterations to the premises shall have a minimal impact on the heritage asset retaining many of the features of the original historic frontage but altering features which have been additions to the property throughout its history. The Leek conservation area will not be affected due to the small effect the proposals have on the building and its image on St Edwards Street, especially as the proposed alteration shall take place at the rear of the building.