

Heritage Impact Statement

7 Fynney Street, Leek, ST13 5LF

Applicant: Hannah Willis

Client Ref: 1597

Date: November 2025

This Heritage Impact Statement has been prepared to support the planning application for the replacement of windows to the front and rear elevations of 7 Fynney Street, Leek. The property is not a listed building; however, it lies within the Leek Conservation Area, which is a designated heritage asset under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. As such, any external alterations must preserve or enhance the character and appearance of the conservation area. This statement assesses the potential impact of the proposed works on the heritage significance of the property and its wider setting.

Fynney Street is a short, established residential street located near the centre of Leek, characterised by early 20th century red brick houses that contribute positively to the area's traditional townscape. The street sits adjacent to several Grade II listed buildings, including Highbarn, Ferne-Lea, and Cranford, all of which reflect Leek's development during the late Victorian and Edwardian periods.

No. 7 Fynney Street forms part of this cohesive group of dwellings. The building is a two-storey red brick property with simple traditional detailing typical of its early 20th century construction. It features a modest front garden enclosed by a low stone wall that complements the rhythm and setting of the street scene. Unlike some neighbouring properties, No. 7 does not have windows on its side elevations. Its architectural character is defined by its front façade, proportionate openings, and consistent materials that make a positive contribution to the Leek Conservation Area. While not individually listed, the property is considered a non-designated heritage asset due to its contribution to local architectural and historic character.

The proposal seeks to replace all existing windows to the front and rear elevations of the property. The existing windows are deteriorating, showing signs of rot and reduced performance, which affects both energy efficiency and the building's overall condition. The works will involve the installation of new aluminium windows to the front elevation, designed to reflect the original appearance with slim profiles and heritage-style detailing.

To the rear elevation, new uPVC windows will be installed. It is relevant to note that the existing rear utility windows are already uPVC, and therefore the proposed replacements represent a like-for-like material approach. This ensures no additional or new impact on the character of the conservation area. The rear elevation is not visible from the public realm, and the use of uPVC in this location is consistent with both the existing fabric of the dwelling and neighbouring properties, including the adjoining house, which also features uPVC to the rear. This ensures visual continuity, maintains

the established appearance of the rear façade, and results in no harm to the heritage significance of the conservation area.

Existing window proportions and opening styles will be retained to maintain continuity of design, and double-glazed units will be used to improve thermal and acoustic performance while respecting the building's traditional appearance.

The design approach has been developed to ensure that the alterations are sympathetic, proportionate, and compatible with the surrounding conservation area. The aluminium windows to the front elevation provide a visually appropriate, high-quality solution that maintains the building's historic appearance, while the discreet use of uPVC to the rear balances modern performance with practical sustainability. The proposed materials and detailing have been carefully selected to replicate the scale, rhythm, and proportions of the original fenestration. This ensures that the new installations will blend harmoniously with the building and its neighbours, preserving the overall integrity of the street scene.

The proposed replacement of windows will not result in harm to the character or appearance of the Leek Conservation Area. The front elevation will retain its traditional appearance through the use of high-quality aluminium frames, while the rear elevation, less visible from public viewpoints, will be sensitively upgraded with uPVC in keeping with comparable neighbouring properties. As the works are confined to existing openings and involve no changes to the building's scale or form, the proposal will preserve the established architectural character of both the property and its wider setting. Overall, the proposal represents a positive conservation intervention, improving the dwelling's longevity, performance, and sustainability without detracting from the area's historic value.

The replacement of the existing windows at 7 Fynney Street has been carefully designed with full regard for the property's architectural character, the setting of nearby listed buildings, and the wider Leek Conservation Area. By introducing aluminium windows to the front and like-for-like uPVC replacements to the rear, the proposal balances heritage sensitivity with modern performance and ensures that the dwelling continues to make a positive contribution to the conservation area. The proposal is therefore fully compliant with Policy DC2 of the Staffordshire Moorlands Core Strategy (Design and Conservation), Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and Paragraphs 199 to 202 of the National Planning Policy Framework (2023).

