

Design Access & Heritage Statement

01526

The Quiet Woman, 75 St Edwards St, Leek, ST13 5DN
Conversion of Public House to 4nos Holiday lets

1.0 INTRODUCTION

- 1.1. This Design Access& Heritage statement has been prepared in response to the Governments changes to the planning application process outlined in circular: Guidance on Changes to the Development Control System, which came into effect on the 10th August 2006.
- 1.2. The statement provides an analysis and narrative of the proposals and is in line with guidance produced by CABE entitled Design and Access Statements: how to write, read and use them.
- 1.3. The building is located at The Quiet Woman, 75 St Edwards Street, Leek, Staffs, ST13 5DN, ST9 9EY
- 1.4. The proposals seek Full Planning Permission with Listed Building Consent for the conversion of an empty public house to 4nos holiday apartments.
- 1.5. The production of this appraisal has been considered as a necessary part of the design development process to ensure that any potential changes actively seek to respond positively to the building's specific context and significance.
- 1.6. This Design and Access statement should be read in conjunction with the following documents:
 - 01526-AC(0) 01A Plans as Existing
 - 01526 AC(0) 02C Plans as Proposed
 - 01526 AC (0) 03-05 Window and door details
 - J Wetton Heritage Appraisal

2.0 BACKGROUND

- 2.1. The Quiet Woman Public House is a grade 2 listed building situated within the busy market town of Leek, Staffordshire. Occupying a prime position on a busy mixed-use street (shops, office, public houses and domestic dwellings), the building works in conjunction with its neighbours to provide an attractive and unique gateway for visitors arriving into the town centre from the South and East.
- 2.2. The building was last in use as a public house in 2019. In 2021 Full planning permission and Listed Building Consent was secured for the *Part change of Use from Public House to Holiday Accommodation* (SMD/2020/0689 and 0690). In 2024 Full planning permission and Listed building consent was secured for the *Change of Use from Currently Vacant Public house to form 4 Holiday Lets* (SMD/2024/0357 and 0358). In December 2025 the building was bought by the current owner (the applicant) who now wishes to make amendments to the

current proposals and is seeking full planning permission and Listed Building consent for *Change of Use from Currently Vacant Public house to form 4 Holiday Lets*.

3.0 DESIGN & HERITAGE

- 3.1. The application seeks consent for minor revisions to the proposals granted under Applications SMD/2024/0357 SMD/204/0358). Full details of the proposals can be found on drawing 01526 AC02C. In summary, the minor revisions being:
 - 3.1..1. Unit 1: Revisions to the First-floor plan to improve the sanitary accommodation of the holiday let through the introduction of ensuites to Bedroom 2, bedroom 4 and relocation of the shower room for Bedroom 3 to the existing stores. Careful consideration has been given to location of the partitions to reduce the impact on the general plan form and to minimise disruption to the building fabric for services installation. The proposals seek no changes to the external elevations working within the boundaries of existing apertures. The proposals result in no harm to the heritage asset or setting.
 - 3.1..2. Unit 2: Revisions to Ground floor plan to accommodate relocated shower-room and revised kitchen layout: this is a return to the Unit 2 plan layout as approved in SMD/2020/0689 and 0690 with the minor revision to the kitchen layout to allow light amenity to this room from the rear. The revisions are proposed as enabling works to re-introduce the means of escape from the courtyard to the East elevation and to mitigate the need for external stairwells within the courtyard (courtyard access for Unit 4 now being via the existing principle entrance stairwell). The fire escape route via the Unicorn (as entitled through the deeds) shall be made redundant and the corridor access can be utilised for storage as shown. The design can be achieved with no impact to historic building fabric, with the addition of a single window to the C20 single storey extension to the rear (east) elevation. The proposals result in a benefit to the heritage asset and no harm to the setting.
 - 3.1..3. Unit 4: to achieve Building regulation approval safe means of egress from the Unit 4 bedrooms is required via a protected landing and stair: as such a new partition wall between the bedrooms and living area is required: the proposals result in no loss of historic building fabric or form (the spaces having already been split and their original layout form unknown). The introduction of the internal partitioning has allowed for the removal of the external fire stair to the courtyard; allowing an unobstructed view of the original courtyard west elevation (following demolition of the canopy). The proposals result in no harm to the heritage asset or setting.
- 3.2. The Application also seeks to satisfy any conditions relating to window and door details. It is proposed that all new windows are double glazed in timber frames and casements, set back a minimum of 50mm from the external face of the

aperture reveal. No changes to the windows and doors to the Front (West) elevation are proposed. The proposals include the replacement of the Upvc windows and doors currently installed to the Courtyard and external East elevation; this will dramatically improve the visual appearance of the building. Full details of the window and door frame, glazing bar and casement profiles can be found on drawings 01526 AC03, 04 and 05. The removal of the existing UPVC windows and replacement with timber frame windows results in a benefit to the heritage asset and setting. The proposed replacement timber frames result in no harm to the heritage asset or setting.

4.0 ACCESS

4.1. 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 the sporadic requirement. The above proposed vehicle access and parking was agreed in Full Planning applications SMD/2020/0689 and SMD/2024/0357.

4.2. Pedestrian Access

The principle pedestrian entrance from St Edwards Street (West elevation) shall be maintained for the use of the Unit 1 guests; there shall be no changes to the current level threshold present. Pedestrian Access to all other units shall be via the side gate and alleyway off Brook. It is not viable to create ramped or level threshold access via this route.

4.3. Disabled Facilities

A Ground floor bedroom and ensuite, and level threshold access to the kitchen and lounge area are provided to Unit 1. All other units are approached via existing steps and staircases.