

Heritage Statement

Version	1.1	Date	31st March 2026
Project	18-19 Market Place Leek Staffordshire SK13 5HJ	Project No.	PAOD/2026

1.00 INTRODUCTION

- 1.01 This Heritage Statement is submitted in support of the Full Planning Application for a Proposed Change of Use of 1st and 2nd Floor above 18 Market Place from Vacant Space associated with the Ground Floor Takeaway (Sui Generis) to Residential (C3). Change of Use of a small section of the Residential (C3) Rear Ground Floor area of 19 Market Place to create ancillary space to the Takeaway (Sui Generis). Proposed External Staircase to the rear of the building to serve as access to two self contained flats

2.00 CONTEXT

- 2.01 **Location:** The application site is 18 & 19 Market Place Leek which are located on the lower western side of the Market Place between the Bird in Hand and Leek Cycle Solutions. A passage way between number 19 and Leek Cycle Solutions provides access takes to a rear yard area where the new access arrangements are proposed for the upper floor accommodation.
- 2.02 **Significance:** 18 & 19 Market Place although within the Conservation Area are not Listed Buildings and are situated lower west side of the Market Place. The two properties were probably built as a single 3 storey town houses with cellars and sub-divided in the early 19th century, originally as town houses and later as two shop units with domestic accommodation above. Deeds list a number of different businesses which have occupied A deed plan dated 1834 shows the two individual properties. (see images in 4.01)
- 2.03 **Setting:** Leek Market Place is the centre of market town established by Royal Charter in 1207, has been the historic heart of the Staffordshire Moorlands, surviving for over 800 years as a trading hub. The area which is in the heart of the Leek Conservation Area is noted for its "old-world character" featuring red-brick buildings and Victorian structures, including the indoor Butter and Trestle Markets, which have served as covered trading areas.

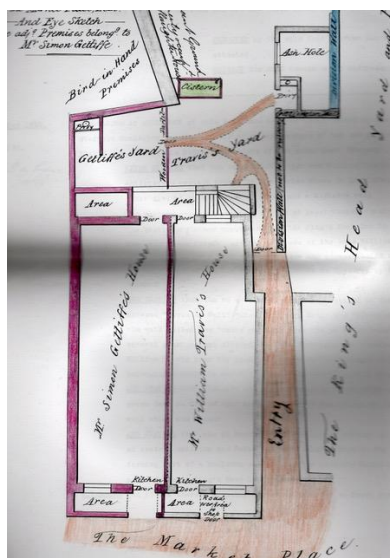
- 2.04 **Proposals:** The alterations proposed in the rear yard area include the installation of a steel framed staircase to be painted black which will provide access at first floor level by new doorways into the upper floor residential accommodation.

3.00 CONCLUSIONS

- 3.01 The rationalisation and internal upgrading of the building are considered to be sustainable solutions to the vacant space above 18 Market Place. The limited external alterations are located in the rear yard area of the building which is accessed by private passageway. Unlike the frontage of 18 and 19 Market Place which holds significant importance to the central conservation area, the rear yard area is of less significance with a poor quality 2 storey rear extension to number 18 Market Place thought to have been built in the 1950's-1960's.
- 3.02 The planning application in principle seeks approval for the Change of Use of sections of the two properties. The vacant space above number 18 Market Place is currently inaccessible and therefore an application for Building Regulations approval as been submitted and granted for the internal and external works along with the steel staircase being the essential element enabling the works to be undertaken.
- 3.03 It is understood that Staffordshire Moorlands District Council actively promotes the conversion of upper floor space in Leek town centre, particularly for residential use. The council supports this to bring vacant space back into use and aligns with Leek Town Centre Masterplan Interim Policy Statement goals to regenerate the area.
- 3.04 In conclusion, I considered the alterations proposed are at the rear of the building having little impact on the appearance of the yard area elevations, which although located within the conservation area is largely hidden from main views. The proposal will not detract from the special interest and character of the conservation area because of its discreet location.

4.00 ADDITIONAL INFORMATION

- 4.01 Details noted from the 1834 Deed Plan.



- 4.02 Information taken from the Leek Town Plan dated 1838 illustrating the Market Place is rather sketchy as we know that the properties are located between the King's Head and the Bird in Hand public houses (detailed in the deed plan referenced above) these are numbered 32 and 33.



- 4.03 In addition to the limited information which has been assembled are a couple of photographs of the property in what is believed to be the 1880's. The Bird and Hand a much smaller cottage scaled property. 18 and 19 Market Place were business premises at GF Level.



The second photograph is thought to have been taken in 1959 which illustrates the current split at Ground Floor Level of the business premises.

