

STATEMENT OF SIGNIFICANCE & IMPACT: ASSESSMENT TABLE

Proposed Works (<i>item by item</i>):	Significance of the historic fabric/area that will be affected:	The impact of the proposed work(s) on the historic fabric/area:
Part Retrospective - The proposed development includes proportionate changes required to support a larger vision to create an attractive and actively maintained garden space consisting of the two plots shown in [DOC REF Plan-LOC] Location Plan (v2.0). These changes include: - replacing existing fence with hedgerow - the addition of traditional metal gates for pedestrian and vehicular/trailer access (limited to the gravel surfaced area) - a gravel surface area to allow all-weather, multipurpose use of part of the plot; including seating and planters - replacing the stone paved dropped kerb with cobble sets (bringing the appearance in line with neighbouring plots).	The property [known as “Land to South-East of Fynney Street, Leek “] is located in the Leek Conservation Area. Fynney Street itself is described as “an exceptionally fine residential area” in the draft Conservation Area Character Appraisal. The application relates to part of an area of “local green space” located on the right-hand side of Fynney street (as you enter from Southbank St). This land consists of a number of privately owned plots which; whilst originally sold as “land for building and garden”; have not been developed for residential dwellings. Part of the green space has been developed as garages with driveways. The Staffordshire Moorlands’ “Visual Open Space Assessment 2008” describes the area as: <i>“Site slopes down from Fynney Street to eastern end of All Saints’ Church, 2 garages, site used as garden for vegetable growing. Fencing / hedgerow around perimeter – also mature trees. Land itself has no particular value – is untidy but views and sloping nature of site significant. Most important – openness. Important in the setting of the church. Private land – no public access but requires maintenance to increase quality of site.</i> (continued)	The existing wooden fence boundary is contrary to the general character and appearance of this part of the Conservation Area; specifically, when compared to the adjoining plots on Fynney Street. The height of the fence blocks the view of the Grade 1 listed All Saints Church. Replacing the fence with a hedgerow brings the appearance in line with neighbouring plots and helps to create a view of the church. The erection of the fence (and planting of leylandiis [removed ~2019 by the former owner]) led to a loss of access to the plot and subsequently a lack of use and maintenance. The addition of traditional metal gates restores access and supports maintenance (to increase the use and quality of the site). The sloped, natural-coloured, gravel surface area adjoins the pavement (to then allow uninterrupted open space between itself and the church). It is designed to increase use and support maintenance; and the intention is to soften its appearance further with planters, etc. Whilst not considered essential, replacing the stone paved dropped kerb with cobble sets again brings the appearance in line with neighbouring plots. In summary, the proposed changes are intended to significantly improve the appearance, use, maintenance and openness of this land; and in doing so significantly add to the setting of the Grade 1 listed All Saints Church and add a new vantage point (from Fynney Street).

	<i>Very significant views of church (Grade I listed) from site (east to west) provides open setting for church. North side of Southbank Street towards church. Mature trees can be seen from the adjacent roads. Glimpsed views into the site from gateway on corner of Fynney Street.</i> <i>Important for setting of the church.</i> <i>The site significantly adds to the setting of the church while providing a break between development and ecological value.”</i> Whilst our plots have continued to deteriorate, Norton House have improved their plot. This is reflected in the “Stage 1: Local Green Space Assessment 2016” which describes it as a “Semi-private garden (assumed for local residents) enclosed by stone walls, hedgerows and trees. East of church, south of Southbank Street. Well maintained. <i>Provides setting for church (including openness). Some ecological value, but maintained. Very attractive. Recreational value if garden for local residents.”</i>	
--	--	--