

Heritage Impact Statement

7 Fynney Street, Leek, ST13 5LF

Applicant: Hannah Willis

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Introduction

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.

Site Context and Heritage Significance

Fynney Street is an established residential street located close to the centre of Leek and is characterised by traditional early 20th century red brick dwellings that contribute positively to the character and appearance of the conservation area.

No. 7 Fynney Street is a two storey red brick dwelling with traditional casement style windows and modest detailing typical of its period of construction. The property contributes positively to the wider street scene through its scale, proportions, materials, and established fenestration pattern.

Although the property is not individually listed, it is considered to make a positive contribution to the architectural and historic character of the Leek Conservation Area as a non designated heritage asset.

Proposed Work

The proposal seeks to replace the existing windows to the front and rear elevations of the property due to deterioration, rot, reduced thermal performance, and general weathering of the existing units.

The proposed works comprise:

- Replacement of the front elevation windows with white slimline aluminium heritage style windows.
- Replacement of the rear elevation windows with white uPVC windows on a like for like basis.

- All windows to be finished white internally and externally.
- Retention of the existing window proportions, opening arrangements, and overall fenestration pattern.
- Replication of the existing Georgian bar arrangement and visual appearance.
- Incorporation of slimline double glazing to improve thermal and acoustic performance while maintaining a traditional appearance.

The proposed works are confined entirely within the existing window openings and do not involve alterations to the scale, form, or massing of the building.

Design Clarification and Casement Detail

The proposed replacement windows have been carefully designed to replicate the appearance and operation of the existing windows currently installed at the property. The existing windows currently installed at the property already operate with opening casements that overlap the outer frame in a comparable manner. Photographic evidence has been provided to demonstrate this existing condition.

The proposal therefore represents a like replacement in terms of opening style, proportions, and visual appearance, rather than the introduction of an unfamiliar or visually intrusive stormproof design. The retention of the established Georgian bar arrangement and traditional window proportions ensures that the proposed works preserve the existing rhythm and character of the principal elevation.

Assessment of Heritage Impact

The proposed replacement windows will preserve the character and appearance of the Leek Conservation Area. The proposal retains the established window proportions, opening arrangements, and traditional fenestration pattern while introducing upgraded materials and improved thermal performance.

The use of slimline aluminium windows to the front elevation provides a high quality heritage sensitive solution appropriate to the public facing elevation of the property. The use of white uPVC windows to the rear elevation reflects the existing rear arrangement and is in a less publicly visible position.

The proposal does not introduce changes to the scale, form, or architectural hierarchy of the dwelling and therefore results in no harm to the significance of the conservation area.

Conclusion

The replacement of the existing windows at 7 Fynney Street has been carefully considered regarding the architectural character of the property and the wider Leek Conservation Area.

By retaining the existing proportions, opening arrangements, Georgian bar detailing, and traditional appearance, while introducing improved thermal performance through slimline double glazing, the proposal represents a sympathetic and proportionate intervention.

The proposed development will preserve the character and appearance of the conservation area and is therefore considered compliant with Policy DC2 of the Staffordshire Moorlands Core Strategy, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and relevant sections of the National Planning Policy Framework.