

This Heritage Statement has been prepared to support a planning application relating to 11 Russell Street, in the market town of Leek.

The purpose of this statement is to assess the heritage significance of the site and to evaluate the impact of the proposed development on the historic environment.

Russell Street is located within Leek's Conservation Area, which contains a large number of historic buildings, reflecting the town's development as a textile and market centre. 11 Russell Street forms part of this established urban street.

The street is characterised by a mix of historic commercial and residential buildings, many dating back from the 18th and 19th centuries.

The subject property is a traditional terraced building of typical town form arranged over three floors.

The building historically functioned as a commercial premises at ground level with accommodation above, reflecting the mixed use character common within the town centre.

Leek developed as an important market town from the medieval period, later expanding significantly during the 18th and 19th centuries due to the textile industry. The conservation area includes numerous buildings connected to this period of economic growth. Russell Street itself contains a mix of commercial premises, small town houses, and industrial buildings associated with Leek's historic industries.

The Staffordshire Moorlands Council Conservation Area Appraisal notes that Russell Street contributes to the architectural and historic significance.

The heritage significance of the site derives from its scale form, and materials contribute to the established streetscape. The building reflects the historic development pattern of Leek's town centre.

The proposed development involves the **partial demolition of an existing rear outbuilding** at 11 Russell Street in order to create **a small off road parking provision**, at the rear of the property. The works relate only to a **secondary structure located at the rear of the main building**, which is not visible from the principal building or the wider street frontage of Russell Street. The structure of the outbuilding does not contribute significantly to the architectural character of the principal building or the wider street scene. The outbuilding is in a very poor state of repair and detracts from the character of the main building. The proposed demolition will allow the formation of a small parking space while retaining the primary historic building fronting Russell Street.

The proposed works do not affect the principal historic structure of 11 Russell Street. The demolition relates only to a partial outbuilding, which is considered to have limited heritage significance. The removal of part of this structure will not affect the architectural integrity, form, or appearance of the main building.

The impact on the conservation area is considered to be **very limited** as the works occur at the rear of the property and are not visible from the main street; the demolition involves a **secondary outbuilding rather than a principal historic structure**. The proposal retains the historic building that contributes to the character of the street frontage.

The proposal provides several public benefits including, improved usability of the property through the provision of off road parking, continued viable use of the building, Removal of a **very low quality ancillary structure, that makes no contribution to the conservation area**.

Paragraphs within the **National Planning Policy Framework** state that where development would lead to **less than substantial harm**, this harm should be weighed against the public benefits of the proposal.

In this case the proposal results in **no harm to the significance** of the Leek Conservation area.

The proposal therefore complies with the objectives of the **NPPF and relevant planning policies** and should be supported.