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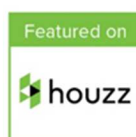
Design, Access & Heritage Statement

**PLANNING APPLICATION FOR A CHANGE OF USE AND NEW ADVERTISEMENT
SIGNAGE AT 36 DERBY STREET, LEEK, ST13 5AB**



Photo courtesy of Google Maps

August 2026



Introduction/Context

This statement is produced to support a planning application for the change of use of 36 Derby Street from a retail premises to a drinking establishment (Sui Generis). In addition to the change of use, the advertisement board on the shop frontage will be replaced.

The application site is 36 Derby Street Leek, a double fronted shop unit, previously occupied by Staffordshire Wildlife Trust as a charity shop. The shop frontage is made up of 2 single doorways and low-level window openings. The application site occupies a visually prominent position within the street scene. The site is within the Leek Town Development Boundary, main shopping street area and forms a part of the Leek Town Conservation Area.

The lease of the building has been taken over by Wilson of Warslow Brewing Co. who wish to change the premises in to a bar and tasting room to sell and share their locally crafted products. They currently operate "The Tap Room" in the Leek Butter & Trestle Market. But are expanding to this larger premises due to a positive customer response.

Proposal

The change of use from a charity shop to a drinking establishment is in line with other nearby premises on the high street, so there will not be any adverse impacts on the amenity of the local area. The proposal makes use of a currently empty premises, so will be contributing to a thriving high street that Leek aims to offer.

The fascia sign would have a width spanning much of the shop frontage above the windows. The sign would be hand painted by a local artist with a neutral background colour, with the business name, logo and imagery, as detailed below. The fascia sign will not be illuminated and will not be materially different to the previous sign approved for the use as a charity shop.



Use/Amount

The use of the premises shall be changed from Class E (commercial, business and service) to Sui Generis (drinking establishment).

The premises shall have three full-time employees, and the opening hours shall be Monday – Sunday, 09:00 – 23:00. The first three hours of opening will not be for the public, but for preparations, cleaning etc by staff only. Similarly, the last hour of opening will be for staff to close up. Public serving times will therefore be from 12:00 – 22:00.

Layout

There are minimal alterations to the layout of the premises. The two main areas at the front will be the main bar and seating area, with access out to the beer garden at the rear. There is a quieter seating area in the middle portion of the building which leads to the toilet and staff kitchen at the rear.

Appearance

The only alterations to the visual appearance of the building will be the replacement shop sign, which is in keeping with the varied shop frontages across the high street and has no greater impacts than the previous sign that was present for its former use as a charity shop.

Access

There is no change to the access. Customers will enter and exit through the two front doors and there is access out into the beer garden at the rear. The courtyard leads to a car park behind the site; however, this will not be used by customers and only serves as a means of escape in the case of a fire or other emergency.

Statement of Historic Significance and Impact

The building in discussion resides on Derby Street in the Leek Conservation Area. No parts of the building, or those linked to it, are individually listed. This portion of the street is generally a mixture of standalone 2/3 storey buildings which have been linked together over the years to form a continuous high street at ground level. The original buildings are still prevalent on upper storeys where shop frontages and linkages haven't masked the identity of the original structures. More historic architectural features are retained on these upper parts of the buildings. There are a mixture of commercial uses and residential units above across the high street.

Whilst the original brick building present on the upper storeys displays good architectural merit, the ground floor commercial premises will have been a later addition to the building and does not bear traditional or historical features.

A description of the heritage asset, its history and setting.

36 Derby Street is a ground floor portion of a larger building of Georgian vernacular, as well as single storey additions to the front side and rear. The premises does not contain any part of the original building's appearance, as the current shop frontage is a later addition to the front of the building which stretches across the frontage and infills the gap between this and the neighbouring building.

The existing shop front is symmetrical in design with large plain glazed windows above a brick plinth wall, and a pair of access doors provide access to the ground floor shop level. There is already a cladded fascia above, which previously had a sign mounted on.

An explanation of the design concept for the proposed development

The change of use will not have a material effect on the conservation area, so the only part of the proposal which will see a visible change in the building will be the new signage which has been tastefully designed to be in keeping with the area and use traditional materials/hand painted craftsmanship.

The Local Plan refers to the design of development and will approve applications which respond positively to the context of the surrounding area and themselves exhibit high-quality development that enhances the surrounding areas.

