



Heritage Statement  
for  
Rear of 47, St. Edward Street  
Leek  
Staffordshire  
ST13 5DN

# Heritage Statement for Listed Building & Change of Use Application at Rear of 47, St. Edward Street, Leek, Staffs. ST13 5DN HSRLM710

## Introduction

47, St Edward Street is part of an imposing collection of stone fronted properties, within the Leek Conservation Area – it is Grade II listed. It is understood that the rear upper section was originally used as garden rooms which looked out on the large garden areas that used to be there prior to the construction of the car park areas which pre-dated the large Retail Unit/Car Park currently on that area.

The property is in mixed use at present as offices, a dental practice and residential units – the planning history and listing details are attached to this text to save explaining these in detail.

My client currently occupies a large part of the ground floor of the subject property and due to expansion wishes to occupy the rear part of 47, currently a self contained flat. In order to do this change of use will be required as well as some internal alterations and refurbishment, hence this application.

A detailed survey plan is included with the application which is supplemented by photographs of the existing internal conditions attached to this statement.

## Proposals

The proposal is to refurbish the existing accommodation and re-arrange some of the internal partitions, as well as the removal of some of the first floor with the insertion of an access staircase to the first floor ancillary accommodation. This is detailed on the scheme drawing submitted.

## Design Issues

In considering design issues there is very little to take account of as the existing structure and fittings will remain much as they are now. Some detailing of the staircase will be required as well as the removal or re-routing of some internal pipe work.

Most of the internal partitions are of 'modern' construction, being erected circa 1981 when the existing accommodation was sub-divided into rooms – an extract of a working drawing done at the time is attached in order to illustrate this.

Where repairs are to be carried out they will be done on a like for like basis using matching materials.

### Conclusion

It is to be hoped that the works proposed are acceptable and will have limited impact on the existing building and that the building can be safeguarded for the future as well as providing the owner's with improved accommodation.

A handwritten signature in black ink, appearing to read 'Robert L McGuinness', followed by a horizontal line.

Robert L McGuinness MRICS - Chartered Surveyor

Principal - RLM Associates

29<sup>th</sup> October 2014

## Planning Application Search Results

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Reference number	Valid Date	Site location	Proposed development	Decision
SMD/2010/0500 10/00242/LBC	23/03/2010	45 - 47 St Edward Street 45 - 47 St Edward Street Leek Staffordshire Moorlands ST13 5DN	Erection of forward projecting sign to fascia of building	Approved with Conditions
SMD/1978/0190 78/05380/OLDDC		45 - 47 St Edward Street 45 - 47 St Edward Street Leek Staffordshire Moorlands ST13 5DN	Conversion into two flats	Approved
SMD/1979/0270 79/06593/OLDDC		Flat 4 Flat 4 45 - 47 St Edward Street Staffordshire Moorlands Leek ST13 5DN	Conversion of disused doctors surgery into offices	Approved
SMD/1981/0394 81/09508/OLDDC		Dental Surgery Dental Surgery 47 St Edward Street Staffordshire Moorlands Leek ST13 5DN	Conversion of store to flat	Approved
SMD/1983/0952 83/12278/OLDDC		47 St Edward Street 47 St Edward Street Leek Staffordshire Moorlands	Change of use to drawing offices, rest room and conference room	Approved
SMD/1988/0870 88/00250/OLD	03/03/1988	Dental Surgery Dental Surgery 47 St Leek Edward Street Staffordshire ST13 5DN	LISTED BUILDING CONSENT FOR INTERNAL ALTERATION OF DENTAL RECEPTION AND WAITING AREA	Approved with Conditions
SMD/1997/0106 97/00479/OLD	06/06/1997	45 - 47 St Edward Street 45 - 47 St Edward Street Leek Staffordshire Moorlands ST13 5DN	CHANGE OF USE/CONVERSION TO FORM 5 SELF CONTAINED FLATS	Approved with Conditions
SMD/1995/0980 95/00169/OLD	03/03/1995	Dental Surgery Dental Surgery 47 St Leek Edward Street Staffordshire ST13 5DN	LISTED BUILDING CONSENT FOR HAND RAIL ON MAIN STEPS	Approved with Conditions

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### 47, St Edward Street, Leek

**DESCRIPTION:** 47, St Edward Street

**GRADE:** II

**DATE LISTED:** 7 June 1972

**ENGLISH HERITAGE BUILDING ID:** 461687

**OS GRID REFERENCE:** SJ9835056422

**OS GRID COORDINATES:** 398350, 356422

**LATITUDE/LONGITUDE:** 53.1050, -2.0261

**LOCATION:** St Edward Street, Leek, Staffordshire ST13 5DN

**LOCALITY:** Leek

**LOCAL AUTHORITY:** Staffordshire Moorlands District Council

**COUNTRY:** Staffordshire

**COUNTRY:** England

**POSTCODE:** ST13 5DN

*Incorrect location/postcode? Submit a correction!*

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### Listing Text

LEEK

SJ9856SW ST EDWARD STREET  
611-1/6/113 (East side)  
07/06/72 No.47

GV II

House, now in use as dentist's surgery with offices above. Mid C19 restoration of C18 building. Brick, with Welsh slate roof.  
EXTERIOR: 3 storeys, 5-window range. Central entrance up stone steps. Heavy fielded 6-panel door with shallow segmentally-arched fanlight in Ionic pedimented case with channelled frieze and swagged cornice.  
Wide canted bay windows each side, with shallow arched heads to 2-pane sash windows with beaded cornice. Upper windows are 2-pane sashes with painted stone cills and flat-arched heads. Central window has reeded entablature carried on brackets. Blue brick eaves cornice; end wall stacks, that to left apparently C18 but truncated, that to right C19 and of red and blue brick with stone cap.  
INTERIOR: not inspected.

Listing NGR: SJ9835056422

*This text is a legacy record and has not been updated since the building was originally listed. Details of the building may have changed in the intervening time. You should not rely on this listing as an accurate description of the building.*

Source: English Heritage

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