

Heritage Statement

Proposed Alterations and Extension

at

**4 Friars Close
Cheadle
Staffordshire
ST10 1AT**

for

Mrs D Millward

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Architectural Services

Introduction

This application is for a two-storey extension to the dwelling with a basement garage extension below and as the site is adjacent to Cheadle Conservation Area and close to the setting of a Listed Building 'The Croft' and this statement is prepared to meet the validation requirements as required by Staffordshire Moorlands District Council.

1. The application site lies within the settlement boundary of Cheadle just outside the Cheadle Conservation Area. It occupies an elevated position on Friars Close above Prince George Street and benefits from views over the town to the south.

The property comprises a detached split-level building set amongst a mixture of similar split-level house types. Access to the site is off a driveway off Friars Close and will remain unaltered.

2. Policy DC1 of the emerging Core Strategy relates to Design Considerations and states that new development should be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area. Proposals should be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance. Development should also protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.
3. Policy DC2 of the emerging Core Strategy states that the Council will safeguard and, where possible, enhance the historic environment, areas of historic landscape character and interests of acknowledged importance, including in particular (amongst others) conservation areas. Development will be resisted where it would harm or be detrimental to the special character and historic heritage of the District's towns and villages and those interests of acknowledged importance. Furthermore, the policy states that development will be promoted where it sustains, respects or enhances buildings and features which contribute to the character or heritage of area.
4. The application site lies within the settlement boundary of Cheadle and forms part of the Cheadle Conservation Area. Within such areas, extensions to existing dwellings are considered to be acceptable in principle, provided they are of a high quality design and do not detract from the character and appearance of the Conservation Area.
5. Paragraph 131 of the National Planning Policy Framework relates to the historic environment, and states that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, and the desirability of new development making a positive contribution to local character and distinctiveness. In addition, the NPPF states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for

people. Development proposals should, amongst others, respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. This policy approach is reflected in policies DC1 and DC2 of the emerging Core Strategy, and also in policy B13 of the Local Plan.

6. The existing split-level dwelling was granted consent in 1978, and lies on the northern side of Prince George Street, in an elevated position above the highway. It exhibits architectural features that can be considered typical of properties of the time, including a modest projecting front gable, large picture windows, and a shallow pitched roof. It is reasonably well screened in short range views along Prince George Street owing to the presence of existing boundary hedgerows and buildings that front onto the highway. Furthermore, unlike the majority of properties along Prince George Street, particularly those to the west of the site, the application site is reasonably well screened in longer range views from the south/south-east by existing development and vegetation. Any views that do exist of the property will be seen against the backdrop of existing built development behind the site (properties in Friars Close).
7. Cheadle appears to have been laid out as a typical undefended linear town, which incorporates the market place within a deliberately widened street, in this case the High Street. This town plan is the most common form in the country. The original planned town may have, therefore, been focused upon the section of High Street lying between the site of the medieval church (at the south western point) and Cross Street (the northern end) where the street is still at its widest point. Building recording work at 64 High Street, fronting onto the northern side of the market place, suggested that the marketing area had once been wider than it is today; that rebuilding work at this site clearly showed the property had been extended forward of an earlier building line. The market place lying further north along High Street gives the appearance of having been created as part of an episode of later town planning.
8. The Croft, 1 Friars Close, Cheadle is a Grade II Listed Building and is described as: "House. Early to mid C19. Red brick with painted stone cornice and bands at cill levels; hipped tiled roof; hip stacks. Symmetrical two-storey, three-window front; glazing bar sashes with painted wedged heads; slight central break bearing almost flat-pedimented projecting porch of two columns with two in antis".
9. Friars Close is a late 20th Century housing estate of detached properties lying along the cul de sac and has been identified as suburban infill.
10. The application dwelling no. 4 Friars Close is actually set some 60 m behind The Croft with a further 2 no. 20th Century split-level properties between the sites and it is considered that there will be no impact on both the setting of and Listed Building itself.
11. The proposals comprise a small two-storey projection which will incorporate large glazed windows to take advantage of the prominent views over the main Cheadle town centre. The extension will be constructed of rendered walls set below a tiled pitched roof, there will also be a basement garage extension which will be predominantly set within the existing ground contours and will have a sedum roof

to minimise the overall impact of the proposal.

The extension is set well behind the prominent front gable of the dwelling which is set at the head of a driveway and will therefore not impact too greatly on the suburban streetscene.

It is submitted that the proposed alterations will respect and enhance the existing property, and are of a form and appearance that relates well to the character of the surrounding area.

It is considered that the proposal would not be of detriment to the character and appearance of the adjacent Conservation Area and Listed Building. As a consequence the proposed development is considered to accord with the provisions of policy B13 of the Local Plan, policies DC1 and DC2 of the emerging Core Strategy, and guidance contained within the National Planning Policy Framework.