PROPOSED HOUSING DEVELOPMENT
HIGH STREET, TEAN, STAFFS
FOR
MRS. B. BEAUMONT

RECEIVED 08 AUG 2008

PLANNING APPLICATION
DESIGN STATEMENT

JOB NO 2498
MARCH 2008

The proposed dwellings have been designed in sympathy with the traditional Victorian terrace houses adjoining the site which, it is intended, will enhance the character of the site which is situated in the Upper Tean Conservation Area and is, therefore, in accordance with Policy B11.

The proposed extension to "The Black's Head" public house is to be sited within an enclosed yard area concealed from general public view. The extension will be an unobtrusive addition to the premises being designed to modest proportions to accommodate the toilet facilities in as small an area as possible.

Design Solutions

The design of this building, as with all architectural design, has arisen from meeting the functional needs and financial limits of the client, whilst at the same time ensuring that a 'well planned' developments results.

Functional need

The re-development of the site will provide three modest two bedroom houses each having a floor area of approximately 50 square metres which is in line with "Supplemental Planning Guidance – Housing for Local People and Affordable Housing"

The size of the dwellings is such that they are ideally suited to single persons and first time buyers and are in accordance with Policy H14.

External appearance

The design of the proposed houses is in line with traditional Victorian terrace housing in keeping with the majority of the housing stock in the centre of Tean village.

The proposals are sympathetic to the scale and character of the surrounding buildings in accordance with Policy B13.

Community Involvement

This is a minor development, which meets the criteria of all the relevant Policies of the Local Plan, and in order to control the development costs there has been no formal attempt to engage with the community about this proposal. It is understood that neither

SBS
Commercial ltd

Tel: 08700 112210 Fax: 08700 112310
www.sbscommercial.co.uk

Our Ref: 4207

Strictly Private & Confidential
FAO: Mrs Bernadette Beaumont
The Blacks Head
High Street
Tean
Staffordshire
ST10 4DY

10 June, 2005

Dear Mrs Beaumont,

Progress report for the business/property known as The Blacks Head High Street Tean Staffordshire ST10 4DY

Since your business has been placed on the market it has been advertised in the following publications:

As well as being featured on sbscommercial.co.uk your business's details have been viewed on ukbusinessbase.com **0** times, and we have sent out **53** from telephone enquiries and from our computerised matching system. All these enquiries are followed up by our team who will inform you of any further interest.

If you have any queries regarding the marketing of your business, or would like to make any alteration to your marketing details, please feel free to call our Vendor Liaison Officer, Geoff Rudd on 01204 544405.

Yours sincerely

Laura Kennedy
Sales Manager

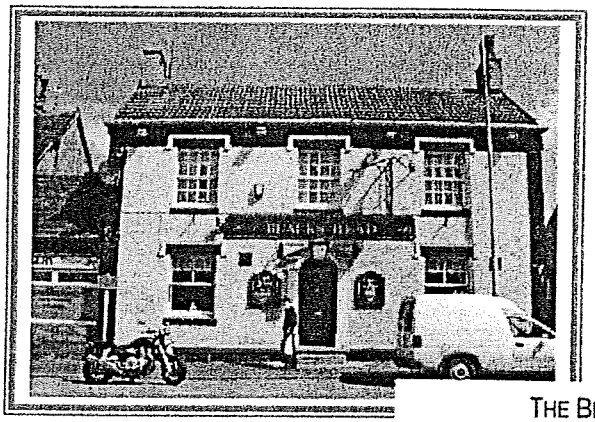
Directors: Martin Marshall (Managing), John Gower, Diane Preece Antony Aston (Company Secretary)
Reg. Office: Lancashire House 61 65 Lever Street Bolton BL3 2AB
Company Registration No 4334319

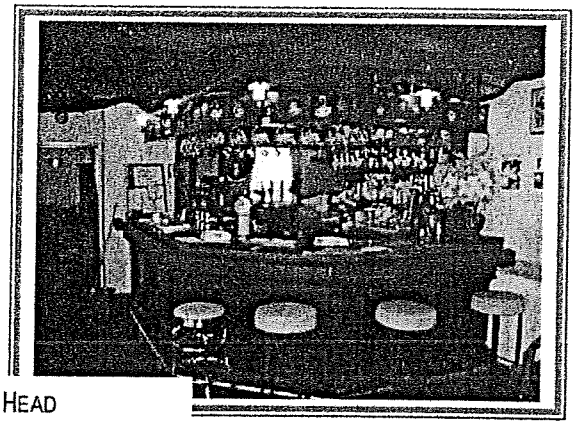
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THE BLACKS HEAD

High Street
Tean
Staffordshire
ST10 4DY

FREEHOLD: £425,000 + SAV

Location

Tean is a village in the Staffordshire moorlands, like many other villages in the area it has traditionally relied on the textile industry for employment. The village was designated as a conservation area in 1998 and the high street has 14 listed buildings. The Blacks Head is situated in the same high street and benefits from local and passing trade. Tean is ten minutes' from the Potteries and the M6, and is situated just off the A522 near Checkley.

Business History

The Blacks Head is situated on the site of an old alehouse, but was built in the early 19th Century. The pub is a focal point of the town and is blessed with approximately 1½ acres of very good land, if planning permission was obtained. A huge car park is also an advantage, and is offered with a large empty shop premises adjoined. The pub is a traditional dwelling in every sense of the word with pool, darts, quiz teams etc. A brand new fully fitted commercial kitchen has just been added making the potential of the pub second to none. SBS Commercial recommend early viewing to avoid disappointment.

Financial Profile

W/T: £3,500 approx
GP: 50%

Opening Hours

7 days a week

Property Details

Ground Floor

New re-fitted kitchen comprising:
- Stainless steel preparation area.
- Double wash basin.
- Grill.
- Double oven.
- Double fryer.
- Hot plate.
- Fridge freezer

Lounge area comprising:
- Dance floor.
- Bar area.
- 15 pumps.

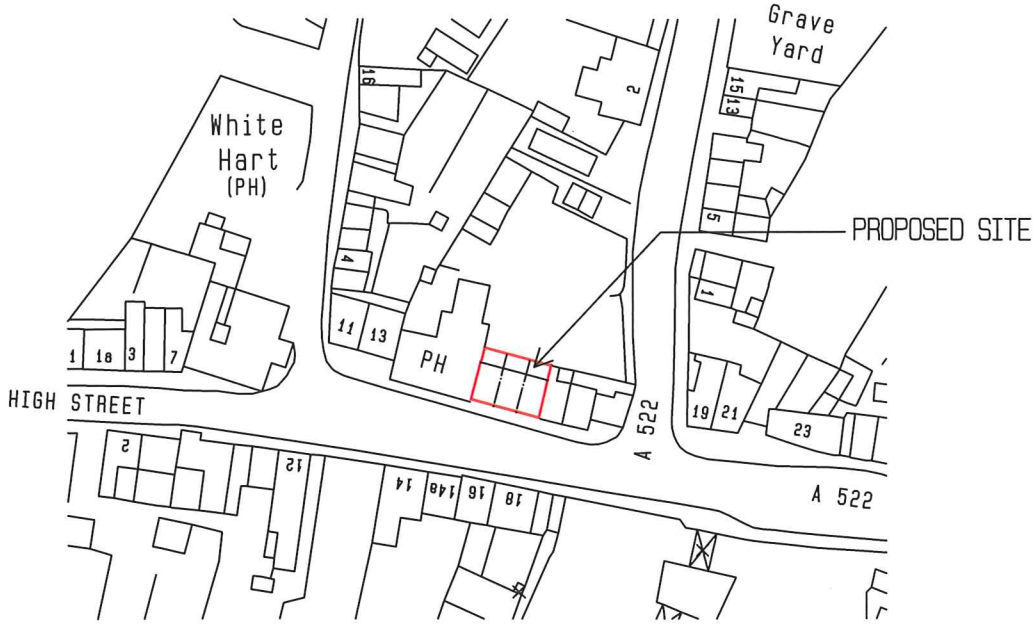
Games room comprising:
- Pool table.
- Dart board.
- Television.
- Customers WCs.
- Cellar.

First Floor
- 4 large bedrooms.
- Lounge.
- Kitchen.
- Bathroom.

AGENTS NOTES: Viewing is essential to fully appreciate this business and strictly by appointment only through the agents.

N/B: *All negotiations must be conducted through SBS Commercial Ltd. These details do not constitute part of an offer or contract and properties are offered subject to being sold, let or withdrawn without notice at any time and without liability for any expenses incurred by applicants. All statements and descriptions are made without responsibility or warranty by us, vendors or lessors. Intending purchasers must check for themselves (Misrepresentation Act 1967).*

National No.: 08700 112210 · Fax: 08700 112310
Head Office: Lancashire House · 61 - 65 Lever Street · Bolton · BL3 2AB



Smytheman Architectural Services

MRS B BEAUMONT

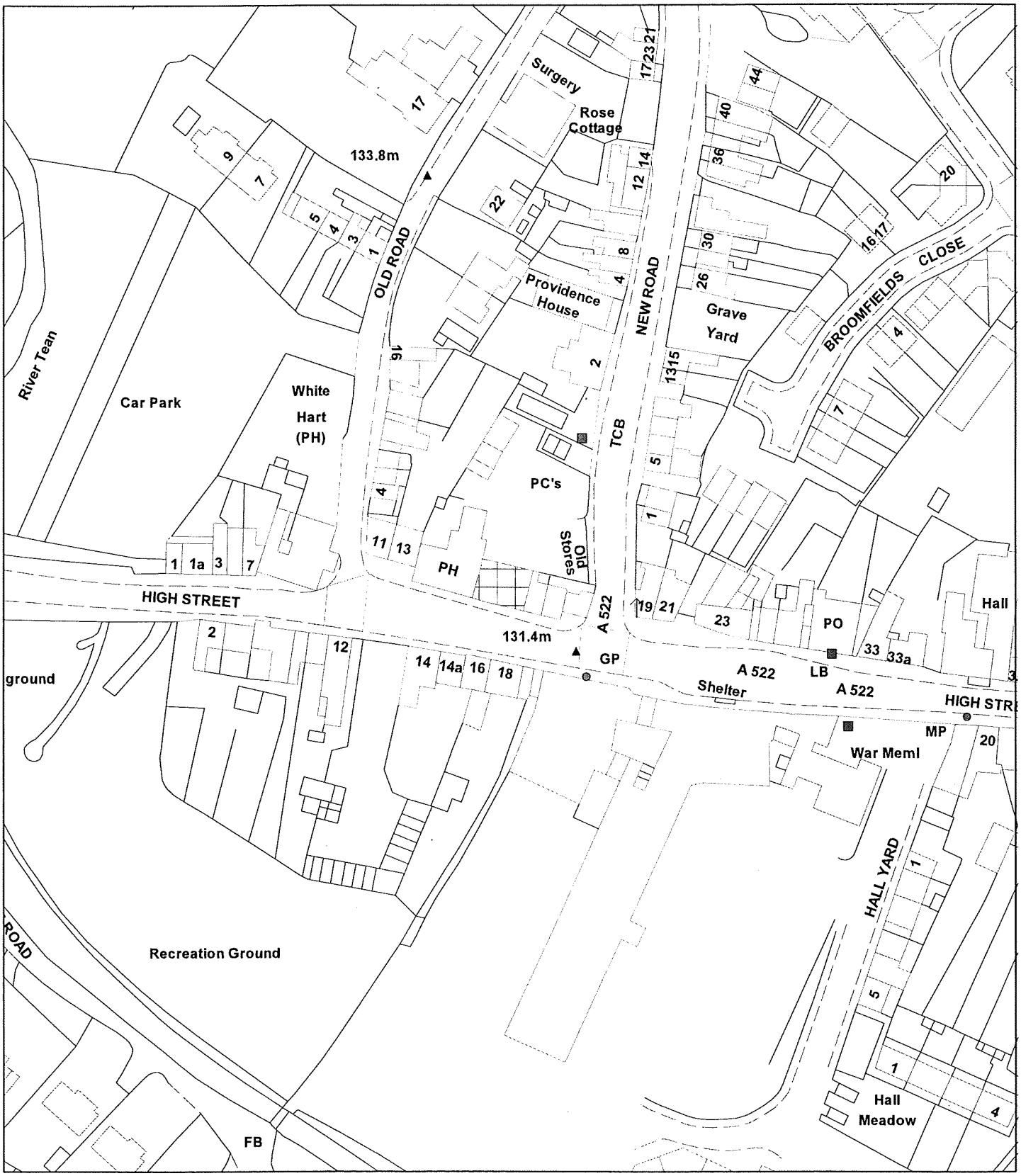
PROPOSED HOUSING DEVELOPMENT, HIGH ST, TEAN.

LOCATION PLAN @ 1 : 1250

DRAWING No 2498-12

12 High Street
Tean, Stoke-on-Trent
Staffs ST10 4DZ
telephone 01538 722097
facsimile 01538 722185
email mail@smytheman.co.uk

Reference:	08/01654/CONSER Checkley



Scale : 1:1250

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Organisation	Not Set
Department	Not Set
Comments	Not Set