



Land off Prince George Street

Design and Access Statement

0.1 INTRODUCTION

- 1.1. This Design & Access statement has been prepared in response to the Governments changes to the planning application process outlined in circular: Guidance on Changes to the Development Control System, which came into effect on the 10th August 2006.
- 1.2. The statement provides an analysis and narrative of the proposals and is in line with guidance produced by CABE entitled Design and Access Statements: how to write, read and use them.
- 1.3. This proposal is for the erection of a single residential dwelling, with associated off-road parking, in the desirable market town of Cheadle, Stoke-on-Trent.
- 1.4. This proposal is to improve and develop a currently underused and undesirable plot of land off Prince George Street, Cheadle, Stoke-on-Trent.

0.2 USE

- 2.1. The site sits on Prince George Street, a well-established residential area in the market town of Cheadle, Stoke-on-Trent. Running across the hillside it travels parallel to High Street, the main area for shopping in the town.
- 2.2. In recent history part of the site has been utilized for parking with a small temporary lock-up placed within the North-East corner of the site. The site has also been used as an extension to the owner's garden.

0.3 AMOUNT

- 3.1. A detached 2no. bed house is to be constructed within the site. In addition to the house 2 parking spaces will be provided within the site to be utilised by the residents.
- 3.2. The design provides a comfortable living space of 85.72sqm upon the 154.8sqm site.

0.4 LAYOUT

4.1. Cheadle slopes steeply up from High Street and the site is accessed by an existing single vehicular entrance at the centre of the site on the Prince George Street boundary. The scheme has been developed to make use of the topography to provide an in keeping development for the area. The orientation of the building and the way in which is distributed across the site is intended to be in harmony with the scattered character of the other development on the hillside. The dwelling is positioned so that primary windows make a conscious use of the site.

4.2. The layout and single access contribute to making the site secure with strong, clearly defined territory.

4.3. A number of different layouts have been considered during the design process and this one was selected for the following reasons;

- Aspect and prospect are optimised
- Vehicular access is achieved, without alterations to the boundary, onto Prince George Street, on the North East of the site.
- A reasonable density is achieved whilst carefully considered space around the dwellings, daylight, sun and privacy are maintained.

0.5 SCALE

5.1. The plateaued area along Prince George again presents a number of challenges with regard to scale. The adjacent detached properties on both sides of the site are two storey dwellings. The dwelling to the west of the site features a single storey frontage on Prince George Street, featuring a second storey where the site slopes away towards the High Street. The majority of other dwellings on the South side of Prince George Street also feature two-storeys. In response to this, the frontages of the proposed new dwelling has been kept to two-storey and set to allow the existing streetscape to continue the sense of enclosure.

5.2. The dwelling has been designed to mimic the existing properties within the area with the pitched gable roof.

5.3. The ridge levels are the same as the surrounding dwellings along the south side of the street but lower than the properties on the North side of the street and therefore does not impose upon the views out from the properties along the North side of Prince George Street. This is due to the topography of the area, and the location of site.

0.6 LANDSCAPE AND ENVIRONMNET

6.1. The landscaping will be designed to exploit and enhance the setting of the buildings. A style and palette of materials will be employed to reflect the character of the surrounding dwellings.

6.2. The boundaries of the site are currently feature a mix of low fencing, a low wall and a small area of soft landscaping. The proposed boundary treatments will help to improve the security of the site to suit the new dwelling.

6.3. A paved area will provide landscaping to part of the site, allowing the area to be used for parking.

0.7 APPEARANCE

7.1. The general character of the site along Prince George Street and on the hillside varies. The variety of architectural forms, steep topography and mixture of trees and landscape are what make the hillside attractive and the addition of a new dwelling will only contribute to these factors.

7.2. Architecturally it was considered that a traditional vernacular language would be appropriate. The material palette has been selected to help the development respond to its setting and reinforce the style of architecture across the hillside.

7.3. The architectural language employed for the site is traditional and is deliberately scaled and detailed to respond directly to the adjacent buildings.

0.8 ACCESS

8.1. Vehicular access to the site is to be achieved via the existing access point. It is assumed that the Highways Department would welcome improved visibility for existing traffic by setting back the existing boundary line further into the site. Included in the recession of the wall, a single parking space has been proposed. Pedestrian access will be via the same access point.

8.2. The nature of materials and general configuration will establish the dual use with pedestrians.

8.3. The proposed development has level access and flush thresholds generally, which will allow access for the disabled.

0.9 CONCLUSION

9.1. We believe that the design represents an appropriate use of the site and achieves a sensible density. The layout, scale and appearance has been carefully developed. We are also confident that the proposal respects its context and the building is of a high architectural standard.

0.10 HERITAGE STATEMENT – Description of the asset

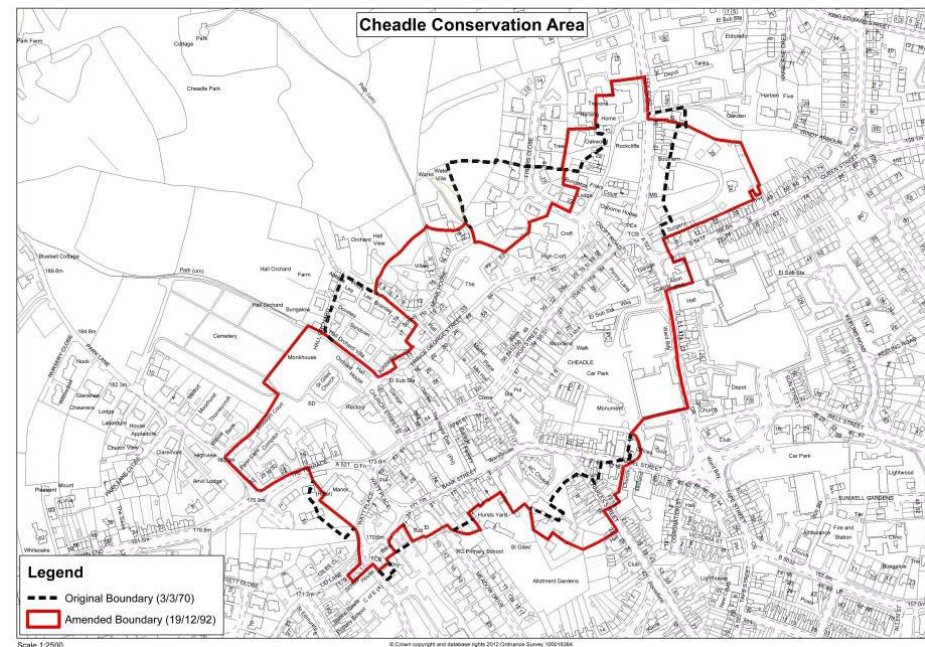
10.1. Cheadle is one of the oldest market towns in the Staffordshire Moorlands. It was entered in the Domesday Book as ‘Celle’ and granted its market charter and annual fair by King Henry III in 1250.

10.2. This bustling market town nestles in agricultural hills at the southern edge of the Staffordshire Moorlands, and is about ten miles from Stoke-on-Trent. It is close to good road links with the rest of the country via the M6 (North – South), A50 (East – West), and the West Coast Main Line railway.

10.3. The Cheadle Conservation Area Partnership Scheme is helping to preserve the town’s heritage and buildings. St Giles Catholic Church is widely regarded as one of the most magnificent gothic designs by the architect, Pugin, who also designed the Houses of Parliament. The church’s spire is 61m (200 feet) tall and dominates the town. The Georgian market square is also very picturesque and trade continues here and in the newly refurbished market hall on Tuesdays, Fridays and Saturdays.

10.4. Whilst agricultural trade and the industries for brass, silk, tape and fabric have declined, the manufacturing industry is still the mainstay of the town. JCB is the largest employer and has new factories on the outskirts of Cheadle. Local trade and tourism are also prevalent, with Alton Towers employing a significant number of residents and Ashbourne, Leek and Uttoxeter all being a short drive away.

10.5. The site sits on the edge of the conservation area, which was amended in 1992, and due to the site’s current vacant use offers very little to the area as a whole.



0.11 HERITAGE STATEMENT – Assessment of its significance

11.1. The significance of this part of the conservation area raises some issues. Its proximity to St Giles Church makes it an important part of Cheadle as does the nature of development on the hillside, however the site itself offers very little contribution to the conservation area as a whole.

11.2. As a vacant plot it neither has architectural merit nor landscape merit and so its use for residential development becomes quite paramount.

11.3. The design of such development would need to be in keeping with the locality taking account of the varying styles and scattered nature.

11.4. The site can take very little from the commercial uses around it and needs to look more closely at the residential development which has taken place in this part of town over the last few years.

0.12 HERITAGE STATEMENT – The design concept

12.1. The concept for the design is to promote a residential use in an existing residential area of the town.

12.2. By promoting the one and two storey features of the design the dwelling will mimic the landscape and the surrounding properties.

12.3. Keeping a two storey development means that the proposal sits neatly amongst the existing two storey residential properties and also the commercial buildings local to this area of Cheadle.

0.13 HERITAGE STATEMENT – The Impact

13.1. The proposed development is designed to fit in with its surroundings and enhance the conservation area by replacing a vacant plot with a dwelling. The character of the design is in keeping with the other residential development in the area.

13.2. It will have very little impact on the buildings on either side of the plot and will in fact increase security to the area by removing the vacant nature of the plot.

13.3. As the site currently sits vacant it will utilise a space within the existing urban fabric and promote much needed residential units in the town.