Hewitt&CarrArchitects

Design & Access Statement
Heritage Statement

21 High Street, Cheadle, Stoke-on-Trent.
Caldmore Taverns Ltd.

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Design and Access Statement in support of

The renovation of a Grade II listed property, with the conversion from a bakery into a public house, which is situated on High Street, Cheadle.

"Good design can help to create lively spaces with distinctive character, streets and public spaces that are safe, accessible, pleasant to use and human in scale; and places that inspire because of imagination and sensitivity of their designers."

- *By Design, Urban Design in the Planning System; Towards Better Practice (DETR & CABE, 2000).*

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1.0 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. The building is located on the High Street, Cheadle.

1.4. This proposal consists of the detailed design and heritage statement for the conversion of former Hammersley's bakery into a public house.

1.5. The production of this Appraisal has been considered as a necessary part of the design development process to ensure that the detailed design actively seeks to respond positively to its specific context in order to enhance and make the best use of the existing building.

2.0 USE

2.1. This building currently sits vacant; however its previous and last known use was for a bakery.

2.2. Located in a key town in the Staffordshire Moorlands the most appropriate use for the existing building and the reason for this application is to convert the building into a public house on Cheadle High Street.

2.3. The building has been left in quite a good condition, with only minor works needed on the elevations, which mainly involves repairs to the windows and doors. The lower GF existing shop front will be replaced with a more in-keeping entrance.

2.4. This proposal looks to bring forward an application that offers a good development to an existing Grade II listed building that converts the ground floor bakery into a public house with alterations to the first floor living accommodation.

2.5. The buildings past uses have meant that over time many of the buildings original features have gone. The aim of this project is to give this building some life both externally and internally.

3.0 AMOUNT

3.1. The building extends to a total of 204.2 sqm over the 3 floors and is located on High Street, Cheadle.

3.2. In total the proposal seeks to provide GF public house, occupying 120.6sqm of the total floor area, with the floors above providing 83.6sqm of living space.

3.3. The bar area makes up 44.6sqm of the ground floor with an additional 10.9sqm terrace. Further to this will be the external beer garden area.

3.4. The residential space on the first and second floor provides 1no. 2 Bed apartment. Featuring a lounge (18.1sqm), kitchen, bathroom and 2 bedrooms (13.9sqm and 13.1sqm).

4.0 LAYOUT

4.1. The location of the building is in a prime location for a public house, with the building being on the High Street.

4.2. There is ample parking around the town for staff and customers, with access to the main car park (Off Tape Street), to the rear of the property.

4.3. There are two main doorways entering into the building from the High Street, previously the left-hand door would be customer access to the bakery shop and the right-hand door would be access for staff and upper floor tenants. The left-hand door will move to sit within the centre of the main window front. The right-hand door will remain in place but will no longer be used as an access point.

4.4. As you enter the building from the High Street, you will enter into the main bar area, there will be a small lobby area created within main entrance.

4.5. Also on the ground floor there is a snug, serving area, a terrace, beer garden and toilets. This benefits the building through restricting the public house to the ground floor keeping the first and second floor private. There will be level access from the High Street, and a disabled access lift will be located within the beer garden to provide access from Tape Street car park.

4.6. There is also 2 external doors to the rear, leading to the terrace, beer garden and access to the toilets.

4.7. At first floor there is the lounge, kitchen, bathroom and the main bedroom.

4.8. At second floor there is a further bedroom.

4.9. The apartment no longer utilises the access of High Street, instead, a new dedicated access to the rear has been designed.

5.0 APPEARANCE

5.1. The design for the appearance of this proposal is one that has been to restore the existing appearance back to its full potential.

5.2. 21 High Street is a Grade II listed building with the adjacent 19 High Street. It was built in the early 19th century, with minor alterations done on it in the 20th century. They are three storey units, with a 3-window front, glazing bar sashes with moulded surrounds, deeper on the first floor. The right-hand door, is a 6-panel door in a moulded surround to the extremity. The current shop front to Hammersley's bakery features a 60-pane window, with an 8-pane door to the left as the main access. The front elevation also features glazed brown vertical tiles at ground floor level.

5.3. The High Street mainly consists of brick buildings but also features rendered, painted brick and metal clad buildings. 21 High Street features a rendered elevation above the shop frontage. The early C19 building features more traditional sash windows which, in varying colours, are prominent along the High Street. This has meant that the colours of the windows could be updated in its own form and not have a negative impact on the rest of the street. The colour of the render will also be updated to restore the appearance of 21 High Street.

5.4. The current palette of the building is a roughcast grey render with cream window frames and cills. This is proposed to change so that the render becomes a lighter cream, and the colour of the window frames and cills on all three floors become grey, giving the building a more elegant and uniform look.

5.5. The current rainwater pipes are all grey and in a poor condition. These are proposed to be replaced, and the colour will match the proposed window frames and doors.

5.6. The timber windows on the front elevation will be retained and restored with minor like for like repair work taking place in localised areas. The windows on the rear elevation will be replaced.

5.7. The existing Hammersley's signage will be removed and replaced with a smaller sign, located above the main window rather than spanning the full width of the High Street elevation. This will therefore impact the building much more subserviently than the existing signage.

6.0 SCALE

6.1. The scale will not be changing due to the fact there is no change to the massing of the building with it being a conversion and refurbishment project.

7.0 LANDSCAPING & ENVIRONMENT

7.1. Located on the High Street, the building is located within the Cheadle conservation area and is therefore surrounded by buildings that feature historic importance.

7.2. The rear of the building is accessible from the main car park, off Tape Street,

7.3. The conversion of the property will include a beer garden within the rear amenity space of the property.

8.0 ACCESS

8.1. For the purpose of this statement compliance with the current edition of the Building Regulations Part M is assumed to be covered within the detailed design and the proposals as this is mandatory. It is not intended to therefore provide exhaustive coverage of all means taken to secure such compliance.

8.2. For the purposes of this statement of the definition of 'disability' is taken as that in Part 1 of the Disability Discrimination Act 1995.

8.3. The site is considered to be in a sustainable location being located in Cheadle, with the many facilities it has to offer. The building itself is on the main high street.

8.4. Vehicular and Pedestrian

The building is on a one way road of the main high street, however parking would be a short walk away on the main pay and display car park in Cheadle.

Pedestrians can access the building from the High Street, or rear access from the main car park.

8.5. Transport Links

The building sits within walking distance of major bus routes that can give access to both the surrounding towns and villages and the city of Stoke-on-Trent. These bus routes operate on a regular basis giving access to the wider conurbation.

9.0 HERITAGE STATEMENT

Description of the Asset

9.1. Cheadle is one of the oldest market towns in the Staffordshire Moorlands dating back to Anglo-Saxon times. Over the years it has become more established since it was granted 'market charter' in 1250. Since then it is well documented as progressing from market trade town with supporting agricultural businesses, to renowned textile producer throughout the industrial revolution. Both manufacturing and trading are still key features of the town's existence.

9.2. 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.

9.3. The town stands in a valley, environed by high hills, near the river Tean and the Uttoxeter canal, 3 miles SW of Oakamoor, and 11 miles ESE of Stoke-upon-Trent.

9.4. Developing Cheadle

By 1676 Cheadle's population is recorded as just over one thousand, and a hundred years later, 1772 as one thousand eight hundred. During this time the main source of employment was agriculture and farming. At the same time a new workhouse was built and opened. It was extended under the Cheadle Union an 1837. In 1798, 10 weaver's houses were built. The weavers lived downstairs and the looms for the manufacture of tape were upstairs. By the 1820s the looms were transferred into a factory in Tape Street. This tape factory closed in 1972, and is now a shop. In 1851 silk and narrow fabric mills were built in Cheadle. They employed hundreds of operatives, and closed in 1981

9.5. Later Developments in Cheadle

For hundreds of years the main industry in the Cheadle area was coal mining. The Cheadle Coalfield was part of the much larger North Staffordshire Coalfield. The town and the surrounding area were once home to over 60 mines, but the Industry declined in the 20th century, and one by one the remaining larger pits were closed; Parkhall (now the JCB factory) and Hazlewall in the 1930s, New Haden in 1943 and Foxfield in 1965. However Opencast Mining and small scale mining carried on in Cheadle up until the 1990s. Today the town's main employer is the large JCB factory. There are also several small industrial units on the site of

the former New Haden Colliery and the nearby Alton Towers theme park employs many people from the Cheadle area. A lot of people in the town commute to Stoke-on-Trent and Newcastle-under-Lyme

9.6. 19-21 High Street is one of many buildings in Cheadle that are listed. It is a terrace of 2 houses and shops that are early 19th century with minor alterations taking place in the 20th century. They are 3 storey units, 3-window fronts, with the right-hand of 21 High Street featuring a lower ridge level.

10.0 HERITAGE STATEMENT
Assessment of its Significance

10.1. Intervisibility is a major factor in the town due to the nature of being located in a valley. As a result few parts of the Conservation Area are without impact on others, and ill-considered developments can have a major impact.

10.2. It is particularly important that existing contrasts are maintained. Each is the result of its historical development, and represents a key characteristic of the Conservation Area.

10.3. Each area has its own scale of development, in some cases associated with a particular type of building.

11.0 HERITAGE STATEMENT
The Design Concept

11.1. The concept for the design is purely for the repair, restoration and internal fit out of 21 High Street, Cheadle.

11.2. Externally the proposal is to restore the building back to its full potential. The render will be repainted to an off white cream, and the window frames and cills will be fully repaired to their original state and all will be painted grey. The window frames will need to be repaired in some cases, yet they will be repaired back to their original state. The existing shop-front is incongruous to the High Street, it will be replaced with large single paned windows that are more in-keeping with the area. The tiles at ground floor on the front elevation will be removed, the wall will be rendered in a rough-cast style to match the upper floors. The existing 6-panel door will be restored and maintained.

11.3. Internally, there are a few alterations to the ground and first floor plans. The main entrance will be moved more central into the bar area, with the addition of a small lobby area. There will also be alterations to walls to provide a more open space between the bar areas, and terrace. There will be an alteration to the first floor layout creating a second bedroom, bathroom and kitchen.

12.0 HERITAGE STATEMENT
The Impact

12.1. Externally the proposed alterations will not impact on the significance of the cherished heritage asset but will enhance it by restoring the building aesthetically on both the front and rear elevations.

12.2. As the building currently stands vacant it will bring the building back into use and offer the town of Cheadle a new bar along the main High Street.