Burnett, James

From: Johnston, Christopher
Sent: Thursday, July 14, 2016 10:06 AM
To: Planning (SMDC)
Subject: FW: 2016/0306
Attachments: Shopfront.docx

For r drive and web – SMD/2016/0305 and 0306. Conservation Officer consultation response

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From: Bayliss, Gillian
Sent: 13 July 2016 17:18
To: Johnston, Christopher
Subject: 2016/0306

21 High Street, Cheadle: Grade II Listed & Cheadle Conservation Area

I have inspected the property today & overall it's a scheme that I am happy to support. I summarise below the main points of the application and some issues that need addressing prior to determination. The property was formerly 2 properties – a house and shop alongside so my comments refer to these:

- The house door fronting the street needs to be retained and be visible on both sides as it is part of the historic interest of the building. It is a separate property to the building alongside with a domestic character and the unit needs to retain its separate, domestic identity.
- The removal of the load-bearing wall on the ground floor of the house is controversial as it will disrupt the historic layout of the building. The building is characterised by small room sizes and the move to open-plan will he harmful to the building's special interest. An enlargement of the door would be supported in order to facilitate the use but not wholesale removal.
- No objection to infilling the (unauthorised) opening on 1 side of the chimney breast.
- In the rear room of the domestic building there is evidence of a blocked opening (identified for a serving hatch). This needs to be exposed before the detail for this can be agreed (condition).
- No objection to the enlargement of the window at the rear to a doorway as this window has already been substantially altered.
- No objection to the blocking up of the doorway between the shop and house (has been inserted)
- No objection to the creation of an independent access to the first floor
- I noted 2 windows have been inserted at the rear (1 upvc to ground floor and 1 bathroom window to the first floor). These need to be addressed as part of this Consent)
- No objection to first/second floor proposals – these works will be phase 2 and although we will need a condition to specify the repair/refurbishment through a condition we can delay submission of details.
- The key aspect of the proposal is enhancing the front elevation. We will need more details of the shopfront proposed as the details submitted are too sketchy. I do have a couple of older photos showing the historic shopfront showing a central doorway but these are not very clear. I have attached details of the style of shopfront that would look appropriate – which include the fascia within the main shopfront with cornice above. The door would also be improved if it was a panelled door (upper two panels could be glazed). Hopefully this will create the more traditional look that the client is after.
- Condition rainwater goods & sample panel of render. I would suggest an additional downpipe in place of the awkward junction on the front which is clearly a maintenance issue. The reduction in the fascia will facilitate this.
- Details at rear – great potential to enhance but clarification is required. Condition details and materials.
- There are no elevation drawings of the outbuildings at the rear – are these to remain unchanged? Elevation details required if changes are proposed.

Prior to determination:

- More detailed drawing showing shopfront & sections
- Revised plans showing enlarged door opening rather than whole wall removed
- Clarification on rear elevation and outbuildings

Conditions:

- Joinery details to shopfront including signage and colour (prior to commencement)
- Joinery details to replacement windows, external doors, rear lean-too, rear steps and lift (prior to commencement)
- Rainwater goods are to be metal and secured on rise and fall brackets. The position of the downpipes is to be submitted and approved
- Re-rendering to match existing in terms of colour and finish
- Phasing plan of refurbishment to be submitted and approved. Prior to the commencement of each phase details of the repair and refurbishment of the historic fabric are to be submitted and approved. These details shall include works to walls, ceilings, roof structure and floors.
- Details of the serving hatch are to be submitted for approval once the plaster is removed to reveal blocked opening.
- Details of beer garden including surfacing

Thanks

Gill Bayliss
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Please note that my working days are Monday-Thursday

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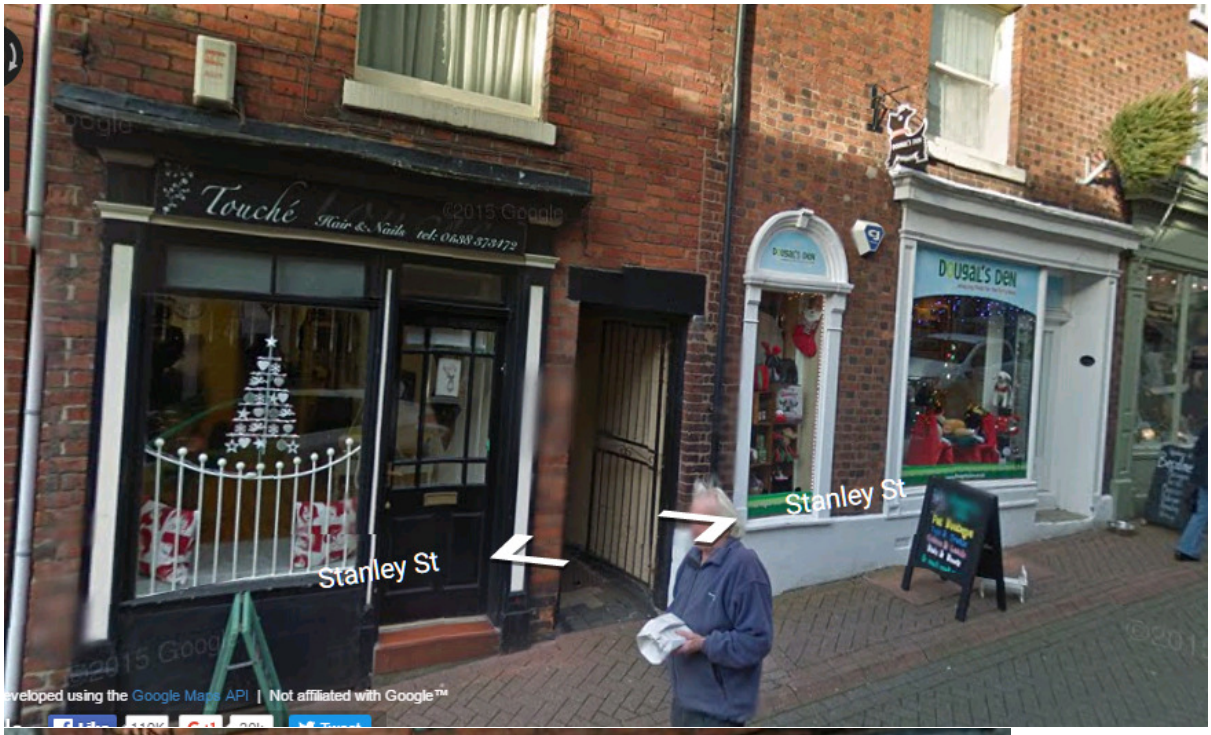
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