DESIGN, ACCESS & HERITAGE STATEMENT

Project: Cheadle Staffs branch closure
Address: 46 High Street, Stoke-on-Trent, ST10 1AQ
Date: 04/07/17

Applicant
The Royal Bank of Scotland Group
RBS Gogarburn
1st Business House C
PO Box 1000
Edinburgh EH12 1HQ

Agent
Lewis & Hickey Ltd
1 St Bernard's Row
Edinburgh
EH4 1HW
T. 0131 343 6222

Description of works
External: Remove existing NatWest brand signage, and night safe.
Internal: Through-out the building, carefully remove non-original fixtures, fittings, furniture and equipment relating to the operation of the NatWest branch. Please also refer to the drawings.

Use:
Existing: Retail Bank
Proposed: Empty property for sale

Tenure: Short
Leasehold

Amount:
The scope of removal work to the building will be minimal, to facilitate a sale of the property. Removals will cause no harm or loss to the original building and areas of down takings will be made good to ensure that the original fabric is in no way diminished.

Scale:
There are no new works proposed, only removal of existing non-original items. Please refer to the drawings with the application for listed building consent.

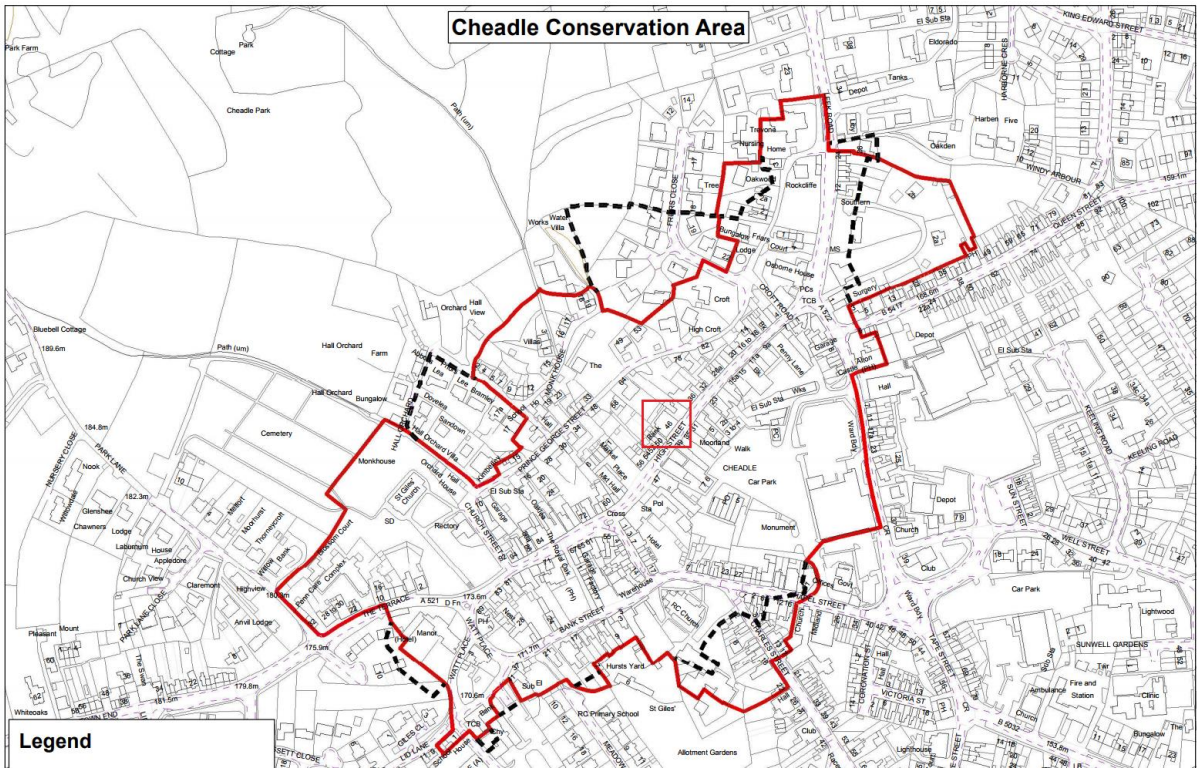
Landscaping / Philosophy: Not
applicable.

Appearance:
The appearance of the building will not be affected, where items are removed, work to re-instate stonework and brickwork will be carried, to match existing. Internally no original items will be affected.

Access:
Vehicular and Transport Links: No works proposed.
Inclusive Access: No works proposed.

Heritage asset statement:
Name: Cheadle Conservation Area
County: Staffordshire
District: Staffordshire Moorlands
Type: District Authority
Parish: Cheadle

Details



Cheadle Conservation Area was designated in March 1970 by Staffordshire County Council, and is a historic town originating from Saxon times, which developed into an important local trading centre. The town centre is a medieval site and there is evidence to suggest that the remains of earlier buildings exist within the area centring on the High Street. By the late 17th Century, the town was an important agricultural centre, and coal mining had also become an important industry recorded as far back as 1190.

The town has an attractive setting on the southern slopes of The Monkhouse, overlooking a wide river valley set between two wooded ridges. The town lies between the River Tean and one of its tributary streams and on the approach from the surrounding countryside, the spire of St. Giles (RC) Church dominates the skyline and provides a picturesque landmark.

Cheadle's character has formed around several key streets and its medieval street. The buildings on High Street form the central core of the town; these consist of long narrow plots which have buildings fronting High Street and are mainly of three storey brick construction. Behind these are networks of alleyways, which lead to small dwelling houses beyond. Much of Cheadle's town centre was rebuilt around the late 18th and 19th Centuries when the town was prospering. This has resulted in brick being the dominant building material throughout the town and the high proportion of threestorey buildings, which can be seen along the High Street.

The north of the town is situated towards the top of the hillside whilst the south end of the town slopes downwards towards the valley bottom. The best view of the town is from the top of The Monkhouse and the gaps between the residential buildings provide pleasant views towards the town centre below, the looming presence of the St. Giles (RC) church dominates the skyline and provides a key landmark within the town itself and the countryside beyond. To the south there are panoramic views of the hills and the surrounding countryside.

An equally impressive vista can be seen looking northward up Cross Street towards High Street. Here the road gently curves onto High Street opening out with the Market Cross sitting at its junction framed by a collection of attractive historic buildings.