DESIGN AND ACCESS STATEMENT
4 TAPE STREET
CHEADLE
ST10 1BD

Introduction

This Design and Access Statement is submitted in support of a full planning application for minor works to a Listed Building to create an improved off-street parking area and to improve internal security at 4 Tape Street, Cheadle.

The Applicant (Touch Retail Ltd) understands that the property is within the Cheadle Conservation Area and that the area is covered by the recently adopted Cheadle Masterplan. It was formerly a public house (The Black Horse) and is a Grade 2 Listed Building.

The main issues covered by this Design and Access Statement are

1. Whether or not the proposal would fail to preserve or enhance the character and appearance of the Conservation Area contrary to Policy B11 of the Local Plan in particular.
2. Whether or not the proposal would result in unacceptable impact on the character of the Listed Building.

No alterations are proposed to the front elevation facing Tape Street or High Street– the main views of the property.

Site Location and Context Assessment

The land is in the ownership of the applicant and is used to access the yard at the rear of the property. It affords a partially restricted view of the rear and side elevations of the properties along the High Street as it is currently a gap between two existing buildings – a motor repair garage (which has been in operation for a number of years) and the Applicant's property.

2.0 Site Location and Context Assessment

The property is a Grade 2 listed building which was formerly a public house and has been listed since 1986. The building occupies a prominent position in Tape Street near its junction with High Street.

The junction is a busy one and the prominence of this property will not be affected by this proposal nor will the external appearance. The property is adjacent to a motor repair garage which is not listed. The site of the proposal is a narrow strip of land secured by a double metal gate and which is used to access the rear yard which is completely enclosed.

Current Use

The site is currently open land within the curtilage of the property and used for off-street parking.

Proposed Works
In order to provide additional off-street parking for the property the Applicant wishes too 'straighten' the site by removing an existing wall at the rear of the premises (reducing the size of the ground floor toilets) and rebuilding this external wall to match.

The Proposed Works are therefore

- To take down part of the gable to the single storey toilet block and rebuild on a new line to allow vehicular access to rear yard as shown on the attached drawings,
- To alter the male toilets (ground floor) to accommodate this,
- To block up the rear doorway.

The outcome of the works will be to create additional parking and to form a new main entrance to the property off the yard area.

Planning History
Relevant history;

01/00680/LBC	Listed building consent for change of use/conversion to office ground floor and first floor
01/00679/FUL	change of use from public house to offices

3.0 Design Component
Amount and Layout –the site will be laid out for off street parking for sole use by the Applicants business. It will be laid out with a hard surface.



Image One
Rear yard from Tape Street – showing security gates and properties to rear
This view will be unaffected

Scale and Appearance – the current untidy appearance of the site will be improved and the proposal will not affect the scale or appearance of the Cheadle Conservation Area in this location.

Overlooking – not applicable. The property shown on the image below to the rear of the property is retail.



Image two

Front elevation at Tape Street showing van emerging from side access

4.0 Planning Policy Compliance

National Policy

PPS5 Planning for the Historic Environment (March 2010)

This policy guidance requires the protection of heritage assets and substantial harm to or loss should be resisted. This proposal is for minor works to a Listed Building and therefore the proposal is compliant with the aims of PPS5.

Local Policy

The proposal has been assessed against policies in the Local Plan, the Core Strategy and the Cheadle Masterplan (August 2010) and the Applicant believes that this proposal is fully compliant with the aims of the strategies and policies contained therein particularly;

Staffordshire Moorlands Local Plan (Revised Policies and Proposals July 2003)

Policy B11 Conservation Areas

This policy requires that proposals are in sympathy with their surroundings and this proposal will not have a detrimental effect on the appearance or character of the Conservation Area.

Policy NP7 views

This proposal will not harm the views into the Conservation Area in this location as the current aspect into the site is of poor quality with damaged hard surfacing and unmanaged overgrowth in evidence.

Core Strategy (submission document May 2009)

The Core Strategy is the key planning policy document at the heart of the Local Development Framework (LDF) setting out the long-term planning framework for the District. It comprises of a spatial vision and objectives and a spatial strategy and strategic policies to deliver that vision. The Core Strategy states that Cheadle has suffered from under-investment and a poor infrastructure and its town centre has declined in recent years (para 2.18). This proposal will help support an existing business.

Cheadle Masterplan

The Applicant notes that the application site lies within the boundary of the approved Cheadle Masterplan. The aim of the Masterplan is to address the need to reinforce Cheadle within the sub-region, in defining it as an interesting and distinctive place to visit, shop, live and work. This proposal will not have any detrimental effect on either the development of these Opportunity Sites or the character of the adjacent buildings.

Cheadle Conservation Area

This proposal will not have a negative impact on the appearance or character of the Conservation Area as discussed above. The proposal will not affect the amenity of the neighbouring occupiers.

5.0 Access Considerations

The following are relevant;

- No public right of way will be affected,
- Traffic generation – no additional traffic will be generated by this proposal,
- Pedestrian Access – into the building will be changed to the rear but the pavement area will be unaffected.

6.0 Impact

The proposal will not impact on the appearance of the front elevation of the property which is the most visible elevation in relation to the Conservation Area and the views along the Tape Street.

7.0 Conclusions

This proposal does not negatively impact on the Listed Building or harm the appearance of the Conservation Area and is therefore compliant with local policy.