Design, Access & Heritage Statement

CLIENT: Mr R Spooner.

LOCATION:

Land to the rear of 82 - 84 High Street, Cheadle.
Staffordshire

PROJECT:

2 No Residential Dwellings
(alternative scheme to previously approved SMD/2013/0802).

Prepared by Nigel Forrester MCIOB

Description of Application

Planning application Ref: SMD/2013/0802 for the construction of a block of 4no residential units was approved by SMDC on 22/07/2013.

The current owners of the site commenced the buildings work within the stipulated three year period in order to safe guard the planning approval. (Building Inspectors CPR of Stoke on Trent made site inspections of a section of foundation work).

The current owners of the site would prefer to construct a pair of standard dwelling instead of the 4No apartments currently approved.

The proposal now being submitted is for a semi-detached pair of two bedroom dwellings.

Site Location, Constraints and Physical description

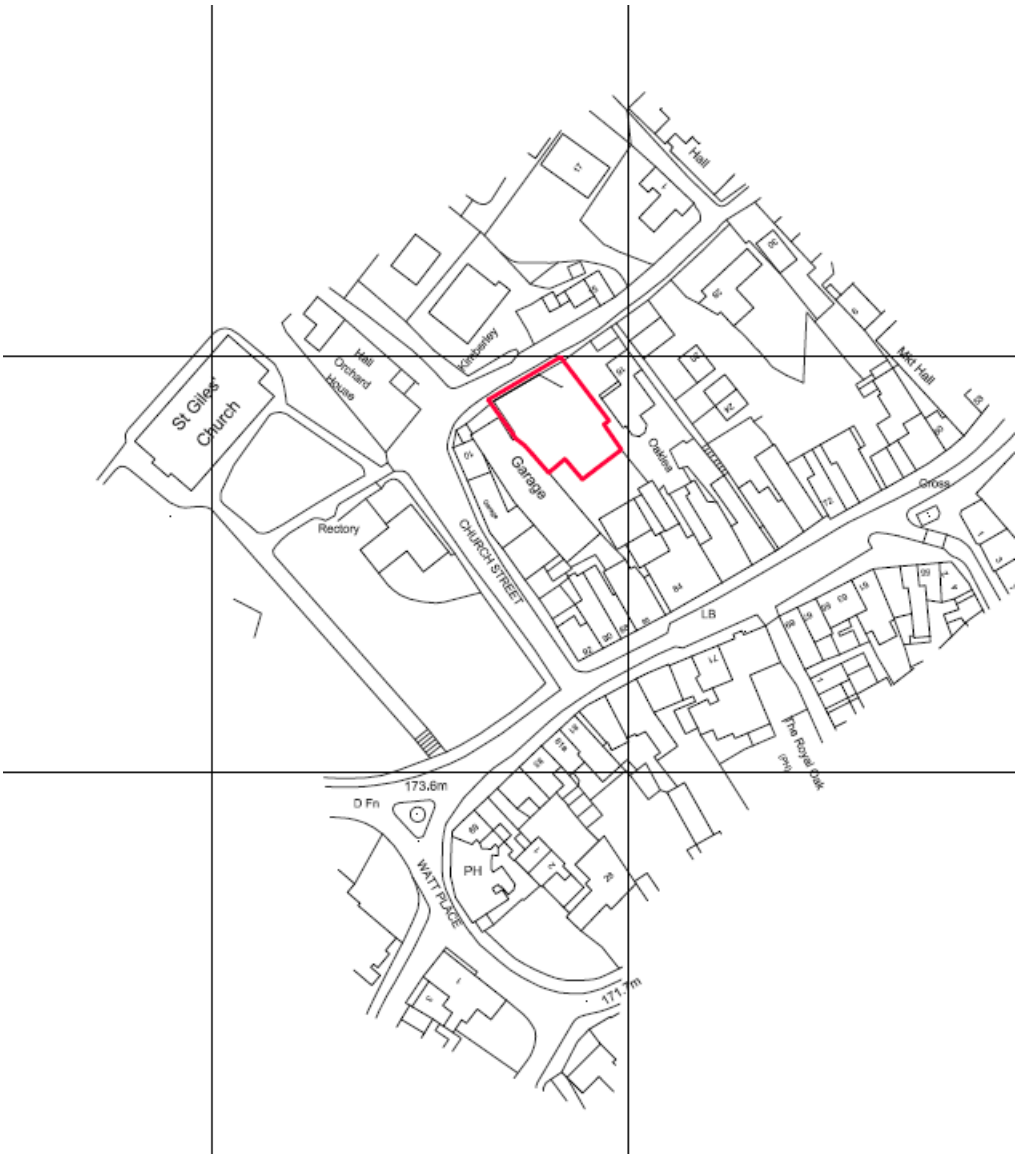
The site is accessed off Prince George Street.

Prince George Street is a predominantly residential area that runs parallel to and to the north of the High Street.

The site is within the Cheadle Conservation Area.

The site is tarmaced throughout and is utilised as a car park.

A Dance Studio is situated to the rear (southeast) of the site. Immediately to the west of the site is a commercial garage and to the east of the site is a residential dwelling.



Location Plan

Social Context

The site is located just off CheadleTown centre and as such is considered to be a sustainable residential location.

Design Principles and Concepts

Amount

The area of land which is the subject of this application measures 500m2
The area of the site that is specifically allocated to the two dwellings and their associated amenity space measures 284m2
Each property has a footprint of 53.66m2 and a combined ground and first floor area of 91m2
Property 1 sits in a plot size of 161.00m2
Property 2 sits in a plot size of 123.00m2
Each property comprises two bedrooms, a bathroom, a kitchen, ground floor WC and a combined living/dining area

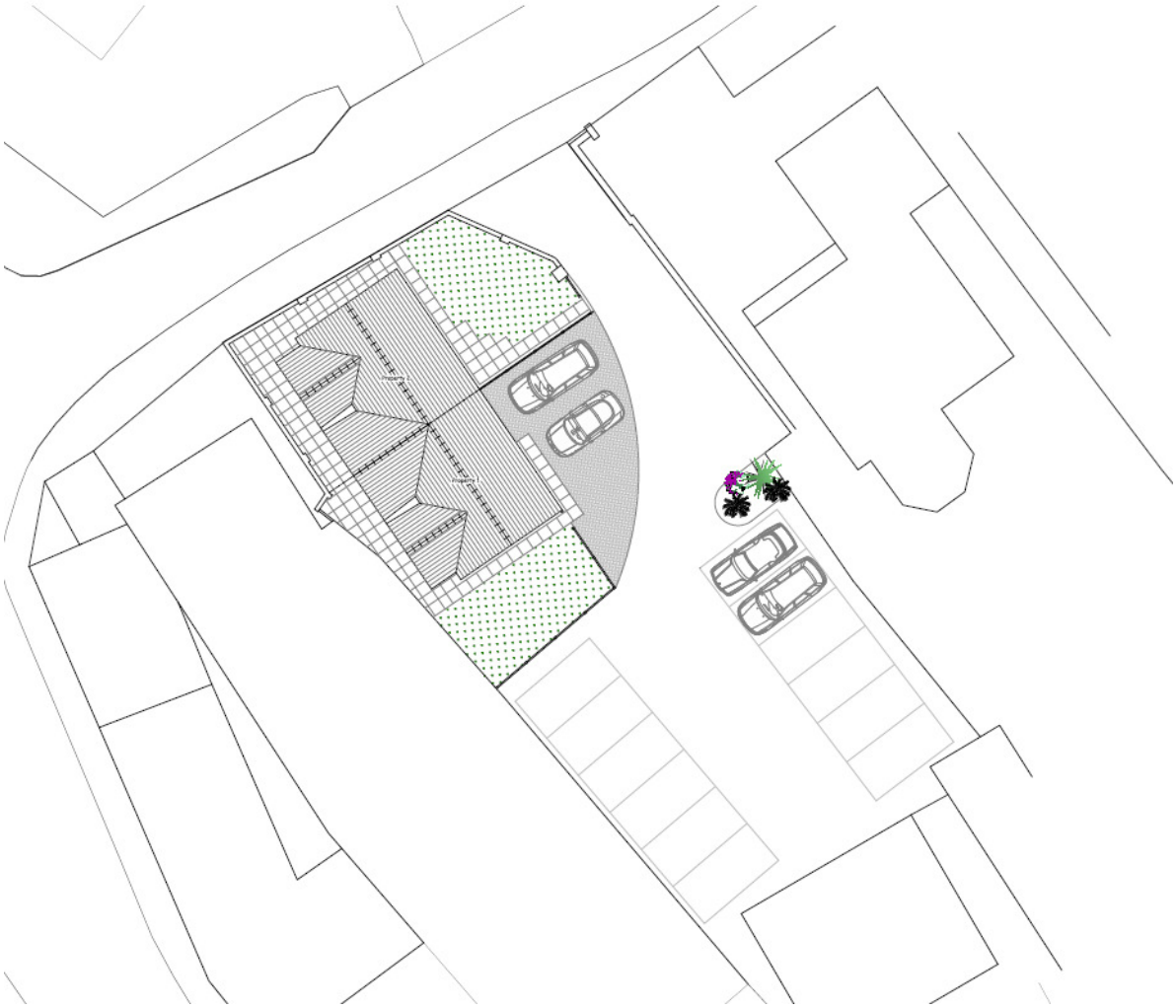
The informal officer advice resulting from the pre-application enquiry was that any amended proposal should be for units no larger than two bedrooms, that the revised proposal should conform as close as possible to the previously approved form, size and location and that the size and location of principal windows should be in accordance with those previously approved.

The new proposal is reduced in size when compared to the previously approved scheme by means of removing the front elevation, gable projection. The new proposal retains the same footprint, eaves height, overall height and basic form as the previously approved main body of the structure. This reduction in footprint has allowed an improvement in the amount of external amenity space and has allowed for specific allocations of amenity space to each dwelling.

Layout

The layout and orientation of the proposed dwellings has been determined by the constraints of the previously approved shape and size of building and the positioning of principal windows in locations that accord with those previously approved.

The proposal retains the same basic site layout as currently approved however the exact positioning of the building within the site has been amended. The previously approved scheme replaced the existing brick boundary wall alongside Prince George Street with the external wall of the building. The new proposal maintains the previous 'building lines' for the front and rear elevation walls but moves the building so as to be within the existing site boundary wall, rather than replacing the wall. This allows a pathway to be provided all the way around the property within the site boundary and allows for the retention of the existing boundary wall. The retention of the boundary wall maintains the existing street scene and facilitates the provision of private amenity space for one of the new dwellings.



Scale

The proposal specifically retains the size and physical form of the currently approved scheme and therefore the scale of the building in relation to the immediate built environment remains unchanged from that already accepted.

Landscaping

This revised scheme proposes the retention of the existing boundary wall fronting Prince George Street. The retention of the boundary wall maintains the existing street scene and facilitates the provision of private amenity space for one of the new dwellings.

Each property will have its own area of external amenity space which would be lawned.

The narrow area of ground at the rear of the dwellings would be slabbed in conformity with pathways passing around the front and side of the properties.

The parking area to the front of property 1 would be block paved.

The private amenity space allocated to property 1 would be separated from the retained car parking area with an 1800mm high close boarded timber fence.

Appearance

The external appearance, detailing, fenestration etc. are all based on the previously approved details which have already been approved by SMDC.

The intention is to provide a pair of traditional dwellings in-keeping with the local vernacular.

Subject to the agreement of SMDC it is anticipated that the external walls would be constructed with a red, clay, facing brick. Eaves and verges would be detailed with traditional three course brick corbelling. Windows and doors would be set back in minimum 75mm deep reveals. Window heads would be formed with tradition brick Camber arches and cills would incorporate traditional stooled stone cills.

The roof would be covered in a Staffordshire Blue coloured tiles and traditional capped angle ridges.

Windows would be painted timber with traditional flush casements.

Access

Access into the site (both pedestrian and vehicular) is to be via the existing site access.
The existing access currently serves the existing car park.

Parking arrangements are in accordance with the previously agreed scheme.

Visibility at the point of egress onto Prince George Street (which currently facilitates the number of cars using the car park) is maintained as currently exists. It should be noted that this is an improvement on the previously approved scheme because the existing boundary wall was being replaced by the external wall of the dwellings which projected into the existing access splay and would of course be much higher than the boundary wall. (see new drawing 18/543/04 for clarification of this point).

The site is considered to be a sustainable location being within Cheadle Town centre and within easy walking distance of all facilities such as doctors, schools, shops and bus stops etc.

Details in compliance with current Building Regulations Part M will be provided as part of the proposed design at the detailed design stage ensuring access into the building and circulation within and around the building etc will facilitate fully inclusive use.

The gradient within the site is reasonably level and the areas outside of the entrance doors will be level, therefore all occupiers and visitors irrespective of age or disability would have convenient and equal access to the dwellings.

Heritage Statement

Asset description

Cheadle is one of the oldest market towns in the Staffordshire Moorlands. It was entered in the Doomsday Book as 'Celle' and granted its market charter and annual fair by King Henry111 in 1250.

The site is within the Cheadle Conservation Area

The site as it currently exists has a dilapidated look about it and is need or rejuvenation, it makes no positive contribution to the conservation area either from an architectural or a landscaping perspective.

Impact upon the historic character of the building and upon the street scene

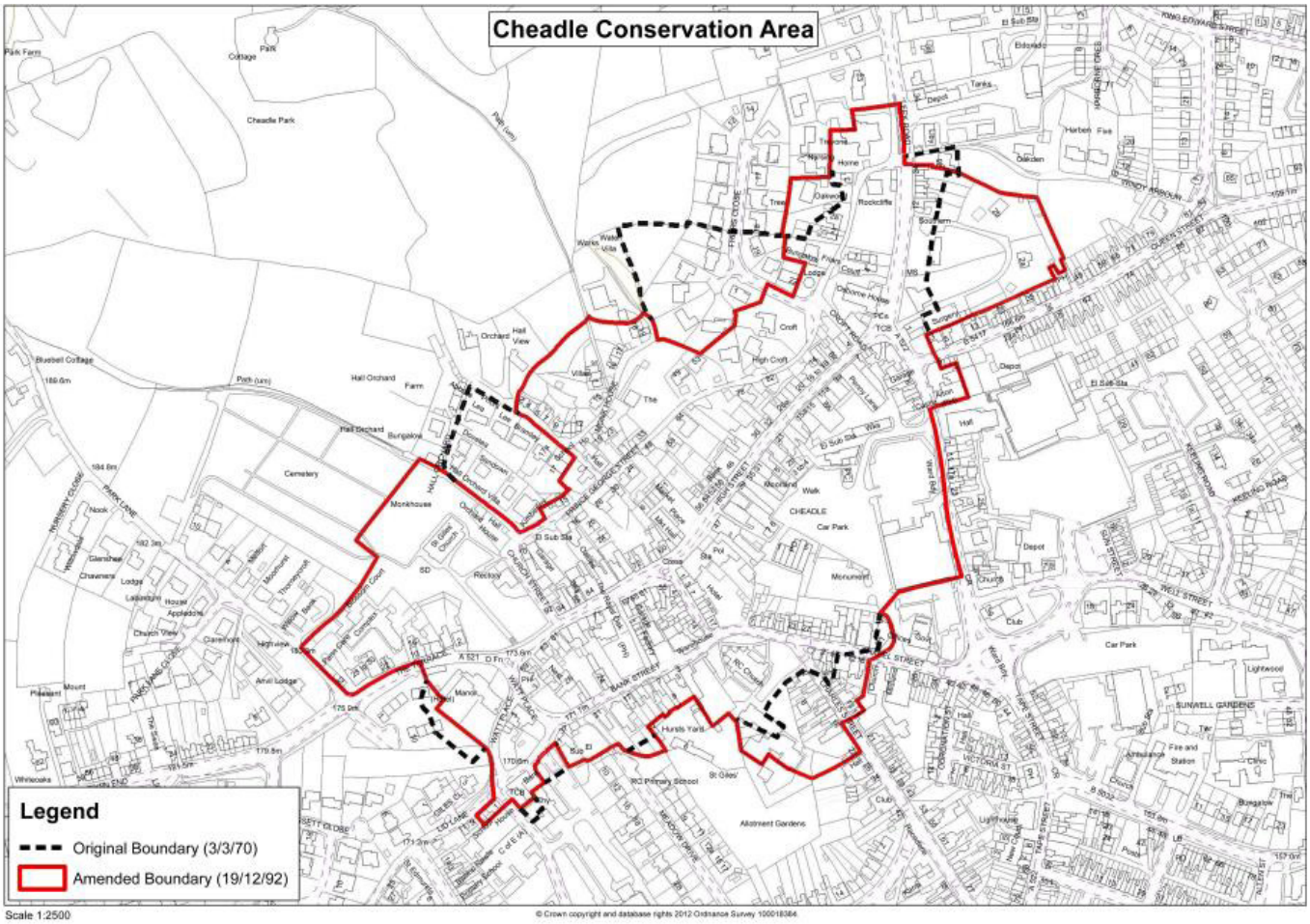
The proposed development is designed to fit in with its surroundings and enhance the conservation area by replacing a visually vacant site with small and appropriate residential development.

The external appearance, detailing, fenestration etc. are all based on the previously approved details with the intention of providing a pair of traditional dwellings in-keeping with the local vernacular and the scattered nature of the locality.

The proposal accords with the previously approved scheme as far as form, scale, fenestration and its relationship to surrounding properties is concerned.

The proposal will enhance and rejuvenate the site and will not have any detrimental impact upon the historical character of the locality,

The retention of the existing site boundary wall will maintain the positive aspects of the existing street scene.


Cheadle Conservation Area
Legend
Original Boundary (3/3/70)
Amended Boundary (19/12/92)
Scale 1:2500
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