Hewitt&CarrArchitects

Design & Access Statement
Heritage Statement

2-4 Cross Street, Cheadle, Stoke-on-Trent.
Hewitt & Carr Developments.

Document Reference: 00921 – DAS1
Date: 10th September 2019
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Design and Access Statement in support of

The change of use of a Grade II listed property from a commercial office into a tattoo studio, which is situated on Cross 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 Cross Street, Cheadle, which is just off the High Street.

1.4. This proposal consists of the detailed design and heritage statement for the conversion of a commercial office into a tattoo studio.

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 commercial office.

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 tattoo studio, very close to Cheadle High Street.

2.3. The building has been left in good condition. Only minor work is needed to install sinks within the tattoo studios and remove the existing signage.

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 3-storeys into tattoo studios and office space on the first and second floor, with retail space on the ground floor.

3.0 AMOUNT

3.1. The building extends to a total of 100.10 sqm over the 3 floors and is located on Cross Street, which is just off the High Street, Cheadle.

3.2. In total the proposal seeks to provide retail space, tattoo studios and office space over all three floors.

3.3. The existing layout complements the form of the building and makes the best use of the space. Therefore, the internal layout is to remain unaltered.

3.4. The existing rooms are of a good size and will therefore function successfully as their intended use. The ground floor has an internal area of 31.30 sqm, first floor has an internal area of 30.67 sqm and the second floor has an internal area of 38.13 sqm.

4.0 LAYOUT

4.1. The layout of the building is in a prime location for a tattoo studio, with the building being on the verge of the High Street.

4.2. There is ample parking around the town for staff and clients, with the main car park only a short walk away just off Tape Street.

4.3. There are two existing doorways entering the building with both being retained. One for 2 Cross Street and the other for 4 Cross Street. Number 2 provides disabled access to the building.

4.4. Number 2 and Number 4 will provide access into the retail space. There is also a disabled toilet located on the ground floor.

4.5. There is also another external door leading onto an alley between the neighbouring building (6 Cross Street), which would be used as a fire escape and for bin access only.

4.6. At first floor there is a tattoo studio, office and WC.

4.7. At second floor there is a further two tattoo studios connected by the existing wall opening and a separate office.

5.0 APPEARANCE

5.1. This proposal contains very minimal alterations to the building's appearance, with only the removal of signage constituting the amendments.

5.2. 2-4 Cross Street is a Grade II listed building. It was built in the early 19th century, with minor alterations done on it in the 20th century. They are three storey units, with four window front glazing bar sashes with painted wedged heads. Number 2 Cross Street has an early 19th century shop front with cornice and pilasters over plate glass window and part glazed door. Number 4 without the shop has a window, which is differing to the rest of the windows, and an entrance to the right with hood and pilastered surround, round arch over fanlight and a 6 panel door.

5.3. No alterations are proposed to the existing windows and doors which are to be retained.

5.4. The existing render, facias and rainwater pipes are all to be maintained as they are.

5.5. The signage along the ground floor windows and doors is to be removed, as is the hanging sign. The signage was designed so that in the future it could be removed without impacting the building. Therefore, there will be no significant change to the elevations.

6.0 SCALE

6.1. The scale will not be changed since there is no alteration to the massing of the building with it being a change of use project.

7.0 LANDSCAPING & ENVIRONMENT

7.1. The environment surrounding the building is well known heritage to the town, with St Giles Church at the bottom of Cross Street and the market cross at the top.

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 just off the main high street.

8.4. Vehicular and Pedestrian : The building is on a one way road just off 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 Cross Street.

8.5. Transport Links : The building sits within walking distance of major bus routes which 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 Alton Towers theme park nearby 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. 2, 4 and 6 Cross Street are one of many groups of buildings in Cheadle that are listed. It is a terrace of 3 houses and shops that are early 19th century with minor alterations taking place in the 20th century. They are 3 storey units, four window fronts, with a hipped slate roof and end stacks to each unit. They form a group with number 55 High Street.

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 change of use of 2-4 Cross Street, Cheadle.

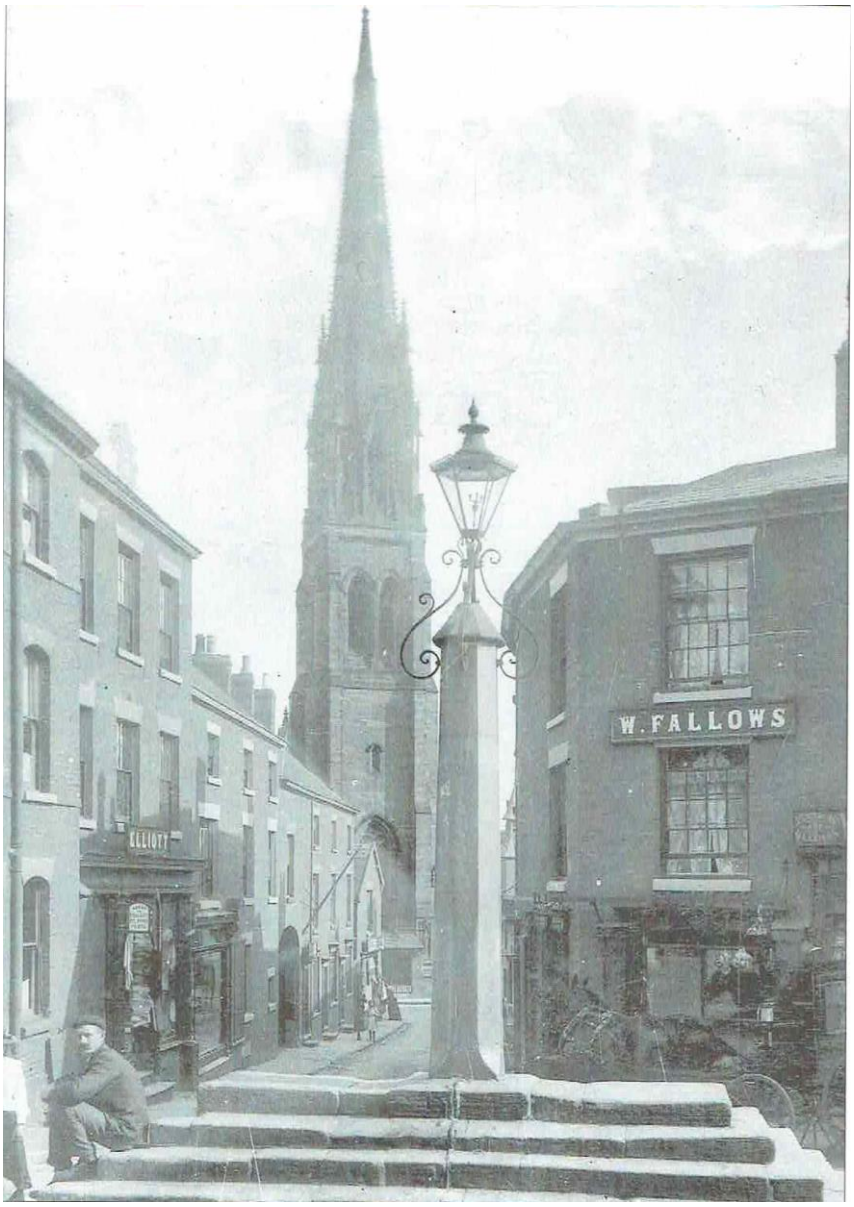
11.2. Externally, the proposal retains the existing appearance of the building with the only alteration being the removal of the existing signage.

11.3. Internally, the layout will stay the same.

12.0 HERITAGE STATEMENT
The Impact

12.1. Both internally and externally, the proposal will not impact on the significance of the cherished heritage asset.

12.2. As the building currently stands vacant, it will bring the building back into use. In a small rural town, where High Street shops are becoming increasingly empty, the reinstatement of one of the units just off the High Street is surely a positive step towards regeneration.


W. FALLOWS