Design, Access & Heritage Statement

CLIENT: Mrs P Hall.

LOCATION:

Existing garages on Prince George Street. Cheadle, Staffordshire.

PROJECT:

Conversion of garages to form a single bedroom residential unit.

Prepared by Nigel Forrester MCIOB

Description of Application

The application is for the conversion of an existing garage block into a single bedroom residential unit. The proposal includes increasing the height of the structure by 975mm.

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.

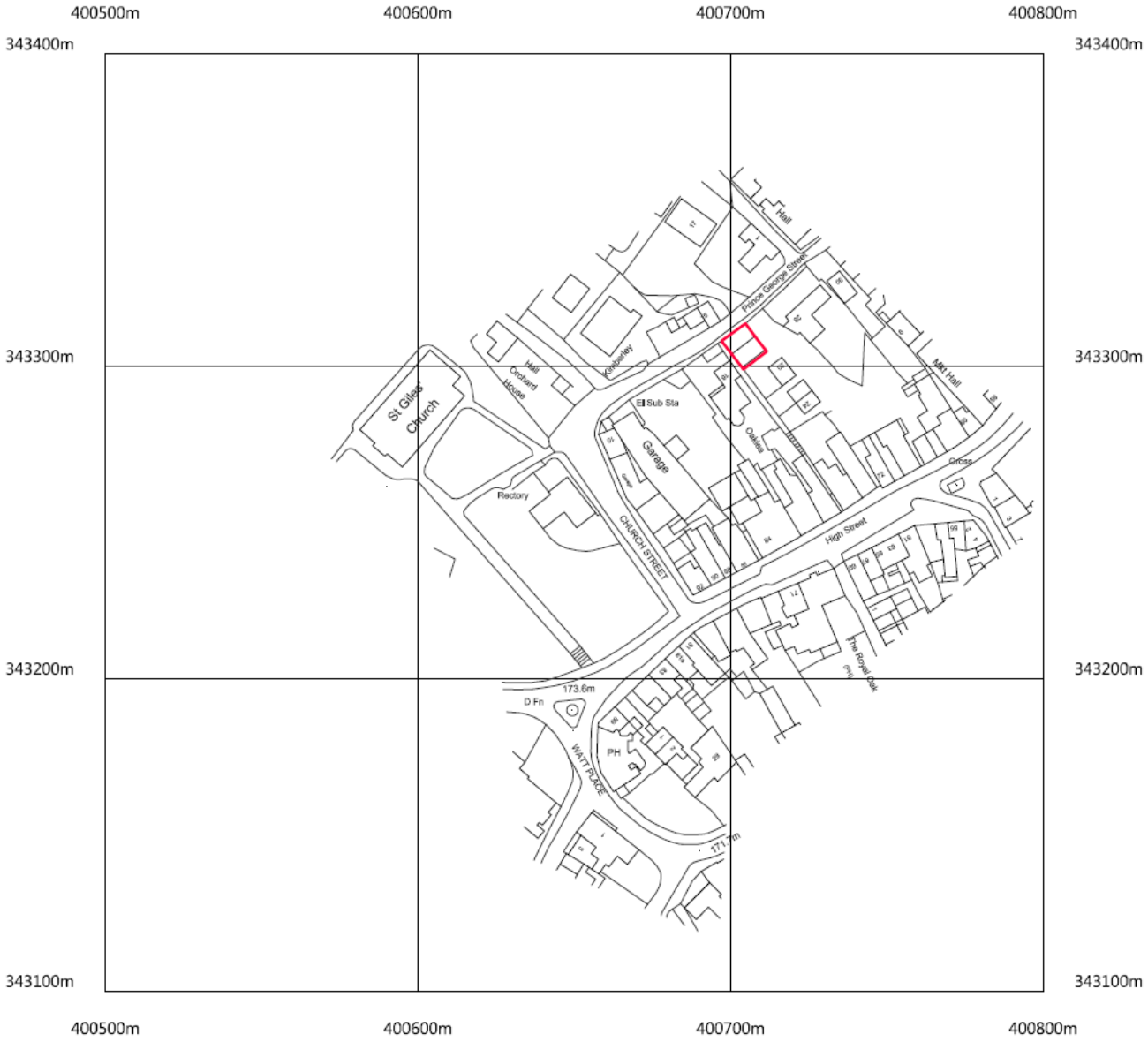
The site is within the Cheadle Conservation Area.

The existing garage block is a single storey, brick and tile structure which comprises a large single internal space accessed by two roller shutter doors.

The building is a high quality, modern structure of brick and block cavity construction, with a plain tiled roof on a trussed rafter roof structure.

The garage has an existing vehicular access off Prince George Street and currently has off street parking, external to the garage itself for at least two cars.

The site is tarmaced.



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Location Plan

Social Context

The site is located just off Cheadle Town 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 111m2

The garage currently has an internal floor area of 48.15m2

The existing garage has an internal height to the horizontal ceiling of 2400mm.

The proposal is to increase the height of the building by 975mm which will allow 'room in the roof' two storey accommodation.

No increase in the footprint of the building is required or proposed.

The proposed dwelling would have a combined ground and first floor, floor area of 87m2

The accommodation would comprise a single, double bedroom and a shower/bathroom at first floor level and an open plan kitchen/living area with a ground floor WC at ground floor level and a combined living/dining area

The proposal would have off street parking for two vehicles. and a small amenity at the front of the property.

Anticipated Market

It is anticipated that the accommodation would be desirable to and appropriate for a single person or young couple, possible working within the town and wanting to live within walking distance of the town centre and it facilities and amenities.

Layout

The layout and orientation of the proposed dwellings is determined by the existing structure and site layout.

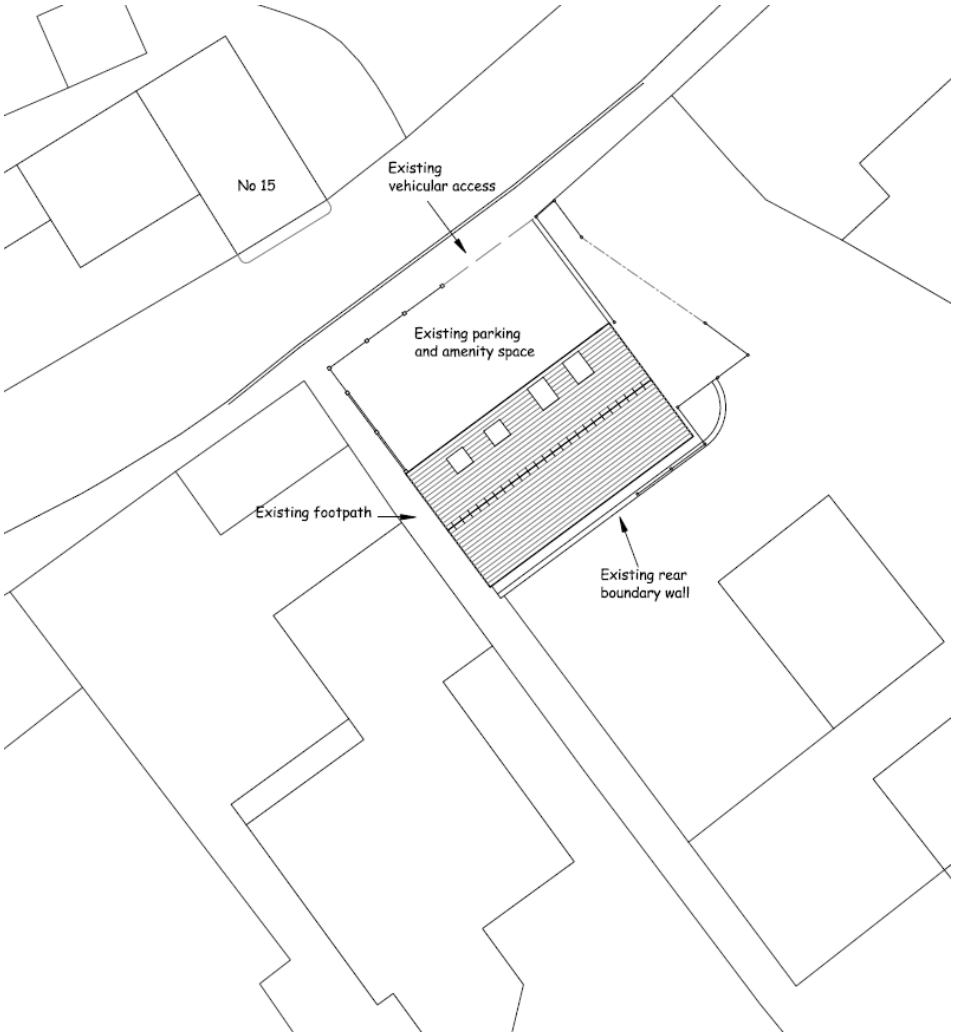
Careful consideration has been given to the internal layout and the positioning and type of windows opening.

All window and door openings have been provided on the front elevation looking towards Prince George Street. No windows have been included on either the rear or sides of the building. This works because the building is just one room deep.

By increasing the height of the building by only 975mm, it has been possible to use Velux type roof lights for all first floor windows. These are visually far less prominent that standard windows or dormer windows (the latter not considered to be in keeping with the local vernacular) and help to retain the simple lines and architectural style of the existing structure.

The proposed internal accommodation has been laid out with full consideration to the relationship between the proposed window openings and the opening of the property immediately opposite (No15). Accommodation not requiring windows or which can have or would normally have obscure glazing have been located at the southwestern end of the property where they are immediately opposite No15. The accommodation that requires or would benefit from an external perspective have been located at the northeastern end of the building where they do not overlook No15.

The existing off-road car parking is retained but part of the area to the front of the building would be utilised as a small amenity space.



Scale

The proposal specifically retains the footprint size and general physical form of the current building. The increase in height has been limited to 975mm in order to minimise the increase in the mass and scale of the building in relation to the immediate built environment.

Landscaping

The scheme retains the existing boundary details.
No landscaping within the site is required or proposed.

Appearance

The existing garage is a red brick structure with a plain tiled roof. The proposal is to raise the height of the brickwork by 975mm and reconstruct the roof as its existing form.

New facing bricks would match the existing exactly as these will still be available.
All detailing would match the existing.
The two garage door openings would be infilled flush with the existing structure and the existing blue brick detailing continued across the infilling. The lower of the two brick bands would act as the cill detail for the new windows.
A simple window style has been detailed that compliments the simple character of the building and is in-keeping with many of the nearby properties.
Windows would be painted timber with traditional flush casements.
Windows and doors would be set back in minimum 75mm deep reveals.

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Access

Access into the site (both pedestrian and vehicular) is to be via the existing site access.

Parking arrangements are as existing.

Visibility at the point of egress onto Prince George Street is maintained as currently exists.

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 level and the areas outside of the entrance door is level, therefore all occupiers and visitors irrespective of age or disability would have convenient and equal access to the accommodation.

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 Henry 111 in 1250.

The site is within the Cheadle Conservation Area

The building that is the subject of this application is a modern building of no historical significance

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

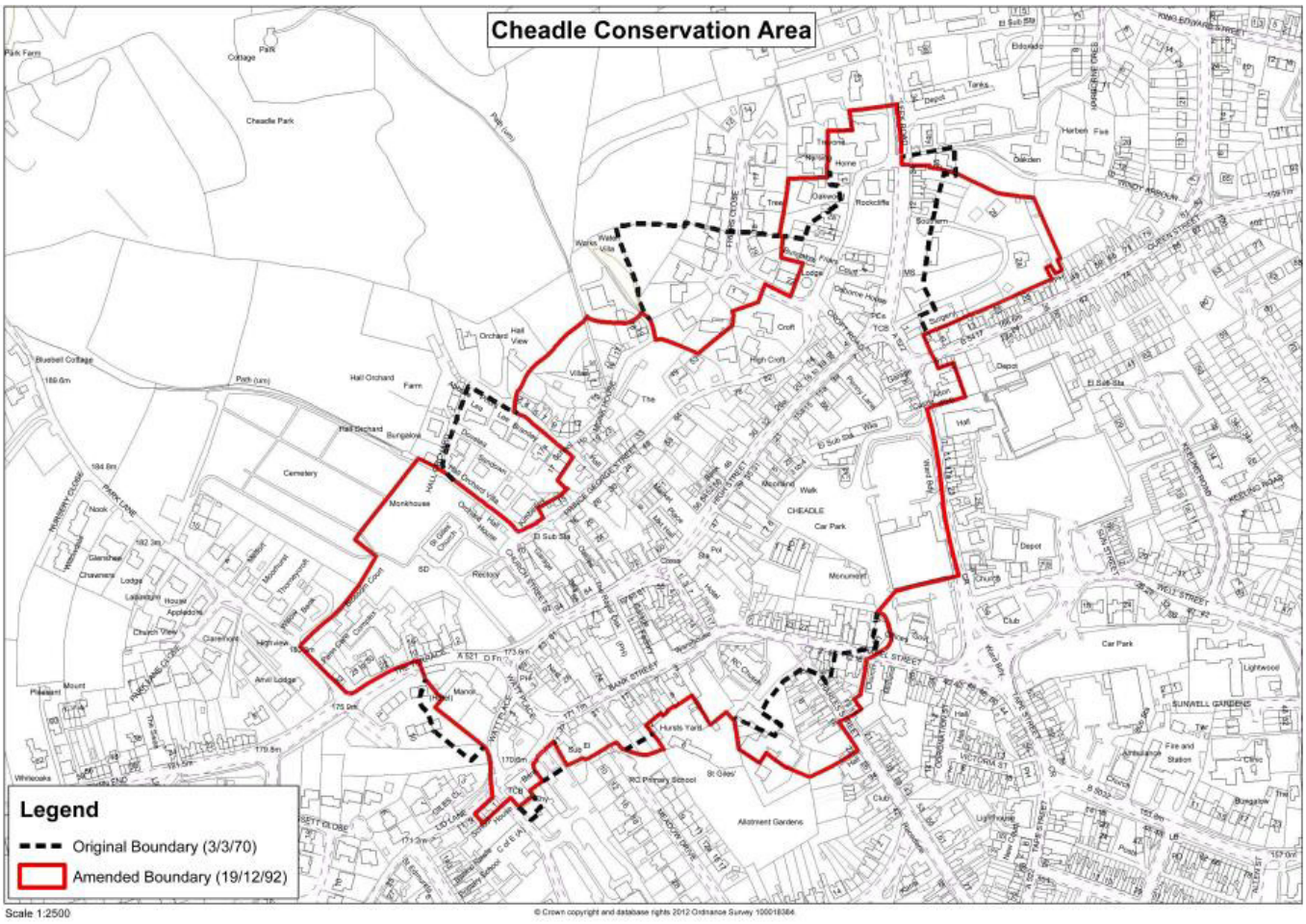
The proposed development has been designed so as to require quite minimal changes to the existing structure so that its impact upon the surroundings is minimal. The proposal will enhance the conservation area by provision of a small and appropriate residential development.

The external appearance, detailing, fenestration etc. are all based on either the existing structure or previously approved details of other recent development within the vicinity.

The proposal provides a small, traditionally detailed dwelling in-keeping with the local vernacular and the scattered nature of the locality.

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 details will maintain the 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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