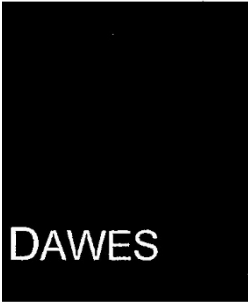


DESIGN & ACCESS STATEMENT

Development Project
Mill House
Oak Street
Cheadle
ST10 1NX



DAWES

ASSOCIATES

1. Introduction

- 1.1 This statement is submitted in support of a planning application for the conversion and redevelopment of a former workshop and storage building into two dwellings. There are no extensions required and the door and window openings are mainly retained in the design approach. The planning application requires a change of use.
- 1.2 The two storey building, located on Oak Street, forms the end of a terraced arrangement of dwellings with elevations to Oak Street, Bank Street, and the parking area to the neighbouring property to the north east. Oak Street and Bank Street are both public roads.



Elevation facing Oak Street



Elevation to garage parking area

- 1.3 The design approach considers the setting, retaining the existing window and doorway configurations with the introduction of an internal party wall structure to form two new dwellings. Access to both the new dwellings is maintained from Oak Street, the proposed conversion creating a wholly residential street scene.
- 1.4 The conversion project forms two new 2-bedroom dwellings, Unit 1 – 71.4 sq.m (768 sq.ft.), Unit 2 – 66.2 sq.m (713 sq.ft.), and 5.2 sq.m (56 sq.ft.) bin store.
- 1.5 This Design and Access statement should be read in conjunction with the submitted drawings and Structural Report document and has been produced following the CABE's publication guidance "design and access statements – how to write, read and use them."

2. Design

2.1 Use

The building is currently vacant having been previously used as a storage unit extending over ground and first floors. There is some historical evidence that a limited form of workshop engineering activity was carried out in the property during the late 19th century, however there are no remaining visible features within the building that reflect any of the previous uses. The proposed use is for two residential dwellings.

Located at the lower end of Oak Street, at the junction with Bank Street, the site offers easy access to the High Street and town facilities.

2.2 Accommodation

The proposal entails the formation of two new residential units within the existing shell including a fully enclosed domestic bin storage facility accessed from Oak Street. Each unit will consist of lounge, kitchen and two bedrooms with ancillary bathrooms and cloakrooms.

2.3 Layout

The brick built existing building, over two storeys, has uninterrupted floor layouts accessed directly at ground level from Oak Street with a timber stair internally leading to the first floor. At first floor level the voluminous space extends to the underside of the roof line with two exposed timber truss features equally positioned along the length of the building. The structural report, produced by AJS Structural Design Limited, submitted to supplement the planning application clearly illustrates the condition of the building fabric and salient features.

The window arrangements, in terms of size and orientation, at ground floor level are repeated at first floor having aspects to the north east and south west of the property. The elevation fronting Bank Street, to the south of the building, has large vertically boarded timber doors that would have been utilized historically for the loading and unloading of merchandise to and from the building.

The layout of the proposed new dwellings makes full use of the existing building envelope with the retention of the existing window openings. The limited aspect from the ground floor windows to the north east is recognized and sensitively addressed through the inclusion of higher-level fenestration and infill brick panels, serving the bathroom and bedroom configurations. At first floor, to Unit 1, it is proposed to introduce a gable glazing feature to replace the large timber doors enabling the lounge area to take advantage of the views towards the nearby St. Giles Church.

The introduction of another entrance doorway onto Oak Street, to serve Unit 1, is achieved through the reconfiguration of an existing window arrangement, whereby the opening width is retained and the cill dropped to footpath level.

The provision of an internal bin storage area is facilitated through utilising the existing door access directly to the pavement on Oak Street thus negating any potential obstructions along the adopted highway or pedestrian path.

2.4 Scale

The size and mass of the building will be unaltered.

2.5 Appearance

The building envelope, brickwork and roof tile external finishes are retained with sympathetic repairs carried out. Generally modest alterations are proposed to facilitate access to the proposed new dwelling Unit 1, and the replacement of the gable end timber doors with glazing at first floor level.

New windows and joinery will be fitted to all existing openings, the styles and colours chosen to retain the character of the property and the built environment in this part of the town.

3. Access

3.1 Vehicular and Transport Links

The proposed new dwellings will be in a wholly residential street and near existing local amenities, the town centre and excellent public transport links.

4. Assessment of Significance + Design Concept

4.1 The Historic Environment Record has been consulted.

4.2 The property is not identified as a Listed Building or as having any architectural significance but is located within the boundary of the Cheadle Conservation Area. Accordingly, through the design approach attention has been given to the existing materials, scale and massing of the building relating to the setting.

4.3 The design proposal is to retain the building envelope with the carrying out of minimal works to the exterior finishes beyond the general refurbishment and repair procedures required to the brickwork and roof tiles. The windows and joinery features will be replaced with new fittings as indicated on the submitted drawings. As the

existing condition of the building has deteriorated through the vacant period it is considered that the proposed refurbishment and conversion project will enhance the streetscape and secure its future. With no significant internal features currently being present the introduction of new walls and formation of rooms will have no detrimental impact on the building or its surroundings, the basic structural form remaining unaltered.