

HERITAGE STATEMENT

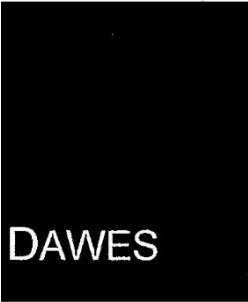
Development Project

Mill House

Oak Street

Cheadle

ST10 1NX



DAWES

ASSOCIATES

1. Introduction

This Heritage Statement has been prepared on behalf of A G Housing and Building Services Ltd and is submitted in support of a planning application for conversion and redevelopment of a former workshop and storage building into two dwellings.

There is no proposed change to the size, scale, or massing of the building.

This statement forms part of the planning application submission as described herein on the application site identified on the Location and Block Plans.

The design drawings for the proposal which have been submitted are:

Location Plan

Block Plan

MH.01 – Existing Floor Plans

MH.02 – Proposed Floor Plans

MH.03 – Existing Elevations

MH.04 – Existing Elevations

MH.05 – Proposed Elevations

MH.06 – Proposed Elevations

MH.07 – Proposed & Existing Elevations

2. Heritage Considerations

Surrounding Environs

Cheadle is a civil parish in The Staffordshire Moorlands district of Staffordshire, lying within the historic Staffordshire Hundred of Totmonslow.

The market town of Cheadle is situated in the south of the Staffordshire Moorlands District area of the county of Staffordshire, bordering Derbyshire, and Cheshire, being 10 miles (16 km) east of Stoke on Trent, 10 miles (16 km) north west of Uttoxeter and 15 miles (24 km) west of Ashbourne. The larger villages of Tean and Forsbrook are within 3 miles (4.8 km) of the town.

Cheadle lies on the slope of The Monkhouse and is a hillside town, which is surrounded by open countryside. This is characterised by open pastures subdivided by hedging, copses of trees and farms interspersed in the rolling countryside. The north of the town is situated towards the top of the hillside whilst the south end of the town slopes downwards towards the valley bottom.

The Cheadle Conservation Area (Appendix 1 – Map) was designated in 1970 and defines the historic heart of the town centered on High Street, with the St. Giles RC Church Grade I listed building being a dominant feature to the south of the hillside setting, its imposing spire being a focal point for miles around.

The town's medieval street pattern has altered little with the predominantly three storey buildings of High Street forming the core of the town. Much of the town centre having been rebuilt around the late 18th and 19th centuries, during more prosperous times, resulted in red brick and Staffordshire blue clay roof tiles becoming the predominant building materials.

Application Site

The subject property, Mill House, is situated at the junction of Oak Street and Bank Street being the end of a stepped terrace arrangement of buildings sloping down from the High Street.

The Oak Street terrace is 'one way' and comprises six residential properties adjoining Mill House and the rear service lane to the commercial premises on High Street, vehicular access only allowed from the Bank Street junction. Pedestrian access to the residential properties and Mill House leads directly from the east side of the Oak Street frontage, with the low walled car park area to the Royal Oak public house bounding the west side. The eastern façade, effectively the rear of the property and dwellings faces onto the car parking area to the adjacent garage premises which is currently vacant.

The domestic scale of Mill House matches the proportions of the adjoining residential properties in the terrace, the orange red smooth facing brickwork and blue clay tile roof finishes typically found in this part of the town. Simple timber windows in arched head openings are symmetrical to the east and west elevations of the building all having painted stone cills and showing signs of infilling repair work.



- Mill House elevation to Oak Street

Remnants of steel vertical framework and shutters can be found on the lower windows to the façade facing the neighbouring garage site, most probably having served as security features in the past.



- Mill House elevation to adjacent garage premises

Dating from the mid 19th century, the former industrial use of the Mill House building is evident from the provision of large gable end access doorway features facing Bank Street to facilitate loading and unloading of goods and materials.



- Mill House gable elevation to Bank Street

The simple painted timber windows showing areas of repair and adhoc refurbishment reflect the condition of most of the residential properties found on Oak Street, where the majority have been replaced with contemporary styles in Upvc.



- Window arrangement facing Oak Street

The internal arrangement of the building is formed over two open space areas at ground and first floor with boarded timber joists and substantial king post trusses sprung off solid brickwork external walls, access to the first floor being via timber stairs.



- Timber stairs leading to the first floor

The finishes throughout are quite utilitarian, the painted brick walls, concrete ground floor and fibre board ceilings requiring extensive repair and renewal.

The large doorway openings to the Bank Street gable end, at ground and first floor levels, have been boarded up internally preventing any access to and from the building at these points.



- First floor internal view towards Bank Street gable end



- Timber truss and purlin roof structure arrangement

Beyond the truss formations there are no significant features or detailing worthy of mention as the internal spaces are devoid of any character, but the orientation of the building and symmetrical window arrangement offers interesting views, from the first floor, along Bank Street and towards the St. Giles RC Church.



View towards St.Giles RC Church



View along Bank Street

The size proportions of the floor plans, unencumbered internal spaces and symmetry of the existing openings provides a perfect opportunity for the sub-division of the building and the formation of two new dwellings. The proposals for the project are outlined in the supporting Design & Access Statement submitted as part of the planning application.

Heritage Impact

The proposed alterations to the existing building are mainly internal with the size and position of openings maintained to ensure the character and local vernacular of the setting is not affected.

The continuing longevity of the building will be further safeguarded through structurally sound improvements being introduced whilst not impacting on the external appearance or neighbouring properties.

There are no extensions to the building envisaged, and the general refurbishment, restoration, and reuse of the vacant building as two new dwellings will further enhance the conservation area asset.

Resultantly, it is considered that the proposed scheme for the change of use of the building will meet the standards, policies, and objectives of the adopted Local Plan.

Appendix 1 – Cheadle Conservation Area Map

