
From: Bayliss, Gillian
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To: Lisa Jackson; Planning (SMDC)
Subject: SMD/2021/0499

Categories:

10 Cheadle Road, Cheddleton

The building is an important component in the industrial heritage of the Cauldon Canal, linking to the operation of the canal and flint mill. Whilst not Listed, key features are views of it along the canal towpath, its form and massing, detail of the openings and the unusual 'Straddle' warehouse which sits over the canal (the latter structure which I believe to be outside the applicant's ownership). It is regarded as a non-designated heritage asset within the Cheddleton and Cauldon Canal Conservation Areas.

The application proposes the construction of a two-storey extension to the rear of the building, replacing a simple, stone lean-to, but building off largely the same footprint. As this element of the building is set back from the main rear gable and furthest away from the canal I don't consider that this will have any negative impact on the character and appearance of the Conservation Area nor the significance of the building (subject to materials and detailing).

The application also proposes alterations to two window openings on the existing rear gable. It is evident that the first floor opening was much larger with the infilling still being clearly discernible. A photo in the Heritage Statement shows a large oriel window with its base resting on the lintel of the window below. This may have been required to provide good visibility of activity on the canal wharf. I have no objection to the proposal to reinstate this oriel window but **the detail must be an accurate reinstatement and it is not currently drawn accurately. This needs to be revised. Also, the window below needs to be re-drawn to faithfully reproduce the 9-pane window with central opening casement. Joinery details will also be required to demonstrate sections and demonstrate that UPVC can accurately replicate the historic detail.**

The last element of the proposal is to construct a small outbuilding in the rear yard, replacing a brick mono-pitch shed. Historic mapping shows that there were previously two brick sheds and these are shown in the HS photo. I'm not sure whether the current shed is one of these older buildings but I can't see any problem with adding a pitched roof subject to correct detailing and materials. I'm also inclined to suggest that the **building should be unpainted brick so that it blends into its surroundings. The structure should be traditionally constructed with rise and fall brackets, plain verges, no fascia boards, cills and lintels.**

Conditions (or more detail prior to determination) subject to receiving acceptable revised plans:

- Facing materials
- Joinery details including cills, lintels and construction of oriel window
- Construction details to eaves and verges
- Rainwater goods

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