Produced by Arkiplan Architectural Ltd – October 2022

Heritage Statement

Site Name 15 Bank Street

Address of Site 15 Bank Street
Cheadle
Stoke on Trent
ST10 2LS

Grid Reference E402002 N350099

1. Schedule of Works

Please state the type of proposal e.g. extension to a listed building, internal alterations

Single storey rear extension to a dwellinghouse in a Conservation Area

Please list the works proposed e.g. replacement windows, removal of internal walls, reinstatement of original staircase, damp proofing works to basement etc

Demolition of existing single storey lean to rear extension, and construction of new single storey rear extension with dual pitched gabled roof

2. Pre Application Advice

a) Have you consulted the county Historic Environment Record?

☐ Yes ☒ No

If Yes, please attach any correspondence to this Heritage Statement.

b) Have you sought pre-application heritage advice from the local planning authority?

[ ] Yes [X] No

If Yes, please provide a copy of written correspondence with reference number/contact name.

c) Have you sought pre-application heritage advice from Historic England?

[ ] Yes [X] No

If Yes, please provide a copy of any written correspondence with reference number/contact name.

3. What heritage assets are affected by the proposals? (Please tick the relevant boxes below)

1. Scheduled Monument (SM)	
2. Listed Building (LB)	
3. Conservation Area (CA)	X
4. Registered Park and Garden (RPG)	
5. Historic Battlefield (HB)	
6. Locally Listed Heritage Asset (LLHA)	
7. Archaeological Notification Area (ANA)	
8. Other Non-Designated Heritage Asset	

4. What is known about the affected heritage assets?

a) Using the information obtained through research and on-site analysis provide a summary of the history of the site/building.

The existing property is a Victorian mid-terrace, two storey dwelling on Bank Street, Cheadle. It offers accommodation with 3 bedrooms.

It has previously been used for retail purposes and was granted change of use to residential C3 in 1984.

The property benefits from an existing single store rear extension, presumed constructed during 1960s-1970s with a single skin of corrugated pvc to the roof and old timber single glazed windows and external door. It was constructed using brickwork in a similar palette to the host dwelling but is in need of modernisation and an upgrade to energy efficiency measures.

The property is being upgraded and modernised internally by its current owners, by way of internal wall insulation and loft insulation, and the windows to be replaced with new energy efficient double glazed windows.

b) What research have you undertaken to understand the significance of the heritage asset(s) affected?

Please tick the relevant boxes

HER	
Local Record Office	
Map regression (historic maps)	
Local Planning Authority sources	X
Historic England sources	
Museum or Library (please provide details)	
Other (please state)	

Please add any research material as an appendix to this report after Appendix 1

5. What is important about the affected heritage asset(s) ("the significance")?

Use this space to describe the significance of the heritage assets identified in Section 3. Please see the guidance for further information on what a heritage asset is and how to define significance. Other information can be found at: https://historicengland.org.uk/advice/hpg/generalintro/heritage-conservation-defined/

The property lies within the Cheadle Conservation Area however it does not appear to provide any individual characteristics that would merit an individual Heritage Listing. The property is within an enclave of similarly sized and aged buildings which collectively provide the basis for the conservation status.

6. How will the proposals impact on the significance of the heritage asset(s)?

Please discuss what impact the proposals have on the asset i.e. loss or disturbance of historic building fabric, below or above ground archaeological impacts, setting or change of relationship between buildings and altering scale.

The proposal seeks to remove an existing 50-60 year old lean to extension, that is in high need of modernisation. The proposals do not have any impact on the front elevation and are not considered to have any impact on the character of the area.

The existing extension is only visible at the rear of the property and from the rear of neighbouring properties and cannot be seen from the highway of Bank Street.

It is therefore considered to be low risk and low impact on the Heritage Asset.

7. How has the proposal been designed to conserve the significance of the heritage asset(s)?

Describe how the proposal has been designed to conserve and enhance the significance of the heritage asset. Also describe how any harmful impacts have been avoided or minimised (for example, use of raft foundations, movement of the proposed extension to a less sensitive location).

The proposed design seeks to remove the existing extension, and replace it with a slightly larger footprint, to be constructed in face brickwork to match the host dwelling and neighbouring properties. The placement of windows and doors are considered to be identical to the existing in terms of size and style, thus lessening any impact. The existing pvc lean-to roof will be replaced with a new dual pitched and gabled roof that mirrors the style and pitch of the existing and original outrigger, providing continuity of building lines and form. A slate tile to match the existing host dwelling will be fitted to the new roof. It is therefore considered that the proposal provides a more sympathetic extension, and more in keeping with the character of both the property and the wider area.